

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

2                                   **BILL NO. 2008-65**

3                                   **INTRODUCED BY:**

4   **Mayor Coss**  
5   **Councilor Chavez**

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10                                   **AN ORDINANCE**

11   **AMENDING SECTION 14-4.3(D) SFCC 1987 TO CREATE A HOSPITAL ZONING DISTRICT**  
12   **WITHIN LAS SOLERAS AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY.**

13  
14   **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

15               **Section 1.       Section 14-4.3(D) SFCC 1987 (being Ord. #2001-38, §2 as amended) is**  
16   **amended to read:**

17               **(D)     HZ Hospital Zone [~~District~~] Districts**

18                       **(1)     Purpose and Intent**

19                               ~~[It is intended that an HZ district may overlay existing districts.]~~

20                               **(a)     Christus St. Vincent Hospital District**

21                                       The Christus St. Vincent HZ district section recognizes the need for  
22                                       medical and dental offices, pharmacies and continuing care communities  
23                                       in proximity to Christus St. Vincent Hospital, while at the same time  
24                                       maintaining the low density residential character of the area surrounding  
25                                       Christus St. Vincent Hospital. Professional office and business uses,

subject to the more restrictive design standards of the HZ district are also considered to be consistent with the adjoining C-1, professional office uses.

(b) Las Soleras Hospital District

The Las Soleras HZ district is intended to accommodate a hospital, professional offices and business uses in the Las Soleras Development.

(2) Lands to Be Considered

(a) Christus St. Vincent Hospital District

A proposal for development ~~[as-a]~~ in the Christus St. Vincent [hospital zone] HZ district may be submitted for lands within the area as defined in the ~~[hospital-zone district]~~ Christus St. Vincent HZ map, incorporated herein by reference as Exhibit B(1) as prepared by the Land Use Department, a copy of which follows this chapter.

(b) Las Soleras Hospital District

A proposal for development in the Las Soleras HZ district may be submitted for lands within the area as defined in the Las Soleras HZ map, incorporated herein by reference as Exhibit B(2), a copy of which follows this chapter.

(3) Application for Rezoning

Application for Christus St. Vincent HZ district zoning shall be accompanied by a site plan drawn to scale and showing the arrangement of the project together with the essential requirements such as lot area, parking, location of buildings and the uses to be included, square feet of gross floor area and height of building, means of ingress and egress to public streets, and the type of visual screening, such as walls, planting, fences, or any additional submittals required by the Land

1 Use Department. The signed, original mylar of the development plan shall be  
2 filed with the [~~City Public Works~~] Land Use Department.

3 (4) Development Plan

4 Prior to submittal of a building permit in the Las Soleras HZ district, a  
5 development plan shall be approved by the Planning Commission. The  
6 development plan shall be drawn to scale and show the arrangement of the  
7 project together with the essential requirements such as lot area, parking, location  
8 of buildings and the uses to be included, square feet of gross floor area and height  
9 of buildings, means of ingress and egress to public streets, and the type of visual  
10 screening, such as walls, planting, fences, or any additional submittals required  
11 by the Land Use Department. In addition for a hospital, preliminary building  
12 elevations shall be part of the development plan application including views from  
13 I-25 and Cerrillos Road. The signed, original mylar of the development plan shall  
14 be filed with the Land Use Department.

15 **Section 2. Table 14-6.1-1 SFCC 1987 "PERMITTED USES" (being ordained as Ord.**  
16 **#2001-38, §2 as amended) regarding "Hospitals" under the category "PUBLIC, INSTITUTIONAL**  
17 **AND CIVIC" is amended to read:**

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TABLE 14-6.1-1 PERMITTED USES

Category	Specific Use	R 1 - R 6	R 7 - R 9	R 7 (1 )	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	M U	Use- Specific Regs (See Section 14-6.2)
Hospitals	Hospitals and extended care facilities	S	S		S	S	S		S	S	S	S <sup>1</sup> / P <sup>2</sup>				S					(B)(3)
	Hospitals and extended care facilities that were in existence prior to September 14, 1988 and were then permitted principal uses and structures								P				P								(B)(3)
	<u>Hospital Heliport</u>											P <sup>3</sup>									(B)(3)

**Notes:**

<sup>1</sup> In the Christus St. Vincent Hospital Zone District hospitals and extended care facilities are a special exception.

<sup>2</sup> In the Las Soleras Hospital Zone District hospitals and extended care facilities are a permitted use.

<sup>3</sup> In the Las Soleras Hospital Zone District a heliport serving a hospital is a permitted use.

