



# Agenda

## PLANNING COMMISSION March 7, 2013

**Field Trip – 4:00pm**  
**Villas Di Toscana Subdivision**  
**Meet on Viale Tresana at Viale Court**

**Regular Meeting - 6:00pm**  
**City Council Chambers**  
**City Hall 1<sup>st</sup> Floor - 200 Lincoln Avenue**

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

MINUTES: February 7, 2013

FINDINGS/CONCLUSIONS:

Case #2012-149 - 417 and 419 East Palace Avenue Final Subdivision Plat.

Case #2012-148 - Windmill Hill at Las Placitas Compound Final Subdivision Plat.

Case #2012-146 - 2823 Industrial Road General Plan Amendment.

Case #2012-147 - 2823 Industrial Road Rezoning.

Case #2012-150 - Santana Rezoning to R-4.

### E. OLD BUSINESS - PART 1

- 1. Case #2012-109 - **Villas Di Toscana Development Plan Amendment.** Jon Paul Romero, agent for Vistancia, LLC, requests an Amendment to the Development Plan to privatize the streets, street lighting, landscaping and approved trails. The property is zoned R-3 PUD (Residential, 3 dwelling units per acre, Planned Unit Development) and is located between Governor Miles Road and I-25, east of Camino Carlos Rey. (Dan Esquibel, Case Manager) **(POSTPONED FROM DECEMBER 6, 2012 AND FEBRUARY 7, 2013)**

### F. NEW BUSINESS

- 1. Case #2013-05. **837 Camino Vistas Encantada Variance.** Charles Trujillo requests a variance to 14-5.6(D) to construct a dwelling unit within the Ridgetop Subdistrict of the Escarpment Overlay where development in the Ridgetop is prohibited. The property is zoned R-2 (Residential – 2 Dwelling Units per Acre). (Dan Esquibel, Case Manager)

2. **Case #2013-07. 147 Gonzales Road Escarpment and Terrain Management Variances, Development Plan Amendment.** Design Enginuity, LLC, agent for Susan and Vance Campbell, requests a Variance to allow construction of a 1,300 square foot single-family residence in the Ridgetop Subdistrict of the Escarpment Overlay District; a Terrain Management Variance to allow disturbance of 70 square feet of slopes greater than 30%; and a Development Plan Amendment to reduce the front setback from 20 feet to 6 feet on Lot 16, Sierra Vista Subdivision. The property is zoned R-21 PUD (Residential – 21 Dwelling Units per Acre/Planned Unit Development). (Heather Lamboy, Case Manager)
  
3. An ordinance relating to the Land Development Code, Airport Road Overlay District, Section 14-5.5(C) SFCC 1987; creating a new Subsection 14-5.5(C)(6)(l) to include a provision for commercial recycling containers; amending Subsection 14-5.5(C)(12)(c) to clarify the applicability of existing building-mounted outdoor advertising of alcoholic beverages, to clarify the packaging of alcoholic beverages of eight ounces or less and establishing the effective date of such packaging provisions; and making such other stylistic or grammatical changes that are necessary. (Councilors Dominguez and Calvert) (Matthew O'Reilly)

## G. OLD BUSINESS - PART 2

2. Chapter 14 Technical Corrections and Other Minor Amendments. Consideration of various amendments to Chapter 14 as a follow-up to the Chapter 14 Rewrite project (Ordinances Nos. 2011-37 and 2012-11), including technical corrections such as typographical and cross-referencing errors and other minor amendments:

AN ORDINANCE RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987 REGARDING TECHNICAL CORRECTIONS AND MINOR CLARIFICATIONS AMENDING SUBSECTIONS 14-2.3(C)(5)(a) CORRECT REFERENCE; 14-2.4(C) CORRECT REFERENCE; 14-2.8(K) REFERENCE STATUTES; 14-3.1(F)(2) APPLICABILITY OF ENN; 14-3.1(H) PUBLIC NOTICE; 14-3.3(A)(1)(a) TEXT AMENDMENT; 14-3.6(C)(3) AMENDED SPECIAL USE PERMITS; 14-3.6(E) SPECIAL USE PERMITS AND CROSS REFERENCES; 14-3.7(A)(6) CLARIFY COURT-ORDERED LAND DIVISIONS; 14-3.7(F)(5)(b) FAMILY TRANSFERS; 14-3.8(B) THREE-UNIT DEVELOPMENT PLAN; 14-3.8(C)(1)(g) CORRECT ERROR; 14-3.8(C)(5) NOTICE FOR DEVELOPMENT PLANS; 14-3.8(C)(6) CORRECT REFERENCE TO COUNTY CLERK; 14-3.12(B)(3) TEMPORARY CERTIFICATES OF OCCUPANCY; 14-3.13(D)(3)(c) REFERENCE TO STATE MEDICAL INVESTIGATOR; 14-3.16(D) CORRECT REFERENCE; REPEAL 14-3.17(E)(3); 14-3.19(B)(6) CONTINUING ACTIVITY FOR MASTER AND DEVELOPMENT PLANS; 14-3.19(C)(2) TIME EXTENSIONS; 14-4.3(G) CORRECT OBSOLETE TEXT; 14-6.1(C) TABLE 14-6.1-1 VARIOUS MINOR AMENDMENTS AND CORRECTIONS TO TABLE OF PERMITTED USES; 14-6.2(C)(1)(b) CLARIFY ADOPTION DATE; 14-6.3(B)(2)(a) CORRECT REFERENCE; 14-6.3(B)(2)(c) CLARIFY COMMERCIAL PARKING; 14-6.3(D)(2)(c) CLARIFY HOME OCCUPATION RESIDENCY; 14-6.4(A) TEMPORARY STRUCTURES; 14-6.4(C)

TEMPORARY STRUCTURES; 14-7.1(B) CLARIFY LOT COVERAGE; 14-7.2(A) TABLE 14-7.2-1 VARIOUS MINOR AMENDMENTS AND CORRECTIONS TO RESIDENTIAL DIMENSIONAL STANDARDS; 14-7.2(F) CLARIFY SPECIAL USE PERMIT IN R12 – R-29; 14-7.3(A) TABLE 14-7.3-1 MAXIMUM DENSITY C-1 AND C-4 DISTRICTS; 14-7.4(B)(2) CLARIFY REDEVELOPMENT SUBDISTRICT; 14-8.2(C)(2) TERRAIN MANAGEMENT SUBMITTALS; 14-8.2(D)(1)(a) CLARIFY CUT SLOPES; 14-8.3(A)(1) DATE OF FLOOD MAPS; 14-8.4(B)(1) LANDSCAPE STANDARDS; 14-8.4(G)(3) STREET TREES IN PARKWAY; 14-8.5(B)(2)(a) CLARIFY FENCE HEIGHTS; 14-8.6(B)(4)(c) JOINT PARKING IN BIP DISTRICT; 14-8.10(D)(5) CORRECT REFERENCE; 14-8.10(G)(8)(d) CORRECT REFERENCE; 14-8.14(E)(3) CORRECT ERRORS; 14-8.14(E)(5) CLARIFY IMPACT FEES ; 14-9.2(C)(8) SUBCOLLECTOR PRIVATE STREETS; 14-9.2(E) SIDEWALK REPLACEMENT STANDARDS; 14-9.2(K) STREET IMPROVEMENT STANDARDS; 14-9.5(A) DEDICATIONS TO HOMEOWNER'S ASSOCIATIONS; 14-9.5(D) EXTENSION OF INFRASTRUCTURE WARRANTY; 14-10.1(C) NONCONFORMING TELECOMMUNICATION FACILITIES; 14-10.4(A) CLARIFY NONCONFORMING LOT USES; 14-11.5 CORRECT REFERENCE; ARTICLE 14-12 VARIOUS DEFINITIONS AMENDED AND INSERTED; APPENDIX EXHIBIT B PARKING SPACE STANDARDS RESTORED; AND MAKING SUCH OTHER STYLISTIC OR GRAMMATICAL CHANGES THAT ARE NECESSARY. (Greg Smith, Case Manager) **(POSTPONED FROM FEBRUARY 7, 2013)**

## H. STAFF COMMUNICATIONS

### I. MATTERS FROM THE COMMISSION

### J. ADJOURNMENT

#### NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.  
**\*Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk's Office (955-6520) 5 days prior to the hearing date.**