

Danny Mayfield
Commissioner, District 1

Virginia Vigil
Commissioner, District 2

Robert Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: January 8, 2013

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Commercial Development Case Manager *JEL*

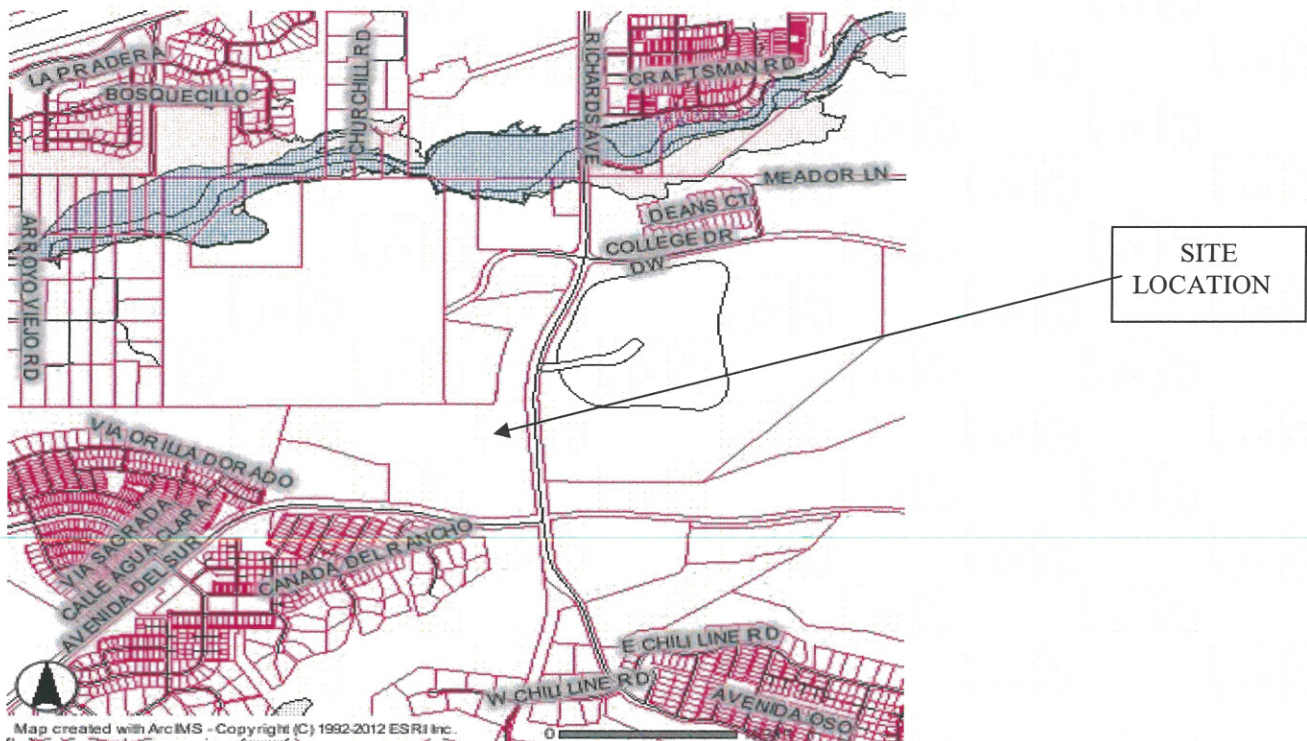
VIA: Penny Ellis-Green, Land Use Administrator *PEG*,
Vicki Lucero, Building and Development Services Manager *VL*,
Wayne Dalton, Building and Development Services Supervisor *WD*

FILE REF.: BCC CASE # MIS 12-5420 College Park Master Plat Authorization

ISSUE:

Univest-Rancho Viejo, LLC, Applicant, Jim Seibert, Agent, request Master Plat Authorization to allow for the creation, of a maximum, of twelve Mixed Use lots on 76.78 acres. The property is located on the corner of Richards Avenue and Avenida del Sur, in the Community College District, within Section 20, Township 16 North, Range 9 East, (Commission District 5).

