



Land Use Department Planning Commission Staff Report

Case No: 2020-2498
Hearing Date: October 15, 2020
Applicant: B&R Land Development
Request: Approval of Final Development Plan
Location: 6001 Jaguar Drive
Case Mgr.: John Neunuebel, Planner Senior
Zoning: PRC (Planned Residential Community)
Overlay: Overlay Not Applicable; (Subject Site Located Within Tierra Contenta Master Plan Area)
Pre-app Mtg: April 23, 2020 & June 4, 2020
ENN Mtg: July 15, 2020
Proposal: Proposed Development Plan approval for a mixed-use project including neighborhood commercial uses and 150 multifamily units, and open space on approximately +/-7.02 acres



Case #2020-2498. Plaza Contenta Development Plan. Autotroph, Agent for B&R Land Development, owner, requests final Development Plan approval for a mixed-use project including multi-family residential comprising 150 apartments; 14,000 square feet of neighborhood commercial uses; and public open space as located at 6001 Jaguar Drive. The property is located within the Tierra Contenta Master Plan Area Phase 1A, as Tract 11, zoned PRC (Planned Residential Community) and is approximately 7.2 acres in size. (John Neunuebel, Case Manager, jneunuebel@santafenm.gov Telephone: 505-966-6656.)

I. RECOMMENDATION:

Staff recommends that the Commission should **APPROVE** the proposed development plan (Case #2020-2498), subject to conditions of approval and technical corrections outlined in this report.

Two motions will be required for this case:

- Approve or deny the Development Plan for Case #2020-2498, subject to the conditions of approval and technical corrections recommended by staff;
- Approve or deny the Findings of Fact and Conclusions of Law for Case #2020-2498 (Exhibit A(2)).

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	<p>Design Work shall comply with ICC ANSI A117.1-2009, Chapters 1-5 and Chapter 7 as required, and applicable Federal and State codes and statutes. (See Requirements & Conditions below for additional information).</p> <p>2. Provide ADA detail/specifications for site fencing gate latches.</p> <p>3. Incorporate dimensions into construction plans for all features required for ADA accessibility. These may be on shown on an enlarged plan and as typical.</p> <p>4. Include Keyed note/tag/sheet reference for NMDOT curb ramp types and other applicable NMDOT design standards on construction plans.</p> <p>5. Indicate slopes along the accessible path of travel, including driveway and intersection crossings.</p> <p>6. Accessibility feature design within the Public Right-of-Way shall comply with NMDOT Pedestrian Access Route Details (Serial 608). Applicable On-Site accessible features shall also comply with NMDOT Serial 608 unless alternate feature design is provided for approval.</p>	<p>Land Use Department/Technical Review</p>	<p>Prior to Construction Permit</p>
2	<p>Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC2009 Section 503.2.1) Shall comply with Table D103.4 Requirements for Dead-End Fire Apparatus Access Roads.</p> <p>Fire Department shall have 150 feet distance to any portion of any building newly constructed. (IFC 2009 section 503.1.1)</p>	<p>Fire Prevention</p>	<p>Prior to Recordation</p>

3	Provide an approved Water Plan from the Water Division will be required. Water Plan comments will be submitted to the design engineer.	Water Engineering	Prior to Recordation
4	<p>1) New General Note No. 13 shall be added to Development Plan indicating the following: "The plaza area, adjacent to Jaguar Drive, shall remain open and accessible to the public, and signs indicating this shall be prominently posted within the plaza area."</p> <p>2) Add title block that includes the following: "PLAZA CONTENTA DEVELOPMENT PLAN FOR MULTIPLE USES INCLUDING THE PLAZA CONTENTA APARTMENTS, NEIGHBORHOOD COMMERCIAL USES, AND PUBLIC PARK SPACE"</p> <p>3) IMPLEMENT PUBLIC USE EASEMENT FOR PLAZA, PEDESTRIAN PROMENADE, AND PEDESTRIAN GATEWAY AREA(S) TO ENSURE CONTINUED PUBLIC ACCESS.</p>	Land Use/Current Planning	Prior to Recordation

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes to comply with technical corrections, and submit the corrected plat in Mylar. The "technical corrections" that must be made to the development plan and preliminary subdivision plat prior to recordation are listed in Exhibit A.

