



CITY OF SANTA FE

# Planning and Land Use Department Planning Commission Staff Report

<b>Cases Nos:</b>	2025-10037
<b>Hearing Date:</b>	July 17, 2025
<b>Applicant:</b>	Santa Fe Civic Housing Authority
<b>Agent:</b>	Liaison Planning
<b>Location:</b>	1111 Ocate Road
<b>Case Mgr.:</b>	Claudia Kath
<b>Zoning:</b>	C-2 (General Commercial)
<b>Overlay:</b>	Suburban Archaeological Review District
<b>Pre-app. Mtg.:</b>	February 22, 2024
<b>ENN Mtg.:</b>	April 16, 2024
<b>Proposal:</b>	Applicant requests Development Plan approval to construct approximately 119,540 square feet of new construction of affordable housing for the Santa Fe Civic Housing Authority on +/-5 .64 acres.



**Case #2025-10037. 1111 Ocate Road.** Liaison Planning, Agent, for the Santa Fe Civic Housing Authority, Applicant, requests Development Plan approval to construct approximately 119,540 square feet of new construction for affordable housing on 5.64± acres. The site is zoned C-2 (General Commercial) and is located at 1111 Ocate Road. (Claudia Kath, Case Manager)

## I. RECOMMENDATION

The Land Use Department recommends Development Plan (“Development Plan”) **APPROVAL** of **Case# 2025-10037, 1111 Ocate Road**, subject to conditions of approval and technical corrections as outlined in Attachments A & B of this report.

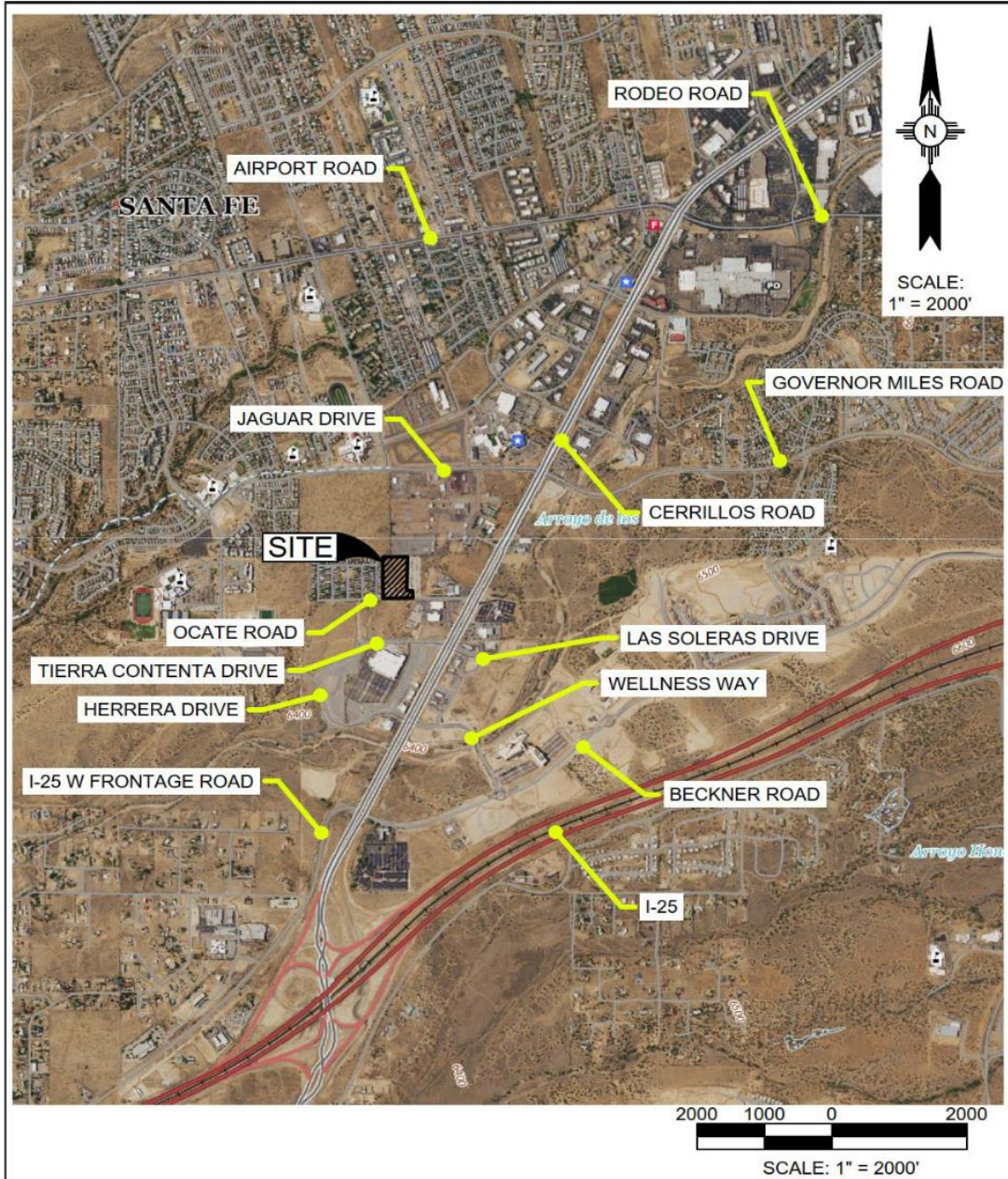
One motion will be required for this case:

- **Approve or deny Case# 2024-8550, 1111 Ocate Road Development Plan**, subject to conditions of approval as outlined in this report and technical correction listed in Attachment A “Conditions of Approval and Technical Corrections” and Attachment B “DRT Comments.”

## II. EXECUTIVE SUMMARY

The subject property (“Property”), located at 1111 Ocate Road is situated on the northern side of Ocate Road and west of Cerrillos Road. It is owned by the Santa Fe Civic Housing Authority and is recognized as a legal lot of record. The site is currently vacant, with the exception of several abandoned structures.

Figure 1 Aerial – Property Location / Vicinity Map



The proposed development includes the construction of 84 affordable housing units, to be distributed across two multi-story residential buildings. Planned site improvements include a community building, tot lot, turf play area, sitting areas, community garden, landscaped open spaces, covered garages, stormwater drainage ponds and outdoor lighting.

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 the Applicant has addressed the necessary findings and recommends **APPROVAL** of the Development Plan, subject to conditions and technical corrections of approval.

