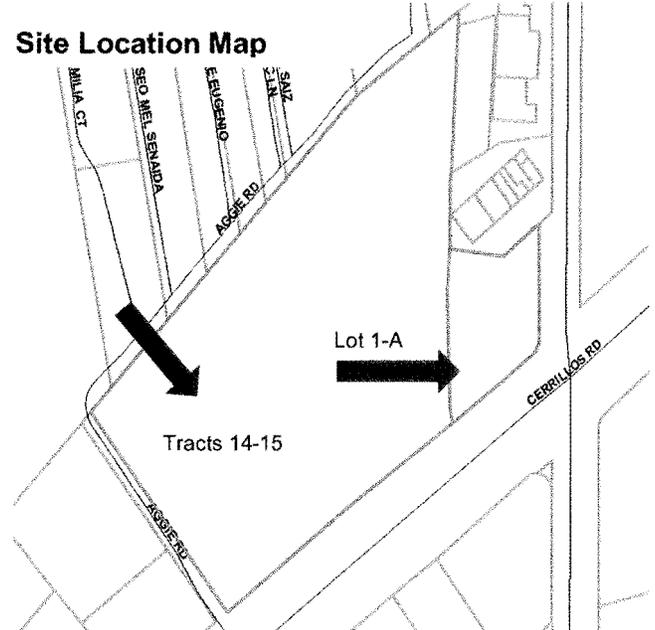




Land Use Department Planning Commission Staff Report

Case No: 2018-66 & 2018-65
Hearing Date: August 2, 2018
Applicant: Jennifer Jenkins, JenkinsGavin
Request: Preliminary Subdivision Plat and Development Plan Amendment
Location: 3777, 3781, 3787, 3795 Cerrillos Road
Case Mgr.: Margaret Ambrosino, AICP
Zoning: C-2 General Commercial
Overlay: Cerrillos Road Highway Corridor Protection District (CRHC)
Pre-app. Mtg.: April 11, 2018
ENN Mtg.: June 4, 2018
Proposal: Preliminary subdivision plat for four (4) commercial lots and Development Plan Amendment



Case #2018-66. Piazza Fiorina Preliminary Subdivision. Jennifer Jenkins of JenkinsGavin, Inc., Agent for Fit Properties, LLC, Owner, requests approval of a preliminary subdivision plat to create four commercial lots located at 3777, 3781, 3787 and 3795 Cerrillos Road. The property is approximately 6.86 acres and is zoned C-2 (General Commercial). (Margaret Ambrosino, AICP, Case Manager)

Case #2018-65. Piazza Fiorina Development Plan Amendment. Jennifer Jenkins of JenkinsGavin, Inc., Agent for Fit Properties, LLC, Owner, requests an Amendment (#3) for Vegas Verdes Restaurants Site Development Plan. The site encompasses 3777, 3781, 3787, 3795 Cerrillos Road and is zoned C-2 (General Commercial) (Margaret Ambrosino, AICP, Case Manager).

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the preliminary subdivision plat and development plan amendment subject to the recommended conditions of approval as noted below and technical corrections in Exhibit A.

Two motions will be required in this case:

- **APPROVE/DENY** the preliminary subdivision plat subject to conditions of approval and technical corrections recommended by staff. (Case #2018-66)
- **APPROVE/DENY** the development plan amendment subject to conditions of approval and technical corrections recommended by staff. (Case #2018-65)

II. CONDITIONS OF APPROVAL

#	Condition of Approval	Dept. or Division	To be completed by:
1	The drainage ponds must be cleaned and redefined to demonstrate proper functioning.	City Engineer, Land Use Department	Prior to Final Subdivision Plat Submittal
2	A public sewer line extension through Lot 4, to Aggie Road, shall be required. The final design of the sewer system serving Lot 4 shall be reviewed and approved by the City's Wastewater Division	Wastewater Division, Public Works	Prior to Final Subdivision Plat Submittal
3	An Agreement to Construct and Dedicate (ACD) from the Water Division may be required for these lots to obtain water service. A water plan must be submitted directly to the Water Division and approved prior to obtaining an ACD. If an ACD is not required, then an Agreement for Metered Service (AMS) will be required to obtain water service for the proposed building.	Water Division	Prior to Constructing Mains OR Obtaining Water Service

III. EXECUTIVE SUMMARY

The area defined on the Boundary Survey includes Tracts 14 and 15 and Lot 1-A (3777 Cerrillos) which together comprise the Vegas Verdes Restaurants Site Development Plan of approximately 6.86 acres. Tracts 14 and 15 are the portion where the preliminary subdivision is proposed, creating a fourth lot to the north of Lot 3. The preliminary subdivision creates three lots: one for each restaurant (pads A-C) and a fourth lot, to be developed for a future commercial use. Pad D remains part of the development plan and is unchanged in its current building, lot lines, and existing retail use.

Should the Commission approve both the preliminary subdivision plat and development plan amendment, a final subdivision plat application will be submitted for future approval by the Commission prior to recording of the plat and issuance of construction permits. The development plan will be updated to reflect the third revision and recorded with the final subdivision.

According to Table 14-7.3-1, no minimum lot sizes are specified, nor an open space requirement for non-residential C-2 uses per Subsection 14-7.5(D)(8). Staff analysis indicates that the existing development and proposed lot split and additional building will meet or exceed all current development standards.

IV. BACKGROUND

The subject property was originally created via a lot consolidation for Anthony J. and Betty Fiorina in 1998, after which the Vegas Verdes Restaurants Site Development Plan was created in 2002, containing four (4) commercial pads for restaurants (pads A-C) and commercial retail (pad D).

V. EXISTING CONDITIONS

Direction	Property Address	Zoning
North	Multiple	R-3 (Residential three dwelling units per acre); MHP (Mobile Home Park-0.4 dwelling units per acre)
East	3695 Cerrillos Road	C-2 (General Commercial)
South	3790-3730 Cerrillos Road	C-2 (General Commercial)
West	3811, 3811 ½ Cerrillos Road	C-2 (General Commercial)

For a shopping center consisting of multiple lots of record, either of two methods may be used to determine compliance with development standards:

- Each lot of record may be considered individually.
- The lots may be evaluated as a combined “premises,” if an enforceable agreement between each of the lot owners guarantees that the lots will be developed and operated as a unified complex. [14-1.11 Applicability to Premises, 14-12 Definitions – Premises]

This project is evaluated using the premises definition, since easements and agreements for shared parking, etc., will be provided.

For the C-2 district, sixty (60) percent lot coverage is permitted, for both existing and future commercial uses. Any future commercial use for the newly created Lot 4 must conform to the dimensional standards in Table 14-7.3-1, and all other impacts shall be assessed at the time of building permit. As noted by the applicant, each of the three existing businesses will occupy the newly created Lots 1 through 3 which will contain Chili's (approximately 1.178 acres), U.S. Bank (approximately 1.831 acres) and Olive Garden (approximately 1.310 acres), respectively.

The land is bordered on the north and partially to the west by residential uses.

Traffic

Access to the subdivision exists via Cerrillos Road to the South, Aggie Road to the west, and via Vegas Verdes Road to the east via an access and utility easement across the adjacent property. The applicant stated that all three roads are paved and improved to City standards with curb, gutter and sidewalk. However, while Cerrillos Road is, Aggie Road is not public and thus not improved to City standards. The applicant also stated that vehicular and pedestrian traffic patterns are existing and will not be impacted by the proposed subdivision. No conditions or technical corrections are required per the City Traffic Engineer.

Parking

As noted by the applicant, existing shared parking is provided onsite and is in excess of City requirements. Per the original City approved development plan for the shopping center which dates back to 2002, a total of 297 parking spaces are required and 452 are provided. Some of this excess parking will be removed to accommodate the construction of "Pad E" for Lot 4. In addition, Lot 1-A was developed with a multi-tenant retail building instead of a restaurant as originally contemplated.

Water and Wastewater

As noted in the applicant's letter, the project will be served with both City water and sewer. The existing buildings on proposed Lots 1-3 are connected to water in Cerrillos Road. The newly created lot can connect via an eight-inch waterline that runs north to south through the property in a 20-foot waterline easement. As noted by the City Wastewater Engineer, a public sewer line extension through proposed Lot 4 to Aggie Road shall be required. The applicant shall determine if gravity or pump engineering is required, and the final design of the sewer system serving this lot shall be reviewed and approved by the Wastewater Division prior to recordation along with other technical corrections as noted in Exhibit A.

Technical Review

The applicant notes that as depicted in the grading and drainage plan, stormwater is collected in a series of swales along the north, east and west boundaries and detained in two ponds at the northeast and northwest corners of the site. The future building proposed for Lot 4 will replace existing parking and drive aisles, so impervious area will not be increased and no additional ponding is required. However, as noted by the City Engineer, the existing ponds will need to be cleaned and redefined prior to recordation if the applicant's requests are approved, so that they can accept stormwater flows from the existing impervious surfacing.

