



CITY OF SANTA FE

# Planning and Land Use Department Board of Adjustment Staff Report

<b>Case No:</b>	2022-6149
<b>Previous Hearing Dates:</b>	June 6, 2023, July 2, 2024
<b>Six-Month Return Hearing Date:</b>	January 7, 2025
<b>Applicant:</b>	Zoomies Dog Care
<b>Agent:</b>	Hugh Driscoll
<b>Request:</b>	Special Use Permit (annual review)
<b>Location:</b>	513A Camino de Los Marquez
<b>Case Mgr.:</b>	Carly Venditti
<b>Zoning:</b>	C-2 (General Commercial)
<b>Overlay:</b>	Suburban Archaeological Overlay District
<b>Pre-app. Mtg:</b>	N/A
<b>ENN Mtg.:</b>	November 8, 2022
<b>Proposal:</b>	Special Use Permit to locate a pet day care within 200 feet of a residential zone in a C-2 (General Commercial) zoning district.

Site Location Map:



**Case 2022-6149. Six-month Review and Approval of 513A Camino de Los Marquez Special Use Permit.** Applicant Zoomies Dog Care, requests annual review and approval for a Special Use Permit to continue to locate a pet day care within 200 feet of a residential zone, in district zoned C-2 (General Commercial) and is within the Suburban Archaeological Review District. (Carly Venditti, Case Manager, cavenditti@santafenm.gov)

## I. RECOMMENDATION

On June 6, 2023, Staff recommended **APPROVAL** of the Special Use Permit (SUP) to establish a dog daycare at 513A Camino de Los Marquez, located in a C-2 (General Commercial) zoning district within 200 feet of residentially zoned properties. The Board of Adjustment (Board) approved the SUP, subject to sixteen (16) conditions of approval as outlined in the June 6, 2023, Staff report and adopted within the Findings of Fact and Conclusions of Law (Attachment A).

In accordance with the adopted conditions, the Applicant returned to the Board on July 2, 2024, to provide an update on their progress in meeting the conditions. Of the sixteen conditions adopted on June 6, 2023, the Applicant had completed seven (7) at the time of the annual review, leaving the following conditions outstanding (see Table 1 “Board Adopted Conditions Review”).

Table 1 Board Adopted Conditions Review

#	Outstanding Condition	Status
3	Flooring and vertical surfaces up to 4 feet in height within all “playroom” enclosures shall be improved to be impervious, sealed surfaces. (Public or	<b>Partial Completion</b> – the expanded area has been

#	Outstanding Condition	Status
	Quasi-Public infrastructure, commercial improvements will require ADA compliance review of site features.)	improved, but the existing, active playrooms have not been addressed.
4	Soundproofing measures shall be installed along all “party walls” at 513 Camino de Los Marquez, including the “party wall” with 509 Camino de Los Marquez.	<b>Noncompliant</b>
5	Dumpster shall be relocated as shown on the Applicant’s site plan, enclosed with 6’ masonry walls on three sides, and always gated. Landscape screening shall be installed adjacent to the enclosure (east and west) per SFCC 14-8.4(4).	<b>Noncompliant</b>
9	Applicant shall include the Special Use Permit Action Letter with any future building permit applications. (To be implemented during construction.)	<b>Incomplete</b> – must be addressed during construction.
10	Applicant shall paint the curb along the northern side of Camino de Los Marquez in ‘Federal Yellow’ with “NO PARKING” stenciled along the curb in black. The “Federal Yellow” curb shall start at the corner with Marquez Place and continue eastward to the driveway entrance of 509 Camino de Los Marquez.	<b>Noncompliant</b>
13	Public or Quasi-Public infrastructure, commercial improvements will require review of site features for ADA compliance.	<b>Noncompliant</b>
14	Contractor shall ensure ADA compliance for the construction of required ADA-accessible features and appurtenances as detailed in the approved construction permit documents. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1–5 and Chapter 7, MUTCD, DOJ, and NM State Statute and Code, including the New Mexico Accessible Parking Checklist (latest published version).	<b>Incomplete</b> – must be addressed during construction.

At the July 2, 2024, annual review hearing, the Board directed the Applicant to return within six months to provide an update on their progress in meeting the Board’s conditions. Table 2, “January 7, 2025, Six-Month Conditions Status Review” provides staff’s findings on the current status of the Board’s outstanding conditions of approval.

Table 2 January 7, 2025, Six-Month Conditions Status Review

#	Condition	Status
3	Flooring and vertical surfaces up to 4 feet in height within all “playroom” enclosures shall be improved to be impervious, sealed surfaces.	<b>Partial Completion</b> – the expanded area has been improved, but the existing, active playrooms remain unimproved.
4	Soundproofing measures shall be installed along all “party walls” at 513 Camino de Los Marquez, including the “party wall” with 509 Camino de Los Marquez.	<b>Partial Completion</b>
5	Dumpster shall be relocated as shown on the Applicant’s site plan, enclosed with 6’ masonry walls on three sides, and always gated. Landscape screening shall be installed adjacent to the enclosure (east and west) per SFCC 14-8.4(4).	<b>Permitted but not complete</b>
9	Applicant shall include the Special Use Permit Action Letter with any future building permit applications.	<b>Noncompliant</b> – Applicant cited case number 2022-6149 but did

#	Condition	Status
		not include an action letter.
10	Applicant shall paint the curb along the northern side of Camino de Los Marquez in 'Federal Yellow' with "NO PARKING" stenciled along the curb in black. The "Federal Yellow" curb shall start at the corner with Marquez Place and continue eastward to the driveway entrance of 509 Camino de Los Marquez.	<b>Partial Completion</b> – curb repainted yellow without "No Parking" stencil.
13	Contractor shall ensure ADA compliance for the construction of required ADA-accessible features and appurtenances as detailed in the approved construction permit documents.	<b>Permitted but not complete</b>

The project is still subject to the technical corrections adopted in the original staff memo (Attachment B).

The Board shall review the information provided by Staff, the Applicant, and hear public testimony before rendering a decision. Staff offers the following motion examples for consideration:

1. **Approve** the continuation of the Special Use Permit, requiring the Applicant to appear before the Board in six months to review progress on the outstanding conditions adopted on June 6, 2023.
2. **Approve** the continuation of the Special Use Permit, incorporating all existing conditions of approval and any additional conditions discussed in this meeting, requiring the Applicant to appear before the Board within six months to review progress on the outstanding conditions adopted on June 6, 2023, and any new conditions incorporated by the board with this approval.
3. **Deny** Case #2022-6149 "513A Camino de Los Marquez Special Use Permit" and require Zoomies Dog Daycare to cease operations at this location.

## II. ANNUAL REVIEW SUMMARY

The Applicant first appeared before the Board of Adjustment on June 6, 2023, following a noise complaint which alerted the City of Santa Fe Land Use Department that Zoomies Dog Daycare was operating without a Special Use Permit within 200 feet of residentially zoned property and had installed an outdoor "puppy patch" without the required building permits. The Board granted a Special Use Permit with conditions, including the condition to return before the Board in a year for an annual review; the annual review meeting occurred July 2, 2024. As of the July 2, 2024, public meeting, the Applicant expanded from Suite A (7,270 sq. ft.) into Suite C (3,150 sq. ft.), totaling 10,420 sq. ft., while Suite B (2,761 sq. ft.) remains occupied by the Thrifty Queen thrift store. The expansion into Suite C added two new dog "playrooms," bringing the total to five, along with an expanded grooming area.

Property improvements conditioned with the Special Use Permit approval in June 2023, outlined on July 2, 2024, were divided into two phases by the applicant (see Attachment B). Phase 1 focused on moisture and sound control measures such as epoxy flooring and fiber-reinforced wall panels, while Phase 2 included the relocation of the lobby and entrance to the rear parking lot, additional soundproofing, playroom updates, an accessible route from parking, and the relocation and enclosure of the dumpster. The Board conditioned additional renovations, including exterior improvements for accessibility, dumpster enclosure, parking lot redesign, noise mitigation, and a six-month review before the Board of Adjustment. As of July 2, 2024, Staff found that most of the work outlined in the initial conditions of approval and both Phase 1 and Phase 2 build out were not complete - the Applicant attributed the delay to the lack of an agreement with the building owner regarding financial responsibility.

Since appearing before the Board in July of 2024, the Applicant applied for a building permit with the Building Division in attempts to meet the conditions of approval set in June 2023. The Applicant applied for building permit 2024-37631 on August 13, 2024, and underwent three rounds of revisions to meet criteria required by solid waste, accessibility, site accessibility, landscaping, and commercial building code reviewers. The initial permit application cited case number 2022-6149, but did not include the Special Use Permit action letter. See Table 3 for the permit

application timeline and Attachment C for all revision comments.

<b>TABLE 3. PERMIT APPLICATION TIMELINE</b>	
<b>Initial Application:</b>	August 13, 2024
<b>Staff Comments Complete:</b>	September 4, 2024
Revisions Required:	Landscape, Site Accessibility, Landscape, Accessibility, Commercial Building, and Solid Waste
<b>Revised Plan Set Submittal Date:</b>	October 11, 2024
<b>Staff Comments Complete:</b>	November 14, 2024
Revisions Required:	Accessibility, Commercial Building, Solid Waste
<b>Revised Plan Set Submittal Date:</b>	November 20, 2024
<b>Staff Comments Complete:</b>	November 25, 2024
<b>Permit Issued</b>	December 5, 2024

On December 5, 2024, staff conducted a site visit to evaluate infrastructure updates. Staff determined the curb along Camino de Los Marquez was repainted, improvements were made to the sidewalk along Marquez Place, but the rear parking lot and trash receptacle were not improved. Offensive odor and lack of screening of the dumpster were primary impacts to the residential neighbors, and this important issue has not yet been addressed by the applicant. This report aims to update the Board on conditions mitigating conflicts with nearby residential areas and environmental impacts from Zoomies.

**A. PARKING, ACCESSIBILITY and SITE CIRCULATION**

Parking, loading, and unloading by Zoomies clients along Camino de Los Marquez was identified as one of the areas of impact in the original review of the case. Since appearing before the Board in June 2023, the Applicant decided to relocate their primary entrance and lobby to face the parking lot, as was recommended by Staff. When this improvement is complete, the issue of improper loading and unloading along Camino de Los Marquez will be mitigated. With the original 2023 approval, the Board conditioned that Zoomies repaint the western curb along Camino de Los Marquez in “federal yellow” and stencil “No Parking” in black along the curb. Since the July 2, 2024, Public Hearing, the Applicant repainted the curb along the Camino de Los Marquez entrance but failed to stencil paint “No Parking” as shown via Figure 1.

**Figure 1. Camino de Los Marquez Curb**



ADA improvements to assure accessibility to the existing business entrance, including the sidewalk along Marquez Place are complete as shown in Figure 2.

**Figure 2. Sidewalk & Curb Improvements (May 17, 2024, Left) (Dec. 5, 2024, Right)**



The Applicant was required to redesign and upgrade the parking lot serving the entire building with 20 parking spaces (13 standard spaces, 6 compact spaces, and 1 ADA space). The Applicant's site plan showed they would install (2) 4-space bike racks near the business entrance on Camino de Los Marquez to meet the eight (8) space bike parking requirements. Plans to update parking infrastructure along the rear of the building were permitted as of December 5, 2024, but the improvements remain incomplete. Figure 3 shows the state of the rear parking lot infrastructure as of December 5, 2024.

**Figure 3: Rear Parking Lot Infrastructure (December 5, 2024)**



#### **B. NOISE GENERATION AND MITIGATION MEASURES**

On June 7, 2022, the City received a noise complaint regarding the operations at Zoomies. Upon inspection, the City issued a citation for the illegal installation of fencing and an outdoor artificial turf area located in the rear parking lot. The applicant removed the “puppy play pen” in February 2023. The Board adopted a condition of approval to install sound mitigation between the interior “party walls” based on complaints by the adjacent business. The applicant has not made these improvements to date. No additional noise complaints have been received by the city and Zoomies no longer allows outside access for dogs.

#### **C. WASTE DISPOSAL**

Waste disposal issues, including nuisance odors from the dumpster located in the rear parking lot and urine and feces odors emanating from Zoomies Dog Care into the adjacent business and neighboring community, were identified as critical areas of impact by the Board in June 2023. Although the required improvements to relocate, screen, and buffer the trash enclosure were permitted as of December 5, 2024, these improvements have not yet been completed by the Applicant.

To address these concerns and other operational concerns regarding the welfare of the animals, including preventing injury to pets, the Board may consider adding new conditions to the Special Use Permit aimed at mitigating the impacts on the neighborhood and clients. Examples of such conditions include:

1. Limiting operations to daytime only, prohibiting overnight dog care. Restricting operations to day-only activities may reduce waste, odors, and additional noise associated with overnight care, minimizing impacts on adjacent properties.
2. Limiting the number of dogs allowed on-site. Capping the number of dog occupants would decrease waste production, thereby reducing odors emanating from the premises and waste bins.

These measures could help mitigate odor-related impacts and provide relief to neighboring properties. The effectiveness of these conditions can be assessed through annual reviews, with public input serving as a valuable tool

in evaluating their success.

