

Bungalows on Cerrillos

27794 W I-25 FRONTAGE RD
Santa Fe, NM 87508

Development Plan, Case# 2023-7079

Planning Commission Hearing
May 16, 2024 6:00 pm



Bungalows on Cerrillos

Project Description

- ▶ 141 Unit, for lease multifamily project including one-, two- and three-bedroom homes
- ▶ Well amenitized - Club House/Business Center, Pool, Fitness Center, Dog Park and generous 8.55 acres of Open Space
- ▶ Thoughtful landscaping package with new side walks along Cerrillos to Herrera Drive
- ▶ Well parked - 300 spaces, 53 more than the City code requirement of 247
- ▶ Main access on W I-25 Frontage Rd, and emergency access on Cerrillos Rd
- ▶ **Redesigned I-25 Frontage Road with new roundabout *improving function and safety***
- ▶ **Extension of Beckner Road**

Bungalows on Cerrillos Site Plan



Bungalows on Cerrillos

Open Space

TOTAL OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL

=250 SF * # DWELLING UNITS
=250 SF * 141
=32,250 SF

OPEN SPACE PROVIDED
=372,854 SF

COMMON OPEN SPACE REQUIREMENT (50% OF OPEN SPACE PROVIDED)

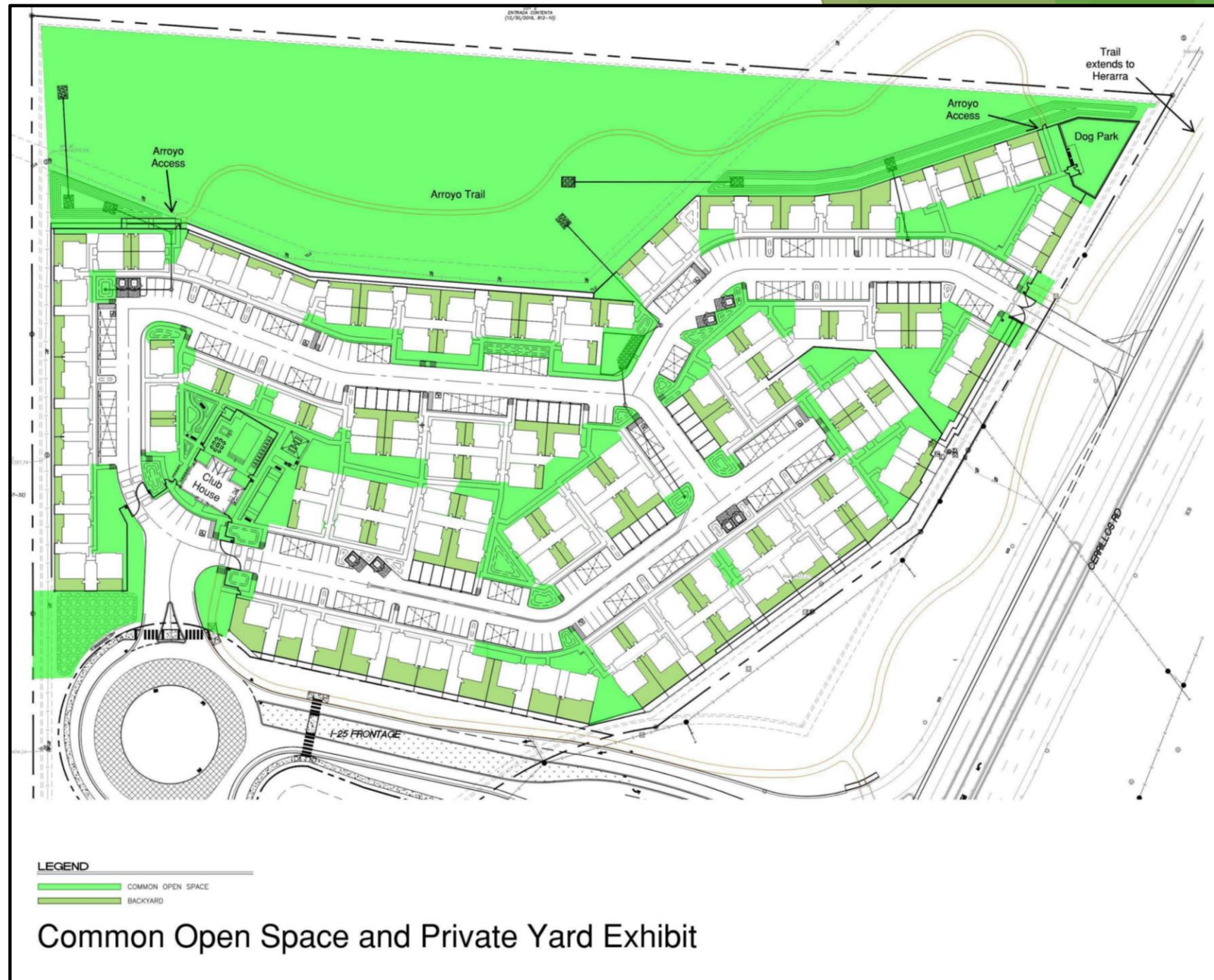
=50% * OPEN SPACE
=50% * 372,854 SF
=186,427 SF

COMMON OPEN SPACE PROVIDED (GREEN HATCH)

= 273,094 SF

PRIVATE OPEN SPACE PROVIDED (DARK GREEN HATCH)

AVERAGE YARD SIZE = 360 SF
AVG YARD * DWELLING UNITS = 360 SF * 141
= 50,760 SF



Bungalows on Cerrillos

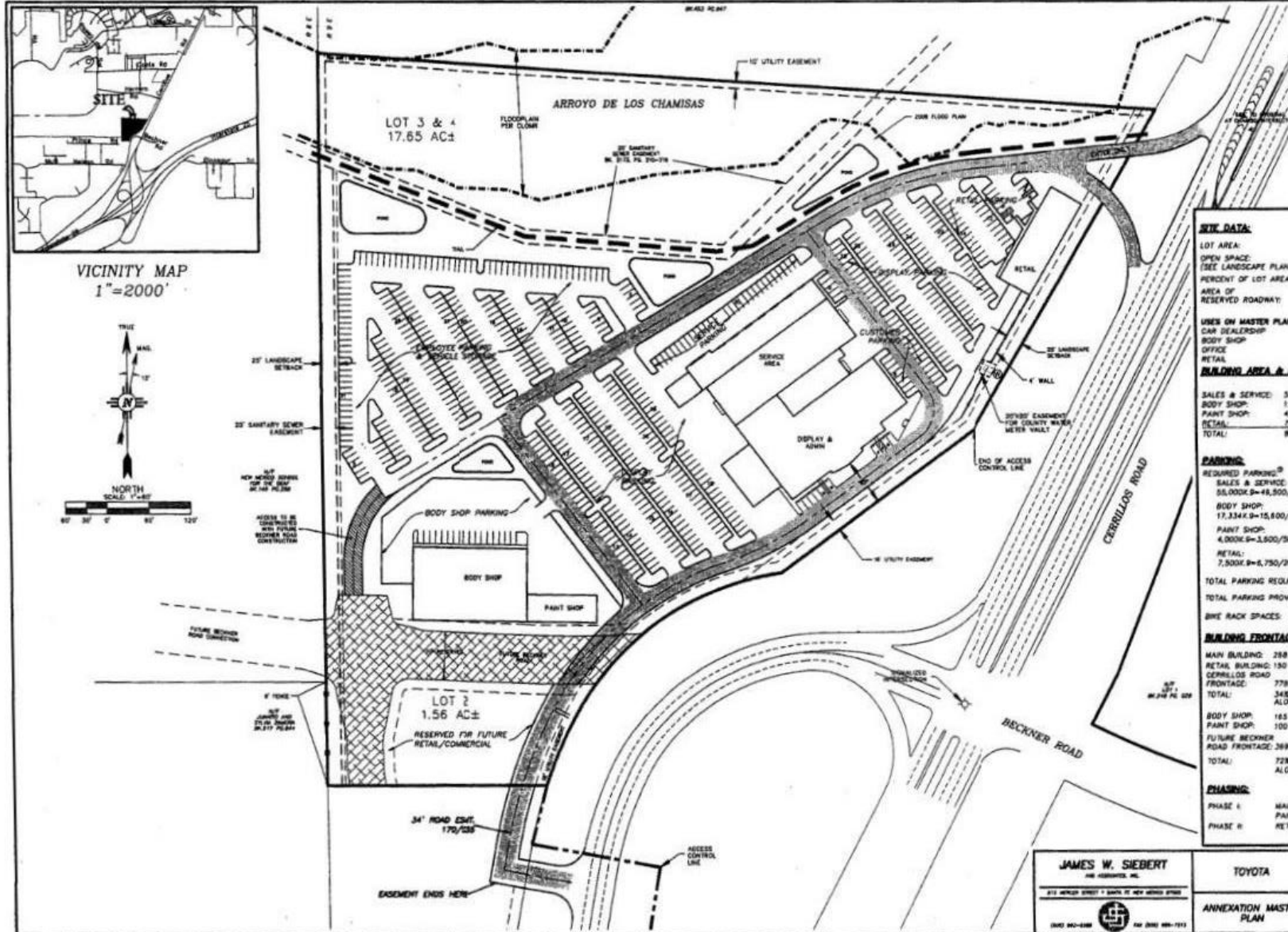
Site Background and History

- ▶ 2014 Annexation Agreement with Beavers Motors LLC and Santa Fe included approval of car dealership and body shop Master Plan and two variances:
 - ❖ **Slope variance:** allowed 5,020 sf of disturbance to natural slopes exceeding 30%
 - ❖ **Set back variance:** reduced required set back to 25 feet

Variances and Master Plan were supported by staff, the Planning Commission, and approved by the Santa Fe City Council April 25, 2012.

