Agenda

Meeting of the Board of Adjustment
January 7, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Board of Adjustment Meeting

Public Comment: Members of the public may submit public commentsby 5 p.m. on the Monday before the meeting via https://santafenm.gov/land-use/current-planning/public-comment.
Comments will then be published after this deadline.

The agenda and packet for the meeting will be posted at https://santafenm.portal.civicclerk.com/

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes
   a. September 10, 2024
6. Approval of Findings/Conclusions
   a. **Case #2024-8667. 121 Siringo Rd Private School Special Use Permit.**
7. Old Business
8. New Business
   a. **Case #2022-5066. 1605 Old Pecos Trail Private School Special Use Permit.** First Baptist Church, Owner, requests a 2-year extension of a Special Use Permit for a private school at 1605 Old Pecos Trail. The property is zoned R-1 (One residential unit per acre) and is an existing church building on a lot of 9.7 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

b. **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)

9. Staff Communications

10. Matters from the Board

11. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

City of Santa Fe

MINUTES

MEETING OF THE BOARD OF ADJUSTMENT SEPTEMBER 10, 2024 AT 6:00 PM

A. ROLL CALL

Members Present:
Member Coleen Dearing
Member Dan Painter
Member Grant Alexander
Member Denise Ip
Member Teague Douglas

Members Excused:
Chair Gary Friedman
Vice Chair Rachel Winston

Others Attending:
None

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

MOTION: Member Alexander moved, seconded by Member Painter, to Approved as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Member Dearing, Member Painter, Member Alexander, Member Ip, Member Douglas

Against: None

Abstain: None

D. APPROVAL OF MINUTES:

1. July 2, 2024 – Postponed.

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2024-8158. 1443 South St Francis Drive, Special Use Permit.**

MOTION: Member Painter moved, seconded by Member Douglas, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Member Dearing, Member Painter, Member Ip, Member Douglas

Against: None

Abstain: Member Alexander

2. **Case #2022-6149. Annual Review of 513A Camino de Los Marquez Special Use Permit.**

MOTION: Member Painter moved, seconded by Member Douglas, to approve the findings of fact and conclusions of law as presented.

VOTE: The motion was approved on the following Roll Call vote:

For: Member Dearing, Member Painter, Member Alexander, Member Douglas

Against: None

Abstain: Member Ip

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2024-8667. 121 Siringo Rd Private School Special Use Permit.** Liaison Planning Services, Inc, Agent, for Christian Life Fellowship Inc., Owner, requests approval of a Special Use Permit for a private school with 20 students at 121 Siringo Road. The property is zoned R-1 (One residential unit per acre) and is an existing church building on a lot of 5.45 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov).

   MOTION: Member Ip moved, seconded by Member Painter, to Approve the land use case with staff's conditions 1, 3, 5, and 6 modified to a return date of June 2026.

   VOTE: The motion was approved on the following Roll Call vote:

   For: Member Painter, Member Alexander, Member Ip, Member Douglas

   Against: None

   Abstain: Member Dearing

H. STAFF COMMUNICATIONS

MATTERS FROM THE BOARD

I. ADJOURNMENT

_____ _____

Liaison Chair

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

Case #2024-8667
121 Siringo Special Use Permit

Owner's/Applicant's Name- Christian Life Fellowship Inc.
Agent's Name- Liaison Planning Services Inc.

THIS MATTER came before the Board of Adjustment (Board) for public hearing on September 10th, 2024 (Hearing) upon the application (Application) of Liaison Planning Services Inc. as agent for Christian Life Fellowship Inc. (Applicant).

The Application pertains to 121 Siringo Road on a property totaling approximately 5.45 acres (Property). The Applicant requests approval of a Special Use Permit for a Private School with 20 students. (Project). The Property is zoned for one (1) residential unit per acre (R-1).

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

FINDINGS OF FACT

General

1. At the Hearing, the Board heard reports from Land Use Department Staff (Staff), received testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.
2. The Property is located in an R-1 district.
3. Staff recommended that the Board approve the special use permit (Special Use Permit) subject to conditions of approval and technical corrections set forth in the written report of Staff's findings and analysis (Staff Report) and attached exhibits.
4. Santa Fe City Code Section (SFCC or Code) §14-3.6(C) sets out the 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 [SFCC 1987 §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 SFCC 1987 [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. [SFCC 1987 §14-3.6(C)(3)].
5. SFCC 1987 §14-3.1(F)(2)(a)(viii) requires an early neighborhood notification meeting (ENN) prior to a public hearing for special use permits. SFCC 1987 §14-3.1(F)(4)-(6) sets for the procedures for the ENN, including:
   (a) Compliance with the notice requirements of SFCC 1987 Section 14-3.1(H) [SFCC §14-3.1(F)(4)];

(b) Timing for the ENN meeting and the principles underlying its conduct [SFCC 1987 §14-3.1(F)(5)]; and
(c) Guidelines for the conduct of the ENN meeting [SFCC 1987 §14-3.1(F)(6)]

6. The applicant provided public notice of the ENN meeting by first class mail to the registered neighborhood associations as well as the owners and physical addresses of properties within three hundred (300) feet of the subject property.
7. The Applicant conducted an ENN meeting virtually on March 12th, 2024, via a ZOOM conference.
8. The ENN meeting was attended by three representatives of the Applicant, two member of City staff and ten (10) members of the public. Members of the public voiced concerns about noise from the church, traffic safety along Siringo, and safety of the playground adjacent to Siringo in particular. The Applicant gave their plan to mitigate any safety and noise concerns.
9. The Applicant submitted a site plan with its Application indicating the Code section under which the special use permit was being sought and stating the grounds for the request.
10. Staff reviewed the Application, and related materials and information submitted by the Applicant, for conformity with applicable Code requirements and provided the Board with a written report of its findings (Staff Report) together with a recommendation that the Special Use Permit be approved, subject to certain conditions (the Conditions) set out in such report.
11. During the Hearing and in the Staff Report, Staff recommended the Board remove Condition of Approval #4, which required the applicant to designate a 20' Trail/Public Use easement, due to its infeasibility. The Board of Adjustment accepted Staff's recommendation to remove Condition #4 and removed it from the final approval.
12. The Board removed Condition of Approval #2, which required the submittal of and compliance with an updated landscaping plan within one (1) year of the approval of the SUP, from the final approval.
13. The Board removed Condition of Approval #6, which required the applicant to return to the BOA within one year of the approval of the SUP, from the final approval.
14. The information contained in the Staff Report, along with conditions of approval and technical corrections as amended by the Board, is sufficient to establish that the applicable requirements have been met.
15. SFCC 1987 §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 §14-3.6(D)(1)(a)*; SFCC 1987 §14-2.4(B) and Table 14-6.1-1 provide the authority for the Board of Adjustment to grant a special use permit for a Private School in the R-1 district. Application for this permit is necessitated under Chapter 14-6.1, specifically noted in Table 14-6.1-1, Land Use Table of Permitted Uses which allows permitting for elementary and secondary schools and educational training for both public and private schools in an R-1 residential zoned areas.

(b) *That granting the special use permit for the Project does not adversely affect the public interest [SFCC 1987 §14-3.6(D)(1)(b)];* The term "Public Interest" is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. Staff has reviewed the Special Use Permit application in accordance with Chapter 14. Subject to the amended staff recommended conditions of approval, the proposed special use

complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

(c) *That the Project is compatible with and adaptable to adjacent properties and other properties in the vicinity of the Project [SFCC 1987 §14-3.6(D)(1)(c)]*. The design of the existing facility, which was purpose built to house a private school, does not require any significant changes to accommodate the new use. The existing church building has been in this location for over 20 years and regularly serves a congregation of 300 – 400 people. The proposed use will comply with applicable City code requirements to bring the facility into compliance to accommodate the new use.

16. SFCC Section 14-3.6(D)(2) authorizes the Board 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.
17. SFCC Section 14-3.6(C) sets out certain findings that must be made by the Board to approve a special use permit with conditions recommended by Staff.
18. On September 10th, 2024, the Board approved the Special Use Permit to allow the Private School on the site, subject to the Conditions and technical corrections set forth in the Staff Report as amended by the Board of Adjustment during the hearing.
19. The Applicant agrees to all recommended Conditions as amended.

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 §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 or deny special use permits with such conditions and safeguards as appropriate under Chapter 14.
2. Pursuant to SFCC 1987 §14-6.1(C) Table 14-6.1-1, entitled "Table of Permitted Uses", "Elementary and secondary schools, public and private" is a permitted use in the R-1 district with a special use permit.
3. The Applicant gave notice for the ENN in accordance with the notice requirements of SFCC 1987 §14-3.1(H)(1)(a)-(d).
4. The ENN meeting complied with all notice and procedural requirements established under the Code.
5. The Board has the authority to grant the Special Use Permit for the Project [SFCC 1987 §14-3.6(D)(1)(a); SFCC 1987 §14-2.4(B) and Table 14-6.1-1 es which allows permitting for elementary and secondary schools and educational training for both public and private schools in an R-1 residential zoned areas.
6. Granting the Special Use Permit does not adversely affect the public interest because, based on Staff analysis that the Special Use Permit is consistent with the General Plan and all applicable Code sections, the Special Use Permit does not adversely affect the public interest.
7. The Project is compatible with and adaptable to adjacent properties and other properties in the vicinity of the Project because the design of the existing facility, which was purpose built to house a private school, does not require any significant changes to accommodate the new use. The existing church building has been in this location for over 20 years and regularly serves a congregation of 300 – 400 people. The proposed use will comply with applicable City code requirements to bring the facility into compliance to accommodate the new use.
8. The criteria set forth in SFCC 1987 §14-3.6 for granting the requested special use permits have been met.
9. The Board may grant the Special Use Permit for the specific use of the Property and intensity applied for.

WHEREFORE, IT IS ORDERED ON THE 7th DAY OF JANUARY, 2024 BY THE BOARD OF ADJUSTMENT OF THE CITY OF SANTA FE:

1. That the special use permit is approved as applied for, subject to the Conditions and the technical corrections presented in the Staff Report. 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.
2. The special use permit granted herewith shall expire three (3) years from the date when 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, Chair Date

FILED:

_____ _____
Andrea Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Rebecca Mnuk-Herrmann, Date
Assistant City Attorney

City of Santa Fe, New Mexico
Memorandum

Date: January 7, 2025

To: Board of Adjustment

From: Daniel Alvarado, Senior Planner

Via: Heather Lamboy, Planning & Land Use Director HLL
Maggie Moore, Planning & Land Use Assistant Director
Daniel Esquibel, Interim Planning Manager DAE

RE: Case #2022-5066 1605 Old Pecos Trail Special Use Permit Extension

---

Case #2022-5066. 1605 Old Pecos Trail Private School Special Use Permit Extension. Santa Fe Christian, Applicant, requests approval of a Special Use Permit extension for a private school at 1605 Old Pecos Trail. The property is zoned R-1 (One residential unit per acre) and is an existing church building on a lot of 9.7 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

PROPOSAL: The applicant, Santa Fe Christian, has requested a Special Use Permit extension for case #2022 – 5066 that was approved by the Board of Adjustment on May 3rd, 2022. The original approval was for a 135 student, K-8 private school occupying a 10,700 SF portion of the existing 27,000 square foot facility located within the First Baptist Church located at 1605 Old Pecos Trail. At the time of approval, the Board of Adjustment applied a Condition of Approval that the Special Use Permit would expire 3 years from their final action. The applicants are requesting a 2-year extension of the Special Use Permit as they continue to search for a permanent location for the school. If approved, the new expiration date will be May 3rd, 2027.

The approvals granted by the Special Use Permit would remain unchanged under this extension – the school has not proposed any expansions of the facility, student count, or other impact as part of this request. All the Conditions of Approval on the original request have been met by the applicant and will remain in place if an extension is granted.

The extension would be for two years from the date of the Board of Adjustment's Final Action; the expiration date will be [date]. If the school has not found a permanent location at that time, a new Special Use Permit will be required.

RECCOMENDATION:
Staff recommends **APPROVAL** of the Special Use Permit Extension.

One motion will be required in this case:

- Approve or deny the Special Use Permit extension.

ATTACHMENTS:

- **Exhibit A: Special Use Permit Extension Request Letter**
- **Exhibit B: Approved Special Use Permit Staff Report**
- **Exhibit C: Approved Special Use Permit Application Materials**

DeeAnn Chavez
Co-Founder of Santa Fe Christian
3201 Zafarano Dr., Suite C
Santa Fe, NM 87507
deeannchavez@santafechristian.org
505-927-2261

August 30, 2024

To: Daniel Alvarado
Senior Planner and Land Development Code Review Project Manager
City of Santa Fe Planning and Land Use Department

Subject: Extension of SUP, 2022-5066

Dear Mr. Alvarado,

I hope this letter finds you well.

I am writing on behalf of Santa Fe Christian (SFC), a private school committed to providing academically superior education to children in and around Santa Fe. Since our establishment in 2022, we have operated from the facilities at First Baptist Church (FBC) located at 1605 Old Pecos Trail, which encompasses 9.7 acres of land. We remain deeply grateful for the support and resources provided by FBC. However, our board is actively seeking a permanent location for our school.

Given our ongoing search for an appropriate property, we respectfully request a two-year extension of our currently approved Special Use Permit (SUP). This extension will allow us to continue offering high-quality education to the children of Santa Fe while we secure a permanent site. The existing facilities, which include classrooms, a lunchroom, and a gymnasium, sufficiently meet our needs for the time being. Additionally, it will provide the necessary time for the SFC board to identify a location that can accommodate our current and future faculty and student body.

Please note that this request is purely administrative; there will be no modifications to the conditions of approval beyond the extension of the permit's duration and no increase in the student headcount from what was originally approved in 2022.

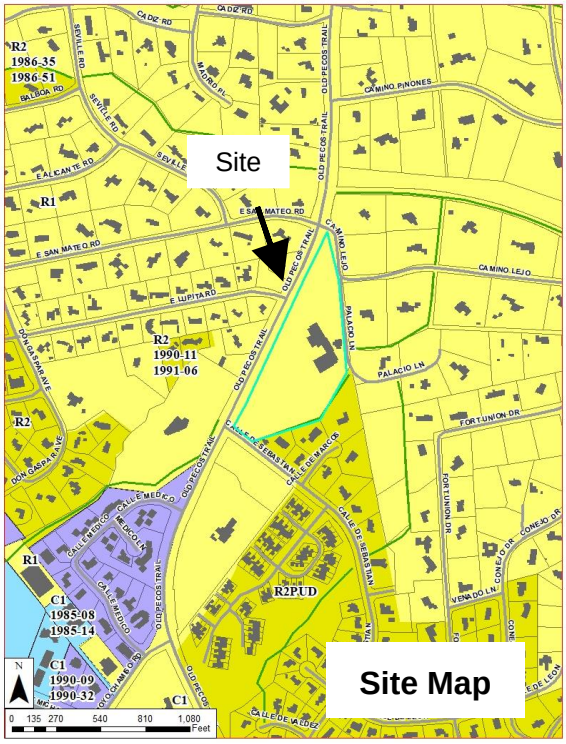
Thank you for considering our request. We greatly appreciate your continued support and understanding.

Sincerely,
DeeAnn Chavez
Co-Founder of Santa Fe Christian
505-927-2261

Attachment 1: Statement addressing SUP approval Criteria
Attachment 2: Legal lot of record, legal description
Attachment 3: Site Plan
Attachment 4: Traffic impact analysis

Land Use Department
Board of Adjustment Staff Report

Case No:	2022-5066
Hearing Date:	May 3, 2022
Applicant:	Liaison Planning Services Inc.
Owner:	First Baptist Church
Request:	Special Use Permit
Location:	1605 Old Pecos Trail
Case Mgr.:	Daniel Alvarado
Zoning:	R-1 (One Residential Unit per Acre)
Overlay:	None
Pre-app Mtg:	December 23, 2021
ENN Mtg:	February 8, 2022
Proposal:	Special Use Permit request for a Private School in an existing church building located on a lot totaling approximately 9.7 acres.



Case #2022-5066. 1605 Old Pecos Trail Private School Special Use Permit. Liaison Planning Services, Inc, Agent, for First Baptist Church, Owner, requests approval of a Special Use Permit for a private school at 1605 Old Pecos Trail. The property is zoned R-1 (One residential unit per acre), and is an existing church building on a lot of 9.7 acres. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

I. RECOMMENDATION:

The Land Use Department recommends **APPROVAL** of the Special Use Permit with the conditions of approval as outlined in this report.

One motion will be required in this case:

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

II. CONDITIONS OF APPROVAL

Staff recommends the following conditions of approval:

#	Condition of Approval	Dept. or Division	To be completed by:
1	Include required number of bicycle parking spaces (1.5 per 20 student seating capacity)	MPO	Prior to filing a Building Permit
2	2 Bicycle parking should be of the inverted U style	MPO	Prior to filing a Building Permit
3	Shall meet the IFC code requirements 2015 edition or the most current edition the governing body has adopted at the time of permitting.	Fire Prevention	Prior to filing a building permit
4	Special use permit to allow a private school K-6 will require review of site features for ADA compliance. Site currently is providing (11) accessible parking stalls with (3) access aisle with (3) curb ramps to allow access from accessible parking to main primary function entrance(s). Current accessible parking and accessible route do not comply with current ADA code.	Terrain Management - ADA	Prior to construction permit application
5	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 ICC ANSI A117.1-2009 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.	Terrain Management - ADA	At time of any construction
6	Applicant will consult with City traffic engineers to determine the need to relocate and/or other improvements the rear entrance/exit to the property off of Camino Lejo. Applicant will then submit an updated site plan reflecting any changes to the driveway layout, as well as a detailed traffic-flow plan within the church parking lot complete with signage designations.	Traffic Engineering	Prior to Issuance of the Special Use Permit

Following standard practice, redline comments will be provided to the surveyor who shall make any necessary changes to comply with technical corrections, and submit the corrected plan sheets to the Case Manager to collect staff signatures. The “technical corrections” that must be made to the plan sheets

prior to issuance of the Special Use Permit are found in Exhibit B.

III. EXECUTIVE SUMMARY:

The Santa Fe Christian School is a newly created private school seeking to begin enrollment for the 2022-2023 school year in an approximately 10,700 square feet portion of the 27,000 square foot existing facility at the First Baptist Church located at 1605 Old Pecos Trail. The school plans to remain at this location for only 3 years, at which time the school would move to a permanent, purpose built location. In the time the school would be located at the First Baptist Church, the school anticipate enrolling 105 students for K-6 for the first year, 120 students for K-7 for the second year, and 135 students for K-8 in the third year.

The First Baptist Church has previously been home to a private school, and thus very little modification to the existing building are proposed. No exterior modifications are proposed, except for temporary signage for traffic flow management within the student drop off area.

The proposed school hours are as follows:

8:00AM - 8:30AM	*Student Drop Off*
8:30AM - 3:00PM	*School in Session*
3:00PM	*Student Pickup*
3:00PM - 5:00PM	*After School Program (STUDENT PICKUP)*

The proposed Santa Fe Christian School is located at 1605 Old Pecos Trail, approximately half a mile from the St Michael's Drive intersection. The property is located in an R-1 (One residential unit per acre) zone, which requires a Special Use Permit for "Elementary and secondary schools, public and private" as per City Code.

The existing facility houses the First Baptist Church, which is primarily in activity on the weekends. The building is 27,000 square feet in size, and varies between 1 and 3 stories. The proposed Santa Fe Christian School would use approximately 10,700 square feet of the facility, located in the East wing, known as the "School Wing." The campus also includes a sizable parking lot with 125 standard parking spots and 11 ADA accessible parking spots, include 45 dedicated for faculty and visitors. Finally, the campus features a playground in the southeast sector, adjacent to the school wing.

IV. EXISTING CONDITIONS:

1605 Old Pecos Trail is currently used by the First Baptist Church, with an existing facility is approximately 27,000 square feet on a 9.7 acre parcel. The lot is accessible via two driveways off of Old Pecos Trail, a smaller unimproved driveway off of Camino Lejo, and a sidewalk which extends from Old Pecos Trail to the facility.

There are two parking lots, one accessed from Old Pecos Trail, and one accessed from Camino Lejo. The parking lots have X amount of parking, including X ADA accessible parking spots.

There are no significant slopes or natural features on the developed portions of the site. The remainder of the parcel slopes gently to the south but remains undeveloped.

Surrounding land uses are primarily residential, mostly zoned R-1 or R-2. Other nearby uses include the Museum Hill District, Santa Fe Woman's Club, The Elks Lodge, and further to the south, the Christus St. Vincent Regional Medical Center. There is a small section of the Museum Hill trail to the north, which is slated to be expanded in the future.

V. PROJECT ANALYSIS:

Architecture

The existing building was constructed in 1960 for the First Baptist Church. It is one to three stories tall, and features a three or four story "watchtower." The roughly L shaped facility is in the Santa Fe-style, but with several large windows lending to a more institutional presence.

The School Wing is the furthest east section of the building, and is characterized as a relatively simple institutional design with a Santa Fe Style façade.

Access and Parking

Under the new use, the parking lot's traffic flow will be temporary augmented with signs and barricades during school hours. The permanent facilities will remain unchanged, except for the driveway exiting onto Camino Lejo. During school hours, the applicants propose to close the southern-most right-in-only driveway, and redirect access to the driveway adjacent to E Lupita Road. Access to this driveway will be restricted to right in, right out only for northbound traffic, however southbound traffic will still be permitted to turn left into the driveway from Old Pecos Trail. Southbound traffic exiting the campus will be required to exit the campus via Camino Lejo, and travel to the signalized intersection at Old Pecos Trail and East San Mateo Road, where they can safely turn left with the signal. Parents and faculty will be encouraged to use the signalized entrance as much as possible for safety and congestion reasons. Traffic entering from both Old Pecos Trail and Camino Lejo will be funneled into a drop off roundabout in the southern parking lot, where students will walk directly to the School Wing.

The applicant has agreed to improve the rear entrance driveway onto Camino Lejo to create a standard four-way intersection with Palacio lane and Camino Lejo to improve safety and visibility concerns.

The parking lot configuration will be unchanged. The parking lot is comprised of 125 standard parking spots and 11 ADA accessible parking spots, include 45 dedicated for faculty.

Students arriving by foot can access the campus via a sidewalk on the either side of Old Pecos Trail and crosswalks at the San Mateo Road intersection. The sidewalks connects to the Museum Hill Bicycle Trail, which is slated for future expansion. Students arriving by bicycle are limited to unprotected bicycle lanes on Old Pecos Trail, which are not considered an all-ages and ability facility according to NACTO (National Association of City Transportation Officials) standards. Students would likely choose to ride on the sidewalk along Old Pecos Trail, despite not being designated bicycle facility. The applicant will be required to add 1.5 bike parking spaces per 20 student seating capacity as per the above conditions of approval.

There are no transit stops on Old Santa Fe Trail, and the nearest facility is on Galisteo Street. With no sidewalks directly connecting the transit stops to the school, it is unlikely any students will arrive using transit.

Landscaping

Landscaping will be unchanged, except for changes identified in the technical corrections section of this report. The existing landscaping includes several shrubs and landscaped beds near the main entrance of the campus, and naturalized trees and grasses throughout. The playground includes several shade trees.

Water and Sewer

The existing building is served by water and sewer via mains off of Old Pecos Trail and Lupita Road, respectively. The project has submitted a proposed water budget based on typical usage of "place of

worship" as defined by CoSF Water Resources. The budget is .88 Acre Feet annually, a 9.8% contingency.

Fire and Emergency Access
The site has emergency access from both Old Pecos Trail and Camino Lejo to the east.

Grading and Drainage
The developed portion site is mostly flat, with a slight slope towards the southeast. The undeveloped section of the parcel slopes slightly more to the south.

The proposed new use will not increase stormwater runoff as no exterior changes will be made.

Archaeology
The Project is located within the River & Trails Archaeological Review District. There is no ground disturbance, so archeological clearance is not triggered.

VI. SPECIAL USE PERMIT APPROVAL CRITERIA SECTION 14-3-6(D)

SFCC §4-3.6(D) details the approval criteria for a special use permit:

Criterion 1: Necessary Finding §14-3.6(D)(1)(a) that the land use board has the authority under the section of Chapter 14 described in the application to grant a special use permit ;	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
Per Santa Fe City Code (SFCC) §14-3.6(B): *"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".*	
Criterion 2: Necessary Finding §14-3.6(D)(1)(b) that granting the special use permit does not adversely affect the public interest; and	**Criterion Met:** (Yes/No/conditional/N/A) **YES**
The term *"Public Interest"* is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. Staff has reviewed the proposed development plan application in accordance with Chapter 14. Subject to staff recommended conditions of approval, the proposed development plan complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest. The Santa Fe Christian School seeks to add a high-quality, private educational option to the growing City of Santa Fe. The granting of this special use permit to establish the school in the Fall of 2022 while they seek a permanent facility.	

Criterion 3: Necessary Finding §14-3.6(D)(1)(c) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	**Criterion Met:** (Yes/No/conditional/N/A) **YES**

The design of the existing facility, which previously housed a different private school, does not require any significant changes to accommodate the new use. The existing church building has been in this location for over 60 years, and has positively served the predominately residential neighborhood and greater Santa Fe Baptist community for their entire tenure. The Project will comply with applicable City code requirements with regard to height, setbacks, mass and scale, architectural style, landscaping, lighting and open space.

VII. EARLY NEIGHBORHOOD NOTIFICATION

An Early Neighborhood Notification meeting was held on February 8th, 2022. Seven neighbors attended. The applicant presented the school's enrollment proposal, a site plan for the campus, and several traffic flow options. The applicants emphasized that the school would only reside at this location for 3 years, so no permanent changes to the building or neighborhood would occur.

The attendees voiced concerns mostly about traffic safety, which hinged on the campus access points. The attendees agreed that improvements should be made to the Camino Lejo entrance to improve visibility, and were in favor of traffic flow configurations that reduced or eliminate left turns off of Old Pecos Trail. A handful of attendees were generally opposed to the project, but preferred if access off of Old Pecos Trail was limited if the project does go forward. Several attendees expressed explicit support for the project, either as a parent planning to send their student to the school, or as a neighbor who is in favor of more educational options. Other concerns raised included appropriate outdoor recreational facilities and child safety from wildlife.

VIII. EXPIRATION

The Special Use Permit shall expire three (3) years from the date of final action by the Board of Adjustment as provided in SFCC §14-3.19(B)(5). Should the Board approve the Special Use Permit, the expiration of the permit shall be May 3, 2025. Approval of the special use permit may be extended as provided in SFCC §14-3.19(C).

IX. ATTACHMENTS:

EXHIBIT A: Findings of Fact and Conclusions of Law

EXHIBIT B: Development Review Team Comments

1. Compiled Technical Corrections
2. Traffic Engineer Review
3. Fire Prevention Review
4. MPO Review
5. Terrain Management- Landscape/Irrigation Review

EXHIBIT C: Maps and Photos

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

EXHIBIT D: Applicant Materials

1. Application Submittals
2. Legal Lot of Record
3. Site Plan, Traffic Analysis Plan, Signage Plan, Landscape Plan
4. Traffic Impact Study
5.

