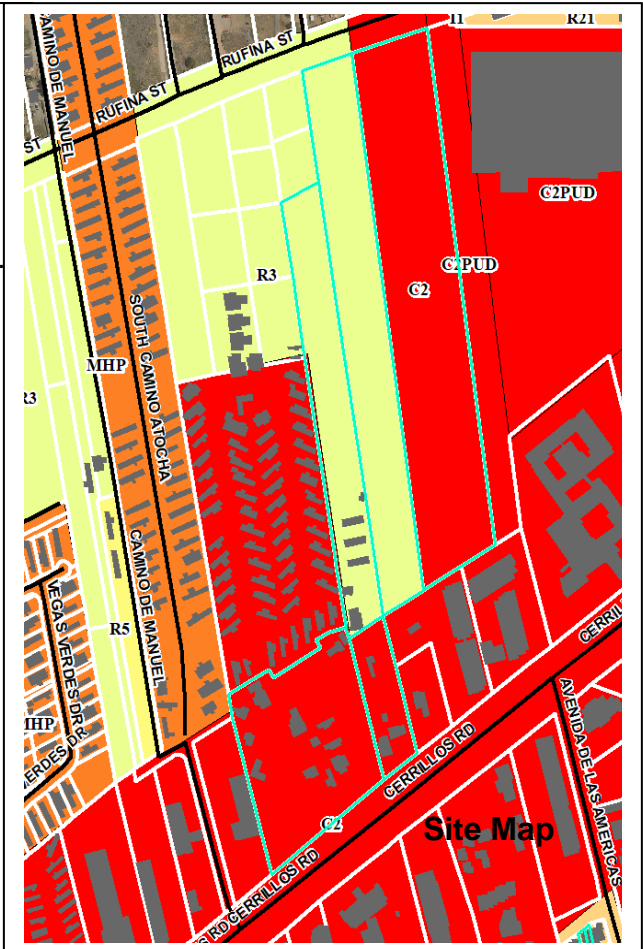




Planning and Land Use Department Planning Commission Staff Report

Case No: 2024-7909
Hearing Date: January 16th, 2025
Agent: JenkinsGavin Inc.
Owner: RKSS Santa Fe 1, LLC
Request: Development Plan
Location: 3471, 3431, 3435, 3439, 3443
 Cerrillos Rd. & 3420 + 3450 Rufina St.
Case Mgr.: Daniel Alvarado
Zoning: C-2 and R3
Future Land Use: Community Commercial, Transitional Mixed-Use, Residential Low Density
Overlay: Cerrillos Road Highway Corridor Protection District
Master Plan: None
Pre-app Mtg: July 27th, 2023
ENN Mtg: November 6th, 2023 and July 25th, 2024
Proposal: The applicant requests approval of a Development Plan for a multifamily development with 5 buildings totaling 192,570 square feet and 194 units located on 5 lots totaling a 7.5-acre.



Case #2024 – 7909. RKSS- Cerrillos Multifamily Development Plan. JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Owner and Applicant (“Applicant”), requests approval of a development plan (“Development Plan”) for a 192,570 SF, 194-unit multifamily development located at 3471, 3431, 3435, 3439 and 3443 Cerrillos Road and 3420 + 3450 Rufina Street over five lots totaling 7.5 acres. The property is zoned C-2 and R-3 (General Commercial and Residential – 3 unit per acre) and is within the Cerrillos Road Highway Corridor (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

I. RECOMMENDATION:

Staff recommends **APPROVAL** of the Development Plan for Case #2024-7909.

One motion will be required for this case:

1. Approve or deny the Development Plan (Case #2024-7909), subject to the conditions of approval

and technical corrections recommended by staff.

II. CONDITIONS OF APPROVAL

Should the Commission vote to approve the variance and development plan as proposed, staff recommends the following conditions of approval for the **Development Plan** (Case #2024-7909).

