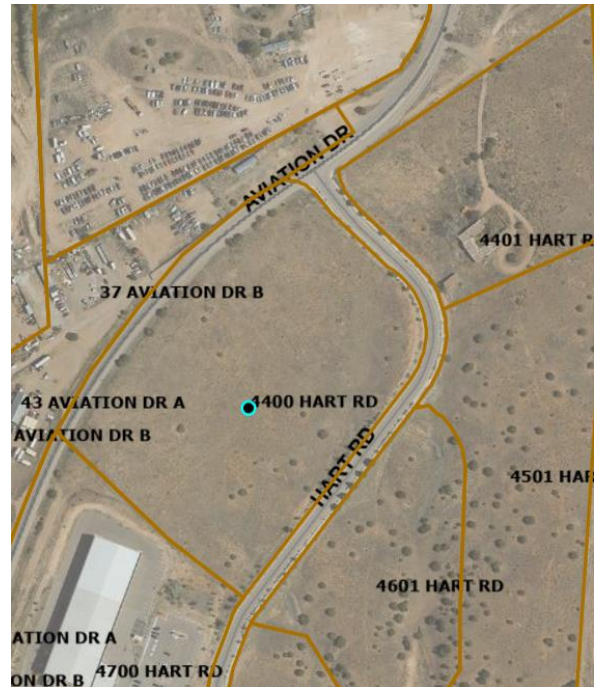




Planning and Land Use Department Planning Commission Staff Report

Case No: 2024-9318
Hearing Date: December 5th, 2024
Agent: NM Land Solutions, LLC.
Applicant: BH Devco
Request: Development Plan
Location: 4400 Hart Road
Case Mgr.: Carly Venditti
Zoning: I-1 (Light Industrial)
Overlay: None
Pre-app Mtg: August 8, 2024
ENN Mtg: September 24, 2024
Proposal: The applicant requests approval of a development plan for a 62,200 square foot warehouse distribution building on a ±10.73-acre parcel.



Site Map

Case #2024-9318. 4400 Hart Road Development Plan. NM Land Solutions LLC., Agent, for BH Devco, owner and applicant (“Applicant”) requests approval of a Development Plan for a 62,200 square foot warehouse distribution building for a property address located at 4400 Hart Road and is zoned I-1 (light industrial). It consists of an undeveloped 10.73-acre lot. (Carly Venditti, Case Manager, cavenditti@santafenm.gov).

I. RECOMMENDATION:

Land Use Department Staff (“Staff”) recommends that the Planning Commission **APPROVE** the Development Plan for Case #2024-9318, subject to conditions of approval and technical corrections outlined in this report.

One motion will be required for this case:

- *Approve or deny the Development Plan (Case #2024-9318), subject to the conditions of approval and technical corrections recommended by staff.*

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval for **the Development Plan** (Case #2024-9318).

Table 1. Conditions of Approval

#	Condition of Approval	Dept. or Division	To be completed:
1	Drainage Report shall contain a discussion of the required volumes of the ponds to detain stormwater on site. Explain why curve numbers (CN) for proposed conditions are the same for all basins.	Land Use/Engineering	Prior to Recordation
2	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire service.	Public Utilities/ Water	Prior to Building Permit Approval
3	An approved Water Plan will be required for all new public water infrastructure and fire services.	Public Utilities/ Water	Prior to Recordation
4	A separate irrigation meter will be required 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.	Public Utilities/ Water	At time of Development
5	Development shall comply with International Fire Code 2021 & and other requirements.	Fire Prevention	Prior to Recordation
6	Height of building shall be illustrated on the fire plan to comply with IFC 2021 Appendix D for buildings higher than 30 feet for fire lane widths at 26 feet minimum.	Fire Prevention	Prior to Recordation
7	An outdoor break area with picnic tables, seating, and shade areas should be provided in addition to a smoker’s bench.	Current Planning	Prior to Recordation

III. EXECUTIVE SUMMARY & BACKGROUND

The subject property is located at 4400 Hart Road, southeast of the Aviation Road/Paseo Real and Veterans Memorial Highway intersection (the “Property”). The Property is a vacant, undeveloped +/-10.73-acre parcel located along the corner of Aviation Drive and Hart Road, within the Hart Business Park commercial subdivision. The Applicant requests approval of a development plan for a 62,200 square foot warehouse distribution building, with associated parking, landscaping, and drainage facilities.