III. EXECUTIVE SUMMARY:

The subject site is located at 6001 Jaguar Road within a central portion of the Tierra Contenta community with nearby facilities including public schools and public library. The 7.2-acre site is bound by Jaguar Drive, Plaza Del Sol, and Avenida Contenta and currently includes two (2) existing structures each comprised of commercial spaces at ground level with residential apartments above pursuant to a previously-approved development plan. The Applicant is now proposing a new development plan that will provide for completion of development on the site through provision of 150 additional residential apartments within five separate, 1 & 2 story buildings, along with commercial spaces within three (3) 1-story buildings. (The new plan also provides for conversion of commercial spaces within the two presently-completed buildings into 5 residential apartments, as well as co-working / studio space for residents.) Additionally, the new development plan continues the designation of open space including completion of the now half-complete, circular-plaza feature, along with other open space areas that together provide for park space accessible to the general public pursuant to the Tierra Contenta Master Plan.

The proposed development plan meets all applicable development standards and will not create non-conformities with either Chapter 14 Land Development or the Tierra Contenta Master Plan; therefore, staff are recommending **APPROVAL**.

IV. BACKGROUND

The subject property as part of the Tierra Contenta Master Plan area was annexed into the City pursuant to annexation agreement subsequently “Restated” with recordation on July 19, 1994. The proposed new development plan for the subject site will replace an existing development plan as was approved by the Planning Commission on October 2, 2003, and amended on March 25, 2010. (Note: The existing development plan stipulates 4 phases of development, with only Phase 1 development having been completed to date.) The proposed new development plan provides for substantially more residential development and substantially less commercial development than the existing development plan.

The Tierra Contenta Master Plan designates the subject site for “Neighborhood Commercial” uses, along with a public park, which the Applicant is proposing, and will comprise completion of the circular plaza and other public open space. Permitted uses pursuant to the master plan include residential, retail, office, art & dance studios, eating establishments, and other compatible uses.

V. EXISTING CONDITIONS:

The property is primarily vacant, except for the two buildings constructed pursuant to Phase 1 of the existing development plan, along with parking lot areas and open space including the partially constructed circular plaza area. The site has been entirely graded pursuant to implementing the existing development plan.

Surrounding uses include Cesar Chavez Elementary School to the north and west, the Paseo Del Sol apartments to the south (east of Paseo Del Sol and south of Avenida Contenta) with Capital High School also located to the south (west of Paseo Del Sol). Existing single-family residences are located east of Avenida Contenta and to the southwest along Jaguar Drive just north of Capital High School. All adjacent areas are zoned PRC (Planned Residential Community) as is the subject site as they are all part of the Tierra Contenta Master Plan.