APPROVED BY:

Title	Name	Initials
Planning and Land Use Department Director	Jason M. Kluck	*jmk*
Land Use Department Case Manager	Daniel Alvarado	*DA*

CITY OF SANTA FE

SPECIAL USE PERMIT
PLUD-08

PARCEL INFORMATION

Address: 1605 Old Pecos Trail	Property Size: 9.7 acres
Current Use of Land: Sanctuary	Proposed Use of Land: Private School
Zoning: R-1	Uniform Parcel Code Number: 1054097298324
Section in Chapter 14 under which the SUP is sought:	
Pre-application Conference Date: December 2021	Early Neighborhood Notice (ENN) Meeting Date: February 8, 2022

PROPERTY OWNER INFORMATION

Name (First, Last): First Baptist Church

Address: 1605 Old Pecos Trail
Street Address — Suite/Unit #

Santa Fe — NM — 87505
City — State — ZIP Code

Phone: 505-983-9151 | E-mail Address: fbcsf@comcast.net

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name: Santa Fe Christian

Name (First, Last): DeeAnn Chavez (Co-Founder) and Patricio Gonzales (Board Member)

Address: 3201 Zafarano Dr. — C
Street Address — Suite/Unit #

Santa Fe — NM — 87507
City — State — ZIP Code

Phone: 505-927-2261 | E-mail Address: deeannchavez@santafechristian.org

Correspondence Directed To: Owner Applicant ✓ Both

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:
1605 Old Pecos Trail

I/we authorize DeeAnn Chavez and Patricio Gonzales to act as my/our agent to execute this application.

Signed: [signature] Date: 8-29-2024

Signed: Date:

SIGNATURE

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 2001. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature: [signature] Date: 08/29/2024

Attachment 1: Statement addressing SUP approval Criteria

Santa Fe Christian (SFC) is a private institution dedicated to delivering an academically exceptional education to children in and around Santa Fe. The school is distinguished by its smaller class sizes, which enable more personalized attention and foster enhanced growth and development. The approval of the Special Use Permit will not negatively impact the public interest; rather, it serves as a valuable asset for students and families seeking alternative educational options within the Santa Fe area.

The facilities at First Baptist Church (FBC) include classrooms, conference rooms, a gymnasium, and open spaces for students to gather. The layout of FBC effectively meets the operational needs of SFC, providing an environment conducive to our educational mission.

WARRANTY DEED

SANTA FE HOLDING COMPANY (No Stockholders' Liability), a corporation for consideration paid, grant,S to

FIRST BAPTIST CHURCH OF SANTA FE, INC. the following described real estate in City of Santa Fe, Santa Fe County, New Mexico:

Commencing at a point on the North boundary of the Sebastian De Vargas Grant from which the Southeast corner of the H.B. Cartwright tract which is also the Northeast corner of the Sebastian DeVargas Grant and is marked by a cedar post set and scribed in Ward No. 1 of the City of Santa Fe, New Mexico bears N. 27°03' E. 56.45 feet distant, and from said point of beginning running S. 27°03' W. 339.55 feet, along the north boundary of the Sebastian DeVargas Grant, to an iron stake set for Meander Corner No. 12 of the H.B. Cartwright Tract; thence, leaving the north boundary of the Sebastian DeVargas Grant, and running S. 72°41' W. 613.9 feet, along the south boundary of the H.B. Cartwright Tract, to an iron stake set on the easterly boundary of the right-of-way for U.S. Highways 64, 85 and 285; thence leaving the south boundary of the H.B. Cartwright Tract, and running along the easterly boundary of the said U.S. Highways the following courses and distances, N. 26°16' E. 1223.80 feet to an iron stake; and thence continuing along the easterly side of U.S. Highways 64, 85 and 285, which is also Pecos Trail, 318.67 feet to an iron stake set for the most northerly corner of this tract, following a curve to the left (radius 1492.5 feet, chord N. 20°09' E. 318.06 feet); thence leaving the Pecos Trail, and running S. 1°43' E. 472.37 feet, along the east boundary of the H.B. Cartwright Tract, to a granite stone set with a cross chiselled on its top for Meander Corner No. 1; thence running S. 14°33' E. 218.83 feet along the east boundary of the H.B. Cartwright Tract to an iron stake; thence running S. 5°03' E., 227.09 feet to the point and place of beginning; all as delineated upon that certain plat entitled "Lands Surveyed 6-20-55 for The Santa Fe Holding Company Ward No 1 Santa Fe N M", the surveys for which were completed in the field June 20, 1955, by Walter G. Turley, registered professional engineer and land surveyor.

There is reserved to the grantor and its successors in interest a perpetual easement across said tract for the installation and maintenance of a water main. Said easement shall run from the East boundary to the West boundary of said tract at a point approximately opposite to or northerly from Camino Le,o as shown on said map, but at such location as not to interfere with any buildings on said property.

with warranty covenants. In WITNESS Whereof the grantor has caused these presents to be executed by its duly authorized officers this 20 day of July, 1955.

(Seal) (Seal)

Attest: SANTA FE HOLDING COMPANY (No Stockholders' Liability) (Seal)

C. Randal Crosthwaite By Carl H. Gilbert

STATE OF NEW MEXICO Asst. Secy. ACKNOWLEDGMENT Its President

INDIVIDUAL

County of O. to me execut W My co

STATE OF NEW MEXICO, County of Santa Fe ss.

CORPORATION

On this 20th day of July, 1955, before me personally appeared Carl H. Gilbert, to me personally known, who being by me duly sworn, did say that he is President of Santa Fe Holding Company (No Stockholders' Liability) corporation organized under the laws of the State of New Mexico, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors, and said Carl H. Gilbert acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal the day and year last above written.

My commission expires June 24, 1957 Notary Public

STATE OF NEW MEXICO, County of Santa Fe, ss. I hereby certify that this instrument was filed for record on the 29 day of August, 1955, at 10:26 o'clock A. M., and duly recorded in Book page of the Records of Deeds of said county, on this day of A. D. 19

209203 Ramon Valencia County Clerk.

By Naomi Medina Deputy.

First Baptist Church 424 Don Gaspar City

FORM SF-1—Printed and For Sale by Valliant Printing and Stationery Co., Albuquerque, N. M.

To Assessor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS :

THAT THE UNDERSIGNED OWNERS HAVE MADE A SUBDIVISION OF THOSE LANDS, SHOWN HEREON, LYING, BEING AND SITUATE IN WARD NO ONE IN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, THAT THE ABOVE AND FOREGOING SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF, THAT THE ABOVE AND FOREGOING SUBDIVISION IS SUBJECT TO ALL EASEMENTS OF RECORD AND CONTAINS 41.789 ACRES, MORE OR LESS, AND IS ALL AS SHOWN HEREON.

FIRST BAPTIST CHURCH — Richard H. Hugh
FIRST BAPTIST CHURCH — B.P.O.E. 460
FIRST BAPTIST CHURCH — B.P.O.E. 460
C.L. Brown — Brown & Brown

STATE OF NEW MEXICO SS
COUNTY OF SANTA FE
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF August 1973.

MY COMMISSION EXPIRES 3-11-77 — NOTARY PUBLIC

AFFIDAVIT

I HEREBY CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

C.L. BROWN

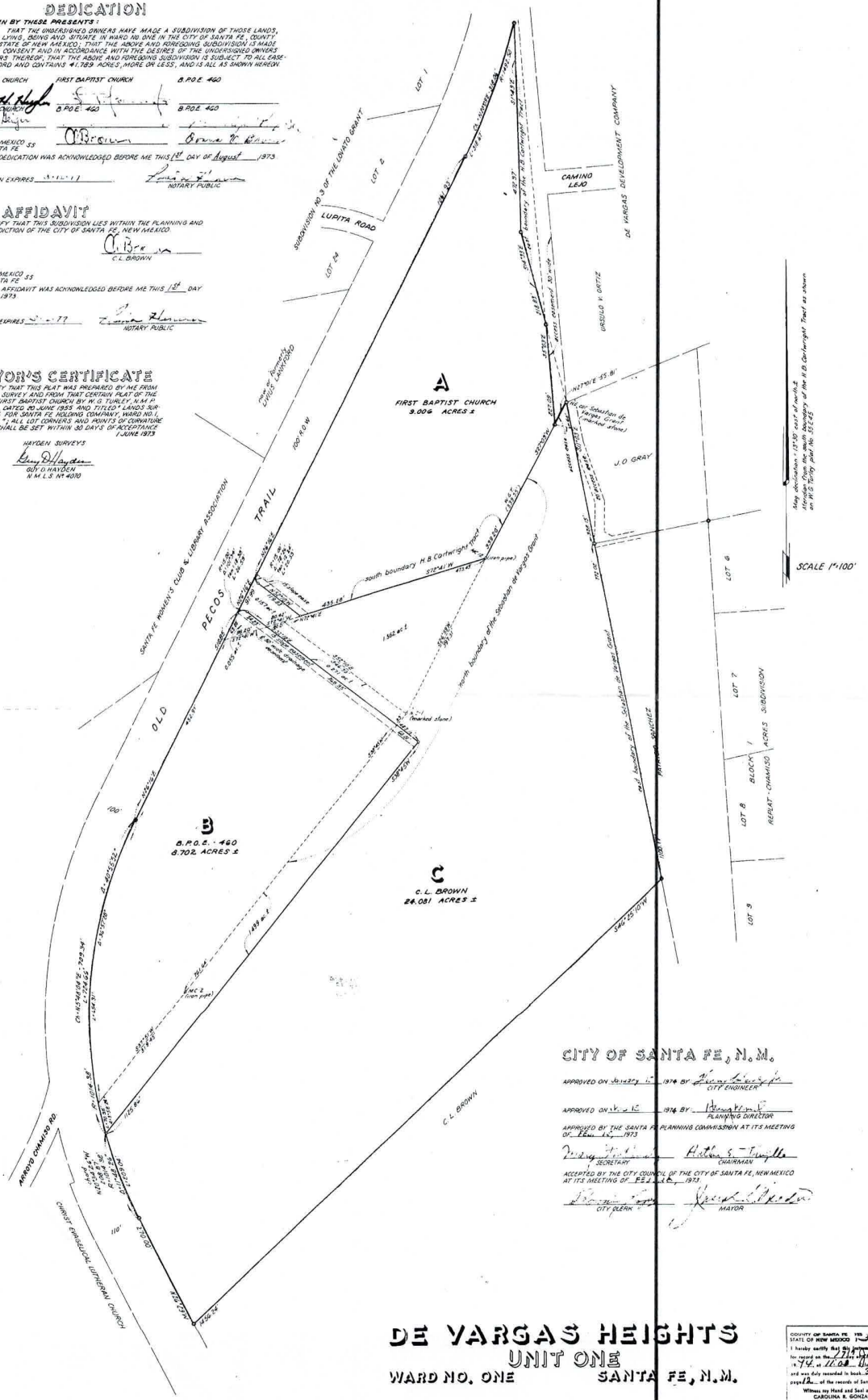
STATE OF NEW MEXICO SS
COUNTY OF SANTA FE
THE FOREGOING AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF August 1973.

MY COMMISSION EXPIRES 3-11-77 — NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME FROM AN ACTUAL FIELD SURVEY AND FROM THAT CERTAIN PLAT OF THE LANDS OF THE FIRST BAPTIST CHURCH BY W. G. TURLEY, N.M.P.E. & L.S. NO. 95, DATED 20 JUNE 1955 AND TITLED "LANDS SURVEYED G-20-55 FOR SANTA FE HOLDING COMPANY, WARD NO. I, SANTA FE, N.M." ; ALL LOT CORNERS AND POINTS OF CURVATURE HAVE BEEN OR SHALL BE SET WITHIN 30 DAYS OF ACCEPTANCE OF THIS PLAT. 1 JUNE 1973

HAYDEN SURVEYS
Guy D. HAYDEN
N.M. L.S. No 4070



CITY OF SANTA FE, N.M.

APPROVED ON January 1, 1974 BY — CITY ENGINEER

APPROVED ON Jan. 16, 1974 BY — PLANNING DIRECTOR

APPROVED BY THE SANTA FE PLANNING COMMISSION AT ITS MEETING OF Feb. 13, 1973

SECRETARY — CHAIRMAN

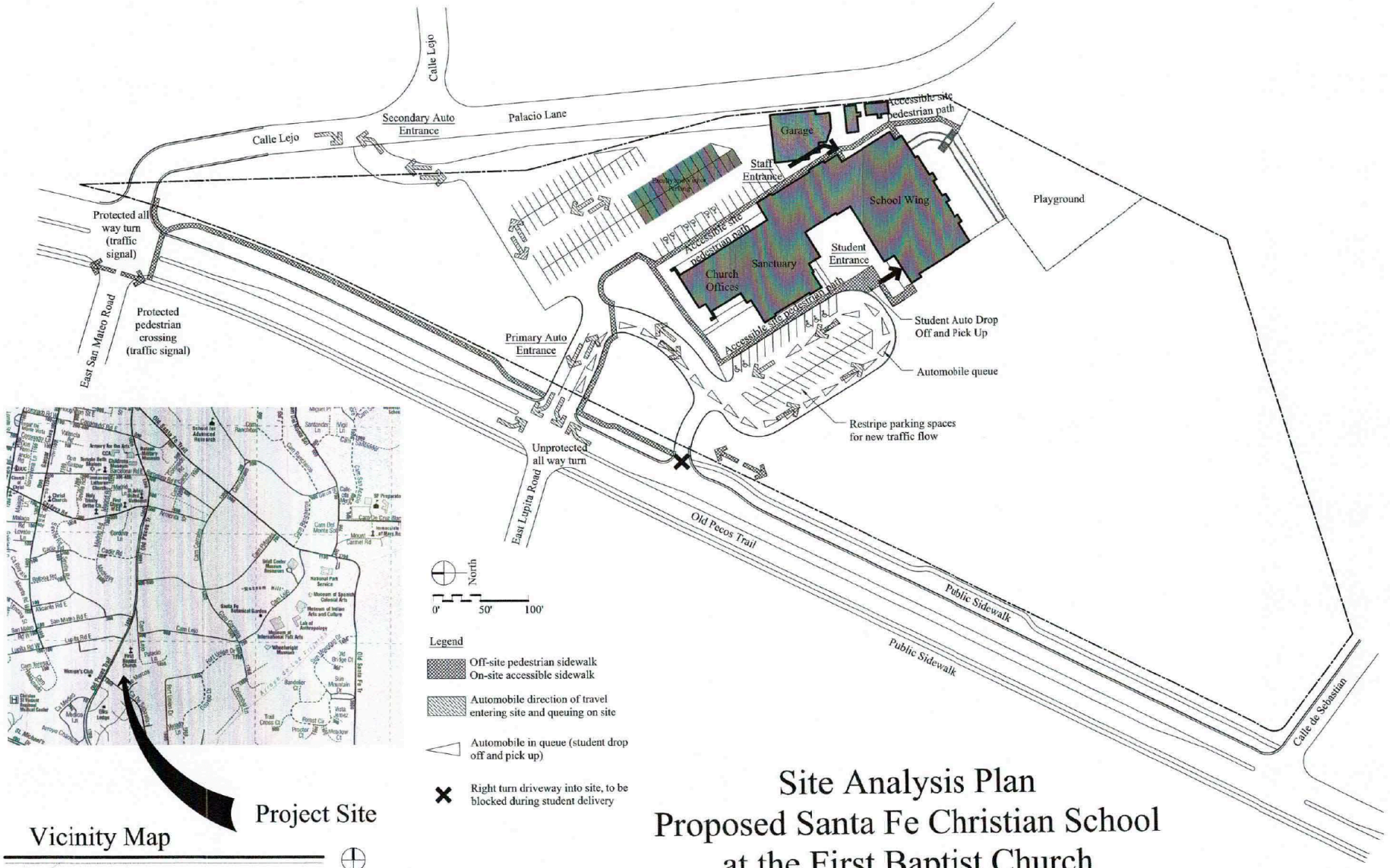
ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SANTA FE, NEW MEXICO AT ITS MEETING OF FEB. 28, 1973

CITY CLERK — MAYOR

DE VARGAS HEIGHTS
UNIT ONE
WARD NO. ONE — SANTA FE, N.M.

COUNTY OF SANTA FE, STATE OF NEW MEXICO } No. 361,387
I hereby certify that this instrument was filed for record on the 27th day of Sept. A.D. 1974 at 11:08 o'clock A.M. and was duly recorded in book 33 page 12 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
by: M. Martinez Deputy

S-7/73



Site Analysis Plan
Proposed Santa Fe Christian School
at the First Baptist Church
1605 Old Pecos Trail, Santa Fe NM

TRAFFIC IMPACT REPORT

For

Santa Fe Christian School

Prepared for

City of Santa Fe
Traffic Division

Prepared by

MOREY WALKER AND ASSOCIATES
ENGINEERING, INC.

March 15, 2022
Rev: April 21,2022

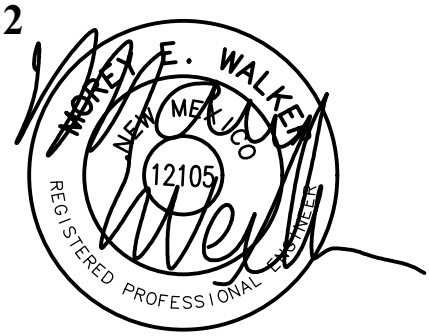


TABLE OF CONTENTS

I. INTRODUCTION....Page -3-
A. Project Location and Description....Page -3-
B. Purpose....Page -3-

II. ROAD CONDITIONS....Page -3-
A. Existing Conditions....Page -3-
B. Existing Traffic Volume....Page -4-
C. Future Improvements....Page -4-
D. Future Traffic Volumes....Page -4-

III. TRIP GENERATION AND TRAFFIC DISTRIBUTION....Page -4-
A. Trip Generation....Page -4-
B. Site Traffic Movements....Page -5-
C. Design Traffic Movements....Page -5-

IV. TRAFFIC EVALUATION....Page -5-
A. Level of Service....Page -5-
B. Old Pecos Trail and San Mateo Road....Page -6-
C. Old Pecos Trail Driveway and Lapita Lane....Page -7-
D. San Mateo, Camino Lejo and Palacio Lane....Page -8-
E. Conclusion....Page -8-

V. STOPPING SIGHT DISTANCE....Page -9-

VI. SUMMARY AND RECOMMENDATIONS....Page -9-

Appendix A - Traffic Counts at Old Pecos Trail and San Mateo Road
Appendix B – Traffic Counts at Old Pecos Trail Driveway and Lapita Lane
Appendix C – Traffic Counts at San Mateo, Camino Lejo and Palacio Lane
Appendix D – ITE Trip Generation
Appendix E - Level of Service – Old Pecos Trail and San Mateo Road
Appendix F – Level of Service – Old Pecos Trail driveway and Lapita Lane
Appendix G – Level of Service – San Mateo, Camino Lejo and Palacio Lane
Appendix H – Traffic Light Timing at Old Pecos Trail and San Mateo Road
Appendix I – AADT for Old Pecos Trail

I. INTRODUCTION

A. Project Location and Description

The Santa Fe Christian School will be a private elementary/middle school with grades Kindergarten through 8th grade. The site is presently being used by the First Baptist Church of Santa Fe which will remain in operation. The number of students will be a maximum of 135. Since the school is private, the students will be from the entire Santa Fe area. No bus service is anticipated for this school.

The Christian School only has a three-year lease for this site. After three years, the school will be relocated to a presently unidentified location.

Access to the site will be via an existing full access driveway along the west property onto Old Pecos Trail and by the driveway entrance at the intersection of Camino Lejo and Palacio Lane to the east. The driveway on Old Pecos Trail is directly across from W. Lapita Lane. Refer to Figure 1 for location map and to Figure 2 for site plan.

B. Purpose

The purpose of this Traffic Impact Study is to determine the impact of the Santa Fe Christian School at the intersections of Old Pecos Trail & San Mateo Road, San Mateo Road & Camino Lejo/Palacio Lane and the entrance driveway at W. Lapita Lane. If needed, recommendations will be made for require improvements.

II. ROAD CONDITIONS

A. Existing Conditions

For this study area, Old Pecos Trail is a two lane divide public street with dedicated left turn lanes and bike lanes. The speed limit is 35 mph. The intersection of Old Pecos Trail and San Mateo Road is a traffic light controlled with protected left turns onto San Mateo. Presently, the driveway entrance at San Mateo Road & Camino Lejo/Palacio Lane is offset from the intersection. As noted above, the existing driveway on Old Pecos Trail is directly across from W. Lapita Lane. Current traffic lane configurations for the surrounding roadways are shown on Figure 3.

B. Existing Traffic Volumes

All three intersections studied in this report were counted by Walker Engineering using the Jamar 100 Traffic Counter for the peak hours from 7 to 9 am and from 4 to 6 pm. The intersection of Old Pecos Trail and San Mateo Road was counted on February 15, 2022 (Appendix A). The intersection of Pecos Trail and Lapita Lane was conducted on February 16, 2022 (Appendix B). The intersection of San Mateo Road and Camino Lejo/Palacio Lane was counted on February 22, 2022 (Appendix C). Figure 4 shows the peak hour traffic volumes for all movements for the three intersections.

C. Future Improvements

At the time of this report, no roadway improvements are scheduled or under design for this area of study.

D. Future Traffic Volumes

Since there is only a three-year lease for this site, a design year of 2025 has been selected for this development. Information obtained from the City of Santa Fe, the Average Annual Daily Traffic (AADT) for this section was 19,326 in 2011 and 19,029 in 2018 which correlates with a negative growth factor. Refer to Appendix I. To be conservative, a growth factor of 3% was used in this report. Figure 5 shows the Year 2025 increase in background traffic for the intersection of Old Pecos Trail & San Mateo Road, the driveway at Lapita Lane and the intersection of San Mateo and Camino Lejo/Palacio Lane.

III. TRIP GENERATION AND TRAFFIC DISTRIBUTION

A. Trip Generation

The AM and PM peak hour traffic volumes are derived from the Institute of Transportation Engineers (ITE), Trip Generation, 9th edition. Land Use will be a private school with grades Kindergarten through 8th grade. The following Table 1 summarizes the information found in Trip Generation for the Land Use, ITE Code, size and AM & PM Trip Generations. Data from Trip Generation are found in Appendix D.

Table 1
Trip Generation

Propose Use			AM Peak		PM Peak	
Land Use	ITE Code	Size	In	Out	In	Out
School K thru 8	534	135 Students	71	55	39	45

B. Site Traffic Movements

Based upon current traffic patterns and directional percentages and upon the average trip generation as shown on Table 1, the Santa Fe Christian School traffic was distributed at the studied intersections. Two options for the traffic patterns were studied. The first option was to allow the driveway at W. Lapita to remain as presently configured. This first option distribution is shown on Figure 6. The second would be to reconfigure that driveway to allow right and left in but only right out (left turn and through movements are prohibited). This second option distribution is shown on Figure 8.

C. Design Traffic Movements

Using the 2025 background traffic from Figure 5 and the traffic distributions from Figures 6 and 8, the combined background and site traffic at the three intersections are shown on Figure 7 for Option 1 (full driveway access onto Old Pecos Trail) and Figure 9 for Option 2 (right turn out only access onto Old Pecos Trail). Figures 5, 7 and 9 were used to determine the impact on the Level of Service with the addition of the Santa Fe Christian School traffic.

IV. TRAFFIC EVALUATION

A. Level of Service

Synchro Ver 10 software was used to determine the level of service (LOS)for the intersection. An LOS is conducted for year 2025 design year. The design year includes the annual increase in background traffic and the site traffic. Level of service is ranked from A-F, with A being the highest level of service with the least delays and F indicating a break-down in the operation of the intersection. Figures 10, 11 and 12 are the Synchro Models for the Year 2025 AM traffic for the No Build, Fully Developed Option 1 and Fully Developed Option 2, respectively. Figures 13, 14 and 15 are the Synchro Models for the Year 2025 PM traffic for the No Build, Fully Developed Option 1 and Fully Developed Option 2, respectively.

B. Old Pecos Trail and San Mateo Road Intersection

Derived from the Synchro Ver 10 computer runs, Table 2 is a summary of the level of service for the current lane and traffic control configuration at the intersection of Old Pecos Trail (OPT) and San Mateo Road. Traffic volumes were taken from both Figures 5 No Build Conditions, Figure 7 for Option 1 Full Driveway Access and Figure 9 for Option 2 Right Turn Out Driveway Access for the design year 2025 traffic. The computer printouts can be found in Appendix E.

Table 2
Level of Service Analysis
Old Pecos Trail and San Mateo Road Intersection
(Appendix E)

Design Year 2025	**Fig 5 No Build**		**Figure 7 Option 1**		**Figure 9 Option 2**	
Movement	AM LOS/ Delay	PM LOS/ Delay	AM LOS/ Delay	PM LOS/ Delay	AM LOS/ Delay	PM LOS/ Delay
Old Pecos Trail Northbound	B/12.1	A/7.0	B/13.4	A/7.7	B/16.1	A/8.0
Old Pecos Trail Southbound	A/5.3	B/10.2	A/7.4	B/11.0	A/8.3	B/11.4
San Mateo Eastbound	C/22.7	C/20.5	C/22.0	C/20.1	C/21.5	B/19.7
San Mateo Westbound	C/25.7	C/28.4	C/26.1	C/28.4	C/28.6	C/29.2

The results from the analysis, the Old Pecos Trail and San Mateo Road Intersection will operate at an acceptable LOS for both Options 1 and 2 for the Santa Fe Christian School. No improvements are required at this intersection.

C. Old Pecos Trail Driveway Entrance at W. Lapita Lane

Derived from the Synchro Ver 10 computer runs, Table 3 is a summary of the level of service for the current lane and traffic control configuration at the intersection of Old Pecos Trail (OPT) and the existing driveway entrance at W. Lapita Lane. Traffic volumes were taken from both Figures 5 No Build Conditions, Figure 7 for Option 1 Full Driveway Access and Figure 9 for Option 2 Right Turn Out Driveway Access for the design year 2025 traffic. The computer printouts can be found in Appendix F.

Table 3
Level of Service Analysis
Old Pecos Trail Driveway Entrance at W. Lapita Lane
(Appendix F)

Design Year 2025	**Fig 5 No Build**		**Figure 7 Option 1**		**Figure 9 Option 2**	
Movement	AM LOS/ Delay	PM LOS/ Delay	AM LOS/ Delay	PM LOS/ Delay	AM LOS/ Delay	PM LOS/ Delay
Old Pecos Trail Northbound Left	A/8.5	B/10.1	A/8.6	B/10.1	A/8.6	B/10.2
Old Pecos Trail Southbound Left	N/A	A/8.8	B/11.0	A/9.0	B/11.0	A/9.0
Lapita Lane Eastbound	F/50.6	D/27.9	F/58.1	D/32.7	F/58.1	D/33.1
Driveway All Movements	E/40.0	N/A	D/32.1	C/24.6	C/20.3	B/13.1
Driveway Left Turn	F/50.7	N/A	F/63.7	F/59.1	N/A	N/A

The results from this analysis, the westbound driveway onto Old Pecos Trail will operate at an acceptable level of service if only right turn movements are allowed (Option 2). All left turn and through movements for this driveway would require the traffic to exit at the San Mateo/Camino Lejo driveway and use the traffic light at Old Pecos Trail for the left turn movements.

D. San Mateo, Camino Lejo and Palacio Lane Road Intersection

Derived from the Synchro Ver 10 computer runs, Table 4 is a summary of the level of service for the current lane and traffic control configuration at the intersection of San Mateo Road, Camino Lejo and Palacio Lane. Traffic volumes were taken from both Figures 5 No Build Conditions, Figure 7 for Option 1 Full Driveway Access and Figure 9 for Option 2 Right Turn Out Driveway Access for the design year 2025 traffic. Due to the limitations of the Synchro Ver 10 computer program, only the overall LOS is given for this intersection. The computer printouts can be found in Appendix G.

Table 4
Level of Service Analysis
San Mateo, Camino Lejo and Palacio Lane Road Intersection
(Appendix G)

Design Year 2025	**Fig 5 No Build**		**Figure 7 Option 1**		**Figure 9 Option 2**	
Movement	AM LOS/ Delay	PM LOS/ Delay	AM LOS/ Delay	PM LOS/ Delay	AM LOS/ Delay	PM LOS/ Delay
Intersection	A	A	A	A	A	A

The results from the analysis, the San Mateo Road, Camino Lejo and Palacio Lane Intersection will operate at an acceptable LOS for both Options 1 and 2 for the Santa Fe Christian School. No improvements are required at this intersection.