Vicinity Map:



SUMMARY:

The College Park site consists of 82.78 acres. Currently Bicycle Technologies International (BTI) is being constructed on an existing 6 acre lot within the College Park. 75.78 acres of this site received Master Plan approval by way of the Village West Master Plan. 49.65 acres of those 75.78 acres are designated as an Employment Campus and Center within the Community College District. A Master Plan Amendment, of the Village West Master Plan, will be submitted by the Applicant to include proposed uses and to incorporate a 7 acre parcel, which lies outside of the approved Village West Master Plan, to the College Park.

The Applicant requests Master Plat Authorization pursuant to Article V, Section 5.6.1 of the County Land Development Code which states: "In commercial, industrial or high density residential subdivisions which are to be developed in phases or in cases where a condominium proposes to convert to a subdivision, the Board may delegate authority to the Land Use Administrator to administratively approve a specific lot layout plan when it determines that due to the size, scale or marketing requirements that approval of a plat with a specific lot layout is in the best interest of the County and developer".

If the Board approves the petition, it shall direct that the development request (Preliminary and Final Plat) be submitted to the County Development Review Committee. After such a delegation is made, the County Development Review Committee and Board shall establish development standards applicable to the subdivision as authorized by the Code and other applicable ordinances and laws, establish the maximum number of lots to be permitted, intensity of use, and required improvements, and may then approve both the Preliminary and Final Plat which will be known and designated as a Master Plat.

This application was submitted on November 20, 2012.

Growth Management staff has reviewed this project for compliance with pertinent Code requirements and finds the following facts to support this submittal: the Village West Master Plan was approved by the Board of County Commissioners; the Application is in compliance with the Community College Ordinance (Ordinance 2000-12); the Application meets code criteria to allow a Master Plat Authorization pursuant to Article V, Section 5.6. of the Land Development Code.

APPROVAL SOUGHT:

Approval of Master Plat Authorization to allow the Land Use Administrator the authority to administratively approve a specific lot layout plan on 76.78 acres.

GROWTH MANAGEMENT AREA: SDA-1

STAFF RECOMMENDATION: Staff recommends approval of Master Plat Authorization to allow for the creation, of a maximum, of twelve mixed use lots on 76.78 acres.

EXHIBITS:

- 1- Letter of Request
- 2- Village West Master Plan
- 3- Proposed Lot Layout
- 4- Article V, Section 5.6.
- 5- Community College Zoning Maps
- 6- Ariel of Site



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505

(505) 983-5588 * FAX (505) 989-7313

jim@jwsiebert.com

November 20, 2012

Vicki Lucero
Building and Development Services Section Manager
P.O. Box 276
Santa Fe, NM 87504

Re: Administrative Plat authorization for College Park

Dear Ms. Lucero:

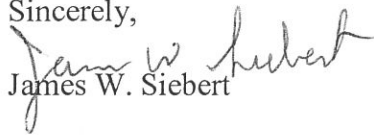
On behalf of Univest-Rancho Viejo LLC, I am requesting consideration by the Board of County Commissioners for approval of a master plat authorization to allow for an administrative plat to be reviewed and approved by the Land Use Administrator pursuant to Article V section 5.6 of the Santa Fe County Land Development Code for College Park. A portion of this property had already received master plan approval through the Village West Master Plan by the County Commission at their meeting of April 11, 2006. Bicycle Technologies International (BTI) has located within College Park.

BTI has proven that it is essential to have some flexibility in the creation of lots within the Park. It is impossible to anticipate market demand and the Administrative Plat procedure allows lots to be created administratively as there is an actual user for the property. Attached as Exhibit A, is a description of College Park relative to the Community College, Interstate 25 and other geographic features in the area. Exhibit B is a description of the lots proposed within College Park. An application for this same area will be submitted to the County for an amended master plan. If the administrative plat request is approved by the County Commission the County Land Use staff will have the authority to modify the configuration of the lots to suit the requirements of the prospective lot purchaser. The development of the Park will have to take place in conformance with the approved and amended master plan.