Landscape

The site is landscaped in accordance with the attached plan approved as part of the original 2002 development plan. New landscaping shall be installed as part of the new construction on Lot 4 at the time of development and shall meet the requirements of 14-7.5(D)(5). For C-2 zoning, a minimum of 25 percent open space is required. The open space calculation including the proposed new building on Lot 4, is as follows:

Required Open Space: 25% = 1.91 acres
Provided Open Space: 31% = 2.42 acres.

The project's total lot coverage is far below the City's maximum and the provided open space exceeds the minimum.

Fire

The applicant has indicated that a fire hydrant is located in the parking lot behind Pad B on Lot 2, which shall serve the fire flow requirements for all lots. The Fire Marshal has provided a list of general technical corrections that are required prior to any new construction as seen in Exhibit A.

VI. CERRILLOS ROAD HIGHWAY CORRIDOR (CRHC) PROTECTION DISTRICT STANDARDS (14-5.5(B)(4))

The property lies within in Zone 3 of the CRHC and complies with the development and design standards as follows:

Criteria	Requirement	Proposed	Compliance
Lot Depth	75' minimum lot depth for lots fronting Cerrillos Road	200'+	Complies
Height	Shall comply with underlying C-2 District and not to exceed 45'	N/A	Structure on proposed Lot 4

			to comply at construction permit
Setback or yard	35' minimum for lots fronting Cerrillos	N/A	Complies (existing structures)
Lot Coverage	60 percent maximum	N/A	Structure on proposed Lot 4 to comply at construction permit

Landscaping standards

Frontage Landscaping	Minimum 20' depth fronting Cerrillos	N/A	Complies (existing structures)
Screening	New loading docks, storage facilities or trash disposal areas shall be located at rear or be entirely screened with opaque wall or fence of 6' minimum height.	N/A	Structure on proposed Lot 4 to comply at construction permit. Existing trash enclosures on the proposed Lots 1-3 shall comply with Condition of Approval as noted by Environmental Services

VII. DEVELOPMENT PLAN APPROVAL CRITERIA (14-3.8(de)(1))

Criterion 1: that the Planning Commission is empowered to approve the plan under the section of Chapter 14 described in the application;	Criterion Met: (Yes/No/conditional/N/A) N/A (EXISTING), YES (PROPOSED)
<i>Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans. Subsection 14-3.8(B)(3) requires approval of a development plan for a project which has a gross floor area of 30,000 square feet or more, or for an amendment to that type of development plan.</i>	
Criterion 2: that approving the development plan will not adversely affect the public interest; and	Criterion Met: (Yes/No/conditional/N/A) YES
<i>Chapter 14 establishes minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. Subject to staff recommended conditions of approval, the proposed development plan amendment application complies with minimum standards of Chapter 14 and would not adversely affect the public interest.</i>	
Criterion 3: 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
<i>Existing structures on Lots 1-3 are compatible with and adaptable to buildings, structures and uses of</i>	

the abutting properties and other properties in the vicinity and represent typical restaurant and commercial uses found in Zone 3 of the CHRC. Lot 4 is currently vacant, but development in accordance with the proposed development plan amendment, applicable development standards and permitted use regulations will ensure compatibility.

VIII. PRELIMINARY SUBDIVISION PLAT

Section 14-3.7 governs the authority, procedures and restrictions for the division of land. Section 14-3.7(B)(3)(d) states that “The planning commission shall review the preliminary *plat* and other materials submitted for conformity to this article, consider the *land use director* report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider. Following this, the planning commission shall act on the *application* within thirty-five days unless an extension of time is applied for in writing by the subdivider and granted by the planning commission. The planning commission shall approve or deny the *application*.” The preliminary subdivision plat approval typically includes conditions of approval to ensure the subdivision would meet all approval criteria. The following documents the status of the approval criteria:

Status of Approval Criteria for a Preliminary Subdivision:

<p>Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.</p>	<p>Criterion Met: (Yes/No/conditional/N/A) YES</p>
<p><i>The project site is already developed with three buildings, a parking lot, utilities, lighting, and landscaping. There are no water courses or historical sites or structures. Any new development on Lot 4 will comply with applicable City regulations.</i></p>	
<p>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the <i>plat</i> if it determines that in the best interest of the public health, safety or welfare the land is not suitable for <i>platting</i> and <i>development</i> purposes of the kind proposed. Land subject to <i>flooding</i> and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be <i>platted</i> for <i>residential</i> occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate <i>erosion</i> or <i>flood</i> hazard. Such land shall be set aside within the <i>plat</i> for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).</p>	<p>Criterion Met: (Yes/No/conditional/N/A) YES</p>
<p><i>Staff notes that the land appears suitable for platting and (commercial) development purposes. Though no specific additional development is proposed at this time, the conceptual building footprint as shown on "Pad E" in the applicants' submittal demonstrates feasibility for the types of development contemplated and compatible with similar uses in the C-2/CHRC Zone 3 Overlay District.</i></p>	
<p>Criterion 3: All <i>plats</i> shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).</p>	<p>Criterion Met: (Yes/No/conditional/N/A) YES</p>

<i>The preliminary subdivision plat complies with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).</i>	
Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	Criterion Met: (Yes/No/conditional/N/A) YES
<i>No nonconformity is being created or increased with this preliminary subdivision plat.</i>	
Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.	Criterion Met: (Yes/No/conditional/N/A) YES
<i>No non-conformities are present or will be created</i>	

IX. EARLY NEIGHBORHOOD NOTIFICATION (ENN)

An ENN meeting was held at the Southside Library on June 4, 2018. Eight community members, two members of the agent team and one city staff member were in attendance. Issues discussed included difficulty with the ingress at Vegas Verdes (off of Lot-1A) due to the raised ground level, northern portion of Aggie Road carrying cut-through traffic, and security. The applicant's agent stated that future development will create more visibility in the area to address safety and security concerns. Staff did not identify any difficulty with ingress at Vegas Verdes upon the initial site visit, but offered to meet with concerned citizens at the site to investigate further.

X. EXPIRATION

The preliminary subdivision plat shall expire three (3) years from the date of final action by the Planning Commission. Should the Commission approve the proposed six lot subdivision, the expiration of the preliminary plat shall be September 2, 2021.

XI. EXHIBITS

EXHIBIT A: Technical Corrections Matrix

EXHIBIT B: Development Review Team Memoranda

1. Traffic Engineering, James Martinez, P.E.
2. Technical Review, Joe Barela, P.E.
3. Landscaping, Martin Gabaldon
4. Water Division, Dee Beingessner, P.E.
5. Wastewater Division, Stan Holland, P.E.
6. Fire Department, Geronimo Griego
7. Environmental Services, Eric Lucero

EXHIBIT C: Maps and Photos

- 1. Aerial Photo
- 2. Current Zoning Map
- 3. Future Land Use Map

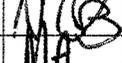
EXHIBIT D: ENN Materials

- 1. ENN Sign-In Sheet
- 2. ENN Notes

EXHIBIT E: Applicant Submittals

- 1. Application
- 2. Legal Lot of Record Transmittal Letter
- 2. Preliminary Subdivision Plat & Development Plan Amendment #3
- 3. Applicant Transmittal Letter

APPROVED BY:

Title	Name	Initials
Land Use Department Director	Carol R. Johnson, AICP	
Land Use Planner Manager	Noah L. Berke, CFM	
Land Use Planner	K. Margaret Ambrosino, AICP	

City of Santa Fe, New Mexico

Exhibit A

**Technical Corrections Matrix:
Piazza Fiorina Preliminary Subdivision Plan &
Development Plan Amendment**

EXHIBIT A
 Technical Corrections
 Case #2018-66 & 2018-65
 Piazza Fiorina Preliminary Subdivision and Development Plan Amendment

Technical Corrections	Department	Staff
Prior to Final Plat recordation, the developer shall modify Note #4 on the plat as follows: Further development of the individual lots and their intended use will require compliance as applicable and as set forth by the City of Santa Fe Land Development Code	Landscaping	Martin Gabaldon
The Wastewater Division cannot confirm from the information provided that the proposed Lot 4 will have access to the City sewer system. Need Applicant to verify if there are any blanket utility easements covering the entire development which would allow access to the City sewer system In Cerrillos Road or Vegas Verdes or an additional sewer easement may need to be created and/or acquired as part of the lot split.	Wastewater Engineering Division	Stan Holland, PE
<ol style="list-style-type: none"> 1. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1) 2. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2009 Section 503.2.1) 3. Shall Comply with Section 507.5. Fire hydrant system. Complying with Sections 507.501-507.5.6 4. Shall have water supply that meets fire flow requirements as per IFC (Appendix B) 5. Shall comply with Section D102.1 Access and Loading (75,000 lbs). 6. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4) 7. Shall comply with IFC 2009 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade. 8. Shall comply with IFC 2009 Section D103.5 Fire apparatus access road gates. 9. Shall comply with IFC 2009, Appendix D, Aerial Fire Apparatus Access Roads. 	Fire Department	Reynaldo Gonzales
The dumpster enclosure on Sheet 5A needs to be increased to 12 feet instead of 10'8" per ordinance.	Environmental Services Division	Eric Lucero

