

**City of Santa Fe, New Mexico**

**Attachment C**

**Applicant Submittals and  
Development Plan**

**3. Compliance Report of Annexation and Rezoning  
Conditions of Approval**

EXHIBIT B

COMPLIANCE REPORT:  
ANNEXATION & REZONE  
CONDITIONS OF  
APPROVAL

**Compliance with Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval**

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 - Village Plaza

<b>Conditions</b>	<b>Compliance</b>
<p>Review comments are based on submittals received on June 15, 2011. The comments below should be considered Traffic as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:</p> <p>1. The following conditions shall be placed on the annexation agreement:</p> <ul style="list-style-type: none"> <li>a. Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT.</li> <li>b. The construction of the NM 599 /Jaguar interchange shall be completed by the Pavilion development or the Tierra Contenta Village Plaza, prior to or during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of the NM 599/Jaguar interchange.</li> <li>c. The developer shall construct Jaguar Drive from its current terminus to the proposed interchange, during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of this segment of Jaguar Drive.</li> <li>d. The developer shall construct Plaza Central from its current terminus to just south of the driveway into Lot 3A, during the development of Phase I. The remaining portion of Plaza Central shall be constructed during the development of Phase V. The developer shall be responsible for all costs associated with the design and construction of this segment of Plaza Central.</li> </ul>	<p>These new and extended roadways have been installed by the original developer of TC Village Plaza.</p>
<p>2. The developer shall generate and place sight distance triangles, in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines on both the landscaping plan and the proposed subdivision plat. These sight triangles shall be designated as areas where landscaping, structures, or other sight impeding objects are not allowed to be placed.</p>	<p>The new and extended roads have been put in by the original developer. Site triangles at Zorro Blanco driveways are designed with site triangles. The vegetation within these areas will be maintained to maintain that visibility.</p>
<p>3. The developer shall provide spline information for the proposed roundabout to ensure proper design.</p>	<p>The Roundabout was installed by the original developer.</p>
<p>4. The center island of the roundabout shall be raised with a patterned concrete edge per current standards.</p>	<p>The Roundabout was installed by the original developer.</p>
<p>5. The developer shall provide the ultimate multi-lane roundabout design, as determined by the approved Traffic Impact Analysis, so that adequate right-of-way can be reserved, including that needed for cut/fill slopes.</p>	<p>The Roundabout was installed by the original developer.</p>
<p>6. The developer shall place 1-2" and 1-3" electrical conduit across all legs of the roundabout at intersection #3 and the roundabout at the intersection of Pavilion Loop and Jaguar Drive. All conduits shall terminate into one of four large pull-boxes to be placed all four corners of the subject intersection. Each conduit shall have a pull string and a bare #8 copper tracing wire.</p>	<p>The Roundabout was installed by the original developer.</p>