- ▶ Car Dealership and Body Shop Master Plan has since expired.
- ▶ Pulte Homes subsequently looked at property but dropped over access issues.
- ▶ Access has been a challenge for over 10 years given the poor configuration of the W I-25 Frontage road.
- ▶ Current applicant has worked with the NMDOT to redesign roadways to improve access as well as the function and safety of the Cerrillos/W I-25 interchange.
- ▶ NMDOT and the City of Santa Fe's Traffic division have approved the design.

Beaver Motors Master Plan



SITE DATA:

LOT AREA: 19.22 AC±
OPEN SPACE: 4.73 AC±
 (SEE LANDSCAPE PLAN FOR LOCATION)
 PERCENT OF LOT AREA: 25%
 AREA OF RESERVED ROADWAY: 0.914 AC±

USES ON MASTER PLAN:

- CAR DEALERSHIP
- BODY SHOP
- OFFICE
- RETAIL

BUILDING AREA & LOT COVERAGE:

	AREA	LOT COVERAGE
SALES & SERVICE:	55,681 SQ. FT.	6%
BODY SHOP:	17,334 SQ. FT.	2%
PAINT SHOP:	4,000 SQ. FT.	.5%
RETAIL:	7,500 SQ. FT.	1%
TOTAL:	81,203 SQ. FT.	9.5%

PARKING:

REQUIRED PARKING:
 SALES & SERVICE:
 $55,000 \times .9 = 49,500 / 200 = 353$ SPACES
 BODY SHOP:
 $17,334 \times .9 = 15,600 / 500 = 31$ SPACES
 PAINT SHOP:
 $4,000 \times .9 = 3,600 / 500 = 7$ SPACES
 RETAIL:
 $7,500 \times .9 = 6,750 / 200 = 34$ SPACES

TOTAL PARKING REQUIRED: 525 SPACES
TOTAL PARKING PROVIDED: 711 SPACES

BIKE RACK SPACES: 12

BUILDING FRONTAGE:

MAIN BUILDING: 268 L.F.
 RETAIL BUILDING: 150 L.F.
 CERRILLOS ROAD FRONTAGE: 778 L.F.
TOTAL: 34% BUILDING FRONTAGE ALONG CERRILLOS ROAD

BODY SHOP: 165 L.F.
 PAINT SHOP: 100 L.F.

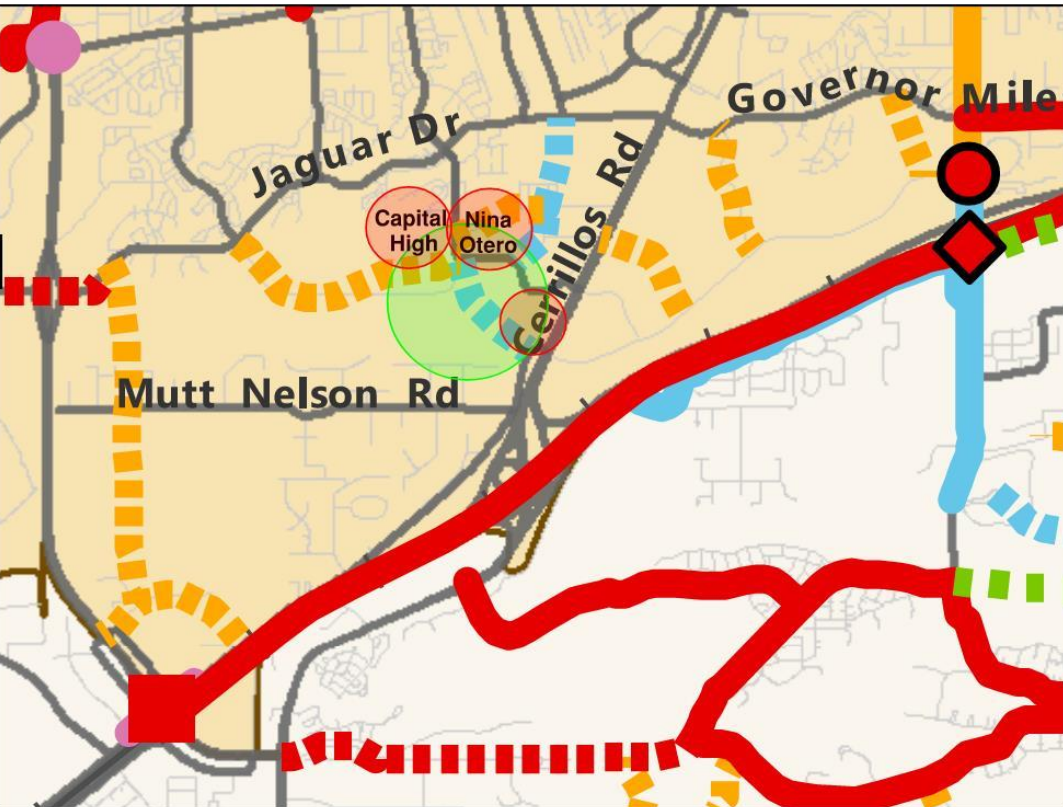
FUTURE BECKNER ROAD FRONTAGE: 369 L.F.
TOTAL: 72% BUILDING FRONTAGE ALONG FUTURE BECKNER ROAD

JAMES W. SIEBERT
 AND ASSOCIATES, INC.
 210 WENGER STREET • SUITE 101 NEW HAVEN, CT 06511
 (203) 842-1100

TOYOTA

ANNEXATION MASTER PLAN

MPO Future Roads Map



Legend

Programmed Interchange Improvements	Developer Lead Future Road/Extension	Arroyo Chamisito Crossing Study
Programmed Intersection Improvements	Developer Lead Road for Improvement	Agua Fria Traditional Village
Programmed Pedestrian Improvements	Programmed Future Road/Extension	MPO Planning Area Boundary
Public Agency Lead Bridge Improvements	Programmed Road for Improvement	Santa Fe City Boundary
Public Agency Lead Future Interchange	Public Agency Lead Future Road/Extension	
Public Agency Lead Interchange Improvements	Public Agency Lead Road for Improvement	
Public Agency Lead Intersection Improvements	Study Future Road/Extension	
Public Agency Lead Pedestrian Improvements	Study Road for Improvement	
Study Intersection Improvements		