City of Santa Fe, New Mexico

Exhibit B Development Review Team Memoranda

- 1. Traffic Engineering Division**
- 2. Technical Review Division**
- 3. Landscape Review**
- 4. Water Engineering Division**
- 5. Wastewater Division**
- 6. Fire Department**
- 7. Environmental Services**

City of Santa Fe, New Mexico

memo

DATE: July 9, 2018 *scheduled for the August 2, 2018 Planning Commission*

TO: Donna Wynant, Senior Planner
Current Planning Division, Land Use Department

VIA: John Romero, P.E., Engineering Division Director, *JR*
Public Works Department

FROM: James A. Martinez Jr., P.E., Traffic Engineer *JAM*
Engineering Division, Public Works Department

CASE: 2018-66: Piazza Fiorina Preliminary Subdivision
2018-65: Piazza Fiorina Development Plan Amendment

CASE CAPTION:

2018-66: Jennifer Jenkins of JenkinsGavin, Inc., Agent, for Fit Properties, LLC, Owner, requests approval of a preliminary subdivision to create four commercial lots located at 3777, 3781, 3787 and 3795 Cerrillos Road. The property is approximately 6.86 acres and is zoned C-2 (General Commercial).

2018-65: Jennifer Jenkins of JenkinsGavin, Inc., Agent for Fit Properties, LLC, Owner, requests an Amendment (#3) for Vegas Verdes Restaurants Site Development Plan. This site encompasses 3777, 3781, 3787 and 3795 Cerrillos Road and is zoned C-2 (General Commercial).

RECOMMENDED ACTION:

Review comments are based on development plans received on June 21, 2018. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittal unless otherwise noted:

CONDITIONS OF APPROVAL:

MUST BE COMPLETED BY:

1	N/A	
---	-----	--

TECHNICAL CORRECTIONS:

ITEM	DESCRIPTION OF CORRECTION	MUST BE COMPLETED BY:
1		

If you have any questions or need any more information, feel free to contact me at 955-6953. Thank you.

Development Review Team
Request for Additional Information

Date: June 27, 2018

Staff person: Joe B. Barela, PE, CFM
Acting City Engineer

Dept/Div: Land Use/Technical Review

Case: #2018-66 Piazza Fiorina Preliminary Subdivision

Case Mgr: Margaret Ambrosino, AICP



-
1. The existing ponds located on the far north side of the proposed subdivision are **not** functional, and do not accept storm water flows from the existing impervious surfacing in their current condition. The ponds must be cleaned and redefined to function properly.

Provide a plan on how ponds will be cleaned, repaired and improved to comply with city code requirements.

Development Review Team Comment Form

Date: June 27, 2018
 From: Martin Gabaldon
 Dept/Div: Land Use, Technical Review Division
 Case: Piazza Fiorina Preliminary Subdivision(LS)
 Case Mgr: Margaret Ambrosino

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :	Must be completed by:
<i>None</i>	

Technical Corrections*:	Must be completed by:
<ol style="list-style-type: none"> 1. <i>Modify Note 4 on plat: Further Development of the individual lots and their intended use will require compliance as applicable as set forth by the COSF Land Development Code.</i> 	<i>Recordation</i>

*Must be made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Meet all conditions for building permit if development is to occur.

Explanation of Conditions or Corrections (if needed):

Development Review Team

Comment Form



Date: 6/28/18

Staff person: Dee Beingessner

Dept/Div: Public Utilities/Water

Case: **Case #2018-65 & 66. Piazza de Fiorina Development Plan Amendment & Prelim Subdivision**

Case Mgr: Margaret Ambrosino

Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval :

Must be completed by:

1 An Agreement to Construct and Dedicate (ACD) from the Water Division may be required for these lots to obtain water service. A water plan must be submitted directly to the Water Division and approved prior to obtaining an ACD. If an ACD is not required, then an Agreement for Metered Service (AMS) will be required to obtain water service for the proposed building.	Prior to constructing mains or obtaining water service.
2	
3	
4	

Technical Corrections*:

Must be completed by:

1	
2	
3	
4	

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]

Explanation of Conditions or Corrections (if needed):

Development Review Team Comment Form

Date: June 28, 2018
 Staff person: Stan Holland, Engineer
 Dept/Div: Public Utilities/Wastewater Division
 Case: **Case #2018-66. Piazza Fiorina Preliminary Subdivision**
 Case Mgr: Margaret Ambrosino, Case Manager



Review by this division/department has determined that this application will meet applicable standards if the following are met:

The subject properties are not accessible to the City public sewer system. Accessible is defined as within 200 feet of a public sewer line.

Conditions of Approval:

Must be completed by:

1. A public sewer line extension through Lot 4 to Aggie Road shall be required. The final design of the sewer system serving Lot 4 shall be as reviewed and approved by the City's Wastewater Division	
--	--

Technical Corrections*:

Must be completed by:

1. The Wastewater Division cannot confirm from the information provided that the proposed Lot 4 will have access to the City sewer system. Need Applicant to verify if there are any blanket utility easements covering the entire development which would allow access to the City sewer system In Cerrillos Road or Vegas Verdes or an additional sewer easement may need to be created and/or acquired as part of the lot split.	
---	--

*Must made prior to recording and/or permit issuance

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

N/A

Development Review Team

Comment Form

Date: June 27, 2018

Staff person: Reynaldo Gonzales, Fire Marhsal

Dept/Div: Fire

Case: 2018-66,65 3795 Cerrillos Road Piazza Fiorina

Case Mgr: Margaret Ambrosino



Review by this division/department has determined that this application will meet applicable standards if the following are met:

Conditions of Approval:
by:

Must be completed

	Prior to planning commission.
--	-------------------------------

Technical Corrections*:

Must be completed by:

<ol style="list-style-type: none">1. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)2. Fire apparatus access shall have an unobstructed width of not less than 20 feet exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches (IFC 2009 Section 503.2.1)3. Shall Comply with Section 507.5. Fire hydrant system. Complying with Sections 507.501-507.5.64. Shall have water supply that meets fire flow requirements as per IFC (Appendix B)5. Shall comply with Section D102.1 Access and Loading (75,000 lbs).6. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4)7. Shall provide all fire protection systems required per IFC 2009 for that type of occupancy.8. Shall meet the IFC code requirements 2009 edition or the most current edition the governing body has adopted at the time of permitting.	Prior to any new construction or remodel.
--	---

AMBROSINO, MARGARET K.

From: LUCERO, ERIC J.
Sent: Friday, July 20, 2018 9:06 AM
To: AMBROSINO, MARGARET K.
Cc: Hillary@jenkinsgavin.com
Subject: FW: Piazza Fiorina Subdivision, Case #2018-66

Good morning Margaret,

I have reviewed this case and decided that I can approve it on the information below. We are currently providing service in the existing enclosures without any issues.

If you need anything else, let me know.

Thanks,

Eric J Lucero
Operations Manager
City of Santa Fe
Environmental Services Division
505-955-2205

From: Hillary Welles <Hillary@jenkinsgavin.com>
Sent: Thursday, July 19, 2018 2:48 PM
To: LUCERO, ERIC J. <ejlucero@ci.santa-fe.nm.us>
Cc: AMBROSINO, MARGARET K. <mkambrosino@ci.santa-fe.nm.us>; Jennifer Jenkins <Jennifer@jenkinsgavin.com>
Subject: Piazza Fiorina Subdivision, Case #2018-66

Eric,

Per our conversation this afternoon, it is my understanding that the existing Dumpster enclosures may remain at their approved 10'8" depth. At such time that an enclosure is constructed on the new Lot 4, it will comply with the current regulations which call for a 12'0" depth.

