



Planning and Land Use Department Planning Commission Staff Report

<p>Case No: 2024-7998 (Preliminary Subdivision Plat)</p> <p>Hearing Date: January 16, 2025</p> <p>Applicant: Homewise, Inc.</p> <p>Agent: JenkinsGavin, Inc.</p> <p>Request: Preliminary Subdivision Plat</p> <p>Location: 3730 South Meadows Road</p> <p>Case Mgr.: Janice Biletnikoff, AICP</p> <p>Zoning: R-6 (Residential, six dwelling units per acre) Suburban Archaeological</p> <p>Overlay: Review District and River & Trails Review District</p> <p>Pre-application</p> <p>Mtg.: May 25, 2023</p> <p>ENN Mtg.: February 21, 2024</p>	
<p>Proposal: Preliminary Plat approval for a 97-unit 14.41-acre residential subdivision and 5.12-acre park development.</p>	

Case 2024-7998. Los Prados Preliminary Plat. JenkinsGavin, Inc., Agent, for HomeWise, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes, as well as the development of a 5.12-acre public park. The subject 14.41-acre parcel is located at 3730 South Meadows Road and is zoned R-6 (six residential units per acre).

I. RECOMMENDATION

The Staff recommends that the Planning Commission APPROVE Case 2024-7998 “Los Prados Preliminary Subdivision Plat,” subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B.

One motion will be required:

- a. Approve or deny Case #2024-7998 request for approval of a Preliminary Subdivision Plat for a 97-unit residential subdivision on approximately +/-14.41-acres, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B.

II. CONDITIONS OF APPROVAL (PRELIMINARY SUBDIVISION PLAT)

Table 1: CONDITIONS OF APPROVAL (Preliminary Subdivision Plat)

#	CONDITION OF APPROVAL	DEPARTMENT:	TO BE COMPLETED BY:
1.	An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	City Water	Prior to Building Permit
2.	An approved Water Plan will be required for all new public water infrastructure and fire services.		Prior to Final Plat hearing
3.	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
4.	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.		At the time of development
5.	Each lot shall be served by separate water service at the time of development.		At the time of development
6.	Lighting analysis shall include: full streetlight coverage on South Meadows; and options for either full coverage within the subdivision compared to partial coverage at key intersections where pedestrians and motorists may conflict.	Public Works - Traffic	Prior to Final Plat hearing
7.	Pedestrian scale sidewalk lighting (solar lighting options preferred) shall be provided.		Prior to Building Permit
8.	Remove the right turn (deceleration) lane into the Los Prados subdivision from South Meadows Road.		Prior to Final Plat hearing
9.	On the temporary traffic control plan, advance construction ahead warning signs shall be placed prior to the roundabout on Rufina and on South Meadows, as well as on South Meadows from Airport Road.		Prior to Final Plat hearing
10.	IFC: 503.2.1 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 (this would also include anticipated on street parking, unobstructed parking is crucial to community life safety response.)	Fire Protection District	Prior to Final Plat hearing as a note on the plat

11.	IFC: 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times and this requirement shall be noted as such on the Final Plat.		Prior to Final Plat hearing as a note on the plat
12.	Shall provide code analysis of project for proper occupancy classification designation as per IFC 2021.		Prior to Building Permit
13.	Shall provide engineered (civil engineered) all weather road as per IFC 2021, 104.7.2 Technical Assistance, 503.2.3 Surface.		Prior to Final Plat hearing as a note on the plat
14.	503.1.1 Fire Department shall have 150 feet distance to any portion of the building on any new construction.		Prior to Final Plat hearing as a note on the plat
15.	507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6.		Prior to Final Plat hearing as a note on the plat
16.	507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.		Prior to Final Plat hearing as a note on the plat
17.	912.2 Location (Fire Department Connections). With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief.		Prior to Final Plat hearing
18.	Shall have water supply that meets fire flow requirements as per IFC 2021 (Appendix B).		Prior to Final Plat hearing
19.	Shall meet the requirements of IFC 2021, D102.1: Access and Loading (75,000 lbs. minimum weight-bearing requirement).		Prior to Final Plat hearing as a note on the plat
20.	Shall meet the requirements of IFC 2021, D103.5 Fire apparatus access road gates.		Prior to Final Plat hearing
21.	D103.4 Shall meet the 150 feet driveway requirements per IFC 2021, or an emergency turn-around that meets the IFC requirements shall be provided.		Prior to Final Plat hearing

22.	Shall comply with IFC 2021 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.		Prior to Final Plat hearing
23.	Shall comply with D105 Aerial Fire Apparatus Access Roads (width and proximity to building).		Prior to Final Plat hearing
24.	Shall comply with Section D106 Multiple-Family Residential Developments.		Prior to Final Plat hearing
25.	D107.1 One- or two-family dwelling residential developments. Developments of one- or two- family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.		Prior to Final Plat hearing
26.	D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property or area to be served measured in a straight line between accesses.		Prior to Final Plat hearing
27.	Shall meet the IFC code requirements 2021 edition or the most current edition the governing body has adopted at the time of permitting.		Prior to Final Plat hearing as a note on the plat
28.	Per the Los Prados Master Plan, the park must be completely developed, receive final inspection by the City and be formally accepted by the City before the Applicant may submit an application for Phase Two of Los Prados.	City Parks	Prior to submittal of any application for any part of Phase Two
29.	The Applicant shall obtain final design approval for the park design from the City Parks Department prior to Final Plat.		Prior to Final Plat hearing
30.	Satisfy all required actions listed in the DRT response letter from City Parks found in Attachment B: <i>"City DRT Conditions of Approval, Technical Corrections, and Comments."</i>		Prior to park inspection and City acceptance
31.	The Applicant shall demonstrate compliance with all conditions of approval, technical corrections, and plan redlines from Land Use Engineering, as found in Attachment B: <i>"City DRT Conditions of Approval, Technical Corrections, and Comments."</i>	Land Use Engineering	Prior to Final Plat hearing
32.	The Applicant shall obtain final design approval for the raingarden/stormwater detention facility from the Land Use Engineer.		Prior to Final Plat hearing

33.	The Applicant shall receive final approval of the Lot Line Adjustment (LLA) (case # 2024-8764) and have recorded the final LLA plat.	Land Use	Prior to Final Plat hearing
34.	The Applicant shall demonstrate compliance with each of the conditions of approval, technical corrections and notes as found in Attachment B: <i>"City DRT Conditions of Approval, Technical Corrections, and Comments."</i>	Various departments	Various

III. EXECUTIVE SUMMARY

JenkinsGavin, Inc. ("Agent"), representing HomeWise, Inc., owner and applicant (Applicant), is requesting the review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 97-unit residential development consisting of 42 townhomes and 55 single-family detached homes on a 14.41-acre parcel ("Property"), as well as the development of a 5.12-acre public park ("Park").

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, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B, the Applicant has satisfied Subsection 14-3.7(C) *"Approval Criteria"* for the preliminary subdivision plat application ("Application").

