

# Bungalows on Cerrillos

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

Development Plan, Case# 2023-7079

*Additional Information Request*



# Bungalows on Cerrillos Site Plan



# Bungalows on Cerrillos

## *Landscape Density 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)

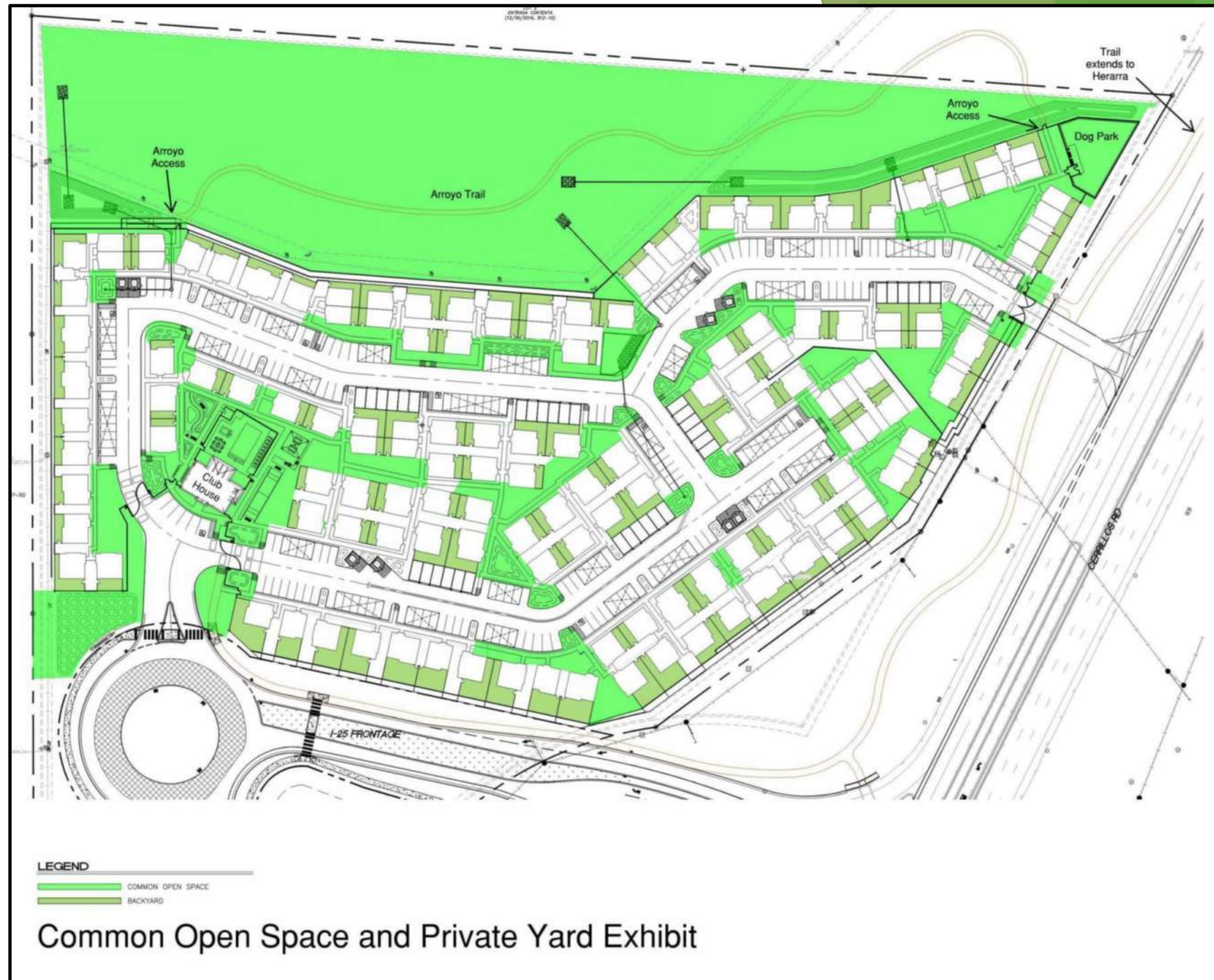
=50% \* OPEN SPACE  
=50% \* 372,854 SF  
=186,427 SF

