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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2014-31

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE ZONING CLASSIFICATION FOR PROPERTY COMPRISING AN
AREA OF APPROXIMATELY 1.79± ACRES OF LAND LOCATED IN THE VICINITY
OF THE SAN FELIPE ROAD AND AGUA FRIA ROAD INTERSECTION AND
IDENTIFIED AS THE NORTHERLY TRACT, AND LYING AND BEING SITUATED
WITHIN SECTION 1, TOWNSHIP 16 NORTH, RANGE 8 EAST, NEW MEXICO
PRIME MERIDIAN, SANTA FE COUNTY, NEW MEXICO, FROM SC-1
(NEIGHBORHOOD SHOPPING CENTER) TO I-1 (LIGHT INDUSTRIAL), AND
PROVIDING AN EFFECTIVE DATE. (“5704 AGUA FRIA ROAD REZONING”,
CASE #2014-72).**

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. That a certain parcel of land comprising 1.79± acres (the “Property”) located within Section 1, Township 16 North, Range 8 East, New Mexico Prime Meridian, Santa Fe County, State of New Mexico, of which totals approximately 1.79± acres that is located within

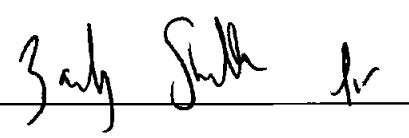
1 the municipal boundaries of the City of Santa Fe, is restricted to and classified as I-1 (Light
2 Industrial) as described in the legal description attached hereto [EXHIBIT A] and incorporated
3 herein by reference.

4 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance
5 No. 2001-27 is hereby amended to conform to the changes in zoning classifications for the
6 Property set forth in Section 1 of this Ordinance.

7 **Section 3.** This rezoning action is approved with and subject to the conditions set
8 forth in the table attached hereto [EXHIBIT B] and incorporated herein summarizing the City of
9 Santa Fe staff technical memoranda and conditions recommended by the Planning Commission
10 on September 11, 2014.

11 **Section 4.** This Ordinance shall be published one time by title and general summary
12 and shall become effective five days after publication.

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16 **APPROVED AS TO FORM:**

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19 **KELLY A. BRENNAN, CITY ATTORNEY**

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EXHIBIT A

1475128

NORTHERLY TRACT:

BEGINNING AT A POINT ON THE NORTHEAST CORNER OF THE
HEREIN DESCRIBED TRACT OR PARCEL OF LAND, ALSO BEING A
U.S.G.L.O. BRASS CAP STAMPED "N.E. PACHECO, P.C. 1220 TR. 3,
SEC. 1 T.16.N., R.8.E., N.M.P.M."

THENCE FROM SAID POINT OF BEGINNING S 00°24'23" E, A
DISTANCE OF 400.93 FEET TO THE NORTH RIGHT OF WAY LINE OF
RUFINA STREET C.I.P. PROJECT NO. 826;

THENCE ALONG SAID RIGHT OF WAY LINE S 89°44'39" W, A
DISTANCE OF 221.80 FEET TO THE EAST RIGHT OF WAY LINE OF
SAN FELIPE ROAD;

THENCE ALONG SAID RIGHT OF WAY LINE N 01°25'48" W, A
DISTANCE OF 259.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF
AGUA FRIA STREET;

THENCE ALONG SAID RIGHT OF WAY LINE N 46°49'37" E, A
DISTANCE OF 170.90 FEET TO A POINT;

THENCE N 75°30'37" E A DISTANCE OF 104.10 FEET TO THE POINT
AND PLACE OF BEGINNING.

PARCEL HEREIN DESCRIBED CONTAINS 1.799 ACRES MORE OR LESS.

SOUTHERLY TRACT:

BEGINNING AT A POINT ON THE NORTHEAST CORNER OF THE
HEREIN DESCRIBED TRACT OR PARCEL OF LAND, ALSO BEING A
POINT ON THE SOUTH RIGHT OF WAY LINE OF RUFINA STREET
C.I.P. PROJECT NO. 826, FROM WHICH POINT A U.S.G.L.O. BRASS
CAP STAMPED "N.E. PACHECO, P.C. 1220 TR. 3, SEC. 1 T.16.N.,
R.8.E. N.M.P.M." BEARS N 00°24'23" W A DISTANCE OF 482.92
FEET;

THENCE FROM SAID POINT OF BEGINNING S 00°24'23" E, A
DISTANCE OF 36.12 FEET TO A POINT;

THENCE S 01°44'18" E; A DISTANCE OF 135.92 FEET TO A POINT;

THENCE S 88°49'50" W, A DISTANCE OF 221.72 FEET TO THE EAST
RIGHT OF WAY LINE OF SAN FELIPE ROAD.