IV. PROJECT ANALYSIS

A. Property Information and Proposal

The City annexed the subject Property as part of the City-initiated Phase 2 annexation plan for "Area 4" (Ordinance 2013-36). Area 4 consists of a 772.97-acre area bounded by Airport Road to the south, the Santa Fe River to the north, Highway NM 599 to the west, and the Agua Fria Traditional Historic Community boundary and current City corporate limits to the east. At that time, the Property was part of a larger 22.2-acre parcel, which Santa Fe County ("County") retained ownership of after annexation. The 22.2-acre parcel was part of their Open Space, Trails and Park Program. In 2020, the Santa Fe County Board of County Commissioners authorized disposal of the parcel through Resolution 2020-55. On April 22, 2021, Homewise, Inc. entered into a purchase agreement with the County, completing the acquisition in 2022. In 2021, while under contract to purchase the parcel, Homewise, Inc. applied for several discretionary review processes with the City: two General Plan amendments (cases #2021-4648 and #2021-4650); two Rezonings (cases #2021-4649 and #2021-4651); and a Master Plan (case #2022-5618). The request also included an administrative lot split, separating the 22.2-acre parcel into two parcels (Tract 4: 19.54 acres and Tract 3: 2.66 acres).

On February 8th 2023, the Governing Body adopted the General Plan amendments by Resolutions 2023-8 and 2023-9, and the Rezonings by Ordinances 2023-5 and 2023-6. The Master Plan, which was approved through Resolution 2023-10, contemplated a phased development in order to complete the following: dividing Tract 4 into two separate lots (Tract 4-A: 14.41 acres and Tract 4-B: 5.12 acres); a residential development on Tract 4-A; future development plan for multifamily housing on Tract 3; and the construction of a the Park for dedication to the City. The Master Plan is shown below in Figure 1a and the phasing plan, which is part of the approved Master Plan, is shown in Figure 1b. Figure 2, below, shows the current configuration of lots. Tract 4-A (also referred to as the "Property") is the subject of the current Preliminary Subdivision Plat request.

As a condition of approval for the Master Plan, the developer must complete Park construction during Phase One of the Los Prados project. The City will accept ownership of the Park once the developer has completed Park construction and the City has accepted all improvements.

Per the Master Plan, the Los Prados residential development will be completed in two phases: Phase One includes the development of 97 single-family residences (both detached homes and attached townhomes) on Tract 4-A and development of the city Park on Tract 4-B; Phase Two includes the development of 64 condominiums on the 2.66-acre parcel (Tract 3). The development of Phase Two is not part of the current application. Phase One requires completion of the Park and all infrastructure associated with the residential development. The finished Park development and the Park land must be formally accepted by the City before the Applicant can apply for any part of Phase Two. The development of Phase Two (e.g., applying for permits or planning/building review, commencing construction or grading, etc.) can begin once the Park has been built and accepted, even if some housing units remain incomplete within Phase One.

The Master Plan approved the specific unit counts based on the land area, base zoning, and a 15% density bonus for the provision of affordable housing. See Figure 3, Civil Site Plan, for details on the assignment of lots in Phase One and the general access/circulation throughout the subdivision. Of the 97 single-family homes that will be built in this development, 49 units will be affordable housing units per the requirements of the Santa Fe Homes Program (i.e., SFHP Units). This allocation of 50.5% far exceeds the required minimum of 20%. An additional 30% of the homes will be designated "Low-Priced Dwelling Units," which have "Sale prices or rental rates affordable to a household with an income at or below one hundred percent (100%) of the area median income..." (see SFCC Subsection 26-2.1).

Figure 1a: Approved Master Plan

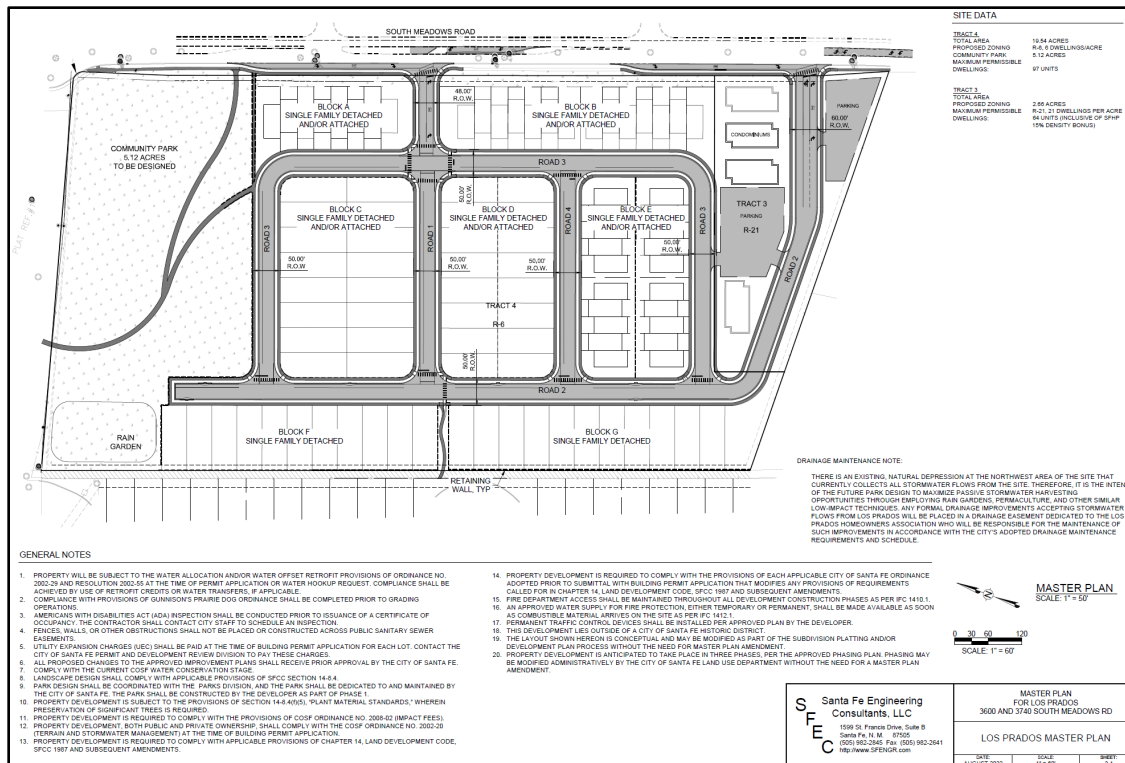
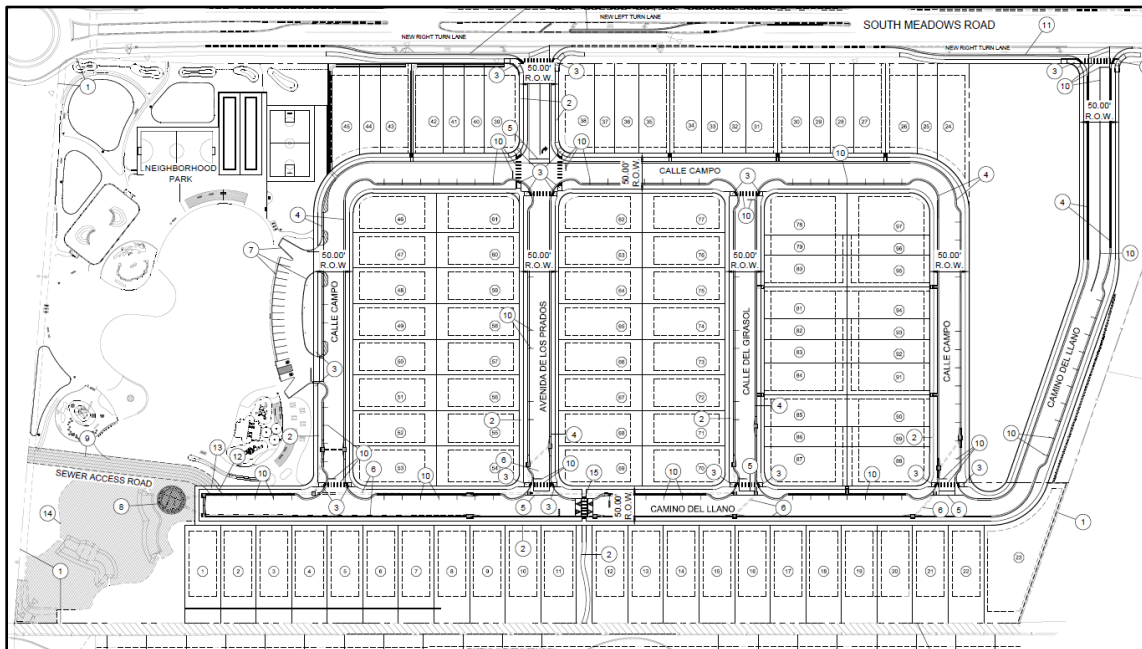