The Hart Business Park was annexed by the City of Santa Fe in July 2008 under Ordinance 2006-25, and platted in August 2008, creating eleven (11) lots for light industrial uses. The area has historically been an industrial area surrounding the Santa Fe Regional Airport, but in recent years it has evolved to include new businesses focused on distribution and fulfillment.

IV. PROJECT ANALYSIS: DEVELOPMENT PLAN

Project Description

The proposed development includes one (1) warehouse distribution building fronting Aviation Drive and Hart Road. The development proposes four access points—one (1) on Aviation Drive and three (3) on Hart Road—designed to support 24/7 operations for seamless shipment and product distribution. In addition to the warehouse and distribution center, the project features streetscape, landscaping, and drainage improvements.

Surrounding Zoning and Land Use

The site located at 4400 Hart Road is part of a growing light industrial business park, which recently welcomed additions such as a PODS Storage facility, a FedEx Ground Distribution Center, and a Frito-Lay Warehouse. The area north of Aviation Drive features vehicle yards, a concrete production plant, and a material storage site—consistent with the I-1 and I-2 zoning districts which inform the permitted in the area. Further west along Aviation Drive is the Santa Fe Regional Airport, along with its associated amenities.

General Plan Future Land Use

The Property is located within the Hart Business Park, an industrial park zoned I-1. The I-1 Light Industrial District is intended for light manufacturing, processing, storage, warehousing, distribution and similar commercial uses. Regulations in this zone are intended to prevent friction between uses within the district and protect nearby residential districts. Under the General Plan, this area is designated as Industrial. The proposed use as a distribution warehouse aligns with the current land use zone and future land use designation.

Project Zoning

The Property is zoned I-1, Light Industrial. Distribution and storage facilities are allowed under this zoning category. The proposal meets all dimensional standards as shown in Table 2 below.

Table 2. I-1 Dimensional Standards

Requirement	I-1	Proposed
Height	65 feet	33 feet
Setbacks	Street, main: 15 feet Rear: 10 feet Side: No Requirement	Street, main: 15 feet Special Side: 15 feet Side: No Requirement
Open Space	30% of Lot = 140,219.64 SF	+/- 45% = 209,441 SF
Lot Coverage	50% maximum	+/- 13%

Architecture

Project architecture exceeds the required architectural design review point threshold of 155 points in I-1, light industrial zones. The proposed warehouse structure is a 33’ high, single-story building constructed of concrete panels with a textured finish, painted adobe beige. Other than three blue fabric awnings, the structure has few other architectural features aside from loading docks, several windows, and a metal canopy for product loading along the western elevation.

Access, Traffic, and Parking

Vehicles may access the Property via Hart Road and Aviation Drive, with the Property fronting both roadways.

The Applicant proposes three (3) entrances along Hart Road and one (1) on Aviation Drive. Internal circulation has been designed to allow company distribution vans to queue, employees to access the warehouse, and freight deliveries to occur simultaneously. Additionally, the warehouse operations and vehicle circulation are planned in a manner to ensure there is no spillover onto public streets.

Figure 1, below, depicts details of site access, traffic flow, and parking. The northeastern entrance on Hart Road leads to a parking lot for company vehicles, which connects to the building’s northern side, dedicated to delivery van loading. To minimize congestion, company vehicles exit the site via Aviation Drive. The southeastern driveway and parking lot, served by a proposed deceleration lane, provide access to the main entrance for employees and guests from Hart Road while the southernmost driveway provides access for freight deliveries. The development plan includes 131 parking spaces, exceeding the 125 required for warehouse use, with an additional 16 additional loading spaces under the northwestern canopy.