V. STOPPING SIGHT DISTANCES

The speed limit for both San Mateo Road and Camino Lejo is 30 mph. For the existing driveway entrance onto San Mateo Road, the stopping sight distance to the north is 225+ feet which meets ASHTO Standards. To the east towards Camino Lejo, the stopping sight distance is 125+ feet which is less than the ASHTO Standard of 200 feet. However, the vehicles on Camino Lejo slow down considerable due to the sharp right hand turn onto San Mateo Road. Based upon field measurements, there is 5 to 6 seconds of available reaction/bake time available due to the slowing of vehicles for the sharp right turn. Both driveway stopping sight distances meet the ASHTO requirements for a 3.5 second of reaction/bake time.

VI. SUMMARY AND RECOMMENDATIONS

For the Santa Fe Christian School will have minimal impact on the level of service for the intersections of Old Pecos Trail & San Mateo Road and San Mateo Road & Camino Lejo/Palacio Lane. For the driveway entrance at Old Pecos Trail and Lapita Lane, only the left turns and through movements out of the site should be prohibited. Left turns from Old Pecos Trail will be allowed. No public road improvements are required for the development of the Santa Fe Christian School.

For the prevent left turns and through movements for the driveway entrance at Old Pecos Trail and Lapita Lane, 28” fluorescent orange traffic cones with 4” and 6” reflective collars should be used to channel traffic as needed. If needed, traffic guards will be used to direct traffic.

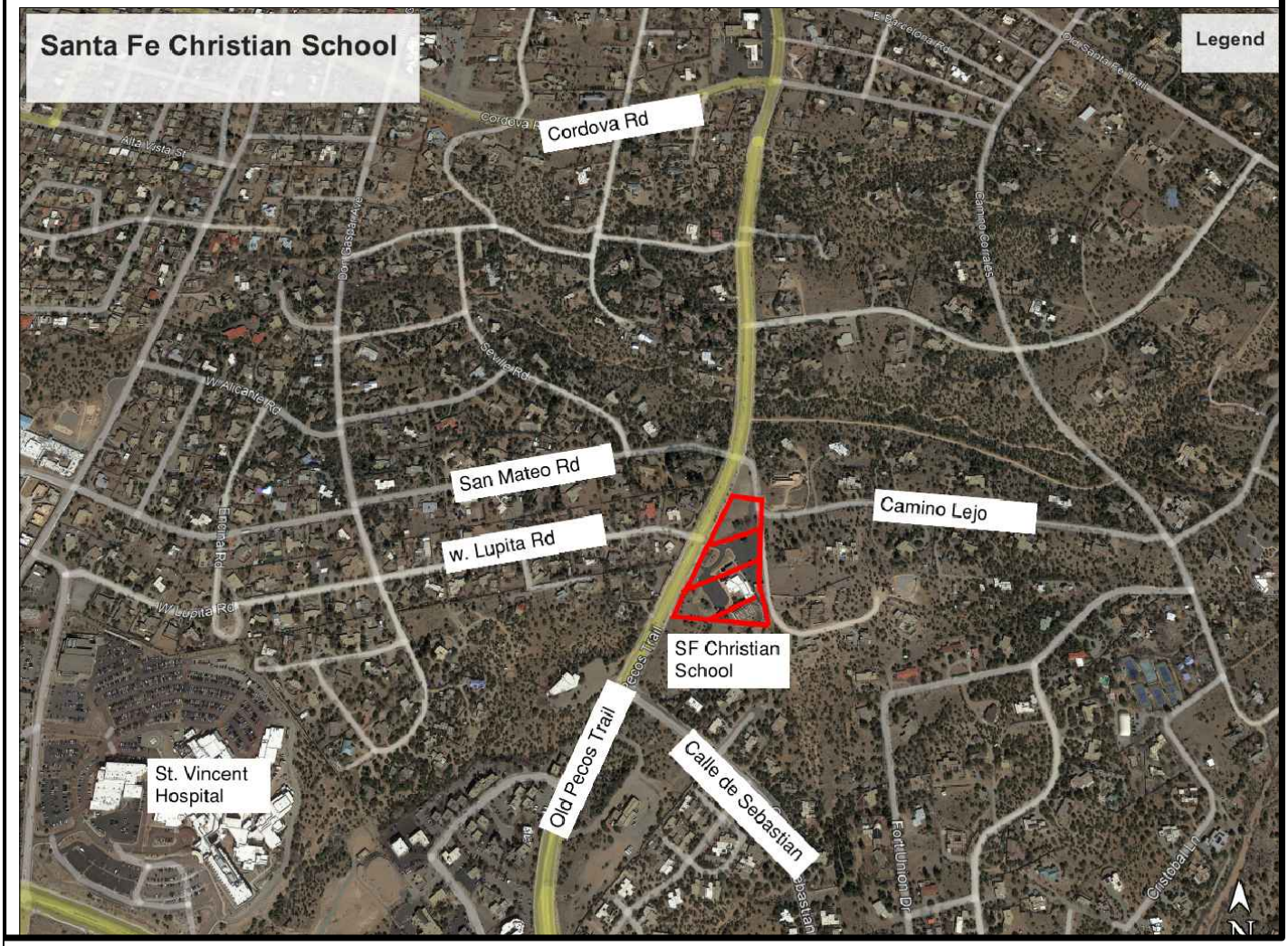


FIGURE 1
VICINITY MAP

SF CHRISTIAN SCHOOL

Civil Engineering • Water Resources • Traffic Engineering

W • E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista • Santa Fe, NM 87501

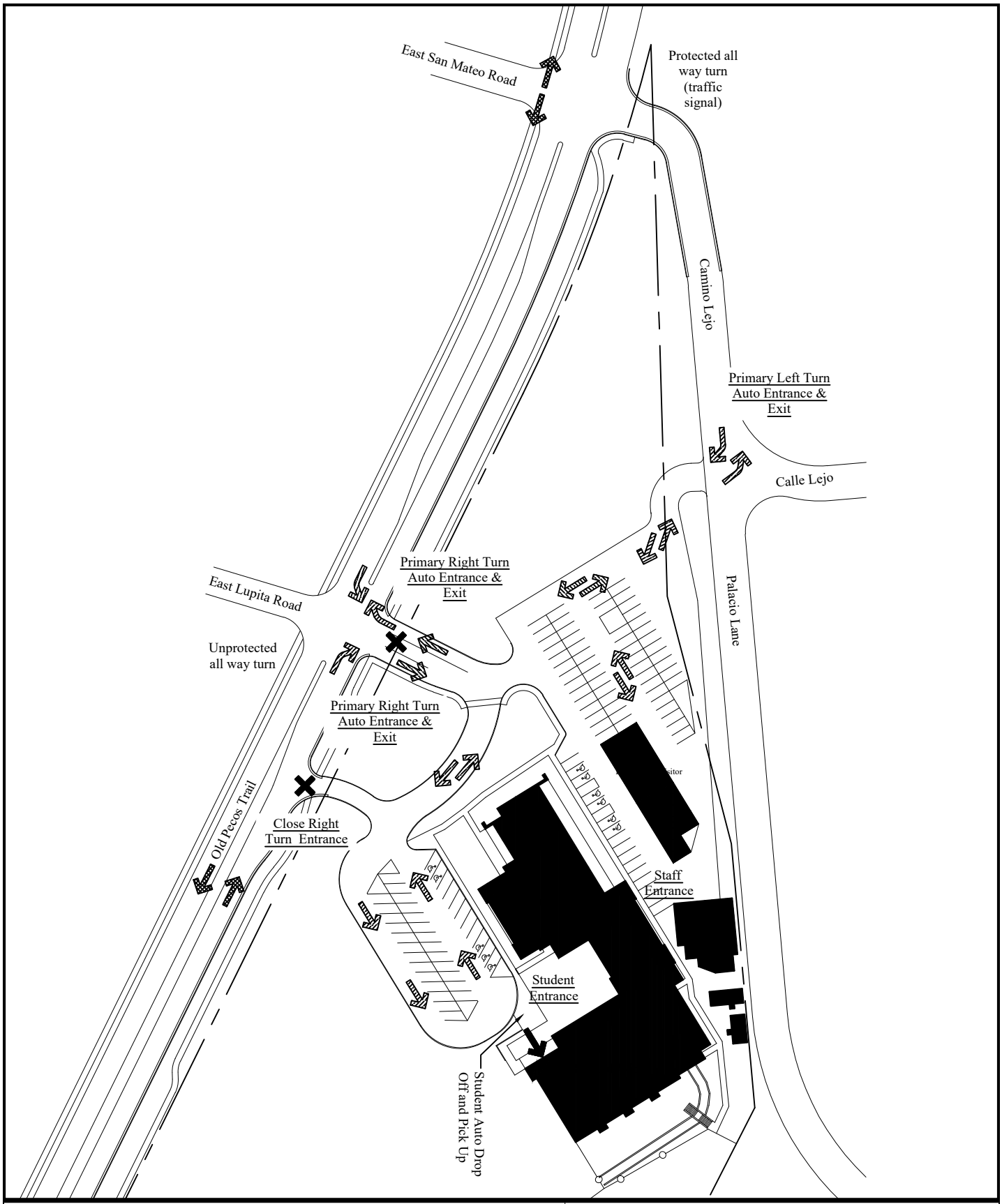


FIGURE 2
SITE PLAN

SF CHRISTIAN SCHOOL

Civil Engineering ● Water Resources ● Traffic Engineering

W•E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista●Santa Fe, NM 87501

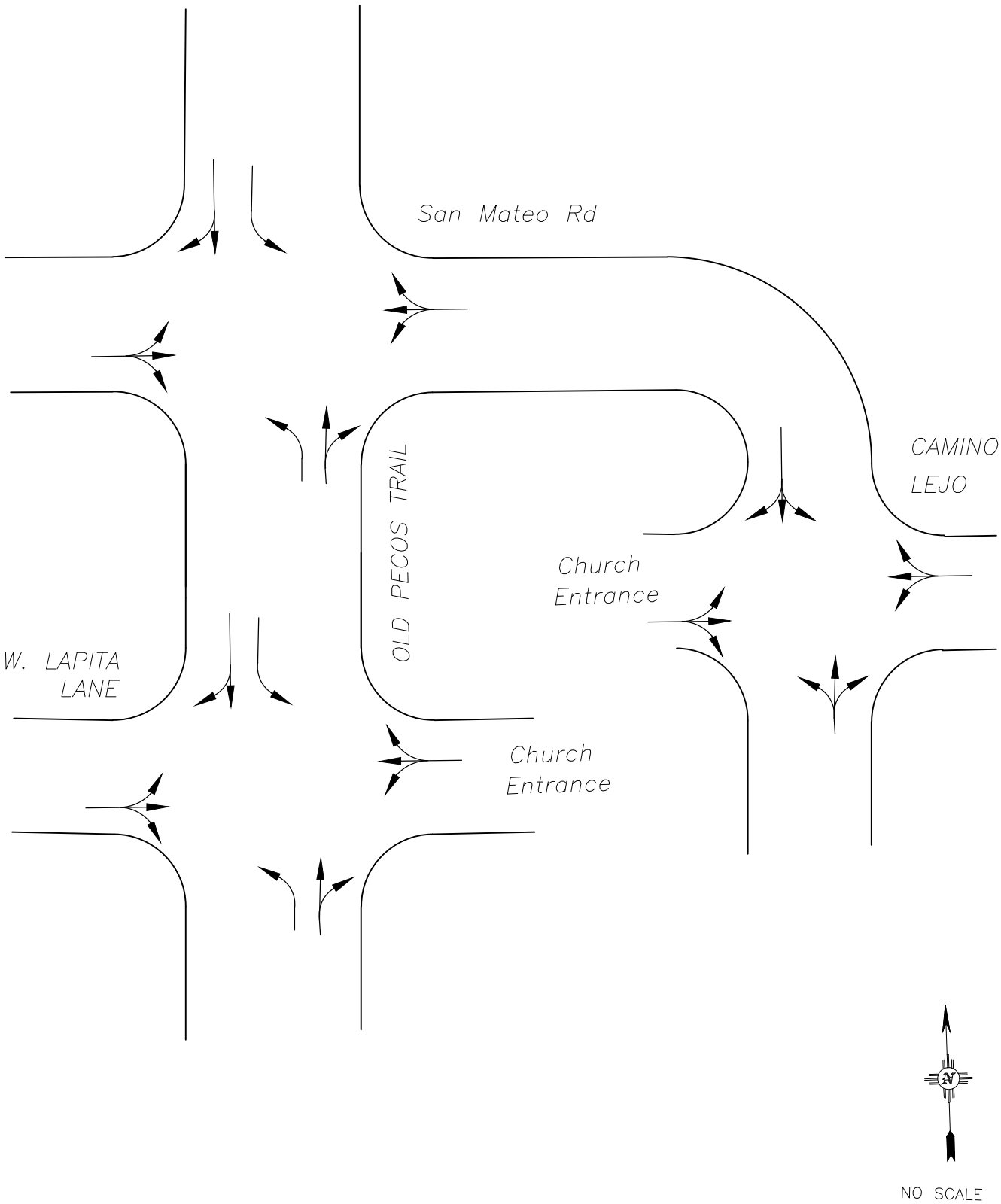


FIGURE 3 EXISTING LANE CONFIGUATION

SF CHRISTIAN SCHOOL

Civil Engineering ● Water Resources ● Traffic Engineering

W • E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista • Santa Fe, NM 87501

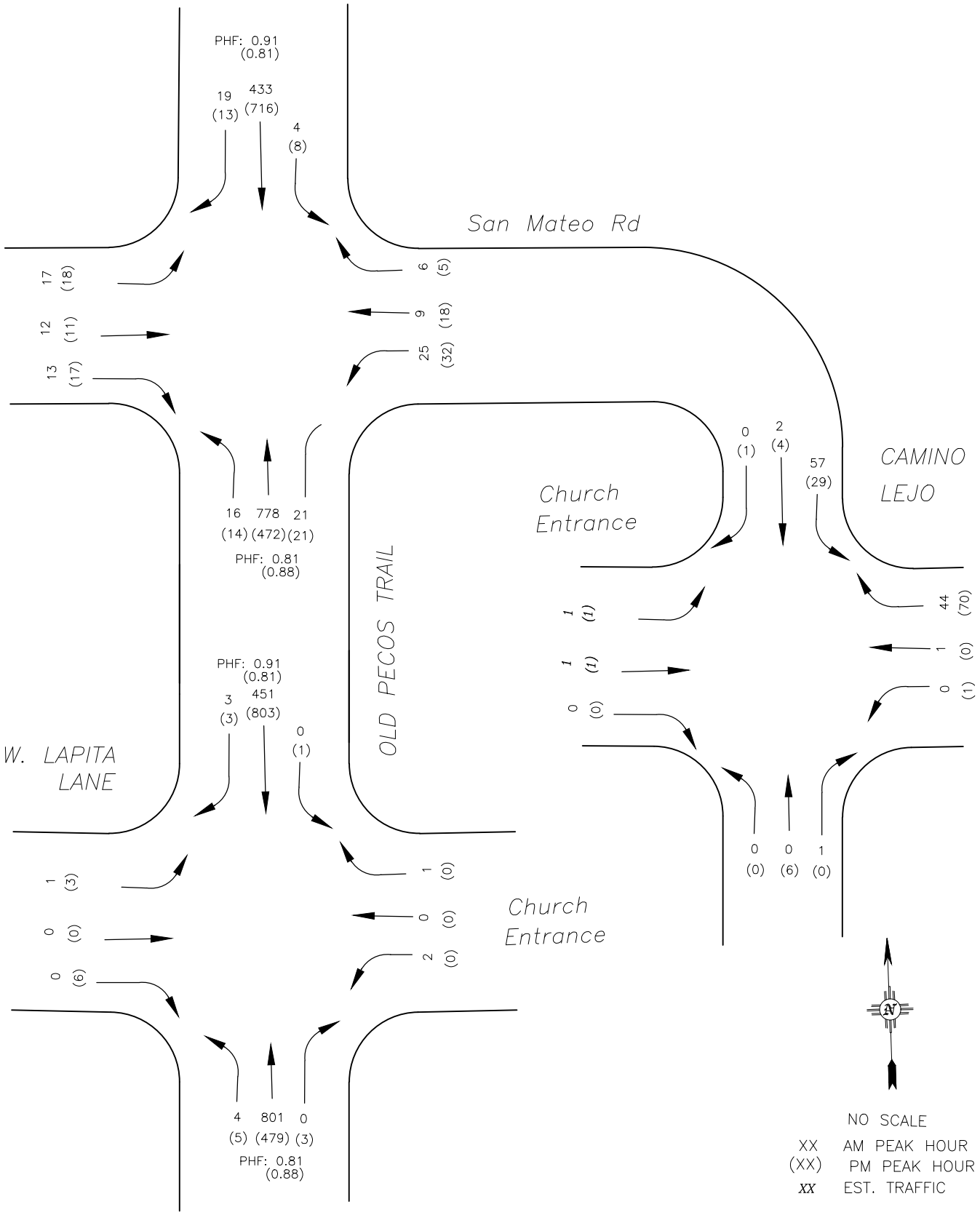


FIGURE 4 2022 EXISTING TRAFFIC

SF CHRISTIAN SCHOOL

Civil Engineering ● Water Resources ● Traffic Engineering

W•E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista●Santa Fe, NM 87501

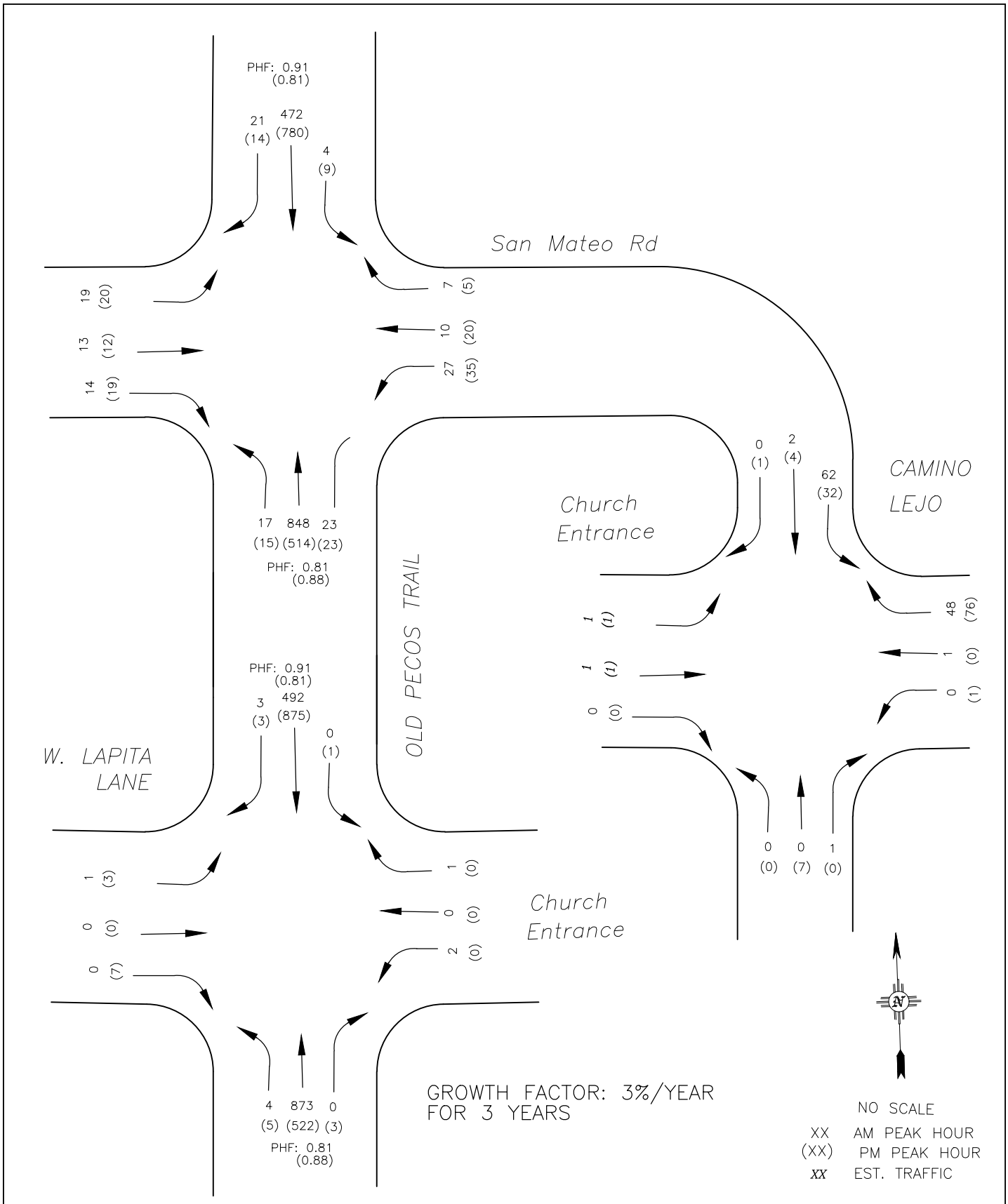


FIGURE 5 2025 BACKGROUND TRAFFIC

SF CHRISTIAN SCHOOL

Civil Engineering ● Water Resources ● Traffic Engineering

W•E Walker Engineering

505-820-7990
FAX 505-820-3539

905 Camino Sierra Vista●Santa Fe, NM 87501

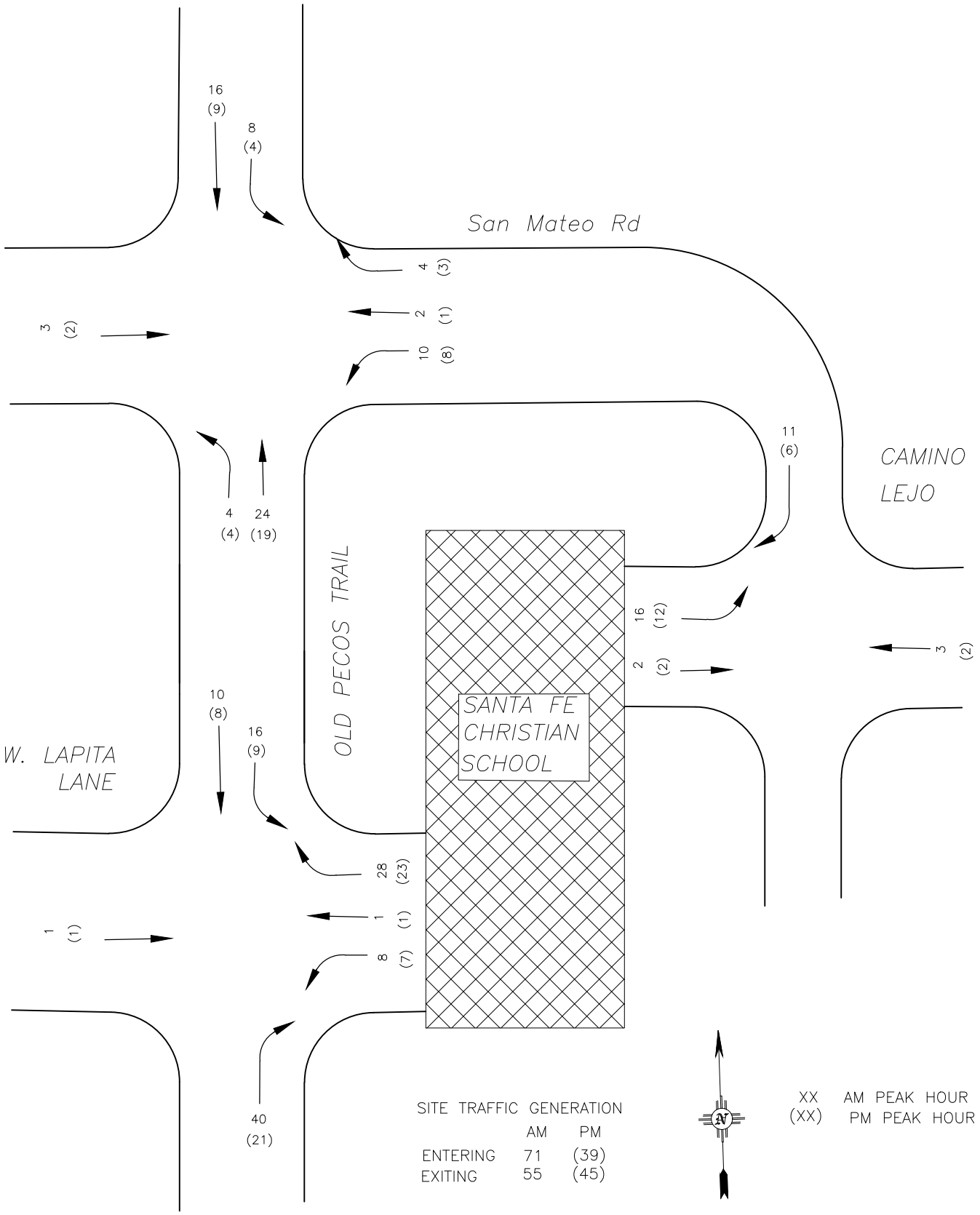


FIGURE 6: OPTION 1 SITE TRAFFIC
FULL ACCESS TO OLD PECOS TRAIL

SF CHRISTIAN SCHOOL

Civil Engineering ● Water Resources ● Traffic Engineering

W•E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista●Santa Fe, NM 87501

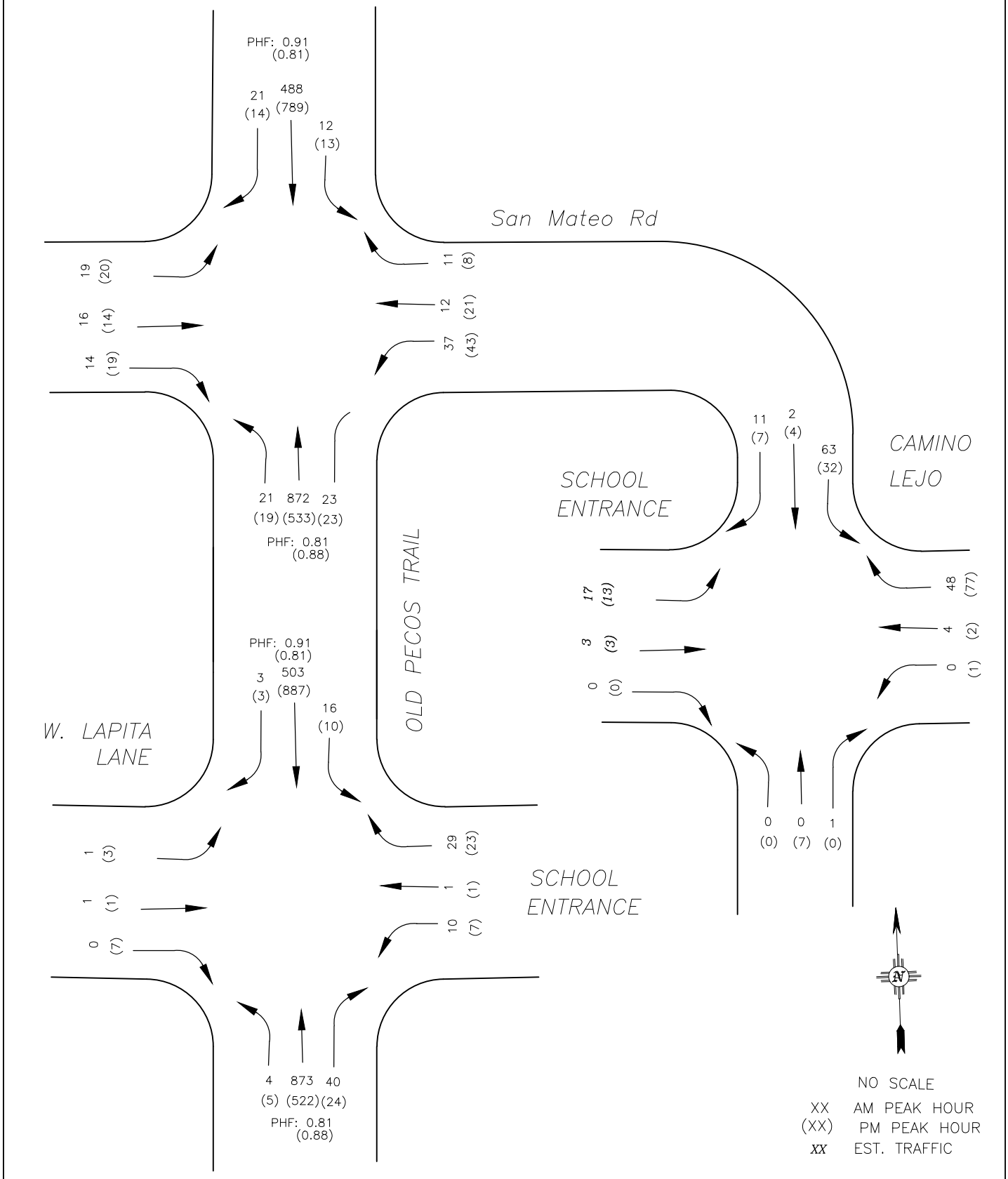


FIGURE 7 : OPTION 1
2025 BACKGROUND & SITE TRAFFIC
FULL ACCESS TO OLD PECOS TRAIL

SF CHRISTIAN SCHOOL

Civil Engineering ● Water Resources ● Traffic Engineering
W • E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista ● Santa Fe, NM 87501