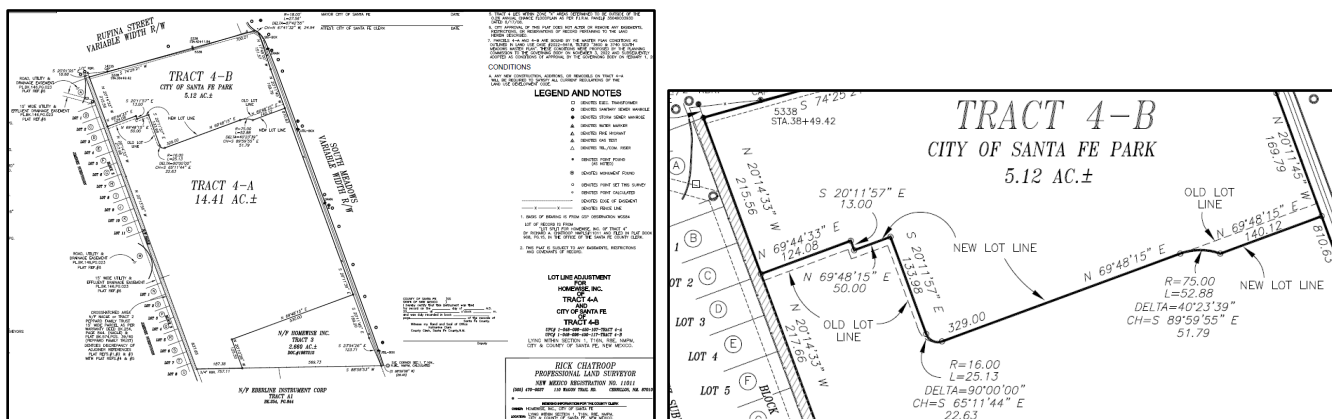
Figure 3: Civil Site Plan



B. Administrative Lot Line Adjustment

The preliminary plat depicted in the Application is based on a pending administrative lot line adjustment (“LLA”) on the Property. The Applicant applied for an LLA for the property line between Tract 4-A and Tract 4-B. This application was assigned case #2024-8764. The Applicant requested the LLA in order to correct an error in the boundary between the Park and residential subdivision on the recently recorded plat (see Figure 2, above). The error was the result of an internal oversight by the Applicant’s contractor. Following the initial submittal of the Preliminary Subdivision Plat application, the Applicant noticed that an earlier version of the Park boundary had inadvertently been included in the parcel layout. The constructability of the intended lot configuration would be impacted if the erroneous boundary line remained. The LLA proposal includes a slight modification to the southwest corner of Tract 4-B and southeast corner of the Park parcel, with an even exchange of land (2,727 SF) between the two parcels. See Figure 4, below, for a detailed depiction of the lot line adjustment. The Applicant is currently making the required revisions to the LLA plat in order to finalize and record the new Property lines. The Preliminary Subdivision Plat request is based on the lot lines as intended.

Figure 4: Lot Line Adjustment and Enlarged View of New/Old Lot Lines



C. Zoning

The current R-6 zoning allows for six dwelling units per acre. This is consistent with the intended density as shown in General Plan Future Land Use Map. See Figure 5, *Zoning Map*, below. The Future Land Use Map (see Figure 6, below) identifies the Parcel as Low Density Residential (LDR). LDR allows densities between three to seven dwelling units per acre. The subject parcel is 14.41 acres. The Code allows for a total of 86 dwelling units on a parcel of this size. However, with the 15% density bonus for providing affordable housing, the parcel can contain up to 99 units. The proposal for 97 units is within the parameters of the zoning district.

Figure 5: Zoning Map

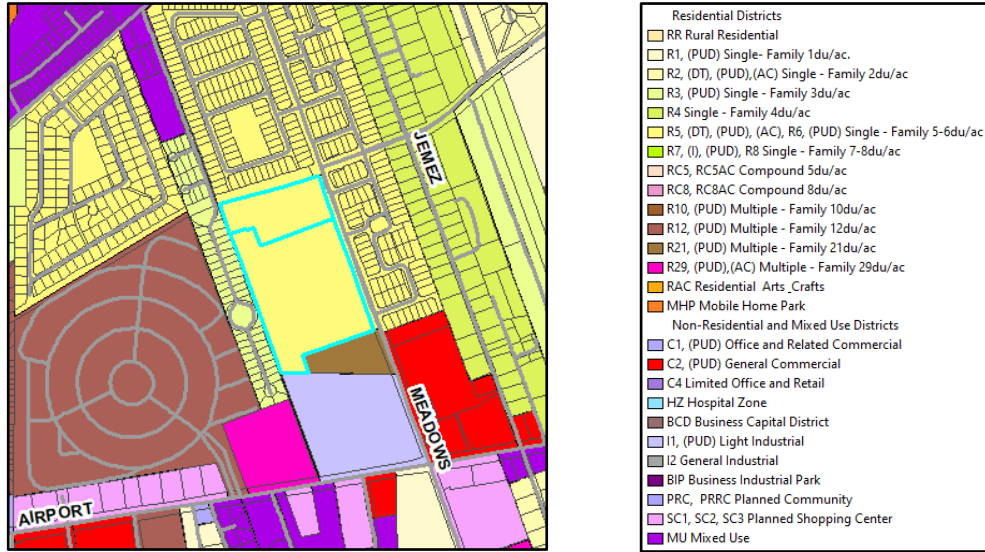
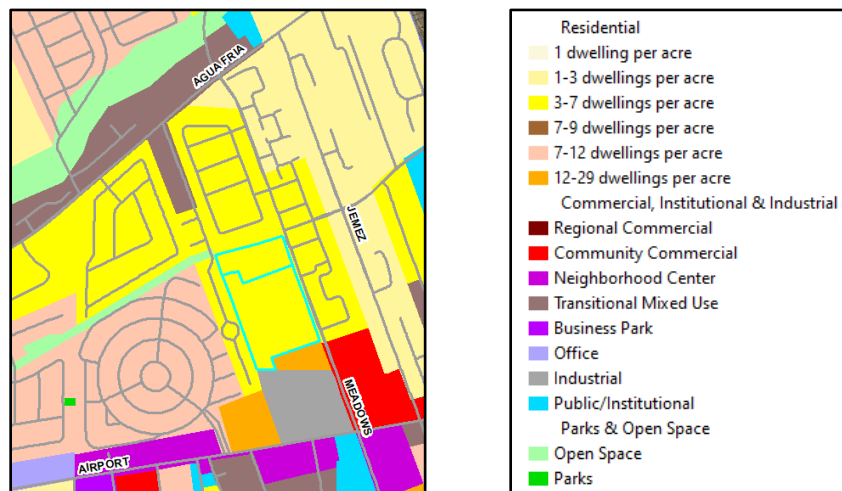