VI. PROJECT DESCRIPTION AND ANALYSIS:

Project Description

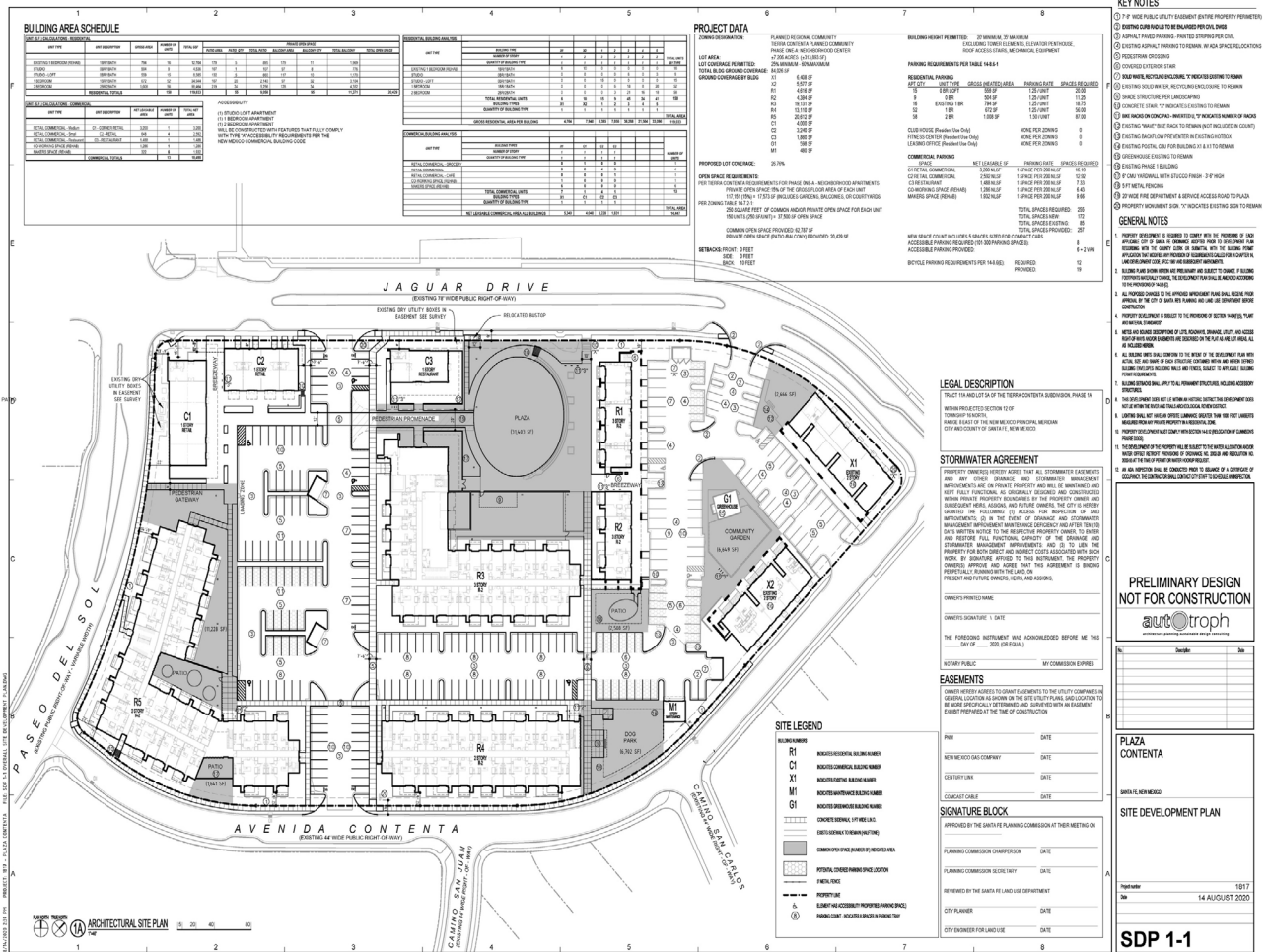
The proposed mixed-use project encompasses approximately 7.02 acres contained within a single lot. Proposed new residential development on the site consists of five (5) new, 2 and 3-story buildings, located throughout the site. Proposed new commercial development will be contained within three (3) new buildings located adjacent to Jaguar Drive near intersection with Paseo Del Sol. Private open space comprised of residential patios and balconies total 20,429 sq.ft., while common open space comprising all other designated open space including the central plaza, community garden, and dog park totals 62,787 sq.ft.