**Section 3. Section 14-6.2(B)(3) SFCC 1987 1987 (being Ord. #2001-38, §2 as amended)**

**is amended to read:**

(3) Hospitals and Extended Care Facilities

(a) All Zoning Districts Except the Las Soleras HZ District

(i) Facilities with fewer than 50 beds shall have a lot area of at least two acres, and all structures in connection with such facilities shall be at least 25 feet from any lot line.

- 1 (ii) Facilities with over 50 beds shall have a lot area of at least five  
2 acres, and all structures in connection with such facilities shall  
3 be at least 50 feet from any lot line.
- 4 (iii) Applicants for a special exception allowing a hospital and  
5 extended care facility shall submit to the Board of Adjustment a  
6 master plan covering the entire tract proposed for development  
7 and indicating existing conditions and development for an  
8 additional area at least 200 feet from tract boundaries. This  
9 master plan shall indicate topography at two-foot contour  
10 intervals, and shall show existing drainage or other significant  
11 natural features. Any proposed fee-simple lots shall be shown  
12 and shall be in conformance with the City subdivision  
13 regulations.
- 14 (iv) This master plan shall show, with appropriate dimensions,  
15 arrangement of buildings and their uses; off-street parking and  
16 loading facilities; open space; internal automotive and pedestrian  
17 circulation ingress and egress from adjoining streets; service  
18 areas and facilities; drainage system; landscaping; fences and  
19 walls; the size, location, orientation and type of all signs  
20 proposed; and proposed lighting of the premises and relation to  
21 all property within 200 feet of the tract. If it is proposed to  
22 develop the master plan in phases, the phases and time of  
23 development shall be indicated, along with any other information  
24 requested by the Land Use Department.
- 25 (v) This plan shall show the identity of property owners and

evidence of unified control of property with the proposed development.

(b) BIP District

Hospitals in the BIP District shall not be located less than 50 feet from the boundary of any residential use or residential zoning district, and shall comply with all other requirements in paragraph (a) above.

(c) Las Soleras Hospital Zone District

A hospital and a heliport serving a hospital shall comply with paragraphs (a)(i) and (a)(ii) above and requires a development plan as set forth in §14-4.3(D)(4).

**Section 4. Table 14-7.2-1 SFCC 1987 “Table of Dimensional Standards for Nonresidential Districts” (being ordained as Ord. #2001-38, §2 as amended) regarding the HZ district is amended to read:**

<b>D I S T R I C T</b>	<b>Minimum District and Lot Size</b>	<b>Maximum Height of Structures Outside of Historic Districts (feet)</b>  <b>(Inside Historic Districts, see §14- 5.2)</b>	<b>Minimum Setback Requirements (feet)</b>  <b>(All nonresidential uses: 15- foot landscaped buffer required if adjacent to residential; see §14- 7.4(D)(4)(e))</b>	<b>Maximum Lot Coverage (%)</b>
HZ	21,780 sq ft  Also see §14- 7.2(B)(3)(a): “Minimum Open Space Requirements”	70 for a hospital in <u>the Las Soleras Hospital District;</u>  36 otherwise	Same as for R1-R5 Districts.	Gross floor area shall not exceed 30% of total lot area

**Section 5. The Appendix located at the end of Chapter 14 SFCC 1987 (being Ord. No. 2001-38) is amended to read:**

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APPENDIX

For Chapter 14 Land Development

Exhibit A, C-4 Zone District Map	A1
Exhibit B(1), Christus St. Vincent Hospital Zone <del>[Overlay]</del> District	A2
<u>Exhibit B(2), Las Soleras Hospital Zone District</u>	<u>A3</u>
Exhibit C, BCD Subdistricts Map	<del>[A3]</del> <u>A4</u>
Exhibit D, Historic Districts	<del>[A-4]</del> <u>A5</u>
Exhibit E, HDRB Authority Regarding Structure Heights in the Historic Districts	<del>[A5]</del> <u>A6</u>
Exhibit F, Archaeological Districts	<del>[A6]</del> <u>A7</u>
Exhibit G, Highway Corridor Protection District Map	<del>[A7]</del> <u>A8</u>
<del>[Exhibit H, Escarpment Overlay District]</del> <u>Exhibit H is reserved.</u>	<del>[A8]</del>
Exhibit I, Mountainous or Difficult Terrain Boundary	A9


**Editor's Note:** "Exhibit B" shall be relabeled "Exhibit B(1)" and all appendix pages relabeled accordingly.

**Section 6. [NEW MATERIAL.]** A new Exhibit B(2) "Las Soleras Hospital zone District" located at the end of Chapter 14 SFCC 1987 is adopted as attached.