Figure 6: Future Land Use Map



D. Archaeological Review

Tract 4-A, the residential parcel, lies within both the River & Trails Archaeological District and the Suburban Archaeological Review District. Tract 4-B, the Park parcel, lies only within the River & Trails Archaeological District.

Chapter 14, SFCC, Article 14-3.13(B)(3) (*Suburban Archaeological Review District*) states:

In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:

- (a) All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over ten (10) acres.*

Chapter 14, SFCC, Article 14-3.13(B)(2) (*River & Trails Archaeological Review District*) states:

In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:

- (a) All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over two acres, or having any part lying within the area identified as the Santa Fe Trail.*

Staff has confirmed that the Applicant received archaeological approval from the City of Santa Fe Archaeological Review Committee. While the Parcel was under Santa Fe County ownership, an archaeological survey was conducted in 2001 (NMCRIS No. 76184) as well as a historical study in 2010 (NMCRIS No. 116848). The study did not identify any archaeological sites on the Parcel.

E. Special Development Standard and Design Guidelines

The Preliminary Subdivision Plat adequately addresses density, minimum lot size, height, required setbacks, lot coverage limits and open space requirements (see Table 2, below). However, the Master Plan approval altered the side setbacks for the townhome lots from the standard requirement. City Code Section 14-3.9(C)(2)(a): *Special Development Standards and Design Guidelines* allows for the approval of unique design standards as part of an approved Master Plan, as follows:

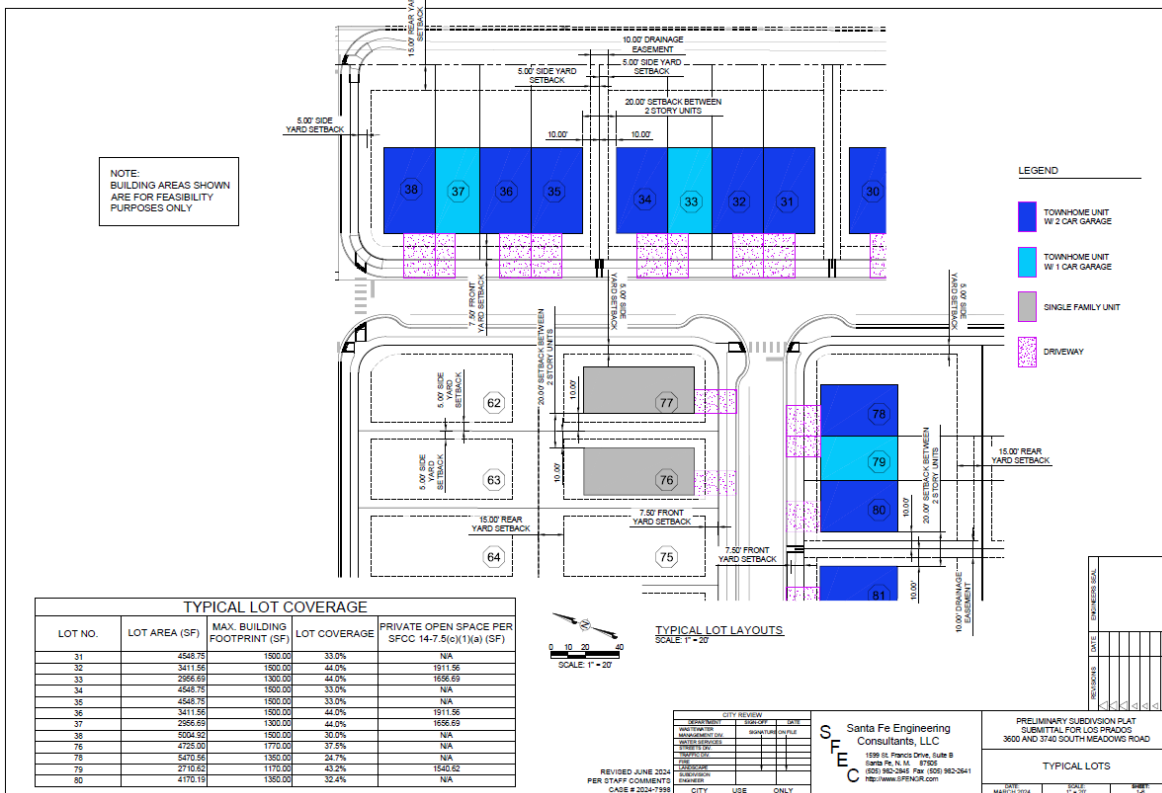
- (a) Approval of the master plan may include approval of special development standards or design guidelines to be applied within the master plan area when such regulations are necessary to implement specific goals of the master plan.*

Table 2: SFCC Design Standards for R-6 Zone District

Zoning	Density	Minimum Lot Area	Max Height	Setback or Yard	Maximum Lot Coverage	Open Space
R-6	6 DU ¹ per acre	4,000 sq. ft. (2,000 sq. ft., if common open space is provided)	Residential structures: 24' (additional height stepback required from side & rear property lines)	Street: 7' (20', for garage or carport) Side: 5' or 10' (additional height stepback required, from side and rear property lines) Rear: 15', or 20% of the average depth dimension of lot (whichever is less)	40% (may increase to 50%, if private open space is provided)	Single-family dwellings: None

Because the units are structurally connected, the side setbacks are therefore zero on the townhome lots, rather than the typically required 5' or 10' (see illustrative excerpt: Figure 7, below). The townhome lots, as depicted, were reviewed and approved by the Governing Body as a design guideline in the Master Plan approval.

Figure 7: Zero Lot-Line Building Setbacks for Townhome Lots (excerpt from Master Plan)



¹ DU = Dwelling Unit

F. Access, Street Design and Traffic

Access. The proposal includes two main access points off South Meadows Road heading southwest into the subdivision: a “right-in, right-out plus left-in turning movements” turn at Avenida De Los Prados and a “full-access” intersection at Camino Del Lllano. The Applicant also proposes to construct a median on South Meadows Road to accommodate the northbound left-turn lane at the north entrance to Los Prados in order to prevent left-turns exiting the subdivision at Avenida De Los Prados. See Figures 8a and 8b, below, for the primary (north) access off South Meadows Road: Avenida De Los Prados.