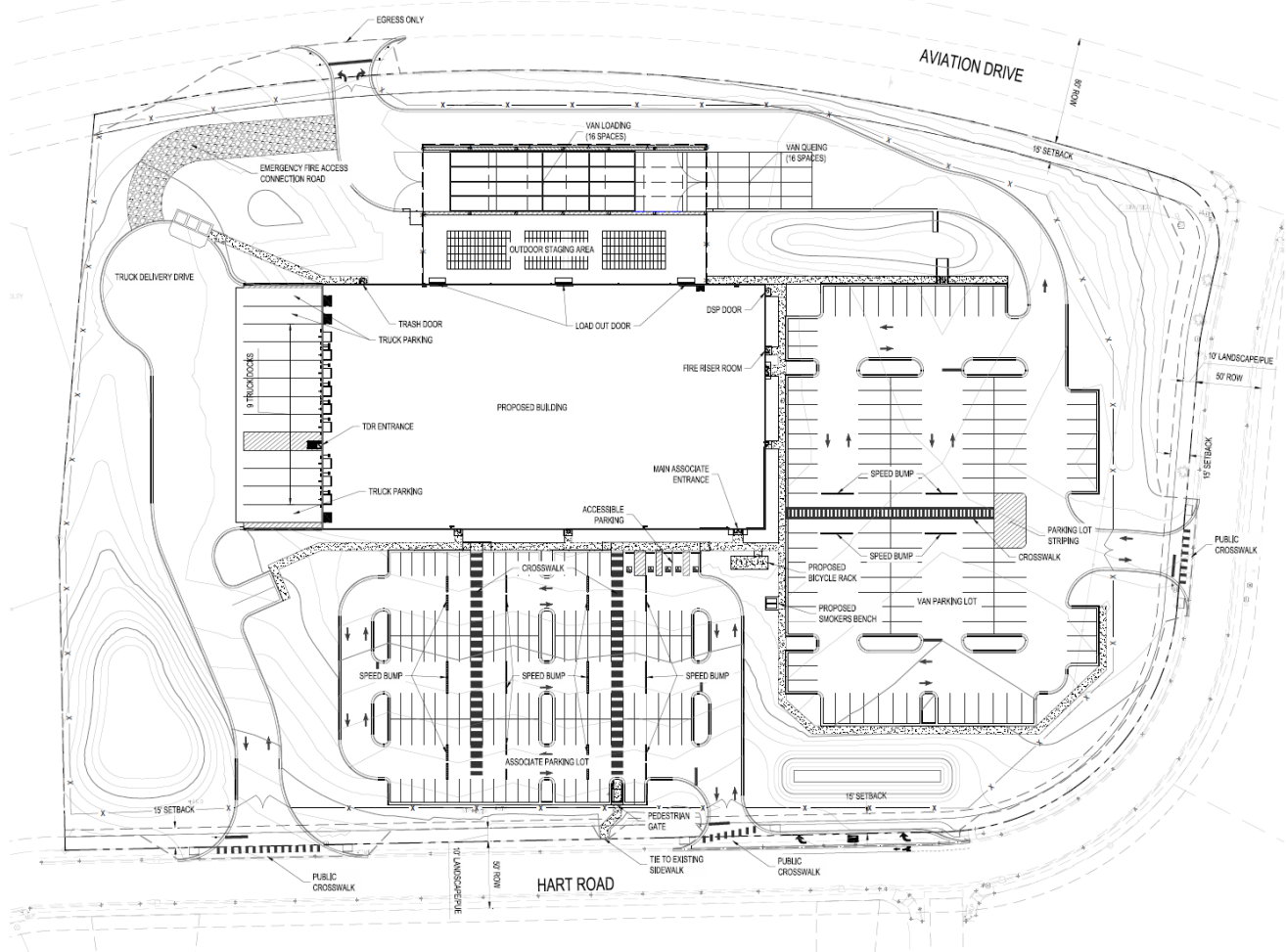


Figure 1: Project Hobbs Pedestrian, Bicycle, Vehicular Plan

Pedestrian access along Hart Road will connect to the existing Hart Business Park infrastructure, with public crosswalks at all three driveways. Although Aviation Drive lacks dedicated bike lanes, cyclists can use the full lane until reaching the designated lanes on Hart Road. The development will also include inverted U bike racks with space for 12 bicycles.