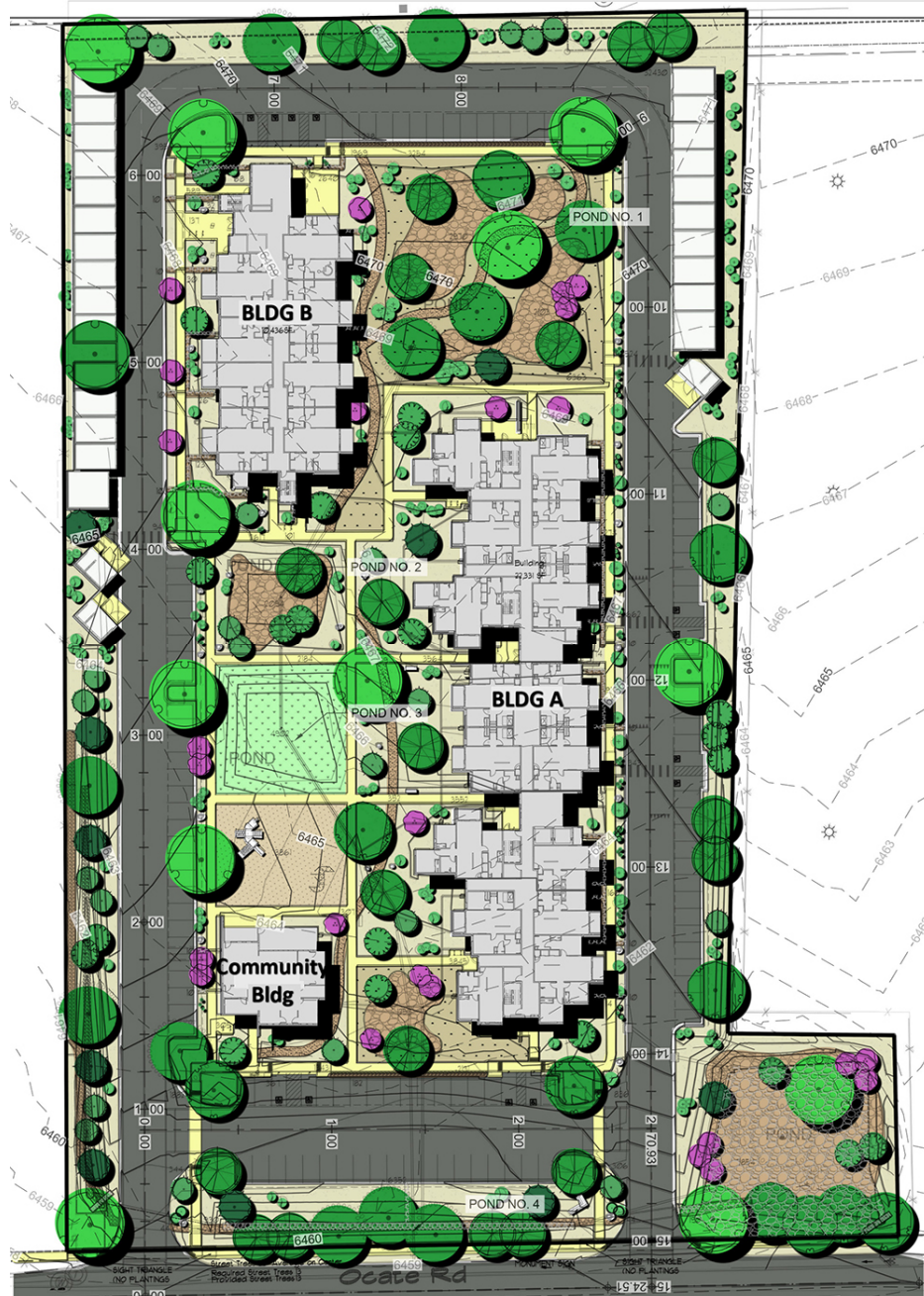
### III. SITE ANALYSIS

The subject property is zoned C-2 (General Commercial) and is located within the Suburban Archaeological Review District. The Applicant is requesting approval of a Development Plan for a multifamily residential project totaling 119,540 square feet, to be constructed in three separate buildings.

- **Building A** will contain 60 residential units and encompass approximately 84,233 square feet.
- **Building B** will contain 24 residential units and encompass approximately 32,555 square feet.
- A **Community Building** of 2,752 square feet is also proposed as part of the development.

The proposed lot coverage is 53%, which is within the maximum allowable coverage of 60% for the C-2 district. The development provides a total of 125,999 square feet of open space, exceeding the minimum requirement of 98,324 square feet.