The following provisions under SFCC Chapter 14-3.6(D)(2) provide the Board with authority to impose conditions to mediate such impacts:

- 14-3.6(D)(2)(e): Noise generation or attenuation
- 14-3.6(D)(2)(k): Limitations on the type, extent, and intensity of uses and development allowed
- 14-3.6(D)(2)(l): Maximum numbers of employees or occupants (including dogs in this case) permitted
- 14-3.6(D)(2)(m): Hours of operation
- 14-3.6(D)(2)(q): Any other appropriate conditions and safeguards, in conformity with Chapter 14 or provisions of other chapters of the Santa Fe City Code that regulate development and land use

By applying conditions from these categories, the Board can effectively address environmental and nuisance impacts while remaining in compliance with applicable regulations.

#### D. LANDSCAPING IMPROVEMENTS AND SCREENING

Per [SFCC Section 14-8.4\(B\)\(d\)\(iii\) Landscape and Site Design](#), the Applicant was required to make improvements to site landscaping. The Applicant has worked with the development review team to design landscaping improvements to the parking area, including new landscaped areas that will buffer the new dumpster location and enclosure. The Applicant must add additional landscape buffers at the corner of Linda Vista and Marquez Place and refurbish and plant the existing planters along Camino de Los Marquez. A landscape plan meeting the requirements of [SFCC Section 14-8.4](#) was submitted and approved with the permit 2024-37631, but the applicant has not made the required improvements to date.

### III. APPROVAL LIMITED

Special use permits are granted for a specific use and intensity with the intent to regulate or prevent specified uses within various districts as provided in Table 14-6.1-1 so they are compatible with existing or desired land use patterns. Zoomies Dog Daycare has been in pursuit of this Special Use Permit since June of 2023 so that potential detrimental effects may be reduced or avoided and conflicts in land use may be prevented. Despite conditions of approval, approved permits, and eighteen months the use has not achieved full compliance with Board of Adjustment requirements. Any further approval of this use requires additional conditions that limit business hours or the quantity of clientele permitted daily.

### IV. Attachments

ATTACHMENT A: Findings of Fact and Conclusions of Law adopted by the BOA

ATTACHMENT B: June 6, 2023 & July 2, 2024: Staff Memo and Attachments

ATTACHMENT C: Permit 2024-37631 Staff Review Comments

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

Title	Name	Initials
Department Director	Heather Lamboy	HLL
Interim Assistant Department Director	Maggie Moore	MM
Interim Planning Manager	Daniel A. Esquibel	DAE
Senior Planner	Carly Venditti	CAV

# **City of Santa Fe, New Mexico**

## **Attachment A**

### **Board of Adjustment Findings of Fact and Conclusions of Law**

- 1. FOF COLs Case 2022-6149, June 6, 2023**
- 2. FOF COLS Case 2022-6149, July 2, 2024**

**City of Santa Fe  
Board of Adjustment  
Findings of Fact and Conclusions of Law**

**Case# 2022-6149 (Annual Review)  
513 Camino de Los Marquez Special Use Permit**

Applicant's Name – Zoomies Dog Care

Agent's Name- Hugh Driscoll

THIS MATTER appeared before the Board of Adjustment (Board) for an annual review hearing on July 2, 2024, satisfying a condition of approval for the Special Use Permit granted June 6, 2023, for Zoomies Dog Care, (Applicant).

The Applicant requests approval to continue a Special Use Permit (SUP) to locate a pet day care within 200 feet of a residential zone. The property is zoned C-2 (General Commercial) and is located within the Suburban Archaeological Review District.

After conducting a public hearing and having heard from staff and all interested persons, the Board hereby FINDS, as follows:

**FINDINGS OF FACT**

1. The Property is located in a C-2 General Commercial zone and is within 200 feet of residentially zoned property.
2. Findings of fact and conclusions of law for the special use permit approved with conditions at the June 6, 2023, hearing were previously adopted as Item #23-0474.
3. The property at 513 Camino de los Marquez, was formerly comprised of three commercial units, Zoomies, Thrifty Queen and a vacant space previously occupied by Marquez Deli. Since appearing before the Board on June 6, 2023, Zoomies has expanded into the vacant deli space at the rear of the building, and now shares both northern and eastern walls with Thrifty Queen, resulting in noise and odor complaints necessitating soundproofing measures along the shared walls.
4. Staff conducted site visits to the property and provided the Board with a written report of its findings (Staff Report) and recommended that the special use permit be approved, subject to conditions of approval (Conditions).
5. SFCC 1987 Section 14-3.6(D)(1) sets out certain findings that the Board must make to grant a special use permit, including:
  - a. *That the Board has the authority to grant a special use permit for the Project;* SFCC 1987 Subsection 14-2.4(B) and Table 14-6.1-1 provide the authority for the Board to grant a special use permit for “grooming” and “kennel” uses within 200 feet of residentially zoned property in the C-2 district.
  - b. *That granting the special use permit does not adversely affect the public interest;* The Board found that granting of the special use permit for dog day care will not adversely affect the public interest.
  - c. *That the use is compatible with and adaptable to adjacent properties and other properties in the vicinity.* The Board found that the proposed use of the project site is compatible with and adaptable to the surrounding uses and structures.
6. Pursuant to SFCC 1987 Section 14-3.6(D)(2) the Board is authorized to specify conditions of approval for a special use permit to accomplish the proper development of the area and to implement the policies of the general plan.

- a. The Board of Adjustment amended the condition of approval implemented by staff for the Applicant to return before the Board of Adjustment within six months in addition to hosting a site visit to display conditions.
7. Since appearing before the Board in June of 2023, the Applicant expanded beyond Suite A (7,270 sq. ft.) into Suite C (3,150 sq. ft.) for a total of 10,420 sq. feet. Suite B (2,761 sq. ft.) is still occupied by the Thrifty Queen thrift store. The expansion into Suite C includes two new "playrooms" for dogs bringing the total number of "playrooms" to five and an expanded grooming area.
8. The Applicant has divided the required improvements into 2 Phases as described in their additional submittals (See Attachment C). Phase 1 improvements, described primarily as, "finishes to address moisture and sound control in different parts of the business are currently underway, but not complete. Epoxy floor coating and fiber-reinforced wall panels..." Phase 2 relocates the lobby and primary entrance to face the rear parking lot, improvements to the remaining playrooms, additional sound control, accessible route from parking to new primary entrance, and relocating and enclosing the dumpster. Suite A's current layout features a lobby, bathrooms, conference room, and grooming service, but will be updated in Phase 2 of the applicant's proposal.
9. SFCC Chapter V Animal Service Section 5-6.2 mandates a \$250 annual "professional animal care permit" for businesses such as kennels, grooming parlors, pet shops, and animal training services. The permit requires compliance with SFCC Chapter 5 Animal Services through an inspection. Permits expire on December 31st each year and must be renewed by February 1st. Zoomies renewed their animal care permit along with their business license. The Board conditioned additional renovations for Zoomies, including exterior improvements for accessibility, dumpster enclosure, parking lot redesign, and noise mitigation. These improvements are not complete and conditions affecting the surrounding neighborhood persist.
10. On May 17th staff conducted a site visit in coordination with the Applicant's agent and architect, Hugh Driscoll. Staff inspected the improvements to dog care areas outlined in Phase 1 and expansion areas outlined in Phase 2 plans (Attachment B). In addition, land use inspector Kevin Smith visited the site on November 3, 2023, March 5, 2024. Staff found that most of the work outlined in conditions of approval and both Phase 1 and Phase 2 build out are not complete. The Applicant stated that the reason for the delay is that they have not come to an agreement with the building owner on financial responsibility for the required improvements. Staff observed that the internal remediation of the existing playrooms was not completed and odors within the facility are noxious.
11. The improper use of street parking as a loading and unloading zone has caused congestion and safety concerns and does not provide an accessible route. Since appearing before the Board, the Applicant relocated their primary entrance and lobby to face the parking lot. When this improvement is complete, the issue of improper loading and unloading along Camino de Los Marquez will be mitigated.
12. On June 7, 2022, the City received a noise complaint regarding the operations at Zoomies. The City inspected the outdoor artificial turf area, then cited it and eventually the applicant removed it in February 2023. The Board adopted a condition of approval to install sound mitigation between the "party walls." The applicant has not made these improvements to date. No additional noise complaints have been received by the city and Zoomies no longer allows outside access for dogs.
13. Waste disposal, nuisance smell from the dumpster located in the rear parking lot and urine and feces odor emanating from Zoomies into the adjacent business and neighboring community were critical areas of review for the BOA in June 2023. The required improvements to relocate, screen and buffer the trash enclosure have not been made by the applicant, but the applicant has made efforts by double bagging waste and keeping the dumpster closed and must return to the Board within 6 months to provide an update on the progress of required improvements.

14. On July 2, 2024, the Board approved the special use permit to operate a dog day care facility within 200 feet of a residentially zoned district subject to the conditions of approval implemented by staff and those conditions amended by the Board at the Hearing.

### **CONCLUSIONS OF LAW**

Under the circumstances and given the evidence and testimony submitted during the Hearing, the Board CONCLUDES as follows:

1. The Board has the power and authority under SFCC 1987 Section 14-2.4(C)(2) and Section 14-3.6(B) and Table 14-6-1.1 to grant the special use permit applied for in this request.
2. Pursuant to SFCC 1987 Section 14-3.6(B), the Board has the authority to hear and decide applications for special use permits in accordance with applicable provisions of Chapter 14; to decide questions that are involved in determining whether special use permits should be granted; and to grant special use permits with such conditions and safeguards as appropriate under Chapter 14; or to deny special use permits when not in harmony with the intent and purpose of Chapter 14.
3. Pursuant to SFCC 1987 Section 14-6.1(C) Table 14-6-1.1, “*Table of Permitted Uses*”, “*pet grooming*” and “*kennel*” uses are permitted within the C-2 General Commercial zone with a special use permit if located within 200 feet of residentially zoned property.
4. The special use permit was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
5. The Applicable Requirements set forth in SFCC 1987 Section 14-3.6 for granting the requested special use permits have been met:
  - a. That granting of the special use permit will not adversely affect the public interest. While the applicant has not completed all required improvements and conditions of approval, the applicant has taken steps to mitigate noise and odor concerns through structural improvements, such as soundproofing the walls shared with adjacent properties and implementing a waste disposal plan that reduces odor impact on neighboring businesses and residents. Additionally, the relocation of the entrance and lobby to the rear parking lot will alleviate traffic congestion and improve safety on Camino de Los Marquez, further reducing any adverse impact on the public interest. The Board has required the applicant return within 6 months to provide an update on their progress.
  - b. The Project is compatible with and adaptable to adjacent properties and to other properties in the vicinity of the Project. The nature of the dog daycare business fits within the commercial character of the C-2 General Commercial zone. Measures have been implemented to ensure that the facility does not produce excessive noise or odors that could disturb nearby residential properties, including keeping doors and windows closed. The applicant has also complied with sound and odor mitigation requirements, making the project more compatible with the adjacent thrift store and other neighboring properties.

### **WHEREFORE, IT IS ORDERED ON THE 10th DAY OF SEPTEMBER 2024 BY THE BOARD OF ADJUSTMENT OF THE CITY OF SANTA FE:**

1. The special use permit granted herewith is granted for the specific use of the Property and intensity applied for, and no change of use or more intense use shall be allowed unless approved by the Board under a new or amended special use permit or as otherwise permitted by applicable Code provisions.
2. That the special use permit is approved, subject to the Conditions and Technical Corrections presented in Staff's report and those conditions amended by the Board at the Hearing, including the condition that the Applicant shall return to the Board for review at a public hearing within six (6) months.

3. The special use permit granted herewith shall expire if (a) it is not exercised within three (3) years of the date these Findings of Fact and Conclusions of Law are adopted by vote of the Board, subject to any right of the Applicant under applicable Code to request an extension of such time or (b) it ceases for any reason for a period of three hundred and sixty-five (365) days.

Gary Friedman  
Gary Friedman, Chair  
FILED:

12-18-24  
Date

Andrea Salazar  
Andrea Salazar (Dec 19, 2024 16:37 MST)  
Andréa Salazar *XIV*  
City Clerk

Dec 19, 2024  
Date

APPROVED AS TO FORM  
Rebecca Mruk-Herrmann  
Rebecca Mruk-Herrmann  
Assistant City Attorney

12/18/2024  
Date

**City of Santa Fe**  
**Board of Adjustment**  
**Findings of Fact and Conclusions of Law**

**Case# 2022-6149****513 Camino de Los Marquez Special Use Permit**

Applicant's Name - Zoomies Dog Care

Agent's Name- WAMO Studio Architects

THIS MATTER came before the Board of Adjustment (Board) for hearing on June 6, 2023, upon the application (Application) of WAMO Studio Architects, Agent, for Zoomies Dog Care, (Applicant).

The Applicant requests approval for a Special Use Permit (SUP) to locate a pet day care within 200 feet of a residential zone. The property is zoned C-2 (General Commercial) and is located within the Suburban Archaeological Review District.