Figure 8a: Subdivision Access Off South Meadows Drive

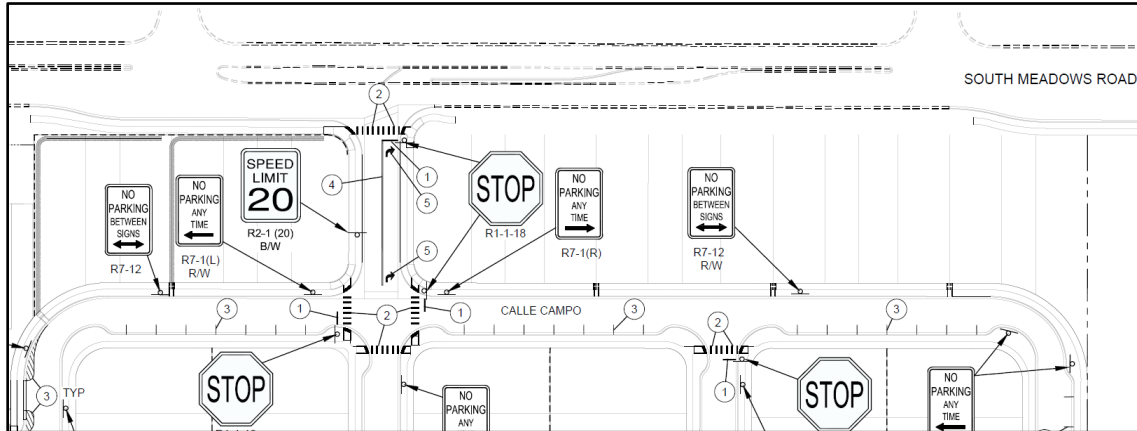
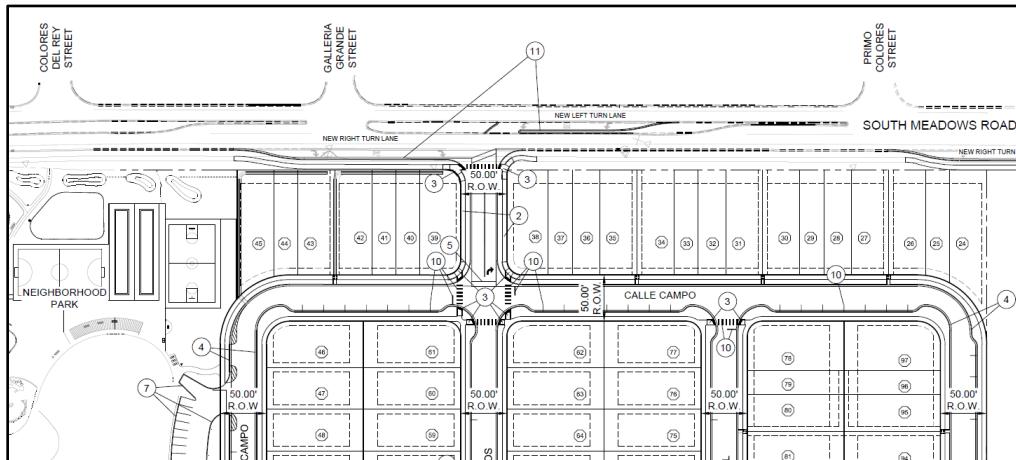


Figure 8b: Subdivision Access Off South Meadows Drive



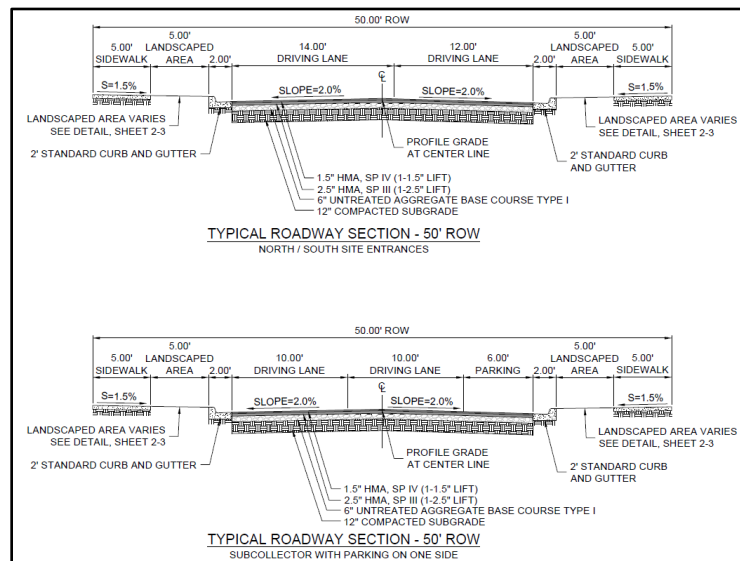
The Application also proposes two speed-change lanes along South Meadows Road, turning southwest into the subdivision: a left deceleration lane and a right deceleration lane. The Applicant’s engineer stated that the anticipated volume of traffic warranted the right deceleration lane, based on Table 17.B-1 of the State Access Management Manual (SAMM) which is written and implemented by the State of New Mexico Department of Transportation; however, the City did not agree with this assessment. The City’s DRT members (Public Works Department, Traffic Engineering and the MPO) worked with the Applicant and their engineer regarding this proposal, and it was ultimately decided that the deceleration lane must be removed from the plans. In assessing traffic and road safety, the City does not utilize NMDOT’s SAMM but rather is transitioning to the new *Transportation Impact Analysis Guidelines* (TIA Guidelines) which are currently pending adoption and are better

tailored to City streets than highways. When the anticipated levels of traffic for the Los Prados subdivision are assessed using the new *TIA Guidelines*, the projected number of right-turning vehicles did not meet the minimum vehicular threshold for requiring a deceleration lane. It was also noted that the inclusion of unwarranted turn lanes creates a less-safe situation for the more vulnerable users of the roadway, such as bicyclists and pedestrians. The decision not to add two additional lanes to the overall road width keeps South Meadows Road narrower, which contributes to overall traffic calming and enhances safety for all roadway users.

Street Design. The Application proposes four internal streets, one of which forms a loop: Calle Campo. Camino Del Llano will join South Meadows Road at the southern end, where it will provide access to the next phase of the subdivision: 64 condominiums on Tract 3 (this is not part of the current application).

The Applicant intends to dedicate the streets to the city, as is required by City Code. The street design (see Figure 9, below) proposes internal subdivision roads as sub-collectors with 50'-wide rights-of-way and on-street parking in various locations for additional guest and resident parking. Pedestrian connections to the existing neighborhood to the west are proposed at two locations: at the northwest corner of the Park and further south along this property boundary, via the internal sidewalk network.

