

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2008-63

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9  
10 AN ORDINANCE

11 **AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;**  
12 **CHANGING THE CLASSIFICATION FROM R-1 (RESIDENTIAL, 1 DWELLING UNIT**  
13 **PER ACRE) TO C-2 (GENERAL COMMERCIAL); AND PROVIDING AN EFFECTIVE**  
14 **DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 7.961**  
15 **ACRES MORE OR LESS BOUNDED BY AIRPORT ROAD, AGUA FRIA STREET**  
16 **AND CAMINO JULIANA AND LYING WITHIN TOWNSHIP 16N, RANGE 8E,**  
17 **SECTION 11, NEW MEXICO PRIME MERIDIAN, SANTA FE COUNTY, STATE OF**  
18 **NEW MEXICO (CAMINO REAL PAVILION REZONING - CASE # ZA 2008-12).**

19  
20 **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

21 **Section 1.** The following real property (the "Property") located within the  
22 municipal boundaries of the city of Santa Fe, which has been annexed pursuant to Case  
23 No. M 2008-31 is restricted to and classified as C-2.

24 A parcel of land comprising 7.961 acres more or less located within Township  
25 16N, Range 8E, Section 11, New Mexico Prime Meridian, Santa Fe County, State of

1 New Mexico as more fully described in [EXHIBIT A] attached hereto and incorporated  
2 by reference.

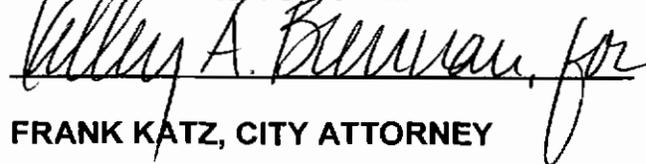
3 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance  
4 No. 2001-27 is amended to conform to the changes of zoning classifications for the  
5 property set forth in Section 1 of this Ordinance.

6 **Section 3.** The rezoning action with respect to the subject property affected by  
7 this Ordinance is subject to conditions of approval applicable to any future Development  
8 Plan for the property. The conditions are outlined in the attached table summarizing  
9 September 2008 Development Review Team technical memoranda and Current  
10 Planning Division conditions recommended by the Planning Commission on October 2,  
11 2008 [EXHIBIT B].

12 **Section 4.** The rezoning action with respect to the Property affected by this  
13 Ordinance is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001  
14 (Two-year Review/Rescission).

15 **Section 5.** This Ordinance shall be published one time by the title and general  
16 summary and shall become effective five days after such publication.

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18 **APPROVED AS TO FORM:**

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20 **FRANK KATZ, CITY ATTORNEY**

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2008-\_\_\_\_\_  
EXHIBIT A

CAMINO REAL PAVILION REZONING (CASE NO. ZA 2008-12)

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED

DESCRIPTION TO ACCOMPANY REZONING

A 7.958 ACRE LOT AS SHOWN ON "ALTA/ACSM PREPARED FOR ALBERTSON'S, INC.", RECORDED IN BOOK 510, PAGE 003 WITHIN PACHECO GRANT, PROJECTED SECTION 11, T16N, R8E, NMPM, SANTA FE COUNTY, NM;

WHICH MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED ANNEXATION AREA FROM WHICH USGS CONTROL MONUMENT "SANTAR" LIES S62°28'43"W, 6316.55 FEET;

THENCE FROM SAID POINT OF BEGINNING;

N08°00'14"W, 220.57 FEET;

THENCE N08°58'48"W, 170.77 FEET;

THENCE COUNTERCLOCKWISE 57.38 FEET ON A CURVE HAVING A RADIUS OF 140.68 FEET AND A CHORD OF N22°37'02"W, 58.98 FEET;

THENCE N32°23'08"W, 282.87 FEET;

THENCE S58°03'29"W, 245.69 FEET;

THENCE COUNTERCLOCKWISE 393.54 FEET ON A CURVE HAVING A RADIUS OF 380.70 FEET AND A CHORD OF S28°07'28"W, 377.11 FEET;

THENCE S00°16'12"W, 285.98 FEET;

THENCE S28°23'03"E, 34.24 FEET;

THENCE N80°58'55"E, 667.48 FEET TO THE POINT OF BEGINNING, CONTAINING 7.96 ACRES, MORE OR LESS.