UNIT (S.F.) CALCULATIONS - RESIDENTIAL

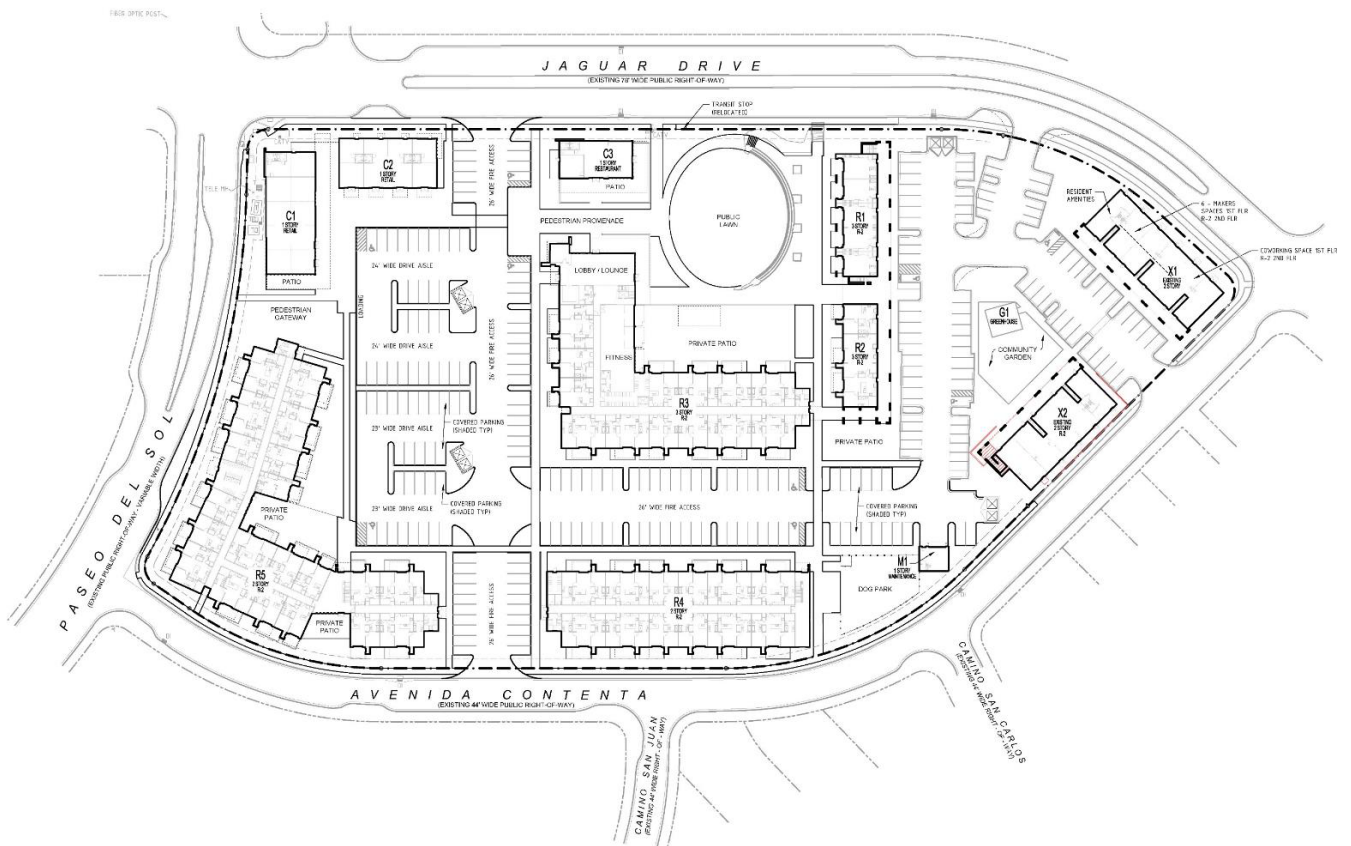
UNIT TYPE	UNIT DESCRIPTION	NET AREA (1)	NUMBER OF UNITS	APARTMENT MIX	TOTAL NET AREA
EXISTING 1 BEDROOM (REHAB)	1BR/1BATH	794	16	11%	12,704
STUDIO	0BR/1BATH	504	9	6%	4,536
STUDIO - LOFT	0BR/1BATH	559	15	10%	8,385
1 BEDROOM	1BR/1BATH	657	52	35%	34,164
2 BEDROOM	2BR/2BATH	989	58	39%	57,362
RESIDENTIAL TOTALS			150	100%	117,151