After conducting a public hearing and having heard from staff and all interested persons, the Board hereby FINDS, as follows:

**FINDINGS OF FACT**

1. The Property is located in a C-2 General Commercial zone and is within 200 feet of residentially zoned property.
2. SFCC 1987 Section 14-3.1(F)(2)(a)(viii) requires an Early Neighborhood Notification (ENN) meeting for special use permits, and SFCC 1987 Section 14-3.1(F)(4)-(6) establishes procedures for the ENN, including:
  - (a) Timing for the ENN meeting and the principles underlying its conduct[§ 14-3.1(F)(5)]; and
  - (b) Guidelines for discussion items at the ENN meeting[§ 14-3.1(F)(6)].
3. Notice requirements for ENN meetings are set out in SFCC 1987 Section 14-3.1(H) [§ 14-3.1(F)(4)].
4. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was given via mail, publication, and posting of signs.
5. The Applicant conducted a virtual ENN meeting on November 8, 2022.
6. The Applicant, City staff and several members of the public attended the ENN meeting.
7. SFCC 1987 Section 14-3.6(C)(2) requires applicants for Special Use Permits to indicate the section of Chapter 14 under which the special use permit it sought and state the grounds for which it is requested (Application).
8. City staff reviewed the Application, related materials and information submitted by the Applicant for conformity with applicable Code requirements and conducted site visits to the property. Staff provided the Board with a written report of its findings (Staff Report) and recommended that the special use permit be approved, subject to conditions of approval (the Conditions) and technical corrections in the Staff Report.
9. Applicant complied with SFCC 1987 Section 14-3.6(C) procedures to be followed prior to the grant by the Board of a special use permit, including:
  - (a) Approval of a site plan and other site development drawings necessary to document that the Project can be accomplished in conformance with applicable Code standards [Section 14-3.6(C)(1)];
  - (b) Submittal of an application indicating the Code section under which the special use permit is sought and stating the grounds on which it is requested[Section 14-3.6(C)(2)]; and
  - (c) A special use permit is required for any change of use to a new or different use category that requires a special use permit as designated in table 14-6.1-1. [Section 14-3.6(C)(3)].

10. SFCC 1987 Section 14-3.6(D)(1) sets out certain findings that the Board must make to grant a special use permit, including:
  - (a) *That the Board has the authority to grant a special use permit for the Project;* SFCC 1987 Subsection 14-2.4(B) and Table 14-6.1-1 provide the authority for the Board to grant a special use permit for "grooming" and "kennel" uses within 200 feet of residentially zoned property in the C-2 district.
  - (b) *That granting the special use permit does not adversely affect the public interest;* The Board found that granting of the special use permit for dog day care will not adversely affect the public interest.
  - (c) *That the use is compatible with and adaptable to adjacent properties and other properties in the vicinity.* The Board found that the proposed use of the project site is compatible with and adaptable to the surrounding uses and structures.
11. Pursuant to SFCC 1987 Section 14-3.6(D)(2) the Board is authorized to specify conditions of approval for a special use permit to accomplish the proper development of the area and to implement the policies of the general plan.
12. At the hearing, the Board amended the conditions of approval in the staff report as follows:
  - (a) The Board removed staff condition of approval #6 which limited the SUP approval to the existing operations. The Board found that the proposed expansion plan was allowable.
  - (b) The Board removed staff condition of approval #10 which limited the maximum daily capacity to 100 dogs for boarding and day care.
  - (c) The Board amended staff condition of approval #4 to add a requirement for the north wall to also be sound proofed.
  - (d) The Board added a new Condition #17 to prohibit external dog pens under the Special Use Permit.
13. On June 6, 2023 the Board approved the special use permit to operate a dog day care facility within 200 feet of a residentially zoned district subject to the conditions of approval in staff and those conditions amended by the Board at the Hearing.

### **CONCLUSIONS OF LAW**

Under the circumstances and given the evidence and testimony submitted during the Hearing, the Board CONCLUDES as follows:

1. The Board has the power and authority under SFCC 1987 Section 14-2.4(C)(2) and Section 14-3.6(B) and Table 14-6-1.1 to grant the special use permit applied for in this request.
2. Pursuant to SFCC 1987 Section 14-3.6(B), the Board has the authority to hear and decide applications for special use permits in accordance with applicable provisions of Chapter 14; to decide questions that are involved in determining whether special use permits should be granted; and to grant special use permits with such conditions and safeguards as appropriate under Chapter 14; or to deny special use permits when not in harmony with the intent and purpose of Chapter 14.
3. Pursuant to SFCC 1987 Section 14-6.1(C) Table 14-6-1.1, "*Table of Permitted Uses*", "*pet grooming*" and "*kennel*" uses are permitted within the C-2 General Commercial zone with a special use permit if located within 200 feet of residentially zoned property.
4. The special use permit was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
5. The ENN meeting complied with the requirements established under the Code.
6. The Applicable Requirements set forth in SFCC 1987 Section 14-3.6 for granting the requested special use permits have been met.
7. The granting of the special use permit will not adversely affect the public interest.

8. The Project is compatible with and adaptable to adjacent properties and to other properties in the vicinity of the Project.
9. The special use permit granted herewith is granted for the specific use of the Property and intensity applied for, and no change of use or more intense use shall be allowed unless approved by the Board under a new or amended special use permit or as otherwise permitted by applicable Code provisions.

**WHEREFORE, IT IS ORDERED ON THE 11th DAY OF JULY 2023 BY THE BOARD OF ADJUSTMENT OF THE CITY OF SANTA FE:**

1. That the special use permit is approved, subject to the Conditions and Technical Corrections presented in Staffs report and those conditions amended by the Board at the Hearing, including the condition that the Applicant shall return to the Board for review at a public hearing within one (1) year.
2. The special use permit granted herewith shall expire if(a) it is not exercised within three (3) years of the date these Findings of Fact and Conclusions of Law are adopted by vote of the Board, subject to any right of the Applicant under applicable Code to request an extension of such time or (b) it ceases for any reason for a period of three hundred and sixty-five (365) days.

*ljttr,!j Frie-QmAtv*

\_\_\_\_\_  
Gary Friedman, Chair

7-12-2023

Date

FILED:

*Kristine Bustos-Mihelcic*  
\_\_\_\_\_  
Kristine Bustos-Mihelcic      *xrv*  
City Clerk

Jul 27, 2023

Date

APPROVED AS TO FORM

\_\_\_\_\_  
**Henson**  
Assistant City Attorney

07/12/2023

Date

# 23-0474 Zoomies Doggie Daycare Case #2022-6149

Final Audit Report

2023-07-28

Created:	2023-07-24
By:	<b>Xavier Vigil</b> (xivigil@ci.santa-fe.nm.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYF2Vd6YlvkfgUhed5aYlqBvYTKdF1yl

## "23-0474 Zoomies Doggie Daycare Case #2022-6149" History

Document created by Xavier Vigil (xivigil@ci.santa-fe.nm.us)

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**q** Document emailed to Kristine Mihelcic (kmmihelcic@santafenm.gov) for signature

2023-07-24 - 8:39:49 PM GMT

Email viewed by Kristine Mihelcic (kmmihelcic@santafenm.gov)

2023-07-28-0:20:10 AM GMT- IP address: 104.47.64.254

Document e-signed by Kristine Mihelcic (kmmihelcic@santafenm.gov)

Signature Date: 2023-07-28 - 0:20:24 AM GMT - Time Source: server- IP address: 63.23220.2

**C,** Agreement completed.

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# **City of Santa Fe, New Mexico**

## **Attachment B**

### **Board of Adjustment**

- 1. Staff Report Case 2022-6149, July 2, 2024**



# Planning and Land Use Department Board of Adjustment Staff Report

**Case No:** 2022-6149  
**Initial**  
**Hearing Date:** June 6, 2023  
**Annual Review**  
**Hearing Date:** July 2, 2024  
**Applicant:** Zoomies Dog Care  
**Agent:** Hugh Driscoll  
**Request:** Special Use Permit (annual review)  
**Location:** 513A Camino de Los Marquez  
**Case Mgr.:** Carly Venditti  
**Zoning:** C-2 (General Commercial)  
**Overlay:** Suburban Archaeological Overlay District  
**Pre-app. Mtg:** N/A  
**ENN Mtg.:** November 8, 2022  
**Proposal:** Special Use Permit to locate a pet day care within 200 feet of a residential zone in a C-2 (General Commercial) zoning district.

Site Location Map:



**Case 2022-6149. Annual Review and Approval of 513A Camino de Los Marquez Special Use Permit.** Applicant Zoomies Dog Care, requests annual review and approval for a Special Use Permit to continue to locate a pet day care within 200 feet of a residential zone, in district zoned C-2 (General Commercial) and is within the Suburban Archaeological Review District. (Carly Venditti, Case Manager, cavenditti@santafe@santafenm.gov)

## I. RECOMMENDATION

On June 6, 2023, Staff recommended **APPROVAL** of the Special Use Permit (SUP), to locate a dog day care at 513A Camino de Los Marquez, in a C-2 (General Commercial) zoning district within 200 feet of residentially zoned properties. The Board voted to approve the SUP with conditions of approval as documented in the adopted Findings of Fact and Conclusions of Law (Attachment A). In accordance with Condition of Approval 1, the applicant has returned to the Board for annual review and approval. Based on the Board of Adjustment's support of the project in June 2023, Land Use Staff recommends approval with a follow-up annual visit in 2025.

Staff recommends **Approval** and does not recommend any additional conditions of approval.

*One motion will be required in this case:*

- **Approve or Deny** the continuation of the Special Use Permit subject to conditions of approval and technical corrections recommended by staff.

**II. CONDITIONS OF APPROVAL**

<b>TABLE 1. CONDITIONS OF APPROVAL</b>		
<b>#</b>	<b>Condition of Approval</b>	<b>Completion Status by July 2024:</b>
1	Should the SUP be approved, per <a href="#">SFCC 14-3.6(D)(2)(o)</a> , the applicant must return to the BOA, for review at a public hearing within one year.	Complete Board of Adjustment hearing date July 2, 2024
2	Should the SUP be approved, staff will conduct at least 3 site visits, and report back findings to the BOA at the hearing required in Condition 1 or periodically over the course of the year as needed.	Complete 2 Site visits conducted by Inspections without subsequent enforcement actions. 1 Site Visit conducted by Planning Staff
3	Flooring and vertical surfaces up to 4 feet in height within all “playroom” enclosures shall be improved to be impervious sealed surfaces.	Partial Completion – the expanded area has been improved but the existing, active playrooms rooms have not been improved
4	Sound proofing measures shall be installed along all “party walls” at 513 Camino de Los Marquez, to include the “party wall” with 509 Camino de Los Marquez.	Incomplete
5	Dumpster shall be relocated as shown on the applicants site plan, enclosed with 6’ masonry walls on 3 sides and always gated. Landscape screening shall be installed adjacent to the enclosure (east and west) per <a href="#">SFCC 14-8.4(4)</a> .	Incomplete
6	Except for customer and staff ingress and egress, all doors, roll doors and windows along the northern portion of the building, adjacent to the parking lot, shall remain closed.	Complete
7	Applicant must comply with noise levels for Residential Zone Districts per <a href="#">SFCC 10-2.5</a> , which sets a maximum 50 dBA between the hours of 9:00 PM and 7:00 AM and a maximum 55 dBA between the hours of 7:00 AM and 9:00 PM and per <a href="#">SFCC 14-3.6(D)(2)(e)</a> .	Complete
8	Pet waste shall be double bagged prior to placement in the dumpster; dumpster lid shall be closed at all times; waste removal shall occur on a regular and recurring basis to ensure odor does not become a nuisance, per <a href="#">SFCC 5-7.6</a> Animal Nuisances and <a href="#">SFCC 14-3.6(D)(2)(p)</a> .	Complete
9	Applicant shall include the Special Use Permit Action Letter with any future building permit applications.	Incomplete – must be addressed during construction.
10	Applicant shall paint the curb along the northern side of Camino De Los Marquez in ‘Federal Yellow’ with “NO PARKING” stenciled along the curb in black. The “Federal Yellow” curb shall start at the corner with Marquez Place and continue eastward to the driveway entrance of 509 Camino De Los Marquez.	Incomplete
11	Should the SUP be approved, applicant shall renew City business license and professional animal care permit.	Complete
12	Provide a professional landscape design plan which fulfills <a href="#">SFCC Section 14-8.4</a> .	Complete
13	Public or Quasi-Public infrastructure, Commercial, improvements will require review of site features for ADA	Incomplete

	compliance.	
14	Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and as required, in addition to the approved construction permit documents. Improvements shall comply with <a href="#">ICC ANSI A117.1-2009</a> Chapters 1-5 and Chapter 7, MUTCD, DOJ, and NM State Statute and Code such as the New Mexico Accessible Parking Checklist, latest published version.	Incomplete – must be addressed during construction.

The project is still subject to the technical corrections adopted in the original staff memo (Attachment B).

### III. ANNUAL REVIEW SUMMARY

Since appearing before the Board in June of 2023, the Applicant has expanded beyond Suite A (7,270 sq. ft.) into Suite C (3,150 sq. ft.) for a total of 10,420 sq. feet. Suite B (2,761 sq. ft.) is still occupied by the Thrifty Queen thrift store. The expansion into Suite C includes two new "playrooms" for dogs bringing the total number of "playrooms" to five and an expanded grooming area. This report aims to update the Board on conditions mitigating conflicts with nearby residential areas and environmental impacts from Zoomies operations, such as nuisance noise, odor, and traffic congestion.

The Applicant has divided the required improvements into 2 Phases as described in their additional submittals (See Attachment C). Phase 1 improvements, described primarily as, "finishes to address moisture and sound control in different parts of the business are currently underway, but not complete. Epoxy floor coating and fiber-reinforced wall panels..." Phase 2 relocates the lobby and primary entrance to face the rear parking lot, improvements to the remaining playrooms, additional sound control, accessible route from parking to new primary entrance, and relocating and enclosing the dumpster. Suite A's current layout features a lobby, bathrooms, conference room, and grooming service, but will be updated in Phase 2 of the applicant's proposal (See Attachment C).