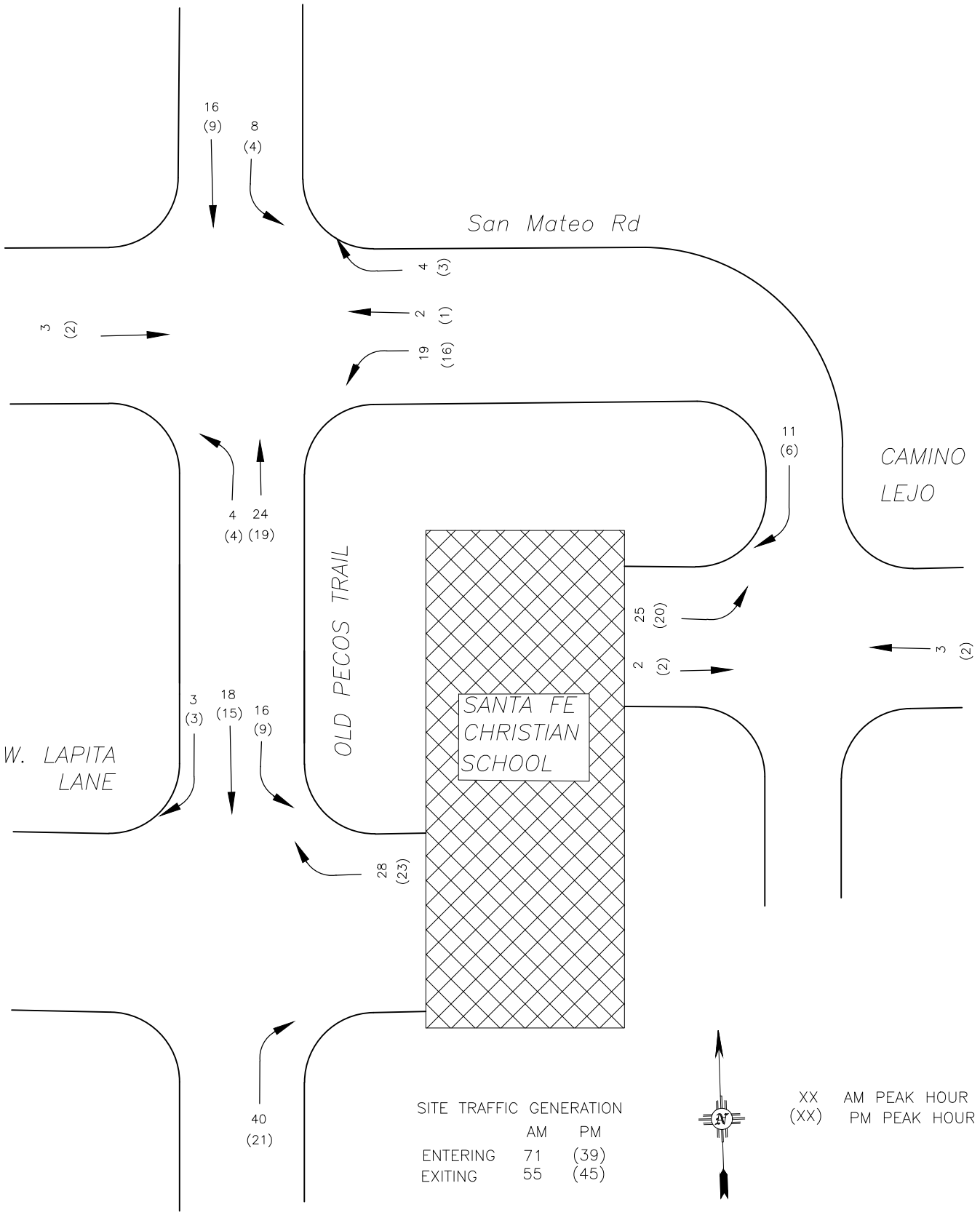


FIGURE 8 OPTION 2 SITE TRAFFIC
RIGHT IN/OUT & LEFT IN
AT W. LAPITA DRIVEWAY ENTRANCE

SF CHRISTIAN SCHOOL

Civil Engineering • Water Resources • Traffic Engineering
W • E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista • Santa Fe, NM 87501

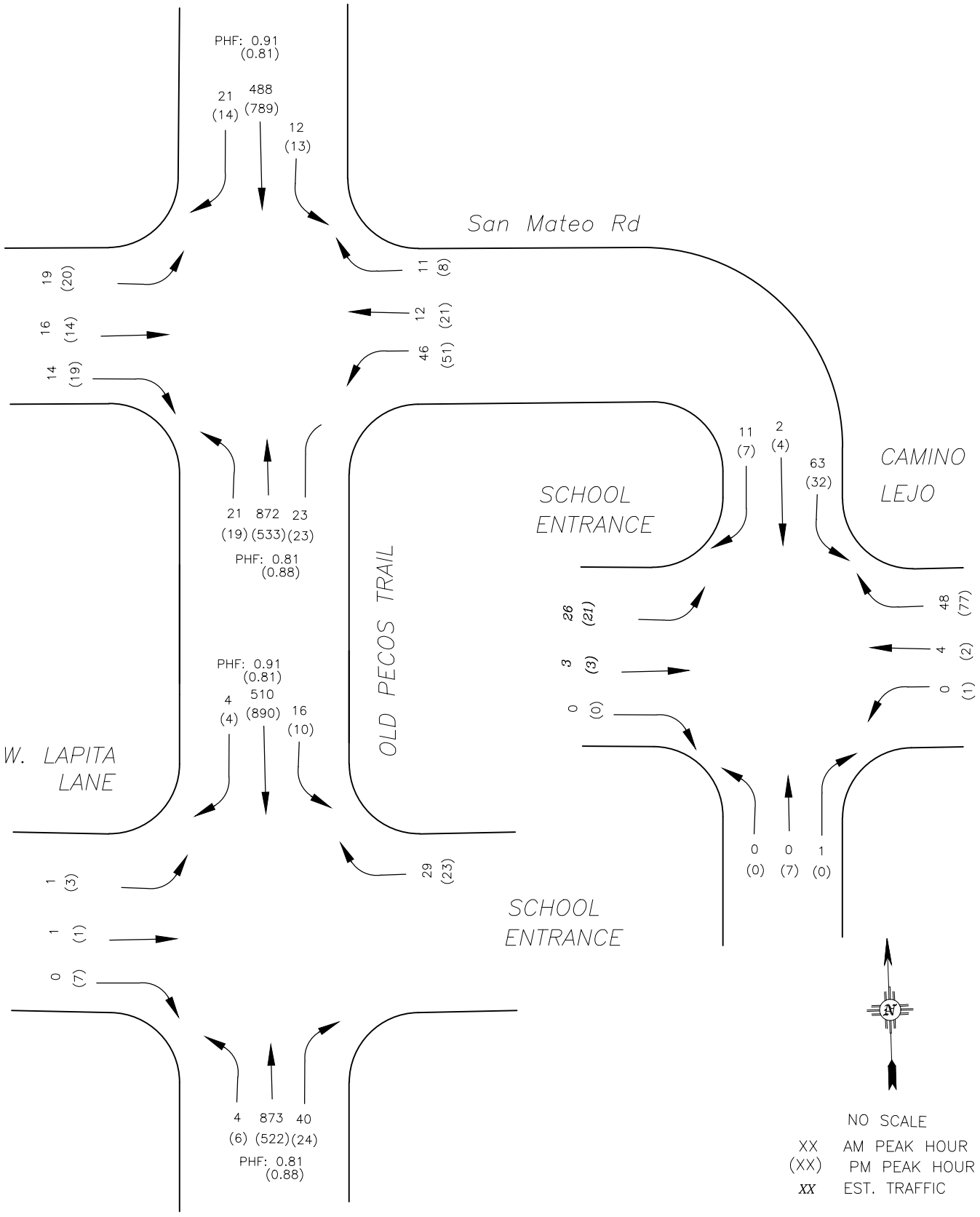


FIGURE 9 : OPTION 2
2025 BACKGROUND & SITE TRAFFIC
RIGHT IN & OUT TO OLD PECOS TRAIL

SF CHRISTIAN SCHOOL

Civil Engineering ● Water Resources ● Traffic Engineering
W•E Walker Engineering
505-820-7990
FAX 505-820-3539
905 Camino Sierra Vista●Santa Fe, NM 87501

Figure 10 2025 AM Traffic No Build

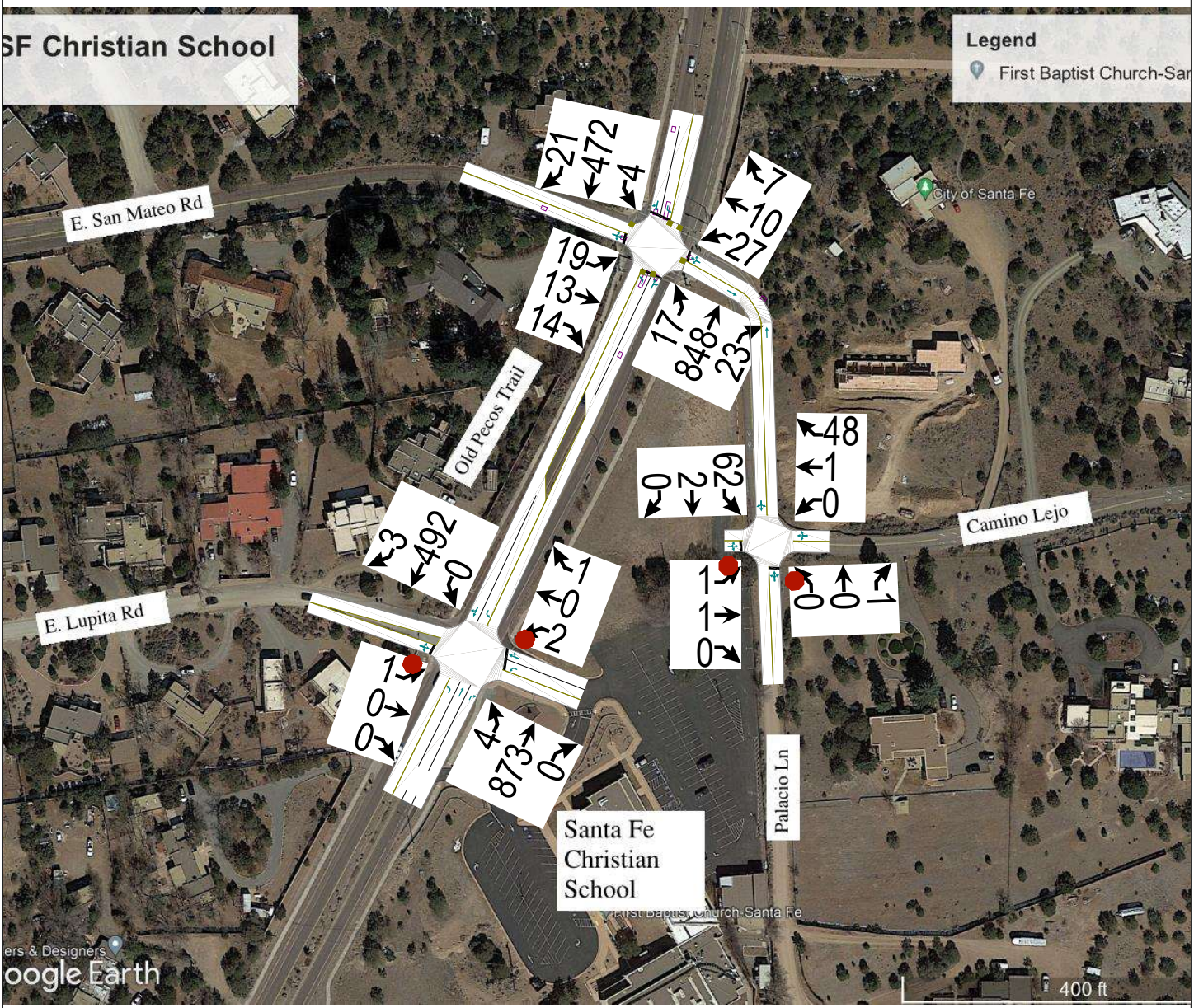
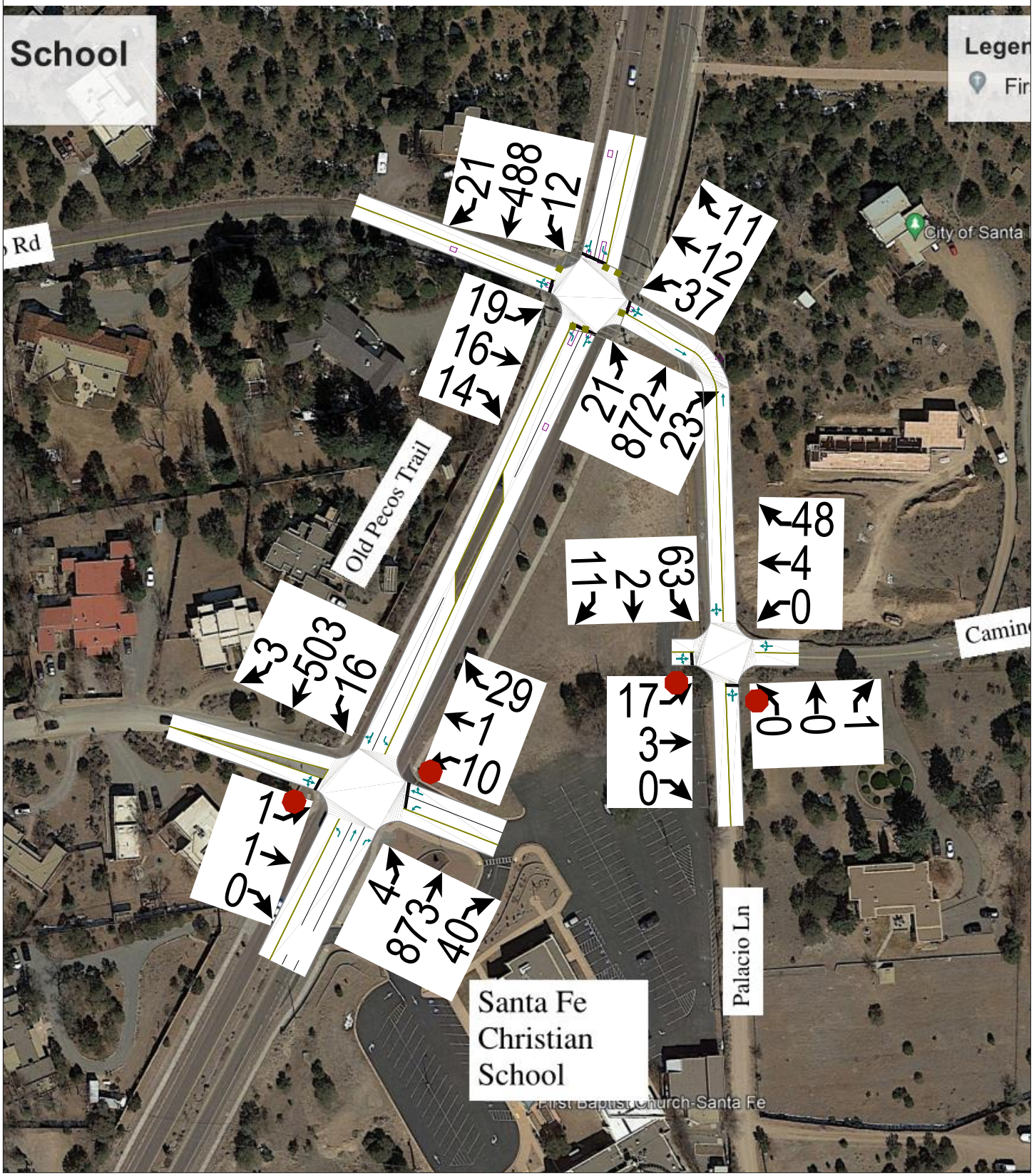


Figure 11 2025 AM Traffic with Option 1

SF Christian School
2025 AM Build Option 1

Walker Engineering
Santa Fe



Design Year 2025

Walker Engineering
AM Peak

Figure 12 2025 AM Traffic with Option 2

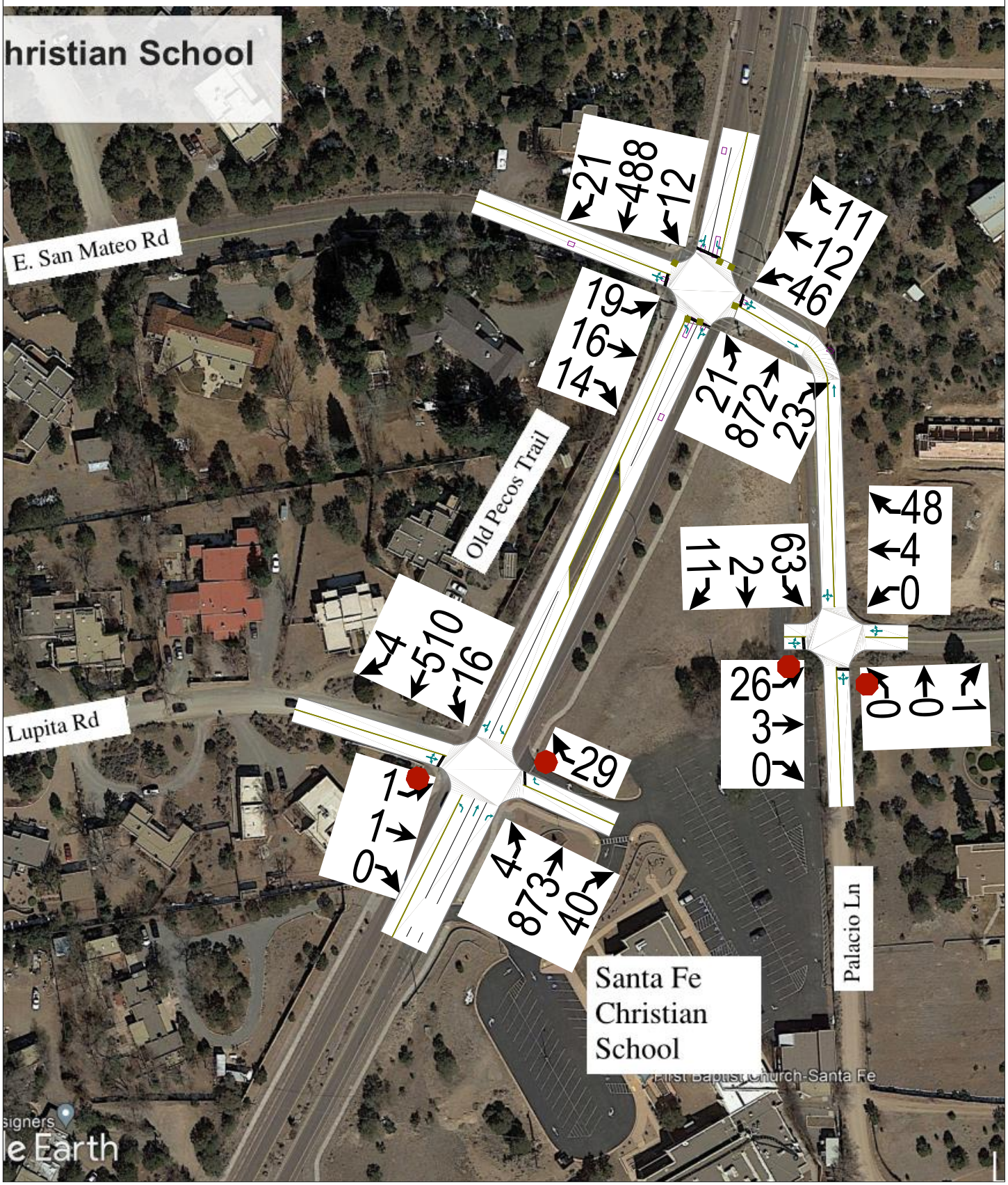


Figure 13 2025 PM Traffic No Build

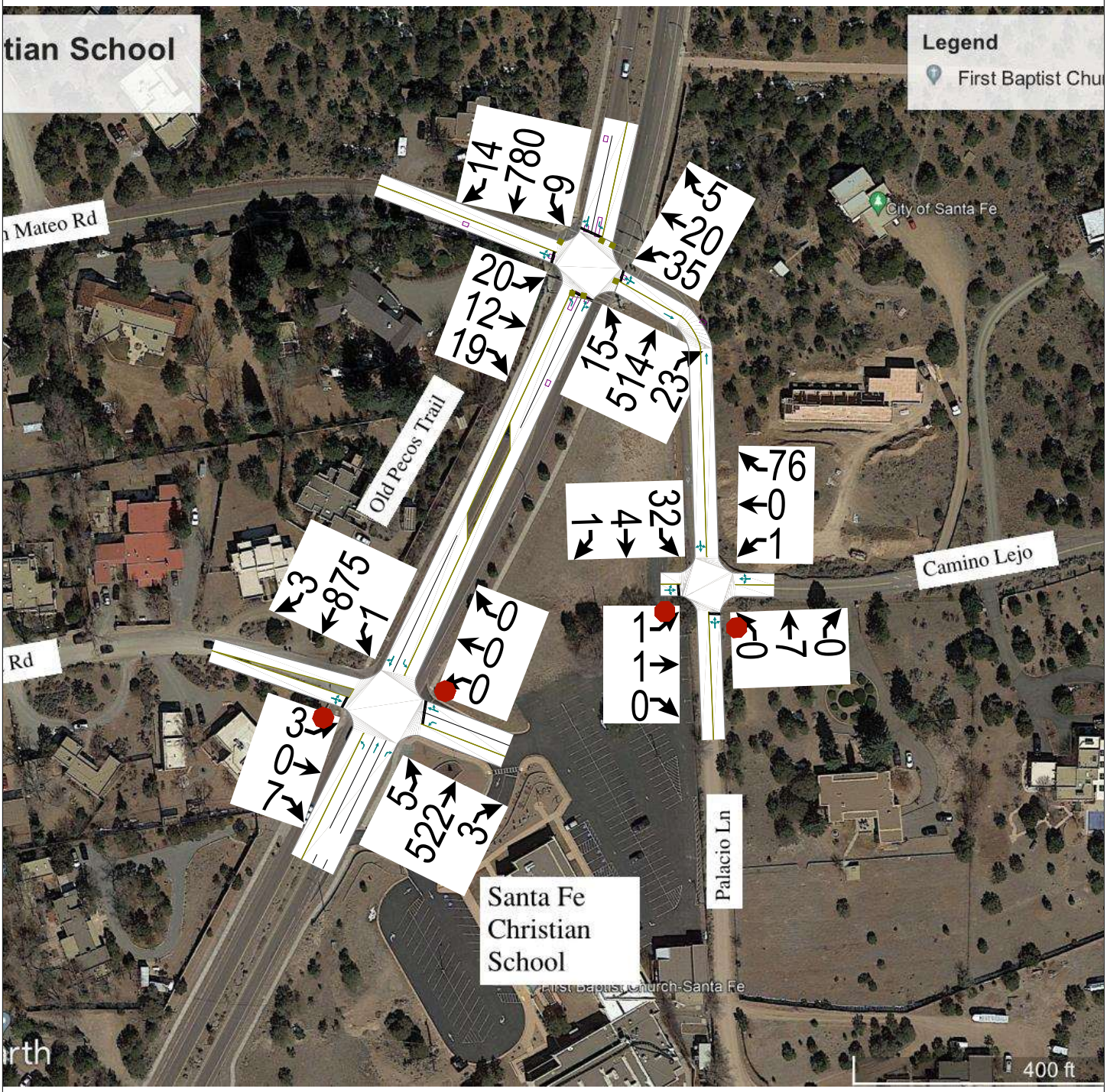
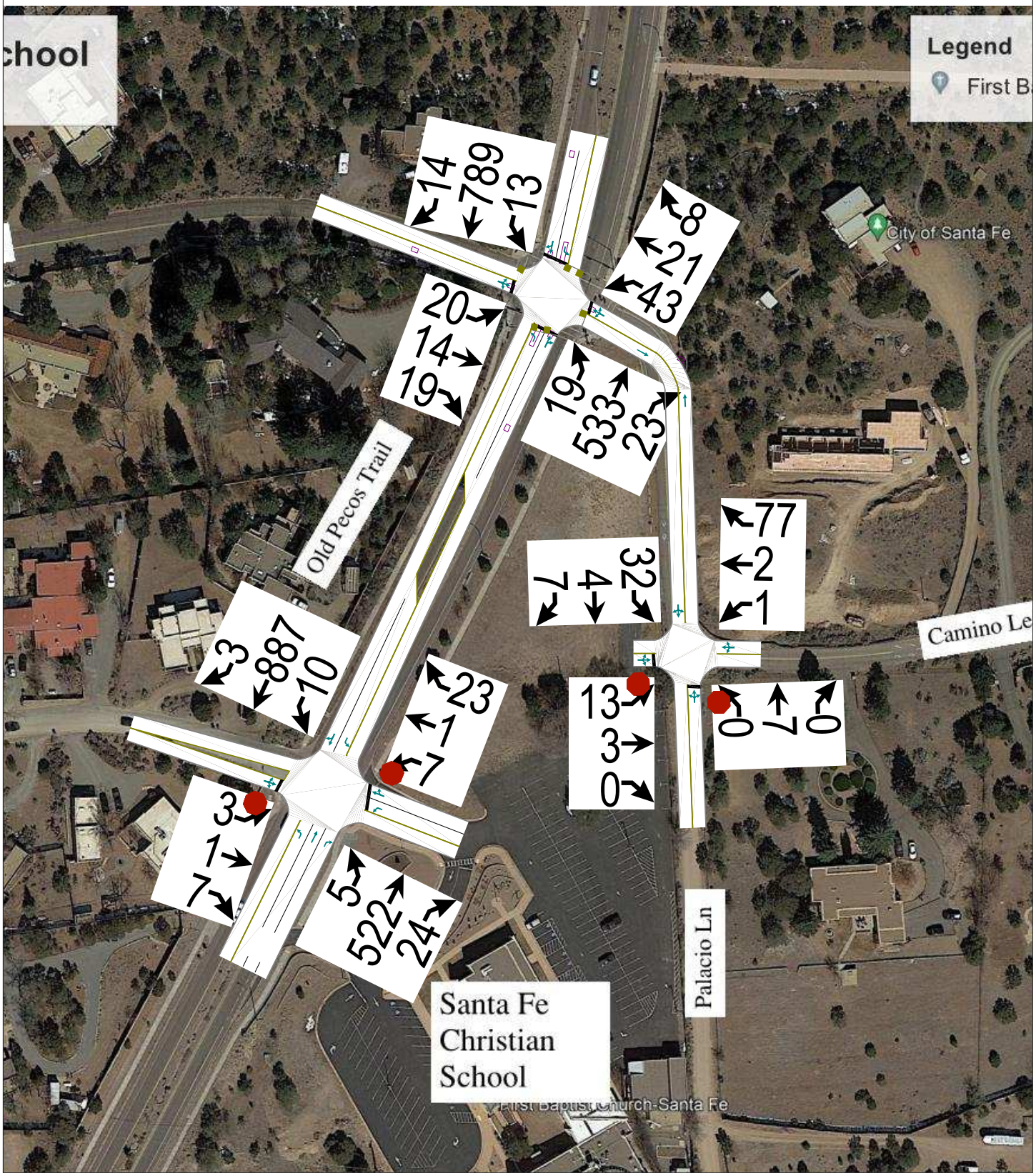