Table 1. Conditions of Approval

#	Condition of Approval	Dept. or Division	To be completed:
1	Shall verify gate widths to match apparatus access roads required of this development and use of OPTICOM (D103.5 Fire Apparatus Access Road Gates Drawings L.4.1 & L.4.2)	Fire Prevention	Prior to Recordation
2	Shall confirm access does not reduce the existing public vehicular access to the northern parcel. (see note in Exhibit A)	Fire Prevention	Prior to Recordation
3	A revised, compliant Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Water Engineering	Prior to Recordation
4	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	Water Engineering	Prior to building permit approval
5	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.	Water Engineering	At the time of development
6	All lot line consolidations, adjustments and splits, submitted concurrently with this Development Plan except those affecting Lot A-2, must be reviewed and recorded prior to development plan recordation.	Land Use	Prior to Recordation
7	Primary vehicular access to the Trailer Ranch Mobile Home Community from Rufina St. must be constructed prior to the elimination of vehicular access to the community from Cerrillos Rd.	Land Use	Prior to Building Permits
8	Submit a Sign Plan.	Land Use	Prior to Recordation
9	Revise the Lighting Plan to eliminate noncompliant luminosity.	Landscape	Prior to Recordation
10	Reduce the parking count to no more than required by City Code.	Land Use	Prior to Recordation
11	Applicant shall apply for Lot A-2 to be rezoned to C-2.	Land Use	Prior to Building Permit issuance for Lot A-2
12	Applicant shall submit a phasing plan that allows for Lot A-2 to be developed after it has been rezoned to C-2.	Land Use	Prior to Recordation
14	Applicant shall submit a lot consolidation for all lots in the proposed development concurrently with the Administrative Development Plan.	Land Use	Prior to Building Permit issuance for Lot A-2

Following standard practice, redline comments will be provided to the applicant who shall make all necessary changes to comply with conditions of approval and technical corrections, and submit the development plan in Mylar for signature. The “technical corrections” that must be made to the development plan prior to recordation are listed in Exhibit A (1).

III. EXECUTIVE SUMMARY:

The subject property is located at 3471, 3431, 3435, 3439, 3443 Cerrillos Rd. & 3420 + 3450 Rufina St. For the sake of this report, the address will henceforth be referred to as 3471 Cerrillos Rd. The property is located on the north side of Cerrillos Road, portions of which extend to Rufina Street, approximately 0.25 miles south of Richards Ave. The subject property is comprised of five lots totaling ±19.6 acres, but the proposed development area covers only ±7.5 acres. The applicant has proposed several lot line adjustments, consolidations and a lot split outside the development area to accommodate future development oriented to Rufina St. The future development is not being considered as part of this proposal. The lot line adjustments/consolidations and split will be reviewed administratively contingent on the approval of this development plan. The applications for those administrative cases are included in Exhibit E.

The Applicant requests approval of a development plan for five multifamily buildings totaling 192,570 SF with 194 residential dwelling units. In addition to the residential units, the project would include amenities such as a fitness center, game room, conference room, community room, dog cleaning area, indoor bike repair and storage area, outdoor lounge, outdoor pool and spa, dog park and outdoor recreation area. The development would provide 324 parking spaces including 11 that are ADA accessible and 30 EV capable spaces.

The development area includes the existing Trailer Ranch RV Park, which became a separate property from its neighbor, the Trailer Ranch Mobile Home Community, after a lot split that was completed in 2022. The RV Park is currently operational and provides short-term rental space for RVs, which will cease under this development proposal. The Trailer Ranch Mobile Home Community, which includes over 50 units of permanent senior housing units, is not proposed to change under this application. The remainder of the development area includes vacant lots and unoccupied storage buildings that would be removed under this development proposal.

Staff recommends approval of the Development Plan request because the proposed development meets all of the Development Plan Approval Criteria, as outlined below in the staff report.

Figure 1: Development Area (boundary for illustrative purposes only)



IV. BACKGROUND

The primary parcel in the development area, located at 3571 Cerrillos Rd, has been the location of the Trailer Ranch RV Resort for several decades. The Resort includes approximately 75 short-term RV spaces, 1 single family residential unit and several ancillary buildings including a club house, washroom and office. In 2022, the owners of the Trailer Ranch RV Resort and Mobile Home Community split the property into two parcels and subsequently sold 3571 Cerrillos Rd to RKSS Santa Fe 1, LLC. The RV Resort remains operational while this application has been under review but will be removed if the application is approved and construction proceeds.