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





























# SEE DRIVE BY VIDEO

(INCLUDED WITH PACKET)



# Bungalows on Cerrillos

*Photo  
Key Map*

Looking Northwest



**Photo A1**  
**Looking Northwest**



**Photo A2**  
**Looking Northwest**



Photo A3  
Looking Northwest



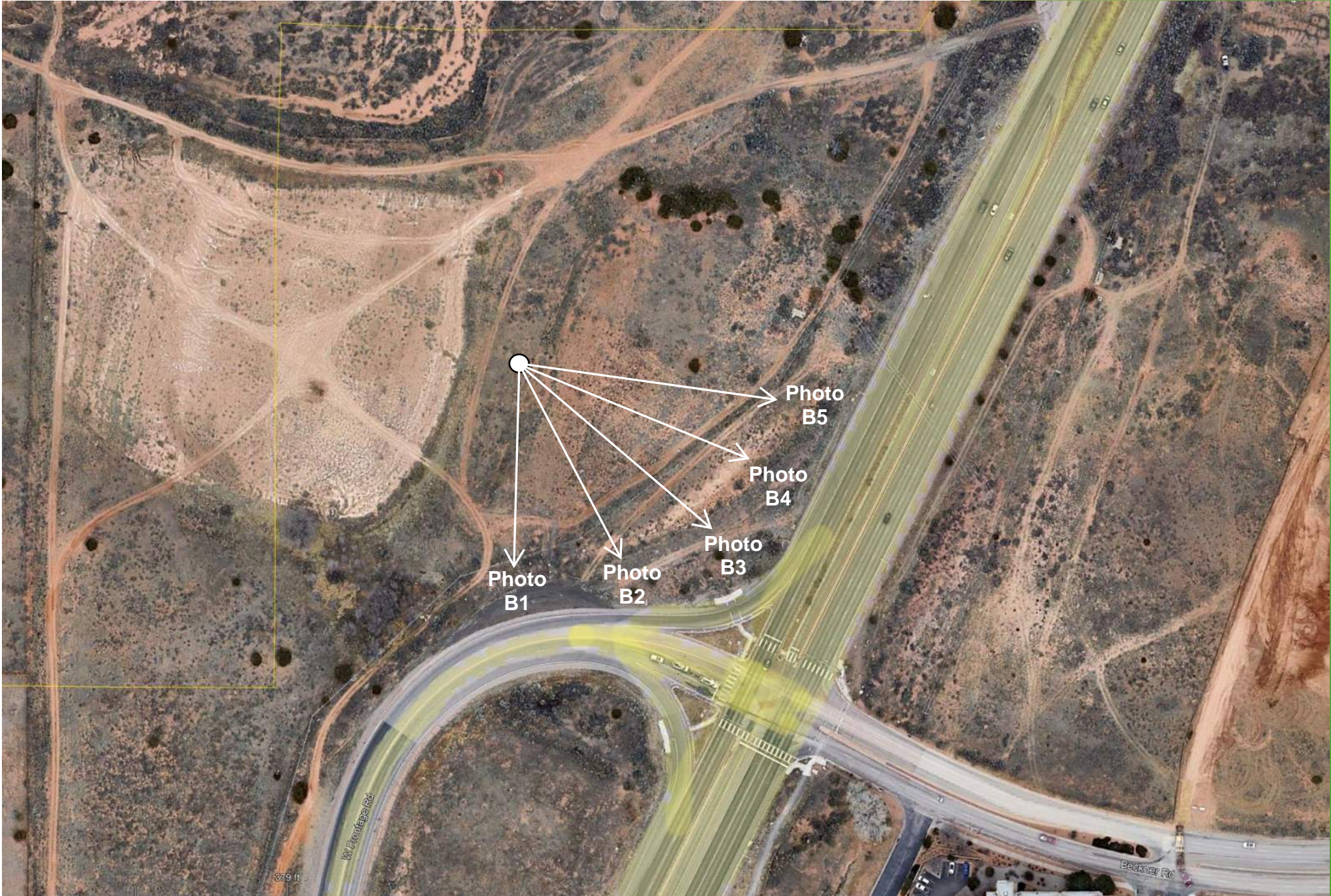
Photo A4  
Looking Northwest



# Bungalows on Cerrillos

*Photo  
Key Map*

Looking Southeast