Figure 9: Street Detail



Traffic. The currently-proposed subdivision was contemplated and approved in the Master Plan (case #2022-5618). As part of the Master Plan application and review, a traffic impact analysis (TIA) was submitted by the Applicant. The TIA studied the anticipated impacts of developing Phase One, Phase Two, and the City Park. The study area included the two main access points to Los Prados along South Meadows Road as well as the following intersections:

1. South Meadows Road / Primo Colores
2. Rufina Street / Primo Colores
3. South Meadows Road / Galleria Grande
4. South Meadows Road / Rojo Caliente / El Vado Street
5. South Meadows Road / Colores del Rey

Currently, all the intersections studied have adequate capacity and generally operate at levels of service (LOS) A and B, and no more than an LOS C. At full buildout, the traffic generated by the proposed subdivision will allow the LOS to remain at or above a LOS C. No new traffic lights are warranted at this time.

Comments regarding conditions of approval and technical corrections by the City’s traffic engineer are included in Table 1 “Conditions of Approval” and Exhibit B “Development Review Comments,” and must be completed prior to Final Plat.

G. Landscape Plan

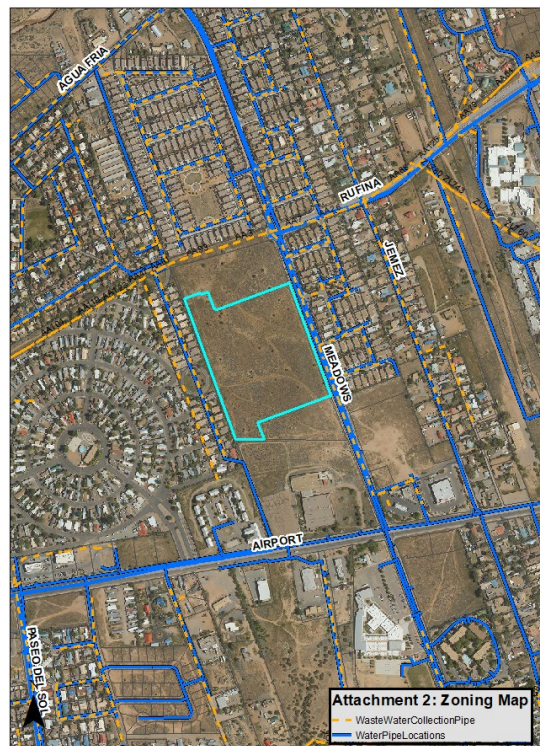
The Land Use Technical Review Division has reviewed the landscape plan for compliance with the City Code. Landscape comments and technical corrections included requirements for screening, buffers, species selection, irrigation, walls and fences, and the calculation of open space. These requirements can be found in Attachment B: “City DRT Conditions of Approval, Technical Corrections, and Comments.”

H. Utilities

The proposed subdivision described in the Application will connect to City services for water and sewer (see Figure 10, below). The project will connect to the existing 16-inch City waterline in South Meadows Road via two 8-inch connections at the proposed roadways Avenida De Los Prados and Camino Del Llano. There is adequate capacity in the existing lines to provide service to the proposed development. Dry utilities will also be accessed through these locations.

The Public Works Water and Sewer Divisions have included conditions of approval. They can be found in Table 1, “Conditions of Approval,” and in Attachment B: “City DRT Conditions of Approval, Technical Corrections, and Comments.”

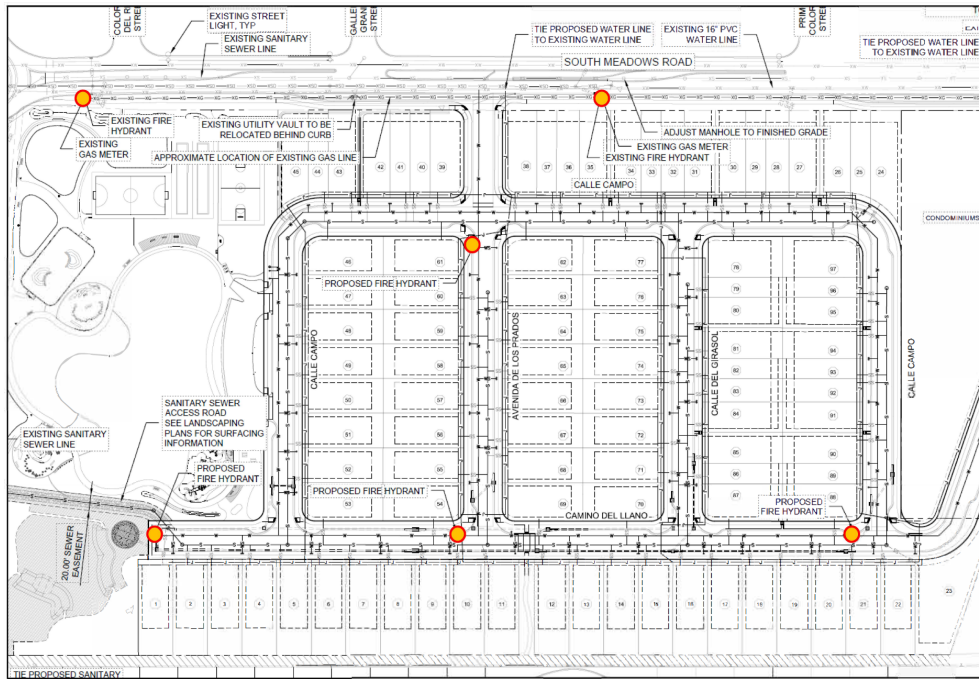
Figure 10: City Utilities



I. Fire Prevention

The Fire Marshal has required an unobstructed width of no less than 20', exclusive of shoulders, for driving lanes throughout the subdivision, which the Applicant has provided. The Applicant proposes four new fire hydrants: three along Camino Del Llano and one along Avenida De Los Prados (see Figure 11, below). The Fire Division provided technical corrections to be implemented at the time of development (see Attachment A "Development Review Comments" and Attachment B "Technical Corrections."

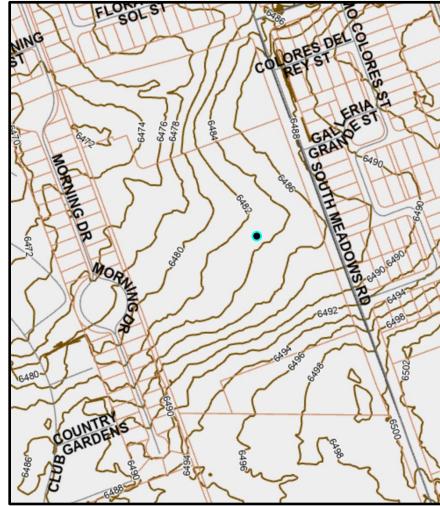
Figure 11: Fire Hydrants



J. Terrain Management

The Property slopes gradually from the southeast to the northwest with an overall grade change of ±15 feet over the 14.41-acre site (see Figure 12, below). No significant drainageways are present on the site and no FEMA floodplains exist on the Property. There are no natural areas of 30% or greater slopes that will be disturbed by the subdivision development. Stormwater currently flows to the northwest corner of the Park, which will be developed as a landscaped water harvesting/ponding area to collect the stormwater flows from the subdivision as depicted in the approved Master Plan. An easement will be established for drainage improvements, which will be dedicated to the Los Prados Homeowners' Association for ongoing maintenance. The Technical Review Division has reviewed the terrain management and landscape plans provided by the Applicant. The Technical Review Division identified several technical corrections to the plans, which can be found in Attachment B "Development Review Comments" and Attachment C "Technical Corrections."