0 2 Miles



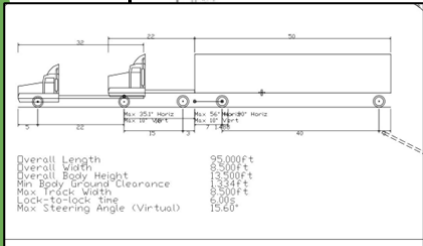
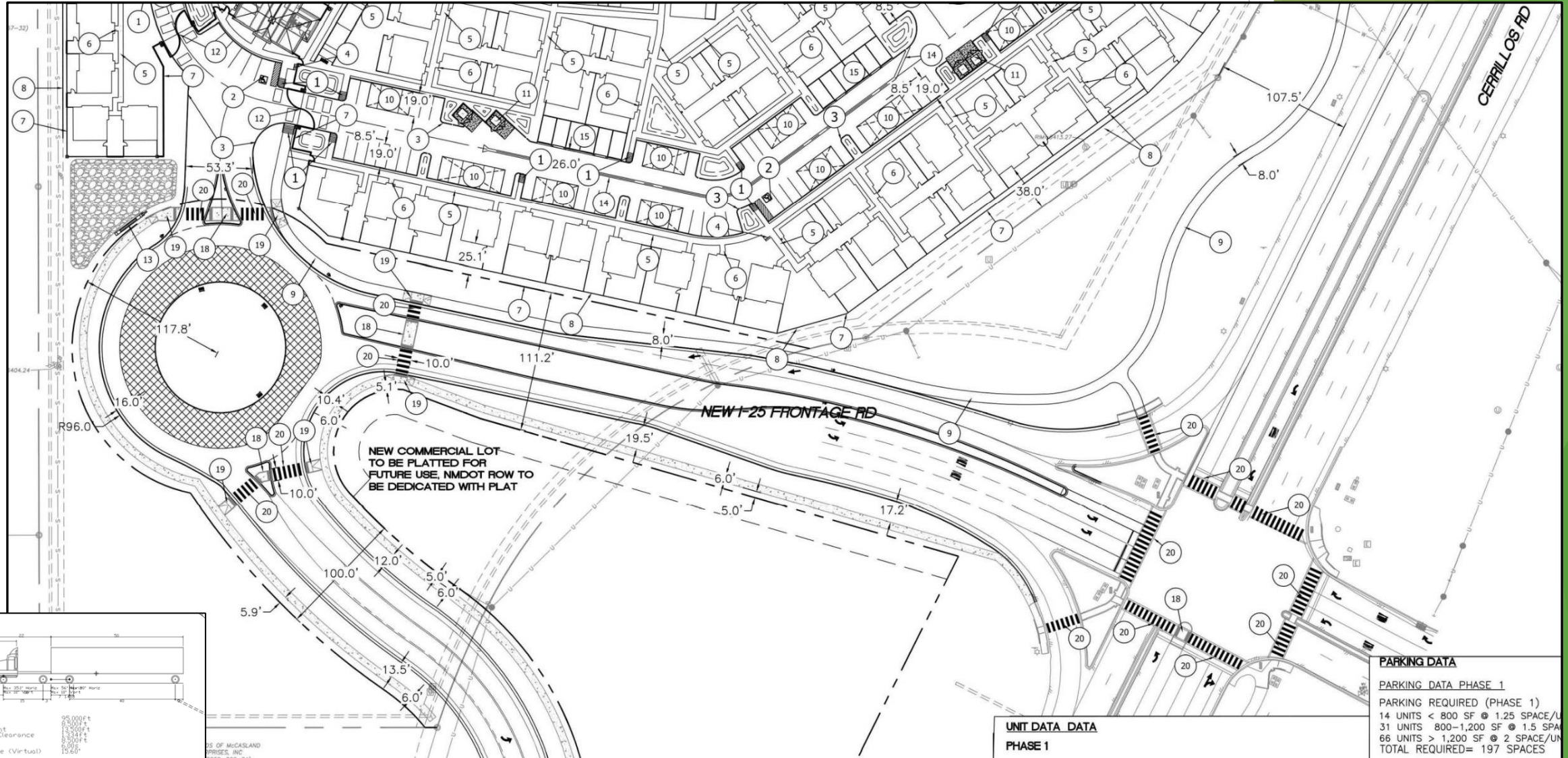
Bungalows on Cerrillos

Key Design Considerations

- ❖ Design for future road connections to Herrera Drive and Paseo Del Sol North.
- ❖ Allow ample queueing by extending the W I-25 Frontage Road West and straighten approach to Cerrillos.
- ❖ Expand W I-25 east bound queueing lengths for those turning north by adding additional left turn lane.
- ❖ Roadway geometry to accommodate truck traffic.
- ❖ Provide additional access options to the site by modifying the existing control line.
- ❖ Neighbors support keeping the existing free rights at Beckner and Cerrillos Rd which accommodates large truck and trailer movements referenced above.

Bungalows on Cerrillos

Approved NMDOT Solution



OS OF McCASLAND
 PRIZES, INC

Traffic Impact Study

Intersections Studied

- ▶ Cerrillos Road (NM 14) and Beckner Road/I-25 W Frontage Road
- ▶ Paseo del Sol and Herrera Drive
- ▶ I-25 W Frontage Road and Mutt Nelson Road
- ▶ Cerrillos Road (NM 14) and Herrera Drive

BEST 

WORST 

LOS Definitions			
Level of Service	Definition	Signalized (sec/veh)	Unsignalized (sec/veh)
A	Most vehicles do not stop.	<10	<10
B	Some vehicles stop.	>10 and <20	>10 and <15
C	Significant numbers of vehicles stop.	>20 and <35	>15 and <25
D	Many vehicles stop.	>35 and <55	>25 and <35
E	Limit of acceptable delay.	>55 and <80	>35 and <50
F	Unacceptable delay.	>80	>50

Bungalows on Cerrillos

Traffic Study Findings										
Intersection/Movement	Existing 2022		2026 No Build		2026 Build		2036 No Build		2036 Build	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NM 14 (Cerrillos) & Herrera	B	B	B	B	B	C	B	C	B	C
NM 14 (Cerrillos) & Beckner	C	B	C	C	D	C	D	C	D	C
+Dual EB Left Turn lanes					C	B			C	B
SB/EB Channelized Right Removal					D	C			D	C
+Dual EB Left Turn lanes					C	B			C	B
West I-25 Frontage & Mutt Nelson	C	C	C	C	C	C	C	C	C	C
Paseo del Sol & Herrera RAB	A	A	A	A	A	A	B	A	B	A
East Driveway on Cerrillos (NM 14)					B	C			B	C
South Driveway on I-25 W Frontage RAB					A	A			A	A

Traffic Study Findings with MPO connection				
Intersection/Movement	2036 No Build		2036 Build	
	AM	PM	AM	PM
NM 14 (Cerrillos) & Herrera	B	B	C	B
NM 14 (Cerrillos) & Beckner	C	C	C	C
+Dual EB Left + Dual NB Left			C	B
+Dual EB Left + SB/EB Channelized Right Removal			D	E
+Dual EB Left + EBR Overlap Phase			D	D
+Dual EB Left + Dual EBR Overlap Phase			C	D
Dual EB Left + Dual EBR/NBL overlap phase			C	C
West I-25 Frontage & Mutt Nelson	C	C	C	C
Paseo del Sol & Herrera RAB	B	A	B	A
East Driveway on Cerrillos (NM 14)			B	C
South Driveway on I-25 W Frontage RAB			B	B

Queue Analysis

Bungalows on Cerrillos

Traffic Study Findings														
Intersection/Movement	Existing 2022 Queue (ft)		2026 No Build Queue (ft)		2026 Build Queue (ft)		2036 No Build Queue (ft)		2036 Build Queue (ft)		2036 No Build Queue (ft) w/connection		2036 Build Queue (ft) w/connection	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
NM 14 (Cerrillos) & Beckner														
EBL	575	250	600	275	850	450	775	350	995	525	275	175		
EBT	125	25	200	75	225	75	225	75	225	100	175	75		
EBR	-	-	-	-	-	-	-	-	-	-	-	-		
+Dual EB Left Turn lanes														
EBL					100	175			600	325			225	175
EBT					225	75			225	100			175	75
SB/EB Channelized Right Removal														
EBL					850	450			995	525				
EBT					225	75			225	100				
EBR					150	75			150	75				
+Dual EB Left Turn lanes														
EBL					100	200			650	325			225	175
EBT					225	75			225	100			175	75
EBR					150	75			150	75			975	1375

Crash Classifications

- Class K, for an accident resulting in a fatality
- Class A for an accident that involved an incapacitating injury requiring medical intervention
- Class B with visible injuries sustained
- Class C with possible injuries

Fatality *Incapacitating Injury* *Visible Injury* *Possible Injury*

Crash Summary				
	Class K	Class A	Class B	Class C
West Frontage & Mutt Nelson	0	0	2	7
Cerrillos (NM 14) & West Frontage	0	1	3	30
Cerrillos (NM 14) & Herrera	1	0	6	23

Bungalows on Cerrillos

Significant Public Safety and Infrastructure Benefits

- ▶ At roughly \$2.5 million dollars, the applicant is making a significant investment in Public Infrastructure to improve the W I-25 Frontage and Cerrillos Road intersection. These improvements will make the interchange safer and improve traffic flow.
 - ❖ *Note: Without this project, public dollars would have to be used for these improvements.*
- ▶ Significant improvements to the pedestrian experience - adding over 3000 feet of trails and sidewalks including Herrera Drive connection.
- ▶ New W I-25 Frontage Road bus stop (pending NMDOT approval)
- ▶ Roundabout design to accommodate future road connections to Paseo del Sol and Herrera.

Bungalows on Cerrillos

Development Plan Considerations

▶ *Housing Needed in Santa Fe*

Santa Fe continues to experience a shortage of rental housing across all segments. Multifamily projects are operating at or below a 3% vacancy. A lagging housing supply is driving higher home prices negatively impacting availability of moderately priced housing for Santa Fe's workforce. An estimated 30,000 people commute to Santa Fe in part due to lack of housing.