Please place this request on the next available agenda of the Board of County Commissioners.

Sincerely,


James W. Siebert

Xc: Warren Thompson
Tom Lowe



RANCHO VIEJO DE SANTA FE, INC.

7.JULY.2006



OWNER:
Rancho Viejo de Santa Fe, Inc.
55 Canada del Rancho Tel: (505) 983-6921
Santa Fe, NM 87508 Fax: (505) 983-5237

PLANNER:
DESIGN WORKSHOP
506 Agua Fria Tel: (505) 982-8399
Santa Fe, NM 87501 Fax: (505) 986-1396

CIVIL ENGINEER:
Bohannon & Huston, INC.
7500 Jefferson St. NE Tel: (505) 877-5332
Albuquerque, NM 87109 Fax: (505) 798-7988

ECONOMIC PLANNER:
Southwest Planning & Marketing
3600 Cerillos Rd, Ste. 107 Tel: (505) 989-8500
Santa Fe, NM 87507 Fax: (505) 984-1393

VILLAGE WEST MASTER PLAN

SANTA FE, NM

DRAWINGS LIST

- L 1-01 VICINITY MAP
- C 1-01 EXISTING SITE DATA MAP
- L 2-01 SITE ANALYSIS & LAND SYSTEMS MAP
- L 4-01 MASTER PLAN MAP
- L 7-01 CIRCULATION, OPEN SPACE & RECREATION MAP
- L 9-01 PHASING PLAN
- C 2-01 LIQUID WASTE DISPOSAL PLAN
- C 4-01 GRADING & DRAINAGE PLAN

COUNTY OF SANTA FE
STATE OF NEW MEXICO

Inst.
1443810

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR
RECORD ON THE 27 DAY OF July A.D. 2006,
AT 2:56 O'CLOCK P.M., AND WAS DULY RECORDED IN
BOOK 450, PAGE 16-21 OF THE RECORDS OF SANTA FE
COUNTY.



WITNESS MY HAND AND SEAL OF OFFICE

VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM

Lyndee R. Hallen 7-27-06
DEPUTY DATE

EXTRA TERRITORIAL ZONING COMMISSION APPROVAL:

FINAL MASTER PLAN MAP APPROVED BY THE
EXTRA TERRITORIAL ZONING COMMISSION AT THEIR MEETING
OF March 9, 2006

Nancy B. Long 7-13-06
CHAIRPERSON DATE

COUNTY REVIEW:

James V. Fyfe 7/26/06
COUNTY LAND USE ADMINISTRATOR DATE

EZC CASE NUMBER MP05-4870

DEVELOPMENT PERMIT # 7-14-06
COUNTY PUBLIC WORKS DATE

STUDEN SECED Fire Chief 7/12/06
COUNTY FIRE MARSHALL DATE

Paul M. Sauer 7/13/06
COUNTY WATER UTILITIES DEPT. DATE

COUNTY APPROVAL:

FINAL MASTER PLAN MAP APPROVED BY THE
BOARD OF COUNTY COMMISSIONERS AT THEIR MEETING OF

April 11, 2006
Nancy B. Long 7/27/06
CHAIRPERSON DATE

ATTESTED BY: Valerie Espinoza COUNTY CLERK

CITY REVIEW:

Chris J. Quade 7/21/06
CITY PLANNER DATE

N/A
CITY SUBDIVISION ENGINEER DATE



RANCHO VIEJO VILLAGE WEST MASTER PLAN

RANCHO VIEJO DE SANTA FE, INC. SANTA FE, NEW MEXICO

PHASING PLAN L9-01

QUANTITIES VILLAGE WEST DEVELOPMENT BY PHASE

PHASE	ACREAGE	COMMERCIAL SQ. FT.	DWELLING UNITS
I	351.24	49,000	579
II	246.20	0	571
III	70.91	68,250	100
TOTAL	668.35	117,250	1250

PHASING SCHEDULE
Village West is being developed in three phases. The residential portion of the village will take about ten years to complete from the time of initial construction in Phase I which is planned to begin in 2007.