**Photo B1**  
**Looking Southeast**



**Photo B2**  
**Looking Southeast**



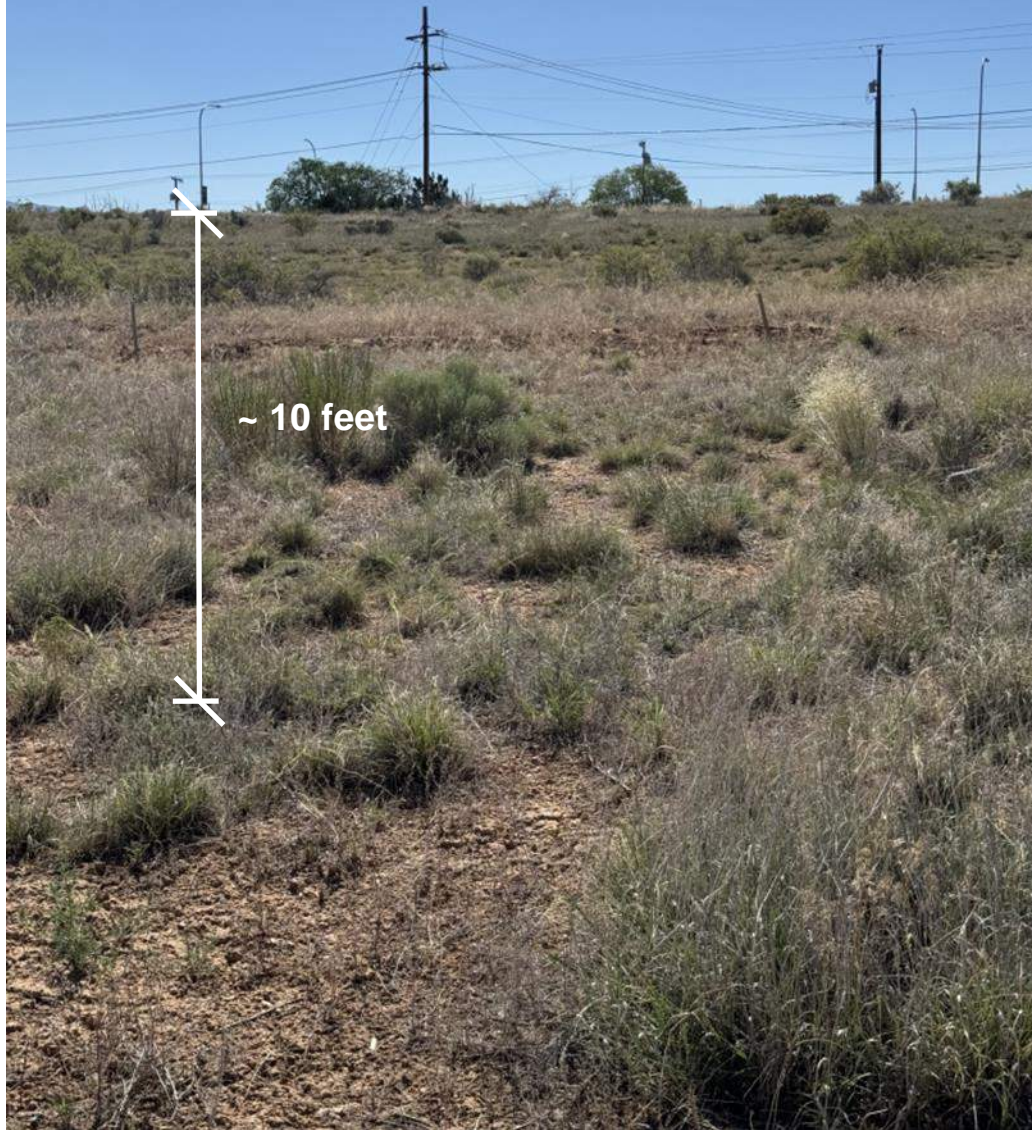
**Photo B3**  
**Looking Southeast**

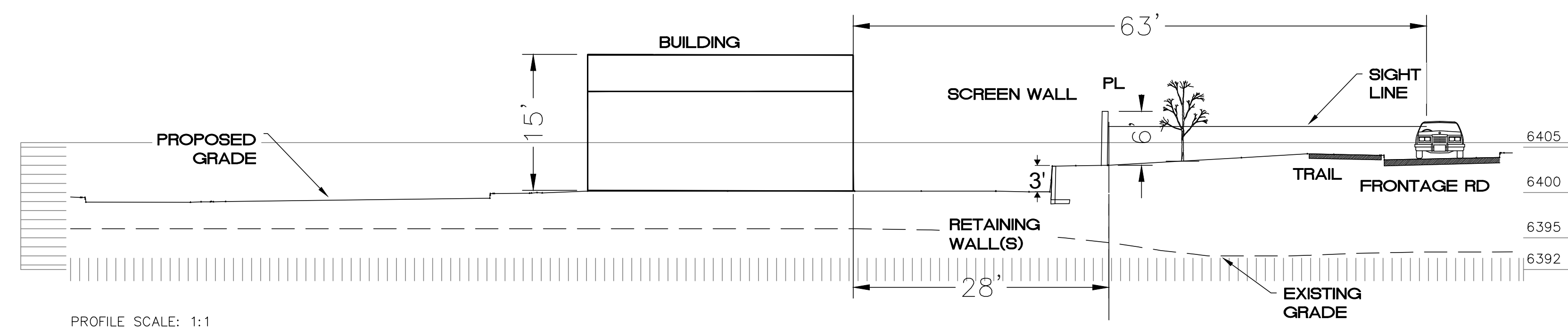


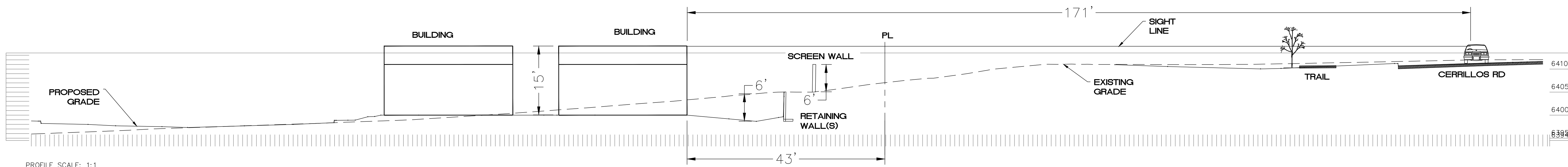