<p>7. The driveways into lots 8 and 11 shall be situated to line up with the future residential development across Plaza Central.</p>	<p>Zorro Blanco is on lot 9 of the annexation plat.</p>
<p>8. The typical sections for both Jaguar Drive and Plaza Central shall meet the specifications in the Tierra Contenta Phase 2C design standards for a Parkway, which includes 5' sidewalks, 4' buffer space, 2' curb &amp; gutter, 5' bike lanes, 11' driving lanes, and a 14' median (1' curb &amp; gutter and 11' turning lanes where located).</p>	<p>The new and extended roadways have been installed by the original developer of TC Village Plaza.</p>
<p>9. The developer shall provide a pavement design for Jaguar Drive and Plaza Central. The minimum pavement section shall be 4" of Super Pave-IV over 6" of Untreated Basecourse.</p>	<p>These new and extended roadways have been installed by the original developer of TC Village Plaza.</p>
<p>10. The developer shall provide a street light plan to include a metered system with LED type fixtures. The design and fixture types shall be reviewed and approved by the City's Traffic Engineering Division. The developer will not be required to pay for the metered electricity related to the street lights. The Traffic Engineering Division may adjust this requirement between now and implementation including reverting back to a non-metered High Pressure Sodium System.</p>	<p>These new and extended roadways have been installed by the original developer of TC Village Plaza.</p>
<p>11. In addition to what is mentioned above, the Traffic Engineering Division will perform an additional review of signing, striping, drainage, roundabout design, and other specific items during the final subdivision plat and development plan approval process.</p>	<p>These new and extended roadways have been installed by the original developer of TC Village Plaza.</p>
<p>City Engineer requirements to apply at time of final mylar or building permit:  Add the following to the Annexation Plat, General Plan Amendment Plat, Zoning Plat, Lot Split Plat, Preliminary Subdivision Plat, and Grading and Drainage Plan:</p> <ol style="list-style-type: none"> <li>1. A floodplain status statement with regard to the February 17, 2011 Preliminary FIRM</li> <li>2. Delineation of the limits of the 1 % floodplain with respect to both the current effective June 17, 2008) FIRM and the preliminary (February 17, 2011) FIRM. If these floodplain limits are identical, add a note so stating.</li> <li>3. A note that any work in the FEMA floodplain must meet all local, state, and federal regulations.</li> <li>4. Lot addresses (contact Marisa Struck 955-6661).</li> <li>5. Submit drainage calculations for review.</li> </ol>	<p>The current flood map shows no floodplains on the lot where Zorro Blanco is proposed.</p>
<p>Roadway and Trails Engineering Division/Metropolitan Planning Organization:</p> <ol style="list-style-type: none"> <li>1. The development package is limited in design details regarding multi-use trails. Please provide more details on how trails interact with the proposed roadways and the Tierra Contenta and Arroyo Chamiso trail networks including proposed Southwest Activity Node regional park.</li> <li>2. Proposals for the trail system to cross NM 599 and connect to trails proposed on the west side of NM 599 as part of the Pavilion Development should be considered.</li> <li>3. Phasing for trail construction should be clarified.</li> <li>4. The developer should take care in the design of the trail system particularly in areas where trails interact with streets. It is unclear if these interactions are proposed to be at-grade or grade separated-if at-grade, what types of crossing safety treatments are proposed; if grade separated, how will access to roadways be incorporated?</li> </ol>	<p>There are no proposed trails on the property where Zorro Blanco is proposed. However, should an alternate compliance for affordable housing being approved that includes donation of land for development of affordable housing by a non-profit housing developer, that site may include an area where the 599 trail needs to be extended. A trail easement shall be provided to the City should that be the case.</p>

<p>5. Discuss the proposed trail network and its relationship to the approved Tierra Contenta Master Plan and Design Standards, if applicable. Continue to work to obtain a final trail design that meets appropriate design criteria and facilitates safe and long term use.</p>	
<p>The Applicant shall address the following design review comments for the Preliminary Plat:</p> <ol style="list-style-type: none"> <li>1. Show all existing and proposed sewer line and effluent line easements on the plat, utility plans, site development plans and grading and drainage plans for sheets 4-1, 9-1, 10-1, and 10-2.</li> <li>2. Show/provide book and page for existing sewer or effluent easements.</li> <li>3. There is a current approved engineering plan set produced by \Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</li> <li>4. The effluent line shall be constructed by the applicant on the Village Plaza property - where it crosses the property from west to east, then turning south within or along the Plaza Central right-of-way, and then turning east along Jaguar Drive to the existing location of the effluent line easement. Easement location shall be revised and included on the Final Plat and Development Plan prior to recordation of the mylar.</li> </ol> <p><b>Comment: There are currently two processes underway, the Subdivision Plat for Village Plaza and the Dedication Plat for the Tierra Contenta Park. The placement of the sewer effluent easement will be coordinated between the two applicants.</b></p>	<p>There are no sewer easements on the site where Zorro Blanco is proposed. There are sewer lines in Plaza Central with sufficient capacity to accommodate both the Zorro Blanco project and the addition of affordable housing should that alternate compliance proposal be accepted by the City's Affordable Housing Office.</p>
<p>Santa Fe Trails:</p> <ol style="list-style-type: none"> <li>1. Bus stop and shelter construction will be required. As discussed with Santa Fe Trails, at least 3 stops are anticipated (1 on Jaguar and 2 on Plaza Central) of a medium size or larger. The bus stops are part of necessary public infrastructure and will be included on the Letter of Credit.</li> </ol>	<p>Should one of the 2 bus stops be recommended along the street frontage of Zorro Blanco, it will be constructed as part of the project and its cost will be included in the letter of credit for the project.</p>
<p>Current Planning:</p> <ol style="list-style-type: none"> <li>1. The location of the sewer effluent easement shall be coordinated with Stan Holland and the City's consultant for the design of the Tierra Contenta Recreation Area prior to final plat recordation. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</li> </ol>	<p>There is no mention of the sewer effluent easement being located on the Zorro Blanco site.</p>