

City of Santa Fe, New Mexico

Caja del Oro Phase 2 Planning Commission Attachment D

Early Neighborhood Notification Materials

- 1. ENN Guidelines**
- 2. Meeting Notes**
- 3. School Notification**



ENN GUIDELINES

Applicant Information

Project Name: **Caja del Oro Subdivision, Rezoning, General Plan Amendment, Development plan & Preliminary Subdivision plat**

Name: **Siebert** **James** **W**
Last First M.I.

Address: **915 Mercer Street**
Street Address Suite/Unit #
Santa Fe, NM 87505 **NM 87505**
City State ZIP Code

Phone : **(505) 983-5588** E-mail Address: **jim@jwsiebert.com**

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

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

There is limited development in the immediate vicinity of the project. The NM 599 frontage road (AKA Alameda) to the west of the property. To the east is principally vacant land zoned R-1, Single Family Residential. The County Fire station is located to the southeast, north of Caja del Oro Road and the Nancy Rodriguez County Community Center is located to the east, south of Caja del Oro. The dwellings will be two stories, 24 feet in height. The buildings will consist of two attached units with building separations between the two units. The interior roads do require streetlights, most likely at the intersection of Caja del Oro Grant Road and the project intersections. There is a proposed trail within what appears to be the NM 599 right-of-way and along the Santa Fe River. There are no proposed trail alignments on the subject property.

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

This is an exceptionally flat land without well defined drainages. There are no flood plains, rock outcropping's or escarpments associated with the subject land. The only fire risk at this time is from grassland fires. There is a fire station a short distance from the property. The presence of hazardous materials is unknown at this time. There is an easement across the southeast corner of the property for Prairie Dog Loop and a 38 foot access and utility easement in the interior of the property that is a remnant from the prior shopping center approval.

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

There are no known historic sites on the property but that will have to be validated by an archaeological report. There is a small cemetery east of the northern parcel that has some history to it. It is outside the boundary of this project. There are no acequias on the property and the project is not located within downtown Santa Fe, being that area that is close to the plaza.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN
For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.

The density in the more immediate area is almost non-existent since the majority of land in the immediate area is vacant. This property was originally approved in the extraterritorial area as a mixed use development with retail shopping and higher density residential uses. As a consequence the City recognized the property at the time of the City initiated annexation as appropriate for general commercial, C-2 zoning. There are three long narrow strips of land to the east of the C-2 zoning that are vacant and zoned R-1, Single Family Residential, 1 dwelling per acre. The city general plan recognizes the previous mixed use county approval and has designated this prior commercial area as community commercial on the Future Land Use Map. The adjoining residential area to the east is designated as residential at one dwelling per acre. All areas that are annexed by the city that do not come in with a distinct land use designation are zoned at the lowest density which is one dwelling per acre. They are in essence a holding zone for future land use development based on a site specific plan.

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

The property is adjacent to the NM 599 frontage road and is a short distance from the I-25 and South Meadows roundabout interchange of South Meadows Road with NM 599. There is no close-by public transportation in this part of the city. The interior streets will be constructed to city street standards and sidewalks will be available throughout the project. Traffic on Caja del Oro Grant Road is currently limited.

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

Jobs will be created during the development of infrastructure and the construction of housing. The residents of the development will shop in Santa Fe for groceries and some retail. There are a limited number of local businesses in the immediate area to serve the future residents of this development.

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

The developer will be required to construct housing which satisfies the city affordability requirements. These homes will be provided at a lower price point than some of the homes in the Pulte housing spectrum. These homes will be more affordable to working families. No commercial is proposed for the project so there is no opportunity for affordable business space.

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

There is a fire station in close proximity to the project. The El Camino Real School is located on South Meadows Road approximately one mile from the development measured along NM 599 frontage road and South Meadows Road. The Police station is located in the Valdes Business Park which is a considerable distance from the property. The city committed to providing police protection to this area when the city initiated the annexation of the southern urban area. Water will have to be brought into the site from Caja del Oro Grant Road. At this point, without final engineering, it appears it will be necessary to extend sewer offsite to connect to a sewer line on South Meadows Road. Public transportation is not available to this area of the city.

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

City water will have to be brought to the property from off-site on Caja del Oro Grant Road. A request for investigation of the water system capacity and likely line extension has been submitted to the city Water Division. All new development is required by city code to offset its water use by either paying a fee for water conservation credits or purchasing water rights and transferring water rights to the city. It appears that the annual water use will exceed 10 acre feet, requiring the purchase and transfer of water rights to the city.

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

The attached duplex units are the more affordable of the Pulte products. In addition 20 percent of the units will satisfy the affordable housing requirement. There is no neighborhood commercial component to the project nor is that permitted by the requested R-10 zoning. There are sidewalks proposed on either side of a public road. There is a proposed community area within the development on either side of Caja del Oro

Road to be developed as an amenity area for each of the proposed developed areas on either side of Caja del Oro Road.