Figure 12: Two-foot Contour Lines



K. Neighborhood Park

The Los Prados subdivision includes the development of a 5.12-acre neighborhood Park, which will be built at the developer’s expense. A financial guarantee of \$2,978,548.00 is being held in escrow by the City Parks Department to ensure its construction. The Park is required per the approved Master Plan and must be completed and accepted by the City by the end of Phase One of Los Prados. The Park design is not part of the current request and requires no decision from the Planning Commission. However, since its completion is required as part of the fulfillment of the Master Plan that is tied to the timing for Phase One of Los Prados (the current request), information about the Park is being included with the Application materials for the Preliminary Subdivision Plat.

The Applicant has worked closely with the City Parks Department in designing the Park site plan and proposed amenities. The City regulates and administers requirements for all elements of Park development, including but not limited to: grading, paving, water detention, berm construction, landscaping, species selection for plantings, irrigation, facilities, parking, lighting, programming and ADA compliance. The Park trails will connect to the Acequia Trail and the Park will contain both passive and active elements as well as 17 off-street parking spaces (see Figures 13a and 13b, below, for the Park location and proposed design). The Parks Department and Land Use Department have reviewed the Application materials for compliance and have commented with specific requirements for the construction and landscaping of the Park (see Attachment B: “City DRT Conditions of Approval, Technical Corrections, and Comments”). Upon completion of the Park, City staff will inspect the development and amenities and, if approved, the Applicant will then receive a Letter of Acceptance and the Park will become a City-owned and maintained asset.

Figure 13a: City Park Location

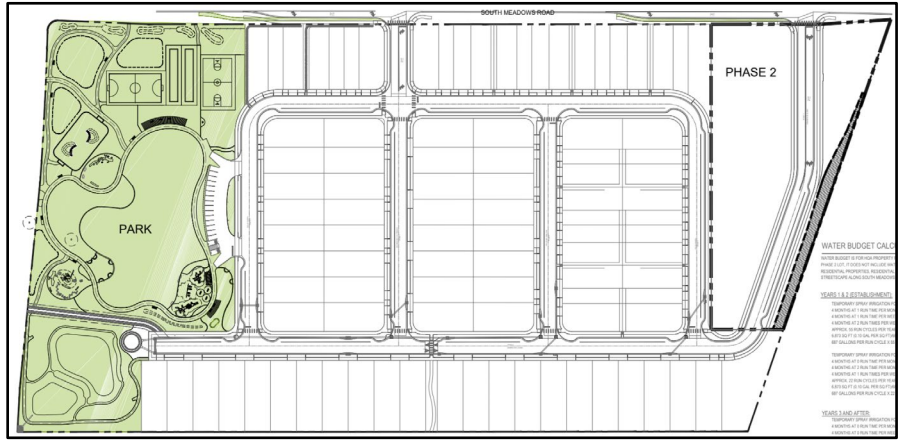
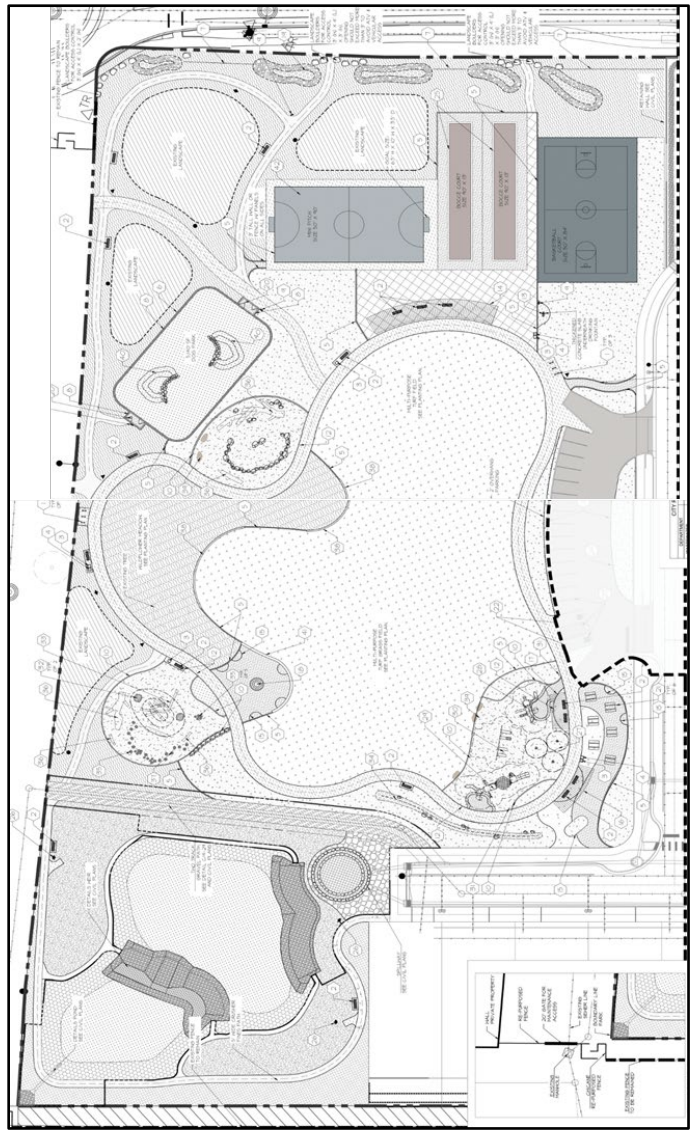


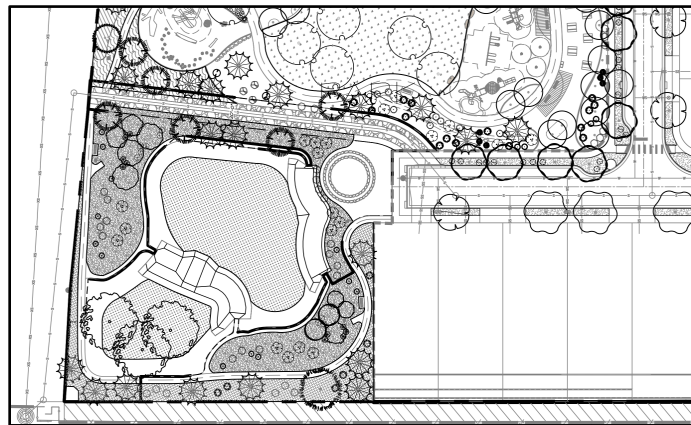
Figure 13b: Proposed Park Design



L. Rain Garden/Stormwater Ponding Area

Due to the presence of an existing natural depression in the northwest area of the Park parcel, the Applicant has proposed a raingarden in this location as a passive stormwater harvesting and detention site (see Figure 14, below). This ponding area is located within the City Park property but will collect and percolate inputs from both the Park and the adjacent Los Prados subdivision. Stormwater conveyance facilities from throughout the subdivision will collect runoff and these facilities will extend into the Park for deposit into the raingarden. The Los Prados Homeowners' Association will be responsible for the ongoing maintenance of these facilities through an easement with the City. Per the Master Plan, the maintenance of such improvements will be conducted in accordance with the City's adopted drainage maintenance requirements and schedule. The City's Land Use Engineer has reviewed the Application materials and submitted technical corrections as redlines on the plans, as well as comments and conditions of approval (see Attachment B: "City DRT Conditions of Approval, Technical Corrections, and Comments").