UNIT (S.F.) CALCULATIONS - COMMERCIAL

UNIT TYPE	UNIT DESCRIPTION	NET AREA (1)	NUMBER OF UNITS	TOTAL NET AREA	LEASABLE AREA
RETAIL COMMERCIAL - Medium	C1 - CORNER RETAIL	4,048	1	4,048.00	3,238
RETAIL COMMERCIAL - Small	C2 - RETAIL	807	4	3,228.00	2,582
RETAIL COMMERCIAL - Restaurant	C3 - RESTAURANT	1,831	1	1,831.00	1,465
CO-WORKING SPACE (REHAB)		2,136	1	-	0
MAKERS SPACE (REHAB)		534	6	2,136.00	1,709
COMMERCIAL TOTALS			13	14,447	11,558

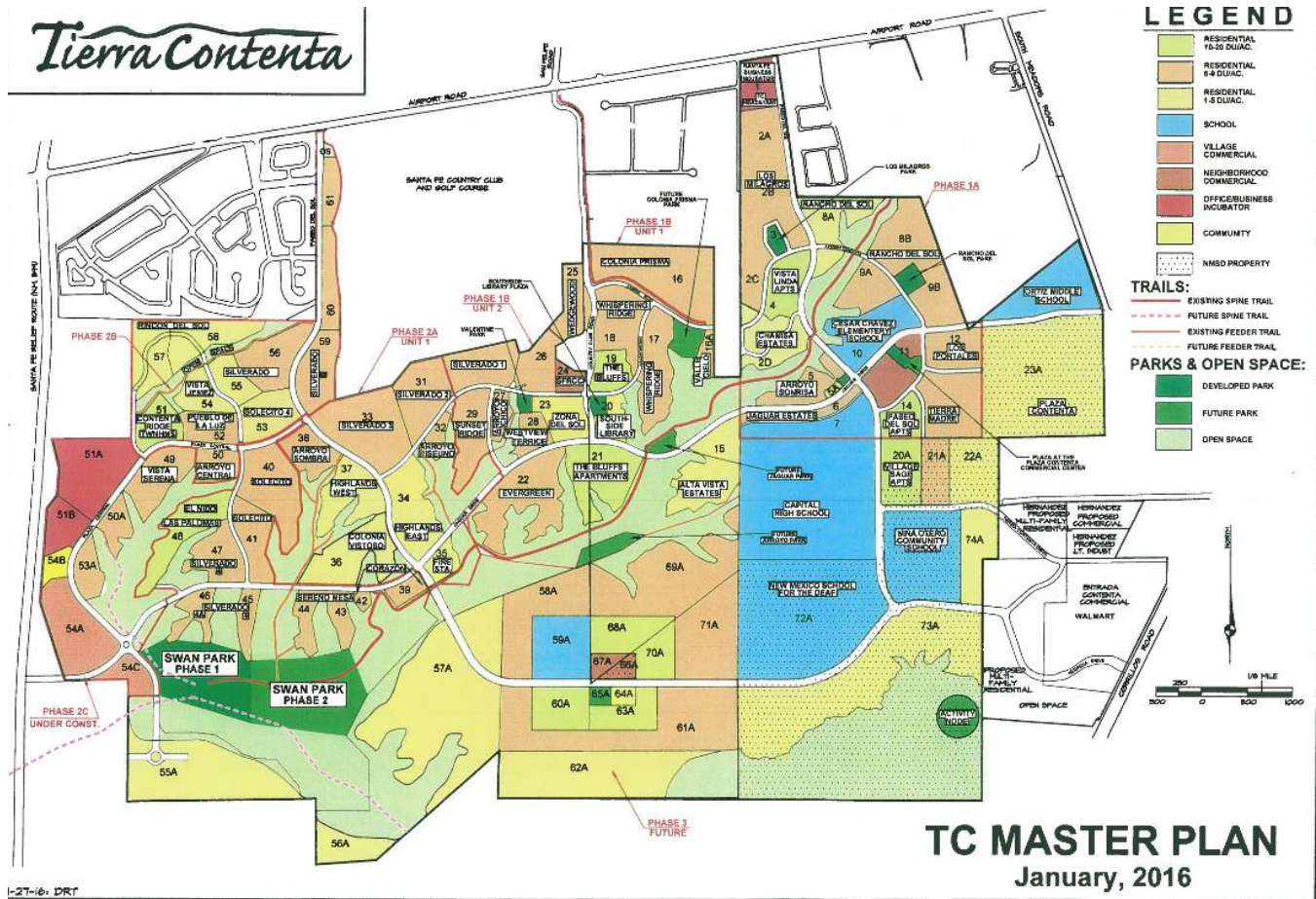


Proposed development plan above and next page, with open space areas shaded above



Conceptual aerial view from intersection of Paseo Del Sol & Avenida Contenta

Tierra Contenta Master Plan



As indicated on the Master Plan land use map, the subject site is intended for Neighborhood Commercial use, along with the site also indicated to include a park. Land Use Department staff have determined that the proposed Tierra Contenta Development Plan adheres to the Tierra Content Design Standards as specified for Neighborhood Commercial.

Site Designation: Neighborhood Commercial

Purpose: Neighborhood Commercial centers provide shopping, employment and community amenities for local residents within walking distance of their homes. Neighborhood Commercial centers shall contain a mixture of uses including residential.

General Characteristics: Businesses and other facilities shall be of a small scale and primarily for the benefit of neighborhood residents. Neighborhood Commercial centers shall be organized around a public plaza and parking shall be located behind buildings or otherwise screened. Buildings are typically between 2-3 stories and front public streets.

Permitted Uses: Residential, retail, office, art & dance studios, and eating establishments and other compatible uses.

Allowable Height: 20' min., 35' max. (excluding tower elements, elevator penthouse, roof access stairs & mechanical equipment)