Figure 14 2025 PM Traffic with Option 1

SF Christian School
2025 PM Build Option 1

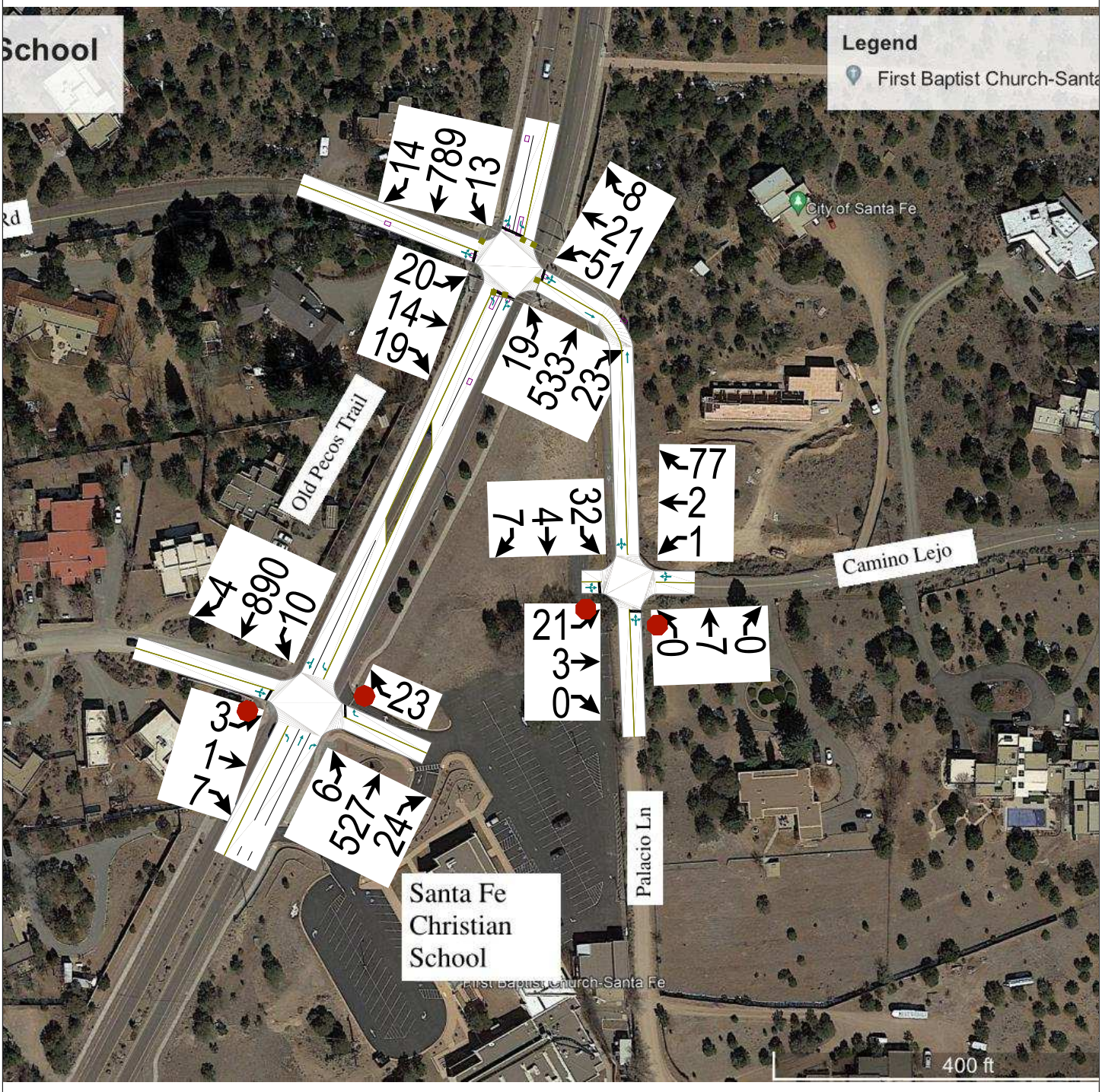
Walker Engineering
Santa Fe



Design Year 2025

Walker Engineering
PM Peak

Figure 15 2025 PM Traffic with Option 2



APPENDIX A

TRAFFIC COUNTS

OLD PECOS TRAIL
AND
SAN MATEO ROAD

February 15, 2022

SF Christian School
Old Pecos Trail and San Mateo Road
2022 AM Peak

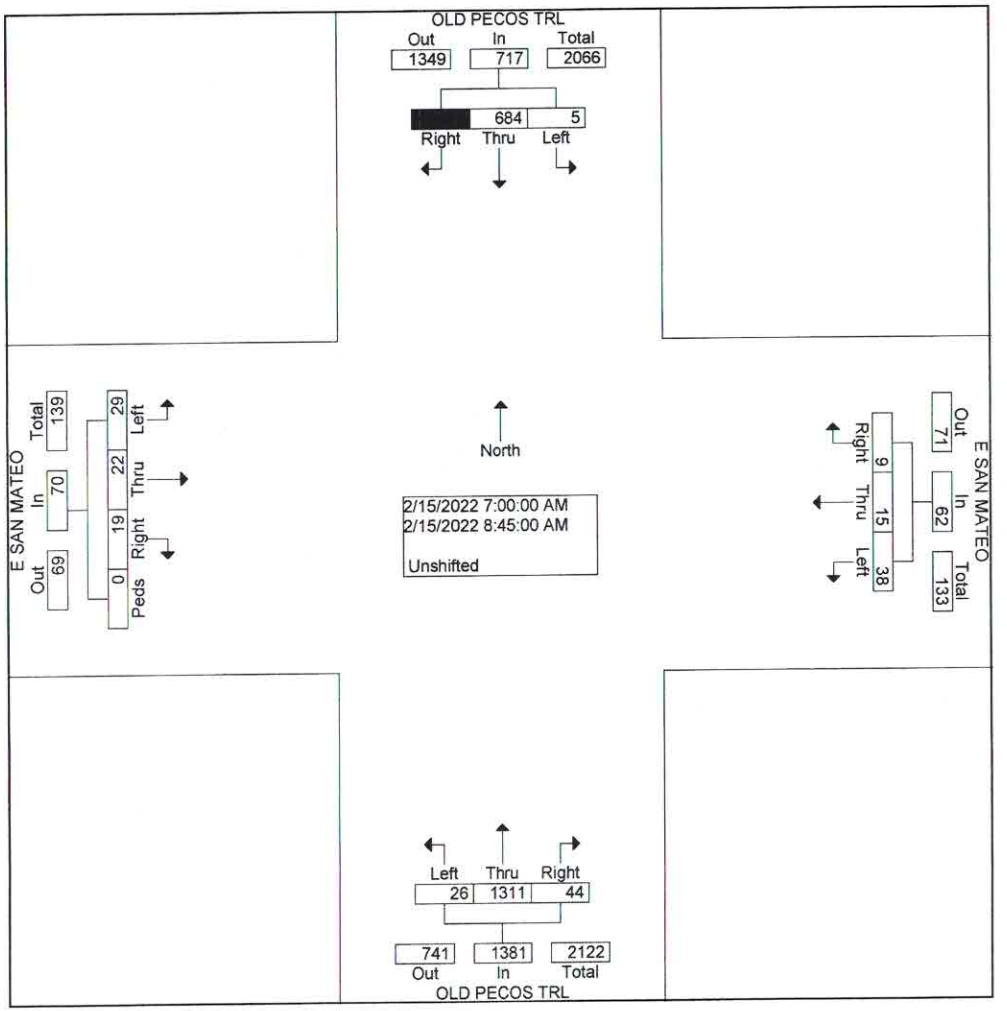
File Name : OLDPEC
Site Code : 0000000
Start Date : 02/15/202
Page No : 1

Groups Printed- Unshifted

	OLD PECOS TRL From North				E SAN MATEO From East				OLD PECOS TRL From South				E SAN MATEO From West					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	Peds	App. Total	Int. Tota
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00 AM	0	30	0	30	0	0	1	1	6	85	0	91	1	0	1	0	2	124
07:15 AM	1	45	0	46	2	1	0	3	4	122	1	127	1	2	5	0	8	184
07:30 AM	1	82	0	83	3	3	8	14	2	223	2	227	1	3	3	0	7	331
07:45 AM	6	125	0	131	1	2	5	8	7	234	7	248	5	2	5	0	12	399
Total	8	282	0	290	6	6	14	26	19	664	10	693	8	7	14	0	29	1038
08:00 AM	8	118	1	127	1	3	8	12	6	146	4	156	5	3	7	0	15	310
08:15 AM	4	108	3	115	1	1	4	6	6	175	3	184	2	4	2	0	8	313
08:30 AM	5	93	1	99	0	1	9	10	7	137	2	146	1	4	2	0	7	262
08:45 AM	3	83	0	86	1	4	3	8	6	189	7	202	3	4	4	0	11	307
Total	20	402	5	427	3	9	24	36	25	647	16	688	11	15	15	0	41	1192
Grand Total	28	684	5	717	9	15	38	62	44	1311	26	1381	19	22	29	0	70	2230
Apprch %	3.9	95.4	0.7		14.5	24.2	61.3		3.2	94.9	1.9		27.1	31.4	41.4	0.0		
Total %	1.3	30.7	0.2	32.2	0.4	0.7	1.7	2.8	2.0	58.8	1.2	61.9	0.9	1.0	1.3	0.0	3.1	

SF Christian School
Old Pecos Trail and San Mateo Road
2022 AM Peak

File Name : OLDPEC
Site Code : 0000000
Start Date : 02/15/202
Page No : 2



SF Christian School
Old Pecos Trail and San Mateo Road
2022 AM Peak

File Name : OLDPEC
Site Code : 0000000
Start Date : 02/15/202
Page No : 3

	OLD PECOS TRL From North				E SAN MATEO From East				OLD PECOS TRL From South				E SAN MATEO From West					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	Peds	App. Total	Int. Tota
ak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																		
Intersection	07:30 AM																	1353
Volume	19	433	4	456	6	9	25	40	21	778	16	815	13	12	17	0	42	
Percent	4.2	95.0	0.9		15.0	22.5	62.5		2.6	95.5	2.0		31.0	28.6	40.5	0.0		
07:45 Volume	6	125	0	131	1	2	5	8	7	234	7	248	5	2	5	0	12	399
Peak Factor																		0.848
High Int.	07:45 AM				07:30 AM				07:45 AM				08:00 AM					
Volume	6	125	0	131	3	3	8	14	7	234	7	248	5	3	7	0	15	
Peak Factor				0.870				0.714				0.822					0.700	
ak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																		
By Approach	07:45 AM				07:30 AM				07:30 AM				07:15 AM					
Volume	23	444	5	472	6	9	25	40	21	778	16	815	12	10	20	0	42	
Percent	4.9	94.1	1.1		15.0	22.5	62.5		2.6	95.5	2.0		28.6	23.8	47.6	0.0		
High Int.	07:45 AM				07:30 AM				07:45 AM				08:00 AM					
Volume	6	125	0	131	3	3	8	14	7	234	7	248	5	3	7	0	15	
Peak Factor				0.901				0.714				0.822					0.700	

SF Christian School
Old Pecos Trail and San Mateo Road
2022 PM Peak

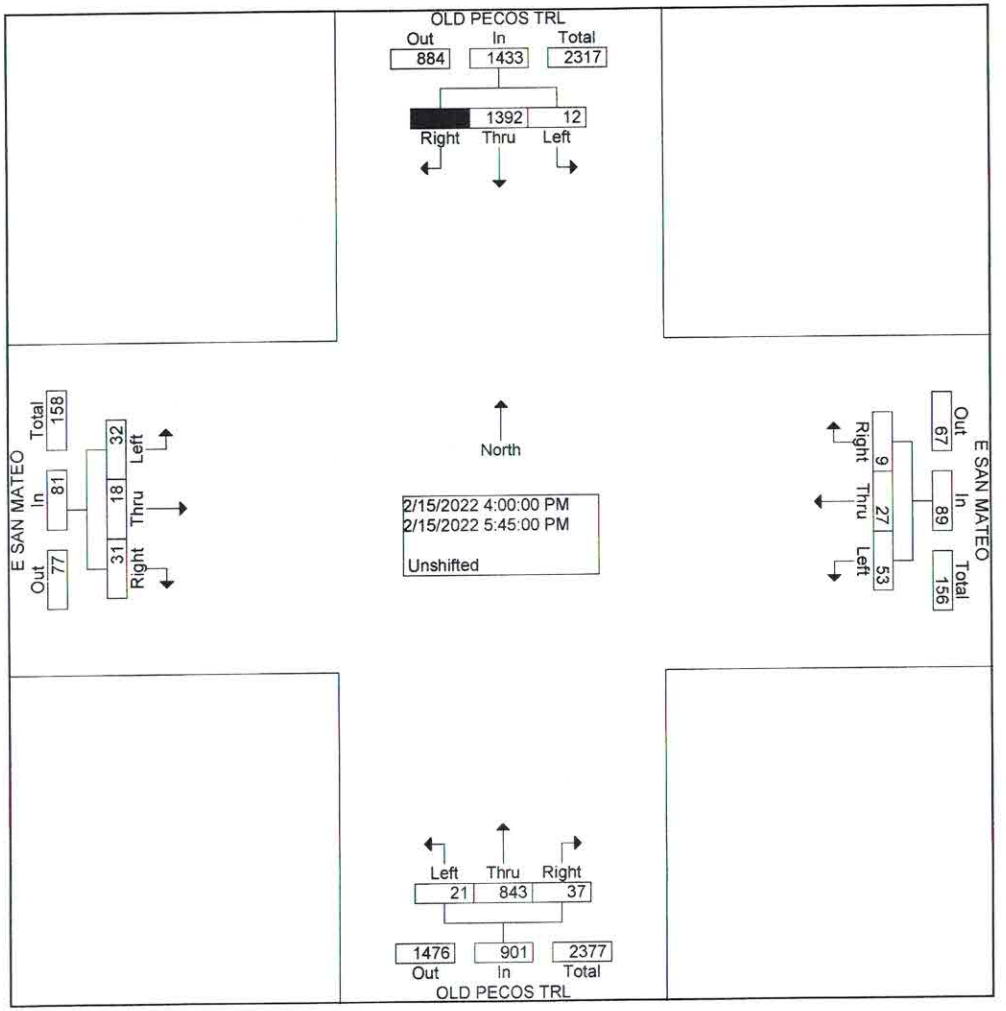
File Name : Old Pecos and San Mateo F
Site Code : 00000000
Start Date : 02/15/2022
Page No : 1

Groups Printed- Unshifted

	OLD PECOS TRL From North				E SAN MATEO From East				OLD PECOS TRL From South				E SAN MATEO From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Tota
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
04:00 PM	8	216	1	225	4	4	6	14	7	113	1	121	5	3	5	13	37
04:15 PM	4	161	1	166	0	7	5	12	5	108	3	116	8	3	6	17	31
04:30 PM	5	176	1	182	4	4	8	16	7	121	4	132	4	2	2	8	33
04:45 PM	2	150	3	155	0	3	6	9	3	121	4	128	4	5	4	13	30
Total	19	703	6	728	8	18	25	51	22	463	12	497	21	13	17	51	132
05:00 PM	2	229	3	234	1	4	13	18	6	122	3	131	1	1	6	8	39
05:15 PM	5	184	2	191	0	4	5	9	4	98	0	102	3	2	3	8	31
05:30 PM	0	135	0	135	0	0	5	5	1	74	3	78	4	2	5	11	22
05:45 PM	3	141	1	145	0	1	5	6	4	86	3	93	2	0	1	3	24
Total	10	689	6	705	1	9	28	38	15	380	9	404	10	5	15	30	117
Grand Total	29	1392	12	1433	9	27	53	89	37	843	21	901	31	18	32	81	250
Apprch %	2.0	97.1	0.8		10.1	30.3	59.6		4.1	93.6	2.3		38.3	22.2	39.5		
Total %	1.2	55.6	0.5	57.2	0.4	1.1	2.1	3.6	1.5	33.7	0.8	36.0	1.2	0.7	1.3	3.2	

SF Christian School
Old Pecos Trail and San Mateo Road
2022 PM Peak

File Name : Old Pecos and San Mateo F
Site Code : 00000000
Start Date : 02/15/2022
Page No : 2



SF Christian School
Old Pecos Trail and San Mateo Road
2022 PM Peak

File Name : Old Pecos and San Mateo F
Site Code : 00000000
Start Date : 02/15/2022
Page No : 3

	OLD PECOS TRL From North				E SAN MATEO From East				OLD PECOS TRL From South				E SAN MATEO From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Tota
k Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:15 PM																
Volume	13	716	8	737	5	18	32	55	21	472	14	507	17	11	18	46	134
Percent	1.8	97.2	1.1		9.1	32.7	58.2		4.1	93.1	2.8		37.0	23.9	39.1		
05:00 Volume	2	229	3	234	1	4	13	18	6	122	3	131	1	1	6	8	39
Peak Factor																	0.860
High Int.	05:00 PM				05:00 PM				04:30 PM				04:15 PM				
Volume	2	229	3	234	1	4	13	18	7	121	4	132	8	3	6	17	
Peak Factor				0.787				0.764				0.960				0.676	
k Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
By Approach	04:30 PM				04:15 PM				04:15 PM				04:00 PM				
Volume	14	739	9	762	5	18	32	55	21	472	14	507	21	13	17	51	
Percent	1.8	97.0	1.2		9.1	32.7	58.2		4.1	93.1	2.8		41.2	25.5	33.3		
High Int.	05:00 PM				05:00 PM				04:30 PM				04:15 PM				
Volume	2	229	3	234	1	4	13	18	7	121	4	132	8	3	6	17	
Peak Factor				0.814				0.764				0.960				0.750	

APPENDIX B

TRAFFIC COUNTS

OLD PECOS TRAIL
AND
LAPITA LANE

February 16, 2022

SF Christian School
Old Pecos Trail and E. Lupita Lane
2022 AM Peak

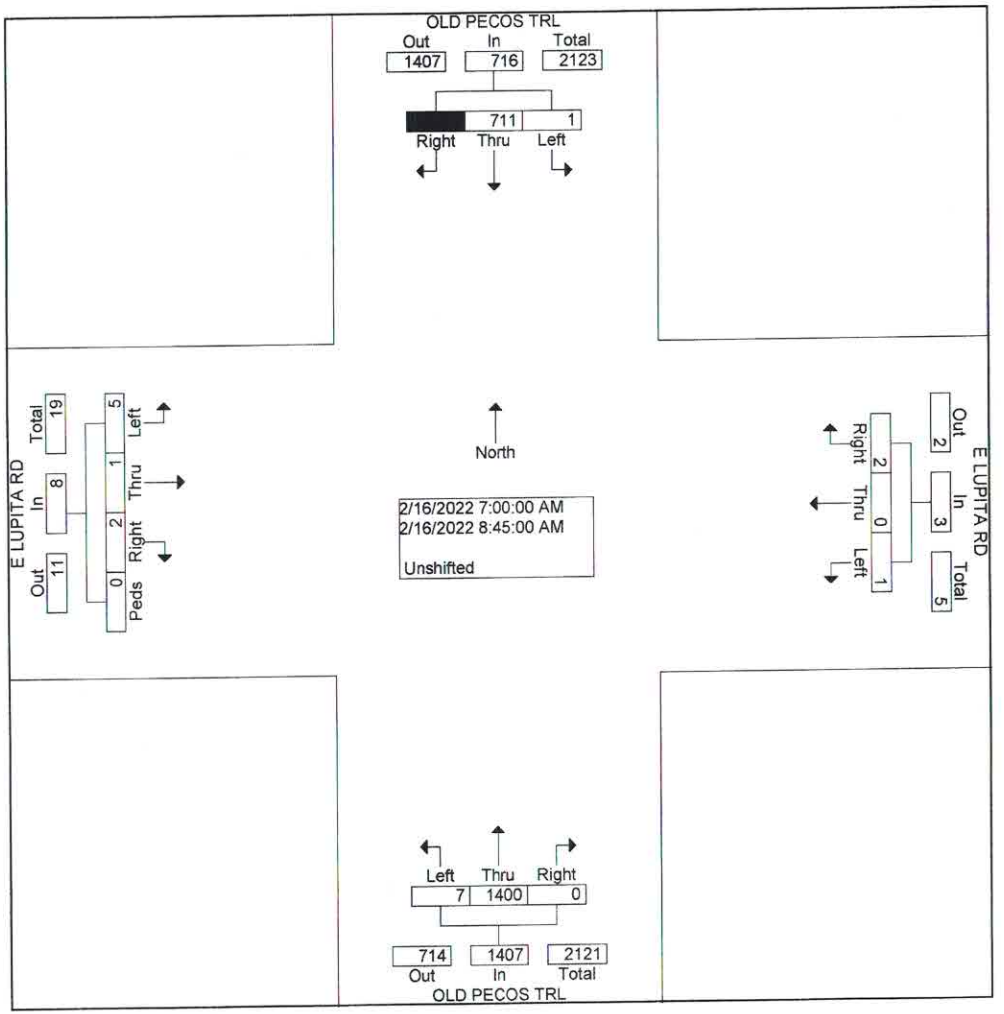
File Name : OLDPEC
Site Code : 0000000
Start Date : 02/16/202
Page No : 1

Groups Printed- Unshifted

	OLD PECOS TRL From North				E LUPITA RD From East				OLD PECOS TRL From South				E LUPITA RD From West					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	Peds	App. Total	Int. Tota
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00 AM	0	36	1	37	0	0	0	0	0	94	0	94	0	1	0	0	1	132
07:15 AM	0	47	0	47	1	0	0	1	0	182	1	183	0	0	0	0	0	231
07:30 AM	1	117	0	118	0	0	0	0	0	240	0	240	0	0	0	0	0	358
07:45 AM	1	108	0	109	0	0	0	0	0	199	2	201	0	0	0	0	0	310
Total	2	308	1	311	1	0	0	1	0	715	3	718	0	1	0	0	1	1031
08:00 AM	1	124	0	125	0	0	1	1	0	176	0	176	1	0	1	0	2	304
08:15 AM	0	102	0	102	0	0	0	0	0	186	2	188	0	0	1	0	1	291
08:30 AM	0	98	0	98	1	0	0	1	0	188	0	188	0	0	1	0	1	288
08:45 AM	1	79	0	80	0	0	0	0	0	135	2	137	1	0	2	0	3	220
Total	2	403	0	405	1	0	1	2	0	685	4	689	2	0	5	0	7	1103
Grand Total	4	711	1	716	2	0	1	3	0	1400	7	1407	2	1	5	0	8	2134
Apprch %	0.6	99.3	0.1		66.7	0.0	33.3		0.0	99.5	0.5		25.0	12.5	62.5	0.0		
Total %	0.2	33.3	0.0	33.6	0.1	0.0	0.0	0.1	0.0	65.6	0.3	65.9	0.1	0.0	0.2	0.0	0.4	

SF Christian School
Old Pecos Trail and E. Lupita Lane
2022 AM Peak

File Name : OLDPEC
Site Code : 0000000
Start Date : 02/16/202
Page No : 2



SF Christian School
Old Pecos Trail and E. Lupita Lane
2022 AM Peak

File Name : OLDPEC
Site Code : 0000000
Start Date : 02/16/202
Page No : 3

	OLD PECOS TRL From North				E LUPITA RD From East				OLD PECOS TRL From South				E LUPITA RD From West					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	Peds	App. Total	Int. Tota
ak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																		
Intersection	07:30 AM																	
Volume	3	451	0	454	0	0	1	1	0	801	4	805	1	0	2	0	3	126
Percent	0.7	99.3	0.0		0.0	0.0	100.0		0.0	99.5	0.5		33.3	0.0	66.7	0.0		
07:30 Volume	1	117	0	118	0	0	0	0	0	240	0	240	0	0	0	0	0	35
Peak Factor																		0.882
High Int.	08:00 AM				08:00 AM				07:30 AM				08:00 AM					
Volume	1	124	0	125	0	0	1	1	0	240	0	240	1	0	1	0	2	
Peak Factor				0.908				0.250				0.839					0.375	
ak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																		
By Approach	07:30 AM				07:15 AM				07:30 AM				08:00 AM					
Volume	3	451	0	454	1	0	1	2	0	801	4	805	2	0	5	0	7	
Percent	0.7	99.3	0.0		50.0	0.0	50.0		0.0	99.5	0.5		28.6	0.0	71.4	0.0		
High Int.	08:00 AM				07:15 AM				07:30 AM				08:45 AM					
Volume	1	124	0	125	1	0	0	1	0	240	0	240	1	0	2	0	3	
Peak Factor				0.908				0.500				0.839					0.583	

SF Christian School
Old Pecos Trail and E. Lupita Lane
2022 PM Peak

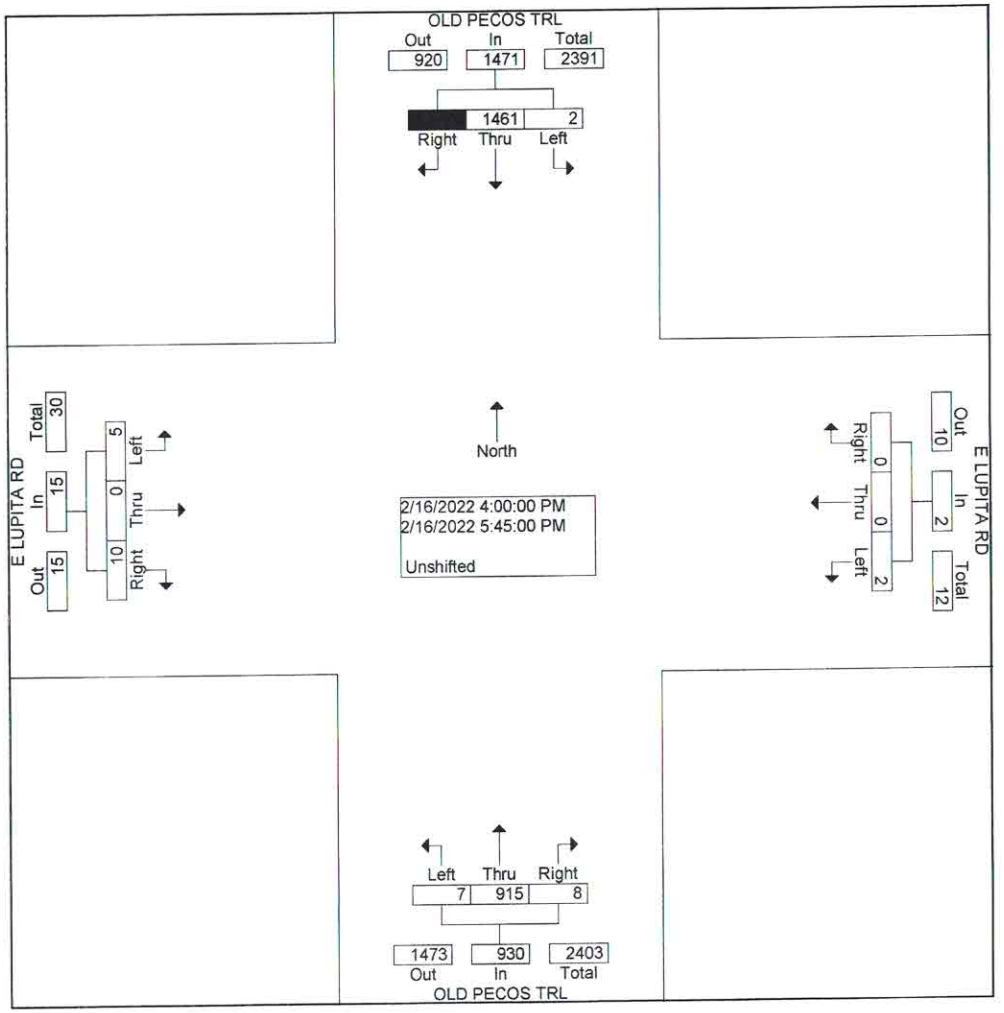
File Name : OLDPEC
Site Code : 0000000
Start Date : 02/16/202
Page No : 1