Figure 14: Raingarden/Stormwater Detention Area (NW corner of Park parcel)



M. Affordable Housing

The Applicant has provided a signed Santa Fe Homes program proposal and SFHP Affordable Housing Agreement to provide 49 affordable housing units in Phase One of Los Prados (approximately 50.5% of the total proposed lots in the subdivision). This exceeds the required 20% minimum. Due to the provision of affordable housing, the Applicant is utilizing the City's 15% density bonus for the R-6 zone district.

V. ZONING APPROVAL CRITERIA: PRELIMINARY SUBDIVISION PLAT

Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. Subsection 14-3.7(B)(3)(d) states that "The planning commission shall review the preliminary plat and other materials submitted for conformity to this article, consider the land use director report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider."

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

Approval Criteria (§ 14-3.7(C)(1))

<p>Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and <i>structures</i>, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.</p>	<p>Criterion Met: (Yes/No) Yes</p>
<p>Applicant’s Response (Preliminary Subdivision Plat): <i>The subject parcel is undeveloped and gently sloped. The development of a 5.12-acre Neighborhood Park on the adjacent parcel will preserve natural open space and provide much needed outdoor recreational opportunities for the community.</i></p> <p>Staff Response (Preliminary Subdivision Plat): Staff and the DRT have reviewed the Application and find that the proposal gives due regard to existing vegetation, watercourses and similar community assets in the area, and therefore, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with this criterion.</p> <p>Previous investigation determined that there are no historical sites on the Property (reference Attachment B: “<i>City DRT Conditions of Approval, Technical Corrections, and Comments</i>”). The subject Property has received archaeological approval from the City’s Archaeological Review Committee. The stormwater retention facilities, as proposed, follow the natural course of water across the site and provide for a designated ponding area or raingarden on the adjacent property which will be developed as a City Park. The drainage facilities for this ponding area will be contained within an easement shown on the final plat. The easement will be dedicated to the Homeowners’ Association for Los Prados, which will be responsible for the ongoing maintenance of the facilities per the authorized perpetual maintenance agreement.</p>	
<p>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the <i>plat</i> if it determines that in the best interest of the public health, safety or welfare the land is not suitable for <i>platting</i> and <i>development</i> purposes of the kind proposed. Land subject to <i>flooding</i> and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be <i>platted</i> for <i>residential</i> occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate <i>erosion</i> or <i>flood</i> hazard. Such land shall be set aside within the <i>plat</i> for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).</p>	<p>Criterion Met: (Yes/No) Yes</p>

Applicant’s Response (Preliminary Subdivision Plat):

The subject property is gently sloped and contains no arroyos, floodways, or steep areas subject to erosion. The Master Plan was approved for the project partly in recognition of the fact that the land is suitable for the proposed development.

Staff Response (Preliminary Subdivision Plat):

The applicant’s proposed design has been reviewed for compliance with the City Code by the DRT from all relevant agencies. The findings of the DRT Review identify that the proposed development is suitably sited for platting and residential occupancy and that the proposed development would not endanger health, safety or welfare or aggravate erosion or flooding hazards. The Land Use Engineer has reviewed and commented on the existing area of stormwater collection at the topographically-depressed area of the development (see Attachment B: “City DRT Conditions of Approval, Technical Corrections, and Comments”). No residential uses are proposed there; only the stormwater detention facilities, which is an appropriate use for this area of periodic inundation. Staff finds that, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with this criterion.

Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	Criterion Met: (Yes/No) Yes
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Applicant’s Response (Preliminary Subdivision Plat):

The proposed subdivision plat conforms with all applicable standards of SFCC §14-9.

Staff Response (Preliminary Subdivision Plat):

The proposed preliminary plat identifies the location of existing and proposed roadway improvements, wet and dry utilities, and other infrastructure elements such as stormwater management facilities. These generally comply with the requirements of Chapter 14, Article 9; however, the Application for the final plat must comply with all relevant conditions of approval, redlines and technical corrections as part of the final plat review. Staff finds that, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with the standards of Chapter 14, Article 9 (*Infrastructure Design, Improvements, and Dedication Standards*).

Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	Criterion Met: (Yes/No) Yes
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Applicant’s Response (Preliminary Subdivision Plat):

The proposed plat creates no non-conformities and no variances are requested with this application.

Staff Response (Preliminary Subdivision Plat):

The application is compliant with the approved Master Plan, which includes unique design guidelines. The Code provides for special design guidelines within an approved Master Plan in SFCC § 14-3.9(C)(2)(a) (Special Development Standards and Design Guidelines). Staff finds that approval of the plat, subject to the Master Plan and the required conditions of approval and technical corrections, does not create a nonconformity or intensify an existing nonconformity.

<p>Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.</p>	<p>Criterion Met: (Yes/No) Yes</p>
<p>Applicant’s Response (Preliminary Subdivision Plat): <i>The proposed subdivision plat creates no non-conformities nor increases the degree of an existing non-conformity.</i></p> <p>Staff Response (Preliminary Subdivision Plat): There are no existing or proposed nonconformities on the Property. Staff finds that the approval of the proposed subdivision, subject to the Master Plan and the required conditions of approval and technical corrections, would not create nonconformities under current city regulations.</p>	

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Early Neighborhood Notification meeting was conducted: February 21, 2024. The meeting was conducted virtually via Zoom. The following is an aggregate of concerns raised:

1. Visual screening between the development and adjacent neighborhoods
2. Stormwater management
3. The provision and quality of affordable housing
4. Timing of Park construction
5. Dust control during construction
6. Possible contamination of nearby properties (from previous activities)

VII. ATTACHMENTS:

ATTACHMENT A: Applicant Materials

1. Application letter
2. Subdivision application
3. Letter of authorization
4. Property deed 2022
5. Lot split and Park dedication plat
6. Approved Master Plan
7. ENN: meeting notes
8. ENN: participants
9. Approved phasing plan
10. SFHP agreement
11. Water budget
12. Terrain management report
13. Geotechnical report
14. Utility service application
15. Preliminary Subdivision Plat (plan set) submittal

ATTACHMENT B: City DRT Conditions of Approval, Technical Corrections, and Comments

1. Land Use Engineering/Terrain Management – ADA
2. City of Santa Fe Archaeological Review
3. Land Use Engineering /Terrain Management
4. Land Use Engineering /Terrain Management Redlines

5. Fire Prevention
6. Land Use Engineering /Terrain Management – Landscape/Irrigation Review
7. Metropolitan Planning Organization
8. Parks and Open Space
9. Public Works/Traffic - Wilson & Company, Inc., Engineers & Architects (City Engineering Consultant)
10. Public Utilities/ Wastewater
11. Public Utilities/ Water

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

Title	Name	Initials
Department Director	Heather L. Lamboy, AICP	HLL
Interim Assistant Department Director	Margaret Moore	MM
Interim Planning Manager	Daniel A. Esquibel	DAE
Long-Range Strategic Planner	Janice Biletnikoff, AICP	JB