The Trailer Ranch Mobile Home Community, just north of the RV Resort, includes over 50 units of permanent housing units reserved by the owner as senior housing. Presently, the mobile home community remains under original ownership and is not proposed to change under this application. The primary vehicular access to the Mobile Home Community will be moved to Rufina Street, and the existing vehicular access from Cerrillos Road through the RV Resort will be converted to emergency and pedestrian access only. The residents of the Mobile Home Community will be provided with pedestrian access to Cerrillos Rd through the proposed development to access transit, businesses and services.

Development Plan is comprised of 5 multifamily buildings totaling 192,570 SF square feet with 194 units. The subject property is comprised of five lots totaling 19.6 acres, but the development area under review totals approximately 7.5 acres. The primary development area is the area that is currently home to the Trailer Ranch RV Park, or Lot 5A B1 in the development plan. The Applicant has added lots A-2 and M-2 to the development area, creating a secondary development area to the northeast of the primary area. Lot A-2 is zoned R-3, or 3 residential units per acre, and therefore isn't suitable for significant multifamily development. Therefore, the development on that lot is limited to residential parking and recreation areas. Lot M-2, on the other hand, is zoned C-2, and therefore can host a higher density residential building as proposed.

The buildings are categorized into 3 "design types" – A, B, and C. The distinctions between the design types are further described in Section D below.

Table 2. Building Details

Building	Design Type	Gross Floor Area	Units	Height
1	A	72,568 SF	92	45' (4 stories)
2	C	17,640 SF	24	36' 10" (3 stories)
3	C	17,640 SF	24	36' 10" (3 stories)
4	C	17,640 SF	24	36' 10" (3 stories)
5	B	21,548 SF	30	36' 10" (3 stories)

The five buildings are spread throughout the site and connected by access driveways and pedestrian paths. Buildings 1 and 2 are arranged around a courtyard and pool at the center of the site, creating a more urban layout oriented towards Cerrillos Rd. Buildings 3, 4 and 5 are arranged at the perimeter of the site, following a more "garden style" apartment layout.

In addition to the residential buildings, the site features a central courtyard with a pool, a walking path and landscape buffer parallel to Cerrillos Rd, ample parking lots, and a recreation area featuring a dog park and small ball court.

A. Surrounding Zoning and Land Use

The property is primarily surrounded by C-2 zoning. Additionally, there are some areas of R-3 zoning directly to the north in the parcels occupied by the Trailer Ranch Mobile Home Community. The surrounding land uses include a car wash to the southwest, several motels and apartment complexes across Cerrillos Rd to the southeast, and a restaurant and an apartment complex to the northeast. There are also several large vacant parcels to the northeast, however those parcels are also owned by RKK Santa Fe 1 and may be developed in the future. The property is within walking distance from the Cerrillos Rd and Richards Ave intersection, which provides access to dozens of businesses including Home Depot, Walmart, Savers and several restaurants.

B. Project Zoning and Overlay Standards

The property is primarily zoned C-2, General Commercial. "Dwelling, Multiple- Family" is allowed under this zoning category. A portion of the property is zoned R-3, Residential, 3-units per acre. The portion of the property that is zoned R-3 is proposed to include parking for residents, a dog park and a recreation area, all of which are allowed under the R-3 zoning category. There are no residential units proposed in the portion of the property zoned R-3.

The property is also within the Cerrillos Road Highway Corridor Protection District (CRHC), Zone 3. This overlay district includes additional requirements for lot depth, height, setbacks, lot coverage, landscaping and screening.

The proposal meets all dimensional standards as shown in Table 2 below. Note that all calculations are based on the acreage of the property after the lot consolidations, adjustments and splits are completed, which is ± 7.5 acres.

Table 3. Zoning and Overlay Standards

Requirement	C - 2	CRHC Zone 3	Proposed
Height	45 feet	45 feet or setback distance from Cerrillos Road (45+ ft)	45 feet
Setbacks	Street, main: 15 feet Rear: 15 feet Side: 0 feet	Cerrillos Rd: 35 feet (zone 3)	Street: 45 feet Side Setback: 5 feet Rear: 15 feet
Open Space	250 SF/unit = 48,500 SF	N/A	51,475 SF
Lot Coverage	60% maximum	60% maximum	17.7%
Density	N/A	N/A	N/A
Lot Depth	N/A	175 feet	~ 400 feet
Landscaping Strip	N/A	25 feet abutting Cerrillos Rd	~ 45 feet

C. Architecture

The proposed development is subject to the architectural standards for a C-2 district, which requires designs to reach 205 points using Table 14-8.7-1: Point Requirements by Zoning District. The applicant has submitted a design which reaches 235 points for building type A, and 205 points for buildings B and C, which meets or exceeds the required 205 points for a C-2 district. The sloped roof on buildings B and C's account for the reduced the points achieved by the design, however they still meet the requirements for a C-2 zone. Final review of architectural points is conducted at the time of building permit.