**Photo B4**  
**Looking Southeast**



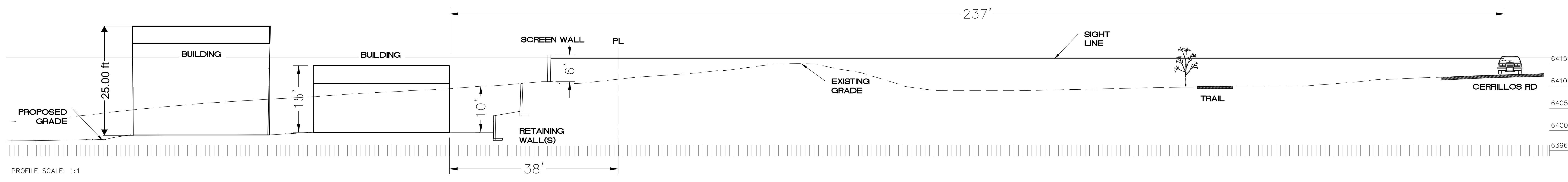
Photo B5  
Looking Southeast

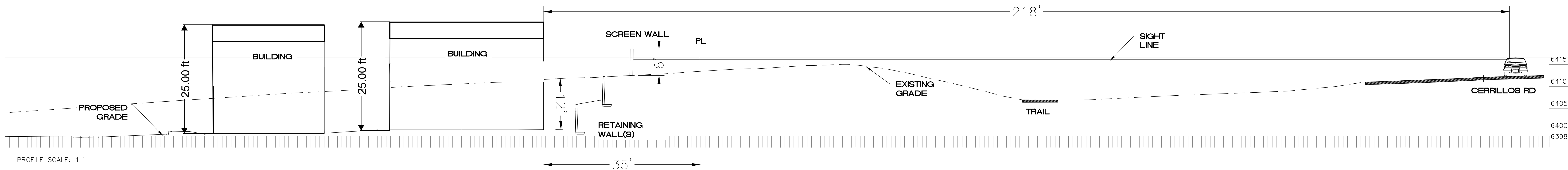


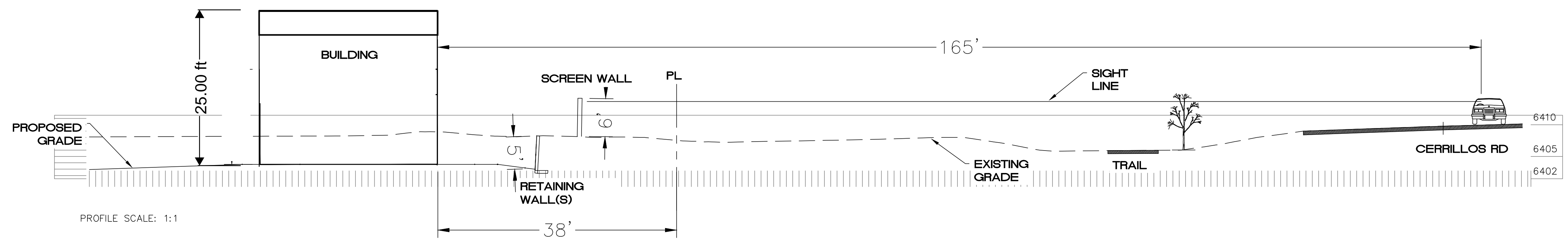
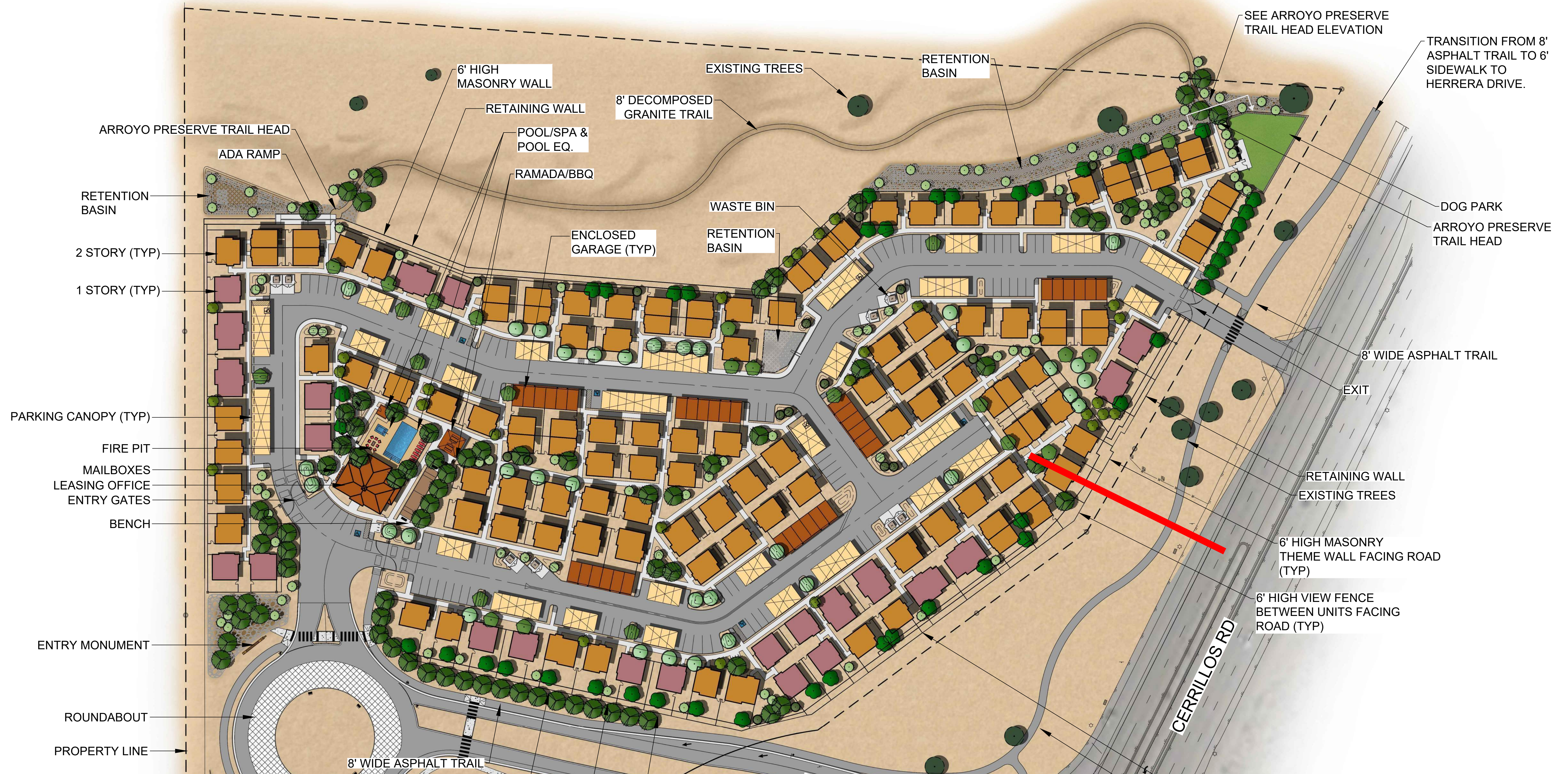