Thank you,

Hillary Welles



130 Grant Avenue, Suite 101
Santa Fe, New Mexico 87501
Office (505) 820-7444; Cell (505) 780-0753

City of Santa Fe, New Mexico

Exhibit C Maps

- 1. Aerial Photo**
- 2. Current Zoning**
- 3. Future Land Use Map**

Aerial View: 3777, 3781, 3787, 3795 Cerrillos Rd

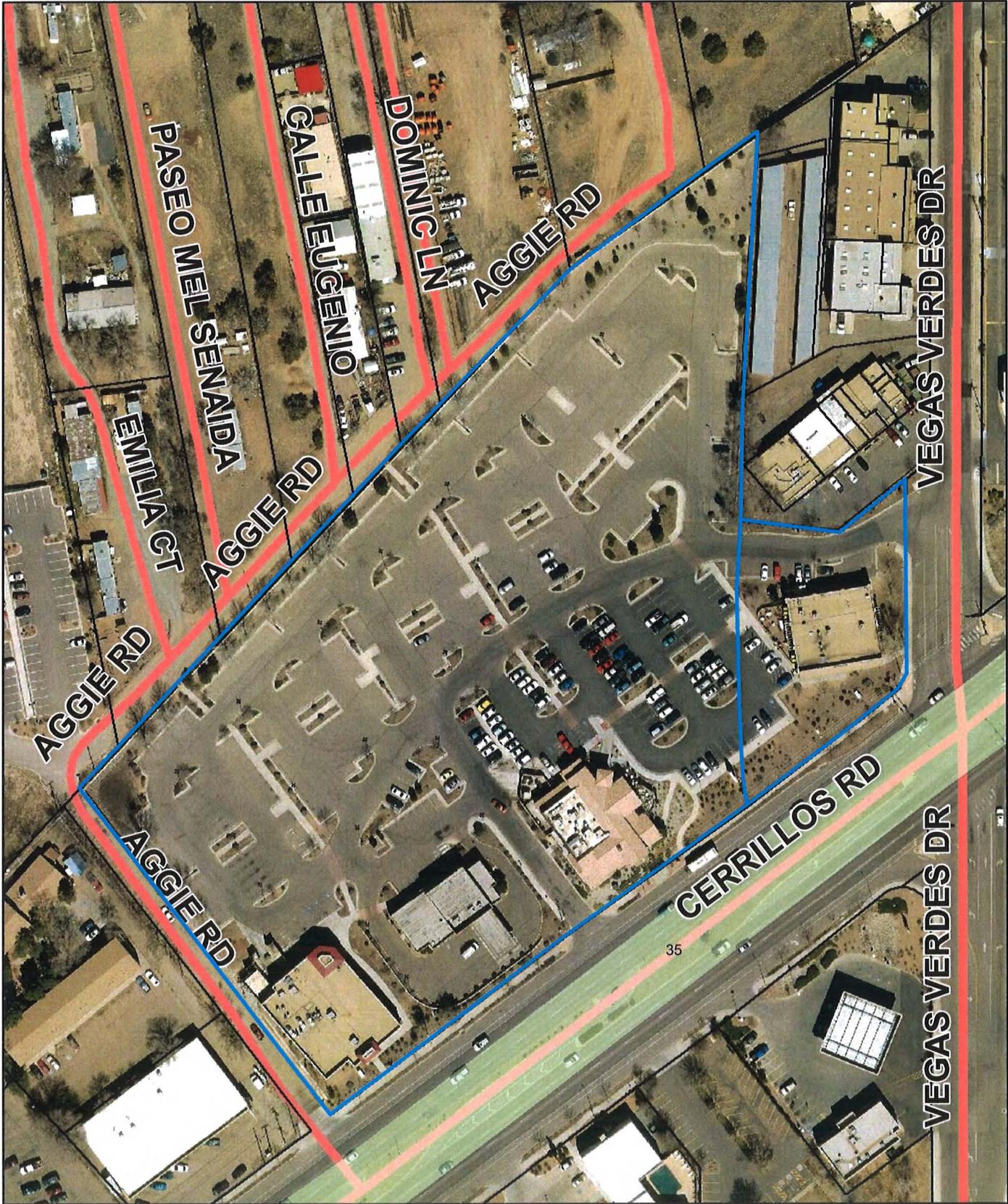


Exhibit C2: Current Zoning Map

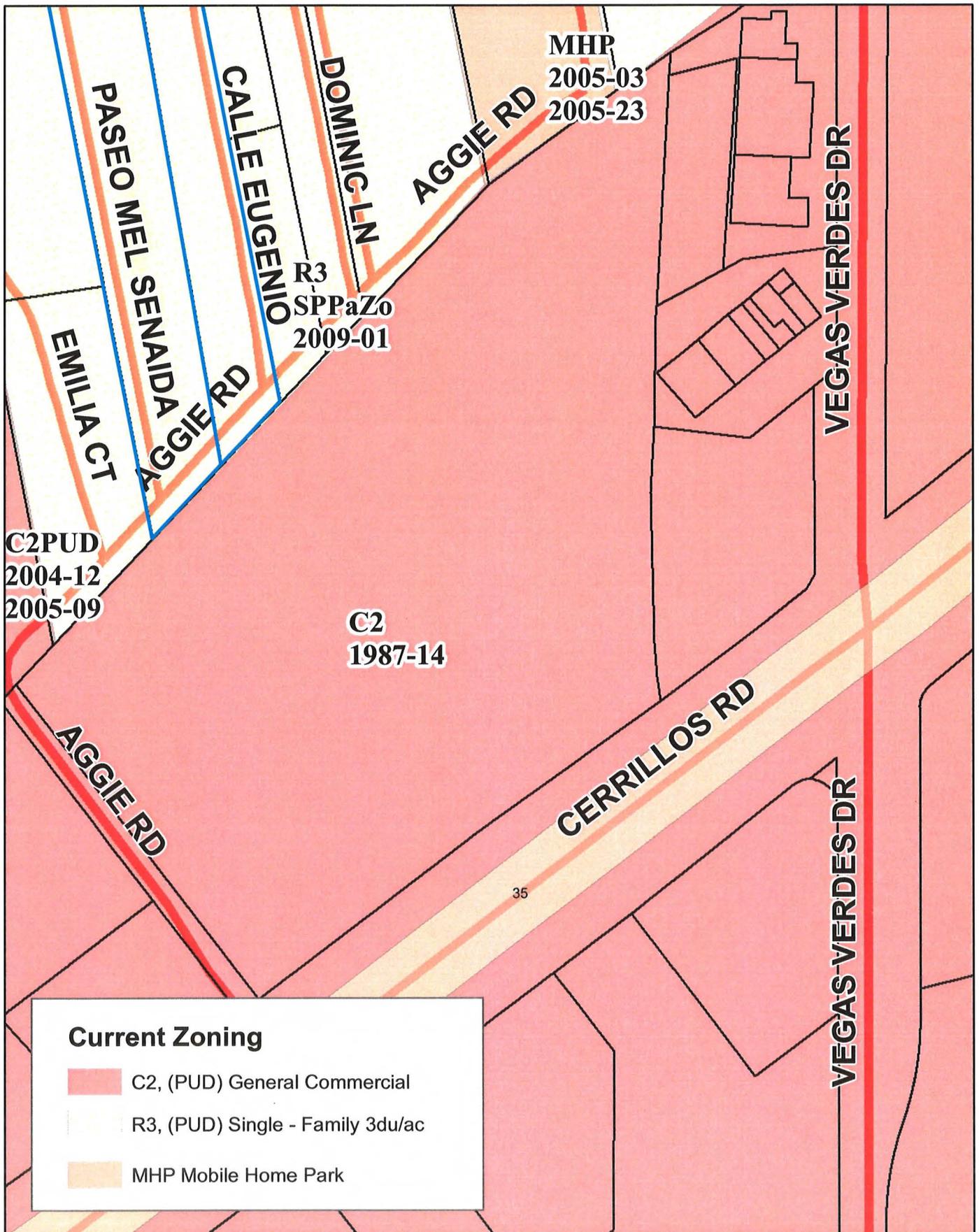
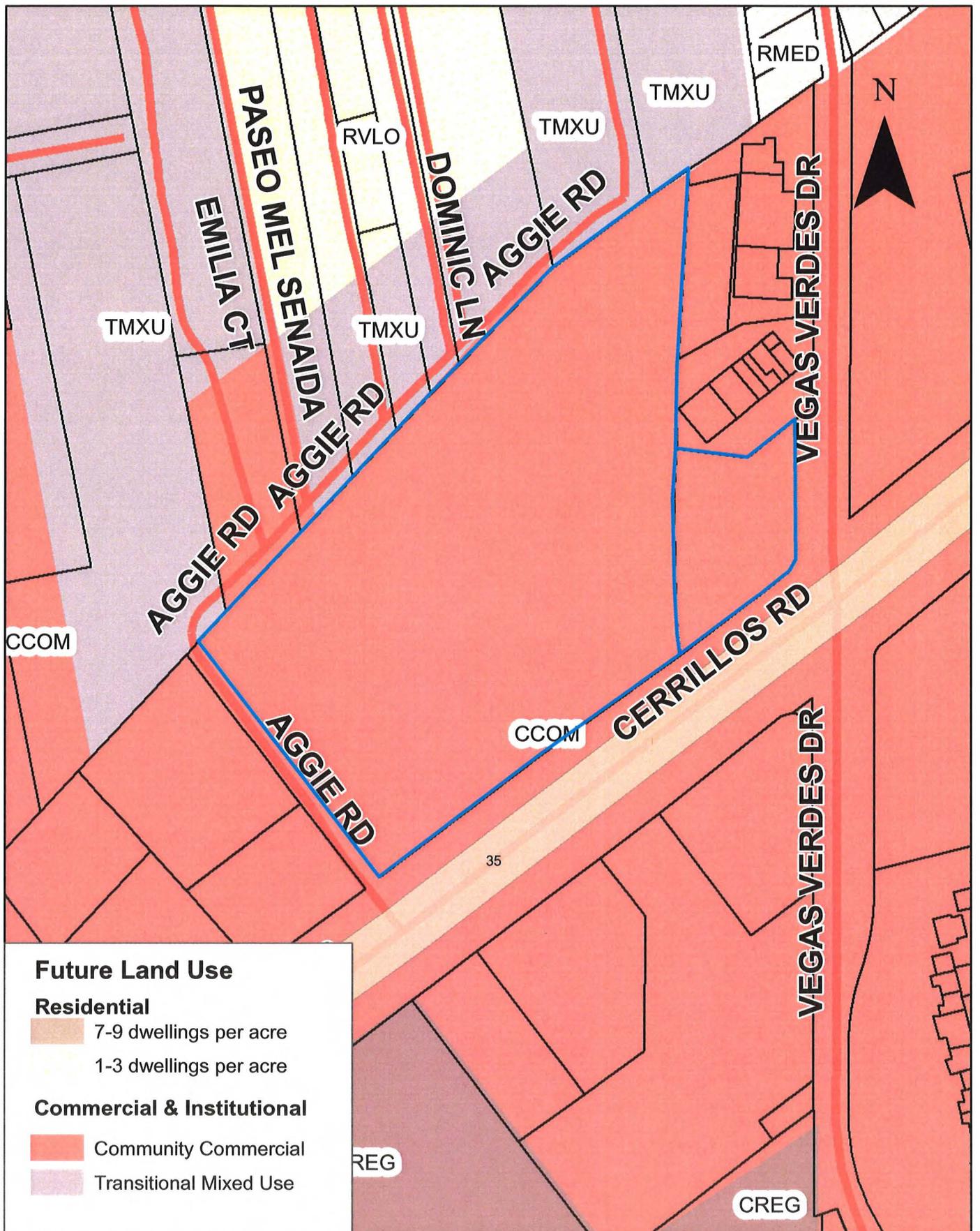