Setbacks: 0' Front, 0' side and 10' rear

Lot coverage: 25% Min, 60% Max.

Parking: Per city of Santa Fe Land Use Code Requirements.

-Residential: 1.25 space per unit for units up to 800 SF. 1.5 spaces per unit for units between 800-1200 sf.

-Commercial: 1 space per 200 SF for retail, office, and restaurant uses

Staff have determined that the specified open spaces including central plaza, dog park, and community garden adhere to the Tierra Contenta Master Plan's inclusion of park space on the subject site.

Architectural Design

All buildings will include earth tone stucco finishes with varied architectural details that may be categorized as contemporary in design. The Applicant will be required to provide an analysis that proposed designs meet the Architectural Design Standards per Table 14-8.7-2 as part of the City's building permit application process.



Preliminary architectural designs above & next page



Santa Fe HOMES Program

The Applicant is required to build affordable units in this development in accordance with Tierra Contenta Master Plan affordability requirements, and City staff will be calculating precise requirements for the proposed development. The Applicant will submit a proposal to the City's Affordable Housing Director for review.

Access and Traffic

The proposed project, having existing collector roadways on the perimeter of the site, will have a total of 4 vehicular access points; two on Jaguar Drive and two on Avenida Contenta, with pedestrian access provided from all roadways. The interior of the project site will utilize private drive aisles connecting various parking lot areas. A Traffic Impact Analysis was completed for the project, and the City Engineer concluded that the analysis demonstrates that the area roadway network can adequately accommodate traffic generated by the proposed project.