SFCC Chapter V Animal Service Section 5-6.2 mandates a \$250 annual "professional animal care permit" for businesses such as kennels, grooming parlors, pet shops, and animal training services. The permit requires compliance with SFCC Chapter 5 Animal Services through an inspection. Permits expire on December 31st each year and must be renewed by February 1st. Zoomies renewed their animal care permit along with their business license. The Board conditioned additional renovations for Zoomies, including exterior improvements for accessibility, dumpster enclosure, parking lot redesign, and noise mitigation. These improvements are not complete and conditions affecting the surrounding neighborhood persist.

On May 17<sup>th</sup> staff conducted a site visit in coordination with the Applicant's agent and architect, Hugh Driscoll. Staff inspected the improvements to dog care areas outlined in Phase 1 and expansion areas outlined in Phase 2 plans (Attachment B). In addition, land use inspector Kevin Smith visited the site on November 3, 2023, March 5, 2024. Staff found that most of the work outlined in conditions of approval and both Phase 1 and Phase 2 build out are not complete. The Applicant stated that the reason for the delay is that they have not come to an agreement with the building owner on financial responsibility for the required improvements. Staff observed that the internal remediation of the existing playrooms was not completed and odors within the facility are noxious.

#### A. PARKING, ACCESSIBILITY and SITE CIRCULATION

Parking, loading and unloading by Zoomies clients along Camino de Los Marquez was identified as one of the areas of impact in the original review of the case. During site visits staff observed Zoomie's clients violating the 'No Parking' zone along the west side of Camino de Los Marques (Figure 1). The improper use of street parking as a loading and unloading zone has caused congestion and safety concerns and does not provide an accessible route. Since appearing before the Board, the applicant has decided to relocate their primary entrance and lobby to face the parking lot. When this improvement is complete, the issue of improper loading and unloading along Camino de Los Marquez will

be mitigated.

**Figure 1.** Improper Parking Pickup & Fire Lane



With the original 2023 approval, the Board conditioned that Zoomies repaint the western curb along Camino de Los Marquez in “federal yellow” and stencil “No Parking” in black along the curb. Had the Applicant complied with the condition of painting the curb as well as stenciling “No Parking” this issue may have been mitigated. The Applicant was required to redesign and upgrade the parking lot serving the entire building with 20 parking spaces (13 standard spaces, 6 compact spaces, and 1 ADA space). The applicant’s site plan showed they would install (2) 4-space bike racks near the business entrance on Camino de Los Marquez to meet the (8) eight space bike parking requirements.

These improvements along with ADA accessibility measures from the parking lot to the front door currently remain in the site plans but are not complete. The sidewalks are in poor condition and require repair to be ADA compliant, bike parking has yet to be installed, and many clients still use the curb along Camino de los Marquez as a loading zone as the curb has yet to be repainted.

### **B. NOISE GENERATION AND MITIGATION MEASURES**

On June 7, 2022, the City received a noise complaint regarding the operations at Zoomies. The City inspected the outdoor artificial turf area, then cited it and eventually the applicant removed it in February 2023. The Board adopted a condition of approval to install sound mitigation between the “party walls.” The applicant has not made these improvements to date. No additional noise complaints have been received by the city and Zoomies no longer allows outside access for dogs.

### **C. WASTE DISPOSAL**

Waste disposal, nuisance smell from the dumpster located in the rear parking lot and urine and feces odor emanating from Zoomies into the adjacent business and neighboring community were critical areas of review for the BOA in June

2023. The required improvements to relocate, screen and buffer the trash enclosure have not been made by the applicant.

**D. LANDSCAPING IMPROVEMENTS AND SCREENING**

Per [SFCC 14-8.4\(B\)\(d\)\(ii\) Landscape and Site Design](#), the applicant was required to make improvements to site landscaping. The Applicant has worked with the DRT to design landscaping improvements to the parking area, including new landscaped areas that will buffer the new dumpster location and enclosure. Additional landscape buffers will be created at the corner of Linda Vista and Marquez Place and the existing planters along Camino de Los Marquez will be refurbished and planted. A landscape plan is required at the time of permitting and per conditions of approval shall meet the requirements of [SFCC Section 14-8.4](#), but the applicant has not made the required improvements to date.

**IV. APPROVAL LIMITED AND EXPIRATION**

Special use permits are granted for a specific use and intensity. A special use permit is required for any significant expansion or intensification of special use. A Special Use Permit that has not been exercised within three (3) years from the date of final action by the Board of Adjustment expires as provided in SFCC §14-3.19(B)(5). Approval of the special use permit may be extended as provided in SFCC §14-3.19(C). If the use approved by the special use permit ceases for any reason for a period of more than three hundred sixty-five days, the special use permit shall expire.

**V. Attachments**

ATTACHMENT A: Findings of Fact and Conclusions of Law adopted by the BOA

ATTACHMENT B: June 6, 2023, Staff Memo and Attachments

ATTACHMENT B: Applicant Additional Submittals

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

Title	Name	Initials
Department Director	Jason M. Kluck	<i>jmk</i>
Assistant Department Director	Heather Lamboy	<i>HLL</i>
Planning Manager	Maggie Moore	<i>MM</i>
Senior Planner	Carly Venditti	<i>CAV</i>

# City of Santa Fe, New Mexico

## Board of Adjustment

### Attachment A

**Staff Memo 2022-6149**

**Zoomies Annual Review  
Special Use Permit**



# Planning and Land Use Department Board of Adjustment Staff Report

<b>Case No:</b>	2022-6149
<b>Hearing Date:</b>	June 6, 2023
<b>Applicant:</b>	Zoomies Dog Care
<b>Agent:</b>	WAMO Studio Architects
<b>Request:</b>	Special Use Permit
<b>Location:</b>	513A Camino de Los Marquez
<b>Case Mgr.:</b>	Maggie Moore
<b>Zoning:</b>	C-2 (General Commercial)
<b>Overlay:</b>	Suburban Archaeological Overlay District
<b>Pre-app. Mtg:</b>	NA
<b>ENN Mtg.:</b>	November 8, 2022
<b>Proposal:</b>	Special Use Permit to locate a pet day care within 200 feet of a residential zone in a C-2 (General Commercial) zoning district.

Site Location Map:



**Case 2022-6149. 513A Camino de Los Marquez Special Use Permit.** WAMO Studio Architects, agent for Zoomies Dog Care, applicant, requests approval for a Special Use Permit to locate a pet day care within 200 feet of a residential zone. The property is zoned C-2 (General Commercial) and is in the Suburban Archaeological Review District.

## I. RECOMMENDATION

Staff recommends **APPROVAL** of the Special Use Permit, to locate a pet day care in a C-2 (General Commercial) zoning district within 200 feet of residentially zoned properties, subject to the conditions of approval and technical corrections recommended by staff.

*One motion will be required in this case:*

- **Approve or Deny** the Special Use Permit subject to conditions of approval and technical corrections recommended by staff.

## II. CONDITIONS OF APPROVAL

TABLE 1. CONDITIONS OF APPROVAL			
#	Condition of Approval	Dept. or Division	To be completed by:
1	Should the SUP be approved, per <a href="#">SFCC 14-3.6(D)(2)(o)</a> , the applicant must return to the BOA, for review at a public hearing within one year.	Current Planning	June 2024
2	Should the SUP be approved, staff will conduct at least 3 site visits, and report back findings to the BOA at the hearing	Current Planning	June 2024

	required in Condition 1 or periodically over the course of the year as needed.		
3	Flooring and vertical surfaces up to 4 feet in height within all “playroom” enclosures shall be improved to be impervious sealed surfaces.	Current Planning	June 2024
4	Sound proofing measures shall be installed along all “party walls” at 513 Camino de Los Marquez, to include the “party wall” with 509 Camino de Los Marquez.	Current Planning	June 2024
5	Dumpster shall be relocated as shown on the applicants site plan, enclosed with 6’ masonry walls on 3 sides and always gated. Landscape screening shall be installed adjacent to the enclosure (east and west) per <a href="#">SFCC 14-8.4(4)</a> .	Current Planning	June 2024
6	Approval of the SUP applies only to the existing operational square footage and does not include the applicant’s proposed expansion to the additional suite.	Current Planning	Issuance of Special Use Permit
7	Except for customer and staff ingress and egress, all doors, roll doors and windows along the northern portion of the building, adjacent to the parking lot, shall remain closed.	Current Planning	Issuance of Special Use Permit
8	Applicant must comply with noise levels for Residential Zone Districts per <a href="#">SFCC 10-2.5</a> , which sets a maximum 50 dBA between the hours of 9:00 PM and 7:00 AM and a maximum 55 dBA between the hours of 7:00 AM and 9:00 PM and per <a href="#">SFCC 14-3.6(D)(2)(e)</a> .	Current Planning	Issuance of Special Use Permit
9	Pet waste shall be double bagged prior to placement in the dumpster; dumpster lid shall be closed at all times; waste removal shall occur on a regular and recurring basis to ensure odor does not become a nuisance, per <a href="#">SFCC 5-7.6</a> Animal Nuisances and <a href="#">SFCC 14-3.6(D)(2)(p)</a> .	Current Planning	Issuance of Special Use Permit
10	Applicant shall limit daily maximum capacity to 100 dogs including boarding and day care customers. “Grooming only” clients are exempt from this requirement.	Current Planning	Issuance of Special Use Permit
11	Applicant shall include the Special Use Permit Action Letter with any future building permit applications.	Current Planning	Prior to building permit application
12	Applicant shall paint the curb along the northern side of Camino De Los Marquez in ‘Federal Yellow’ with “NO PARKING” stenciled along the curb in black. The “Federal Yellow” curb shall start at the corner with Marquez Place and continue eastward to the driveway entrance of 509 Camino De Los Marquez.	Current Planning	Prior to building permit application
13	Should the SUP be approved, applicant shall renew City business license and professional animal care permit.	Current Planning	Prior to building permit application
14	Provide a professional landscape design plan which fulfills <a href="#">SFCC Section 14-8.4</a> .	Landscaping	Prior to building permit application
15	Public or Quasi-Public infrastructure, Commercial, improvements will require review of site features for ADA compliance.	ADA	Prior to building permit application
16	Contractor shall ensure ADA compliance for construction of required ADA accessible features and appurtenances, as detailed in, and as required, in addition to the approved	ADA	At time of Construction

	<p>construction permit documents. Improvements shall comply with <a href="#">ICC ANSI A117.1-2009</a> Chapters 1-5 and Chapter 7, MUTCD, DOJ, and NM State Statute and Code such as the New Mexico Accessible Parking Checklist, latest published version.</p>		
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The project is subject to the technical corrections in Attachment A.

**III. EXECUTIVE SUMMARY**

Special use permits (SUPs) are intended to allow flexibility in providing for, regulating, or preventing specified uses within districts to ensure they are compatible with existing or desired land use patterns. SUP approval is required for certain uses so that detrimental effects may be reduced or avoided and conflicts in land use may be prevented.

The Applicant’s request to operate a doggy daycare, grooming and overnight boarding facility in a C-2 zone district, within 200 feet of a residential zone, per the [City’s Permitted Table of Uses 14-6.1-1](#), exemplifies the need for the review and approval processes outlined in [SFCC 14-3.6 Special Use Permits](#). The use The Board of Adjustment is empowered to specify conditions of approval necessary to accomplish proper development and implementation of the policies of the General Plan, per [SFCC 14-3.6\(D\)\(2\)](#). Conditions of particular importance to this application include:

- A. limiting the type, extent or intensity of development;
- B. walls or landscape screening;
- C. provisions for and arrangement of parking and vehicular and pedestrian circulation;
- D. on-site or off-site street, sidewalk or utility improvements;
- E. noise mitigation;
- F. establishing a date for annual or periodic review at a public hearing; and
- G. plans for solid waste disposal and special hazard reduction measures.

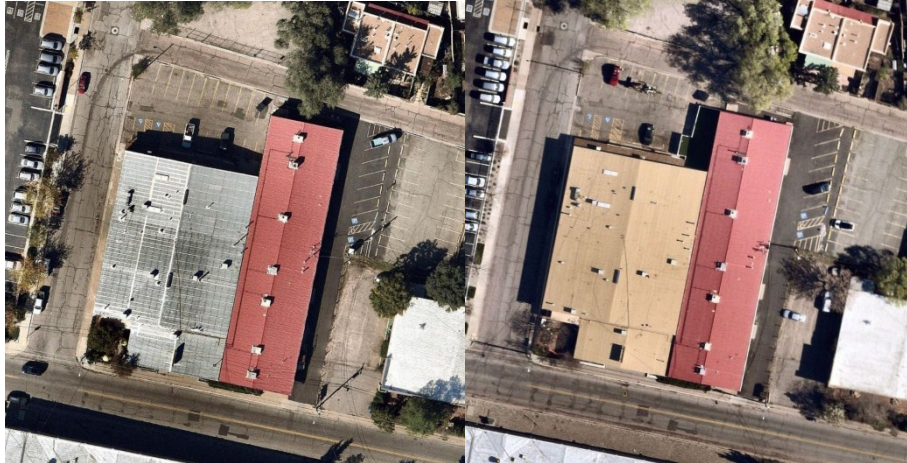
According to the applicant’s website, Zoomies provides “Cage-Free” boarding, daycare and grooming in a “convenient” and “socially engaging environment”. The current building owner, PDD Apartments, LLC purchased the building in August of 2019. The current business owner, Dogs 24/7 LLC, assumed the lease from the previous business owner on March 13, 2022.