▶ *Compatibility with Surrounding Neighborhood*

The residential nature of the project with one and two story detached homes is compatible with other residential uses in the area. The broader area moving North and East along Cerrillos Road and Beckner Road offers a mix of residential and commercial uses including apartments, single family homes, light industrial, retail, and a variety of commercial businesses.

▶ *Lot Split*

A lot split will be required to accommodate the road improvements. This future lot split will be done administratively post Development Plan approval. When combined with the flood plain area on the sites North side, the lot split will reduce the developable area of the multifamily project to approximately 10 acres.

Bungalows on Cerrillos

Development Plan Considerations, *continued*

- ▶ Affordable Housing - The project will contribute a “fee in lieu” assessment to the City of Santa Fe’s Affordable Housing Trust Fund. An SFHP Rental Proposal is in process.

- ▶ Water
 - ❖ A Water Plan has been completed and approved by the City of Santa Fe’s Water Division.
 - ❖ A proposed water budget of 26.71 acre-feet has been submitted for approval with the Development Plan application. The project will acquire and deposit water rights per the approved budget into the Santa Fe Water Bank.

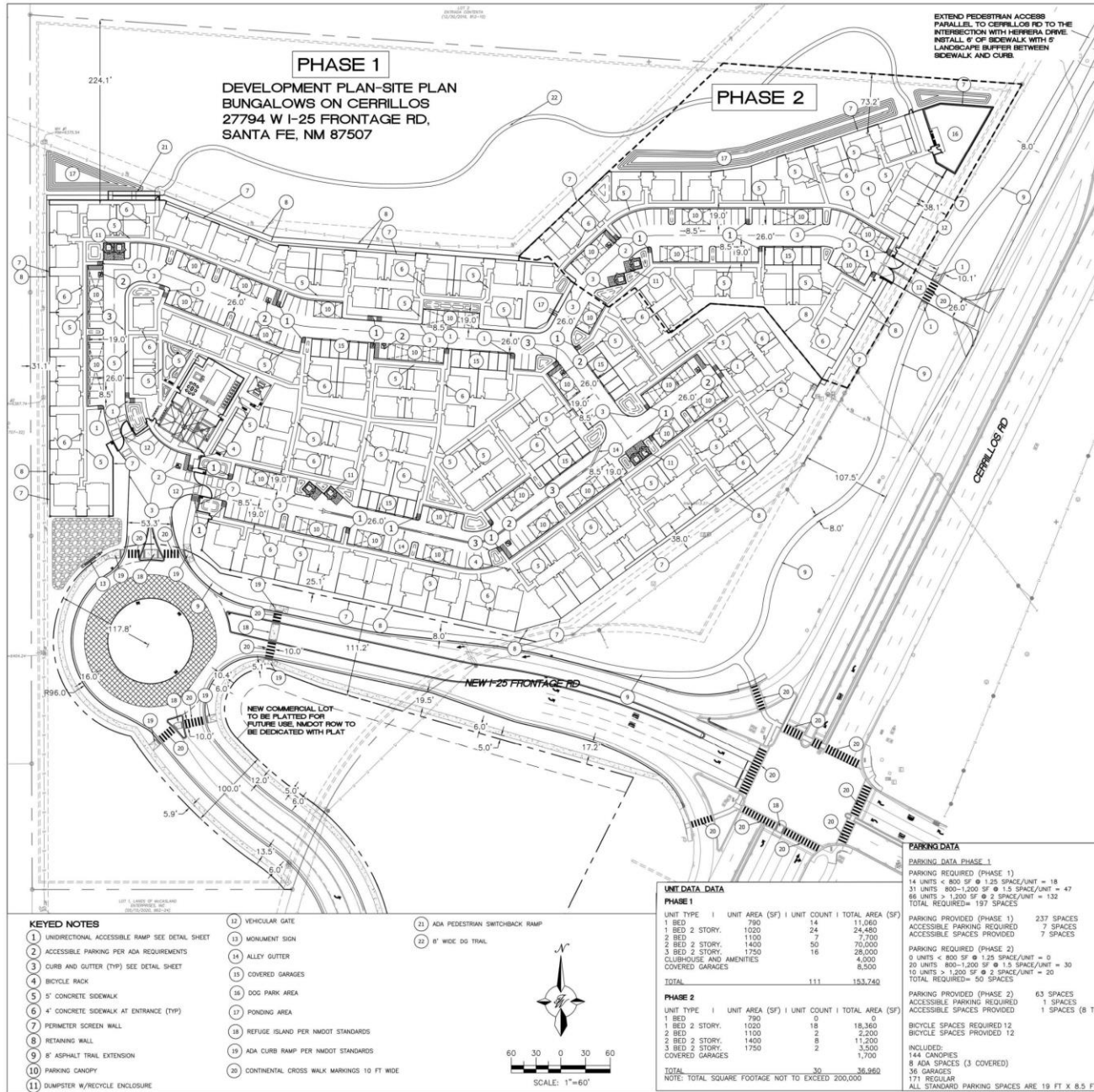
- ▶ Dark Skies Ordinance – Exterior site lighting will comply with SFCC

- ▶ Archaeology – An archaeological survey has been completed and clearance received by the previous owners and will be furnished to the City of Santa Fe.

- ▶ Prairie Dog Relocation - No Gunnison's prairie dog colonies have been observed at the site.

Bungalows on Cerrillos

Development Plan



- KEY NOTES**
- UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET
 - ACCESSIBLE PARKING PER ADA REQUIREMENTS
 - CURB AND GUTTER (TYP) SEE DETAIL SHEET
 - BICYCLE RACK
 - 5" CONCRETE SIDEWALK
 - 4" CONCRETE SIDEWALK AT ENTRANCE (TYP)
 - PERIMETER SCREEN WALL
 - RETAINING WALL
 - ASPHALT TRAIL EXTENSION
 - PARKING CANOPY
 - DUMPSTER W/RECYCLE ENCLOSURE
 - VEHICULAR GATE
 - MONUMENT SIGN
 - ALLEY GUTTER
 - COVERED GARAGES
 - DOG PARK AREA
 - PONDING AREA
 - 790' 0"
 - REFUGE ISLAND PER INDOT STANDARDS
 - ADA CURB RAMP PER INDOT STANDARDS
 - CONTINENTAL CROSS WALK MARKINGS 10 FT WIDE
 - ADA PEDESTRIAN SWITCHBACK RAMP
 - 8' WIDE DG TRAIL

UNIT DATA

UNIT TYPE	UNIT AREA (SF)	UNIT COUNT	TOTAL AREA (SF)
1 BED	790	14	11,060
1 BED 2 STORY	1020	24	24,480
2 BED	1100	7	7,700
2 BED 2 STORY	1400	50	70,000
3 BED 2 STORY	1750	16	28,000
CLUBHOUSE AND AMENITIES			4,000
COVERED GARAGES			8,500
TOTAL		111	153,740

PHASE 2 UNIT DATA

UNIT TYPE	UNIT AREA (SF)	UNIT COUNT	TOTAL AREA (SF)
1 BED	790	0	0
1 BED 2 STORY	1020	18	18,360
2 BED	1100	2	2,200
2 BED 2 STORY	1400	8	11,200
3 BED 2 STORY	1750	2	3,500
COVERED GARAGES			1,700
TOTAL		30	36,960

NOTE: TOTAL SQUARE FOOTAGE NOT TO EXCEED 200,000

PARKING DATA

PARKING DATA PHASE 1

PARKING REQUIRED (PHASE 1)

14 UNITS < 800 SF @ 1.25 SPACE/UNIT = 18

31 UNITS 800-1,200 SF @ 1.5 SPACE/UNIT = 47

66 UNITS > 1,200 SF @ 2 SPACE/UNIT = 132

TOTAL REQUIRED = 197 SPACES

PARKING PROVIDED (PHASE 1)

237 SPACES ACCESSIBLE PARKING REQUIRED 7 SPACES ACCESSIBLE SPACES PROVIDED 7 SPACES

PARKING REQUIRED (PHASE 2)

0 UNITS < 800 SF @ 1.25 SPACE/UNIT = 0

20 UNITS 800-1,200 SF @ 1.5 SPACE/UNIT = 30

10 UNITS > 1,200 SF @ 2 SPACE/UNIT = 20

TOTAL REQUIRED = 50 SPACES

PARKING PROVIDED (PHASE 2)

63 SPACES ACCESSIBLE PARKING REQUIRED 1 SPACES ACCESSIBLE SPACES PROVIDED 1 SPACES (8 TOTAL)

BICYCLE SPACES REQUIRED 12

BICYCLE SPACES PROVIDED 12

INCLUDED:

- 144 CANOPIES
- 8 ADA SPACES (3 COVERED)
- 36 GARAGES
- 171 REGULAR
- ALL STANDARD PARKING SPACES ARE 19 FT X 8.5 FT

- LEGEND**
- CURB & GUTTER
 - PROPOSED BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - BUILDING
 - SIDEWALK
 - SCREEN WALL
 - RETAINING WALL
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING LANE
 - EXISTING STRIPING
 - PHASE LINE



VICINITY MAP

EXISTING LEGAL DESCRIPTION

TRACT A REPLAT OF LOTS 2, 3 AND 4 AS SHOWN ON THE PLAN OF SURVEY RECORDED IN PLAT BOOK 685, PAGE 048 OF THE RECORDS OF SANTA FE COUNTY.