Parking

The commercial and residential components of the proposed development have a combined parking requirement of 255 spaces. There are currently 85 parking spaces on the site, with 172 new spaces to be provided for a total of 257 spaces. Required bicycle parking is provided at various locations.

Fire

The Fire Department has reviewed this proposal and has provided comments for construction. As proposed the Fire Department approves of this project.

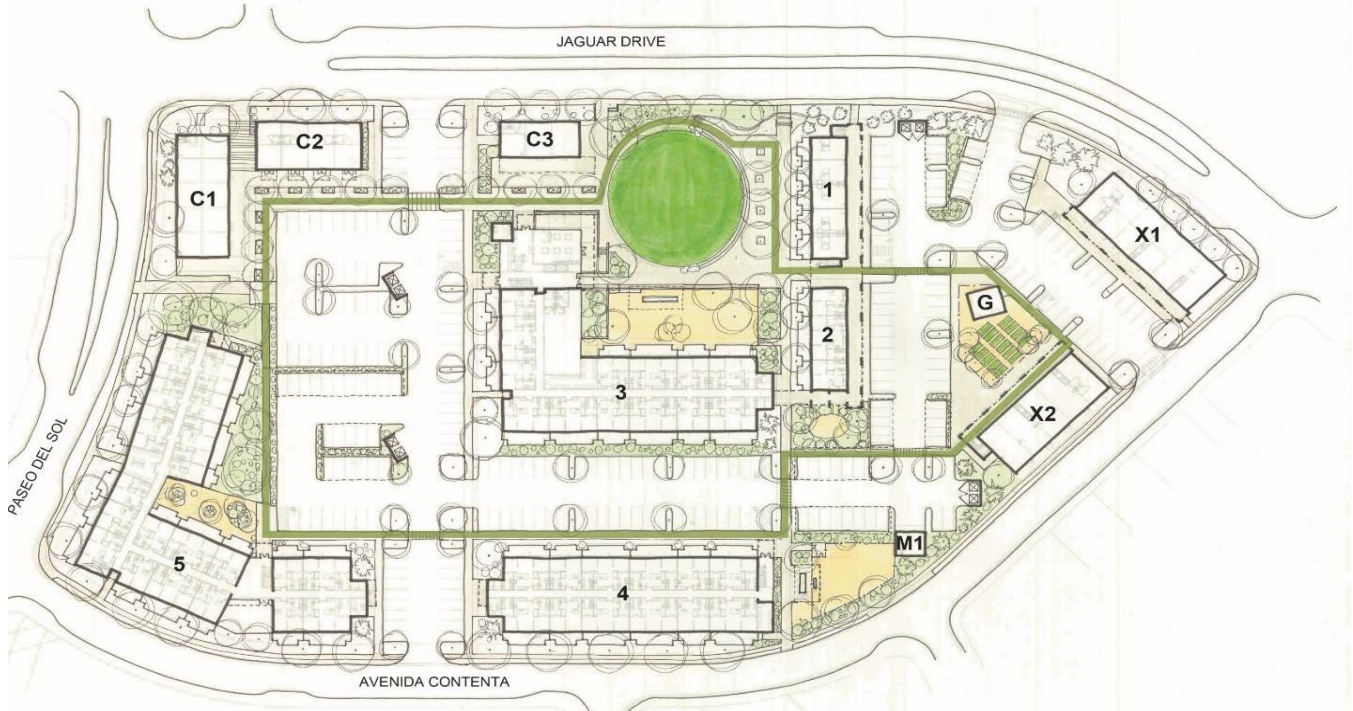
Water, Sewer, and Dry Utilities

All utilities are already provided on site and/or are readily available in service of new development.

Landscaping

Street trees will be planted along periphery roadways, with the central plaza area comprising an open

area with trees also surrounding. Detailed landscape plans will be reviewed as part of the City's building permit application process.



Water Budget

The project has been conditioned to require provision of an approved Water Plan from the City's Water Division prior to recordation of the subject Development Plan.