Exhibit C3: Future Land Use Map



City of Santa Fe, New Mexico

Exhibit D

ENN Materials

1. Sign In Sheet
2. ENN Notes



City of Santa Fe Early Neighborhood Notification Meeting Sign-In Sheet

Project Name: Piazza Fiorina ENN

Meeting Date: June 4, 2018

Meeting Place: Santa Fe Library – Southside Branch

Meeting Time: 5:30 p.m.

Applicant or Representative Check Box below

↓	Name	Address	Email
<input checked="" type="checkbox"/>	1 Jennifer Jenkins	130 Grant Ave #101	jennifer@jenkinsain.com
<input checked="" type="checkbox"/>	2 Hilary Welles	" "	hilary@ " "
<input checked="" type="checkbox"/>	3 Rolando Montano	3017 PASO DEL SANTIAGO	
<input checked="" type="checkbox"/>	4 Benito Terrazas	3010 Calle Eugenio	
<input type="checkbox"/>	5 MARGARET AMBROSINO	200 LINCOLN	mkambrosino@santafenm.gov
<input type="checkbox"/>	6 SANDRA + CHRIS PACHECO	5905 EL PRADO, NW LOS RANCHOS, NM	micstina@gmail.com
<input type="checkbox"/>	7 Will McCreath	1382+1380 Vellos Verde S	willswab@msn.com 505-920-6549
<input type="checkbox"/>	8		
<input type="checkbox"/>	9		
<input type="checkbox"/>	10		
<input type="checkbox"/>	11		
<input type="checkbox"/>	12		

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Margaret Ambrosino
MARGARET AMBROSINO
 Printed Name of City Staff in Attendance

M. Ambrosino
 Signature of City Staff in Attendance

6/4/18
 Date

This sign-in sheet is public record and shall not be used for commercial purposes.



City of Santa Fe Early Neighborhood Notification Meeting Sign-In Sheet

Project Name: Piazza Fiorina ENN

Meeting Date: June 4, 2018

Meeting Place: Santa Fe Library – Southside Branch

Meeting Time: 5:30 p.m.

Applicant or Representative Check Box below

	Name	Address	Email
<input type="checkbox"/>	1 TOMAS MONTANA	3017 MEL-BERNARD	505-316-1447
<input type="checkbox"/>	2 TESSIE MONTANA	3017 MEL SENARA	
<input type="checkbox"/>	3 THOMAS Ligie	200 Aggie	505-470-3807
<input type="checkbox"/>	4 Berito Terrazas	3040 Calle Eugenio	505-310-2668
<input type="checkbox"/>	5		
<input type="checkbox"/>	6		
<input type="checkbox"/>	7		
<input type="checkbox"/>	8		
<input type="checkbox"/>	9		
<input type="checkbox"/>	10		
<input type="checkbox"/>	11		
<input type="checkbox"/>	12		

For City use: I hereby certify that the ENN meeting for the above named project took place at the time and place indicated.

Margaret Ambrosino
MARGARET AMBROSINO
Printed Name of City Staff in Attendance

M. Ambrosino
Signature of City Staff in Attendance

6/4/18
Date

This sign-in sheet is public record and shall not be used for commercial purposes.



City of Santa Fe Land Use Department Early Neighborhood Notification Meeting Notes

<i>Project Name</i>	Piazza Fiorina
<i>Project Location</i>	3781, 3787, 3795 Cerrillos Road
<i>Project Description</i>	Preliminary subdivision plan for a 4-lot commercial subdivision and development plan amendment
<i>Applicant / Owner</i>	Jenkins Gavin/Fit Properties, LLC
<i>Agent</i>	Jenkins Gavin
<i>Pre-App Meeting Date</i>	April 26, 2018
<i>ENN Meeting Date</i>	June 4, 2018
<i>ENN Meeting Location</i>	Southside Library
<i>Application Type</i>	Preliminary subdivision and development plan amendment
<i>Land Use Staff</i>	Margaret Ambrosino
<i>Other Staff</i>	none
<i>Attendance</i>	Jennifer Jenkins, Hillary Welles, Margaret Ambrosino, eight community members

Notes/Comments:

Jennifer Jenkins with Jenkins Gavin, Inc., opened the meeting at approximately 5:35 p.m. She provided an introduction and explained the purpose of the subdivision: to provide an additional lot for a future retail use permitted in the C-2 General Commercial District. The site currently is over-parked and thus under-utilized. The four lots will be part of a commercial association created with this subdivision, containing covenants that bind all owners to maintaining the landscaping on the parking islands on the site. No further detail was provided on obligations of the association. This application is a preliminary subdivision with a development plan amendment. If approved, a final subdivision application will be subsequently submitted to the city for final, and is planned for October 2018 Planning Commission. The site is approximately 6.8 acres and contains a Chili's Restaurant, an Olive Garden Restaurant, and US Bank. The fourth lot created is not yet planned for any particular retail use, but will be actively marketed for a permitted commercial use pending approval of all plans.

Vehicular access is provided via a right-in deceleration lane off of Cerrillos road. There are also secondary access points via Aggie road and Vegas Verdes.

Neighbor's Issues:

Mr. Will McGowan of 1382 & 1380 Vegas Verdes, stated that the builders had in the past raised the ground level near his ingress, making it difficult for them to get in and out. Ms. Jenkins committed to reviewing the grading plans submitted with the prior subdivision to explain why this happened.

Access: access off of Aggie Road where it runs along the northern edge of the property is problematic with people cutting through from Motel 6 to get to Sprouts . Many of the residents attending the meeting live off of Aggie Road or off of Paseo Mel Seizada, accessed only via Aggie Road expressed this concern.

Security: Residents wanted to better understand what the security plan is going to be. Because to the north and to the west are somewhat secluded, there is an excess of IV drug use and littered needles.

Wall: the northern wall along Aggie road is about three feet in height and is not useful. Residents asked if the owners could consider building this wall up to provide privacy and limit pedestrian cut-through access.

Staff committed to reviewing the San Isidro Development plan to best understand what happened with the aggie road alignment and why did it not run straight north (to possibly connect up at San Ignacio?)

The Meeting was adjourned at approximately 6:40pm.

City of Santa Fe, New Mexico

Exhibit E

Applicant Materials

- 1. Development Application**
- 2. Legal Lot of Record**
- 3. Preliminary/Final Site Plan**
- 4. Application Letter: Project Description/Responses**



RECEIVED
 JUN 18 2018
 Land Use Dept.

**PLAN OR PLAT AMENDMENT
 APPLICATION**

Parcel Information

Project Name: Piazza Fiorina Development Plan
 Address: 3777, 3781, 3787, & 3795 Comillos R
 Previous Approvals: DPA + Amendments #1 & 2 Purpose of Amend

City of Santa Fe
 200 Lincoln Ave.
 Santa Fe, NM 87504
 505-955-4333

Property Owner Information

Company Name: Fit Properties, LLC
 Name: _____
 Address: 1287 Este Ln
Santa Fe, NM 87501
 Phone: () _____ E-mail Address: _____

PDR Subdivision	11001.431410		
	1x	400.00	400.00
PDR Development Plan	11001.431440		
	1x	500.00	500.00
PDR Notification Poster	11001.431475		
	1x	90.00	90.00
Payer Name: PIAZZA FIORINA			
SubTotal:			990.00
Total:			990.00
Check Number : 1115			990.00

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGarin, Inc.
 Name: Jennifer Jenkins
 Address: 130 Grant Avenue, Ste 101
Santa Fe, NM 87501
 Phone: (1) 505-820-7444 E-mail Address: jennifer@jenkinsgarin.com

06/18/2018 09:47 Lorrainel
 #0593961 /3/1
 ***** DUPLICATE #001 *****
 06/18/2018 09:48 Lorrainel
 Thank You "

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: _____
 I/We authorize _____ to act as my/our agent to execute this application.
 Signed: See attached letter of authorization. Date: _____
 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 preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: [Signature] Date: 6/18/18



RECEIVED
 JUN 18 2018
 Land Use Dept.