Under the current proposed design, the project is comprised of 5 multifamily buildings, split between 3 designs – buildings A, B, and C. All of the buildings share the same exterior material and color palette – an “El Rey” stucco material colored with various shaded of earth tones, including “105 Bamboo”, “106 Buckskin” and “116 Adobe”. There is also a small percentage of the exteriors that are clad with a grey limestone. All of the buildings also feature accent motifs including French balconies and faux portals.

Building A is by far the largest at 72,568 SF and 92 units. The L-shaped building is located near the main entrance to the site and includes the shared spaces and recreational pool. The façade features large ground floor glazing and a glass door entrance to a shared space. The residential units are accessed via an open-air central stairwell and open-air stairwells at both ends of the building which provide access to a central corridor on each of the building's 4 floors.

Building B is the next largest at 21,548 SF and 30 units. It is located in the northeast corner of the site adjacent to the dog park and recreation area. The façade is nearly identical to building A, except it does not feature large ground floor glazing. Additionally, it features a sloped roof with asphalt shingles, which detracts from the building's architectural points checklist score, but still meets the requirements for a C-

2 zone. The residences are accessed by two open-air central stairwells which provide access to a central corridor on each of the building's 3 floors.

Building type C is the smallest building type at 17,640 SF and 24 units. This building design is repeated across buildings 2, 3 and 4 which are placed centrally, on the north end, and the east end of the site respectively. The façade is nearly identical to building B. Additionally, it features a sloped roof, with asphalt shingles, which detracts from the building's architectural points checklist score, but still meets the requirements for a C-2 zone. The residences are accessed by two open-air central stairwells which provide access to a central corridor on each of the building's 3 floors.

D. Access and Traffic

Vehicular ingress and egress to the property is via two driveways off Cerrillos Rd. The westernmost driveway provides the primary entrance and exit, accommodating right-in, right-out, and left-in turning movements. The secondary driveway is located on the east end of development and provide right-in, right-out access to Cerrillos.

Pedestrian, transit and cycling access is also via Cerrillos Rd. Pedestrians may access the property via the sidewalk on Cerrillos Rd, through pedestrian gates into the property, and a network of interior sidewalks and pathways. Cyclists can access the property via a bicycle lane on Cerrillos Rd and enter through the main vehicular access points. Transit riders are served by a southbound transit stop and shelter just outside the main entrance gate as well as a northbound stop directly across Cerrillos, although riders must travel several blocks to the nearest crosswalk to access the northbound stops.

A Site Threshold Assessment (STA) and a Traffic Impact Analysis (TIA) were provided by the applicant and reviewed by a contract engineer on behalf of the Public Works Department. The Public Works Department determined that the TIA demonstrated that the road capacity is adequate for the property and required the applicant make changes to the medians on Cerrillos Rd to facilitate the right-in, right-out and left-in turning movements at the primary entrance, as well as the right-in, right-out movements at the secondary entrance.

E. Fire Prevention and Emergency Access

Primary fire access to all buildings is provided via the entrances off Cerrillos Rd. Secondary access to the development is provided via Rufina St. via an emergency access gate between the subject property and the Trailer Ranch Mobile Home Community. All internal access roads and fire paths will accommodate a minimum 28' truck turning radius.

Water for fire suppression is provided via a new 8" water line that will connect to the existing main on Cerrillos Rd. The building will include fire suppression and sprinkler systems that meet IFC requirements.

F. Vehicular Parking

The Parking requirements in Chapter 14 Appendix, Exhibit A, Table 14-8.6-1 is 1.25 spaces per dwelling unit for attached dwelling units less than 800 SF, and 1.5 spaces per dwelling units for attached dwelling units between 800 and 1,200 SF. The parking is calculated per unit but can be distributed throughout the site as needed so long as the total parking required count is achieved.

