

MEMORANDUM

DATE: December 14, 2010

TO: Board of County Commissioners

FROM: Vicki Lucero, Development Review Team Leader

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF.: CDRC CASE # Z 10-5360 South St. Francis Mixed-Use Subdivision

ISSUE:

J.O.E.B. LLC. (David Gurule), Applicant, Jenkins/Gavin Design Development Inc., Agent, requests Master Plan Zoning Approval for a mixed-use subdivision (commercial, residential and community service) consisting of 22 lots on 68.94 acres with approximately 760,000 sq. ft. of structures at full build-out. The project will be completed in four phases. The property is located at the Southwest corner of I-25 and St. Francis Drive, within Section 11, Township 16 North, Range 9 East (Commission District 4).

SUMMARY:

On September 16, 2010, the CDRC met and acted on this case. The decision of the CDRC was to recommend approval of the request (Refer to Exhibit "F").

The Applicant requests Master Plan Zoning Approval for a mixed-use subdivision consisting of 22 lots with up to 760,000 sq. ft. of buildings on 68.94 acres. Uses will include a combination of office, community service, retail, warehouse and residential (refer to complete use list in Exhibit "A"). Lot sizes range in size from 1.04 acres to 2.90 acres. A 14.61 acre open space area will also be included, as well as a 3.05 acre area designated for a wastewater treatment system.

Article III, Section 4.2.1.d.2 of the County Code states "Proposed mixed-use developments are allowed to locate anywhere in the County, except that the location of any specific commercial or

industrial non-residential use area designated by such proposals shall be subject to the purposes and intent of Subsections 4.2.3 and 4.1.”

Existing Conditions/ Adjacent Properties

The property is currently vacant. It is bounded on the north by the I-25 interchange, on the east by St. Francis Drive, on the south by Rabbit Road and on the west by two 3.15+ acre residential lots.

Access/Traffic

The development will have two points of access from Rabbit Road. The two points will be connected via a loop road within the property. The application was submitted to the State Department of Transportation and the County Public Works Department for review. The DOT states that they have reviewed the submitted material and have no further comments or concerns. The County Public Works Department did not have any major issues with the concepts presented in the Master Plan, however they did submit a list of conditions that must be addressed prior to Preliminary Plat & Development Plan approval (Refer to Exhibit “D”).

Water

The development will be served by the County Utility via a new 12” water main line that will extend from Campo Conejos down Old Galisteo Road and along Rabbit Road to the west property line. The County Utilities Department has issued a utility service analysis letter.

Fire Protection

The development is located within the Hondo Fire District. The County Utility will also provide the water source for fire protection. The applicant is proposing fire hydrants to be placed at intervals as determined by the County Land Development Code and the County Fire Marshal’s Office. This application was submitted to the County Fire Marshal for review.

Liquid and Solid Waste

The developer is proposing to construct a wastewater treatment system to serve the development, in which the treated effluent would be used for landscape irrigation. Design of the wastewater treatment facility will be subject to review and approval by the New Mexico Environment Department.

Each individual lot will install a dumpster for solid waste disposal. Solid waste will be hauled to an approved landfill by a licensed disposal service. Dumpsters will be screened by a solid wall or fence with a gate.

Terrain Management

The majority of the site contains slopes of 15% or less. There are some small areas with slopes of 15% to 30%. There are no slopes greater than 30%.

This property does not fall within a FEMA designated floodplain (FIRM Panel 0414D). The majority of the stormwater from the on-site driveway will be collected in a series of swales located in the 100-foot landscape buffer along Rabbit Road and will serve as passive irrigation for the

plantings. In addition, a portion of the stormwater within historic flow volumes will be directed into the existing drainage way. Each lot will be responsible for collecting all stormwater from impervious areas in on-site retention ponds and cisterns. Staff has determined that the terrain management element of the Application complies with Article VII, Section III (Terrain Management) of the Code at a Master Plan level.

Archeology

An archaeological survey was submitted which indicated that archaeological inventory and archival research yielded no cultural resources that require additional research or treatment. This application was sent to the State Historic Preservation Office (SHPO) for review. SHPO stated that they have no concerns with this application (Refer to Exhibit "D").