**SUBDIVISION
 APPLICATION**

Parcel Information

Project Name: Piazza Fiorina Preliminary Subdivision Plat
 Address: 3777, 3781, 3787, & 3795 Cerrillos Road Property Size: ± acres
 Current Use of Land: Commercial shopping center Proposed Use of Land: Same
 Does a Rezoning application accompany this application? YES NO Are any variances required? YES NO
 Preapplication Conference Date: April 26, 2018
 Early Neighborhood Notice (ENN) meeting date: June 4, 2018 Zoning: C-2
 Check One: Preliminary Plat Final Plat UPC Number: Tr 14/15: 1-050-096-225-210
Lot 1A: 1-050-096-255-210

Property Owner Information

Company Name: Fit Properties LLC
 Name: _____
 Address: 1287 Este Lane
First Last
 Street Address: Santa Fe, NM 87501 Suite/Unit # _____
City State ZIP Code
 Phone: () _____ E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: JenkinsGavin, Inc.
 Name: Jennifer Jenkins
 Address: 130 Grant Ave, Suite 101
First Last
 Street Address: Santa Fe, NM 87501 Suite/Unit # _____
City State ZIP Code
 Phone: (505) 820-7444 E-mail Address: jennifer@jenkinsgavin.com
 Correspondence Directed to: Owner Applicant Both

Agent Authorization (if applicable)

I am the owner and record title holder of the property located at: _____
 I authorize See attached letter of authorization to act as my agent to execute this application.
 Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.7 SFCC 1987)

Six (6) 24"x36" plan sets and one CD containing the same information as the paper set (PDF) are required. Please include the following:

<input checked="" type="checkbox"/> Letter of Application (intent, location, acreage)	<input checked="" type="checkbox"/> Legal Lot of Record, Legal Description	<input checked="" type="checkbox"/> Preliminary Plat or Final Plat	<input checked="" type="checkbox"/> Landscape, Parking and Lighting Plan, Signage Specifications	<input checked="" type="checkbox"/> Terrain Management Plans (as required by Section 14-8.2 SFCC 2001)
<input type="checkbox"/> Traffic Impact Analysis (if required) N/A	<input type="checkbox"/> Sewer and Water Plan N/A (Profiles and details – Final Plat only)	<input type="checkbox"/> Phasing Plan (if applicable) N/A	<input type="checkbox"/> Archaeological Clearance (if applicable) N/A	<input type="checkbox"/>

Subdivisions per Section 14-3.7 SFCC 1987:

Preliminary Plat (Section 14-3.7(B)(3) SFCC 1987)

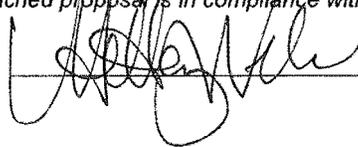
See above for submittal requirements. See also Section 14-9 Infrastructure Design, Improvement and Dedication Standards.

Final Plat (Section 14-3.7(B)(4) SFCC 1987)

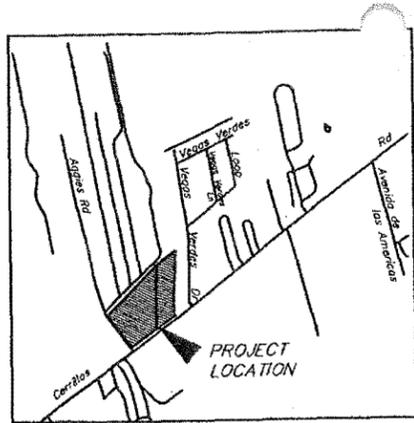
The final plat shall conform substantially to the preliminary plat as approved.

Signature

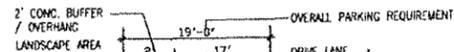
I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature:  Date: 6/18/18

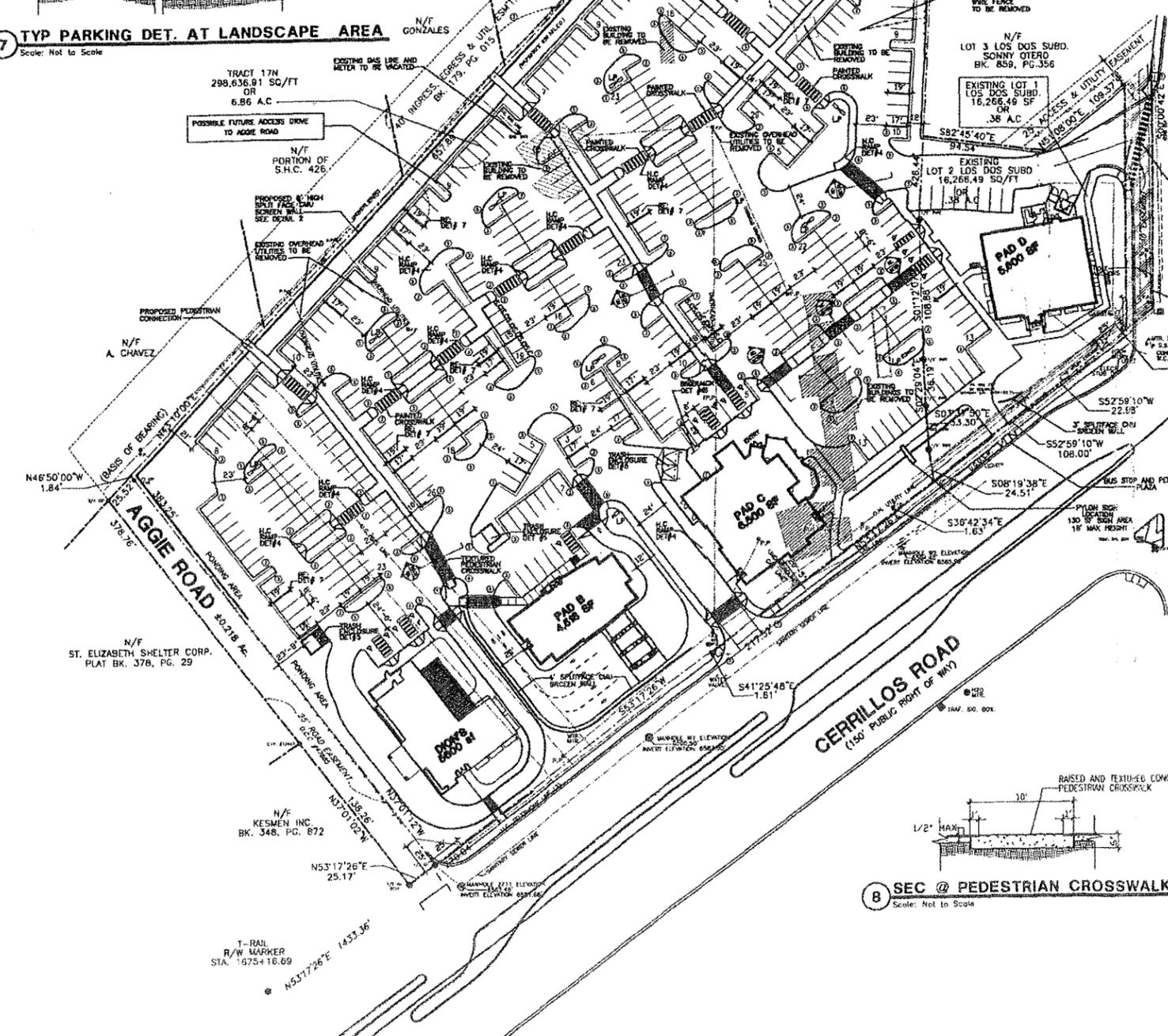
A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.