Figure 2 Proposed Site Plan



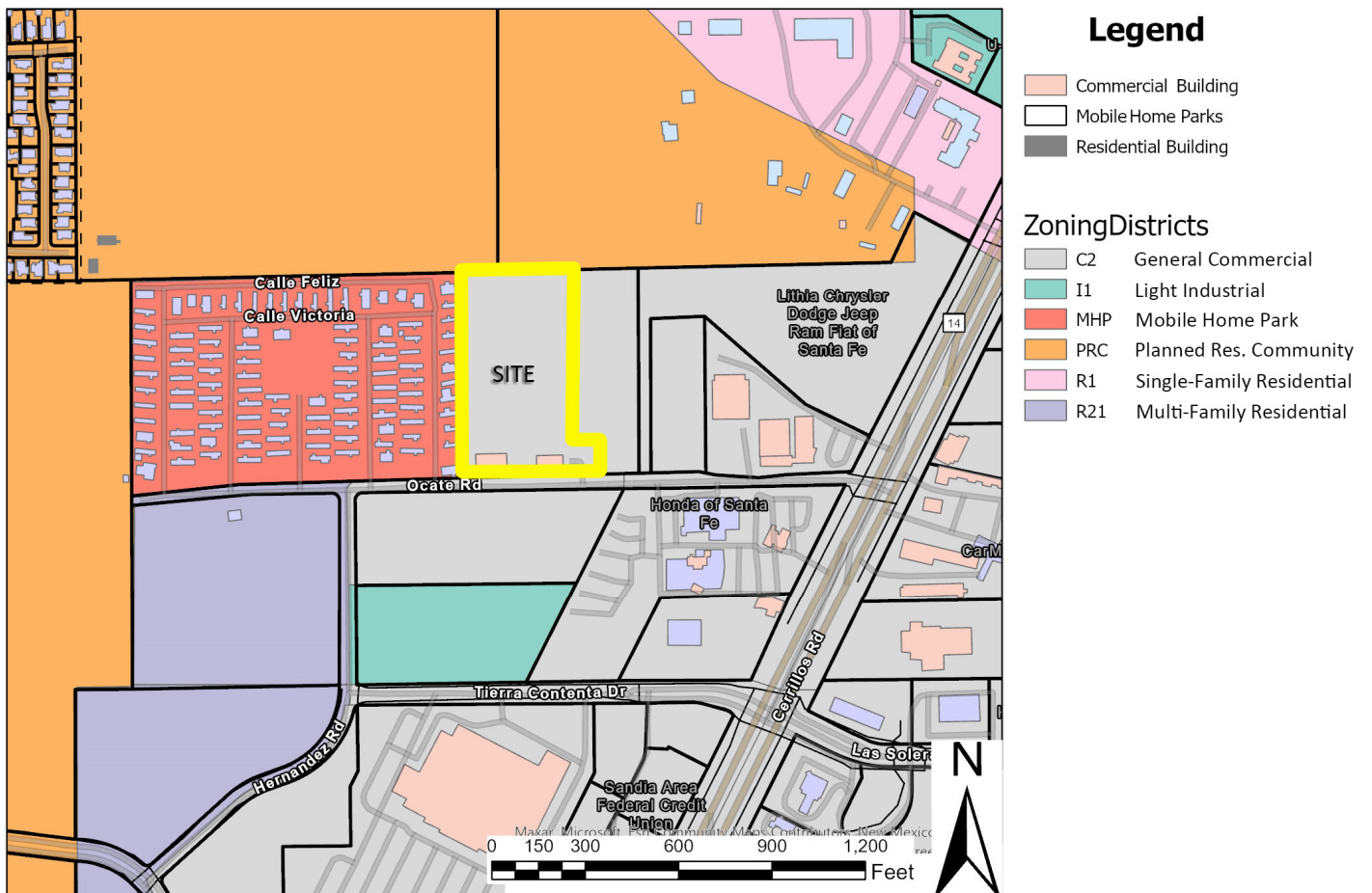
**A. Adjacent Properties**

The Property is adjacent to Ocate Road and approximately 500 feet from Cerrillos Road to the east. See “Adjacent Uses and Zoning” Table 1 and “Adjacent Zoning” Figure 3.

**Table 1. Adjacent Uses and Zoning**

Direction	Property Address	Property Owner	Zoning
Northeast	1120 Cerrillos Road	State of New Mexico	PRC (Planned Residential Comm)
Northwest	Unassigned	School for the Deaf Property	PRC (Planned Residential Comm)
West	1115 Ocate Road	Santa Fe Mobile Home Hacienda	MHP (Mobile Home Park)
South	Unassigned	Hernandez Family	C-2 (General Commercial)
Southeast	7511 Cerrillos Road	FC Automotive Real Estate, LP	C-2 (General Commercial)
East	1107 Ocate Road	Santa Fe Dealership	C-2 (General Commercial)

**Figure 3 Adjacent Zoning**



**B. Overlay Districts**

The Property lies within the Suburban Archaeological Review District. An archaeological inventory and monitoring plan was prepared by Ron Winters, Archaeologist, on July 9, 2024, in preparation of new sewer, water, and electrical infrastructure to be installed on the Property. *SFCC Chapter 14-3.13 Archaeological Clearance Permits and 14-4.10.17 Archaeological Investigation Permit NM-24-141.* See Attachment E.

**C. Santa Fe Homes Program**

SFCC 14-8.11 requires for multi-family residential development to provide 15% of the units at an affordable price. The proposed development is 100% affordable under the Santa Fe Home Program. Consequently, no other affordable housing requirements apply.

**D. Parking**

The Applicant is proposing a total of 84 dwelling units (DUs) constructed in 2 buildings as shown in Table 2 “Required Vehicular Parking” below:

**Table 2 Required Vehicular Parking**

Unit Type	Unit Size	PARKING SPACES / UNIT	REQUIRED	Review
1 BR	697 SF	ADU: Less than 800 SF = 1.25 spaces / unit	16 units x 1.25 = 20	Complies
2 BR	975 SF	ADU: 800-1,200 SF = 1.5 spaces per unit	53 units x 1.5 = 80	Complies
3 BR	1,210 SF	ADU: More than 1,200 SF = 2 spaces / unit	15 units x 2 = 30	Complies
TOTAL			130 SPACES	Complies

**Table 3 Provided Vehicular Parking**

Provided Off-Street Standard Parking Spaces	105 Spaces Provided
Provided ADA Parking Spaces	8 Spaces Provided (5 Required)
Provided ADA Van Accessible	4 ADA Van Spaces Provided (4 Required)
Provided Covered Spaces	23 Covered Spaces Provided
Provided Covered ADA Spaces	2 Covered Spaces Provided
<b>TOTAL PROVIDED PARKING</b>	<b>142 SPACES PROVIDED (130 Spaces Required)</b>

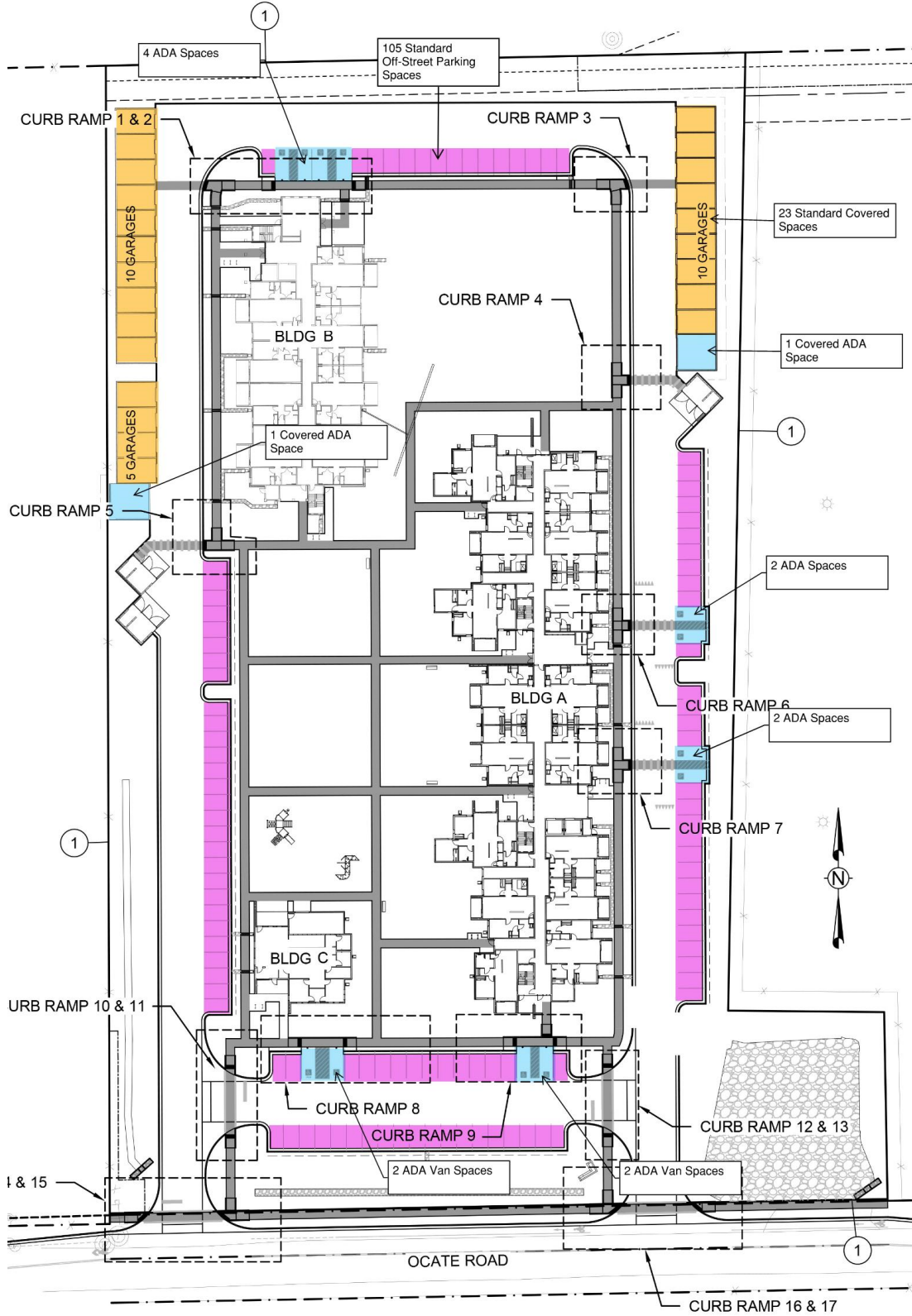
The Applicant is providing 90° parking for “Standard Car” parking.