DRAINAGE FACILITIES MAINTENANCE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT. INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF WHICH OF GREATER MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES. WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

- FLUSH ALL GULLIES, DRAIN PIPES AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORMWATER IN THE DRAINAGE STRUCTURES.
- REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6 INCHES IN DEPTH AND IF NECESSARY RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLES AS DIRECTED BY THE ENGINEER.
- INSPECT FOR SEDIMENTATION IN ALL SHALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
- INSPECT FOR SOIL EROSION AND ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
- INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, PER-PILE, GABIONS, DROP WEIERS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLACING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

DRAINAGE FACILITIES DESIGN NOTE

ALL STORM WATER DETENTION/RETENTION AREAS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2 (D)(4)(C)(10).

GENERAL NOTES

- SOLID WASTE COLLECTION SHALL BE PROVIDED BY SF SOLID WASTE COLLECTION.
- EXTERIOR LUMINAIRES SHALL COMPLY WITH CHAPTER 14-8.9 SFC. (BULKY PACKS SHALL BE SHIELDED).
- THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2015.
- THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 20' AROUND THE RESIDENTIAL BUILDING.
- THIS SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET FC REQUIREMENTS.
- ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%.
- FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 POUNDS.
- IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE OWNER OR OPERATOR SHALL USE AT ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs):

GUNNISON'S PRAIRIE DOG NOTE

THIS PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

NOTARIZED STORMWATER AGREEMENT

STORMWATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER GRABAGE AND STORMWATER MANAGEMENT IMPROVEMENTS ARE ON PRIVATE PROPERTY AND WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY IS HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; (2) IN THE EVENT OF DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENT MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS; AND (3) TO LEND PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK BY SIGNATURES AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY WITH THE LAND, OR PRESENT OR FUTURE OWNERS, HEIRS, AND ASSIGNS.

OWNERS PRINTED NAME _____

OWNERS SIGNATURE _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____ 20____ (OR EQUAL)

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OPEN SPACE

REQUIRED OPEN SPACE = 250 SF PER UNIT

250 SF x 141 UNITS = 35,250 SF

PROVIDED OPEN SPACE = 372,854 SF

REQUIRED COMMON AREA OPEN SPACE = 50%

OF OPEN SPACE PROVIDED:

50% x 372,854 SF = 186,427

PROVIDED COMMON OPEN SPACE = 273,094 SF

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
7868
12-07-23
RONALD R. BOHANNAN
P.E. #7868

DUST CONTROL NOTE

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORM WATER PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES (BMPs), SHALL BE PROVIDED TO THE CITY ENGINEER, OR THEIR DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL, AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPs SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS, ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT; DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY, AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE OWNER OR OPERATOR SHALL USE AT ONE OR MORE OF THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs):

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS, AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY OR WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COIL-BINDINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

SITE DATA

PROPOSED USE: MULTI-FAMILY

PROPOSED LOT AREA: 666,950 SF (15.31 ACRES)

ZONING: C-2

BUNGALOWS ON CERRILLOS

27794 W I-25 FRONTAGE RD, SANTA FE

DEVELOPMENT PLAN

DRAWN BY: BMG

DATE: 12/01/2023

SHEET # DP-1

JOB # 2022025

TERRA WEST, LLC

5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tirrowestllc.com

Bungalows on Cerrillos

Conditions of Approval - Applicant Clarifications, Objections

Except for items clarified below, applicant accepts, has addressed, or will address the conditions of approval summarized by staff.

- ▶ **Land Use (page 10 of 36 in staff report):** Staff recommendation to restrict with lease the 36 garage spaces as for parking only. *At 300 parking spaces provided, the applicant is providing 53 spaces above and beyond the SFCC required parking calculation of 247 spaces. Without the garages, the site still has 17 spaces of excess parking beyond the code requirement. The applicant respectfully request that the Planning Commission recognize the project meets the parking requirements of SFCC without this condition.*

- ▶ **MPO**
 - ❖ **Condition 14:** *The applicant respectfully requests the asphalt trail be maintained at an 8' width as has been typical for projects in Santa Fe.*

 - ❖ **Condition 17:** *The applicant notes the road and traffic design is by Professional Engineers and approved by the NMDOT and the City of Santa Fe Traffic Division. The NMDOT has jurisdiction over this road Right Of Way and has determined the current design including the existing free rights is the approved design.*

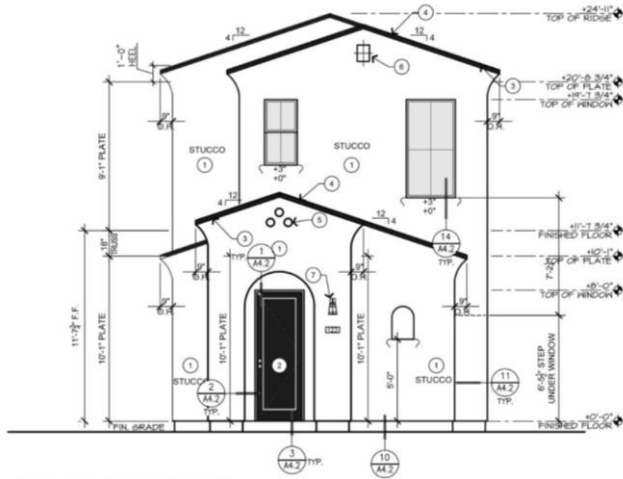
 - ❖ **Conditions 16, 18, 20:** These items are within the NMDOT purview, applicant will comply to the extent the NMDOT will approve/allow these conditions.

 - ❖ **Condition 19:** Please correct this condition to one North bound bus stop per Santa Fe Trails request. The applicant is working directly with Thomas Martinez/Santa Fe Trails to provide this bus stop South of the new Roundabout as requested. The location and approval of this bus stop is also subject to the NMDOT approval.

- ▶ **Architecture**
 - ❖ **Condition 4:** Land Use (page 20 of 36): The applicant's architect has achieved the required 205 architectural points with the current design and notes pitched roofs are an accepted design element within Santa Fe Style. *Although applicant does not wish to change to flat roofs for this project, it is willing to consider additional modifications to reinforce a Santa Fe style design.*

Bungalows on Cerrillos

Architecture



FRONT ELEVATION

SCALE = 1/4"=1'-0"



FRONT ELEVATION

SCALE = 1/4"=1'-0"



FRONT ELEVATION

SCALE = 1/4"=1'-0"



FRONT ELEVATION

SCALE = 1/4"=1'-0"



FRONT ELEVATION

SCALE = 1/4"=1'-0"

Bungalows on Cerrillos

27794 W I-25 FRONTAGE RD
Santa Fe, NM 87508

Variance - slope, Case# 2023-7663

Planning Commission Hearing
May 16, 2024 6:00 pm



Bungalows on Cerrillos

Slope Variance - Background

The Bungalows on Cerrillos project, has had a considerable amount of man-made slope disturbances over the years. Most slopes greater than 30% are man-made. However, a small area of approximately 4,765 square feet contains natural slopes of 30% or greater. *The applicant is requesting approval to allow 4,765 square feet of natural slope greater than 30% area to be graded.*

The annexation agreement between the Beavers Motors LLC and the City of Santa Fe dated February 12, 2014, allowed for a variance to Santa Fe City Code around slope. Specifically, the agreement stated:

“A variance has been approved to Section 14-8.2(B) (3) Terrain Management Regulations allowing the disturbance of slopes thar 30 percent or greater consisting of 5,020 square feet. A variance is appropriate and has no adverse effects on neighboring properties.”

Although this approved variance was project specific and has expired, the City of Santa Fe staff supported, and the governing body approved the variance request at that time.