While the exact installation date is unknown, the previous business owner installed an outdoor artificial turf area in the northeast portion of the parking lot sometime between October 5, 2019 and April 17, 2020 as shown on the satellite imagery in Figure 1 below.

On June 7, 2022, the City received a noise complaint regarding Zoomies operations. After an inspection of the property, and confirmation that the improvements were not permitted, the city directed the applicant to remove the outdoor turf play area and to apply for a Special Use Permit, per the [Permitted Table of Uses 14-6.1-1](#)

The applicant hosted the required Early Neighborhood Notification meeting on November 8, 2022, and submitted their SUP application to the City on November 18<sup>th</sup>, 2022. Zoomies business license expired on December 16, 2022 and renewal is on hold pending the results of this application. The artificial turf play area was removed by the applicant on February 10, 2023.

Figure 1 NearMap Satellite Imagery October 5, 2019 (left) and April 17, 2020 (right)



The Development Review Team (DRT) has reviewed the Application for compliance with applicable code sections and has provided technical corrections list in Attachment A. Staff's analysis determined the Application has satisfied Special Use Permit Approval Criteria in accordance with [Subsection 14-3.6\(D\)\(1\)](#) and will be required to return to the BOA for additional review and consideration within one year. Should the Board approve the SUP, staff recommends the Board approve subject to conditions of approval in this report and technical corrections listed in Attachment A. This report and conditions of approval, intend to address and mitigate the conflicts between residential uses located immediately north of the property and the environmental impacts, including nuisance noise, odor and traffic congestion resulting from Zoomies operations.

#### IV. EXISTING CONDITIONS

The 1.01-acre lot at 513 Camino De Los Marquez is developed with a 13,220 square foot building, divided into three suites, and a shared rear parking lot. Zoomies currently occupies Suite A (approx. 7,270 sq. ft.) and intends to expand into Suite C (approx. 3,150 sq. ft.) for a total of 10,420 sq. ft. As the conditions of approval indicate, Staff does not support approval of the applicant's expansion plans. With the proposed expansion, the applicant requests to add 2 additional "playrooms" to the 4 existing "playrooms." A portion of Suite A fronting Camino De Los Marquez is used for a lobby/reception area, bathrooms, conference room and pet grooming service. The balance of the building (approx. 2,800 sq ft) is occupied by a thrift/antique shop, Thrifty Queen (Suite B).

The property is bounded by Camino de Los Marquez, Marquez Place and Linda Vista Road. County Tax Assessor's Office records show a structure was constructed circa 1967. Building Permit records show various improvements to mechanical, plumbing and gas and interior and exterior remodeling since 1995. The City's business license records indicate the property has hosted a variety of businesses in recent years including:

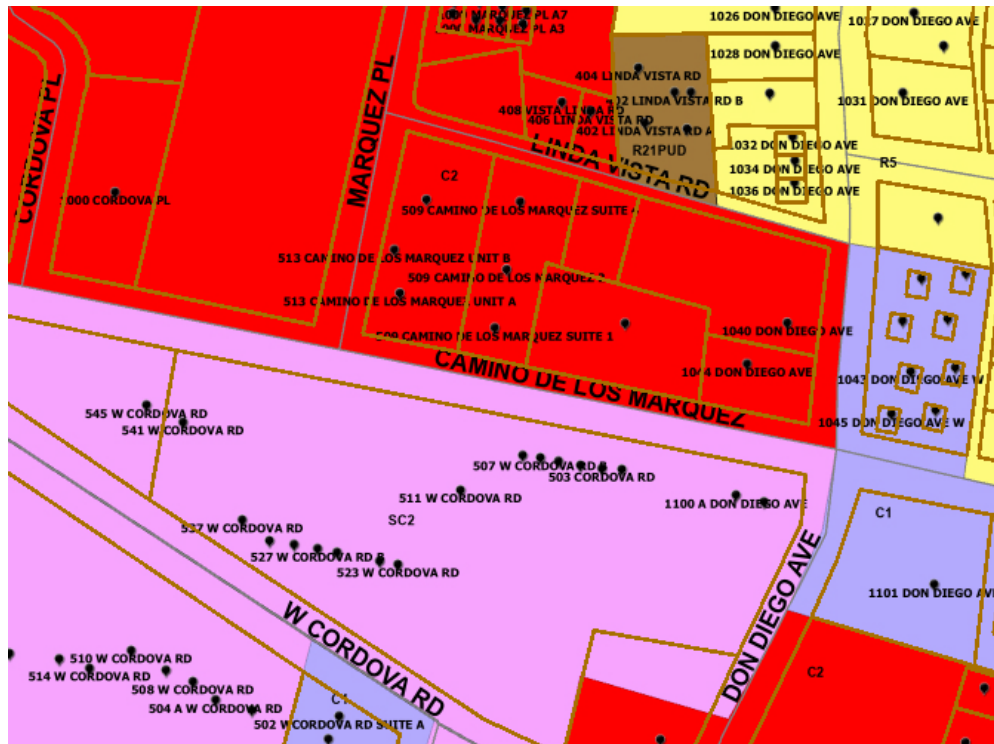
1. Restaurants (Back Street Bistro, Café Mimosa and Marquez Street Deli)
2. Spa and Pool Retailer (Prime Time and Cal Spas)
3. Fitness Exercise Studios (Evolve and Tao Fitness)
4. Resale Thrift Shops (Thrifty Queen and Flea Circus)
5. A Beauty School (Sterling Silver Beauty Institute)
6. Other service establishments (Custom Complexions and Call me Crazy)

Google Street image captures dated May 2016, October 2018, and May 2019 show Suite A as vacant. A property timeline is included in Attachment F.

Adjacent property uses include residential condos to the north, a medical/dental center to the west, a commercial

shopping center to the South and multi-suite commercial building to the east. Zoning in the general area is a mix of commercial (C-2, C-1 and SC-2) and residential (R-21 PUD and R-5), see *Figure 2 Zoning Map*.

Figure 2 Zoning Map



**V. PROJECT ANALYSIS**

The pet care industry has grown nationally and within the City over the last several decades. The United States Census reports that for the decade ending in 2017, sales of pet care services doubled to a total of \$5.8 billion nationwide. In addition to Zoomies, Santa Fe hosts several other pet daycare, boarding and grooming businesses including but not limited to:

1. Santa Fe Tails
2. Lucky Dawg Day Care
3. Wags
4. Paws Plaza
5. Z Pet Hotel and Spa
6. Top Dog Pet Resort
7. Pet Angel

In addition to business licenses, [SFCC Chapter V Animal Service Section 5-6.2](#) requires, “persons operating kennels, grooming parlors, pet shops, animal training, dog walking service, pet sitting service...” to obtain a “professional animal care permit” renewed annually with a current fee of \$250. As part of the permit process, an inspection of the location is conducted by the administrator to determine compliance with [SFCC Chapter 5 Animal Services](#). If the inspection reveals that the operation complies with the law and regulations, a professional animal care permit is issued. The permit is only valid for the approved operation. Permits expire on December 31<sup>st</sup> of each calendar year and must be renewed by February 1 of the following year. Records obtained from the City of Santa Fe Animal Services show that Zoomies had a professional care permit in 2020, 2021 and 2022 but does not have a renewed permit for 2023. Renewal of Zoomies business license is on hold pending the outcome of this application.

Through the Early Neighborhood Notification process, site visits and staff review of applicable codes and regulations, several areas of analysis are relevant to this application, including:

- A. Parking, Accessibility and Site Circulation
- B. Intensity and types of use
- C. Noise generation and mitigation measures
- D. Waste Disposal
- E. Landscape Improvements and Screening

In their initial proposal, the applicant planned renovations for the interior of the building only, including an expansion of kennels and storage and some renovations to the grooming station. Through the review process the city has conditioned additional renovations to the exterior of the structure including on and off-site accessibility improvements, a dumpster enclosure, redesign of the rear parking lot to include landscaping buffers, interior improvements to floor and wall surfaces and installation of noise mitigation materials.

**A. PARKING, ACCESSIBILITY and SITE CIRCULATION**

Following standard practice, a Site Threshold Assessment (STH) form was submitted by the applicant for review by the City’s traffic engineer (Wilson & Co.), who determined a traffic impact study (TIA) was not required. Parking, loading and unloading by Zoomies clients along Camino de Los Marquez was identified as one of the areas of impact. During site visits staff observed Zoomie’s clients violating the ‘No Parking’ zone along the west side of Camino de Los Marques (Figure 3). The improper use of street parking as a loading and unloading zone has caused congestion and safety concerns and does not provide an accessible route for Zoomies clients. Staff has conditioned that Zoomies repaint the western curb along Camino de Los Marquez in “federal yellow” and stencil “No Parking” in black along the curb. The applicant shall inform their customers to use the parking lot for drop-off and pick up and not the not parking area along Camino de Los Marquez.

*Figure 3 Parking along Camino de Los Marquez*



The current parking lot accommodates 17 off street parking spaces. The Applicant is required to redesign and upgrade the parking lot to current city standards. The redesigned parking lot will accommodate 20 parking spaces (14 standard, 5 compact, and 1 ADA). The parking lot serves the entire building (Suite A, B and C) and is currently shared with the retail thrift shop occupying Suite B.

[Table 14-8.6-1 Parking and Loading Requirements](#) does not include a use category specific to dog daycare facilities but does include requirements for daycare facilities for children. The parking and loading requirements for “Day Care, Nursery or Kindergarten” are “two spaces, plus one additional space for each 10 children.”

The applicant estimates they currently serve approximately 60 daycare dogs per day (plus another 30-40 dogs for overnight boarding) for a total average of 100 dogs per day onsite. Based on the “daycare” parking requirements and the number of dogs set at a maximum of 100 per day, the current use intensity requires 12 off street parking spaces for Zoomies. [Per Table 14-8.6-1](#) Retail/Thrift shops require 1 space / 200 square feet of net leasable area. With 2,800 net leasable area 14 off-street parking spaces are required. For a total of 30 required parking spaces for the entire building.

[SFCC 14-8.6\(4\)\(d\) Combined uses, Shared Parking](#), allows for the reduction of cumulative parking space requirements for mixed-use occupancies, if the applicant demonstrates that the peak requirements of the several occupancies occur at different times. The applicant provided a parking demand study (Attachment F) which estimates a parking space demand of 13 spaces for the entire building. Some of the assumptions in the report, including the use of Camino de Los Marquez to drop off dogs, will be no longer allowed, so the demand for off-street parking may be greater than the 13 spaces proposed in the demand study. Still, staff agrees with the conclusion of the parking demand study that 20 off street parking spaces will provide sufficient parking to serve the needs of the different occupants of the building.

[Per SFCC 14-8.6-3: General Off-Street Bicycle Parking](#) eight (8) bicycle spaces are required. The applicant’s site plan shows that they will install (2) 4-space bike racks near the business entrance on Camino de Los Marquez.

The City of Santa Fe ADA Coordinator has provided conditions of approval and technical corrections to address ADA access issues as listed in Attachment A. These improvements include providing clear and direct ADA Access for customers and staff from the parking lot to the front door, providing ADA parking, and resurfacing ramps and sidewalks to comply with current standards. Currently, the parking lot is approximately 254 feet from the existing ADA access at the main entrance of the business. The sidewalks are in poor condition and require repair to be ADA compliant. Staff has recommended relocating or providing an alternative accessible customer entrance at the rear of the building immediately adjacent to the parking lot.

## **B. INTENSITY AND TYPE OF USE**

The State of New Mexico has not adopted standards for dog-to-staff ratios for doggy daycare facilities and current industry standards or best practices vary considerably. Local establishments reported maintaining dog to staff ratios from 10:1 up to 25:1. Zoomies staff indicated that their maximum dog-to-staff ratio was 20:1. Colorado State statute ([8 CCR 1202-15](#)) Part 14.10.4 requires there to be at least one human supervisor for every 15 dogs commingled within each common area and if more than 15 dogs are commingled in a common area then the supervisor-dog ratios are as follows:

- i. 2-15 dogs - one supervisor
- ii. 16-30 dogs – two supervisors
- iii. 31-45 dogs – three supervisors
- iv. 45-60 dogs – four supervisors

And requires that no more than 60 dogs may be commingled in any enclosure or common area at any time.

In the absence of specific state mandated standards, staff included a condition of approval to limit the maximum number of dogs served in day care and boarding to 100 per day, just under the 108 current daily average provided by the applicant. That would require a minimum of 5 staff on hand to meet the 20:1 ratio stated by the applicant. Staff recommends that the 100 dog per day limit and 20:1 ratio be reevaluated when the applicant returns to the BOA for review within a year.

### C. NOISE GENERATION AND MITIGATION MEASURES

On June 7, 2022 the City received a noise complaint regarding the operations at Zoomies. The outdoor artificial turf area was inspected by the city, cited and eventually removed by the applicant in February, 2023. Staff recommends conditions of approval to install sound mitigation between the “party walls”, requirements to comply with residential district noise levels and to keep all doors, windows and roll doors closed, except for ingress and egress. The city will take noise level measurements within the year and report back to the BOA.