Groups Printed- Unshifted

	OLD PECOS TRL From North				E LUPITA RD From East				OLD PECOS TRL From South				E LUPITA RD From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Tota
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
04:00 PM	2	245	0	247	0	0	1	1	0	115	0	115	1	0	0	1	36
04:15 PM	1	150	0	151	0	0	1	1	1	136	1	138	1	0	0	1	29
04:30 PM	2	163	0	165	0	0	0	0	0	111	1	112	2	0	1	3	28
04:45 PM	0	166	0	166	0	0	0	0	2	135	1	138	0	0	0	0	30
Total	5	724	0	729	0	0	2	2	3	497	3	503	4	0	1	5	123
05:00 PM	0	249	1	250	0	0	0	0	1	112	1	114	2	0	0	2	36
05:15 PM	1	225	0	226	0	0	0	0	0	121	2	123	2	0	2	4	35
05:30 PM	1	151	0	152	0	0	0	0	1	90	0	91	1	0	2	3	24
05:45 PM	1	112	1	114	0	0	0	0	3	95	1	99	1	0	0	1	21
Total	3	737	2	742	0	0	0	0	5	418	4	427	6	0	4	10	117
Grand Total	8	1461	2	1471	0	0	2	2	8	915	7	930	10	0	5	15	241
Apprch %	0.5	99.3	0.1		0.0	0.0	100.0		0.9	98.4	0.8		66.7	0.0	33.3		
Total %	0.3	60.4	0.1	60.8	0.0	0.0	0.1	0.1	0.3	37.8	0.3	38.5	0.4	0.0	0.2	0.6	

SF Christian School
Old Pecos Trail and E. Lupita Lane
2022 PM Peak

File Name : OLDPEC
Site Code : 0000000
Start Date : 02/16/202
Page No : 2



SF Christian School
Old Pecos Trail and E. Lupita Lane
2022 PM Peak

File Name : OLDPEC
Site Code : 0000000
Start Date : 02/16/202
Page No : 3

	OLD PECOS TRL From North				E LUPITA RD From East				OLD PECOS TRL From South				E LUPITA RD From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Tota
ak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:30 PM																
Volume	3	803	1	807	0	0	0	0	3	479	5	487	6	0	3	9	130
Percent	0.4	99.5	0.1		0.0	0.0	0.0		0.6	98.4	1.0		66.7	0.0	33.3		
05:00 Volume	0	249	1	250	0	0	0	0	1	112	1	114	2	0	0	2	36
Peak Factor																	0.890
High Int.	05:00 PM				3:45:00 PM				04:45 PM				05:15 PM				
Volume	0	249	1	250	0	0	0	0	2	135	1	138	2	0	2	4	
Peak Factor				0.807								0.882				0.563	
ak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
By Approach	04:30 PM				04:00 PM				04:00 PM				05:00 PM				
Volume	3	803	1	807	0	0	2	2	3	497	3	503	6	0	4	10	
Percent	0.4	99.5	0.1		0.0	0.0	100.0		0.6	98.8	0.6		60.0	0.0	40.0		
High Int.	05:00 PM				04:00 PM				04:15 PM				05:15 PM				
Volume	0	249	1	250	0	0	1	1	1	136	1	138	2	0	2	4	
Peak Factor				0.807				0.500				0.911				0.625	

APPENDIX C

TRAFFIC COUNTS

SAN MATEO,
CAMINO LEJO
AND
PLACIO LANE

February 22, 2022

Walker Engineering
SF Christian School
Palacio Lane and Camino Lejo
2022 PM Peak

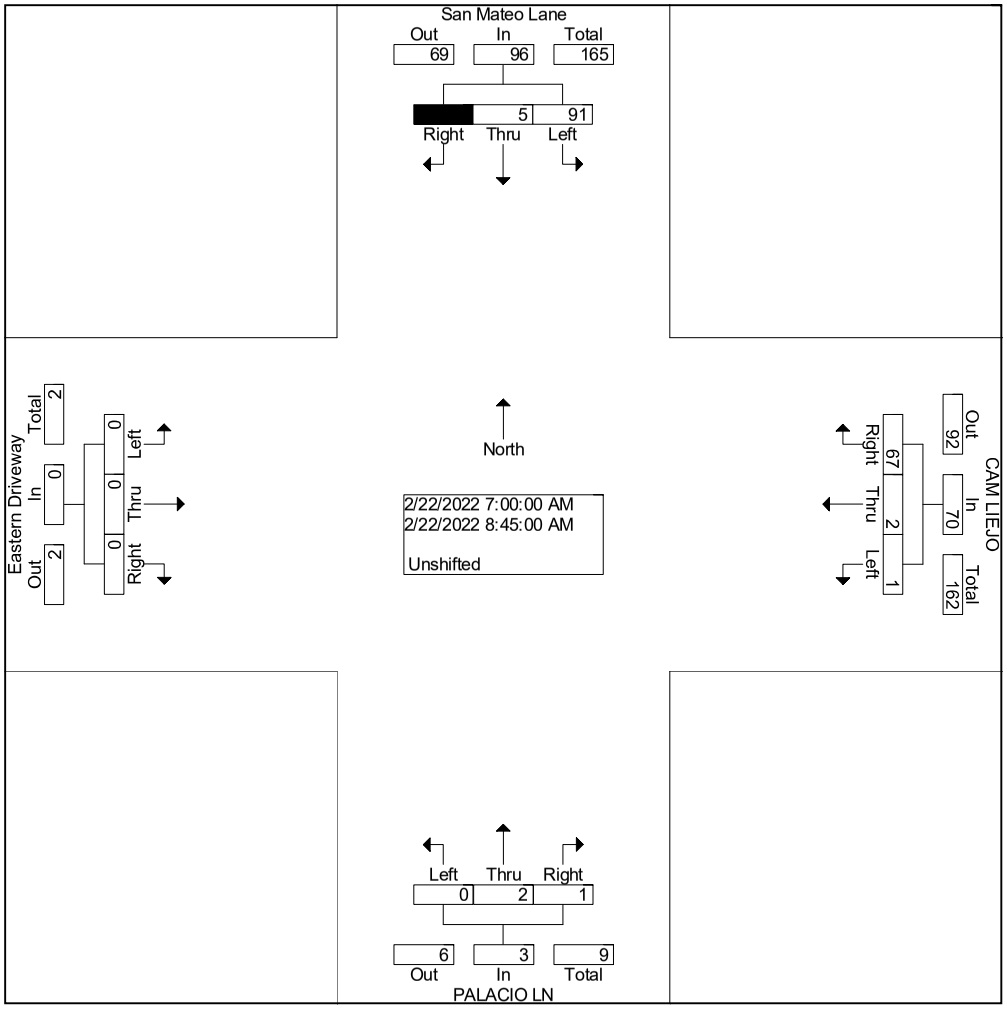
File Name : Palacio and Liejo AM
Site Code : 00000000
Start Date : 02/22/2022
Page No : 1

Groups Printed- Unshifted

	San Mateo Lane From North				CAM LIEJO From East				PALACIO LN From South				Eastern Driveway From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
07:00 AM	0	2	1	3	2	0	0	2	0	0	0	0	0	0	0	0	5
07:15 AM	0	0	8	8	4	0	0	4	0	0	0	0	0	0	0	0	12
07:30 AM	0	0	12	12	8	1	0	9	0	0	0	0	0	0	0	0	21
07:45 AM	0	1	18	19	10	0	0	10	0	0	0	0	0	0	0	0	29
Total	0	3	39	42	24	1	0	25	0	0	0	0	0	0	0	0	67
08:00 AM	0	1	10	11	15	0	0	15	1	0	0	1	0	0	0	0	27
08:15 AM	0	0	17	17	11	0	1	12	0	0	0	0	0	0	0	0	29
08:30 AM	0	0	10	10	9	0	0	9	0	2	0	2	0	0	0	0	21
08:45 AM	0	1	15	16	8	1	0	9	0	0	0	0	0	0	0	0	25
Total	0	2	52	54	43	1	1	45	1	2	0	3	0	0	0	0	102
Grand Total	0	5	91	96	67	2	1	70	1	2	0	3	0	0	0	0	169
Apprch %	0.0	5.2	94.8		95.7	2.9	1.4		33.3	66.7	0.0		0.0	0.0	0.0		
Total %	0.0	3.0	53.8	56.8	39.6	1.2	0.6	41.4	0.6	1.2	0.0	1.8	0.0	0.0	0.0	0.0	

Walker Engineering
SF Christian School
Palacio Lane and Camino Lejo
2022 PM Peak

File Name : Palacio and Liejo AM
Site Code : 00000000
Start Date : 02/22/2022
Page No : 2



Walker Engineering
SF Christian School
Palacio Lane and Camino Lejo
2022 PM Peak

File Name : Palacio and Liejo AM
Site Code : 00000000
Start Date : 02/22/2022
Page No : 3

	San Mateo Lane From North				CAM LIEJO From East				PALACIO LN From South				Eastern Driveway From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Intersection	07:30 AM																
Volume	0	2	57	59	44	1	1	46	1	0	0	1	0	0	0	0	106
Percent	0.0	3.4	96.6		95.7	2.2	2.2		100.0	0.0	0.0		0.0	0.0	0.0		
08:15 Volume	0	0	17	17	11	0	1	12	0	0	0	0	0	0	0	0	29
Peak Factor																	0.914
High Int.	07:45 AM				08:00 AM				08:00 AM				6:45:00 AM				
Volume	0	1	18	19	15	0	0	15	1	0	0	1					
Peak Factor				0.776				0.767				0.250					
Peak Hour From 07:00 AM to 08:45 AM - Peak 1 of 1																	
By Approach	07:30 AM				07:30 AM				07:45 AM				07:00 AM				
Volume	0	2	57	59	44	1	1	46	1	2	0	3	0	0	0	0	
Percent	0.0	3.4	96.6		95.7	2.2	2.2		33.3	66.7	0.0		-	-	-		
High Int.	07:45 AM				08:00 AM				08:30 AM				-				
Volume	0	1	18	19	15	0	0	15	0	2	0	2	-	-	-	-	
Peak Factor				0.776				0.767				0.375				-	

Walker Engineering
SF Christian School
Palacio Lane and Camino Lejo
2022 PM Peak

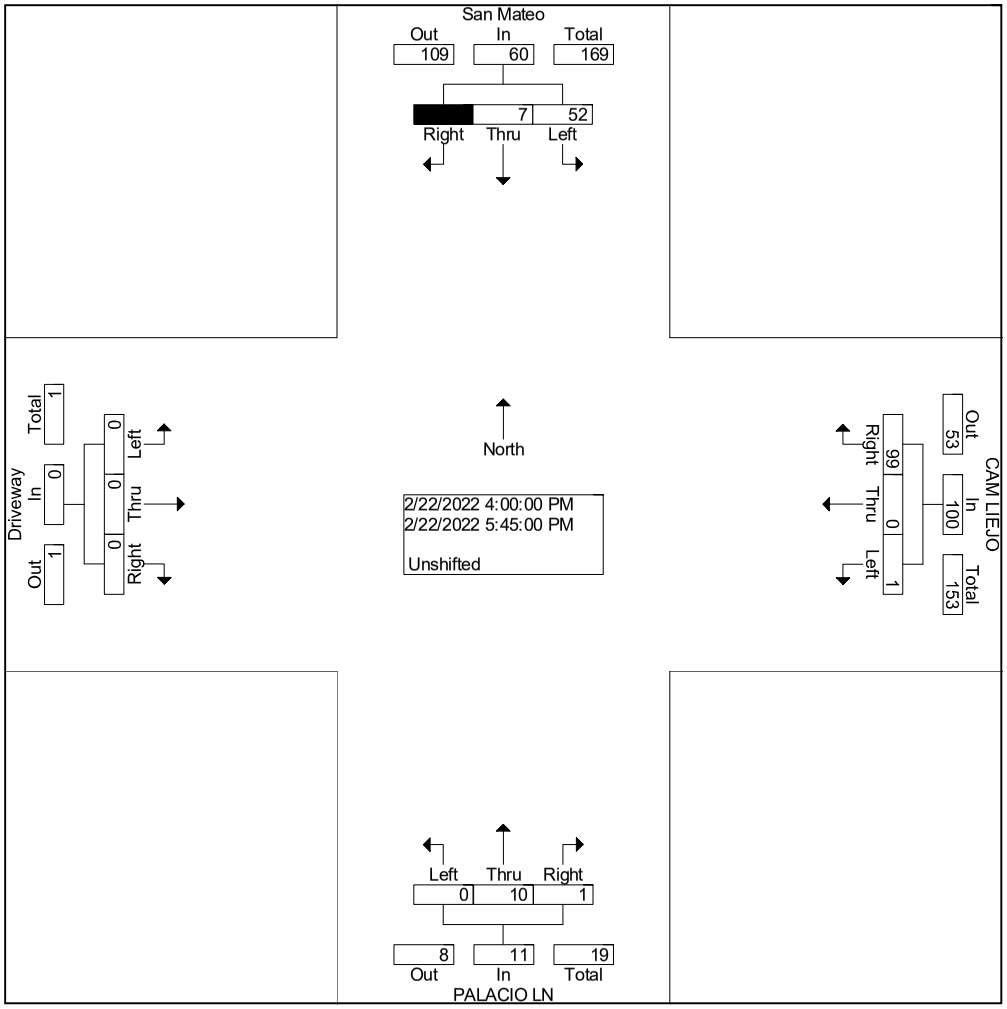
File Name : Palacio and Liejo PM
Site Code : 00000000
Start Date : 02/22/2022
Page No : 1

Groups Printed- Unshifted

	San Mateo From North				CAM LIEJO From East				PALACIO LN From South				Driveway From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
04:00 PM	0	0	9	9	14	0	0	14	0	1	0	1	0	0	0	0	24
04:15 PM	1	2	7	10	26	0	0	26	0	0	0	0	0	0	0	0	36
04:30 PM	0	1	9	10	7	0	1	8	0	6	0	6	0	0	0	0	24
04:45 PM	0	0	6	6	17	0	0	17	0	0	0	0	0	0	0	0	23
Total	1	3	31	35	64	0	1	65	0	7	0	7	0	0	0	0	107
05:00 PM	0	1	7	8	20	0	0	20	0	0	0	0	0	0	0	0	28
05:15 PM	0	1	4	5	8	0	0	8	1	1	0	2	0	0	0	0	15
05:30 PM	0	2	6	8	2	0	0	2	0	1	0	1	0	0	0	0	11
05:45 PM	0	0	4	4	5	0	0	5	0	1	0	1	0	0	0	0	10
Total	0	4	21	25	35	0	0	35	1	3	0	4	0	0	0	0	64
Grand Total	1	7	52	60	99	0	1	100	1	10	0	11	0	0	0	0	171
Apprch %	1.7	11.7	86.7		99.0	0.0	1.0		9.1	90.9	0.0		0.0	0.0	0.0		
Total %	0.6	4.1	30.4	35.1	57.9	0.0	0.6	58.5	0.6	5.8	0.0	6.4	0.0	0.0	0.0	0.0	

Walker Engineering
SF Christian School
Palacio Lane and Camino Lejo
2022 PM Peak

File Name : Palacio and Liejo PM
Site Code : 00000000
Start Date : 02/22/2022
Page No : 2



Walker Engineering
SF Christian School
Palacio Lane and Camino Lejo
2022 PM Peak

File Name : Palacio and Liejo PM
Site Code : 00000000
Start Date : 02/22/2022
Page No : 3

	San Mateo From North				CAM LIEJO From East				PALACIO LN From South				Driveway From West				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Intersection	04:15 PM																
Volume	1	4	29	34	70	0	1	71	0	6	0	6	0	0	0	0	111
Percent	2.9	11.8	85.3		98.6	0.0	1.4		0.0	100.0	0.0		0.0	0.0	0.0		
04:15 Volume	1	2	7	10	26	0	0	26	0	0	0	0	0	0	0	0	36
Peak Factor																	0.771
High Int.	04:15 PM				04:15 PM				04:30 PM				3:45:00 PM				
Volume	1	2	7	10	26	0	0	26	0	6	0	6					
Peak Factor				0.850				0.683				0.250					
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																	
By Approach	04:00 PM				04:15 PM				04:30 PM				04:00 PM				
Volume	1	3	31	35	70	0	1	71	1	7	0	8	0	0	0	0	
Percent	2.9	8.6	88.6		98.6	0.0	1.4		12.5	87.5	0.0		-	-	-		
High Int.	04:15 PM				04:15 PM				04:30 PM				-				
Volume	1	2	7	10	26	0	0	26	0	6	0	6	-	-	-	-	
Peak Factor				0.875				0.683				0.333				-	

APPENDIX D

ITE TRIP GENERATION

Trip Generation Summary

Alternative: Alternative 1
Phase:
Project: SF Christian School

Open Date: 1/18/2022
Analysis Date: 1/18/2022

ITE	Land Use		Weekday AM Peak Hour of Generator				Weekday PM Peak Hour of Generator				Weekday		
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
534	SCHOOLK8 1		71	55	126		39	45	84		278	277	555
	135 Students												
Unadjusted Volume			71	55	126		39	45	84		278	277	555
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			71	55	126		39	45	84		278	277	555

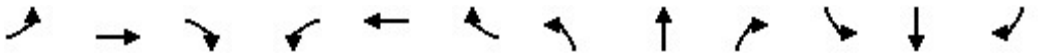
Total Weekday AM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Generator Internal Capture = 0 Percent
Total Weekday Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition
TRIP GENERATION 10, TRAFFICWARE, LLC

APPENDIX E

Level of Service Analysis
for
Old Pecos Trail and San Mateo Road



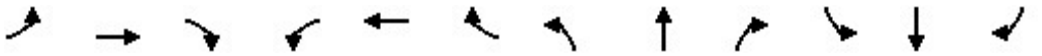
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	19	13	14	27	10	7	17	848	23	4	472	21
Future Volume (vph)	19	13	14	27	10	7	17	848	23	4	472	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	150		150	0		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.959			0.977			0.996			0.994	
Flt Protected		0.979			0.971		0.950			0.950		
Satd. Flow (prot)	0	1749	0	0	1767	0	1770	1855	0	1770	1852	0
Flt Permitted		0.842			0.786		0.425			0.133		
Satd. Flow (perm)	0	1504	0	0	1430	0	792	1855	0	248	1852	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		15			8			2			3	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		232			129			495			151	
Travel Time (s)		5.3			2.9			11.3			3.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.81	0.81	0.81	0.91	0.91	0.91
Adj. Flow (vph)	21	14	15	29	11	8	21	1047	28	4	519	23
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	50	0	0	48	0	21	1075	0	4	542	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	20.5	20.5		20.5	20.5		15.0	45.0		15.0	45.0	
Total Split (s)	40.0	40.0		40.0	40.0		15.0	45.0		15.0	45.0	
Total Split (%)	40.0%	40.0%		40.0%	40.0%		15.0%	45.0%		15.0%	45.0%	
Maximum Green (s)	35.5	35.5		35.5	35.5		10.5	40.0		10.5	40.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	5.0		4.5	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	None	
Walk Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		7.1			7.1		47.9	48.3		47.7	48.2	
Actuated g/C Ratio		0.12			0.12		0.79	0.80		0.79	0.80	
v/c Ratio		0.26			0.27		0.03	0.73		0.01	0.37	
Control Delay		22.7			25.7		2.6	12.3		2.8	5.3	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		22.7			25.7		2.6	12.3		2.8	5.3	
LOS		C			C		A	B		A	A	
Approach Delay		22.7			25.7			12.1			5.3	
Approach LOS		C			C			B			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 60.6			
Natural Cycle: 95			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 10.7		Intersection LOS: B	
Intersection Capacity Utilization 58.1%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4:





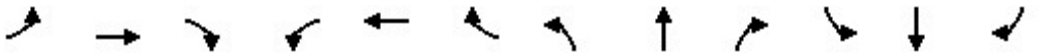
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	12	19	35	20	5	15	514	23	9	780	14
Future Volume (vph)	20	12	19	35	20	5	15	514	23	9	780	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	150		150	0		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.949			0.990			0.994			0.997	
Flt Protected		0.981			0.972		0.950			0.950		
Satd. Flow (prot)	0	1734	0	0	1792	0	1770	1852	0	1770	1857	0
Flt Permitted		0.885			0.804		0.223			0.344		
Satd. Flow (perm)	0	1564	0	0	1483	0	415	1852	0	641	1857	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		21			5			3			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		232			129			495			151	
Travel Time (s)		5.3			2.9			11.3			3.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.81	0.81	0.81	0.91	0.91	0.91
Adj. Flow (vph)	22	13	21	38	22	5	19	635	28	10	857	15
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	56	0	0	65	0	19	663	0	10	872	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	20.5	20.5		20.5	20.5		15.0	45.0		15.0	45.0	
Total Split (s)	40.0	40.0		40.0	40.0		15.0	45.0		15.0	45.0	
Total Split (%)	40.0%	40.0%		40.0%	40.0%		15.0%	45.0%		15.0%	45.0%	
Maximum Green (s)	35.5	35.5		35.5	35.5		10.5	40.0		10.5	40.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	5.0		4.5	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	None	
Walk Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		7.9			7.9		47.0	46.5		46.9	46.5	
Actuated g/C Ratio		0.13			0.13		0.75	0.74		0.75	0.74	
v/c Ratio		0.26			0.34		0.04	0.48		0.02	0.63	
Control Delay		20.5			28.4		3.0	7.1		2.9	10.2	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		20.5			28.4		3.0	7.1		2.9	10.2	
LOS		C			C		A	A		A	B	
Approach Delay		20.5			28.4			7.0			10.2	
Approach LOS		C			C			A			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 62.7			
Natural Cycle: 85			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.63			
Intersection Signal Delay: 9.9		Intersection LOS: A	
Intersection Capacity Utilization 54.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 4:





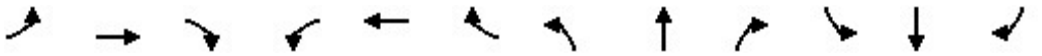
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	19	16	14	37	12	11	21	872	23	12	488	21
Future Volume (vph)	19	16	14	37	12	11	21	872	23	12	488	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	150		150	0		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.962			0.975			0.996			0.994	
Flt Protected		0.981			0.970		0.950			0.950		
Satd. Flow (prot)	0	1758	0	0	1762	0	1770	1855	0	1770	1852	0
Flt Permitted		0.898			0.781		0.394			0.115		
Satd. Flow (perm)	0	1609	0	0	1418	0	734	1855	0	214	1852	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		15			12			2			3	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		232			129			495			151	
Travel Time (s)		5.3			2.9			11.3			3.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.81	0.81	0.81	0.91	0.91	0.91
Adj. Flow (vph)	21	17	15	40	13	12	26	1077	28	13	536	23
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	53	0	0	65	0	26	1105	0	13	559	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	20.5	20.5		20.5	20.5		15.0	45.0		15.0	45.0	
Total Split (s)	40.0	40.0		40.0	40.0		15.0	45.0		15.0	45.0	
Total Split (%)	40.0%	40.0%		40.0%	40.0%		15.0%	45.0%		15.0%	45.0%	
Maximum Green (s)	35.5	35.5		35.5	35.5		10.5	40.0		10.5	40.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	5.0		4.5	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	None	
Walk Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		7.6			7.8		47.6	48.1		46.5	45.8	
Actuated g/C Ratio		0.12			0.13		0.78	0.79		0.76	0.75	
v/c Ratio		0.25			0.34		0.04	0.75		0.04	0.40	
Control Delay		22.0			26.1		2.9	13.6		3.2	7.5	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		22.0			26.1		2.9	13.6		3.2	7.5	
LOS		C			C		A	B		A	A	
Approach Delay		22.0			26.1			13.4			7.4	
Approach LOS		C			C			B			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 60.8			
Natural Cycle: 95			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.75			
Intersection Signal Delay: 12.2		Intersection LOS: B	
Intersection Capacity Utilization 60.6%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4:





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	14	19	43	21	8	19	533	23	13	789	14
Future Volume (vph)	20	14	19	43	21	8	19	533	23	13	789	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	150		150	0		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.951			0.985			0.994			0.997	
Flt Protected		0.981			0.971		0.950			0.950		
Satd. Flow (prot)	0	1738	0	0	1782	0	1770	1852	0	1770	1857	0
Flt Permitted		0.889			0.808		0.211			0.326		
Satd. Flow (perm)	0	1575	0	0	1483	0	393	1852	0	607	1857	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		21			7			3			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		232			129			495			151	
Travel Time (s)		5.3			2.9			11.3			3.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.81	0.81	0.81	0.91	0.91	0.91
Adj. Flow (vph)	22	15	21	47	23	9	23	658	28	14	867	15
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	58	0	0	79	0	23	686	0	14	882	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	20.5	20.5		20.5	20.5		15.0	45.0		15.0	45.0	
Total Split (s)	40.0	40.0		40.0	40.0		15.0	45.0		15.0	45.0	
Total Split (%)	40.0%	40.0%		40.0%	40.0%		15.0%	45.0%		15.0%	45.0%	
Maximum Green (s)	35.5	35.5		35.5	35.5		10.5	40.0		10.5	40.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	5.0		4.5	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	None	
Walk Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		8.4			8.4		46.0	45.4		45.9	45.4	
Actuated g/C Ratio		0.14			0.14		0.74	0.73		0.74	0.73	
v/c Ratio		0.25			0.38		0.05	0.51		0.03	0.65	
Control Delay		20.1			28.4		3.3	7.8		3.2	11.1	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		20.1			28.4		3.3	7.8		3.2	11.1	
LOS		C			C		A	A		A	B	
Approach Delay		20.1			28.4			7.7			11.0	
Approach LOS		C			C			A			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 62.1			
Natural Cycle: 85			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay: 10.7		Intersection LOS: B	
Intersection Capacity Utilization 56.7%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4:



