

## Planning panel to consider apartment complex proposal

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The city Planning Commission will consider a request Thursday for construction of a 188-unit apartment complex off Rodeo Road just west of St. Francis Drive in south Santa Fe.

The proposed multifamily project on the south side of Rodeo Road between Rodeo Park Drive West and Galisteo Road comes as Santa Fe grapples with a shortage of at least 2,200 moderately priced rental units.

“That one development right there would be pretty much the equivalent of all new multifamily units approved in 2014,” Vince Kadlubek, Planning Commission chairman, said Tuesday.

“Just the fact that we have something in front of us that is multifamily rental units, I think, is a step in the right direction considering the affordable housing numbers that we’ve seen,” he added.

The proposed Rodeo Village project may also reflect a changing attitude about development at City Hall, said Kadlubek, adding that recent denials of high-density housing projects such as the proposed 399-unit El Rio apartment complex on Agua Fría Street may have discouraged some developers.

“A lot of developers have been scared to even put the time and money” into a proposal, he said. “I think we’re starting to see with the new Planning Commission and the makeup of the new [City] Council that developers feel more comfortable.”

The latest proposal calls for mostly one- and two-bedroom apartments in a mix of two- and three-story buildings on an eight-acre lot.

Unlike other projects that have come before the city, the Rodeo Village development hasn’t generated much opposition. At a neighborhood notification meeting Oct. 5, only nine neighbors attended. Their concerns ranged from traffic impacts to which schools would serve children of apartment renters.

A traffic study found that surrounding streets would be only minimally affected by the project.

“All intersections will operate at acceptable levels of service at full build-out of the development” with the exception of the intersection of Rodeo and Galisteo roads, city documents state.

As a result, the city Engineering Division recommends that the developer be required to build medians on Rodeo Road to prevent left turns onto Rodeo from the development and from the property on the opposite side of Rodeo from the apartment complex.

The Planning Commission meets in council chambers at City Hall, 200 Lincoln Ave. The panel’s meeting begins at 6 p.m. The proposed Rodeo Village development is last on the agenda.

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