

City of Santa Fe, New Mexico

**Case # 2024-8901 & 8902
2768 Agua Fria
Rezoning and Master Plan
Planning Commission
June 5th, 2025**

Exhibit C

Applicant Materials

- 1. Master Set Plan**

MASTER PLAN

2768 Agua Fria Street
Santa Fe NM, 87507

Building Criteria

SITE: 2768 Agua Fria Street, Santa Fe, New Mexico

Building Code Information

2021 IBC & SANTA FE CITY

LAND DEVELOPMENT CODE

ZONING: CURRENT MU; PROPOSED C2

LOT SIZE: 4.1194 ACRES (179,445.2635 SQ. FT.)

SETBACKS: STREET= 15'-0"
SIDE= 0'-0"
REAR= 10'-0" NOTE 2: 25'-0" IF ABUT RESIDENTIAL

LANDSCAPE REQUIREMENTS: Per Santa Fe City Code 14-8.4

FLOOD PLAIN: Proposed Structures out of flood plain

Project Team:

Architect:

Architectural Alliance, LLC
612 Old Santa Fe Trail
Santa Fe, NM 87505
505-988-5269



Planner:

JenkinsGavin
130 Grant Avenue Ste 101
Santa Fe, NM 87501
505-820-7444

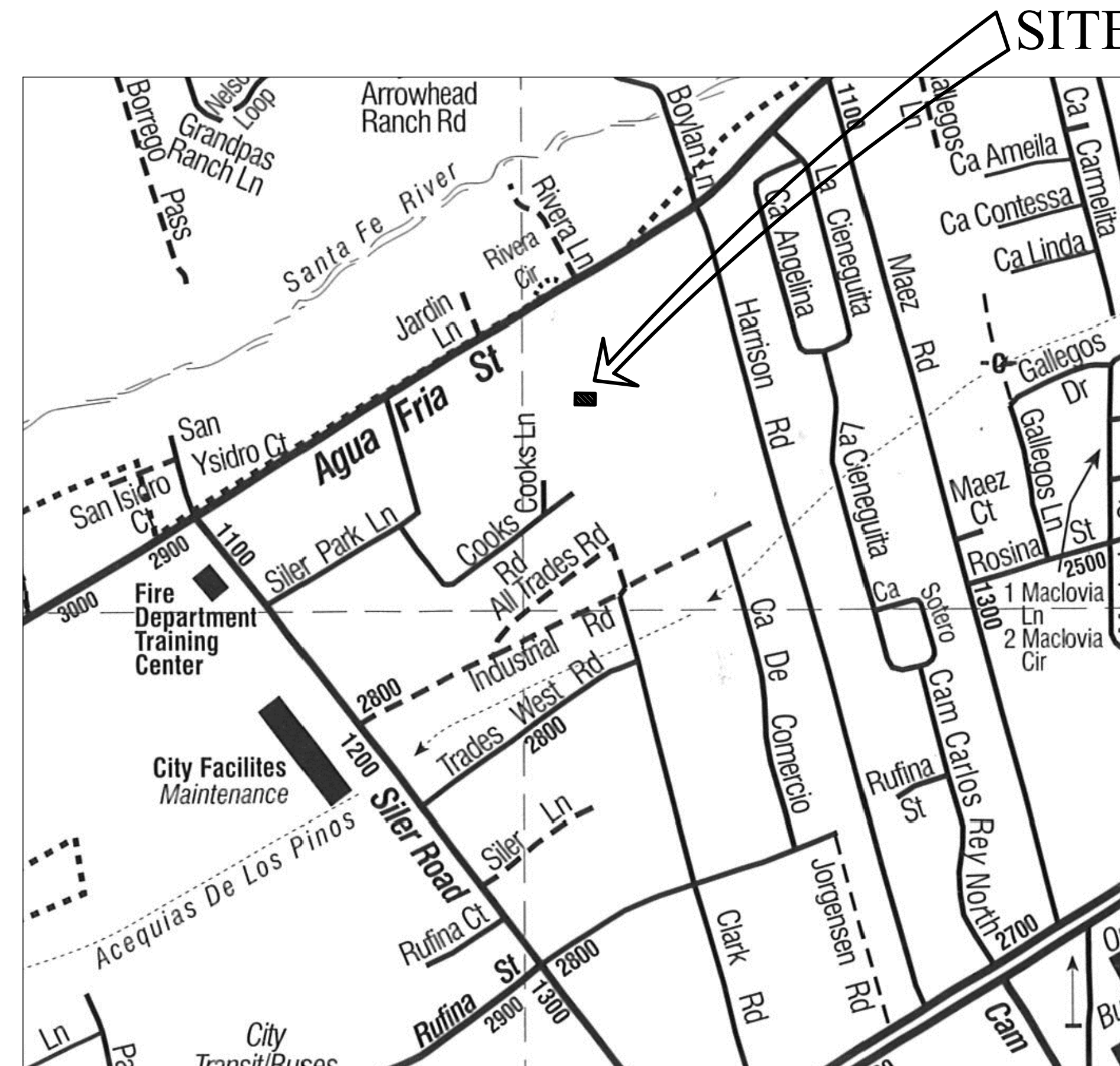


Civil Engineer:

Civil Design Group, LLC
617 West Alameda Street
Santa Fe, NM 87501
575-571-5164

Surveyor:

Dawson Surveys Inc.
7505 Mallard Way
Santa Fe, NM 87507
505-471-6660



Vicinity Map



NORTH
N.T.S.



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CITY OF SANTA FE APPROVALS

GOVERNING BODY APPROVAL, CASE NO. 2024-XXXX
APPROVED BY THE GOVERNING BODY AT THEIR MEETING OF XXXX

MAYOR

DATE

ATTEST:

CITY CLERK

DATE

CITY OF SANTA FE LAND USE APPROVAL:

CITY PLANNER

DATE

CITY ENGINEER FOR LAND USE

DATE

MASTER PLAN DRAWINGS:
MARCH 20, 2025
ARCHITECT'S PROJECT NUMBER 97-15

MASTER PLAN - AGUA FRIA STREET



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PROJECT TITLE

MASTER PLAN

2768 AGUA FRIA STREET
 SANTA FE, NM 87505

PROJECT NO. 97-15

CHECKED BY HR DATE 08/09/24

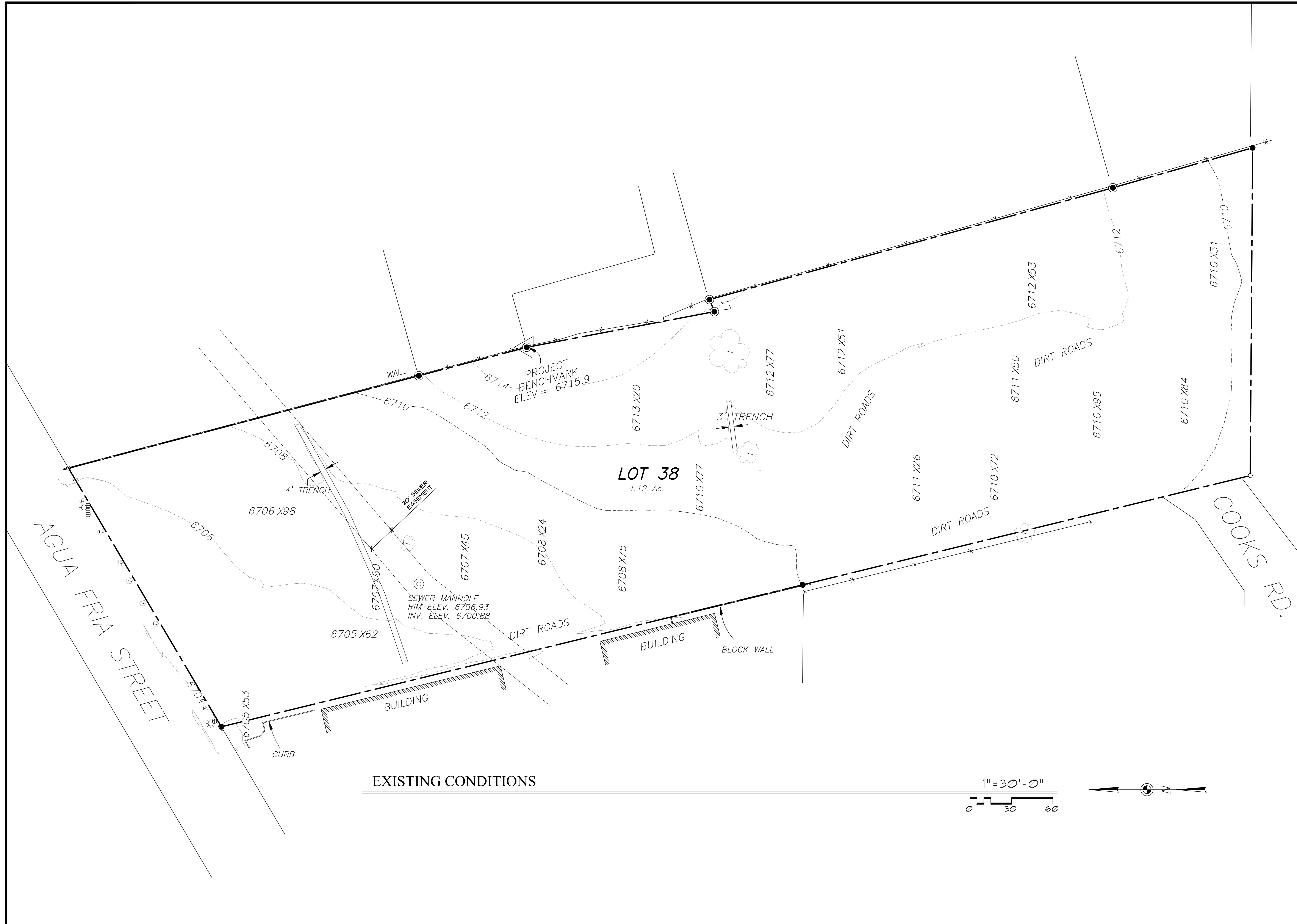
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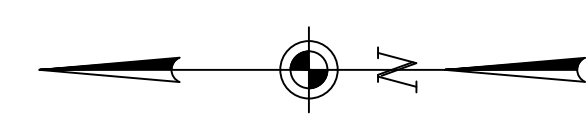
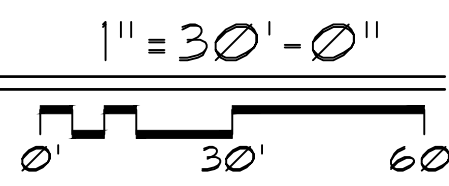
EXISTING CONDITIONS

SHEET NO.