**Table 4 Parking Type**

Type 90°	Minimum Width	Vehicle Projection	Aisle	Typical Module	Overhang
Standard Cars	9’-0”	18’-4”	26’-0”	41’-4” - 56’-8”	3’-0”

The Applicant is providing wheel stops at each parking spaces.

**Figure 4 Vehicular Parking**

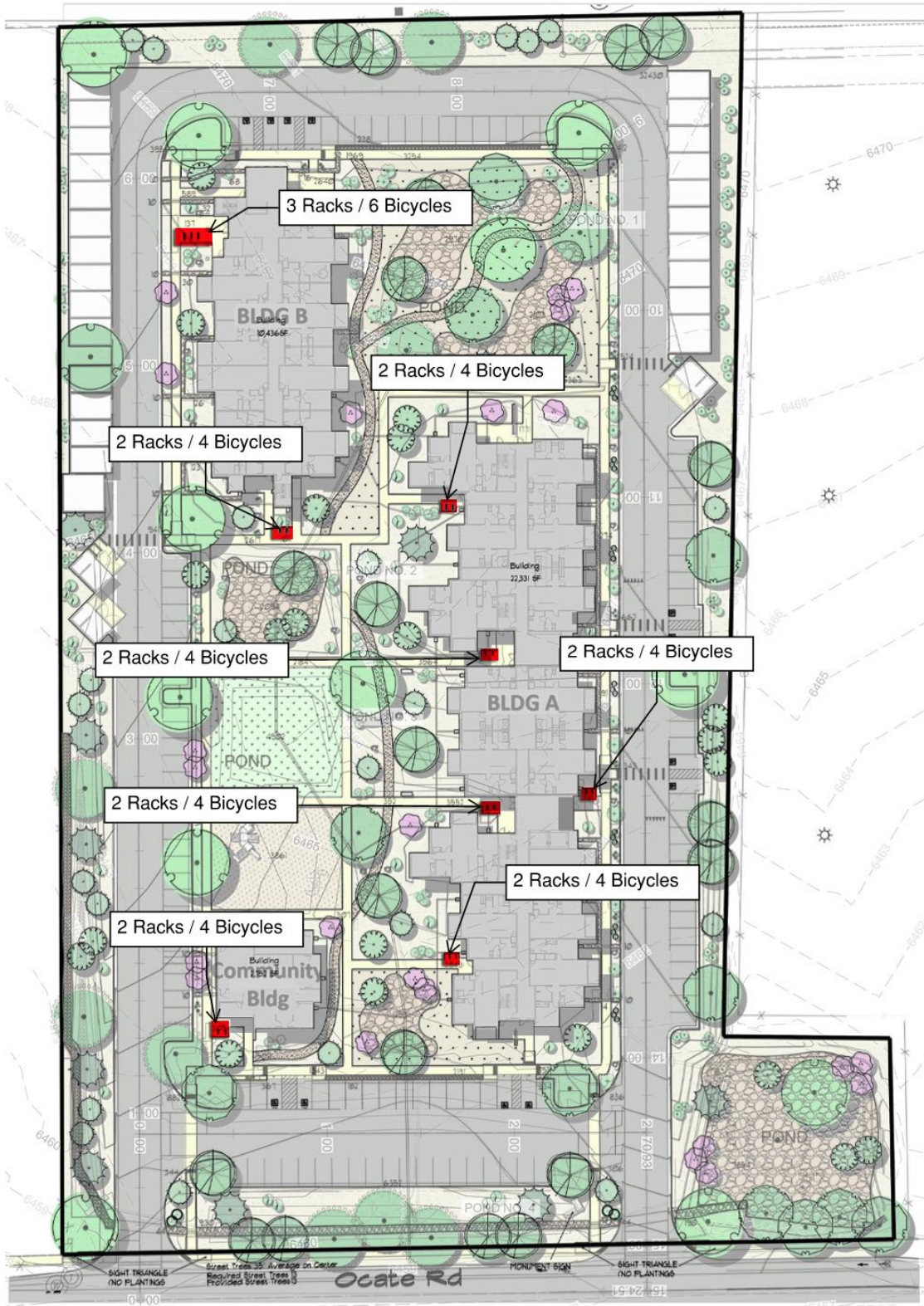


The Land Use Technical Review Division has reviewed the development plan parking scheme for compliance with the ADA. Comments and conditions of approval can be found in Attachments A and B.

**E. Bicycle Parking**

The Development Plan shows 9 locations for bicycle parking with each accommodating up to 4 bikes each. SFCC 14-8.6-3 "General Off-Street Bicycle Parking" requires 12 bicycle spaces and the Applicant has provided 34 spaces.

**Figure 5 Bicycle Parking**

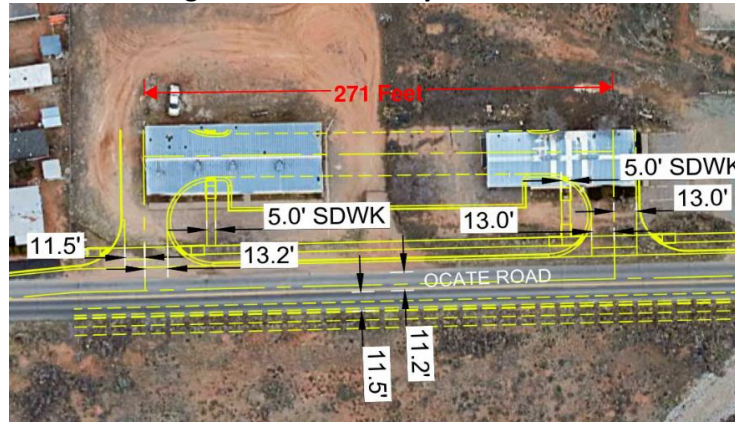


**F. Access and Traffic**

The Applicant submitted a Traffic Impact Analysis (TIA) which identifies several key points.