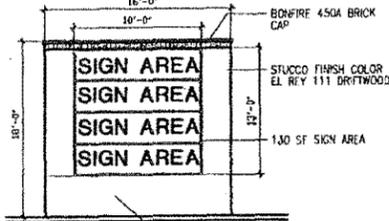
VICINITY MAP
SCALE: 1" = 500'



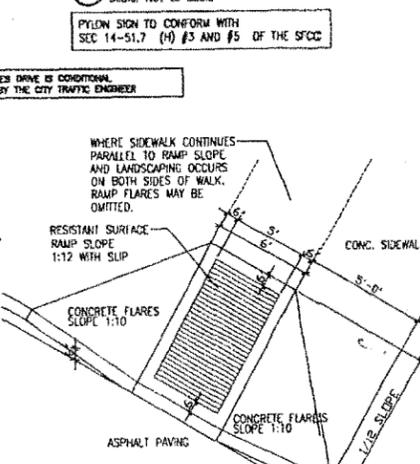
7 TYP PARKING DET. AT LANDSCAPE AREA
Scale: Not to Scale



1 Site Lighting Detail
Scale: Not to Scale



3 PYLON SIGN
Scale: Not to Scale



4 H.C. RAMP
Scale: Not to Scale

NOTE: RECIPROCAL ACCESS, PARKING & DRAINAGE EASEMENTS TO BE APPROVED & RECORDED PRIOR TO PERMIT RELIANCE

- SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM EMISSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE OF THEIR ACCESS AND INSPECTION RIGHT.

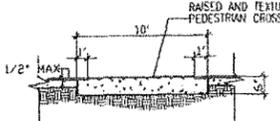
CASE # 110201 - 32
APPROVED BY THE PLANNING COMMISSION ON January 3, 2002

Debra Phillips 6-27-02 Date
Chairman

M. M. M. 6-18-02 Date
Secretary

City Staff:
City Planner: *[Signature]* 6/20/02 Date
City Subdivision Engineer: *[Signature]* 6/20/02 Date
Wastewater Management: *[Signature]* 5/1/02 Date
Sergio De Cristo Water: *[Signature]* 6/20/02 Date

8 SEC @ PEDESTRIAN CROSSWALK
Scale: Not to Scale



LEGAL DESCRIPTION
SEC 21, 117N R9E
CURRENT ZONING: C-2
506008

TOTAL ACREAGE
SEC 21, 117N R9E = 7.62 AC
SEC 14-69A.4 (C) SFCC
LOT COVERAGE = 21,268 SF BUILD / 331,927 SF GROSS
6.4% LOT COVERAGE

BICYCLE SPACE REQUIREMENT
SEC 14-49.4 SFCC
151 OR MORE CARS = 25 REQUIRED BICYCLE SPACES REQ.

PARKING NOTES:
SEC 14-49.7 SFCC
EXISTING AND DRAWING ESTABLISHMENTS = 1 SPACE
PER 50 SF OF SERVING AREA

PAD A
4,480 SF SERVING AREA / 50 = 90 REQUIRED SPACES

PAD B
4,518 SF AREA / 350 = 13 REQUIRED SPACES

PAD C
5,200 SF SERVING AREA / 50 = 104 REQUIRED SPACES

PAD D
4,480 SF SERVING AREA / 50 = 90 REQUIRED SPACES

REQUIRED SPACES = 297 REQUIRED SPACES

TOTAL STANDARD PARKING SPACES PROVIDED
452 PROVIDED SPACES

OFF-STREET PARKING STANDARDS 14-49.1 SFCC
TYPICAL STANDARD SPACES ARE 8'-6" x 19'-0"
TYPICAL SMALL CAR SPACES ARE 8'-6" x 15'-0"
TYPICAL HANDICAP SPACES ARE 8'-6" x 20'-0"
WITH A 6' WIDE ACCESS AISLE

* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

SEC 14-49.3 SFCC
TOTAL HC PARKING SPACES PROVIDED 13 PROVIDED SPACES
(INCLUDES 4 VAN SPACES)

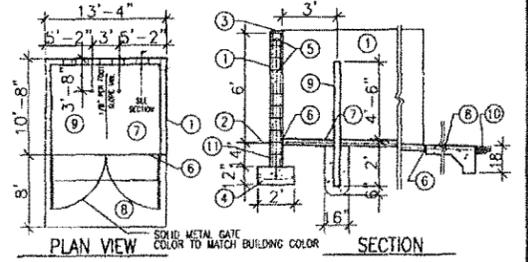
SEC 14-49.1.K SFCC
TOTAL PROVIDED SMALL CAR SPACES = 11 SPACES
SMALL CAR SPACES ARE LESS THAN 40% AS REQUIRED BY 14-49.1.K SFCC

TOTAL REQUIRED SPACES = 297 SPACES

TOTAL PROVIDED SPACES = 454 TOTAL SPACES

CURB RADIUS DESIGNATION

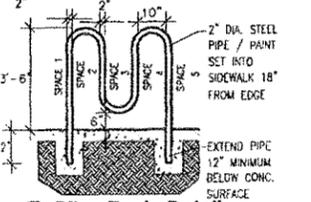
③ = 3' RADIUS	⑥ = 20' RADIUS
④ = 10' RADIUS	⑦ = 25' RADIUS
⑤ = 15' RADIUS	⑧ = 30' RADIUS



OKEYED NOTES

- 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER CO. TO MATCH BUILDING FINISH GRADE.
- SLOPE STUCCO CAP.
- 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
- 2-#5 BARS @ TOP WOOD-CUT BLOCK BOND BEAM CONTINUOUS #5 BARS @ 32" O.C. VERTICAL CROD REINFORCED CELLS. DRAINAGE @ 16" O.C. HORIZONTAL.
- 1/2" EXPANSION JOINT MATERIAL SYSTEM OVER BUILDING PAPER CO. TO MATCH BUILDING FINISH GRADE.
- 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WW.
- 6" CONCRETE APPROX 3000 PSI 3/4" AGGREGATE WITH 6X6 10X10 WW W/ TURNDOWN EDGE.
- 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
- ASPHALT PAVING
- GROUP ALL CELLS SOLID BELOW GRADE, TYPICAL.

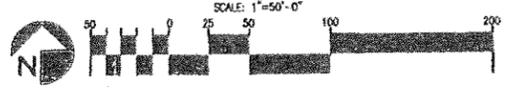
5 Refuse Enclosure
Scale: Not to Scale



6 Bike Rack Detail
Scale: Not to Scale

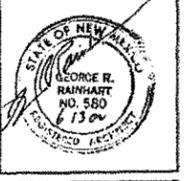


Vegas Verdes Restaurants Site Development Review Plan

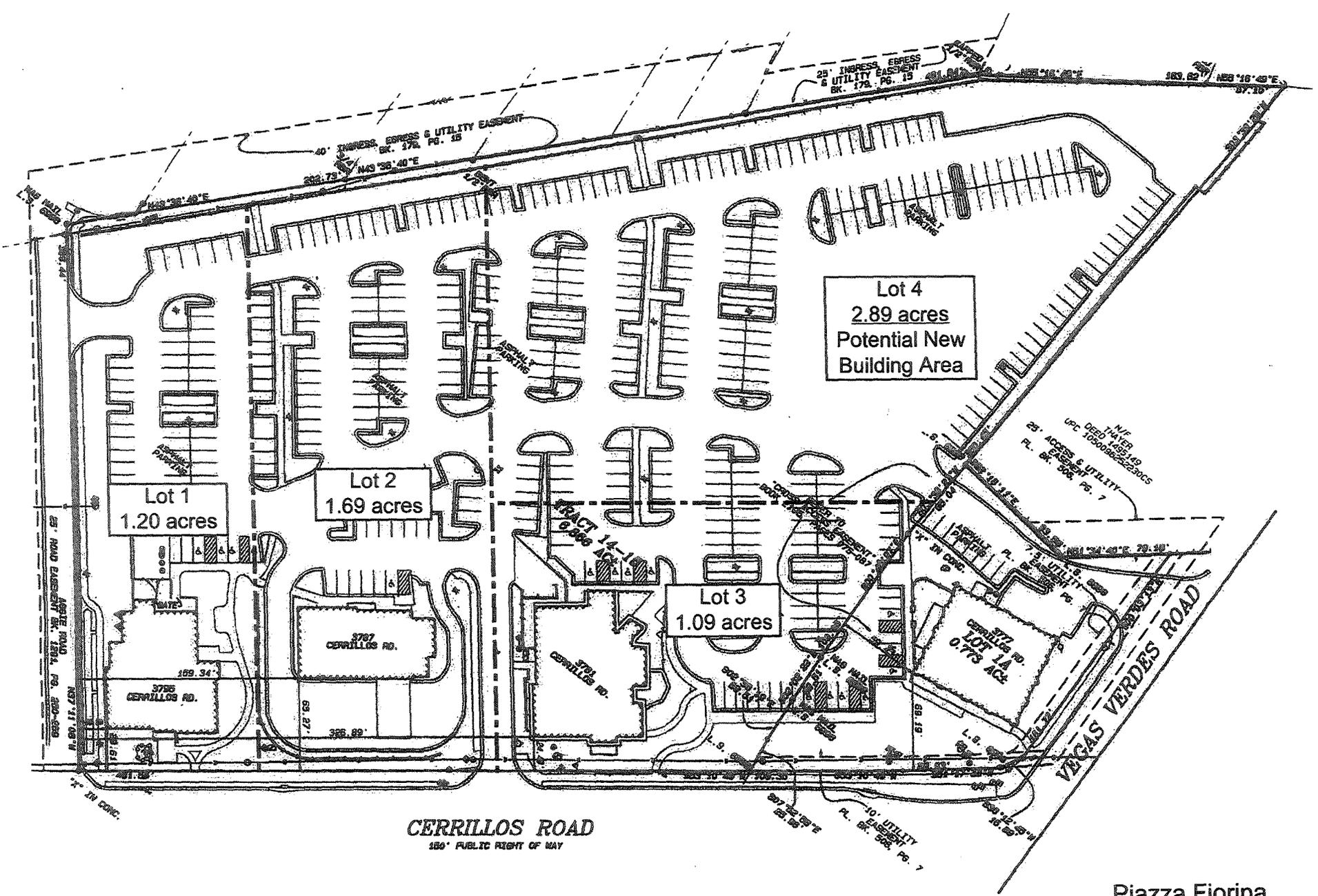


REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2925 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE Vegas Verdes Restaurants	DRAWN BY SD
N.W.C. 2000, 1000 Vegas Verdes drive SANTA FE, NEW MEXICO	JOB NO. 0045
PROJECT MANAGER SD	SHEET TITLE Site Development Plan
DATE 4/16/02	sheet 2
SCALE 1" = 50'	of