C-1



EXISTING CONDITIONS



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MASTER PLAN

2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 97-15

CHECKED BY HR DATE 05/21/25

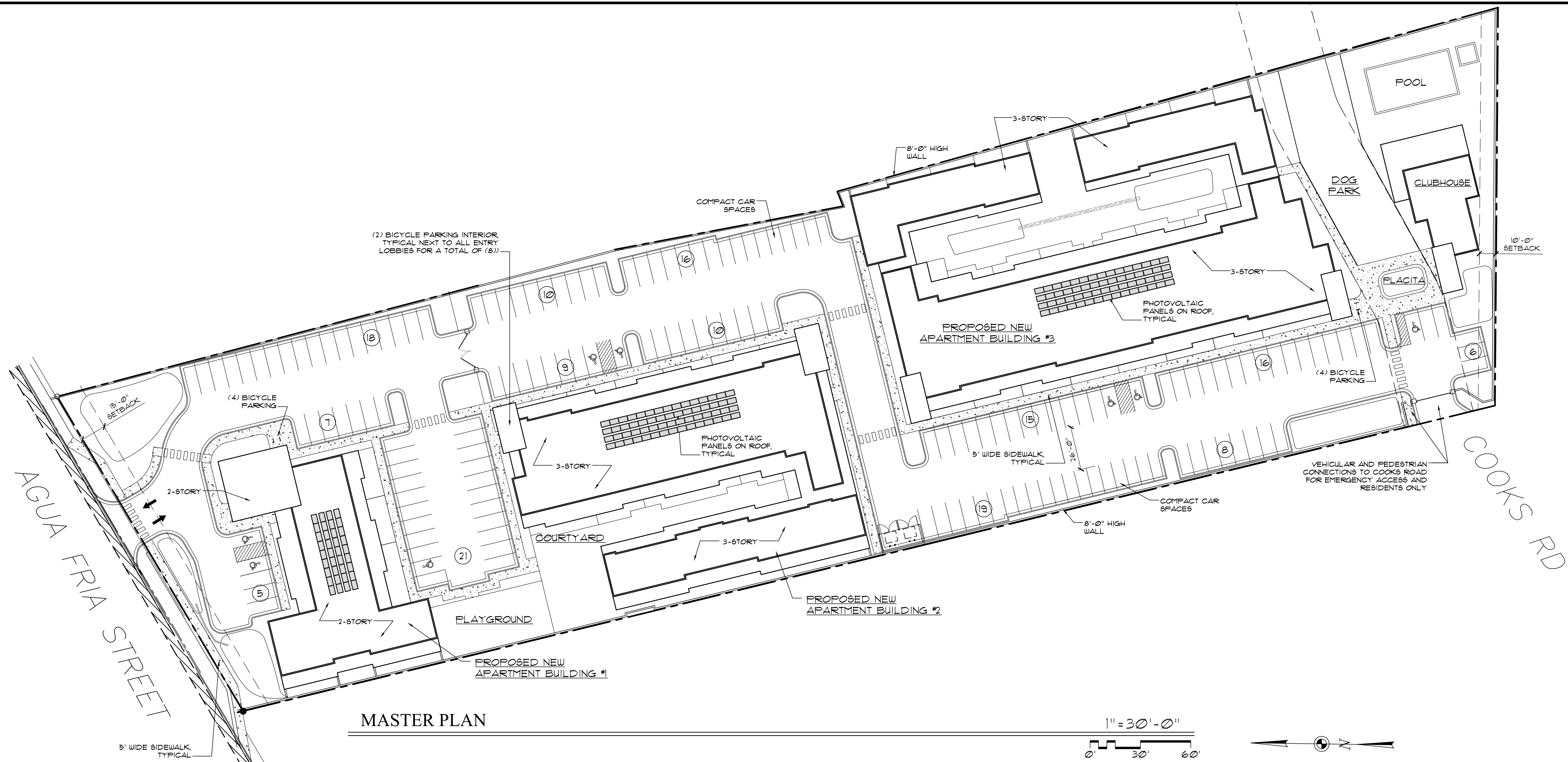
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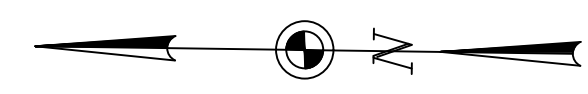
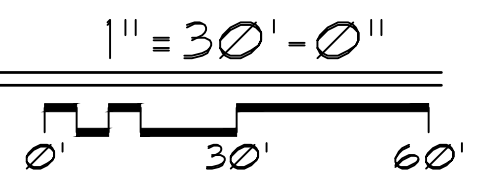
MASTER PLAN

SHEET NO.

C-2



MASTER PLAN



PERMISSIBLE USES:

- RESIDENTIAL:**
SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
- COMMERCIAL:**
FOOD AND BEVERAGE
RETAIL
STUDIO
ARTS ACTIVITIES
SERVICE ESTABLISHMENTS

GENERAL NOTES:

- PROPERTY WILL BE SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST. COMPLIANCE SHALL BE ACHIEVED BY USE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
- COMPLIANCE WITH PROVISIONS OF GUNNISON'S PRAIRIE DOG ORDINANCE SHALL BE COMPLETED PRIOR TO GRADING OPERATIONS. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.
- FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
- UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH LOT. CONTACT THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE CHARGES.
- ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE.
- COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE
- LANDSCAPE DESIGN SHALL COMPLY WITH APPLICABLE PROVISIONS OF SFCC SECTION 14-8.4.
- PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
- PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1981 AND SUBSEQUENT AMENDMENTS.
- PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1981 AND SUBSEQUENT AMENDMENTS.
- FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS PER IFC 1412.
- PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
- THIS DEVELOPMENT LIES OUTSIDE OF A CITY OF SANTA FE HISTORIC DISTRICT.
- THE LAYOUT SHOWN HEREON IS CONCEPTUAL AND MAY BE MODIFIED AS PART OF DEVELOPMENT PLAN PROCESS WITHOUT THE NEED FOR MASTER PLAN AMENDMENT

SITE DATA:

PROPOSED ZONING: C2

LOT SIZE
4.1194 ACRES (179,445.2635 SQ. FT.)