PREPARED BY:

  
10/20/08  
GARY E. DAWSON, NMPS#7014



**Camino Real Pavilion – Annexation (Case #M 2008-31) & Rezoning (Case #ZA 2008-12)  
Conditions of Approval**

|   | <b>Condition</b>   | <b>Department</b>   | <b>Staff</b>       |
|---|--|---------------------|--------------------|
| 1 | Design the on-site private sewer system so that all buildings are connected to it and that there is a single connection only of the private sewer system to the public mainline.   | Wastewater          | Stan Holland       |
| 2 | The Industrial Pre-Treatment Sampling Ports (IPSP) shall not be installed in driving lanes. The IPSP shall be set up in areas that do not interfere with pedestrian and traffic flow.  | Wastewater          | Stan Holland       |
| 3 | Compliance with the requirements of service set forth in the sewer service technical evaluation report and all applicable ordinances, rules and regulations now or hereinafter in effect.  | Wastewater          | Qustandi Kassisieh |
| 4 | Identify the solid waste management provisions for each store and building pad   | Solid Waste         | Randall Marco      |
| 5 | Have enclosure specifications in hand, as per City Ordinance XXI   | Solid Waste         | Randall Marco      |
| 6 | Landscaping improvements are not required as per Article 14-8.4(B), until Subdivision Plat approval, Development Plan approval or at time of Building Permit submittal. In addition, properties located in the Business Capitol District (BCD), shall comply with Article 14-4.3(E). However, staff has reviewed the conceptual landscape plans on Sheet 13 and has determined that these plans area acceptable for final submittal.   | Technical Review    | Charlie Gonzales   |
| 7 | Fire Hydrants shall be relocated to a location acceptable to the Fire Code Official. Contact Fire Department for clarification and approval of fire hydrant locations.   | Fire                | Barbara Salas      |
| 8 | Development Plan General notes shall indicate the following provisions: <ul style="list-style-type: none"> <li>▪ Fire Department Access shall be maintained throughout all development construction phases § 1410.1.</li> <li>▪ An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC § 1412.1.</li> </ul>   | Fire                | Barbara Salas      |
| 9 | Review comments are based on submittals received on August 13, 2008. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals, unless otherwise noted. Make the following revisions as they apply to the submitted Traffic Impact Analysis (TIA): <ul style="list-style-type: none"> <li>• For the most part, the TIA demonstrates that the existing roadway infrastructure should be able to handle traffic entering and exiting the site; Some improvements may be needed at the Airport Road/Paseo del Sol intersection based on the following revision to the TIA. These improvements shall be included in the development plan.</li> <li>• Revise the primary trip distribution so that 60% of traffic comes from the east, 20% from the west, 10% from the south, and 10% from the north.</li> </ul> | Traffic Engineering | John Romero        |

EXHIBIT B

**Camino Real Pavilion – Annexation (Case #M 2008-31) & Rezoning (Case #ZA 2008-12)  
Conditions of Approval**

|    |  |                  |             |
|----|--|------------------|-------------|
|    | <ul style="list-style-type: none"> <li>• Revise the pass-by trip distribution to reflect existing traffic patterns at the Airport Road/Paseo del Sol intersection based on existing traffic counts.</li> <li>• Evaluate the need for a westbound right deceleration lane at the Airport Road/Paseo del Sol intersection.</li> <li>• The proposed access point on Camino Juliana is currently shown as a left-in right-out only. The Public Works Department feels that this type of access restriction is difficult to effectively channelize and may cause confusion and erratic driver behavior. We therefore recommend that this access point be granted full access privileges. For the analysis of the Cerrillos Road/Vegas Verde Drive intersection, revise the signal phasing to reflect current conditions which consists of protected-only movements for all left-turners.</li> </ul> |                  |             |
| 10 | Agua Fria Street is functionally classified as a Minor Arterial by NMDOT, which correspondingly requires a minimum ROW of 70' according to City Code for Secondary Arterial streets. Only 50' of public ROW is being dedicated as a part of this application; therefore additional roadway ROW will need to be dedicated as a part of any Development Plan to accommodate design to city standard and NMDOT Functional Classification.   | Current Planning | Lucas Cruse |
| 11 | Establish pedestrian connection between this property and the paved public trail to the Riverside Mobile Home Park located across Agua Fria Street, while avoiding conflicts with access to the loading dock shown in the Annexation Master Plan.  | Current Planning | Lucas Cruse |
| 12 | Establish pedestrian connections to the existing bus stops on the south side of Airport Road.  | Current Planning | Lucas Cruse |
| 13 | Identify the locations and layouts of the required bicycle parking spaces as per Table 14-8.6-3 of the SFCC  | Current Planning | Lucas Cruse |
| 14 | Identify the number and location of shopping cart corrals to ensure that minimum parking requirements are met and that the corrals are sited to not restrict pedestrian circulation.   | Current Planning | Lucas Cruse |

EXHIBIT B