Bungalows on Cerrillos

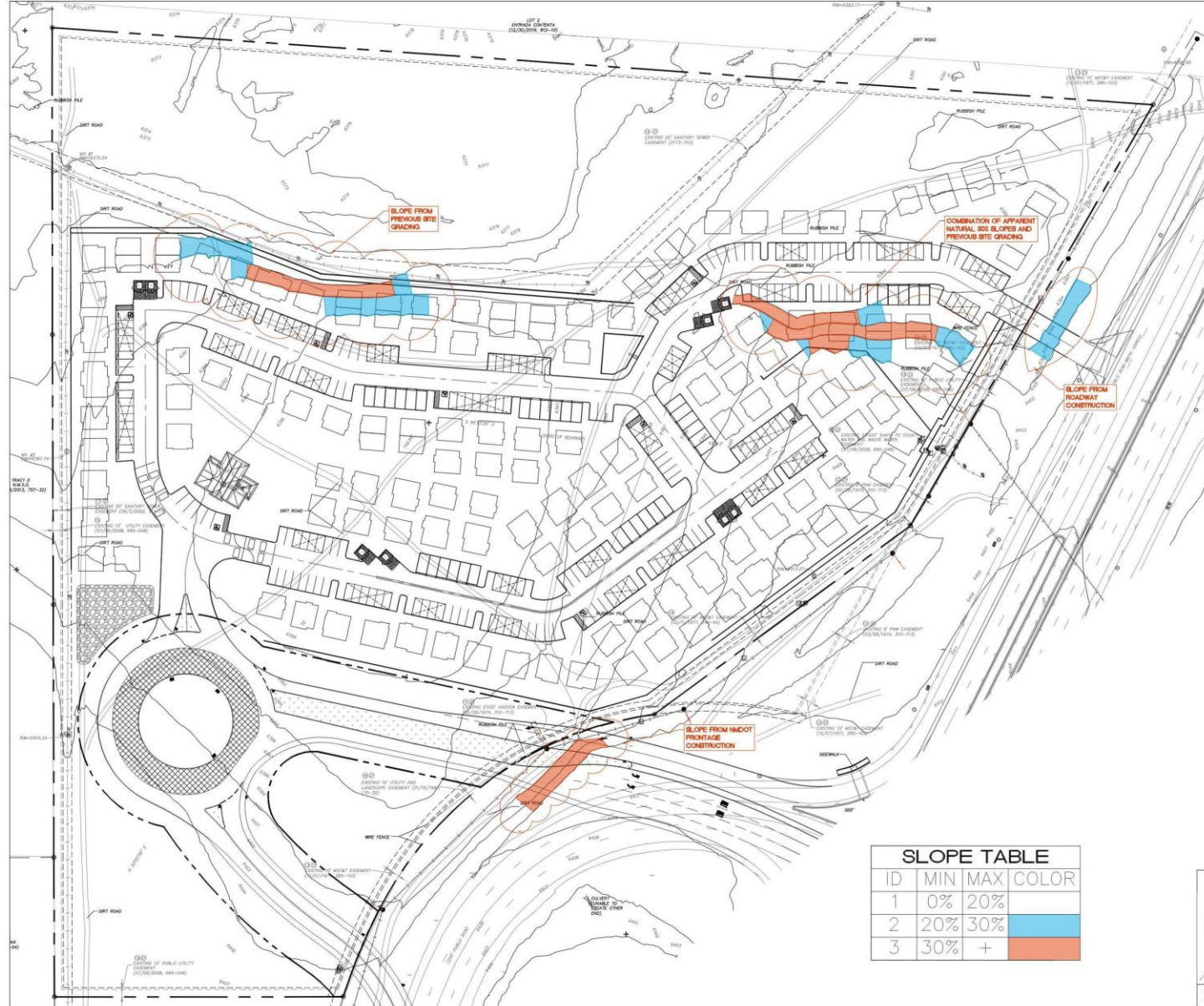
Satellite Photo History

Considerable man-made disturbances have occurred to the site over the years...



Bungalows on Cerrillos

Site Slope Analysis



SITE DESCRIPTION

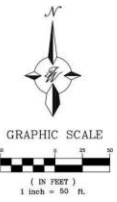
THE SITE CONSISTS OF APPROXIMATELY 19.2 ACRES OF UNDEVELOPED VACANT LAND LOCATED NORTHWEST OF WEST FRONTAGE ROAD AND CERRILLOS ROAD, NEW MEXICO. THE NORTHERN ADJOINING PROPERTY CONSISTS OF VACANT DESERT LAND FOLLOWED BY THE ARROYO DE LOS CHAMISOS WASH. THE EAST AND SOUTHEAST ADJOINING PROPERTIES CONSIST OF VACANT DESERT LAND FOLLOWED BY THE WEST FRONTAGE ROAD AND CERRILLOS ROAD ROADWAYS. VACANT LAND AND SINGLE-FAMILY RESIDENCES ARE DEPICTED ON THE WESTERN ADJOINING PROPERTIES.

BASED ON REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS AVAILABLE FROM GOOGLE EARTH, THE SITE CONTAINED VACANT DESERT LAND WITH NATIVE VEGETATION FROM 1935 TO 1996. DIRT ACCESS ROADS TRaversing THROUGH THE NORTH-CENTRAL PORTION, WESTERN, AND EASTERN BOUNDARIES OF THE SITE APPEAR FROM 2001 TO 2008. SOME OF THESE ACCESS ROADS APPEAR TO BE RAISED FROM THE EXISTING GRADE SEEN IN PREVIOUS PHOTOGRAPHS. DURING THIS TIME, NUMEROUS STOCKPILES CONTAINING SOIL AND VARIOUS DEBRIS EXISTED IN THE NORTHEAST SECTION OF THE SITE AND APPROXIMATELY FIVE STORAGE CONTAINERS ARE SHOWN IN THE SOUTHEAST PORTION OF THE SITE. BY 2008, THE STORAGE CONTAINERS ARE NO LONGER PRESENT IN AERIAL PHOTOGRAPHS. FROM 2009 TO 2011, THE STOCKPILES NO LONGER APPEAR ON THE SITE, AND A LARGE AREA OF SPREAD FILL IS OBSERVED IN THE CENTRAL PORTION OF THE SITE. BY JUNE 2011, THERE ARE LARGE CLEARINGS OF VEGETATION ON THE EAST AND NORTHEAST PORTIONS OF THE SITE, AS WELL AS ALONGSIDE THE APPARENT ACCESS ROAD FROM CERRILLOS ROAD TO THE LARGE AREA OF SPREAD FILL ON THE CENTRAL PORTION OF THE SITE. BY OCTOBER 2013, THESE AREAS CONTAIN EITHER ADDITIONAL SPREAD FILL OR DISTURBED NATIVE SOIL. THE SITE HAS REMAINED VACANT DESERT LAND WITH NATIVE VEGETATION AND SPREAD FILL AND DISTURBED NATIVE SOIL IN RECENT PHOTOGRAPHS. ACCORDING TO GOOGLE EARTH, THE ELEVATION OF THE SITE RANGES FROM 6,378 TO 6,415 FEET ABOVE MEAN SEA LEVEL (MSL) AND TOPOGRAPHY GENERALLY DIRECTS SURFACE RUNOFF FROM SOUTH TO THE NORTH AND WEST.

ANNEXATION NOTE

ON THE 12TH OF FEBRUARY OF 2014 AN ANNEXATION AGREEMENT WAS EXECUTED BETWEEN THE CITY OF SANTA FE AND THE PREVIOUS LAND OWNER BEAVER MOTORS LLC. THE AGREEMENT STATED THAT A VARIANCE WAS APPROVED TO SECTION 14-4-2(B)(3) TERRAIN MANAGEMENT REGULATIONS ALLOWING FOR THE UTILIZATION OF SLOPES THAT ARE 30 PERCENT OR GREATER CONSISTING OF 5,020 SQUARE FEET. A VARIANCE WAS DEEMED APPROPRIATE AND WILL HAVE NO ADVERSE EFFECTS ON NEIGHBORING PROPERTIES.

THE DOCUMENT WAS RECORDED IN THE COUNTY OF SANTA FE ON THE 18TH DAY OF FEBRUARY, 2014 AT 02:43:49 PM AND WAS DULY RECORDED AS INSTRUMENT #1730261.