THENCE ALONG SAID RIGHT OF WAY LINE N 01°07'33" W, A
DISTANCE OF 175.55 FEET TO THE SOUTH RIGHT OF WAY LINE OF
RUFINA STREET C.I.P. NO. 826,

THENCE ALONG SAID RIGHT OF WAY LINE N 89°44'39" E, A
DISTANCE OF 220.75 FEET TO THE POINT AND PLACE OF
BEGINNING.

PARCEL HEREIN DESCRIBED CONTAINS 0.881 ACRES MORE OR LESS.

5704 Agua Fria General Plan Amendment and Rezone—Conditions of Approval

City Council
 Bill No. 2014-31
 Case #2014-71&72 – 5704 Agua Fria GPA & Rezone

Conditions	Department	Staff
<p>The Traffic Engineer conducted a review of the proposed General Plan Amendment and Rezone and provided the following comments which are noted as Conditions of Approval:</p> <ol style="list-style-type: none"> The Developer shall dedicate sufficient Right-of-way to the City of Santa Fe at the northwest corner of the property to allow for a planned future roundabout at the intersection of Agua Fria and San Felipe Roads (City to provide conceptual roundabout design to Developer). Said Right-of-Way dedication shall be reviewed and approved by the City of Santa Fe Traffic Engineering Division prior to recordation and shall be at a minimum equivalent to the existing Grant of Right of Way Easement, between J.C. and Sue C. Bergere and the County of Santa Fe, dated September 20, 1950 and with reference no. 51/254 that is described in note 11 of Plat Book 689, page 49, recorded on September 12, 2008 in the County of Santa Fe, NM. Access to the Northerly Tract located at 5704 Agua Fria shall be via the 82 foot wide Right-of-way located adjacent to and south of said property. No access will be granted directly off of either Agua Fria or San Felipe Roads to the Northerly Tract. (The Southerly Tract shall similarly be accessed via the 82 foot Right-of-Way.) At the time of development of the Northerly Tract, the Developer shall construct an access road within the Right-of-Way tract located between the Northerly and Southerly Tracts. The access road shall connect to San Felipe on the west side and extend easterly within the Right-of-Way tract to an approved development access point. The design of this road shall be reviewed and approved by the Traffic Engineering Division and the road shall be built to City of Santa Fe Sub-Collector standards. 	<p>Traffic Engineering</p>	<p>John Romero/ Sandra Kassens</p>
<p>The Northerly Tract shall connect to City Sewer Service at the time of development. The Wastewater Division Engineer shall conduct a review of all proposed wastewater infrastructure prior to approval of development applications.</p>	<p>Wastewater Division</p>	<p>Stan Holland</p>
<p>The Northerly Tract shall connect to City Water Service at the time of development. The Water Division Engineer shall conduct a review of all proposed water service infrastructure prior to the approval of development applications.</p>	<p>Water Division</p>	<p>Dec Beingsner</p>
<p>The subdivision plat has been reviewed to ensure consistency with the Metropolitan Transportation Plan (MTP), the Metropolitan Bicycle Master Plan (BMP). The following conditions are added to ensure connectivity with the trail alignments:</p> <ol style="list-style-type: none"> A 15 foot multi-use trail easement shall be dedicated along the eastern boundary of the property at the time of recordation of the rezone plat. At the time of development of the property, the Developer shall design and construct a 10 foot wide hard surface trail/side path within the 82 foot right-of-way south of the property in conjunction with the access road as amended by the Planning Commission in the City Traffic 	<p>MPO / Roadway and Trails Division</p>	<p>Keith Wilson / Eric Martinez</p>

5704 Agua Fria General Plan Amendment and Rezone—Conditions of Approval

City Council
Bill No. 2014-31

Case #2014-71&72 – 5704 Agua Fria GPA & Rezone

Conditions	Department	Staff
<p>Engineer's condition #3. The design of all trail/side paths shall be reviewed and approved by the Roadway & Trails Engineering Division and shall be built to City of Santa Fe standards. At the time of future approval of a Subdivision or Development Plan, the Developer shall develop all trails consistent with the Metropolitan Bicycle Master Plan as required by SFCC Section 14-8.15.</p>		