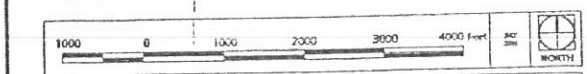
PHASE I - NEW COMMUNITY CENTER
The New Community Center streets, infrastructure, plaza, landscaping, and urban design plan will be implemented with Phase I development. Construction of commercial uses will proceed at a pace that will result in an economically healthy village center, and will not necessarily parallel residential construction.

PHASING NOTES
The phasing schedule and sequence is intended to provide a general understanding of how Village West is likely to evolve. The phasing schedule is based on Rancho Viejo's successful track record over the past eight years. This experience is supported by residential market projections by Southwest Planning and Marketing and a commercial market study by the Gibbs Planning Group. The configuration, size, and pace of the phases may change due to market and economic conditions or more detailed design and engineering.

PHASING OPEN SPACE
Each phase will have 50% dedicated open space created by a combination of arroyo corridors, parks, and private/public open space.

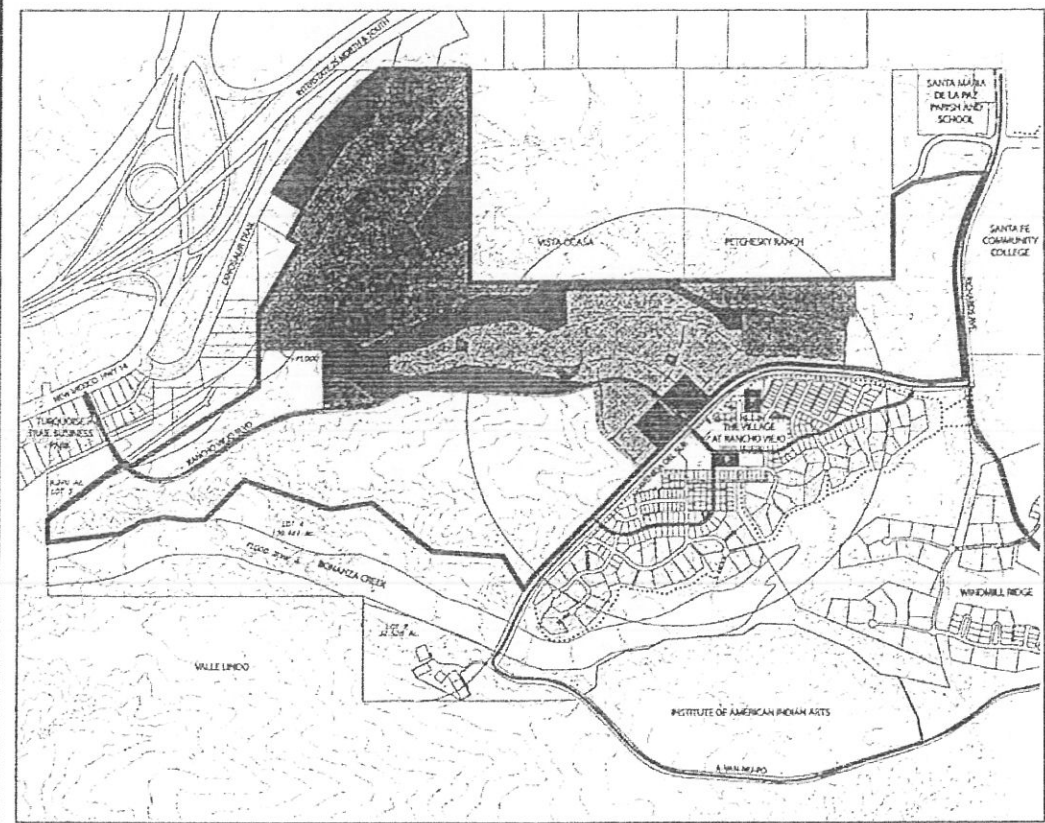
LEGEND

	NEW COMMUNITY CENTER		VILLAGE WEST MASTER PLAN AREA BOUNDARY
	VILLAGE ZONE		EXISTING ROADS
	FRINGE ZONE		PROPOSED ROADS
	FRINGE EMPLOYMENT CENTERS		EXISTING 10' CONTOURS
	EMPLOYMENT CENTERS		ELEMENTARY SCHOOL
	ARROYO CORRIDOR & OPEN SPACE		1/2 MILE WALKING RADI
	MASTER PLAN PARK SPACE		
	PREVIOUSLY DEVELOPED PARK SPACE		
	DEVELOPMENT THAT OCCURRED IN A PREVIOUS PHASE		