ENGINEER'S SEAL
ROYALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

BUNGALOWS ON CERRILLOS
27794 W 1-25 FRONTAGE RD, SANTA FE
SLOPE ANALYSIS

DRAWN BY
RMG
DATE
07/06/2023

TERRA WEST, LLC
5571 MCBAY PARK, S
ALBUQUERQUE, NEW MEXICO 87109
(505) 658-3100
www.tierwestllc.com

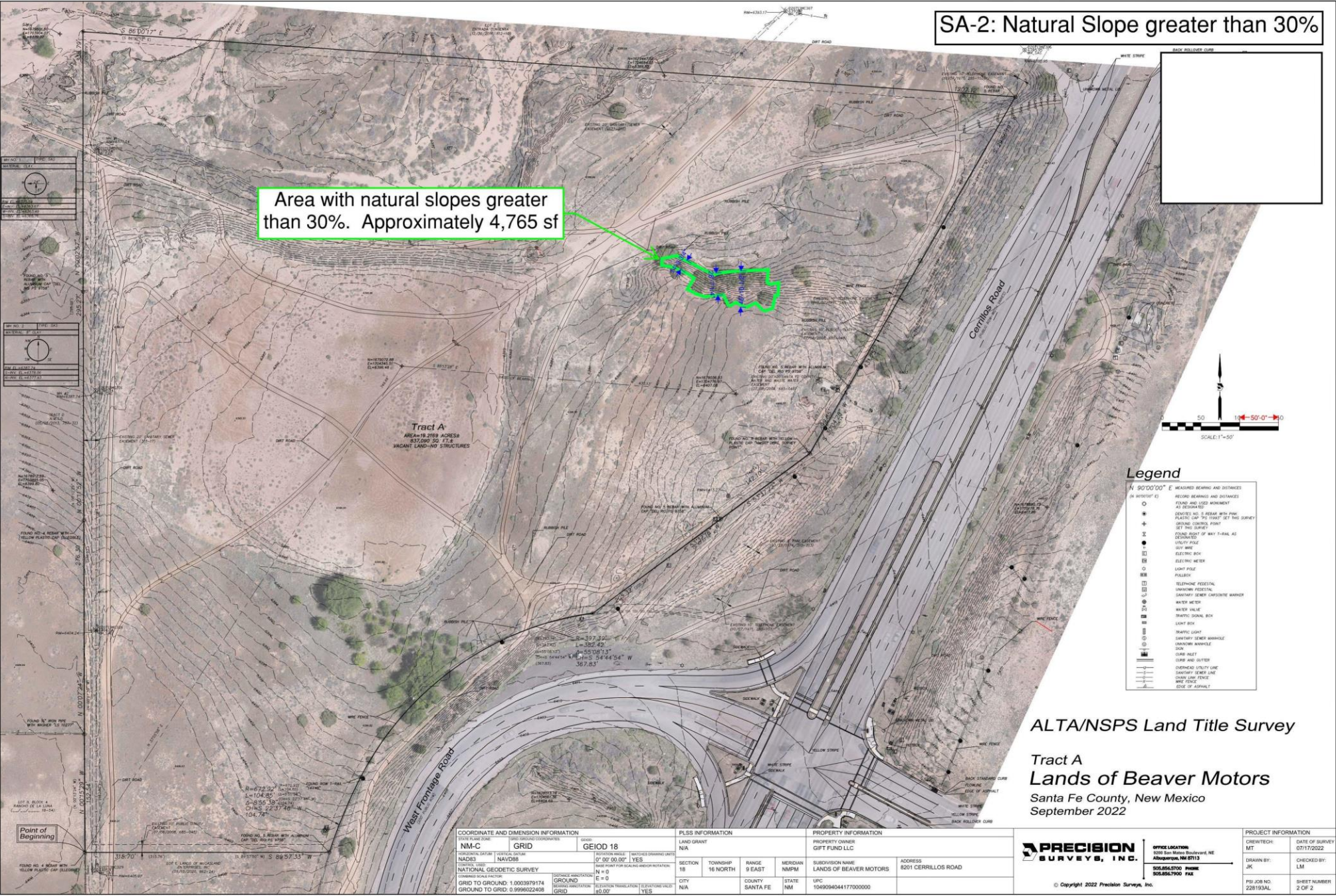
SHEET #
SA-1
JOB #
2022025

Bungalows on Cerrillos

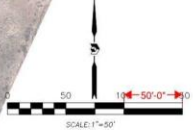
Natural Slope Location

SA-2: Natural Slope greater than 30%

Area with natural slopes greater than 30%. Approximately 4,765 sf



- Legend**
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES (IN INCHES/FEET)
 - FOUND AND USED MONUMENT AS DESCRIBED
 - SENSIBLE NO. 8 BEAR WITH PINK PLASTIC CAP 1/8" DIA. SET THIS SURVEY
 - ⊕ GROUND CONTROL POINT SET THIS SURVEY
 - ⊕ CONCRETE POINT OF WAY T-RAIL AS DESCRIBED
 - GUY WIRE
 - ELECTRIC METER
 - ELECTRIC METER
 - LIGHT POLE
 - PAVEMENT
 - TELEPHONE FEDESTAL
 - UNIFORM FEDESTAL
 - SANITARY SEWER CAPSTONE MARKER
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGNAL BOX
 - LIGHT BOX
 - TRAFFIC LIGHT
 - SANITARY SEWER MANHOLE
 - UNIFORM MANHOLE
 - SIGN
 - CURB INLET
 - CURB AND GUTTER
 - OVERHEAD UTILITY LINE
 - SANITARY SEWER LINE
 - OVER LINE FENCE
 - EDGE OF ASPHALT



ALTA/NSPS Land Title Survey

Tract A
Lands of Beaver Motors
Santa Fe County, New Mexico
September 2022

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
TRAILER LINE	NM-C	LAND GRANT	N/A	PROPERTY OWNER	GIFT FUND LLC		DATE OF SURVEY
NAD83	GRID	SECTION	18	SUBDIVISION NAME	LANDS OF BEAVER MOTORS		07/17/2022
NAD83	NAVD83	TOWNSHIP	16 NORTH	MERIDIAN	NMTM		CHECKED BY
NATIONAL GEODETIC SURVEY	GEIOD 18	RANGE	9 EAST	COUNTY	SANTA FE		LM
GRID TO GROUND: 1.0003879174	GROUND TO GRID: 0.999622408	CITY	N/A	STATE	NM		PSI JOB NO.
GROUND TO GROUND: 1.0003879174	GROUND TO GRID: 0.999622408	COUNTY	SANTA FE	ZIP	87001		228193AL
GROUND TO GROUND: 1.0003879174	GROUND TO GRID: 0.999622408	STATE	NM	ADDRESS	8201 CERRILLOS ROAD		SHEET NUMBER
GROUND TO GROUND: 1.0003879174	GROUND TO GRID: 0.999622408	ZIP	87001	OFFICE LOCATION	1000 San Mateo Boulevard, NE Albuquerque, NM 87110		2 OF 2
GROUND TO GROUND: 1.0003879174	GROUND TO GRID: 0.999622408	OFFICE LOCATION	1000 San Mateo Boulevard, NE Albuquerque, NM 87110		905.856.7900 PHONE		
GROUND TO GROUND: 1.0003879174	GROUND TO GRID: 0.999622408	PHONE	905.856.7900 PHONE		905.856.7900 FAX		
GROUND TO GROUND: 1.0003879174	GROUND TO GRID: 0.999622408	FAX	905.856.7900 FAX		Copyright 2022 Precision Surveys, Inc.		

30% slope mitigation strategy



Mitigation Plan provides for...

17 new Bristle Cone Pine and Gambel Oak Trees to replace 11 existing junipers



30% slope mitigation strategy



Pinus aristata /
Bristlecone Pine

Pinus aristata /
Bristlecone Pine

Quercus gambelii /
Gambel Oak

Quercus gambelii /
Gambel Oak

8' WIDE DECOMPOSED GRANITE PATH

Bungalows on Cerrillos

30% Slope, Variance Criteria

- 1) **Physical Characteristic:** The area is anomaly created by the change in the arroyo course. It is not part of a large, steep or high slope usually associated with thirty-percent slopes. This condition is unique to this property.
- 2) **Infeasibility:** This already limited property cannot be feasibly developed at single grade without the variance.
- 3) **Intensity Unaffected:** The property is C-2 and the intensity of allowable development is unaffected by the grant of the variance.
- 4) **Minimum Necessary:** A disturbance of .006% of the site containing the naturally occurring slopes of the 30% is a minimal disturbance and is the minimum variance that will make the reasonable use of the northern portion of the site for the detached, one- and two-story multifamily structures.
- 5) **Not Contrary to Public Interest:** Further, preserving the slopes will not protect sensitive wildlife habitat or degrade and enhance the natural aesthetics associated with arroyos. The removal of this remnant bank is not counter to these goals; there is no storm erosion created or water channel adversely affected, as the channel is no longer in this location, and this patch of 30 slope neither constitutes wildlife habitat nor possesses any aesthetic quality. In short, variance is not contrary to the public interest.

Bungalows on Cerrillos

27794 W I-25 FRONTAGE RD
Santa Fe, NM 87508

Variance - Set Back, Case# 2023-7662

Planning Commission Hearing
May 16, 2024 6:00 pm



Bungalows on Cerrillos

Setback Variance - Background

The Bungalows on Cerrillos project is in the Cerrillos Road Highway Corridor Protection District - Zone 4 which requires a 45 feet set back. *The applicant is requesting approval of a 34-foot set back.*

The annexation agreement between the Beavers Motors LLC and the City of Santa Fe dated February 12, 2014, approved a variance allowing the set back to be 25 feet. Specifically, the agreement stated:

“A variance has been approved to Section 14-5-5(B)(3)(a) Cerrillos Road Highway Corridor Standards allowing the building setback from the Cerrillos Road right-of-way from 40 feet to 25 feet.”