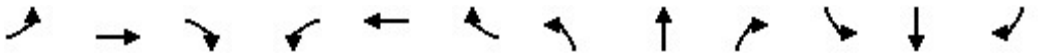
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	19	16	14	46	12	11	21	872	23	12	488	21
Future Volume (vph)	19	16	14	46	12	11	21	872	23	12	488	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	150		150	0		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.962			0.978			0.996			0.994	
Flt Protected		0.981			0.968		0.950			0.950		
Satd. Flow (prot)	0	1758	0	0	1763	0	1770	1855	0	1770	1852	0
Flt Permitted		0.884			0.767		0.382			0.093		
Satd. Flow (perm)	0	1584	0	0	1397	0	712	1855	0	173	1852	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		15			8			1			2	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		232			129			495			151	
Travel Time (s)		5.3			2.9			11.3			3.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.81	0.81	0.81	0.91	0.91	0.91
Adj. Flow (vph)	21	17	15	50	13	12	26	1077	28	13	536	23
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	53	0	0	75	0	26	1105	0	13	559	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	20.5	20.5		20.5	20.5		15.0	45.0		15.0	45.0	
Total Split (s)	40.0	40.0		40.0	40.0		40.0	45.0		40.0	45.0	
Total Split (%)	32.0%	32.0%		32.0%	32.0%		32.0%	36.0%		32.0%	36.0%	
Maximum Green (s)	35.5	35.5		35.5	35.5		35.5	40.0		35.5	40.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	5.0		4.5	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	None	
Walk Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		8.3			8.3		45.8	45.2		44.7	43.0	
Actuated g/C Ratio		0.13			0.13		0.74	0.73		0.72	0.70	
v/c Ratio		0.24			0.38		0.04	0.81		0.05	0.43	
Control Delay		21.5			28.6		3.1	16.7		3.5	8.4	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		21.5			28.6		3.1	16.7		3.5	8.4	
LOS		C			C		A	B		A	A	
Approach Delay		21.5			28.6			16.4			8.3	
Approach LOS		C			C			B			A	

Intersection Summary			
Area Type:	Other		
Cycle Length: 125			
Actuated Cycle Length: 61.8			
Natural Cycle: 95			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.81			
Intersection Signal Delay: 14.5		Intersection LOS: B	
Intersection Capacity Utilization 61.7%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4:





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	14	19	51	21	8	19	533	23	13	789	14
Future Volume (vph)	20	14	19	51	21	8	19	533	23	13	789	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	150		150	0		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.951			0.986			0.994			0.997	
Flt Protected		0.981			0.969		0.950			0.950		
Satd. Flow (prot)	0	1738	0	0	1780	0	1770	1852	0	1770	1857	0
Flt Permitted		0.887			0.794		0.207			0.323		
Satd. Flow (perm)	0	1571	0	0	1458	0	386	1852	0	602	1857	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		21			6			3			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		232			129			495			151	
Travel Time (s)		5.3			2.9			11.3			3.4	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.81	0.81	0.81	0.91	0.91	0.91
Adj. Flow (vph)	22	15	21	55	23	9	23	658	28	14	867	15
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	58	0	0	87	0	23	686	0	14	882	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4		8	8		5	2		1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	15.0		5.0	15.0	
Minimum Split (s)	20.5	20.5		20.5	20.5		15.0	45.0		15.0	45.0	
Total Split (s)	40.0	40.0		40.0	40.0		15.0	45.0		15.0	45.0	
Total Split (%)	40.0%	40.0%		40.0%	40.0%		15.0%	45.0%		15.0%	45.0%	
Maximum Green (s)	35.5	35.5		35.5	35.5		10.5	40.0		10.5	40.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	4.0		3.5	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5			4.5		4.5	5.0		4.5	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	None		None	None		None	Max		None	None	
Walk Time (s)	5.0	5.0		5.0	5.0			5.0			5.0	
Flash Dont Walk (s)	11.0	11.0		11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0		0	0			0			0	
Act Effct Green (s)		8.8			8.9		45.7	45.1		45.6	45.1	
Actuated g/C Ratio		0.14			0.14		0.73	0.73		0.73	0.73	
v/c Ratio		0.24			0.41		0.06	0.51		0.03	0.66	
Control Delay		19.7			29.2		3.5	8.1		3.4	11.5	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		19.7			29.2		3.5	8.1		3.4	11.5	
LOS		B			C		A	A		A	B	
Approach Delay		19.7			29.2			8.0			11.4	
Approach LOS		B			C			A			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 100			
Actuated Cycle Length: 62.2			
Natural Cycle: 85			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay: 11.2		Intersection LOS: B	
Intersection Capacity Utilization 57.7%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4:



APPENDIX F

Level of Service Analysis

for

Old Pecos Trail and Lapita Lane

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	0	2	0	1	4	873	0	0	492	3
Future Vol, veh/h	1	0	0	2	0	1	4	873	0	0	492	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	0	-	0	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	81	81	81	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	0	2	0	1	5	1078	0	0	541	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1632	1631	543	1631	1632	1078	544	0	0	1078	0	0
Stage 1	543	543	-	1088	1088	-	-	-	-	-	-	-
Stage 2	1089	1088	-	543	544	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	81	101	540	81	101	266	1025	-	-	647	-	-
Stage 1	524	520	-	261	292	-	-	-	-	-	-	-
Stage 2	261	292	-	524	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	80	100	540	81	100	266	1025	-	-	647	-	-
Mov Cap-2 Maneuver	80	100	-	81	100	-	-	-	-	-	-	-
Stage 1	521	520	-	260	291	-	-	-	-	-	-	-
Stage 2	259	291	-	524	519	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	50.6	40	0	0
HCM LOS	F	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1025	-	-	80	81	266	647	-	-
HCM Lane V/C Ratio	0.005	-	-	0.014	0.027	0.004	-	-	-
HCM Control Delay (s)	8.5	-	-	50.6	50.7	18.6	0	-	-
HCM Lane LOS	A	-	-	F	F	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.1	0	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	0	7	0	0	0	5	522	3	1	875	3
Future Vol, veh/h	3	0	7	0	0	0	5	522	3	1	875	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	0	-	0	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	81	81	81	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	0	8	0	0	0	6	644	4	1	962	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1624	1626	964	1626	1623	644	965	0	0	648	0	0
Stage 1	966	966	-	656	656	-	-	-	-	-	-	-
Stage 2	658	660	-	970	967	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	82	102	310	82	103	473	714	-	-	938	-	-
Stage 1	306	333	-	454	462	-	-	-	-	-	-	-
Stage 2	453	460	-	304	333	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	81	101	310	79	102	473	714	-	-	938	-	-
Mov Cap-2 Maneuver	81	101	-	79	102	-	-	-	-	-	-	-
Stage 1	304	333	-	450	458	-	-	-	-	-	-	-
Stage 2	449	456	-	296	333	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	27.9	0	0.1	0
HCM LOS	D	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	714	-	-	168	-	-	938	-	-
HCM Lane V/C Ratio	0.009	-	-	0.065	-	-	0.001	-	-
HCM Control Delay (s)	10.1	-	-	27.9	0	0	8.8	-	-
HCM Lane LOS	B	-	-	D	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	-	-	0	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	1	0	10	1	29	4	873	40	16	503	3
Future Vol, veh/h	1	1	0	10	1	29	4	873	40	16	503	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	0	-	0	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	81	81	81	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	0	11	1	32	5	1078	49	18	553	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1720	1728	555	1679	1680	1078	556	0	0	1127	0	0
Stage 1	591	591	-	1088	1088	-	-	-	-	-	-	-
Stage 2	1129	1137	-	591	592	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	70	88	531	75	95	266	1015	-	-	620	-	-
Stage 1	493	494	-	261	292	-	-	-	-	-	-	-
Stage 2	248	277	-	493	494	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	60	85	531	72	92	266	1015	-	-	620	-	-
Mov Cap-2 Maneuver	60	85	-	72	92	-	-	-	-	-	-	-
Stage 1	491	480	-	260	291	-	-	-	-	-	-	-
Stage 2	217	276	-	478	480	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	58.1	32.1	0	0.3
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1015	-	-	70	72	250	620	-	-
HCM Lane V/C Ratio	0.005	-	-	0.031	0.151	0.13	0.028	-	-
HCM Control Delay (s)	8.6	-	-	58.1	63.7	21.5	11	-	-
HCM Lane LOS	A	-	-	F	F	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.5	0.4	0.1	-	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1	7	7	1	23	5	522	24	10	887	3
Future Vol, veh/h	3	1	7	7	1	23	5	522	24	10	887	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	0	-	0	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	81	81	81	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	1	8	8	1	25	6	644	30	11	975	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1683	1685	977	1659	1656	644	978	0	0	674	0	0
Stage 1	999	999	-	656	656	-	-	-	-	-	-	-
Stage 2	684	686	-	1003	1000	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	75	94	304	78	98	473	706	-	-	917	-	-
Stage 1	293	321	-	454	462	-	-	-	-	-	-	-
Stage 2	439	448	-	292	321	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	69	92	304	74	96	473	706	-	-	917	-	-
Mov Cap-2 Maneuver	69	92	-	74	96	-	-	-	-	-	-	-
Stage 1	291	317	-	450	458	-	-	-	-	-	-	-
Stage 2	411	444	-	280	317	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	32.7	24.6	0.1	0.1
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	706	-	-	142	74	406	917	-	-
HCM Lane V/C Ratio	0.009	-	-	0.084	0.103	0.064	0.012	-	-
HCM Control Delay (s)	10.1	-	-	32.7	59.1	14.5	9	-	-
HCM Lane LOS	B	-	-	D	F	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.3	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	1	0	0	0	29	4	873	40	16	510	4
Future Vol, veh/h	1	1	0	0	0	29	4	873	40	16	510	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	0	-	0	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	81	81	81	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	0	0	0	32	5	1078	49	18	560	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1727	1735	562	-	-	1078	564	0	0	1127	0	0
Stage 1	598	598	-	-	-	-	-	-	-	-	-	-
Stage 2	1129	1137	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	-	-	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	-	-	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	70	88	526	0	0	266	1008	-	-	620	-	-
Stage 1	489	491	-	0	0	-	-	-	-	-	-	-
Stage 2	248	277	-	0	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	60	85	526	-	-	266	1008	-	-	620	-	-
Mov Cap-2 Maneuver	60	85	-	-	-	-	-	-	-	-	-	-
Stage 1	487	477	-	-	-	-	-	-	-	-	-	-
Stage 2	218	276	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	58.1	20.3	0	0.3
HCM LOS	F	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1008	-	-	70	266	620	-	-
HCM Lane V/C Ratio	0.005	-	-	0.031	0.119	0.028	-	-
HCM Control Delay (s)	8.6	-	-	58.1	20.3	11	-	-
HCM Lane LOS	A	-	-	F	C	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.4	0.1	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1	7	0	0	23	6	527	24	10	890	4
Future Vol, veh/h	3	1	7	0	0	23	6	527	24	10	890	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	0	-	0	150	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	81	81	81	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	1	8	0	0	25	7	651	30	11	978	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1695	1697	980	-	-	651	982	0	0	681	0	0
Stage 1	1002	1002	-	-	-	-	-	-	-	-	-	-
Stage 2	693	695	-	-	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	-	-	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	-	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	-	-	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	73	92	303	0	0	469	703	-	-	912	-	-
Stage 1	292	320	-	0	0	-	-	-	-	-	-	-
Stage 2	434	444	-	0	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	68	90	303	-	-	469	703	-	-	912	-	-
Mov Cap-2 Maneuver	68	90	-	-	-	-	-	-	-	-	-	-
Stage 1	289	316	-	-	-	-	-	-	-	-	-	-
Stage 2	407	440	-	-	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	33.1	13.1	0.1	0.1
HCM LOS	D	B		

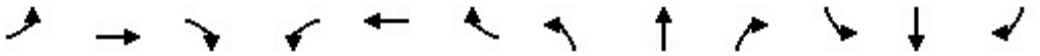
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	703	-	-	140	469	912	-	-
HCM Lane V/C Ratio	0.011	-	-	0.085	0.053	0.012	-	-
HCM Control Delay (s)	10.2	-	-	33.1	13.1	9	-	-
HCM Lane LOS	B	-	-	D	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.2	0	-	-

APPENDIX G

Level of Service Analysis

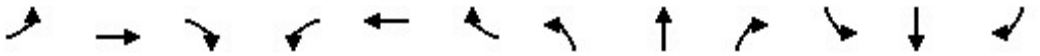
for

San Mateo Road, Camino Lejo
and
Palacio Lane



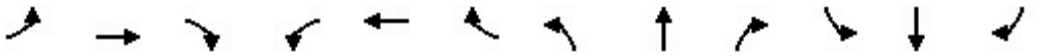
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	1	0	0	1	48	0	0	1	62	2	0
Future Volume (vph)	1	1	0	0	1	48	0	0	1	62	2	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.868			0.865				
Flt Protected		0.976									0.954	
Satd. Flow (prot)	0	1818	0	0	1617	0	0	1611	0	0	1777	0
Flt Permitted		0.976									0.954	
Satd. Flow (perm)	0	1818	0	0	1617	0	0	1611	0	0	1777	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		48			68			159			263	
Travel Time (s)		1.1			1.5			3.6			6.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	1	0	0	1	52	0	0	1	67	2	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2	0	0	53	0	0	1	0	0	69	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Free			Stop			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 20.2%		ICU Level of Service A	
Analysis Period (min) 15			



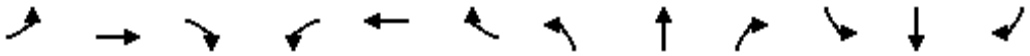
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	1	0	1	0	76	0	7	0	32	4	1
Future Volume (vph)	1	1	0	1	0	76	0	7	0	32	4	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.867						0.997	
Flt Protected		0.976			0.999						0.958	
Satd. Flow (prot)	0	1818	0	0	1613	0	0	1863	0	0	1779	0
Flt Permitted		0.976			0.999						0.958	
Satd. Flow (perm)	0	1818	0	0	1613	0	0	1863	0	0	1779	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		48			68			159			263	
Travel Time (s)		1.1			1.5			3.6			6.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	1	0	1	0	83	0	8	0	35	4	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2	0	0	84	0	0	8	0	0	40	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Free			Stop			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 20.1%		ICU Level of Service A	
Analysis Period (min) 15			



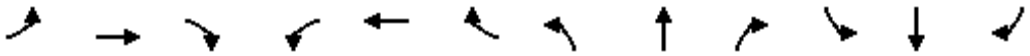
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	17	3	0	0	4	48	0	0	1	63	2	11
Future Volume (vph)	17	3	0	0	4	48	0	0	1	63	2	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.875			0.865			0.980	
Flt Protected		0.959									0.960	
Satd. Flow (prot)	0	1786	0	0	1630	0	0	1611	0	0	1752	0
Flt Permitted		0.959									0.960	
Satd. Flow (perm)	0	1786	0	0	1630	0	0	1611	0	0	1752	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		48			68			159			263	
Travel Time (s)		1.1			1.5			3.6			6.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	18	3	0	0	4	52	0	0	1	68	2	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	21	0	0	56	0	0	1	0	0	82	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Free			Stop			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 25.4%		ICU Level of Service A	
Analysis Period (min) 15			



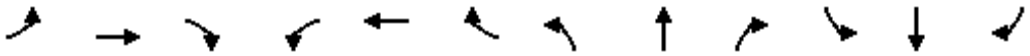
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	13	3	0	1	2	77	0	7	0	32	4	7
Future Volume (vph)	13	3	0	1	2	77	0	7	0	32	4	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.870						0.977	
Flt Protected		0.960			0.999						0.964	
Satd. Flow (prot)	0	1788	0	0	1619	0	0	1863	0	0	1754	0
Flt Permitted		0.960			0.999						0.964	
Satd. Flow (perm)	0	1788	0	0	1619	0	0	1863	0	0	1754	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		48			68			159			263	
Travel Time (s)		1.1			1.5			3.6			6.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	14	3	0	1	2	84	0	8	0	35	4	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	17	0	0	87	0	0	8	0	0	47	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Free			Stop			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 23.3%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	26	3	0	0	4	48	0	0	1	63	2	11
Future Volume (vph)	26	3	0	0	4	48	0	0	1	63	2	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.875			0.865			0.980	
Flt Protected		0.957									0.960	
Satd. Flow (prot)	0	1783	0	0	1630	0	0	1611	0	0	1752	0
Flt Permitted		0.957									0.960	
Satd. Flow (perm)	0	1783	0	0	1630	0	0	1611	0	0	1752	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		48			68			159			263	
Travel Time (s)		1.1			1.5			3.6			6.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	28	3	0	0	4	52	0	0	1	68	2	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	31	0	0	56	0	0	1	0	0	82	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Free			Stop			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 25.9%		ICU Level of Service A	
Analysis Period (min) 15			



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	21	3	0	1	2	77	0	7	0	32	4	7
Future Volume (vph)	21	3	0	1	2	77	0	7	0	32	4	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.870						0.977	
Flt Protected		0.958			0.999						0.964	
Satd. Flow (prot)	0	1785	0	0	1619	0	0	1863	0	0	1754	0
Flt Permitted		0.958			0.999						0.964	
Satd. Flow (perm)	0	1785	0	0	1619	0	0	1863	0	0	1754	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		48			68			159			263	
Travel Time (s)		1.1			1.5			3.6			6.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	23	3	0	1	2	84	0	8	0	35	4	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	26	0	0	87	0	0	8	0	0	47	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Free			Stop			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 23.7%		ICU Level of Service A	
Analysis Period (min) 15			

APPENDIX H

Traffic Signal Timing

For

Old Pecos Trail and San Mateo Road

Configuration

Controller Sequence Priority

	1	2	3	4	5	6	7	8	9	10	11	12
Ring 1 Phases . .	1	2	3	4	9	10	0	0	0	0	0	0
Ring 2 Phases . .	5	6	7	8	11	12	0	0	0	0	0	0

Phase

	1	2	3	4	5	6	7	8	9	10	11	12
In Use.	X	X	.	X	X	X	.	X	.	.	.	.
Exclusive Ped . .	.	.	.	.	.	.	.	.	.	.	.	.
Direction												

Overlap

	A	B	C	D
Direction . . .				

Load Switch Channel/Driver Group Assign (Info Only):

Load Switch (MMU) Channel	Signal Driver Phase/ Ovlap	Group Ped
1	1	.
2	2	.
3	3	.
4	4	.
5	5	.
6	6	.
7	7	.
8	8	.
9	2	X
10	4	X
11	6	X
12	8	X
13	A	.
14	B	.
15	C	.
16	D	.

Configuration Continued

Enable BIU:	1	2	3	4	5	6	7	8
Terminal/Facilities. . . .	X	X	.	.	.	.	.	.
Detector Rack.	X	.	.	.	.	.	.	.

Type 2 Runs as Type 1. . . X
MMU Disable. . . . . .
Diagnostic Enable. . . . . .
Peer-Peer Comm Enable. . . .

	1	2	3	4	5	6	7	8	9	10
Peer To Peer Addresses . .	255	255	255	255	255	255	255	255	255	255

Port 2:

Port 2 Protocol . . . . . Terminal
Port 2 Enable . . . . . NO
AB3418 Address. 0
AB3418 Group Address. 0
AB3418 Response Delay 0
AB3418 Single Flag Enable . . . NO
AB3418 Drop-Out Time. 0
AB3418 TOD SF Select. 0
Data Rate . . . . . 1200 bps
Data, Parity, Stop. 8, 0, 1

Port 3:

Port 3 Protocol . . . . . Telemetry
Port 3 Enable . . . . . YES
Telemetry Address 15
System Detector 9-16 Address. . 0
Telemetry Response Delay. . . . 8000
AB3418 Address. 0
AB3418 Group Address. 0
AB3418 Response Delay 0
AB3418 Single Flag Enable . . . NO
AB3418 Drop-Out Time. 0
AB3418 TOD SF Select. 0
Duplex. . . . . Full
Data Rate . . . . . 1200 bps
Data, Parity, Stop. 8, 0, 1

Configuration Continued

Event Enabling		Alarm Enabling	
Critical RFE'S (MMU/TF)	X	ALARM 1	X
Non-Critical RFE'S (DET/TEST)	X	ALARM 2	X
Detector Errors	X	ALARM 3	X
Coordination Errors	X	ALARM 4	X
MMU Flash Faults.	X	ALARM 5	X
Local Flash Faults.	X	ALARM 6	X
Preempt	X	ALARM 7	X
Power On/Off.	X	ALARM 8	X
Low Battery	X	ALARM 9	X
		ALARM 10.	X
		ALARM 11.	X
		ALARM 12.	X
		ALARM 13.	X
		ALARM 14.	X
		ALARM 15.	X
		ALARM 16.	X

Supervisor Access Code. . . ****
Data Change Access Code . . ****

MMU Compatibility Program (Info Only)

Channel Is Allowed to Time With Channel

	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2
1	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
2	.	.	.	.	.	.	.	.	.	.	.	.	.	.	
3	.	.	.	.	.	.	.	.	.	.	.	.	.		
4	.	.	.	.	.	.	.	.	.	.	.	.			
5	.	.	.	.	.	.	.	.	.	.	.				
6	.	.	.	.	.	.	.	.	.	.					
7	.	.	.	.	.	.	.	.	.						
8	.	.	.	.	.	.	.	.							
9	.	.	.	.	.	.	.								
10	.	.	.	.	.	.									
11	.	.	.	.	.										
12	.	.	.	.											
13	.	.	.												
14	.	.													
15	.														

Version Info:

Software Assy.	Part No.	Version
Boot	27831	2.83
Program	45561	7.4
Application		. 3
Help	27891	6.03
Configuration	27918	C000

By-Phase Timing Data

Direction	Phase 1	2	3	4	5	6	7	8	9	10	11	12
Minimum Green	5	15	0	5	5	15	0	5	5	5	5	5
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	10	0	10
Ped Clearance	0	12	0	22	0	12	0	20	0	16	0	16
Veh Extension	3.0	4.0	3.0	3.0	3.0	4.0	3.0	3.0	5.0	5.0	5.0	5.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	0	0	0	0	0	0	0	0	0
Max 1	15	45	0	20	15	45	0	20	35	35	35	35
Max 2	40	40	0	40	40	40	0	40	40	40	40	40
Max 3	0	0	0	0	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	3.5	4.0	3.5	3.5	3.5	4.0	3.5	3.5	3.0	3.0	3.0	3.0
Red Clearance	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Vehicle/Ped Phase as Overlap

Ped Ovlap Phase	Ped Phase As Overlap Consists of Ped Phases											
	1	2	3	4	5	6	7	8	9	10	11	12
1	.	.	.	.	.	.	.	.	.	.	.	.
2	.	.	.	.	.	.	.	.	.	.	.	.
3	.	.	.	.	.	.	.	.	.	.	.	.
4	.	.	.	.	.	.	.	.	.	.	.	.
5	.	.	.	.	.	.	.	.	.	.	.	.
6	.	.	.	.	.	.	.	.	.	.	.	.
7	.	.	.	.	.	.	.	.	.	.	.	.
8	.	.	.	.	.	.	.	.	.	.	.	.
9	.	.	.	.	.	.	.	.	.	.	.	.
10	.	.	.	.	.	.	.	.	.	.	.	.
11	.	.	.	.	.	.	.	.	.	.	.	.
12	.	.	.	.	.	.	.	.	.	.	.	.

Veh Ovlap Phase	Veh Phase As Overlap Consists of Veh Phases											
	1	2	3	4	5	6	7	8	9	10	11	12
1	X	.	.	.	.	.	.	.	.	.	.	.
2	.	X	.	.	.	.	.	.	.	.	.	.
3	.	.	X	.	.	.	.	.	.	.	.	.
4	.	.	.	X	.	.	.	.	.	.	.	.
5	.	.	.	.	X	.	.	.	.	.	.	.
6	.	.	.	.	.	X	.	.	.	.	.	.
7	.	.	.	.	.	.	X	.	.	.	.	.
8	.	.	.	.	.	.	.	X	.	.	.	.
9	.	.	.	.	.	.	.	.	X	.	.	.
10	.	.	.	.	.	.	.	.	.	X	.	.
11	.	.	.	.	.	.	.	.	.	.	X	.
12	.	.	.	.	.	.	.	.	.	.	.	X

Overlap Data

Overlap A	Phase: 1	2	3	4	5	6	7	8	9	10	11	12
Standard												
Protected												
Permitted												
Enable Lag												
Enable Lead												
Spare												

Advance Green Timer 0.0

	Green	Yellow	Red
Lag/Lead Timers	0.0	0.0	0.0

Overlap B	Phase: 1	2	3	4	5	6	7	8	9	10	11	12
Standard												
Protected												
Permitted												
Enable Lag												
Enable Lead												
Spare												

Advance Green Timer 0.0

	Green	Yellow	Red
Lag/Lead Timers	0.0	0.0	0.0

Overlap C	Phase: 1	2	3	4	5	6	7	8	9	10	11	12
Standard												
Protected												
Permitted												
Enable Lag												
Enable Lead												
Spare												

Advance Green Timer 0.0

	Green	Yellow	Red
Lag/Lead Timers	0.0	0.0	0.0

Overlap D	Phase: 1	2	3	4	5	6	7	8	9	10	11	12
Standard												
Protected												
Permitted												
Enable Lag												
Enable Lead												
Spare												

Advance Green Timer 0.0

	Green	Yellow	Red
Lag/Lead Timers	0.0	0.0	0.0

Power Start, Remote Flash

	Phase															
	1	2	3	4	5	6	7	8	9	10	11	12				
Power Start	.	X	.	.	.	X	.	.	.	.	.	.				
External Start	.	X	.	.	.	X	.	.	.	.	.	.				
Into Remote Flash	.	.	.	.	.	.	.	.	.	.	.	.				
Exit Remote Flash	.	.	.	.	.	.	.	.	.	.	.	.	Overlap			
Remote Flash Yellow	.	.	.	.	.	.	.	.	.	.	.	.	A	B	C	D
Flash Together	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.

Initialization Interval:

Power Start	Red
External Start	Green

Power Start All Red Time	5
Power Start Flash Time	3

Remote Flash Options:

Out of Flash Yellow	NO
Out of Flash All Red	NO
Minimum Recall	NO
Alternate Flash	NO
Flash Thru Load Switches	NO
Cycle Through Phases	NO

Option Data

	Phase											
	1	2	3	4	5	6	7	8	9	10	11	12
Guaranteed Passage												
Call To NonActuated 1		X				X						
Call To NonActuated 2				X				X				
Dual Entry		X		X		X		X				
Conditional Service												
Conditional Reservice												
Actuated Rest in Walk												
Flashing Walk												

Enable Programmable Options

Dual Entry	ON	Backup Protection Group 1	ON
Conditional Service	OFF	Backup Protection Group 2	OFF
Ped Clearance Protection	OFF	Backup Protection Group 3	OFF
Special Preempt Overlap Flash	OFF	Simultaneous Gap Group 1	OFF
Cond Service Det Cross Switch	OFF	Simultaneous Gap Group 2	OFF
Lock Detectors in Red Only	OFF	Simultaneous Gap Group 3	OFF

Five Section Left Turn Control

Phases:	5-2	7-4	1-6	3-8	11-10	9-12
Left Turn Head						

APPENDIX I

AADT for Old Pecos Trail

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2021	8,908				8,847 (99%)	60 (1%)	
	2020	15,617[3]				14,524 (93%)	1,093 (7%)	Grown from 2019
	2019	18,953[3]		10	56	18,156 (96%)	797 (4%)	Grown from 2018
	2018	19,029[3]				18,364 (97%)	665 (3%)	Grown from 2017
	2017	19,010[0]				18,041 (95%)	969 (5%)	restored from 2017 HPMS Report

AADT

	Year	AADT	DHV-30	K %	D %	P
	2015	18,732[3]		10	56	
	2014	18,876		11	53	
	2013	18,973		11	53	
	2012	19,263		11	53	
	2011	19,326		11	53	

[redacted]

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 11:05 AM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 9:05am

- First Name: Luis
- Last Name: Hernandez
- Land Use Board: Board of Adjustment
- Case Number: Case #2022-5066
- Your Comment: Kindly consider providing an extension to the Special Use Permit for a private school at First Baptist Church. The school that is offering education out of this church is an asset to the community and is providing a much needed service.