**Section 7. [REPEAL.]** Exhibit H "Escarpment Overlay District" located at the end of Chapter 14 SFCC 1987 is repealed. Note: For Escarpment Overlay District map see Section 14-5.6(B)(1) SFCC 1987.

**Section 8. This ordinance shall become effective immediately upon adoption.**

APPROVED AS TO FORM:

  
FRANK D. KATZ, CITY ATTORNEY

Jp/cr/jpmb/2009 bills/Las Soleras HZ district

**LAS SOLERAS HOSPITAL ZONE DISTRICT**

^ PARCELS

□ LAS SOLERAS HOSPITAL ZONE DISTRICT

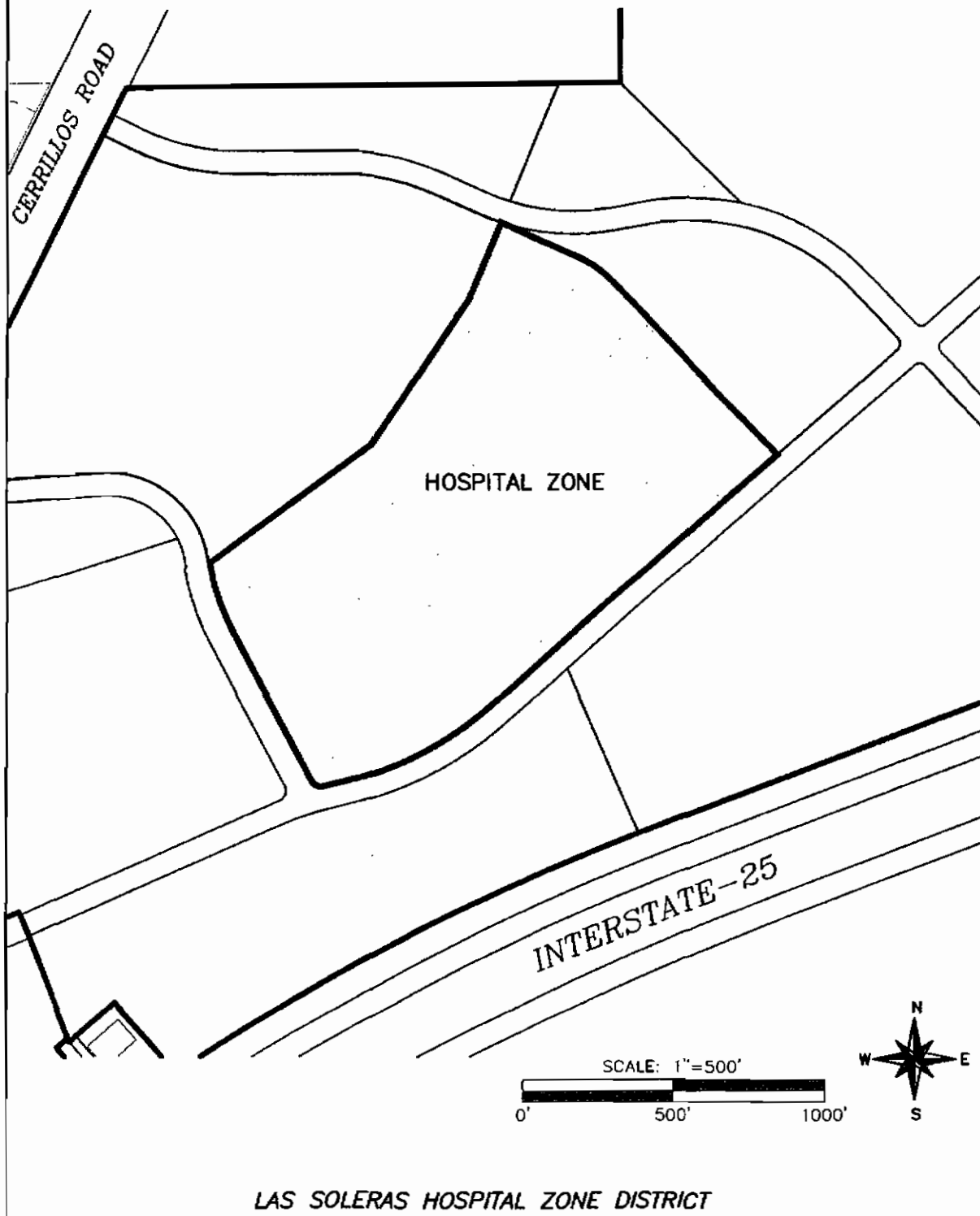


EXHIBIT B(2)