### D. WASTE DISPOSAL

Waste disposal, nuisance smell from the dumpster located in the rear parking lot and urine and feces odor emanating from Zoomies into the adjacent business and neighboring community are critical areas of review for the BOA. Staff has included several conditions of approval (Table 1) intended to improve interior and exterior infrastructure at the property to improve waste disposal, sanitary conditions and mitigate or eliminate nuisance odors leaving the property. Staff recommends that these measures be reevaluated when the applicant returns to the BOA within a year.

Figure 4 Dumpster Existing Conditions



### E. LANDSCAPING IMPROVEMENTS AND SCREENING

Per [SFCC 14-8.4\(B\)\(d\)\(ii\) Landscape and Site Design](#), the applicant must make improvements to site landscaping. The Applicant has worked with the DRT to design landscaping improvements to the parking area, including new landscaped areas that will buffer the new dumpster location and enclosure. Additional landscape buffers will be created at the corner of Linda Vista and Marquez Place and the existing planters along Camino de Los Marquez will be refurbished and planted. The Technical Review Division and Environmental Services Divisions requires technical corrections from the applicant prior to permit review. A landscape plan is required at the time of permitting and per conditions of approval shall meet the requirements of [SFCC Section 14-8.4](#).

## VI. APPROVAL CRITERIA

[Subsection 14-3.6\(D\) Approval Criteria and Conditions](#), required the Board of Adjustment to make necessary findings to grant a special use permit. The following documents the status of the approval criteria:

**Table 3. Special Use Permit Approval Criteria:**

<p><b>Criterion 1:</b> <a href="#">§14-3.6(D)(1)(a)</a> the land use board has the authority under the section of Chapter 14 described in the application to grant a special use permit;</p>	<p><b>Criterion Met:</b> (Yes/No) <b>YES</b></p>
<p><b>Applicant Response:</b> <i>None</i></p> <p><b>Staff Response:</b> <a href="#">Per Subsection 14-3.6(B)</a> “the Planning Commission and the Board of Adjustment have the authority to hear and decide applications for special use permits as authorized by Chapter 14; to decide questions that are involved in determining whether special use permits should be granted; and to grant special use permits with such conditions and safeguards as appropriate under Chapter 14 or to deny special use permits when not in harmony with the intent and purpose of Chapter 14”.</p>	
<p><b>Criterion 2: Necessary Finding</b> <a href="#">§14-3.6(D)(1)(b)</a> that granting the special use permit does not adversely affect the public interest; and</p>	<p><b>Criterion Met:</b> (Yes/No) <b>YES</b></p>

**Applicant Response:**

*The approval of this Special Use Permit will allow the continuous dog care operation at this location and meet the expansion of demand for this service from the neighborhood and surrounding area. Many pet owners from this neighborhood and close proximity use ZOOMIES services for their dog care needs from grooming, short stay, and longer stay in case of people traveling needs.*

*ZOOMIES also have created great employment opportunities for the community. Currently, ZOOMIES employs more than 20 local employees in 3 daily shifts (6 – 8 employees per shift). This is a perfect neighborhood business as it will provide an essential need of many pet owners in the neighborhood.*

*The City's existing infrastructure and public improvements currently have adequate capacity to serve this existing and the proposed expansion. As a result, the development does not require major or new City service expansion as it is an infill site.*

**Staff Response:**

The term "Public Interest" is not specifically defined in Chapter 14; however, as stated [in SFCC Subsection 14-1.3 General Purposes](#), the purpose of Chapter 14 is to implement the general plan, "including guiding and accomplishing a coordinated, adjusted and harmonious development of Santa Fe that will best promote the health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development..."

Zoomies is a thriving community-oriented business, permitted to operate in a Community Commercial (C2) zone district, but for their proximity to residentially zoned districts. Residential and commercial neighbors immediately surrounding Zoomies have identified several issues that adversely impact the use and enjoyment of their property and their health and general welfare.

Staff's recommendation for Approval of the Special Use Permit recognizes the right for Zoomies to exist at the location and acknowledges the adverse impacts the business has had on the neighborhood. Review by city staff and the recommended conditions of approval, are intended to ensure that the public is not adversely affected by nuisance noise or odor or by operational concerns such as traffic congestion and poor site conditions or lack of accessibility.

<b>Criterion 3: <a href="#">Necessary Finding §14-3.6(D)(1)(c)</a>  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.</b>	<b>Criterion Met:</b> (Yes/No) <b>YES</b>
<p><b>Applicant Response:</b>  <i>The surrounding neighborhood is comprised of retail, businesses, restaurant, offices, apartments, and single-family use. The existing building and current use are inconsistent with the existing uses in the surrounding area and building type. This commercial use will be in line with the existing surrounding's uses and will be pedestrian friendly to the surrounding neighborhoods.</i></p> <p><b>Staff Response:</b>  Abutting and nearby property uses include residential uses and condos to the north, a medical/dental center to the west, a commercial shopping center to the South and multi-suite commercial building to the east. Zoning in the general area is a mix of commercial (C-2, C-1 and SC-2) and residential (R-21 PUD and R-5).</p> <p>The use as a kennel or dog boarding facility is permitted within the C-2 district. However, the impacts for this type of use and the intensity of use have created several areas of concern that are incompatible with the building, structure and uses. The conditions of approval including improvements to the interior of the building (impervious floor and wall surfaces, sound proofing) and exterior (ADA improvements, dumpster encloser and landscaping buffers) are intended to improve or make compatible the current use.</p>	

**VII. EARLY NEIGHBORHOOD NOTIFICATION**

The Applicant has complied with [Subsections 14-3.1\(F\)](#) "Early Neighborhood Notification Procedures" and [14-3.1\(H\)](#) "Notice Requirements". An ENN meeting was hosted online by the Applicant on November 8, 2022 at 5:30 PM. Several members of the public and members of City Staff attended the meeting. Concerns raised during the meeting included noise from barking dogs, smell from the dumpster located in the parking lot, lack of control of animals by clients during drop-off and pick-up, and drop-off and pick up traffic along Camino De Los Marquez. Staff received follow-up emails from members of the public. This correspondence is provided in Attachment C.

**VIII. EXPIRATION**

Per [14-3.6\(2\)\(n\)](#) if approved, the Special Use Permit shall expire one year from the date of final action of the Board of Adjustment. Per 14-3.6(o) the applicant must return to the BOA for annual review and consideration for additional approval of the special use permit within a year.

**IX. ATTACHMENTS**

ATTACHMENT A: Technical Corrections

ATTACHMENT B: Development Review Team

1. ADA and Site Access, Kody Keelin
2. Environmental Services, Eric Lucero
3. Landscaping, Lawrence Rivera
4. Traffic, Leroy Pacheco
5. Terrain Management, Dee Beingessner
6. Water Engineering, Taylor Jurgens

ATTACHMENT C: Early Neighborhood Notification

1. Notification Letter
2. Guidelines
3. Notification Poster
4. Meeting Notes
5. Public Comments

ATTACHMENT D: Code References

1. [SFCC 5-6.1-6.3](#) Professional Animal Care
2. Code of Colorado Regulations [8 CCR 1202-15 - 14.10.4](#)

ATTACHMENT E: Applicant Submittals

1. Application Submittals
2. Legal Lot of Record
3. Site and Development Plan

ATTACHMENT F: Property Timeline

ATTACHMENT G: Public Comment

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

Title	Name	Initials
Department Director	Jason M. Kluck	hll for jmk
Assistant Department Director	Heather Lamboy	HLL
Planning Manager	Maggie Moore	MM

**City of Santa Fe, New Mexico**

**Board of Adjustment**

**Attachment B**

**Findings of Fact and Conclusions of Law**

**Zoomies Annual Review  
Special Use Permit**

**City of Santa Fe  
Board of Adjustment  
Findings of Fact and Conclusions of Law**

**Case# 2022-6149****513 Camino de Los Marquez Special Use Permit**

Applicant's Name – Zoomies Dog Care

Agent's Name- WAMO Studio Architects

THIS MATTER came before the Board of Adjustment (Board) for hearing on June 6, 2023, upon the application (Application) of WAMO Studio Architects, Agent, for Zoomies Dog Care, (Applicant).

The Applicant requests approval for a Special Use Permit (SUP) to locate a pet day care within 200 feet of a residential zone. The property is zoned C-2 (General Commercial) and is located within the Suburban Archaeological Review District.

After conducting a public hearing and having heard from staff and all interested persons, the Board hereby FINDS, as follows:

**FINDINGS OF FACT**

1. The Property is located in a C-2 General Commercial zone and is within 200 feet of residentially zoned property.
2. SFCC 1987 Section 14-3.1(F)(2)(a)(viii) requires an Early Neighborhood Notification (ENN) meeting for special use permits, and SFCC 1987 Section 14-3.1(F)(4)-(6) establishes procedures for the ENN, including:
  - (a) Timing for the ENN meeting and the principles underlying its conduct [§ 14-3.1(F)(5)]; and
  - (b) Guidelines for discussion items at the ENN meeting [§ 14-3.1(F)(6)].
3. Notice requirements for ENN meetings are set out in SFCC 1987 Section 14-3.1(H) [§ 14-3.1(F)(4)].
4. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was given via mail, publication, and posting of signs.
5. The Applicant conducted a virtual ENN meeting on November 8, 2022.
6. The Applicant, City staff and several members of the public attended the ENN meeting.
7. SFCC 1987 Section 14-3.6(C)(2) requires applicants for Special Use Permits to indicate the section of Chapter 14 under which the special use permit it sought and state the grounds for which it is requested (Application).
8. City staff reviewed the Application, related materials and information submitted by the Applicant for conformity with applicable Code requirements and conducted site visits to the property. Staff provided the Board with a written report of its findings (Staff Report) and recommended that the special use permit be approved, subject to conditions of approval (the Conditions) and technical corrections in the Staff Report.
9. Applicant complied with SFCC 1987 Section 14-3.6(C) procedures to be followed prior to the grant by the Board of a special use permit, including:
  - (a) Approval of a site plan and other site development drawings necessary to document that the Project can be accomplished in conformance with applicable Code standards [Section 14-3.6(C)(1)];
  - (b) Submittal of an application indicating the Code section under which the special use permit is sought and stating the grounds on which it is requested [Section 14-3.6(C)(2)]; and
  - (c) A special use permit is required for any change of use to a new or different use category that requires a special use permit as designated in table 14-6.1-1. [Section 14-3.6(C)(3)].

10. SFCC 1987 Section 14-3.6(D)(1) sets out certain findings that the Board must make to grant a special use permit, including:
  - (a) *That the Board has the authority to grant a special use permit for the Project*; SFCC 1987 Subsection 14-2.4(B) and Table 14-6.1-1 provide the authority for the Board to grant a special use permit for “grooming” and “kennel” uses within 200 feet of residentially zoned property in the C-2 district.
  - (b) *That granting the special use permit does not adversely affect the public interest*; The Board found that granting of the special use permit for dog day care will not adversely affect the public interest.
  - (c) *That the use is compatible with and adaptable to adjacent properties and other properties in the vicinity*. The Board found that the proposed use of the project site is compatible with and adaptable to the surrounding uses and structures.
11. Pursuant to SFCC 1987 Section 14-3.6(D)(2) the Board is authorized to specify conditions of approval for a special use permit to accomplish the proper development of the area and to implement the policies of the general plan.
12. At the hearing, the Board amended the conditions of approval in the staff report as follows:
  - (a) The Board removed staff condition of approval #6 which limited the SUP approval to the existing operations. The Board found that the proposed expansion plan was allowable.
  - (b) The Board removed staff condition of approval #10 which limited the maximum daily capacity to 100 dogs for boarding and day care.
  - (c) The Board amended staff condition of approval #4 to add a requirement for the north wall to also be sound proofed.
  - (d) The Board added a new Condition #17 to prohibit external dog pens under the Special Use Permit.
13. On June 6, 2023 the Board approved the special use permit to operate a dog day care facility within 200 feet of a residentially zoned district subject to the conditions of approval in staff and those conditions amended by the Board at the Hearing.

### CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the Hearing, the Board CONCLUDES as follows:

1. The Board has the power and authority under SFCC 1987 Section 14-2.4(C)(2) and Section 14-3.6(B) and Table 14-6-1.1 to grant the special use permit applied for in this request.
2. Pursuant to SFCC 1987 Section 14-3.6(B), the Board has the authority to hear and decide applications for special use permits in accordance with applicable provisions of Chapter 14; to decide questions that are involved in determining whether special use permits should be granted; and to grant special use permits with such conditions and safeguards as appropriate under Chapter 14; or to deny special use permits when not in harmony with the intent and purpose of Chapter 14.
3. Pursuant to SFCC 1987 Section 14-6.1(C) Table 14-6-1.1, “*Table of Permitted Uses*”, “*pet grooming*” and “*kennel*” uses are permitted within the C-2 General Commercial zone with a special use permit if located within 200 feet of residentially zoned property.
4. The special use permit was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
5. The ENN meeting complied with the requirements established under the Code.
6. The Applicable Requirements set forth in SFCC 1987 Section 14-3.6 for granting the requested special use permits have been met.
7. The granting of the special use permit will not adversely affect the public interest.

8. The Project is compatible with and adaptable to adjacent properties and to other properties in the vicinity of the Project.
9. The special use permit granted herewith is granted for the specific use of the Property and intensity applied for, and no change of use or more intense use shall be allowed unless approved by the Board under a new or amended special use permit or as otherwise permitted by applicable Code provisions.

