

SANTA FE COUNTY

AMENDED EZA AGENDA

REGULARLY SCHEDULED MEETING OF THE
EXTRATERRITORIAL ZONING AUTHORITY
THURSDAY, MARCH 30, 2006
AT THE HOUR OF 6:00 P.M.

SANTA FE COUNTY COMMISSION
CHAMBERS, OLD SANTA FE
COUNTY COURTHOUSE
SANTA FE, NEW MEXICO

A) **ROLL CALL:**

B) **PLEDGE OF ALLEGIANCE:**

C) **APPROVAL OF AGENDA:**

D) **APPROVAL OF MINUTES:**

December 15, 2005

January 26, 2006

E) **APPOINTMENT OF CHAIR PERSON**

F) **APPOINTMENT OF VICE CHAIR PERSON**

G) **LAND USE ITEMS:**

CONSENT CALENDAR:

A. FINDINGS OF FACT:

- 1) **EZ CASE #V 04-4370 Spitzer Variance (Approved)**
- 2) **EZ CASE #DP 05-4700 Ten Thousand Waves Development Plan (Approved)**
- 3) **EZ CASE #Z/DP 05-4151 Santa Fe Village Retirement Apartments (Approved)**

OLD BUSINESS:

- 1) **EZ CASE # DP 05-5430 PNM Miguel Lujan Line Extension.** Public Service Company of New Mexico, applicant, Laurie Moye, agent, request Development Plan approval (for Miguel Lujan Tap) to allow new electrical lines and poles to serve the Santa Fe area, this request also includes a variance of section 11.12.a of the Extraterritorial Zoning Ordinance to allow new electric line poles to exceed 24' feet in height. The property is located along Rufina Street, between Camino Tercero and Henry Lynch Roads, within Section 32, Township 17 North, Range 9

East and Section 5, Township 16 North, Range 9 East (2-Mile EZ District 2).
Wayne Dalton, Case Planner

NEW BUSINESS:

- 1) Ordinance 2006-___. An Ordinance amending Ordinance 1997-4, the Santa Fe Extraterritorial Zoning Ordinance, as amending map 18 of the Santa Fe Metro Area Highway Corridor Special Review District to change residential designations, to non-residential designations on portions of the Las Soleras development. **Wayne Dalton, Case Planner**
- 2) Potential authorization to publish title and general summary of an ordinance to be known as the “EZA Affordable Housing Ordinance”, which would, among other things, (i) require affordable housing in residential subdivisions subject to the Extraterritorial Zoning Ordinance that contain five or more parcels; (ii) provide alternative means of complying with and establish hardship conditions justifying waiver of the affordable housing requirements; (iii) provide certain incentives to ameliorate the cost of providing affordable housing; (iv) impose certain requirements on affordable units to ensure that they remain affordable or provide funding for other affordable housing projects; and (v) amend the Extraterritorial Zoning Ordinance to make it compatible with the EZA Affordable Housing Ordinance.
- 3) **Request approval of an Ordinance amending EZA Ordinance 1988-1.** The Santa Fe Comprehensive Extraterritorial Plan, to incorporate The Tres Arroyos Del Poniente Community Plan in section V. **Judy McGowan, Case Planner**
- 4) **EZ CASE# DP 04-4397 Na’avotech Commercial Center.** Na’avotech Development, LLC (Norma Tarango) Applicant is requesting an amendment of a condition restricting additional hotel units, and preliminary and final development plan approval for a 40 room bed and breakfast with retail, restaurant and office 3.3 acres. The property is located along Avenida Aldea in the Aldea De Santa Fe Subdivision within the two mile Extraterritorial District, Section 20, Township 17 North; Range 9 East. 2 Mile EZ District 2 **Joe Catanach, Case Planner**
- 5) **EZ CASE# Z-04-4591 Las Soleras Mixed Use Development.** Las Soleras LTD., applicant Siebert and Associates, agent, request Master Plan Zoning approval and creation of a Village District to include high to low density residential uses (2,018 to 3,131 dwelling units) and Community facility, civic and commercial (950,000 sq. ft.) Uses/activities around plaza areas on 437 acres. This request also includes variances to the district of less than 450 acres in size) Table 4, Section 9.7.E), a variance to allow the village district to exceed the 2,500 foot radius from the village center (Section 5.2.F), and a variance to allow a special exception use outside of a village neighborhood center (Section 9.7.E.9). The property is located off of Cerrillos Road within the commercial Gateway Subdistrict, and the Scenic Corridor Subdistrict of the Highway Corridor, within

Sections 17 & 18, Township 16 North Range 9 East (2-Mile EZ District 5) **Vicki Lucero, Case Planner.**

- 6) **EZ CASE #V 05-4560 Christopher Rote Height Variance.** Christopher Rote, applicant, request a variance of Section 9.8 (Mountain Special Review District Regulations) of the EZO to allow the height of parapets to be between 15' and 18' feet high in order to construct a residence within the designated buildable area. The property is located at 230B North Double Arrow Road Lot 2 within the Abajo Del Cielo subdivision in the MSRDR (Mountain Special Review District), within Section 5, Township 16 North, Range 10 East. (2-Mile EZ District 4) **Victoria Reyes, Case Planner**

- 7) **EZ CASE #V 05-4590 Christopher Rote Height Variance.** Christopher Rote, applicant, request a variance of Section 9.8 (Mountain Special Review District Regulations) of the EZO to allow the height of parapets to be between 15' and 18' feet high in order to construct a residence within the designated buildable area. The property is located at 218 North Double Arrow Road, within Lot 3 of the Abajo Del Cielo Subdivision within Section 5, Township 16 North, Range 10 East. (2-Mile EZ District 4) **Victoria Reyes, Case Planner**

- 8) **EZ CASE #V 05-4640 Brown MSRDR Variance.** David and Leigh Ann Brown, applicants, Robin Gray, agent, request a variance of Section 9.8.C.4 (Mountain Special Review District Architectural and Appearance Standards) to allow a shed roofed portal. The subject property is located in the Mountain Special Review District (MSRDR) at 88 Ravens Ridge Road, which is off of Old Santa Fe Trail, within Section 8, Township 16 North, Range 10 East (2-Mile EZ District 4). **Vicente Archuleta, Case Planner**

- 9) **EZ CASE # v 05-4681 Chagaris, MSRDR Variance.** Ted Chagaris, applicant requests a variance of Section 9.8c (Mountain Special Review District Development and Design Standards) of the EZO to allow the total height of a structure to exceed twenty (20) feet measured in a vertical plane from the highest parapet to the natural grade at the lowest point adjacent to the structure. The subject property is located in the overlook Subdivision at 24 Ridge Road, which is off Old Santa Fe Trail, within Section 21, Township 16 North, Range 10 East (2-Mile EZ District, 4). **Vicente Archuleta, Case Planner**

H) PETITIONS FROM THE FLOOR:

I) COMMUNICATION FROM THE COMMITTEE:

J) MATTERS FROM THE ATTORNEY:

1. Executive Session.

A. Discussion of Pending or Threatened Litigation

K) MATTERS FROM THE LAND USE STAFF:

L) ADJOURNMENT:

PUBLIC NOTICE

The County of Santa Fe makes every practical effort to assure that its meetings and programs are accessible to the physically challenged. Physically challenged individuals should contact Santa Fe County in advance to the hearing to discuss any special needs of the handicapped individual (e.g., interpreters for the hearing impaired or readers for the sight impaired).