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

This area was located at the perimeter of the urban area. Developments such as the South Meadows apartments and the El Camino Real Middle School are changing the nature of this area. The construction of South Meadows road from Agua Fria to the NM 599 roundabout intersection and the construction of utilities have led to the urbanization of the area south of NM 599. Currently there are no plans to provide public transportation to this area. As the area continues to develop and the residential densities can justify a public transportation system there will have to be a reevaluation of this area. The employment areas closest to this development are along Airport Road and Cerrillos Road. Access is available to Airport Road and Cerrillos Road via Caja del Oro Grant Road, Lopez Lane and Rufino Street east and west of Lopez Lane.



City of Santa Fe Land Use Department Early Neighborhood Notification Meeting Notes

<i>Project Name</i>	Caja del Oro Subdivision
<i>Project Location</i>	1905, 1950, 0, 0 and 1941 Caja del Oro Grant Road and 4, 5 & 7 Hernandez Road.
<i>Project Description</i>	Requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Very Low Density Residential (1-3 dwelling units per acre) to Medium Density Residential (7-12 dwelling units per acre); requests rezoning approval from R-1 (Residential- 1 dwelling unit per acre) to R-10 (Residential- 10 dwelling units per acre) and C-2 (General Commercial) to R-10 (Residential-10 dwelling units per acre); requests approval of a Development Plan for an 88 single-family home development; requests approval of a Preliminary Subdivision Plat for 88 single-family lots.
<i>Applicant / Owner</i>	The Pulte Group of New Mexico
<i>Agent</i>	James Siebert, of James W. Siebert and Associates
<i>Pre-App Meeting Date</i>	April 8, 2021
<i>ENN Meeting Date</i>	May 11, 2021 and August 10, 2021
<i>ENN Meeting Location</i>	Virtual meeting with Zoom
<i>Application Type</i>	General Plan Amendment, Rezoning, Preliminary Development Plan, & Preliminary Subdivision Plat
<i>Land Use Staff</i>	Donna Wynant
<i>Other Staff</i>	N/A
<i>Attendance</i>	Seven members of the public; the developer's team, and City staff person.

Notes/Comments:

Meeting was started by James Siebert at 5:30 pm with a welcoming and introduction of the development team. He showed the location of the project site, the surrounding land use and the streets in the area. He pointed out that the closest residential property was along Camino Cementerio which was separated from their property by a 110' strip of land.

The request is to rezone the property from the existing C-2 and R-1 to the R-10 district. The C-2 is approximately 10 acres and the R-1 is approximately 6 acres. The proposal is to create a subdivision for 88 single family lots at a density of 5.5 dwelling unit per acre. Mr. Siebert gave a comparison between what the existing C-2 zoning could allow in terms of number of units with its anticipated traffic compared to the requested R-10 zoning. This was their second ENN with their first being held on May 11th where they proposed an 80 lot subdivision. Since they decided to eliminate the alleys that gave access to the rear of some of the homes, they were able to get 88 homes on the property with the garages facing inwards to the development. Sewer is already available at the southeast corner of the site, but the water would have to be extended from where it currently ends on South Meadows Road.

Mr. Siebert gave an overview of the likely components of the request and the timing when they anticipated going to Planning Commission for public hearing. A question was asked about the additional lots. Mr. Siebert said they thought it would be better to just eliminate the alleys which then resulted in more land for to increase the number from 80 to 88 lots.

Mr. William Mee asked about the connection to City water, where they're now on wells, and why they would connect to City water and pay the more expensive City rates. He asked why the additional 8 units and are they affordable units. He also asked why they wouldn't just have a roundabout on Caja del Oro at the street that crossed over Caja del Oro that connected the two parts of the subdivision. Mr. Siebert stated that their traffic engineer will produce a traffic study and evaluate everything at that point which he'll be able to review at that point since it's public information.

A woman asked about the height limit of 24 feet and the arrangement of the houses with the lots and how they would face the streets. Kevin Patton of Pulte said that if people wanted to see a similar arrangement of homes they could look at the homes along Railrunner where they originally had alleys to go behind the homes, but decided to redesign the lots to where the houses faced the street with no alleys in the back.

Another neighbor asked about whether the development would connect or stub out to Camino Cementerio. A 110 foot wide strip of land separated the proposed subdivision and the street, so at this point it would not connect.

The meeting adjourned at 6:05.

July 2, 2021



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By Email: jim@jwsiebert.com

RE: Caja del Oro Grant Subdivision

Dear Mr. Siebert,

Santa Fe Public Schools has reviewed information received from your firm regarding the above referenced project. Given the estimated build out projections for the development plan, current capacities at assigned schools will be adequate to serve the anticipated student population from this development.

We appreciate your observance of City Ordinance 2008-32 allowing Santa Fe Public Schools to adequately plan for impact to facilities and operations.

Sincerely,

Gabe D. Romero
Executive Director of Operations