Signage & Lighting

The Applicant is proposing a monument sign at each entrance of Rabbit Road, and signage on each individual lot and on each building. A more detailed signage plan must be submitted at the time of Preliminary Development Plan. This shall include scaled drawings of sign dimensions, setbacks, design, and illumination. Staff has determined that the signage element of the Application complies with Article V, Section 5.2 (Master Plan Requirements) of the Code.

The Applicant proposes outdoor lighting at each Rabbit Road driveway access, wall mounted lights at building entrances, and bollards to illuminate pedestrian walkways on individual lots. The Applicant is to provide a more detailed lighting plan at the time of Preliminary Development Plan. This shall include statement of financial responsibility for street lighting and cut sheets. Staff has determined that the lighting element of the Application complies with Article V, Section 5.2 (Master Plan Requirements) of the Code.

Parking

Multiple use projects are required to calculate cumulative parking needs for each type of use in the project to be developed. The Applicant must address parking design requirements set forth in Article III, Section 9 (Parking Requirements), for multi-use projects. Also, the Applicant shall prove handicap spaces in compliance with ADA Standards. Staff has determined that the parking element of the Application complies with Article V, Section 5.2 (Master Plan Requirements) of the Code, and adequate parking is planned.

Open Space & Trails

A pedestrian pathway is proposed within the 100-foot landscape buffer along Rabbit Road that will connect with the Rail Trail west of the site. The Application was submitted to County Open Space & Trails for review. They have expressed concerns because there is another property between the proposed development and the Rail Trail so no connection can be made therefore, creating a pathway that leads to nowhere and will force pedestrians onto Rabbit Road which is a heavily used and dangerous road. The Applicant shall address these concerns prior to Preliminary Plat/Development Plan approval.

REQUIRED ACTION:

The BCC should review the attached material and consider the recommendation of staff and the CDRC, take action to approve, deny, approve with conditions or modifications or to table for further analysis of this request.

RECOMMENDATION:

Staff has reviewed this Application and makes the following findings to support this request: the Application satisfies the submittal requirements set forth in Article V, Section 5.2.2; the Application is comprehensive in establishing the scope of the project; the proposed Master Plan meets the criteria set forth in the Land Development Code; the Application is in accordance with Article V, Section 5.2 (Master Plan Requirements) of the County Land Development Code.

Staff recommendation and the decision of the CDRC is to recommend Master Plan Zoning approval subject to the following conditions:

1. All redlines comments must be addressed.
2. The Applicant must seek approval from the CDRC to allow the eastern driveway to exceed 500 feet.
3. The western driveway shall be constructed at phase II.
4. A TIA will be required with future phases I, II, III, and IV to ensure that offsite improvements are addressed for the development.
5. Speed change lanes and tapers are required as per the TIA.
6. Future TIA shall address St. Francis Drive/Old Galisteo Road concerns regarding the feasibility of a signal light or a round-about.
7. The Applicant shall provide turnarounds with a driving surface of a minimum of 120' diameter at all dead ends servicing internal lots.
8. Supporting documentation for the drainage calculations consistent with the requirements of the NMDOT's Drainage Design Criteria, 4th ed. and Ordinance No. 2008-10 must be submitted at Preliminary Plat/Development Plan stage.
9. Drainage control infrastructure plans with sufficient detail to define construction specifics for that infrastructure having a direct impact on NMDOT facilities shall be submitted at preliminary plat/development plan stage.
10. A map showing the complete drainage basin contributing flows to and within the site shall be submitted at preliminary plat/development plan stage in accordance with Ordinance No. 2008-10.

Staff would like to recommend one additional condition as follows:

11. In order for this development to qualify as “mixed-use” it must contain a residential component. Therefore, the first phase of the development shall have a residential element to be determined by the Applicant and the appropriate County Staff.

ATTACHMENTS:

- Exhibit “A” – Developer’s report
- Exhibit “B” - Developer’s plans
- Exhibit “C” – Vicinity Map
- Exhibit “D” – Reviewing Agency Responses
- Exhibit “E” - Letters of Concern
- Exhibit “F” – September 16, 2010, CDRC Minutes