**WHEREFORE, IT IS ORDERED ON THE 11th DAY OF JULY 2023 BY THE BOARD OF ADJUSTMENT OF THE CITY OF SANTA FE:**

1. That the special use permit is approved, subject to the Conditions and Technical Corrections presented in Staff's report and those conditions amended by the Board at the Hearing, including the condition that the Applicant shall return to the Board for review at a public hearing within one (1) year.
2. The special use permit granted herewith shall expire if (a) it is not exercised within three (3) years of the date these Findings of Fact and Conclusions of Law are adopted by vote of the Board, subject to any right of the Applicant under applicable Code to request an extension of such time or (b) it ceases for any reason for a period of three hundred and sixty-five (365) days.

*Gary Friedman*

\_\_\_\_\_  
Gary Friedman, Chair

7-12-2023

Date

FILED:

*Kristine Bustos-Mihelcic*

\_\_\_\_\_  
Kristine Bustos-Mihelcic      XIV  
City Clerk

Jul 27, 2023

Date

APPROVED AS TO FORM

*Rebecca Mnuik-Herrmann*

\_\_\_\_\_  
Rebecca Mnuik-Herrmann  
Assistant City Attorney

07/12/2023

Date

# 23-0474 Zoomies Doggie Daycare Case #2022-6149

Final Audit Report

2023-07-28

Created:	2023-07-24
By:	Xavier Vigil (xivigil@ci.santa-fe.nm.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYF2Vd6YlvkfgUhED5aYlqBvYTKdF1yl

## "23-0474 Zoomies Doggie Daycare Case #2022-6149" History

-  Document created by Xavier Vigil (xivigil@ci.santa-fe.nm.us)  
2023-07-24 - 8:34:43 PM GMT- IP address: 63.232.20.2
-  Document emailed to Kristine Mihelcic (kmmihelcic@santafenm.gov) for signature  
2023-07-24 - 8:39:49 PM GMT
-  Email viewed by Kristine Mihelcic (kmmihelcic@santafenm.gov)  
2023-07-28 - 0:20:10 AM GMT- IP address: 104.47.64.254
-  Document e-signed by Kristine Mihelcic (kmmihelcic@santafenm.gov)  
Signature Date: 2023-07-28 - 0:20:24 AM GMT - Time Source: server- IP address: 63.232.20.2
-  Agreement completed.  
2023-07-28 - 0:20:24 AM GMT



**City of Santa Fe, New Mexico**

# **Board of Adjustment**

## **Attachment C**

**Annual Review Letter  
Zoomies Phase 1&2**

**Zoomies Annual Review  
Special Use Permit**

Maggie Moore  
Planning and Land Use Department  
City of Santa Fe

May 3, 2024

Hello Maggie,

This letter is directed toward satisfaction of Conditions of Approval of the Special Use Permit for Zoomies 24/7 LLC at 513A/513C Camino de los Marquez, Case 2022-6149. We are requesting review by Staff and the Board of Adjustment so that we can meet the requirement for a public hearing by June 2024.

Presently, work is proceeding on Phase 1, which is primarily finishes to address moisture and sound control in different parts of the business. Epoxy floor coating and fiber-reinforced wall panels have been installed in Playroom E and are pending in Playrooms B and C. Sound control panels will be installed in Playrooms B and C after other finishes are complete. Attached is a Phase 1 drawing for your reference.

Construction documents for Phase 2 are in process for the relocated lobby, improvements to Playrooms A and D, egress hallway, additional sound control, accessible route from parking, roof drainage, dumpster enclosure and egress modifications to the landing. Attached is a Phase 2 drawing for your reference. Please note that we anticipate making separate permit applications for building and site work.

### **Summary of Progress on Conditions of Approval**

- 1) One year review: pending through this request.
- 2) Three staff visits: unknown
- 3) Moisture control of surfaces: Playroom E complete, Playroom B&C in process, Playroom A&D pending construction permit application.
- 4) Sound control: B&C (east wall) in process, A (party wall) pending construction permit application.
- 5) Dumpster relocation and enclosure: pending construction permit application.
- 6) SUP does not include 513 B: satisfied.
- 7) North windows and doors remain closed: satisfied.

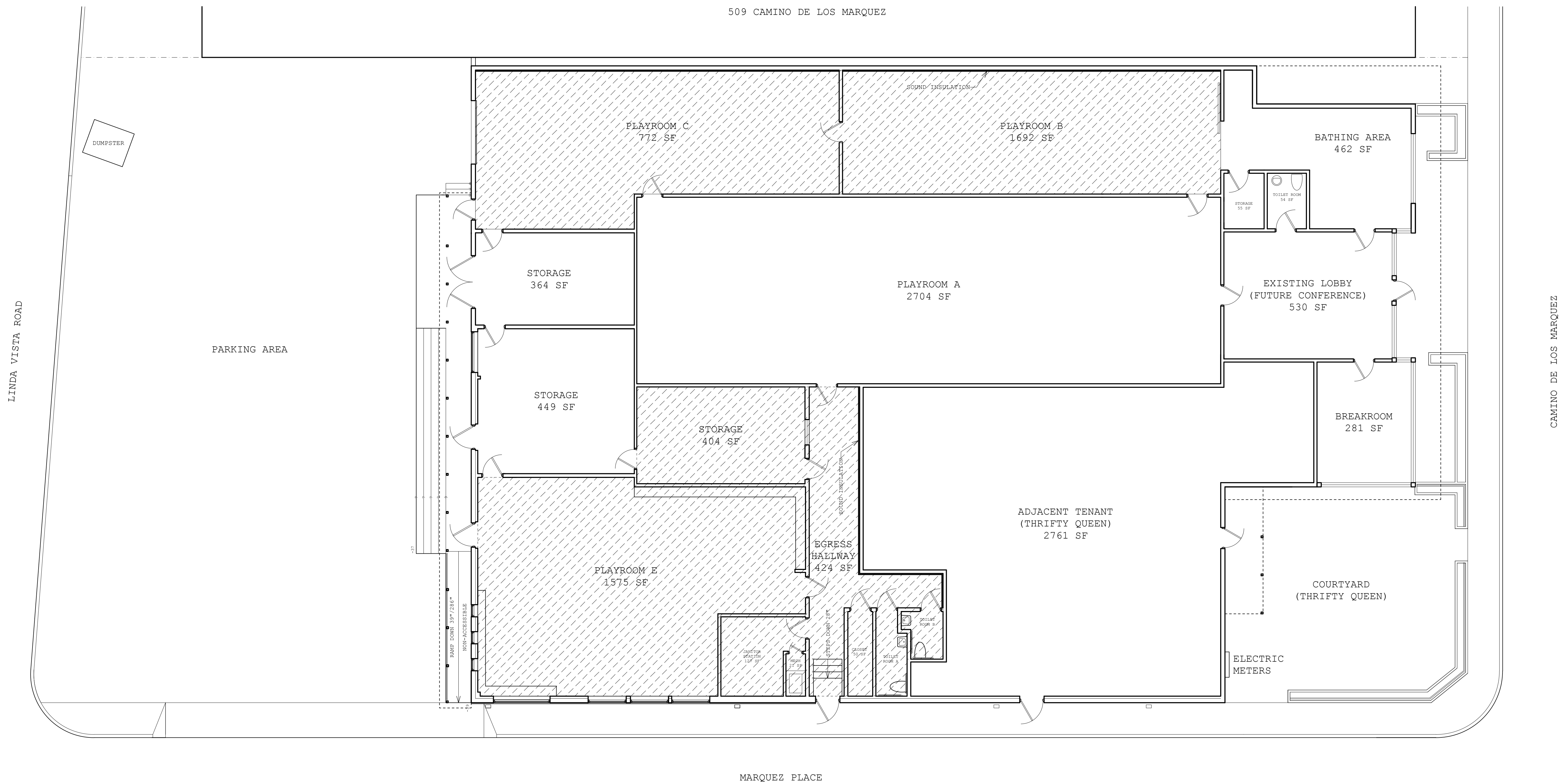
- 8) Control of noise levels: satisfied.
- 9) Control of pet waste: satisfied.
- 10) Daily capacity: removed from final approval.
- 11) Future permit applications include SUP action letter: pending construction permit application.
- 12) Curb painting on Camino de los Marquez: pending
- 13) Renewal of Business License and Animal Care Permit: satisfied.
- 14) Landscape plan: pending construction permit application.
- 15) Infrastructure ADA compliance: pending construction permit application.
- 16) Building ADA compliance: pending construction permit application.

At present, we are working with PNM and electrical inspector Dana Benavidez to bring the panel up to code and have the meter (513C) reenergized for Playroom E. We anticipate that power will be restored and the space occupied in the next two weeks.

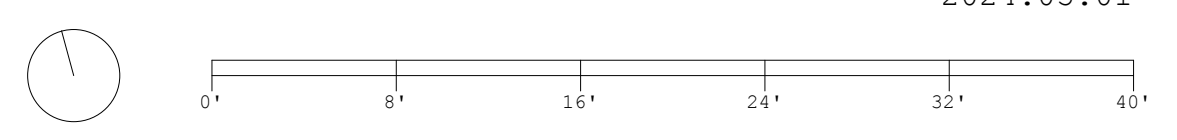
Let us know what our next steps should be to prepare for a timely hearing by the Board of Adjustment.

Thanks,

Hugh MacPherson Driscoll, AIA  
(505) 474-5459



ZOOMIES 24/7  
 513 CAMINO DE LOS MARQUEZ  
 SITE PLAN/FLOORPLAN  
 2024.05.01



BUILDING GROSS AREA: 13706 SF  
 ZOOMIES 24/7 AREA (SUITES A+C): 10868 SF  
 THRIFTY QUEEN AREA (SUITE B): 2788 SF

**PHASE 1**  
 PLAYROOMS B,C,E: FINISHES



# City of Santa Fe, New Mexico

## **Attachment C**

### **Board of Adjustment**

- 1. Permit 2024-37631 Review Comments**



# City of Santa Fe Plan Review Comments Report (2024-37631-BLDC)

**PERMIT ADDRESS:** 513 CAMINO DE LOS MARQUEZ, A Santa Fe, NM 87505 **PARCEL:** 11737800

**APPLICATION DATE:** 08/13/2024 **SQUARE FEET:** 0.00 **DESCRIPTION:** SITE IMPROVEMENTS AS REQUESTED PER SPECIAL USE PERMIT CASE 22-6149. NEW PARKING CONFIGURATION, IMPROVEMENTS TO SIDEWALKS, INCLOSED TRASH ENCLOSURE, NEW ACCESIBLE RAMP, ADA SIGNAGE, LANDSCAPING.

**EXPIRATION DATE:** 11/20/2026 **VALUATION:** \$100,000.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Evan Geisler	Geisler Projects	220 Manhattan AVE W Santa Fe, NM 87501
Contractor	TECHNICAL REVIEW CORPORATION	TECHNICAL REVIEW CORPORATION	PO BOX 2095 ESPANOLA, NM 87532
Property Owner	STEPHEN BILES	ZOOMIES 24/7 LLC PDD Apartments LLC	513 CAMINO DE LOS MARQUEZ, UNIT A SANTA FE, NM 87505

## Building Review Commercial Alteration

REVIEW ITEM	STATUS	REVIEWER
Accessibility v.1	Requires Revision	Bennett Lopez Ph: 444 email: bxlopez@santafenm.gov
CRQ: See Building Accessibility v.2	Requires Revision	Bennett Lopez Ph: 444 email: bxlopez@santafenm.gov
CRQ: See Building. Accessibility v.3	Approved	Bennett Lopez Ph: 444 email: bxlopez@santafenm.gov

ANSI 2017 - 302 Floor surfaces, 302.3 Opening in floor surfaces, 303.2 Vertical Change in level 1/4" max. 303.3 Beveled edge 1/4" to 1/2" max, 304.3 Size of turning spaces, 305.4 Knee & Toe clearance, 303.4 ramps 304.3.1 Turning space. 307.2 Protrusions limits, 308 reach ranges, 305 Clear floor space, 305.3 Size 30"x 48, 401 General Accessibility, 404.2.6 Door Hardware, 406 Curb Ramps 406.2 Counter Slope, 501 General site & Building Elements, 601 Plumbing Elements, 602.4 Spout outlet Height (High & low Drinking Fountains.) 603.1 Toilet & Bathrooms, Height of Lavatories 34" max, 604.5.1 Side Grab bar & 18" Vertical grab bar. 904 Sales & Service Counters 904.2 Approach 904.3. Sales & Service counter 904.3.1 Parallel Approach. 901.1 Built-in Furnishings & Equipment. 902.2 Clear Floor space. 902.4 Height of Dining Surfaces. 903 Benches 19" max. 904 Sales & Service Counters. 904.3.1 Parallel Approach a Portion of the counter 36" min in length & 36" in Height from floor. 904.3.2 Forward Approach a portion of the counter surface 30" min in length & 36" in height form floor max. And shall comply with section 305. 904.4.1 Aisle 36" min Up to 42". 904.4.2 Counters 38" max in height 904.4.3 Check writing surfaces. 904.5 Food service lines 36" in width countertop tray slides 34" max height reach 48". 1109 Swimming pools, Wading, Hottubs. 1109.1 General, 1109.2 Wading pool, 1109.1.3 Hot tubs & spas, 1109.2 Pool Lifts, 1109.2.2 Seat Location, 1109.2.3 Clear deck space, 1109.2.4 Seat Height, 1109.2.5 Seat 1109.2.6 Footrest & Armrest, 1109.2.8 Submerged Depth, 1109.2.9 Lifting Capacity, 1109.3 sloped Entry, 1109.3.1 Sloped Entry Route, 1109.3.2 Submerged depth, 1109.3.2.1 swimming pool, 1109.3.2.2 Wading pool, 1109.3.3 Handrails, 1109.4 Transfer Walls, 1109.4.1 Clear Deck Space, 1109.4.2 Height, 1109.4.3 Wall Depth & Length, 1109.4.4 Surface, 1109.4.5 Grab Bars, 1109.5 Transfer system, 1109.5.1 Transfer Platform, 1109.5.2 Transfer space, 1109.5.3 Height, 1109.5.4 Transfer Steps, 1109.5.5 Surface, 1109.5.6 Size, 1109.5.7 Grab Bars, 1109.6 Pool Stairs, 1109.6.1 Pool Stairs, 1109.6.2 Handrails. NMAC 14.5.1.7 C Baby Changing Facility's required in Male & Female rest rooms.