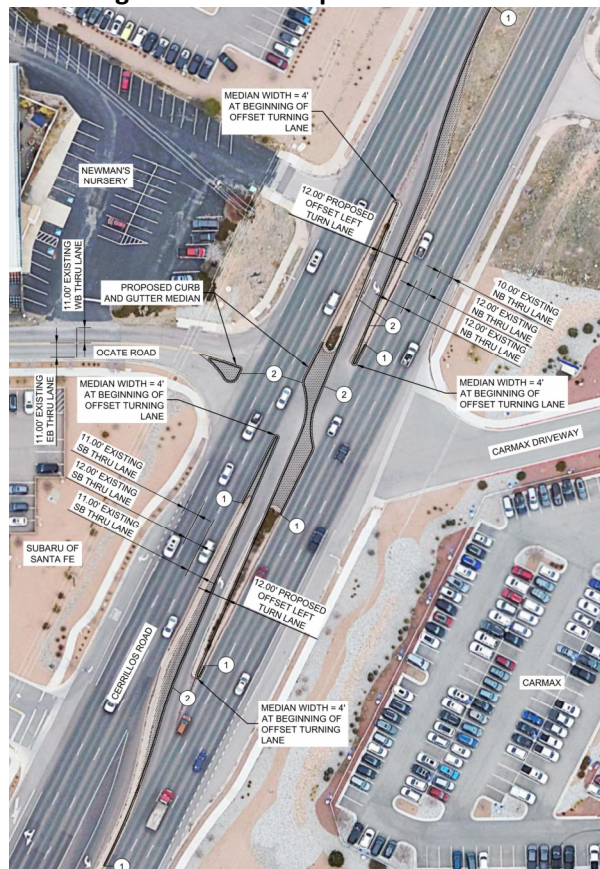
- There are two driveways for ingress / egress into the project from Ocate Road. The driveways are spaced 271 feet apart and should be 330 feet apart to comply with spacing requirements. The TIA indicates that the physical width of the lot prevents the required spacing from being achieved. The report finds the 271 feet spacing is adequate for proposed traffic conditions.

**Figure 6 Site Driveway Dimensions**



**Suggested offsite improvements at Ocate Road and Cerrillos Road will be updated to include a right-in and right-out turn lanes and no left-hand turn will be permitted onto Cerrillos Road from Ocate Road.**

**Figure 7 Offsite Improvements Plan**



- Ocate Road is a rural road that was constructed by Santa Fe County prior to the annexation into the City as part of Phase 1, Area 8 (Ordinance – 2009-51) in 2009. There are two 11’ wide travel lanes, one in each direction. There are no sidewalks, bike lanes or curbs and gutters, except for a portion on the south side of the road at the 7511 Cerrillos Road property. See the Traffic Impact Report in Attachment E.

**Figure 8 Ocate Road Photo**



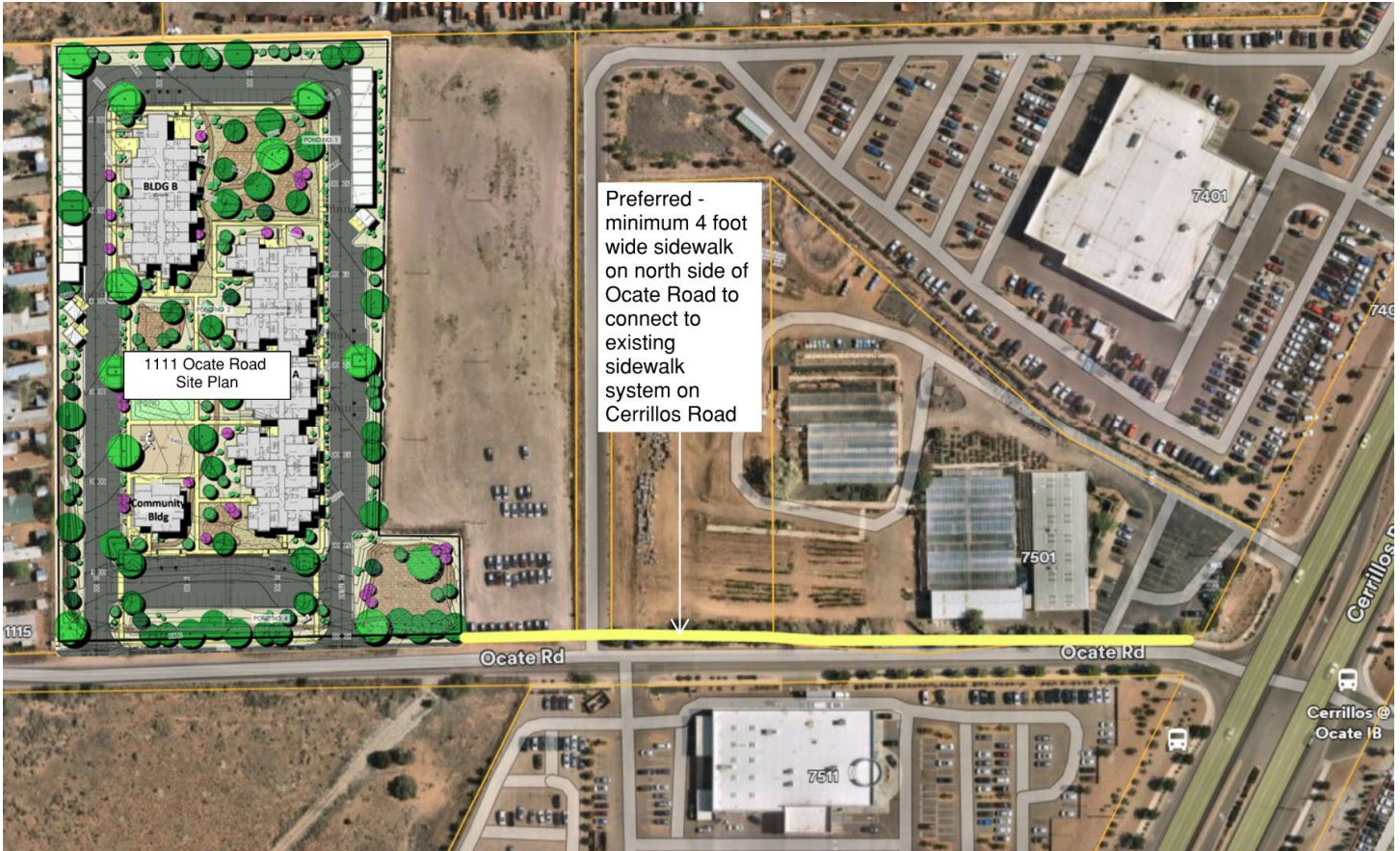
### **G. Sidewalks**

Staff and the ADA plan reviewer have determined an accessible sidewalk route, minimally 4 feet in width, must be constructed along the north side of Ocate Road, between Cerrillos Road and the property building entrances. The code for an Accessible Route, IBC 1104.1 Site Arrival Points states: *“At least one (firm, stable, slip resistant) accessible route within the site shall be provided from: public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served”*. This sidewalk will provide a critical connection to transit stops along Cerrillos Road. The ADA conditions of approval and DRT Comments are listed in Attachments A and B.