A Traffic Impact Analysis (TIA) was conducted by NV5 Engineers & Consultants and was reviewed by a contract engineer on behalf of the Public Works Department and an New Mexico Department of Transportation (NMDOT) District 5 representative. The TIA showed the nearby roads have sufficient capacity to accommodate the new development. The proposed right-turn deceleration lane at Hart Rd and Driveway 2 meets the necessary thresholds per the State Access Management Manual (SAMM). The Aviation Road/Paseo Rael and Veteran's Memorial Highway (NM 599) intersection was analyzed as part of the TIA, and it was determined that dual westbound left-turn lanes would alleviate the queuing issues at the intersection. The NMDOT District 5 representative determined that movement will experience Level of Service F in the Horizon Year of 2035. The City Traffic Division reviewed the application and had no concerns. Traffic comments can be found in Attachment A.

Grading and Drainage/Terrain Management

The site slopes from the north to the southeast with an overall grade change of 15 feet. There are no floodplains on site, no slopes greater than 30%, and the proposed development plan includes passive storm water harvesting systems. Hart Business Park was developed with drainage collection areas and inlets on Hart Road which direct storm water from the Property to an easement south of Hart Road. Terrain Management comments can be found in Attachment A.

Open Space, Lighting, and Signage

Santa Fe City Code ("SFCC" or "Code") Section 14-7.5(D) sets the Open Space standards for Nonresidential developments. The Code requires no less than 50% open space, unless passive water harvesting concepts are incorporated in the stormwater management plan, in which case open space requirements are reduced to 30%. Because the proposed development incorporates passive water harvesting concepts, the required open space for this development is 30%, or 140,219.64 SF. The project provides 209,441 SF of open space, well above the minimum Code requirement.

There are no commercial signs proposed in the development plan. Staff will review proposed individual signs for this light industrial use during the permitting process. The Applicant provided a lighting plan which includes pole lights and wedge lights. Staff reviewed the photometric data that the Applicant provided and determined that the lighting complies with outdoor lighting requirements SFCC Section 14-8.9. Technical review comments including photometrics review can be found in Attachment A.

Water and Sewer

The Applicant applied for City water and sewer service, as outlined in the utility service application included in Attachment C. The new water demand will be offset in accordance with city code requirements, the Santa Fe water offset program or submittal of city certified retrofit credits can be submitted in lieu of payment to satisfy offset requirement. The proposed development will connect to city services for water and sewer. The project is connecting through an 8" water line on Hart Road that is connected to a 12" water line on Aviation Drive. Sewer service will connect to an 8" sewer line installed at the time of the development of the adjacent lot. See Attachment A for Water engineering comments.

Water Budget

A full budget is included in Application Materials Attachment C.

Warehouse Use	2.488 AFY
Landscape Irrigation	1.80 AFY
DEVELOPMENT WATER BUDGET	4.28 AFY
9.8% CONTINGENCY per SFCC §14-8.13(E)(1)	0.42 AFY
TOTAL	4.70 AFY

Fire Prevention and Emergency Access

Fire and emergency access requirements are satisfied by the project’s compliance with the International Fire Code 2021 and infrastructure improvements made at the time of the Hart Business Park development. The warehouse, which is the sole building proposed to be constructed as part of this development, will include an automatic fire suppression system, four new fire hydrants within the property boundaries, along with the two existing fire hydrants along the edge of the property on Hart Road. All initial review conditions have been satisfied, including the requirement for a 26-foot-wide fire lane to accommodate a building exceeding 30 feet in height. Fire prevention comments can be found in Attachment A.

Archaeology

The proposed development project is not within an Archaeological Review District, but due to the size of the lot at 10.73-acres, an archeological clearance is included with this memo provided for review, see Attachment C. The City Archaeological Review Committee issued an archaeological clearance with the Hart Business Park subdivision application, no significant sites were located within the boundaries of the Property.

Landscaping

The proposed landscaping plan includes a request for an alternative means of compliance to SFCC Section 14-8.4, which requires 296 trees within the designated open space, not including parking and ponding areas. City of Santa Fe Staff designated to review the requirements SFCC Section 14-8.4 support the Applicant’s request for an alternative means of compliance with a 38% reduction in trees. The proposed alternative means of compliance would assure health within the tree canopy, proper spacing at mature tree height, and reduces water usage.