FOOTPRINT
TOTAL FOOTPRINT: 61,790 SF

LOT COVERAGE
REQUIRED 60% MAXIMUM
PROVIDED 40%

OPEN SPACE
REQUIRED: 250 SF PER GROUND FLOOR DWELLING UNIT FOR MIXED-USE PROJECTS PER SFCC 14-7.5(D)(8)(c)
*(49) GROUND FLOOR DWELLING UNITS X 250 = 12,250

PROVIDED: COMMON OPEN SPACE = 32,010 SF
PRIVATE OPEN SPACE = 19,159 SF
TOTAL OPEN SPACE = 51,169 SF (29%)
*COMMON OPEN SPACE DOES NOT INCLUDE THE DOG PARK AND PLACITA WHICH TOTAL 6,818 SF.

BUILDING HEIGHT:
C-2 ZONING MAXIMUM ALLOWABLE HEIGHT: 45'
MAXIMUM PROPOSED BUILDING HEIGHT: 45'

UNIT COUNT:

STUDIO/SMALL 1 BR:	25 UNITS
1-BEDROOM:	70 UNITS
2-BEDROOM:	19 UNITS
3-BEDROOM:	16 UNITS
TOTAL UNITS:	130 UNITS

PARKING CALCS

RETAIL:	1/200 SQ. FT.
RESIDENTIAL:	OVER 5 UNITS (LESS THAN 800 SQ.FT.) 1 ASSIGNED AND 0.25 UNASSIGNED
RESIDENTIAL:	OVER 5 UNITS (800 -1200 SQ. FT.) 1 ASSIGNED AND 0.5 UNASSIGNED

COMMERCIAL	1,000 NLA SQ. FT./200 = 5
RESIDENTIAL	95 UNITS x 1.25 = 118.75
RESIDENTIAL	LESS THAN 800 SQ. FT.
RESIDENTIAL	19 UNITS x 1.5 = 28.5
RESIDENTIAL	800-1200 SQ. FT.
RESIDENTIAL	16 UNITS x 2 = 32
RESIDENTIAL	OVER 1200 SQ. FT.