There is approximately 500 feet of sidewalk that would need to be constructed in this scenario. Adjacent property owners can be requested to install their portion of the sidewalk along Ocate Rd. SFCC 23-1.7 – *Repair, improvement and construction of sidewalks*, states that:

*If the public works department director determines that it is necessary to repair, improve or construct a sidewalk fronting an individual tract or parcel of land, the public works department director shall prepare a notice of violation requiring that a sidewalk be repaired, improved or constructed in conformity with the existing sidewalk standards adopted by the municipality and ADA standards.*

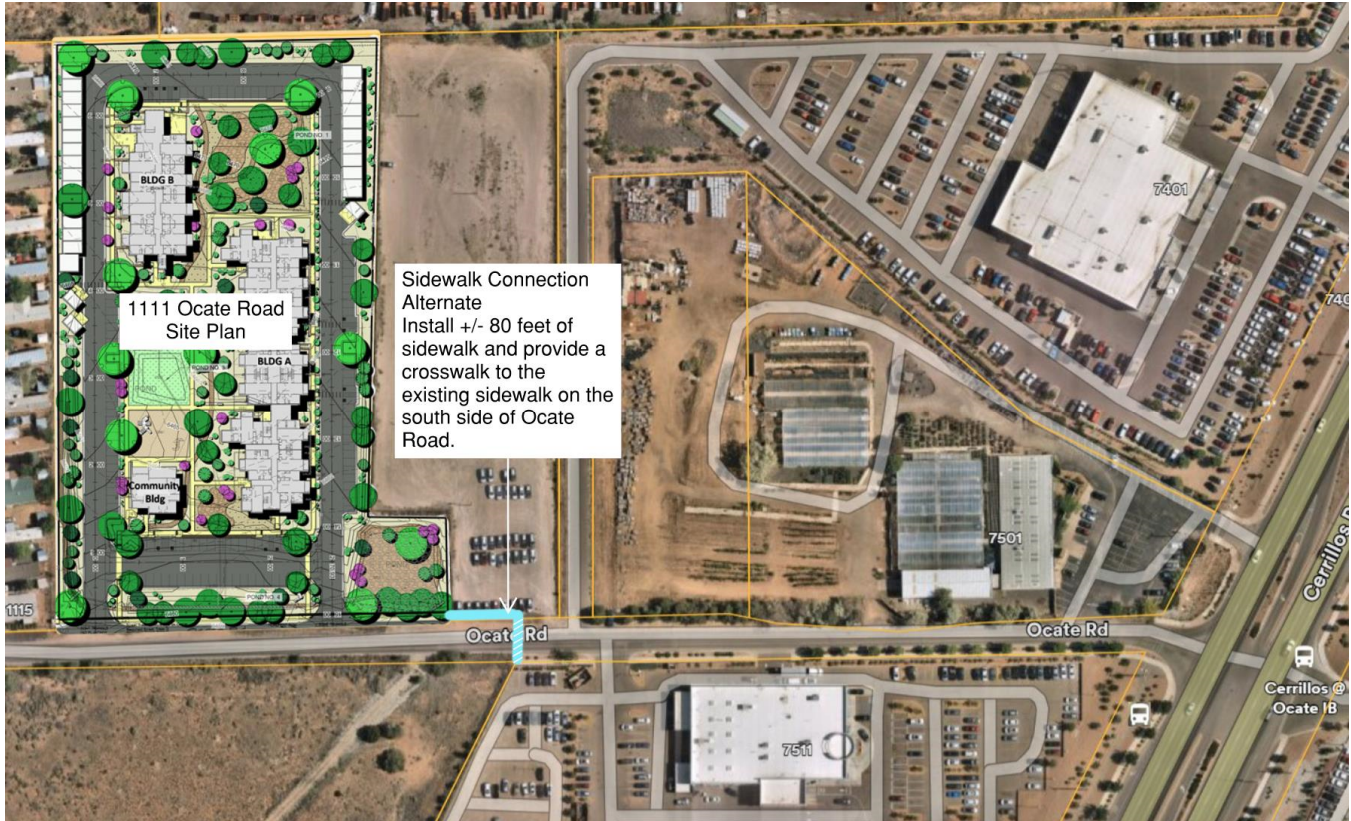
**Figure 9 Access and Off-Site Sidewalk – Preferred Option**



**H. Metropolitan Planning Organization (MPO)**

The MPO reviewer of the DRT review has determined a potential alternate accessible sidewalk route that extends +/- 80' east along the north side of Ocate Rd and provides a mid-street crosswalk to the existing sidewalk on the south side of Ocate Road would be acceptable. Staff has evaluated this option, and while the preference is to provide a direction connections to Cerrillos Road, this option may be considered to assist with the budget constraints of a 100% affordable housing project. The MPO conditions of approval and DRT Comments are listed in Attachments A and B.

**Figure 10 Access and Off-Site Sidewalk – Option 2**



## I. Utilities

The proposed utility plan for the development is to connect to City services for water and sewer.

### 1. Water

There are existing water lines in Ocate Road including an 8-inch line to the east of the project and a 12-inch line to the west to which the proposed development will connect. A proposed 8-inch water line will loop the property under the interior roadway and stub out to the three proposed building for service. Approval of the water budget is not required by the City Water Division as it is a 100% affordable housing project. The DRT Comments and Conditions of Approval are noted in Attachments A and B.