The Property will meet all other landscaping requirements according to SFCC Section 14-8.4 including the required 592 shrubbery dispersed throughout the property, landscaped ponding areas, trees throughout the parking lots, and landscaping irrigation. A complete planting plan for the development is included in Attachment C.

V. 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:

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;	Criterion Met: (Yes/No) YES
Applicant Response: Per Section 14-2.3(C)(1) of the Santa Fe City Code the Planning Commission has authority to review, act on and provide Findings of Fact and Conclusions of Law	

for the Preliminary and Final Development plans.	
Staff Response: Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	Criterion Met: (Yes/No) YES
Applicant Response: Approval of this development does not or will not adversely affect the public interest. The proposed project is within a previously approved and established industrial business park that was created for light industrial uses, including warehouse facilities. The proposed development is consistent with the established use-list for the Hart Business Park as well as the permissible I-1 uses allowed with the City of Santa Fe jurisdiction. In addition, the proposed use is consistent with other industrial uses / businesses that are located within the vicinity of the park and surrounding area.	
Staff Response: Subject to staff-recommended conditions of approval, the proposed development plan complies with SFCC Chapter 14 and would not adversely affect public interest. The proposed distribution warehouse development plan serves the public’s interest as it provides employment opportunities, connection to goods, and would generate gross receipts tax for the City of Santa Fe.	
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.	Criterion Met: (Yes/No) YES
Applicant Response: The General Plan recommends light industrial for this area and densities are not applicable to commercial uses as part of the General Plan land use recommendations. As mentioned above the proposed use is surrounded with similar light industrial uses and other buildings in the park as they have all been built to meet both the existing Park Covenants that were adopted when the park was approved by Santa Fe City and current City regulations. The development will incorporate concrete tilt construction with an earthtone color scheme, as well as a landscaping to offset visibility from state road NM599 and will be a compliment to the existing and surrounding area. Lastly, the approved Hart Business Park is zoned I-1, light industrial. The city has an industrial park planned for the adjacent property to the west. The properties to the north are heavier industrial uses in nature, consisting of a wrecking yard, concrete batch plant and City of Santa Fe Regional Airport	
Staff Response: The Hart Business Park was created to accommodate light industrial uses ranging from manufacturing to storage, warehousing, distribution, and other processing uses in an area that would not generate friction between other land uses. The project is in alignment with this intent and is compatible with the neighboring uses, buildings and structures.	

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification meeting on September 24th, 2024. Members of the Applicant team and city Staff were present, but no members of the public attended the meeting.

VII. EXPIRATION

Per SFCC Section 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).” Therefore, should the Commission approve the development plan and adopt Findings of Fact and Conclusions of Law at the January 9th, the expiration date would be January 9th, 2028.

VIII. ATTACHMENTS

ATTACHMENT A: Development Review Team

- 1. Compiled Development Review Team Comments
 - a. Zoning Memorandum
 - b. Technical Review Division Memorandum
 - c. Water Utility Memorandum
 - d. Fire Memorandum
 - e. ADA Memorandum
 - f. Landscaping Memorandum
 - g. Wastewater Memorandum
 - h. Traffic Memorandum

ATTACHMENT B: Maps and Photos

- 1. Future Land Use Zoning
- 2. Current Zoning
- 3. Aerial View
- 4. Street View

ATTACHMENT C: Applicant Materials

- 1. Project Report
- 2. Project Application
- 3. Legal Lot of Record
- 4. Archaeology Clearance
- 5. Traffic Impact Analysis
- 6. Drainage Report
- 7. Utility Service Application
- 8. Architectural Points Allocation

ATTACHMENT D: Development Plan Set

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

Title	Name	Initials
Department Director	Heather Lamboy	
Interim Assistant Department Director	Maggie Moore	<i>MM</i>
Interim Division Manager	Daniel A Esquibel	<i>DAE</i>
Planner Senior	Carly Venditti	<i>CAV</i>