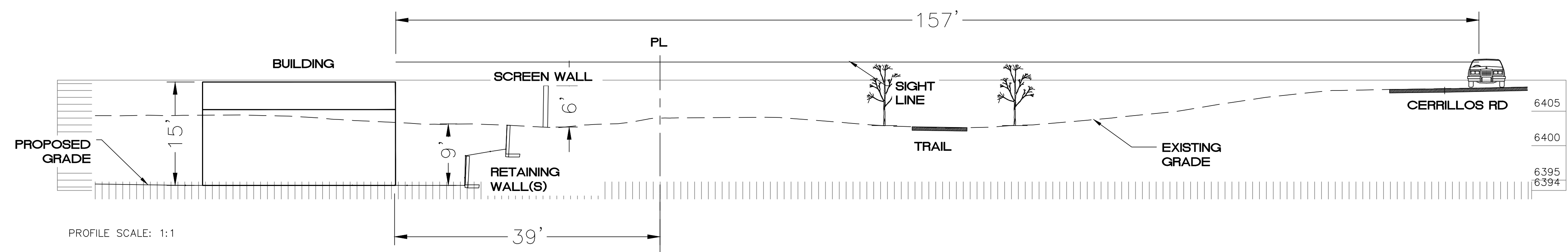


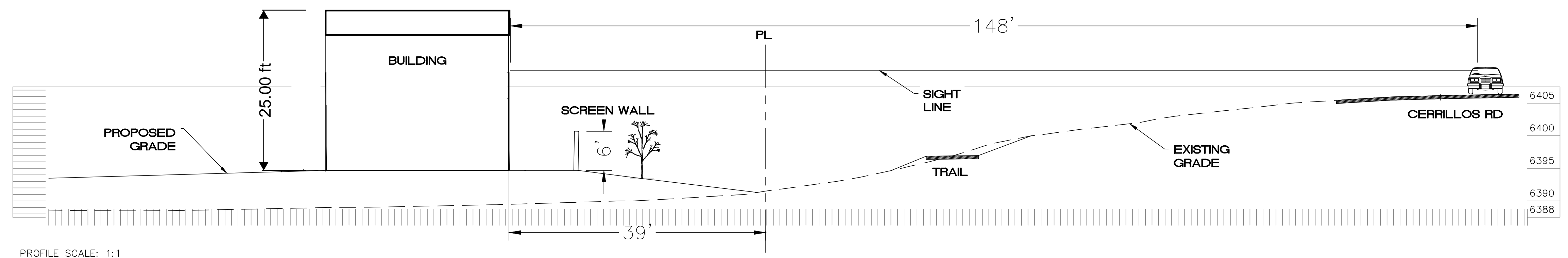
PROFILE SCALE: 1:1











Proposed Findings of Fact and Conclusions of Law for variances:

1. Set Back Variance:

a. Findings of Fact:

- i. The western boundary line of the property is located unusual large distance from the edge of Cerrillos Road curb ranging from 88 feet to 220 feet.
- ii. This physical characteristic distinguishes the land from others in the vicinity that are subject to the same relevant provisions of Chapter 14.
- iii. Las Soleras, as an example, measures 50 feet from the outer-most driving lane to the property line. Entrada Contenta measures 40-50 feet from the outer-most driving lane to the property line.
- iv. In addition, approximately one-third of the property is burdened by a flood plain, greatly reducing the feasibility of developing the property for the multifamily purpose.
- v. The property is C-2 and the intensity of allowable development is unaffected by the grant of the variance.
- vi. A reduction of 20 feet in the required set back is the minimum necessary to will allow for the reasonable use of the property, and will be in keeping with the intention of the corridor setback, because a substantial distance from the driving lanes of Cerrillos Road (when compared to other developments along Cerrillos Road).
- vii. The multifamily homes will be no more than two stories and will setback from the travel lanes of Cerrillos Road equal to and for most cases greater than the distance of other buildings along Cerrillos Road that comply with the 40 foot building setback. The appearance of the buildings along the Cerrillos Road frontage will have the same visual perception as other buildings along Cerrillos Road with a 40 foot building setback.

b. Conclusions of Law:

- i. An unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14;
- ii. The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.
- iii. The intensity of development will not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.
- iv. The variance is the minimum variance that will make possible the reasonable use of the land or structure
- v. The variance is not contrary the public interest.

2. Slope Variance:

a. Findings of Fact:

- i. The steep sloped area is a remnant the original bank of the Arroyo de los Chamisos prior to the construction of the Cerrillos Road improvements and the installation of the bridge carrying storm waters under Cerrillos Road.

- ii. When that bridge was constructed, the Arroyo de los Chamisos was realigned so that no storm waters flow up to or close to this remnant bank. For the most part, the redirected channel now lies to the north of the site.
  - iii. The original bank remained south the new channel for the Arroyo del los Chamisos, creating a small island of 30 percent slopes.
  - iv. No other property in this zone has this unique characteristic.
  - v. The inability to grade the remnant of a portion of the old bank of the Arroyo de los Chamisos will render it infeasible to develop a substantial portion of the property because of the grade that will occur north of the remnant bank.
  - vi. The C-2 zoning requirements are performance based, and the proposed development of multifamily is well below what would be allowed on this property using taller, more traditional multifamily units -- the allowed height being 45 feet.
  - vii. A disturbance of .005% of the site containing the naturally occurring slopes of the 30% is a minimal disturbance.
  - viii. The variance will not:
    1. Increase the threat of flooding and the hazard of improper cuts and fills, or increased erosion and sedimentation;
    2. Result in the destruction of the sensitive landscape;
    3. Harm the scenic character of Santa Fe from the visual blight of indiscriminate cuts and fills and vegetation removal resulting from extensive grading and utility scars;
    4. Accelerate stormwater runoff on natural drainage ways and all structures due to increased development and impervious surfaces; or
    5. Degrade arroyo channels.
  - ix. Along an arroyo, the purpose preserving 30% slopes (i.e., to prevent erosion of arroyo banks, prevent unnatural redirection of arroyo channels and storm water) is not accomplished by preserving a geographic feature that has no relevance to current conditions.
  - x. Further, preserving the slopes will not protect sensitive wildlife habitat or degrade and enhance the natural aesthetics associated with arroyos.
- b. Conclusions of Law
- i. An unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14;
  - ii. The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.
  - iii. The intensity of development will not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.
  - iv. The variance is the minimum variance that will make possible the reasonable use of the land or structure
  - v. The variance is not contrary the public interest.