

1 **CITY OF SANTA FE, NEW MEXICO**

2 **BILL NO. 2015-8**

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10 **AN ORDINANCE**

11 **AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;**
12 **CHANGING THE ZONING CLASSIFICATION FROM R-1 (RESIDENTIAL, 1**
13 **DWELLING UNIT PER ACRE) TO C-1 (OFFICE AND RELATED COMMERCIAL);**
14 **AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL**
15 **OF LAND COMPRISING 1.50± ACRES LOCATED AT 401 RODEO ROAD (“HANDS OF**
16 **AMERICA” REZONING CASE NO. 2014-110).**

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

18 **Section 1.** The following real property (the “Property”) located within the municipal
19 boundaries of the city of Santa Fe, is restricted to and classified C-1 (Office and Related
20 Commercial):

21 A parcel of land comprising 1.50± acres located at 401 Rodeo Road and more fully
22 described in EXHIBIT A attached hereto and incorporated by reference, located in
23 Section 2, T16N., R9E, N.M.P.M., Santa Fe County, New Mexico,

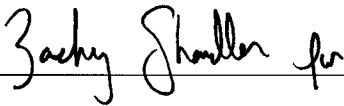
24 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No.
25 2001-27 is amended to conform to the changes in zoning classifications for the Property set forth

1 in Section 1 of this Ordinance.

2 **Section 3.** This rezoning action and any future development plan for the Property is
3 approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B
4 and incorporated herein summarizing the City of Santa Fe staff technical memoranda and
5 conditions recommended by the Planning Commission on January 8, 2015.

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

8 **APPROVED AS TO FORM:**

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11 **KELLEY BRENNAN, CITY ATTORNEY**

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**EXHIBIT A
401 Rodeo Road
(Hands of America)
Legal Description for C-1 Zoning**

A CERTAIN TRACT OF LAND, DESIGNATED AS LOT 1, LYING AND BEING SITUATE WITHIN SECTION 2, T16N, R9E, N.M.P.M., 401 EAST RODEO ROAD, COUNTY OF SANTA FE, STATE OF NEW MEXICO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREON, FROM WHENCE SANTA FE CONTROL MONUMENT No. 107, MARKED BY A DISK IN CONCRETE, BEARS, S42°36'24"W A DISTANCE OF 93.06 FEET; THENCE FROM SAID POINT AND PLACE OF BEGINNING;

N89°11'00"W A DISTANCE OF 214.34 FEET; THENCE,
N00°49'56"E A DISTANCE OF 304.50 FEET; THENCE,
S89°11'00"E A DISTANCE OF 214.24 FEET; THENCE,
S00°48'49"W A DISTANCE OF 304.50 FEET TO THE
TRUE POINT AND PLACE OF BEGINNING.

CONTAINING AN AREA OF 1.498 ACRES, MORE OR LESS.

ALL AS SHOWN ON A PRELIMINARY UNRECORDED LOT SPLIT PLAT TITLED "LOT SPLIT SURVEY PREPARED FOR LEONEL CAPPARELLI LOTS 1 & 2,..." BY PAUL A. RODRIGUEZ, N.M.P.S. No. 13839. SAID PLAT BEARS PROJECT No. 2205-2.

Hands of America, 401 Rodeo Road
 Lot Split, General Plan Amendment & Rezoning (Case #2014-109, 110 & 111)
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DRT Conditions of Approval	Department	Staff
1. The Developer shall make the following changes to the plat: The applicant shall modify the easement where it terminates at the southern boundary of Lot 1 so that it is coincident with the existing driveway/access to Rodeo Road, use a reverse-curve or a gentle taper to accomplish this rather than an abrupt change of direction. Access easement to be reviewed and approved by the Public Works Dept.	Traffic Engineering/Public Works	Sandra Kassens for John Romero
1. There is no existing water service for the subject property. If they will request water service, there is a main available on Rodeo Road. 2. Fire service requirements will have to be determined by the Fire Department prior to development.	Water Division	Dee Beingessner
1. Fire Department will accept previous conditions and approvals set forth by other agencies. 2. Lot 2 does not meet fire code requirements for the driveway meeting 150 feet distance and would require a turn-around or automatic sprinklers system. Should any new construction or remodel take place it must conform to the current fire code. 3. Lot 2 does not meet the fire code requirements for water supply distance. Should any new construction or remodeling take place it must conform to the current fire code. Prior to any new construction or remodel these conditions would apply: 1. Shall Comply with International Fire Code (IFC) 2009 Edition. 2. Fire Department Access shall not be less than 20 feet width. 3. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 4. Shall have water supply that meets fire flow requirements as per IFC. 5. All Fire Department access shall be no greater than a 10% grade throughout and maintain 20' min. width.	Fire Marshal	Reynaldo Gonzales

EXHIBIT 

Hands of America, 401 Rodeo Road

Lot Split, General Plan Amendment & Rezoning (Case #2014-109, 110 & 111)
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The subject properties are accessible to the City sanitary sewer system. Additional Comments: - There is an existing public sewer line north of the property. A continuous sewer service easement through Lot 1 and Lot 2 for the benefit of both lots shall be added to the proposed lot split plat. The following note shall be added to the plat: - Connection to the City public sewer system is mandatory when the property is in the City limits and is being developed or improved is accessible to the City sewer system. Prior to the development or improvement of the property, owners and developers of the property shall obtain a technical sewer evaluation review by the City of Santa Fe Wastewater Division.	Wastewater Division	Stan Holland
The following review comments are to be considered conditions of approval for the Case #2014-111, Lot Split: Sidewalk must be constructed along the Rodeo Road frontage in accordance with Article 14-9-2(F) of the Land Development Code. Construction must either be completed, inspected, and approved prior to recordation of the Lot Split, or a financial guarantee must be provided for the full cost of sidewalk construction, along with an Agreement to Construct the sidewalk within one year of recordation of the Lot Split. <u>This requirement was changed to the following, per the Planning Commission minutes 1/8/15: Easement for the sidewalk and the planter is required to be put in place at the time of recordation of the lot split. Construction of sidewalk to be required at time of building permit application for further construction on either lot.</u> - Add lot addresses (contact Marisa Struck 955-6661).	Technical Review Division	RB Zaxus