Thank you.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Cc: ESQUIBEL, DANIEL A.
Subject: FW: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 9:19:54 AM
Attachments: image001.png

FYI

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 11:08 AM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 9:08am

- First Name: Christa
- Last Name: Hernandez
- Land Use Board: Board of Adjustment
- Case Number: Case #2022-5066
- Your Comment: I am commenting in favor of the request to extend the Special Use Permit for a private school at First Baptist Church. Santa Fe Christian is an excellent school and is providing essential services to the community.

Thank you.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:12:08 PM
Attachments: Outlook-nxm4sbhz.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 3:12 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 1:12pm

- First Name: Vincent
- Last Name: Torres
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: Board Members: I am writing to express my support for Santa Fe Christian's Special Use Permit at First Baptist Church. As a parent, local pastor, and resident of District 4, I am thrilled with what this small school is doing for our community. In addition to providing a quality education for its students, the school promotes community involvement and service. Most recently, the students prepared baskets of household goods for our senior citizens and handed them out at the Senior Center with the Mayor. Despite its small size and limited resources, the school has accommodated students with special needs and IEPs, and they distribute significant tuition assistance annually to families in need. The options for religious education in Santa Fe are extremely limited, and to my knowledge, Santa Fe Christian is the only

non-Catholic religious school we have. As the school continues their efforts to acquire their own property, First Baptist Church is the only facility in town equipped to house them. This extension will afford the school more time to raise additional funds and secure a more permanent location in the near future. It is my understanding that another school located at another church in the same area was given a permanent Special Use Permit, so this short extension seems more than reasonable given the brevity and minimal impact. Thank you for your favorable consideration of this request and your service to the City.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:12:17 PM
Attachments: Outlook-xssshl0r.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 3:11 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 1:11pm

- First Name: Jeff
- Last Name: Meyer
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: I fully support the continued use of the First Baptist Church as a private school. Santa Fe Christian school has been a significant improvement on my granddaughters learning and happiness of school attendance.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:12:43 PM
Attachments: Outlook-4zbqrcsg.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 2:30 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 12:30pm

- First Name: Ignacio
- Last Name: Reparaz
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: As a parent of a Kindergarten student, we couldn't be happier and more satisfied with the education and overall service provided by Santa Fe Christian and First Baptist Church. Thank you for your continued support to this community and for giving our children the option to acquire a solid education at the current school location.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:22:47 PM
Attachments: Outlook-ovi3vfg5.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 2:02 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 12:02pm

- First Name: Jesper
- Last Name: Soerensen
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: I strongly support this permit extension. The school offers an invaluable education and the facilities are a great fit for the school for the time being as they exploring finding a longer term permanent location. The needs of the school make their search complex and one that will take time until the right lot or existing property can be utilized . Extending their application two years will provide them ample time to find a good fit in everyone's interest.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:58:40 PM
Attachments: Outlook-oq340ndg.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 4:49 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 2:49pm

- First Name: THOMAS
- Last Name: GALLEGOS
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: Please approve special use permit extension for yhe valuable service for Santa Fe residents.

  Case 2022-5066

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:59:00 PM
Attachments: Outlook-og0ld1c5.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 4:31 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 2:31pm

- First Name: Patricia
- Last Name: Gallegos
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: Please approve the 2 year extension for special use permit for this school's valuable service to the citizens of Santa Fe.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Cc: ESQUIBEL, DANIEL A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:03:29 PM
Attachments: Outlook-wxuqccig.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 3:49 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 1:49pm

- First Name: Terry
- Last Name: McMillan
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: I fully support extension of the special use permit to Santa Fe Christian to continue to operate a school at First Baptist Church. The school provides an educational alternative to working parents in Santa Fe.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:11:57 PM
Attachments: Outlook-zmqrubtn.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 3:17 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 1:17pm

- First Name: Jenny
- Last Name: Meyer
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: I would like to voice my support for SFC's use of 1605 Old Pecos Trail as a Private School for the next 2 years and beyond. The property is safe and adequate for use as a private school. There are designated areas for lunch, recess and there are plenty of classrooms. My grandchild has flourished at SFC, and I feel it is very important to have this type of education available to the children of Santa Fe.

  Thank you for your consideration.

[redacted]

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 11:05 AM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 9:05am

- First Name: Luis
- Last Name: Hernandez
- Land Use Board: Board of Adjustment
- Case Number: Case #2022-5066
- Your Comment: Kindly consider providing an extension to the Special Use Permit for a private school at First Baptist Church. The school that is offering education out of this church is an asset to the community and is providing a much needed service.

Thank you.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Cc: ESQUIBEL, DANIEL A.
Subject: FW: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 9:19:54 AM
Attachments: image001.png

FYI

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 11:08 AM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 9:08am

- First Name: Christa
- Last Name: Hernandez
- Land Use Board: Board of Adjustment
- Case Number: Case #2022-5066
- Your Comment: I am commenting in favor of the request to extend the Special Use Permit for a private school at First Baptist Church. Santa Fe Christian is an excellent school and is providing essential services to the community.

Thank you.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:12:08 PM
Attachments: Outlook-nxm4sbhz.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 3:12 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 1:12pm

- First Name: Vincent
- Last Name: Torres
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: Board Members: I am writing to express my support for Santa Fe Christian's Special Use Permit at First Baptist Church. As a parent, local pastor, and resident of District 4, I am thrilled with what this small school is doing for our community. In addition to providing a quality education for its students, the school promotes community involvement and service. Most recently, the students prepared baskets of household goods for our senior citizens and handed them out at the Senior Center with the Mayor. Despite its small size and limited resources, the school has accommodated students with special needs and IEPs, and they distribute significant tuition assistance annually to families in need. The options for religious education in Santa Fe are extremely limited, and to my knowledge, Santa Fe Christian is the only

non-Catholic religious school we have. As the school continues their efforts to acquire their own property, First Baptist Church is the only facility in town equipped to house them. This extension will afford the school more time to raise additional funds and secure a more permanent location in the near future. It is my understanding that another school located at another church in the same area was given a permanent Special Use Permit, so this short extension seems more than reasonable given the brevity and minimal impact. Thank you for your favorable consideration of this request and your service to the City.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:12:17 PM
Attachments: Outlook-xssshl0r.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 3:11 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 1:11pm

- First Name: Jeff
- Last Name: Meyer
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: I fully support the continued use of the First Baptist Church as a private school. Santa Fe Christian school has been a significant improvement on my granddaughters learning and happiness of school attendance.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:12:43 PM
Attachments: Outlook-4zbqrcsg.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 2:30 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 12:30pm

- First Name: Ignacio
- Last Name: Reparaz
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: As a parent of a Kindergarten student, we couldn't be happier and more satisfied with the education and overall service provided by Santa Fe Christian and First Baptist Church. Thank you for your continued support to this community and for giving our children the option to acquire a solid education at the current school location.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:22:47 PM
Attachments: Outlook-ovi3vfg5.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 2:02 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 12:02pm

- First Name: Jesper
- Last Name: Soerensen
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: I strongly support this permit extension. The school offers an invaluable education and the facilities are a great fit for the school for the time being as they exploring finding a longer term permanent location. The needs of the school make their search complex and one that will take time until the right lot or existing property can be utilized . Extending their application two years will provide them ample time to find a good fit in everyone's interest.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:58:40 PM
Attachments: Outlook-oq340ndg.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 4:49 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 2:49pm

- First Name: THOMAS
- Last Name: GALLEGOS
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: Please approve special use permit extension for yhe valuable service for Santa Fe residents.

  Case 2022-5066

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:59:00 PM
Attachments: Outlook-og0ld1c5.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 4:31 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 2:31pm

- First Name: Patricia
- Last Name: Gallegos
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: Please approve the 2 year extension for special use permit for this school's valuable service to the citizens of Santa Fe.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Cc: ESQUIBEL, DANIEL A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:03:29 PM
Attachments: Outlook-wxuqccig.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 3:49 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 1:49pm

- First Name: Terry
- Last Name: McMillan
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: I fully support extension of the special use permit to Santa Fe Christian to continue to operate a school at First Baptist Church. The school provides an educational alternative to working parents in Santa Fe.

From: MOORE, MARGARET
To: GURULE, GERALDINE A.
Subject: Fw: New submission from your Planning Commission & Board of Adjustment Public Comment form
Date: Monday, January 6, 2025 2:11:57 PM
Attachments: Outlook-zmqrubtn.png

Maggie Moore
Interim Assistant Land Use Director
City of Santa Fe
200 Lincoln Avenue
O: 505-955-6647
C: 505-490-5930
E: mmoore@santafenm.gov

CITY OF SANTA FE
PLANNING & LAND USE

Stay in the know! Subscribe to **PLUS**, our free quarterly email newsletter with the latest on how we're working with *you* to build a more modern, vibrant, and inclusive Santa Fe.

From: City of Santa Fe <noreply@santafenm-gov.com>
Sent: Monday, January 6, 2025 3:17 PM
To: MOORE, MARGARET <mmoore@santafenm.gov>
Subject: New submission from your Planning Commission & Board of Adjustment Public Comment form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on: Monday, January 6, 2025 at 1:17pm

- First Name: Jenny
- Last Name: Meyer
- Land Use Board: Board of Adjustment
- Case Number: 2022-5066
- Your Comment: I would like to voice my support for SFC's use of 1605 Old Pecos Trail as a Private School for the next 2 years and beyond. The property is safe and adequate for use as a private school. There are designated areas for lunch, recess and there are plenty of classrooms. My grandchild has flourished at SFC, and I feel it is very important to have this type of education available to the children of Santa Fe.

  Thank you for your consideration.

CITY OF SANTA FE

Planning and Land Use Department
Board of Adjustment Staff Report

Case No:	2022-6149
Previous Hearing Dates:	June 6, 2023, July 2, 2024
Six-Month Return Hearing Date:	January 7, 2025
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. 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	**Partial Completion** – 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.	**Noncompliant**
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).	**Noncompliant**
9	Applicant shall include the Special Use Permit Action Letter with any future building permit applications. (To be implemented during construction.)	**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.	**Noncompliant**
13	Public or Quasi-Public infrastructure, commercial improvements will require review of site features for ADA compliance.	**Noncompliant**
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).	**Incomplete** – 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.	**Partial Completion** – 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.	**Partial Completion**
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).	**Permitted but not complete**
9	Applicant shall include the Special Use Permit Action Letter with any future building permit applications.	Noncompliant – 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.	**Partial Completion** – 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.	**Permitted but not complete**

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.

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

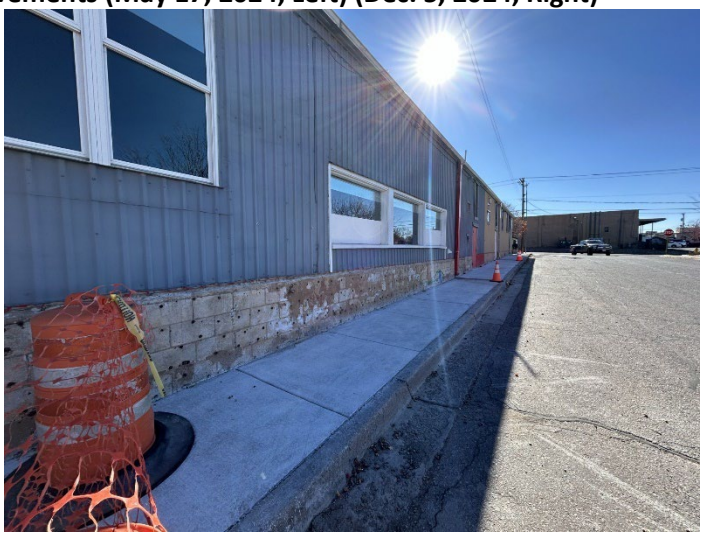
Figure 1. Camino de Los Marquez Curb



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)(ii) 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)(l) 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 1987Subsection 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 Chapter14; or to deny special use permits when not in harmony with the intent and purpose of Chapter14.
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 — 12-18-24
Date

FILED:

Andrea Salazar
Andrea Salazar (Dec 19, 2024 16:37 MST)

Andréa Salazar — Dec 19, 2024
City Clerk — Date

XIV

APPROVED AS TO FORM

Rebecca Mnuk-Herrmann — 12/18/2024
Assistant City Attorney — 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.l(F)(2)(a)(viii) requires an Early Neighborhood Notification (ENN) meeting for s.pecial 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. l(F)(S)]; and
   (b) Guidelines for discussion items at the ENN meeting[§ 14-3.l(F)(6)].
3. Notice requirements for ENN meetings are set out in SFCC 1987 Section 14-3.l(H) [§ 14- 3.l(F)(4)].
4. Pursuant to SFCC 1987 Section 14-3.l(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)(l)];
   (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)(l) 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 residentia11y 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.l(C) Table 14-6-1.1, *"Table of Permitted Uses", "pet grooming"* and *"kennef'* uses are permitted within the C-2 General Commercial zone with a special use permit iflocated within 200 feet ofresidentially zoned property.
4. The special use permit was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Coderequirements.
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 — Jul27,2023 Date
City Clerk

xrv

APPROVED AS TO FORM

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:	CBJCHBCAABAAKyF2Vd6YlvkfgUhED5aYlqBvYTkdF1yl

"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: 63.23220.2

Agreement completed.
2023-07-28-0:20:24 AM GMT

Powered by Adobe Acrobat Sign

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

TABLE 1. CONDITIONS OF APPROVAL		
#	**Condition of Approval**	**Completion Status by July 2024:**
1	Should the SUP be approved, per SFCC 14-3.6(D)(2)(o), 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 SFCC 14-8.4(4).	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 SFCC 10-2.5, 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 SFCC 14-3.6(D)(2)(e).	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 SFCC 5-7.6 Animal Nuisances and SFCC 14-3.6(D)(2)(p).	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 SFCC Section 14-8.4.	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 ICC ANSI A117.1-2009 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 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.

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	jmk
Assistant Department Director	Heather Lamboy	HLL
Planning Manager	Maggie Moore	MRM
Senior Planner	Carly Venditti	CAV

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

Case No:	2022-6149
Hearing Date:	June 6, 2023
Applicant:	Zoomies Dog Care
Agent:	WAMO Studio Architects
Request:	Special Use Permit
Location:	513A Camino de Los Marquez
Case Mgr.:	Maggie Moore
Zoning:	C-2 (General Commercial)
Overlay:	Suburban Archaeological Overlay District
Pre-app. Mtg:	NA
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. 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 SFCC 14-3.6(D)(2)(o), 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 SFCC 14-8.4(4).	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 SFCC 10-2.5, 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 SFCC 14-3.6(D)(2)(e).	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 SFCC 5-7.6 Animal Nuisances and SFCC 14-3.6(D)(2)(p).	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 SFCC Section 14-8.4.	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

	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 such as the New Mexico Accessible Parking Checklist, latest published version.		

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 18th, 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:

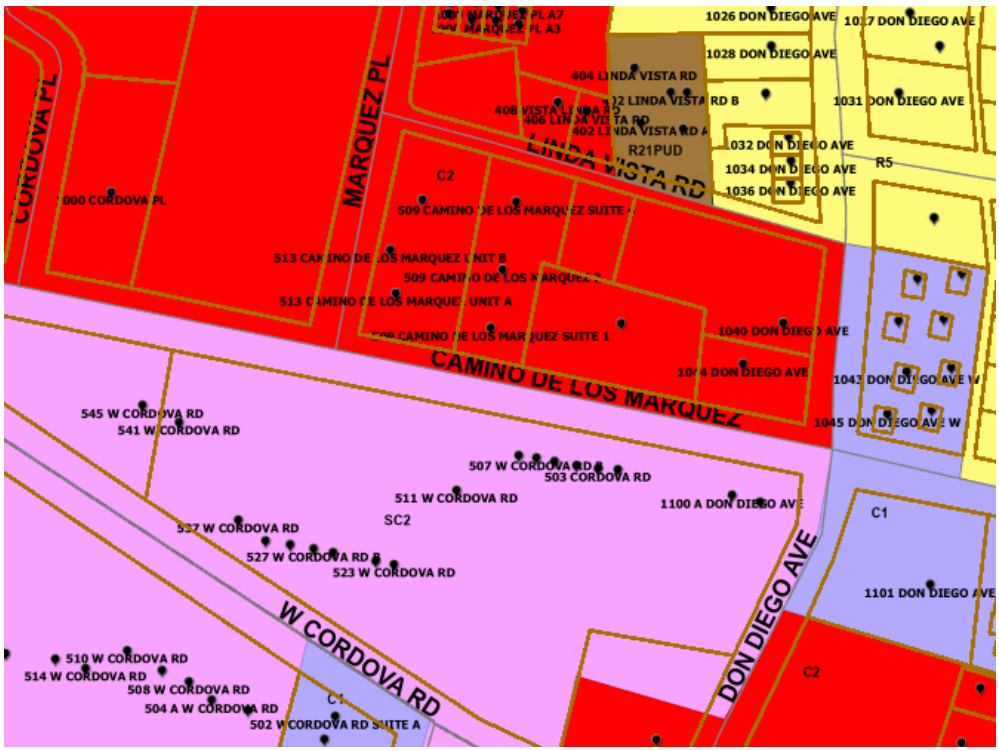
1. Restaurants (Back Street Bistro, Café Mimosa and Marquez Street Deli)
2. Spa and Pool Retailer (Prime Time and Cal Spas)
3. Fitness Exercise Studios (Evolve and Tao Fitness)
4. Resale Thrift Shops (Thrifty Queen and Flea Circus)
5. A Beauty School (Sterling Silver Beauty Institute)
6. Other service 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 31st 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:

Criterion 1: §14-3.6(D)(1)(a) the land use board has the authority under the section of Chapter 14 described in the application to grant a special use permit;	**Criterion Met:** (Yes/No) **YES**
Applicant Response: *None* **Staff Response:** Per Subsection 14-3.6(B) "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".	

Criterion 2: Necessary Finding §14-3.6(D)(1)(b) that granting the special use permit does not adversely affect the public interest; and	**Criterion Met:** (Yes/No) **YES**

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.

Criterion 3: Necessary Finding §14-3.6(D)(1)(c) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No) YES

Applicant Response:
The 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.

Staff Response:
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).

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.

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)(l) 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
City Clerk

XIV

Jul 27, 2023
Date

APPROVED AS TO FORM

Rebecca Mnuk-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:	CBJCHBCAABAAKyF2Vd6YlvkfgUhED5aYlqBvYTkdF1yl

"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

Powered by Adobe Acrobat Sign

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.

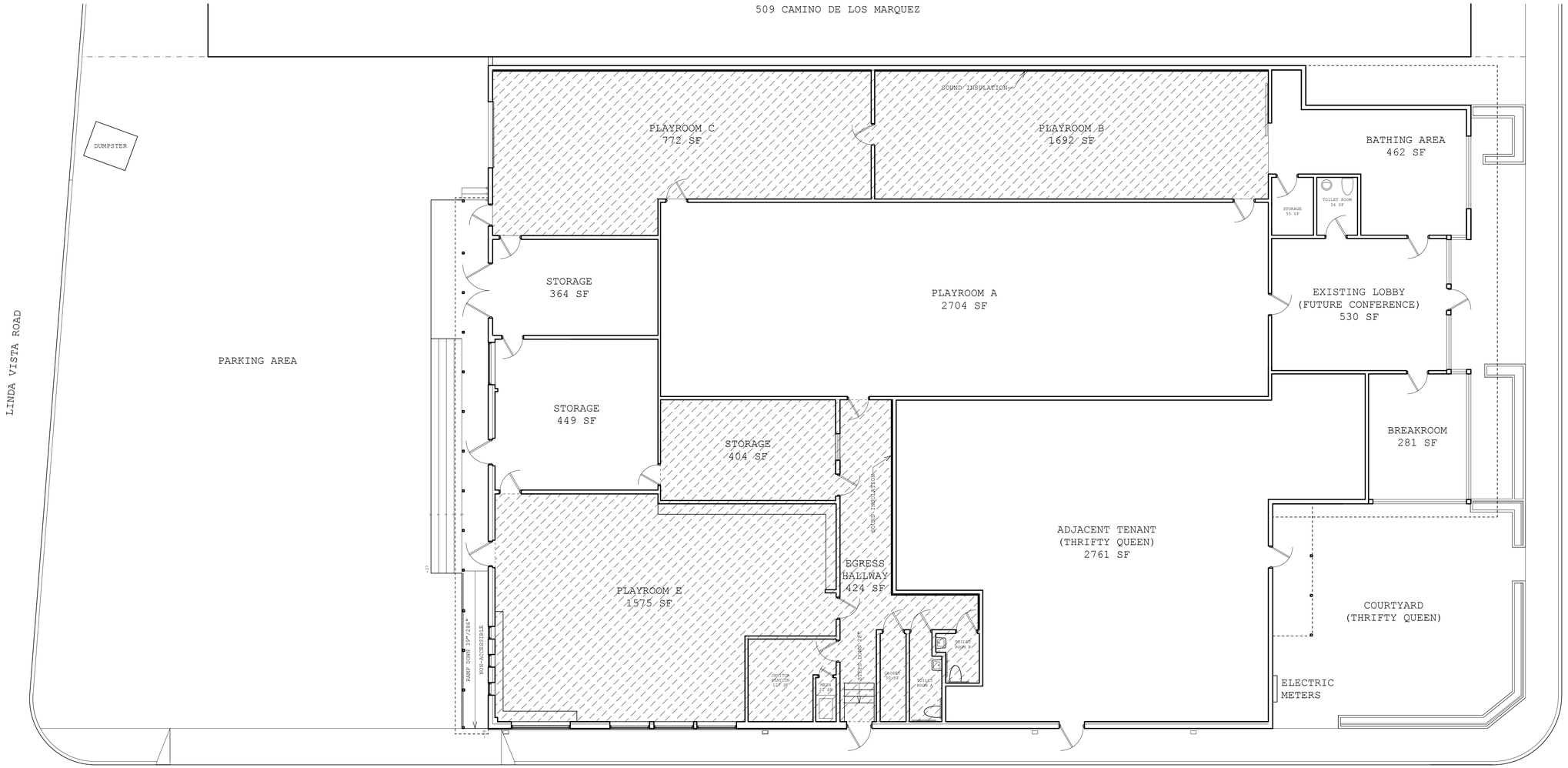
16) Building ADA compliance: pending construction permit application.

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

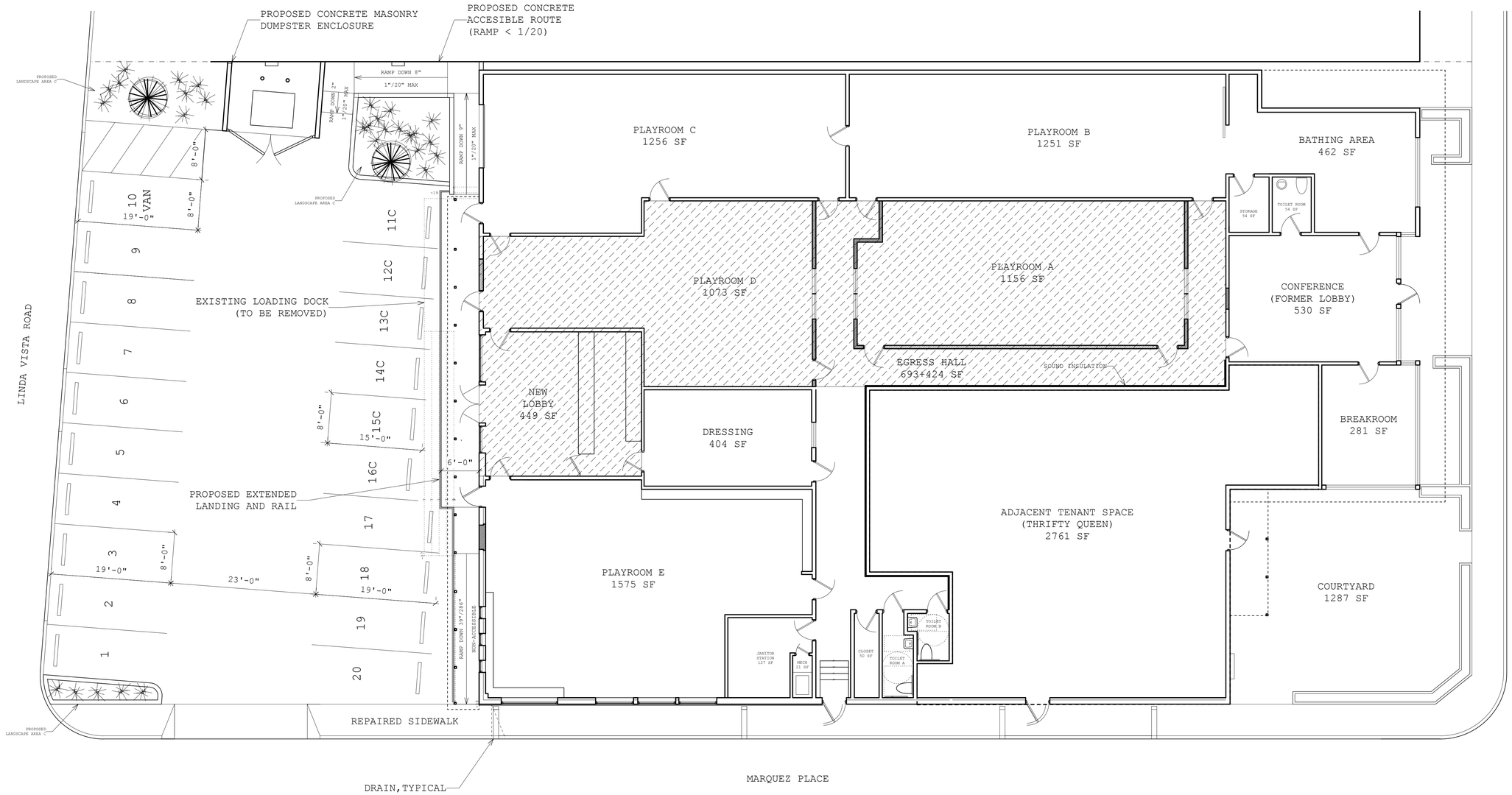
513 CAMINO DE LOS MARQUEZ
SITE PLAN/FLOORPLAN
2024.05.01

0' 8' 16' 24' 32' 40'

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



ZOOMIES 24/7

513 CAMINO DE LOS MARQUEZ
SITE PLAN/FLOORPLAN
2024.05.01

0' 8' 16' 24' 32' 40'

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

PHASE 2

EGRESS CORRIDOR, PLAYROOMS A, D: FINISHES, ELECTRICAL AND MECHANICAL SYSTEMS
LOBBY: STOREFRONT WINDOWS, FINISHES, ELECTRICAL AND MECHANICAL SYSTEMS
SITE WORK: ACCESSIBLITY AND EGRESS, LANDSCAPING

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	513 CAMINO DE LOS MARQUEZ, UNIT A SANTA FE, NM 87505
		PDD Apartments LLC	

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 ¼" to ½" 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 Ramps406.2 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 Dinning 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 :

(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 __1___ , showers ____ ,Tubs____, / / Female Plumbing fixtures required :(Water Closets__1_ , Vanities__1___ , /Showers____, /Tubs____, //, Drinking Fountains required _____ //, Service sink required,___1___ , 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

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

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
Expediter Approval v.2	Requires Revision	Donovan Troelsen email: dltroelsen@santafenm.gov
Expediter Approval v.3	Approved	Donovan Troelsen email: dltroelsen@santafenm.gov

Grading/Drainage v.1	Approved	Teddy Padilla Ph: (505) 231-4794 email: tlpadilla@santafenm.gov

-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

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

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	Requires Revision	Teddy Padilla Ph: (505) 231-4794 email: tlpadilla@santafenm.gov

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.

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	Requires Revision	Leroy Griego email: logriego@santafenm.gov

enclosure needs to be 12x12 with dimensions on plans.

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