### 2. Sewer

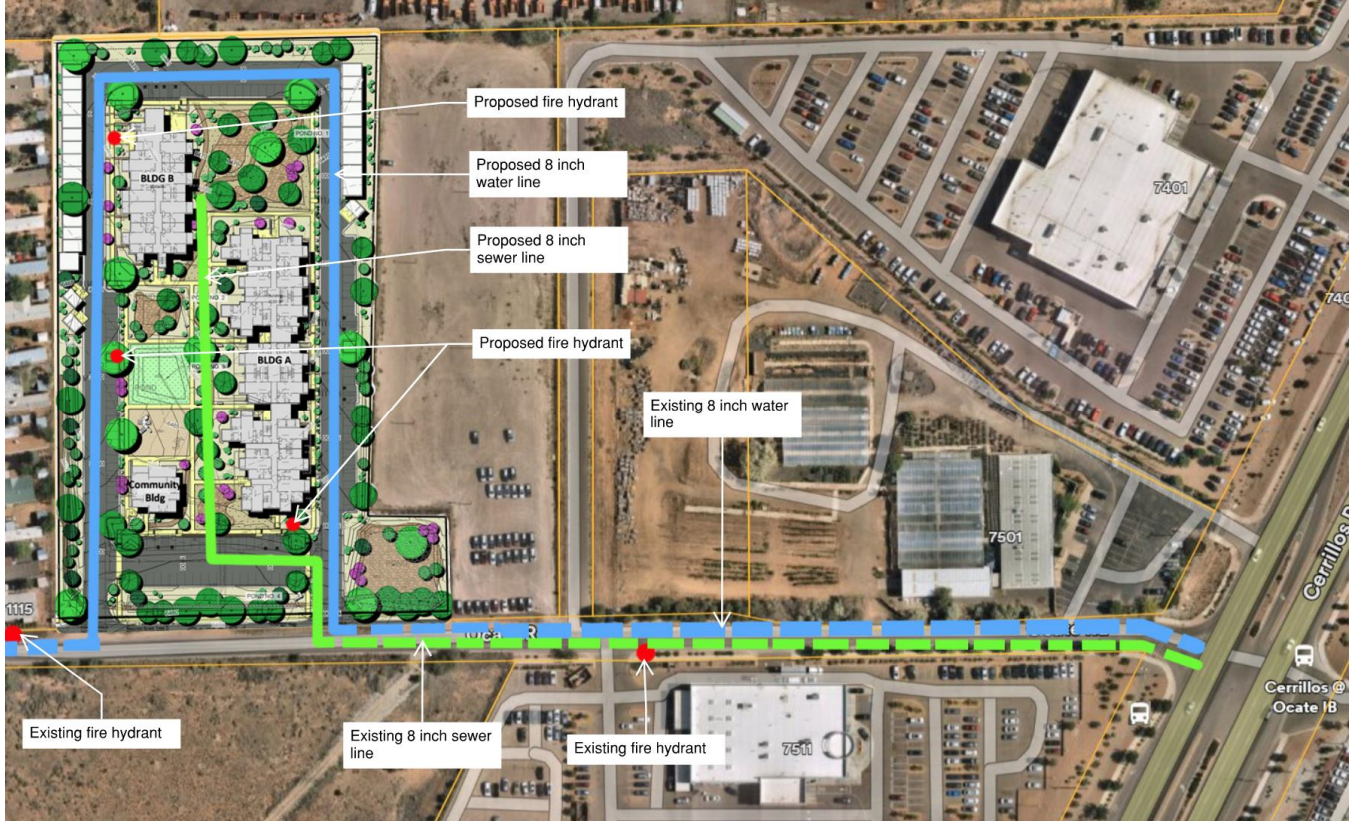
There is an existing 8-inch sewer line located at 7511 Cerrillos approximately 80 feet from the property and to which the proposed development will connect. The Applicant is proposing an 8-inch sewer line to provide sewer service to the project. City Sewer Divisions provided several conditions to be completed prior to recording the Development Plan. The Wastewater Division conditions of approval and DRT Comments are listed in Attachments A and B.

## J. Fire

There is an existing hydrant +/- 68 feet from the western edge of the property and an additional hydrant +/- 200 feet from the eastern edge on Ocate Road. The Applicant is proposing three new fire hydrants: one directly south of Building A, one west of each Building B, and one north of the Community Building. See Figure 9 "Utilities Plan."

The Applicant has stated the buildings will include fire sprinklers. The Fire Marshall conditions of approval and DRT Comments are listed in Attachments A and B.

**Figure 11 Utilities Plan**



**K. Terrain Management**

The property slopes north to south with an average 2 percent grade. No retaining walls are proposed for the property except for low stem walls at the building. Excess runoff on the site will be accommodated by surface ponds. The City Engineer’s conditions of approval and DRT Comments are listed in Attachments A and B. The Applicant has provided a Prairie Dog Clearance Letter which is included in Attachment E.

**L. Landscaping**

The Applicant has placed landscaping throughout the Project which complies with SFCC 14-8.4 Landscape and Site Design. However, Staff’s review found the landscape plan to be incomplete requiring technical corrections. The technical corrections must be addressed prior to recording the Development Plan. The Technical Review Division comments for landscaping can be found in Attachments A and B.

**M. Lighting**

The Applicant has submitted a lighting plan with a photometric analysis. The Technical Review Division found the lighting plan non-compliant to SFCC §14-8.9 “Outdoor Lighting.” See Attachments A and B “Technical Corrections”. The technical corrections must be addressed prior to recording the Development Plan.

**N. Architectural**

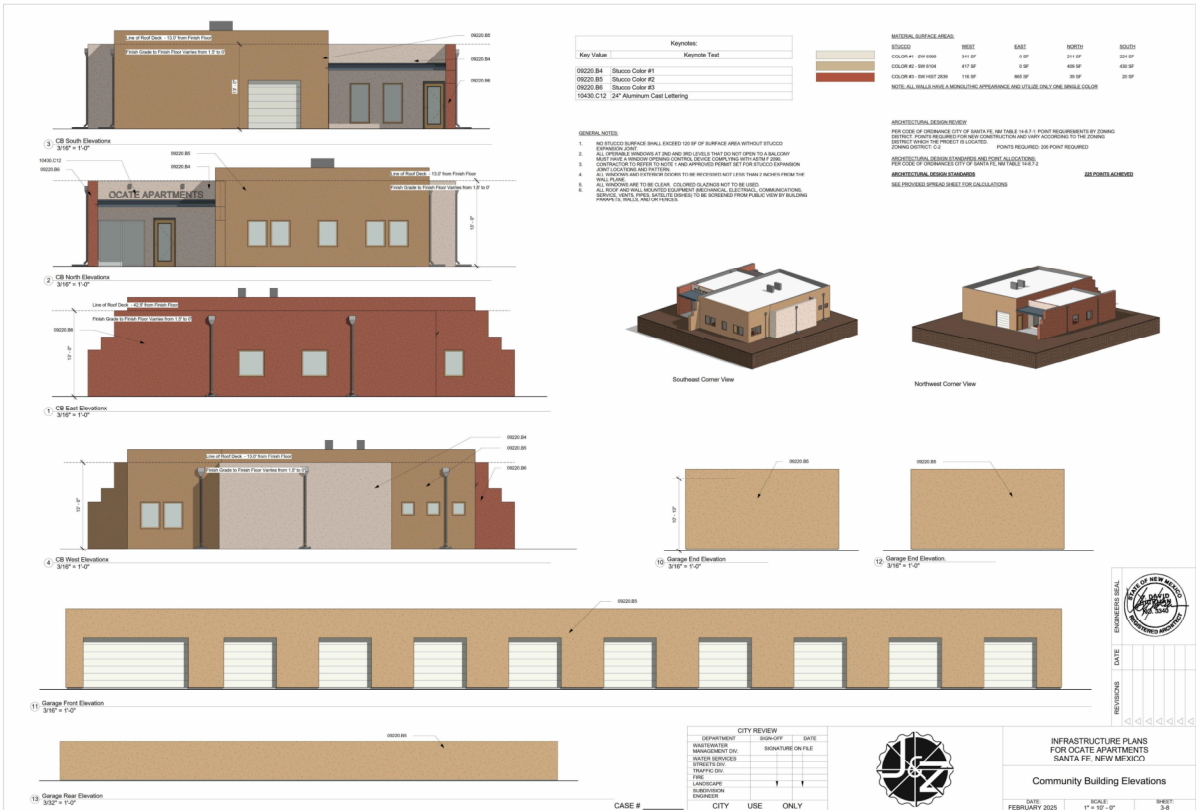
The Applicant submitted a points analysis for the buildings within the Development Plan. The Architectural Points analysis required 205 points for the C-2 district. The Applicant has achieved 225 points with the proposed building