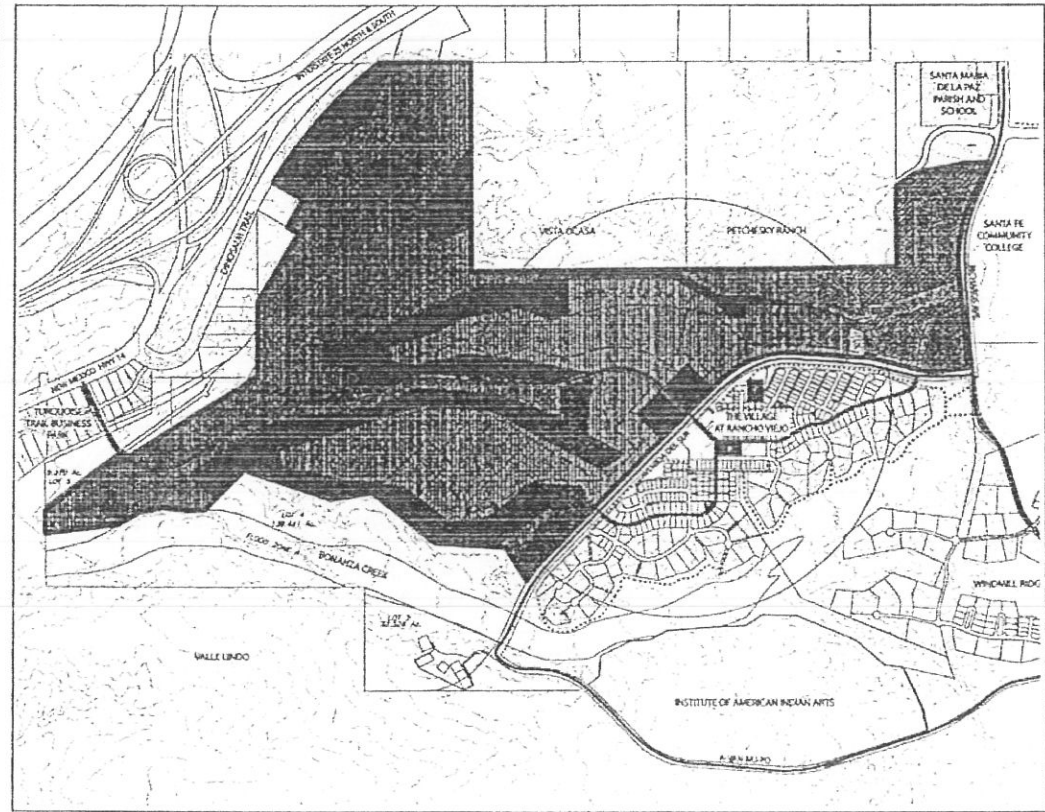


NOTES	
SOURCES	

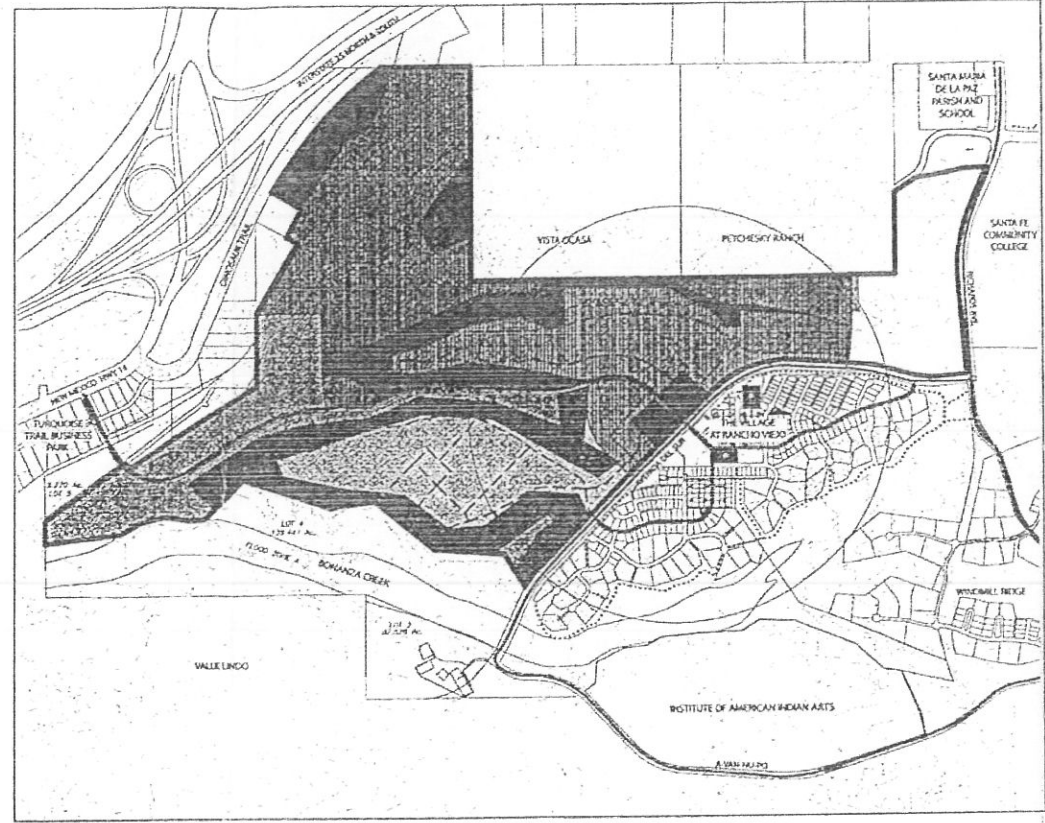
DESIGNWORKSHOP
LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN TOURISM PLANNING
ASHEVILLE ARDEN DENVER LAKE TAHOE SALT LAKE CITY SANTA FE PHOENIX
SOUTH AMERICA SANTA CRUZ BARTOADO SÃO PAULO
808 AGUA FRIA SANTA FE, NEW MEXICO 87501 (505) 822-8388 FAX (505) 825-1506
WWW.DESIGNWORKSHOP-USA.COM