Grading and Drainage

As previously indicated, development on the site has already commenced pursuant to the existing development plan, and the entire 7.2 acre site has undergone grading. Revised drainage plans have been submitted in conjunction with the proposed new development plan. On site drainage is proposed with this project.

Lighting and Signage

Site lighting will be provided via pole-mounted LED fixtures located within the interior areas of the project site. The Development Plan includes the placement of two (2) project monument signs (each monument sign 16 sq.ft. maximum) with one monument sign to be located at each primary north and south entryways. Additionally, there are two (2) building-mounted, hanging signs indicated for placement on commercial buildings (each wall sign 5 sq. ft. maximum).

Environmental Review: Archaeology and Prairie Dogs

The Project is located within the Suburban Archaeological District. An archaeological clearance permit is not required as the parcel is under 10 acres. The site will be assessed for Gunnison's prairie dogs and any colonies will be relocated prior to issuance of construction permits.

General Design Standards – Tierra Contenta Master Plan

The proposed development plan adheres to Tierra Contenta Phase 1A design standards including setbacks, density, open space, and parking design, as well as specific standards related to the subject site being categorized within the Master Plan as Neighborhood Commercial inclusive of park space. As required, the Tierra Contenta Architectural Review Committed has reviewed and approved the proposed development plan.

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

SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. The Criteria for approval of development plans are detailed below:

<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>Santa Fe City Code (SFCC) Subsection 14-3.8(B)(3)(a) requires a development plan for development with a gross floor area of over thirty thousand square feet in any zone. Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.</p>	
<p>Criterion 2: that approving the development plan will not adversely affect the public interest; and</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>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. Subject to staff recommended conditions of approval, the proposed development plan complies with both SFCC Chapter 14 and the Tierra Contenta Master Plan, and would not adversely affect the public interest. The project serves the public interest through the construction of needed housing and commercial services and complies with all City ordinances relating to the proposed project.</p>	
<p>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.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>The subject property is located in a mixed-use area of commercial, institutional, and multi-family development. The proposed use and scale of the Project is compatible with land uses in the vicinity and is adherence to the Tierra Contenta Master Plan.</p>	

VIII. EARLY NEIGHBORHOOD NOTIFICATION

An ENN meeting was conducted via a virtual format on July 15, 2020. There were 30 attendees, in addition to the Applicant’s project team and city staff. Issues identified and discussed comprised parking, traffic, project scale including building heights, and sustainability. (Note: Applicant was initially considering exceeding maximum building heights of 35’ requiring a variance, but subsequently revised building heights in conformance with 35’ standard.)

IX. EXPIRATION

The development plan, if approved by Planning Commission and the Findings of Fact and Conclusions of Law as adopted, will expire in three years, thus the expiration date would be October 15, 2023.

Per SFCC Subsection 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)."

X. ATTACHMENTS:

EXHIBIT A:

- 1. Technical Corrections
- 2. Draft Findings of Fact/Conclusions of Law Case #2020-2498

EXHIBIT B: Development Review Team Memoranda

- 1. Traffic Review Memorandum
- 2. Land Use/ Terrain Management Memorandum
- 3. Water Division Engineering
- 4. Wastewater Division Memorandum
- 5. Fire Prevention Memorandum
- 6. ADA Site Review Memorandum

EXHIBIT C: Maps and Photos

- 1. Site Photos

EXHIBIT D: ENN Materials

(Early Neighborhood Notification Meeting Summary – See Exhibit E #2 below)

EXHIBIT E: Applicant Materials

- 1. Development Plan Application and Approval Criteria
- 2. Early Neighborhood Notification Meeting Summary
- 3. Proposed Development Plan; Including Architectural Renderings, Site Details, and Landscape Plan

APPROVED BY:

Title	Name	Initials
Planning and Land Use Director	Elias Isaacson, AICP	ESI
Land Use Planner Manager	Noah Berke, AICP, CFM	
Land Use Department Case Manager	John Neunuebel	