Although this variance has expired, the City of Santa Fe staff supported, and the governing body approved the variance request at that time.

This site is unique in that the surplus Cerrillos corridor ROW is a much larger at 88 to 200 feet (measured from the Cerrillos Road curb to property line).

Bungalows on Cerrillos

Portion of
Cerrillos Road Highway Corridor
(CRHC) - Zone 4

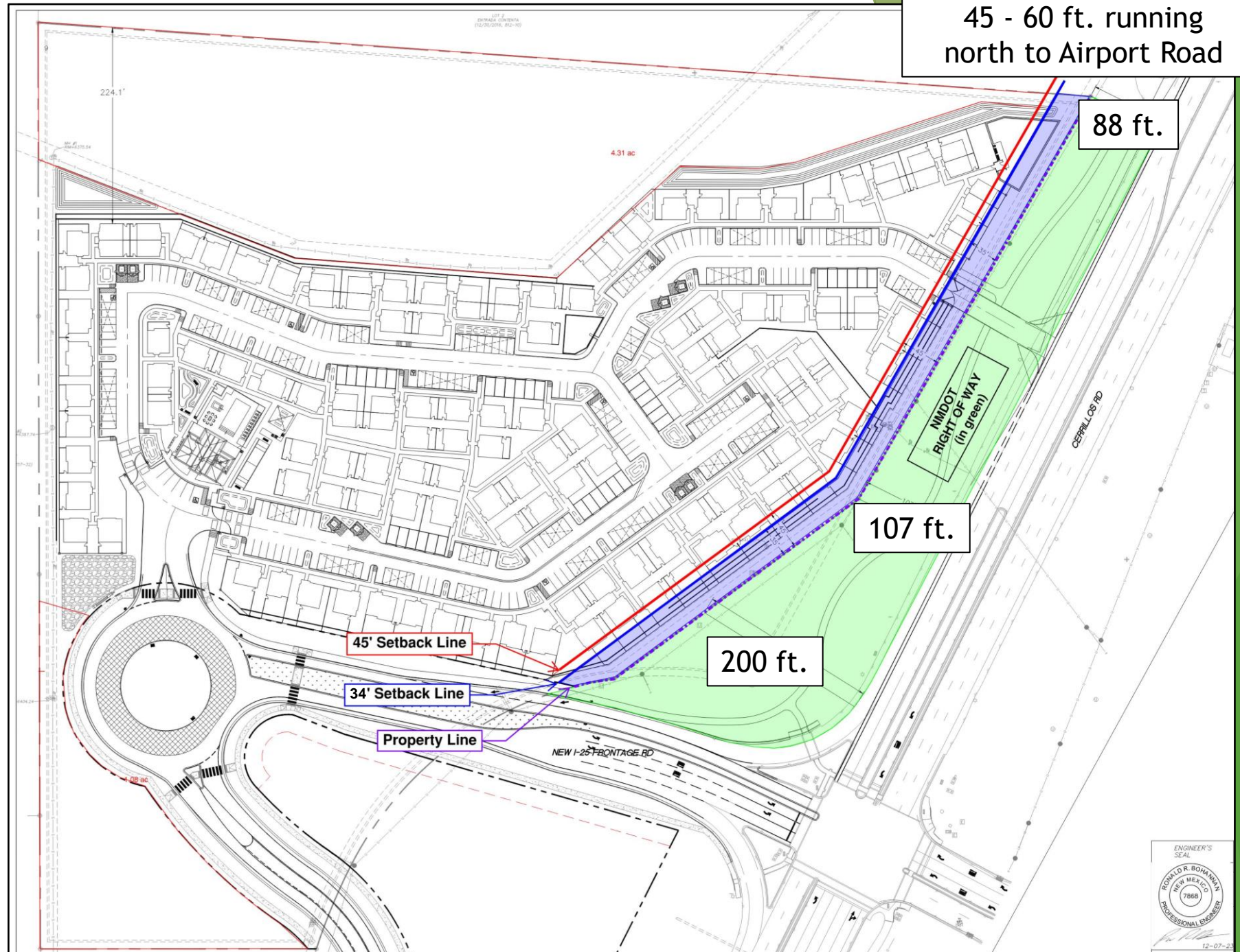
Herrera Drive to Airport
Road - surplus Right of
Way range: 45 - 60 ft.

Herrera Drive to W I-25
Frontage Road - surplus
Right of Way ranges:
58 - 200 ft.



Bungalows on Cerrillos

Site Plan
w/set back lines

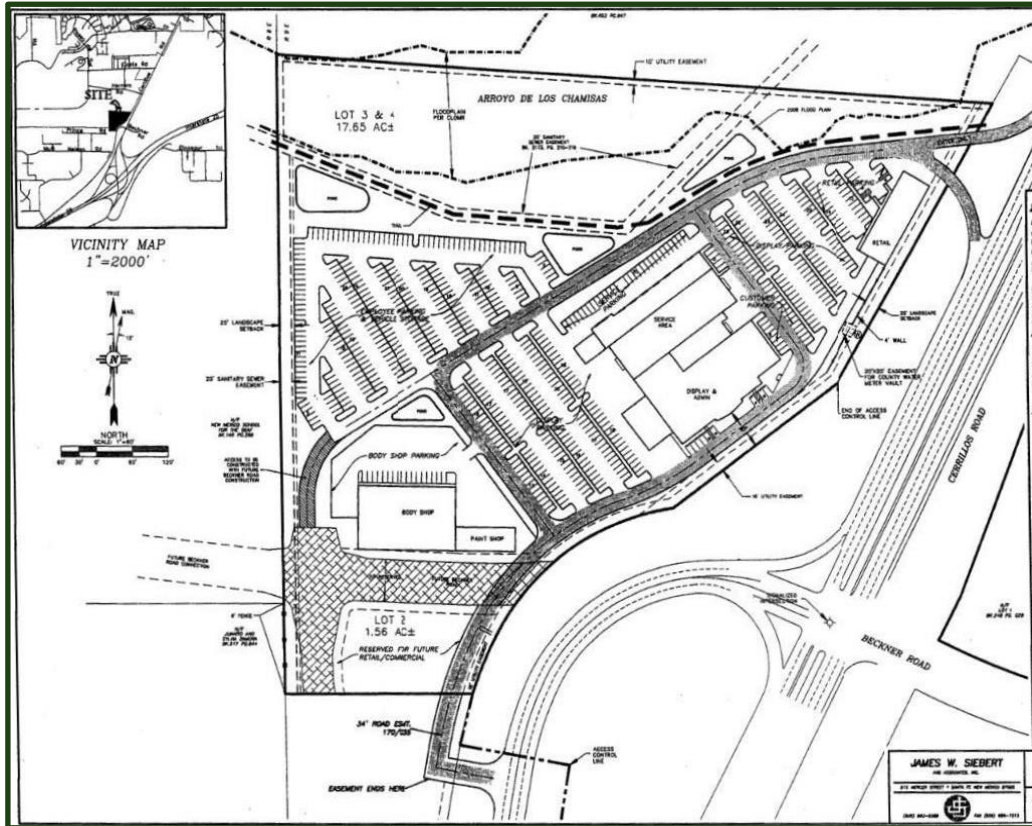


Bungalows on Cerrillos

Setback, Variance Criteria

- 1) **Physical Characteristic:** The property is subject to the unusually large Right of Way setback as compared to the average corridor set back due to the condemnation by the State of New Mexico for Cerrillos Road.
- 2) **Infeasibility:** The set-back here at 45 feet would reduce the feasibility of the design by necessarily reducing the number badly needed units by 16 and result in a significant reduction in density caused by a redesign.
- 3) **Intensity Unaffected:** The property is C-2, and the intensity of allowable development is unaffected by the grant of the variance.
- 4) **Minimum Necessary:** The 34 feet vs. 45 feet is a minimum variation, particularly given the much greater distance to the actual edge of the roadway and shoulder.
- 5) **Not Contrary to Public Interest:** The impact will be imperceptible from the roadway, and no neighbors are affected. The goals of the corridor are still maintained.

Beaver Motors



Car Dealership/Body Shop

4.29 acres

711 spaces

None

None

Granted

Land Use

Open Space

Parking

Roadway Improvements

Herrera Pedestrian Connection

Variances Requested

Bungalows on Cerrillos



Residential Community

8.55 acres

300 spaces

Significant Redesign

Included

Pending your approval