PHASE I



PHASE III



PHASE II

PHASE I - DEVELOPED AREA

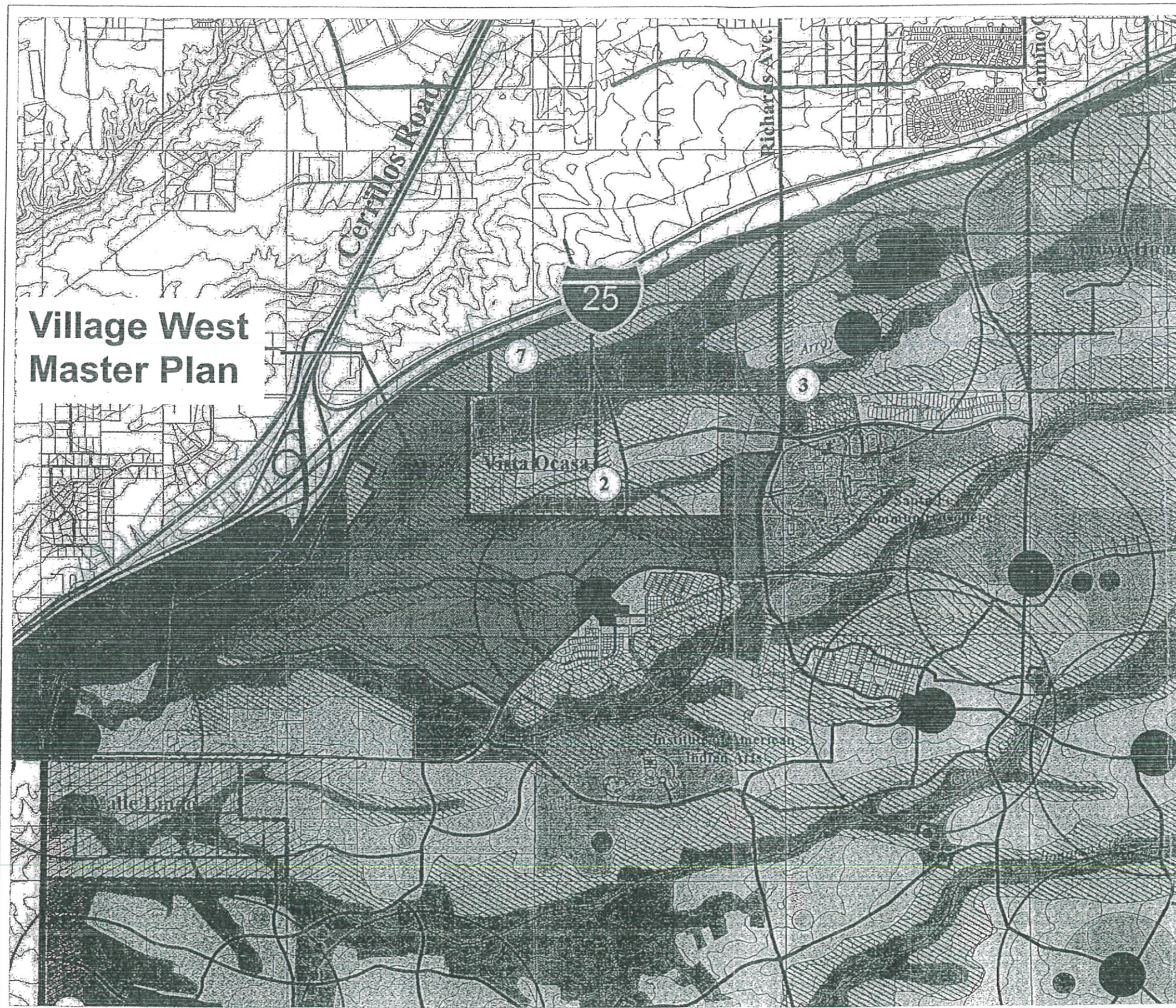
LAND USE	LAND AREA	COMMERCIAL BUILDING AREA	DWELLING UNITS
Village	110.87	49,000	527
Fringe	63.62	NA	55
TOTAL	351.24	00	579

PHASE II - DEVELOPED AREA

LAND USE	LAND AREA	COMMERCIAL BUILDING AREA	DWELLING UNITS
Village	87.50	NA	527
Fringe	78.15	0	44
TOTAL	246.20	NA	571

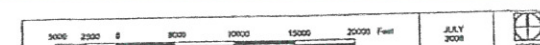
PHASE III - DEVELOPED AREA

LAND USE	LAND AREA	COMMERCIAL BUILDING AREA	DWELLING UNITS
Fringe Employment	26.13	NA	26
Employment Center	26.06	68,500	74
TOTAL	70.91	68,500	100



LEON H.