Lot 4
2.89 acres
Potential New
Building Area

Lot 1
1.20 acres

Lot 2
1.69 acres

Lot 3
1.09 acres

CERRILLOS ROAD
150' PUBLIC RIGHT OF WAY

VEGAS VERDES ROAD

Piazza Fiorina
Preliminary Conceptual
Subdivision Plan



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

June 18, 2018

Margaret Ambrosino
Current Planning Division
City of Santa Fe Land Use Department
PO Box 909
Santa Fe, NM 87504

**RE: Piazza Fiorina
Preliminary Subdivision Plat & Development Plan Amendment #3**

Dear Margaret:

This letter is respectfully submitted on behalf of Fit Properties, LLC in application for Preliminary Subdivision Plat and Development Plan Amendment #3 for the Piazza Fiorina shopping center (the "Project"), for consideration by the Planning Commission at their meeting of August 2, 2018. Preliminary Subdivision Plat approval is requested for Tract 14-15, which currently comprises ± 6.86 acres. The Development Plan Amendment will include the adjacent Lot 1-A, which is also part of the shopping center. Both properties are zoned C-2 and are located in Zone 3 of the Cerrillos Road Highway Corridor Protection District.

History and Current Status

Piazza Fiorina is an existing commercial center located at 3777, 3781, 3787, and 3795 Cerrillos Road, which received Final Development Plan approval as the Vegas Verdes Restaurants from the City of Santa Fe on January 2, 2002 as Case #M 2001-32. Two Development Plan amendments were subsequently approved. The site is improved with two restaurants (Chili's and Olive Garden) and a bank on Tract 14-15, and a multi-tenant retail building on Lot 1-A.

Project Description

The purpose of the Preliminary Subdivision Plat is to create four separate lots on Tract 14-15. Each of the three existing businesses will be placed on Lots 1 – 3 respectively and Lot 4 will accommodate future development. The new lot sizes are as follows: Lot 1 - ± 1.178 acres; Lot 2 - ± 1.831 acres; Lot 3 - ± 1.310 acres; and Lot 4 - ± 2.546 acres. The purpose of Development Plan Amendment #3 is to reflect the new lot lines created by the Subdivision Plat, as well as to include the proposed new $\pm 9,000$ s.f. building on Lot 4.

Our responses to the Subdivision Approval Criteria are outlined below.

Subdivision Approval Criteria

(1) *In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.*

The Project site is already developed with three buildings, a parking lot, utilities, lighting, and landscaping. There are no water courses or historical sites or structures onsite. Any new development on Lot 4 will comply with applicable City Code regulations.

(2) *The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).*

N/A

(3) *All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).*

The Subdivision Plat complies with the standards of Chapter 14, Article 9.

(4) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.*

No nonconformity is being created or increased with this Subdivision Plat.

(5) *A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.*

Please refer to the answer to (4) above.

Lot Coverage

Per SFCC Table 14-7.3-1, the maximum lot coverage for a C-2 zoning district is 60%. The total lot coverage, including the proposed new building on Lot 4, will be 9.41% as detailed below:

<u>Lot & Pad</u>	<u>Lot Coverage</u>
Lot 1, Pad A	5,600 sf/51,314sf = 10.91%
Lot 2, Pad B	4,518 sf/79,756sf = 5.66%
Lot 3, Pad C	6,500 sf/57,064 sf = 11.39%
Lot 1A, Pad D	5,600 sf/32,533 sf = 17.21%
Proposed Lot 4, Pad E	9,000 sf/110,904 sf = 8.12%
Total Lot Coverage	31,218 sf roofed area/331,927 sf lot area = 9.41%

Landscaping and Open Space

The site is landscaped in accordance with the attached Landscape Plan approved as part of the original Development Plan application. New landscaping will be installed as part of the new construction on Lot 4.

Per SFCC §14-7.5(D)(5), in C-2 zoning, a minimum of 25% open space is required. The open space calculation, including the proposed new building on Lot 4, is as follows:

Open Space Required: 25% = 1.91 acres

Open Space Provided: 31% = 2.42 acres

In summary, as detailed above, the Project's total lot coverage is far below the City's maximum, and the provided open space exceeds the minimum.

Terrain Management

The entire site is already improved with structures, parking and landscaping. As depicted in the attached Grading and Drainage Plan, stormwater is collected in a series of swales along the north, east and west boundaries and detained in two ponds at the northeast and northwest corners of the site. The new building (Pad E) proposed for Lot 4 will replace existing parking and drive aisles, so impervious area will not be increased. Therefore, no additional ponding is required.

Access and Parking

The Project is accessed from Cerrillos Road to the south and Aggie Road to the west via private driveways, and from Vegas Verdes Road to the east via an access and utility easement across the adjacent property. All three roads are paved and improved to City standards with curb, gutter and sidewalk. Vehicular and pedestrian traffic patterns are existing and will not be impacted by the proposed subdivision. Potential impacts of future development of Lot 4 will be assessed at the time of building permit. The Project has an existing bus stop on the southern property boundary in front of Pad C and is served by Santa Fe Trails Bus Route 2.

Existing shared parking is provided onsite in excess of City requirements. Per the City-approved Development Plan for the shopping center, a total of 297 parking spaces are required and 452 spaces have been provided. Some of this excess parking will be removed to accommodate the construction of Pad E. In addition, Lot 1-A was developed with a multi-tenant retail building

instead of a restaurant as originally contemplated. Therefore, the parking calculation for this building has been modified to 1 space/200 s.f. NLA to reflect this change. The proposed parking allotment is as follows:

<i>Lot & Pad</i>	<i>Parking Space Calculation</i>	<i>City Requirement</i>
Lot 1, Pad A	Restaurant – 4,480 sf serving area/50	90 spaces
Lot 2, Pad B	Bank – 4,518 sf/350	13 spaces
Lot 3, Pad C	Restaurant – 5,200 sf serving area/50	104 spaces
Lot 1-A, Pad D	Retail – 5,600 sf/200	28 spaces
Lot 4, Pad E	Retail/Restaurant – 9,000 sf/200	45 spaces
	TOTAL REQUIRED	280 SPACES
	TOTAL PROVIDED	403 SPACES

Utilities

The Project is served with City water and sewer. Each existing building is connected to the City water main in Cerrillos Road via a 2” service line and a 4” fire protection service line. An 8” PVC water service runs north/south through the property in a 20’ waterline easement. Each existing building is connected to the City sewer main in Cerrillos Road via a 4” service line. A fire hydrant is located in the parking lot behind Pad B on Lot 2. Electric, gas, and telephone service are provided from Cerrillos Road. New development on Lot 4 will connect to existing utilities.

Site Signage:

There is an existing monument sign adjacent to Olive Garden as depicted in the attached photo. No modifications are proposed, except for the potential future identification of Pad E.

Early Neighborhood Notification

An Early Neighborhood Notification (“ENN”) meeting was held on June 4, 2018. Eight neighbors were in attendance. Discussion focused largely on traffic and security concerns, including maintenance of the existing retaining wall around the site; and the existing traffic issues at the Sprouts entrance on Zafarano Drive.

In support of these requests, the following documentation is submitted herewith for your review:

- Subdivision Application
- Plan Amendment Application
- Letter of Owner Authorization
- Warranty Deed & Lot of Record Plat
- Subdivision Plat and Development Plans (6) + CD
- Photo of Existing Monument Signage
- Application fees in the amount of \$990.00 (\$400.00 for Subdivision Plat, \$500.00 for Plan Amendment, + \$90.00 for 3 posters)

Your consideration of these applications is greatly appreciated. Please let us know if you have any questions or require additional information.

Thank you.

Sincerely,

JENKINS GAVIN, INC.

A handwritten signature in black ink, appearing to read "Jennifer Jenkins", written in a cursive style.

Jennifer Jenkins, Principal