Table 4. Parking Requirements

Requirement	Unit Count	Parking Requirement	Parking Proposed
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1.25 parking spaces per ≤ 800 SF unit	142	178	273
1.5 spaces per 800 SF - 1,200 SF unit	52	78	-
ADA Accessible (1 EV space)	N/A	12	12
EV spaces	N/A	N/A	9
EV Capable	N/A	N/A	30
Total	194	256	324

G. Bicycle Parking

A development with a requirement of more than 100 vehicular parking spaces is required to provide at least 12 bicycle parking spaces. The applicant is providing this required amount of bicycle parking, some of which is indoors inside a dedicated secure bicycle parking, maintenance and charging room.

H. Grading and Drainage/Terrain Management

The site's gently slopes from the northeast to the southwest. There are no arroyos, floodplains or other major terrain features on the site.

Stormwater is managed stormwater collection swales and three detention ponds spread throughout the site. The collection swales are distributed throughout the site including in the landscape strip and within the parking median areas. The development proposes installing a new on-site underground stormwater system which will route the stormwater to the ponds, where it will eventually be released into the public stormwater system along Cerrillos Rd. Ponds will be required to be fenced as required by City code.

I. Open Space, Landscaping, Signage and Lighting

SFCC 14-7.5, in combination with an official Planning and Land Use Department interpretation, identifies the Open Space standards for residential uses within C-2 zoning districts. The open space requirement is 250 SF per unit in a C-2 zoning district, or 48,500 SF for 194 units. The proposed development provides 51,475 SF of open space.

The proposed landscape plan depicts significant landscaping throughout the site, including several types of deciduous, evergreen, shrubbery and grasses. Landscaping is particularly concentrated along Cerrillos Rd, along pedestrian paths, recreational areas and stormwater features to maximize shade, screening and infiltration. The Landscape and Irrigation review staff have provided significant technical corrections to the landscape plan requesting additional details and corrections.

The development plan does not include a sign plan, which has been requested as a condition of approval.

A lighting plan is provided; however, it does not meet code requirements. Therefore, an amendment to the lighting plan to show compliance will be required as a condition of approval.

J. Water and Sewer

The property is served by an existing water main in Cerrillos Rd. A new 8" public water line will connect to the existing main to serve the development. Water consumption offsets will be provided per the Water Budget below. The Water Department has requested several revisions to the Water Plan, therefore the applicant will be required to submit a compliant Water Plan as a condition of approval.

The lot is served by an existing sewer line in Cerrillos Rd. A new 6' public sewer line which will connect to the existing main to serve the development.

K. Water Budget

A water budget was calculated using an estimation of the average water use per unit, common spaces and landscaping. A detailed Water Budget can be found in Exhibit C.

Table 5. Water Budget

Use per unit annually	32,466.8 gallons	.10-acre feet
Total domestic use for 194 units	6,298,549.5 gallons	19.33-acre feet
Leasing office and common area	40,000 gallons	.12-acre feet
First 3 Years of Landscaping	203,071.3 gallons	.62-acre feet
9.8% CONTINGENCY per SFCC §14-8.13(E)(1)	641,078.8 gallons	1.97-acre feet
Total annual water consumption	7,182,699.7 gallons	22.04 A/F/Y

L. Santa Fe Homes Program Proposal

Under the Santa Fe Homes Program, a development with 194 rental units in a C-2 zone would require 29.1 SFHP qualifying units. The applicant has proposed to pay a fee-in-lieu of providing the units as per SFCC Ordinance 2019-30.

M. Impact on Schools

A School Impact Form has been submitted as part of this application and is included in Exhibit C. The schools impacted by this project are Kearny Elementary, Milagro Middle School, and Santa Fe High School.

N. Archaeology

The proposed development is within the Suburban Archaeological Review Overlay District; however the development area is less than 10 acres and therefore does not trigger the requirement for an archaeological clearance permit. Utility trenching will be monitored by an archaeologist during construction as is required.