Commercial Building v.1	Requires Revision	Bennett Lopez Ph: 444 email: bxlopez@santafenm.gov
CRQ: Need a complete code Analysis, 2.) Need drawing details for proposed new ramp. 3.) Need embedment depth of 6" steel pipe for trash enclosure. 4.) Need too what is the PSI Of all proposed concrete for footing. 5.) Please provide a site plan that is to scale.		
Commercial Building v.2	Requires Revision	Bennett Lopez Ph: 444 email: bxlopez@santafenm.gov
CRQ: Proposed ramp does not meet 2017 ANSI requirements for turning radius 67" section 304.3.1.1		
Commercial Building v.3	Approved	Bennett Lopez Ph: 444 email: bxlopez@santafenm.gov

Building code: 2021 IBC, 2021 IEBC, 2021 New Mexico Building code, 2017 ANSI, 2021 Plumbing code, 2021 Uniform mechanical code & 2020 National Electrical code. Energy Conservation & 2018 International Energy code. The Scope of work:  Exterior alterations adding ramp  Existing Area  / Proposed Area  - Work Area  sq.ft.--, Occupancy Group  B  , Type of Construction  V-B  / Existing occupant load:  ---0---, / Proposed occupant Load  138  , Minimum Number of exits required  2  , / Min number of exits Doors provided:  2  / MIN Egress width required  27.6"  /, Min Egress width Provided  68"  . / Min Diagonal 1/2 in Non sprinkled Buildings  /, Or in Sprinkled Buildings  x  Diagonal divided BY 1/3rd.  , Outdoors pool  x  Min Egress Width of stairs  44"  / Min Accessible stairway 48"  Between Handrails  , / Handrails required on each side : (Yes )  , / Min Required egress width Of Corridorrs  44"  , / Area Of refuge required :

# Plan Review Comments Report (2024-37631-BLDC)

( yes \_\_\_ or No \_x\_ ) ---Min\_ size of 30"x 48" Areas refuge, per section 1009.6 through 1009.11, / Max Travel distance to exits ---200"-----/ Corridor min fire rating \_1HR\_ / Gender Neutral signage \_\_\_ yes or no \_\_\_ : ( Only on excess fixtures, after required fixtures count has been met ) / (Required Plumbing fixtures: Male Water Closets \_1\_, Urinals \_\_\_ , Vanities \_\_\_ , showers \_\_\_ ,Tubs\_\_\_, // Female Plumbing fixtures required : ( Water Closets \_\_\_ , Vanities \_\_\_ , /Showers \_\_\_ , /Tubs\_\_\_, //, Drinking Fountains required \_\_\_ //, Service sink required, \_\_\_ , NO Change In Fixture count) // 302 General ,305 Barrier requirements, 306 Decks, 309 Equipment, 310 Suction Entrapment Avoidance, 311 Circulation systems, 312 Filters, 313 Pumps & Motors, 315 Skimmers, 316 Heaters, 317 Air Blower & Air Induction, 318 Water pumps, 319 Sanitizing Equipment, 320 Waste water disposal, 321 Lighting, 322 Ladders & Recessed treads, 323 & Safety, 401 Public Swimming Pools, 402 Diving, 403 Bather load, 404 Rest ledges, 405 Wading pool, 406 Decks & Equipment, 407 Circulation systems, 408 Filters, 409 Specific Safety Features, 410 Dressing & Sanitary Facilities, 411 Special Features, 412 Public Spas & Public Exercise spas, 501 General, 502 Materials, 503 Structural Design, 504 Pumps & Motors, 505 Return & suction fittings, 506 Heaters & Temperature Requirements, 507 Water supply, 508 Sanitizing Oxidation Equipment & Chemical Feeders, 509 Safety Features, 601 Aquatic recreation Facilities General, 602 Floors, 603 Marking & Indicators, 604 Circulation Systems, 605 Handholds & ropes, 606 Depth, 607 Barriers, 608 Number of occupants, 609 Toilets & Bathrooms, 610 Special features, 611 Signage.. 3303.1 Demolition, 3303 Construction Documents, / 3302.1 Addition & Remodeling, 3306/3307 Protection of Pedestrians & Adjoining property./ 601 Types of construction, 701 Fire & smoke, 801 Interior Finishes, 901 Fire Protection, 907.2.11.2 Smoke Detectors, 915 Carbon Monoxide Alarms, 1011 Means of egress, 1011 Stairways, Shall provide illumination to exists as per Section 1006 Means of Egress Illumination 1012 Ramps, Exit Sign, 1028 Exit Discharge, 1101 Accessibility, 1104 Accessible route, 1106 Parking & Passenger Loading Facilities, 1111 Signage , 1012 Interior Environment, 1203 Ventilation 1204 Temperature control, 1205 Lighting, 1201 Toilet & Bathroom requirements. 1301 Energy Efficiency see: 2015 International Energy code R-38 Attic/ R-13+3.8 exterior walls, Floors R-30 Below grade R-10 unheated R-15 Heated, 1401 Exterior walls, 1501 Roof Assemblies. 1405.12.6 Mechanical Fastenings. 1405 Weather protection, 1404.2 Water resistive barrier. 1405.13 Exterior window And Doors. 1405.13.1 Installation. 1405.15 Cement Plaster. 1601 Structural Design, 1606 Dead Loads -----1607 Live Loads-----1608 Snow Loads (30 lbs . ground) 1609 Wind loads (115 (90 Miles Gust), 1613 Earthquake loads & ( seismic zone D ) 1701 Special Inspections 1801 Soils & Foundation, 1803 Geotechnical Investigation recommended. 1901 Concrete 1904 Durability 2001 Masonry 2201 Steel, 2301 Wood. 2401 Glass & Glazing. 2406 Safety Glazing.2406.3 Identification of Safety Glazing.2406.4 Hazardous Locations, 2601 Plastic,2701 Electrical 2801Mechanical systems,2901, Electrical. Bicycle Parking required .Protection, 907.2.11.2 Smoke Detectors, 915 Carbon Monoxide Alarms, 1011 Means of egress, 1011 Stairways, 1012 Ramps, 1028 Exit Discharge, 1101 Accessibility, 1104 Accessible route, 1106 Parking & Passenger Loading Facilities, 1111 Signage, 1012 Interior Environment, 1203 Ventilation 1204 Temperature control, 1205 Lighting, 1201 Toilet & Bathroom requirements. 1301 Energy Efficiency. see: Note: Alteration level \_1\_ ---- 2015 IEBC section 705.1 through 705.1.14 & Chapter 11 2015 IBC. Where compliance with this section is technically infeasible. The Alteration shall provide access to the maximum extent that is technically feasible.

(Note: deferred submittals are only allowed for fire sprinkler systems.)

Commercial Zoning v.1	Requires Revision	Carly Venditti Ph: 5059556656 email: cavenditti@santafenm.gov
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Legal lot of record required, document provided has a "public notice" clause.  
Please see the requirements linked.

<https://santafenm.gov/land-use/legal-lot-of-record>

Commercial Zoning v.2	Approved	Carly Venditti Ph: 5059556656 email: cavenditti@santafenm.gov
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Legal lot of record provided

Scope does not increase lot coverage, height, or setbacks

Parking provided meets dimensions for standard and compact spaces - 20 -spaces provided  
dumpster enclosed.

Expediter Approval v.1	Requires Revision	Donovan Troelsen email: dltroelsen@santafenm.gov
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Expediter Approval v.2	Requires Revision	Donovan Troelsen email: dltroelsen@santafenm.gov
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Expediter Approval v.3	Approved	Donovan Troelsen email: dltroelsen@santafenm.gov
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Grading/Drainage v.1	Approved	Teddy Padilla Ph: (505) 231-4794 email: tlpadilla@santafenm.gov
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-New impervious surfaces are less than 250 square feet and no slopes are greater than 10% in proposed area of work. No additional storm water storage is required

-Maintain existing grades & drainage patterns.

3. Comply with attached "Terrain Management Regulations" sheet.

4. As per IRC R403.1.7.3, for structures on graded sites, the top of an exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an APPROVED drainage device a minimum of 12 inches plus 2 percent.

**FINAL GRADING AND DRAINAGE INSPECTION IS REQUIRED.**

Landscape v.1	Requires Revision	William Rivera email: wlrivera1@santafenm.gov
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Requires Revisions:

(1.) Desert Four O'clock is a flowering perennial not a woody shrub as required for open space requirements.

(2.) Provide a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code.

(3.) Landscape plan must include the following information: Open space calculations are required by 14-7.5. Tree and shrub calculations for open space areas as required by 14-8.4(H) & 14-8.4(F) respectively.

(4.) Provide a professional landscape irrigation design per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.

(5.) STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.

Landscape v.2	Approved	William Rivera email: wlrivera1@santafenm.gov
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# Plan Review Comments Report (2024-37631-BLDC)

**Conditions of approval:**

- (1.) Prior to on-site landscape construction a 48 Hour notification is required. Please call or text (505)316-8812
- (2.) Landscape is less than 1000 square feet. Automatic irrigation system is not required. Hand watering is permitted with a shut-off nozzle on a water hose.
- (3.) A Grading and Drainage Interim Inspection prior to all gravel and cobble stone installation is required.
- (4.) Non-compliance will require correction and or the delay in the issuance of the Certificate of Occupancy.
- (5.) MUST COMPLY WITH ANY SIGHT DISTANCE REQUIREMENTS AS APPLICABLE. CALL MARIE MARTINEZ @ 955-2401.
- NON-COMPLIANCE WITH THIS REQUIREMENT WILL REQUIRE CORRECTION AND OR THE DELAY IN THE ISSUANCE OF C.O.
- (6.) Final Landscape & Irrigation Inspection is required.

Site Accessibility Review v.1  1). Must add details of NMDOT series 608 and 609 for Curb Ramps, and Curb and Gutter, concrete work. 2). Must have ADA Parking Stall and Aisle moved closer to the building. 3). Must add detail of 2015 NM Accessible Parking Checklist. 4). Provide details of concrete reinforcement i.e. rebar, or wire mesh.	Requires Revision	Teddy Padilla Ph: (505) 231-4794 email: tlpadilla@santafenm.gov
Site Accessibility Review v.2	Approved	Teddy Padilla Ph: (505) 231-4794 email: tlpadilla@santafenm.gov

1). ADA parking signage shall comply with the 2015 New Mexico Accessible Parking Checklist. Accessible Signage Detail - Signage with required language per the NM Accessible Parking Checklist is required at ALL ADA Parking spaces. Parking signage height shall be 84" above the floor of the parking space, measured to the bottom of the R7-8 sign in the Public right-of-way, accessible path of travel, pedestrian way or path of the means of egress. Locate Van Accessible Parking signs immediately below the reserved parking sign at wall mounted or other locations not in the pedestrian way. At Van Accessible signs located in the pedestrian way, the R7-8A Van Accessible sign shall be mounted at 84" to bottom of the sign. Wall mounted signs and signs not mounted in the public way shall be 60" (84" is preferred) minimum above the floor of the parking space, measured to the bottom of the sign.

ADA parking space and aisle striping shall comply with the 2015 NM Accessible Parking Checklist, Section 9 (NMBC-1111 Section 1.4 through 1.4.3). The ADA parking space access aisle shall be clearly marked by diagonal pavement striping. "NO PARKING" lettering shall be stenciled in 1 foot high min. and 2 inches wide min. strokes, and located at the drive end of the striped access aisle. The International Symbol of Accessibility (ISA) shall be stenciled at all parking spaces, centered on the space and aligned with the drive end of the parking space striping. All pavement striping and markings shall be stenciled with pavement paint, blue on concrete paving or white on asphalt paving.

2). All walk surfaces along the accessible path of travel shall be firm, stable and slip resistant and shall comply with Section 302, floor surface, 303.4 Ramps, 401 Accessible routes, 403 Walking surfaces, 405 ramps. At curb ramp landings and other transitions leading directly into the vehicular way along the accessible path of travel route(s), provide detectable warning surfaces immediately prior to entry into the vehicular way, road/drive crossings and cross walks.

Solid Waste v.1  enclosure needs to be 12x12 with dimensions on plans.	Requires Revision	Leroy Griego email: logriego@santafenm.gov
Solid Waste v.2	Requires Revision	Leroy Griego email: logriego@santafenm.gov
A single dumpster enclosure must be 12x12 and double enclosure 24x12 Solid Waste v.3	Approved	Leroy Griego email: logriego@santafenm.gov