TOTAL PARKING SPACES REQUIRED 185
PROVIDED 160 INC. 8 H-CAP

BICYCLE PARKING: 12 SPACES REQUIRED
12 SPACES PROVIDED

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PROJECT TITLE

MASTER PLAN

2768 AGUA FRIA STREET
SANTA FE, NM 87505

PROJECT NO. 94-03

CHECKED BY HR DATE 03/20/25

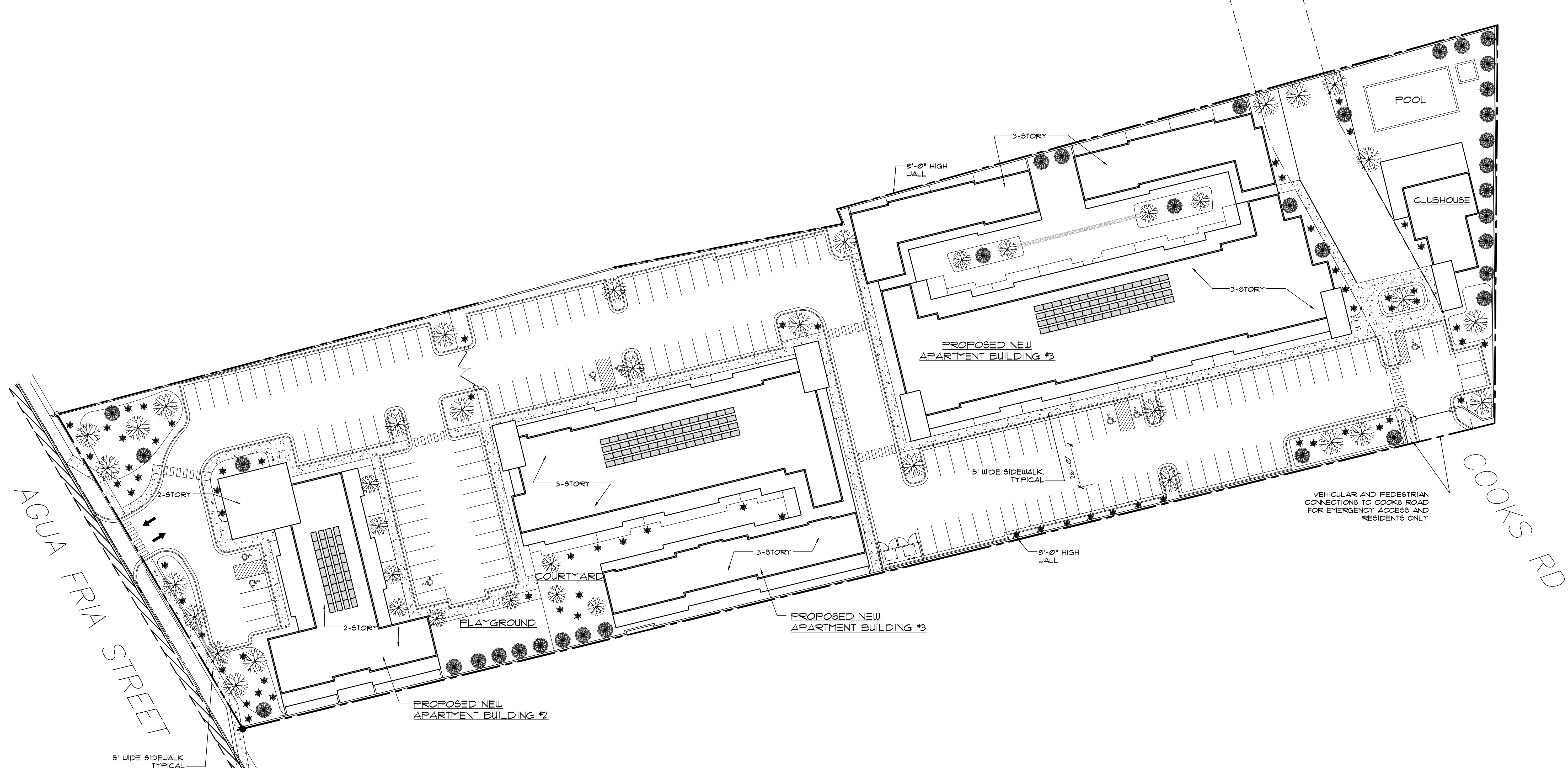
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SHEET TITLE

PRELIMINARY LANDSCAPING PLAN

SHEET NO.

C-4



PRELIMINARY LANDSCAPING PLAN



LANDSCAPING NOTES:

- 1) ALL DECIDUOUS TREES TO BE (2) INCH MINIMUM CALIFER.
- 2) ALL EVERGREEN TREES SHALL BE A MINIMUM OF (6) FEET IN HEIGHT.
- 3) NEW PLANT MATERIAL SHALL BE MULCHED TO A MINIMUM DEPTH OF (2) INCHES.
- 4) ALL NEW SHRUBS SHALL BE 5 GALLON MINIMUM EXCEPT AS NOTED ON THE CITY OF SANTA FE RECOMMENDED PLANT LIST.
- 5) PLANTERS AS NOTED ON PLAN TO BE PLANTED WITH WATER-WISE CITY APPROVED PLANTS.
- 6) ALL PLANT MATERIAL SHALL BE COLD HARDY TO USDA CLASSIFICATION ZONE 5.
- 7) A MINIMUM OF ONE TREE AND THREE SHRUBS PER 500 SQUARE FEET OF REQUIRED PONDING AREA.
- 8) NEW PLANT MATERIAL SHALL BE MULCHED TO A MINIMUM DEPTH OF 2 INCHES AND THE MULCH RENEWED YEARLY OR AS NEEDED. MULCH MAY BE OF ORGANIC OR INORGANIC MATERIAL.

GENERAL NOTES:

- 1) REFER TO GRADING AND DRAINAGE FOR PONDING LOCATIONS

LEGEND:

- PROPOSED NEW DECIDUOUS TREE
- PROPOSED NEW EVERGREEN TREE
- PROPOSED NEW SHRUB