-
- FRINGE ZONES:**
- Village West Master Plan
 - VILLAGE RESIDENTIAL ZONES
 - FLATLAND PINON JUNIPER
 - EMPLOYMENT CAMPUSES AND CITY OF SANTA FE INDUSTRIAL ZONES AND OFFICE
 - INSTITUTIONAL ZONES
 - ARROYO CORRIDORS AND OPEN SPACE
 - CORRIDOR DISTRICT - PER CITY GENERAL PLAN
 - HILLSIDE PINON JUNIPER
 - HILLSIDE GRASSLANDS
 - BUFFER AREAS
 - VISTA OJACA BUFFER
 - EDWARDS AVE - 200' BOTH SIDES
 - ARROYO HONDO WEST BUFFER
 - THREE MILE BUFFER
 - EL DORADO BUFFER
 - 150' 360' HIGHWAY CORRIDOR - SEE HIGHWAY CORRIDOR PLAN
- TRANSPORTATION AND LAND USE:**
- COMMUNITY COLLEGE DISTRICT BOUNDARY
 - CITY OF SANTA FE JURISDICTIONAL LIMIT
 - MAJOR DRAINAGES
 - EXISTING RAILROAD
 - PROPOSED RAILROAD
 - EXISTING MAJOR ROADS
 - PROPOSED MAJOR ROADS
 - VILLAGE SEPARATORS
 - RURAL ZONES
 - EXISTING NEIGHBORHOOD ZONES
 - EXTRATERRESTRIAL 2 MILE BOUNDARY
 - NEW COMMUNITY CENTERS AND WALKING ROAD
 - DISTRICT TRAILS - PROPOSED ALIGNMENTS
 - ELEMENTARY SCHOOLS
 - MIDDLE SCHOOLS
 - HIGH SCHOOLS



NOTES

SOURCES	Adapted from the Santa Fe Community College District Master Plan as adopted by Board of County Commissioners on October 31, 2000 and approved by Extra-Territorial Zoning Authority on November 1, 2000 and amended by the BGE and EZA on December 12, 2000.
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DESIGNWORKSHOP

ADIRIVILLE ALBANY DENVER JACKSON LAKE TAHOE PARK CITY SALT LAKE TROMPE WAR
SOUTH AMERICA: BARTHOLO SAO PAULO



VILLAGE WEST MASTER PLAN

RANCHO VIEJO DE SANTA FE, INC.

SANTA FE, NEW MEXICO

EXISTING SITE DATA

C1-01



LEGEND



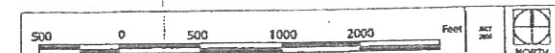
OWNERSHIP & LEGAL LOT OF RECORD

Avenida del Sur, as shown on Replat of Easement for Avenida del Sur and A-Van-Nu-Po, recorded February 22, 1994 book 266 page 043.

Rancho Viejo Boulevard, as shown on plat showing the conditional Dedication of "Rancho Viejo Boulevard" recorded June 24, 1998 book 389 page 012.

Tract A, Tract C, and Tract D as shown on Final Subdivision Plat prepared for Rancho Viejo de Santa Fe, Inc. creating Windmill Ridge Unit 1 recorded November 17, 2000 book 460 pages 29-36.

Lot 8A @ 65 Rancho Viejo Boulevard, as shown on Lot Division Plat prepared for Rancho Viejo de Santa Fe, Inc. recorded September 23, 2004 book 569 page 024.



NOTES	
SOURCES	

Behan & Heston

Chartered 1780 Jefferson St. NE, Albuquerque, NM 87103-0738
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

DESIGNWORKSHOP

LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN TOPOGRAHY PLANNING
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SOUTH AMERICA: SANTA CRUZ SANTIAGO SAO PAULO
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