V. DEVELOPMENT PLAN APPROVAL CRITERIA SECTION 14-3.8(D)(1)

SFCC Section 14-3.8 governs the purpose, applicability, procedures, and approval criteria for development plans. To approve a development plan, the Planning Commission must make the following findings:

<p>Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response:</p> <p><i>SFCC §14-2.3 (C)(1) states, “ the planning commission shall review and approve or disapprove various specific development plans, requests and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter.”</i></p>	

Staff Response:	
Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	Criterion Met: (Yes/No) YES
Applicant Response:	
<i>The project does not adversely affect the public interest and it serves the public interest through the construction of much-needed housing for Santa Fe residents in a desired location. The location is within walking distance to public transportation and several amenities such as retail services, pharmacies, restaurants, and places of employment.</i>	
Staff Response:	
The Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Multifamily residential developments are a permissible land use under both the zoning district, C-2, and the Future Land Use designations, Community Commercial and Transitional Mixed Use. Therefore, the proposed development meets the goals of the General Plan is not adverse to the public interest.	
Criterion 3: 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:	
<i>The subject property is located on the Cerrillos Road Highway Corridor Protection District, which is a diverse mixed-use area comprised of a variety of residential and commercial uses, including restaurants, retail stores, and a fitness facility, as well as single-family, mobile home communities, and multifamily development. The Project is within walking distance to Santa Fe Trails Bus Stop and is served by Route 2, which travels to the Downtown Transit center to the north and the Santa Fe Place transit center to the south. The proposed residential use and scale of the project is compatible with land uses in the vicinity and the addition of quality multifamily housing aligns with the City of Santa Fe General Plan's intent for a mix of residential and commercial uses throughout the city, as well as its policy of infill development.</i>	
Staff Response:	
The proposed use is compatible with the neighboring uses, buildings and structures. There are several other multifamily developments in the immediate vicinity, and the property is well served by transit access and amenities on Cerrillos Rd. The development has taken into account the possible impact to the adjacent Trailer Ranch Mobile Home Community and has made efforts to reduce negative impact to the community by declining vehicular access through the community, providing pedestrian access through the development and moved the development away from existing residences to the extent possible.	

VI. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification (ENN) meeting was held for this project on was held on November 6th, 2023. A second ENN was held on July 25th, 2024, after significant revisions to the development plan were proposed by the applicant.

At the both of the ENN meetings, members of the applicant team, city staff, and approximately 30 members of the public were in attendance. The applicant team presented an overview of the proposed development and received questions from the public and City staff. Questions include addressing issues of pedestrian access to Cerrillos road, the nature of the housing in the development, potential buffers between the proposed development and existing units, and future vehicular access to the Trailer Ranch Mobile Home Community.

VII. EXPIRATION

Per SFCC Section 14-3.19(B)(4) "Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to Subsection 14-3.19(B)(6)."

VIII. EXHIBITS

EXHIBIT A: Development Review Team

1. Compiled Technical Corrections
2. Water Engineering
3. MPO
4. Fire Prevention
5. Traffic Engineering
6. City Engineer
7. Landscape

EXHIBIT B: Maps and Photos

1. Future Land Use
2. Current Zoning
3. Aerial Photos
4. Street View
5. Birdseye View

EXHIBIT C: Applicant Materials

1. Application Report and Development Plan Criteria Response
2. Development Plan Application and Authorization
3. Deeds, Legal Lots of Record
4. ENN Notes
5. Utility Service Application
6. Water Budget
7. Light Fixture Cut Sheets
8. Santa Fe Homes Proposal
9. Architecture Points Checklist
10. Traffic Impact Analysis

11. Drainage Report

EXHIBIT D: Development Plan Sheets

EXHIBIT E: Appendix

1. Lot Consolidation Application 3431+ 3471 Cerrillos Rd.
2. Lot Consolidation + Lot Line Adjustment Application 435-3443 Cerrillos Rd + 3450 Rufina St.
3. RKSS- Cerrillos Lot Line Adjustments + Lot Consolidation Plats
4. Lot M-2 Split Application and Plat
5. Lot Key

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

Title	Name	Initials
Department Director	Heather Lamboy, AICP	<i>HLL</i>
Interim Assistant Department Director	Maggie Moore	
Interim Planning Division Manager	Dan Esquibel	DAE
Planner Senior	Daniel Alvarado, AICP	<i>DA</i>