Figure 13 Architecture Elevations – Building B



Figure 14 Architecture Elevations – Community Building



**IV. DEVELOPMENT PLAN APPROVAL CRITERIA**

Table 8 Approval Criteria Development Plan Necessary Findings (Section 14-3.8(D))

<p><b><i>§14-3.8(D)(1)(a)- that it is empowered to approve the plan under the section of Chapter 14 described in the application;</i></b></p>	<p>Criterion Met: (Yes/No) <b>YES</b></p>
<p><b>Applicant’s Response:</b>  <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> <p><b>Staff Response:</b>                      The Santa Fe City Code (SFCC) Subsection 14-2.3(D)(1) authorizes the Planning Commission to review and approve or disapprove development plans and subdivision plans. Subsection 14-3.8(B) requires approval of a development plan for projects with a gross floor area of thirty thousand feet or more.</p> <p>The Development Plans comply with Santa Fe City Code Section 14-3.8(D)(1)(a).</p>	
<p><b><i>§14-3.8(D)(1)(b)- that approving the development plan will not adversely affect the public interest;</i></b></p>	<p>Criterion Met: (Yes/No) <b>YES</b></p>
<p><b>Applicant Response:</b>  <i>“Approval of the proposed project will benefit the public interest by providing needed affordable rental housing. The City’s recently published draft 5-Year Affordable Housing Strategic Plan found 53% of renters are cost-burdened, spending more than 30% of household income on housing. 15% of renters are severely cost burdened, spending more than 50% of household income on housing. This project will provide 84 affordable housing units to help address this cost burden.”</i></p> <p><b>Staff Response:</b>                      The term “Public Interest” is not defined in Chapter 14; however, 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 development. Staff has reviewed the proposed development plan application in accordance with Chapter 14. Subject to staff recommended conditions of approval, the proposed development plan complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.</p> <p>Development Plans comply with Santa Fe City Code 14-3.8(D)(1)(b).</p>	
<p><b><i>14-3.8(D)(1)(c)- 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.</i></b></p>	<p>Criterion Met: (Yes/No) <b>YES</b></p>

**Applicant Response:**

*“The current uses on property include two abandoned metal buildings. Within 200 feet is developed includes a mobile home park to the west, some vacant land and a New Mexico State parking/storage yard to the north; a remote automobile storage lot to the east; and vacant land and a corner of an automobile dealership to the south. The buildings will be 3-stories. The project will create a buffer between the mobile homes to the west with the commercial uses to the east.”*

**Staff response:**

The proposed new construction for multi-family housing are uses that are allowed in a C-2 Zone district. The adaptability of the structure within the C-2 District is compatible with the uses adjoining the property. The architecture complies with the traditional Santa Fe Style and incorporates Santa Fe building styles as stated in 14-8.7 – “*Architectural Design Review.*”

The proposed Development Plan complies with Santa Fe City Code Section 14-3.8(D)(1)(c).

**V. EARLY NEIGHBORHOOD NOTIFICATION**

The Applicant conducted an ENN meeting on April 16, 2024. No neighbors attended the meeting. The ENN application packet and notes are included as Attachment C of this report.

**VI. ATTACHMENTS:**

ATTACHMENT A: Conditions of Approval and Technical Conditions

ATTACHMENT B: Development Review Team (DRT) Comments

- 1) Metropolitan Planning Organization (MPO), Leah Yngve
- 2) Water Division, Clinton Peterson, P.E.
- 3) ADA Review, Teddy Padilla
- 4) Fire Department, Geronimo Griego, Fire Marshal
- 5) Technical Review Division (Landscaping), Lawrence Rivera
- 6) City’s Traffic consultant Wilson & Company, Inc., Engineers & Architects (City traffic Engineer)
- 7) City Sewer Division, Stan Holland PE
- 8) River and Trails, Zoe Isaaccson
- 9) Terrain Management, Dee Beingessner, City Engineer
- 10) Archaeology, Paul Duran
- 11) Land Use / Planning, Claudia Kath
- 12) Water Resources, Walker Williamson

ATTACHMENT C: Early Neighborhood Notification

- 13) Guidelines

ATTACHMENT D: Maps and Photos

- 14) Figure 1 Property Location/Vicinity Map
- 15) Figure 2 Proposed Site Plan
- 16) Figure 3 Adjacent Zoning
- 17) Figure 4 Vehicular Parking

- 18) Figure 5 Bicycle Parking
- 19) Figure 6 Driveway Dimensions
- 20) Figure 7 Offsite Improvements Plan
- 21) Figure 8 Ocate Road Photo
- 22) Figure 9 Access and Off-Site Sidewalk – Preferred Option
- 23) Figure 10 Access and Off-Site Sidewalk – Option 2
- 24) Figure 11 Utilities Plan
- 25) Figure 12 Architecture Elevations – Building A
- 26) Figure 13 Architecture Elevations – Building B
- 27) Figure 14 Architecture Elevations – Community Building

ATTACHMENT E: Applicant Submittals

- 28) Application Letter
- 29) Development Plan Drawings
- 30) Infrastructure / Civil Drawings
- 31) Traffic Impact Analysis
- 32) Archeological Survey & Monitoring Plan
- 33) Prairie Dog Clearance Letter

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

<b>Title</b>	<b>Name</b>	<b>Initials</b>
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Dan Esquibel	DAE
Case Planner	Claudia Kath	CM