

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2008-44

AN ORDINANCE

**APPROVING AN AMENDED DEVELOPMENT PLAN; WAIVING THE
REQUIREMENT FOR A SEPARATE FINAL DEVELOPMENT PLAN; APPROVING A
HEIGHT VARIANCE; AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO
LAND COMPRISING 2.76 ACRES MORE OR LESS LOCATED AT 440 ST.
MICHAELS DRIVE WITHIN THE C-1-PUD DISTRICT (OFFICE AND RELATED
COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT OVERLAY
DISTRICT) (CASE NO. M 2008-12, CHAMISA HILLS PROFESSIONAL PLAZA
DEVELOPMENT PLAN AMENDMENT).**

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

Section 1. The following real property (the "property"), located within the municipal boundaries of the city of Santa Fe, located at 440 St. Michaels Drive, lying within Section 36, T17N, R9E, NMPM, and more particularly described in the attached Legal Description (Exhibit A) and incorporated herein by reference, is classified as C-1-PUD (Office and Related Commercial District, Planned Unit Development Overlay District) on the official zoning map

1 adopted by ordinance 2001-27.

2 **Section 2.** An amended development plan is hereby approved, which increases the
3 intensity of development allowed with a combination of 13,029 square feet of medical and
4 general offices uses (Exhibit B, attached).

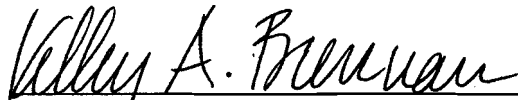
5 **Section 3.** The amended rezoning action with respect to the property affected by this
6 Ordinance is subject to the conditions of approval (Exhibit C, attached) and included herein by
7 reference.

8 **Section 4.** Approval of a separate final development plan by the Planning Commission
9 shall not be required.

10 **Section 5.** A variance is hereby approved to allow a variance from the height restriction of
11 25 feet in the South Central Highway Corridor Protection District to allow construction of up to 31
12 feet. The variance is approved subject to the findings required in Section 14-2.3(C)(4) SFCC 1987.

13 **Section 6.** An extension to the time restrictions for development activity within two years
14 after the original rezoning action, as set forth in Section 14-3.5(D)(1) SFCC 1987. (Two-year
15 Review/Rescission), is hereby approved. The review procedures in that section shall be followed
16 if the final development plan is not filed within two years after the date of this ordinance.

17 APPROVED AS TO FORM:

18 

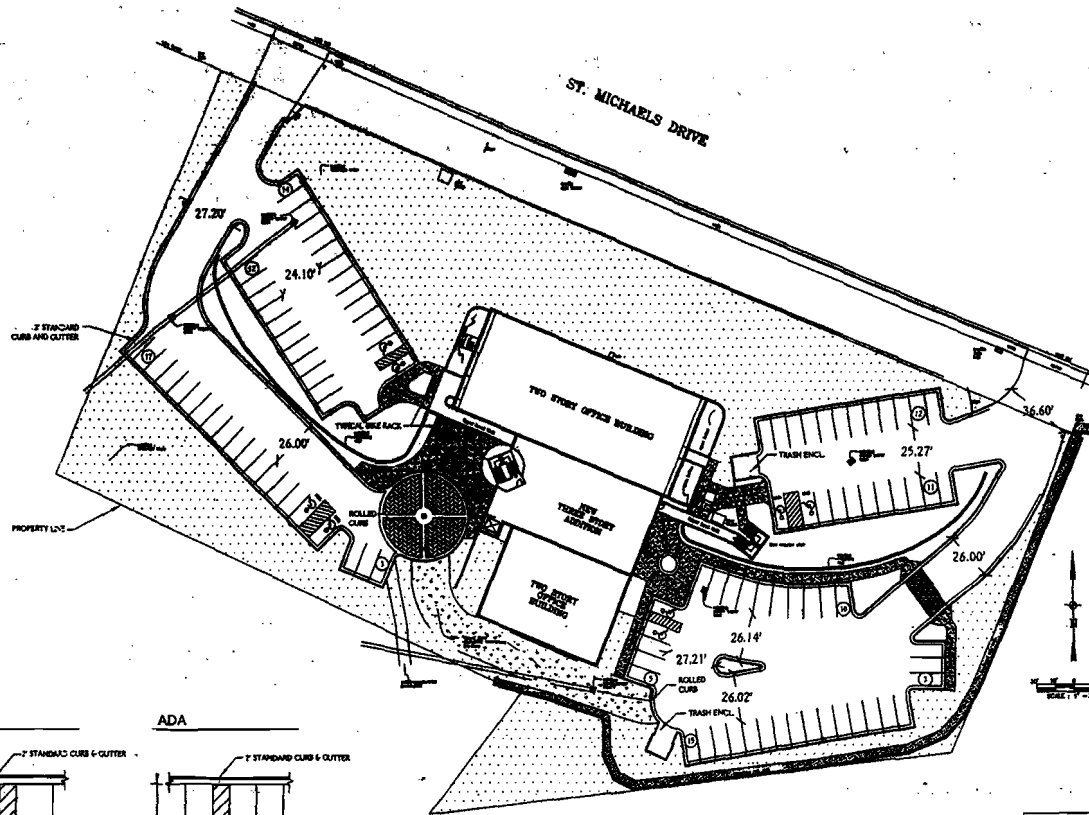
19 
20 FRANK KATZ, CITY ATTORNEY
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EXHIBIT A
TO BILL NO. 2008- 44

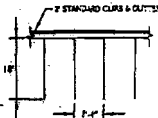
**TRACT C-2B BLOCK 2 CHAMISO HEIGHTS UNIT TWO LYING & BEING
SITUATE WITHIN PROJECTED SECTION 36, T 17 N, R 9 E, N.M.P.M. SANTA FE
GRANT, CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO, Containing
2.769 Acres ±**

GENERAL NOTES

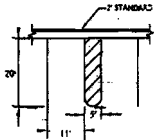
1. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14.00.01 OF THE "PLANNING STANDARDS", WHICH PRESENTATION OF DEVELOPMENT IS REQUIRED.
2. PROPERTY TRAFFIC CORRIDOR DESIGN SHALL BE DETERMINED PER APPROVED PLAN BY THE DEVELOPER.
3. ALL BUILDING LIMITS SHALL CONFORM TO THE APPLICABLE PLANNING STANDARDS, ACTING, SIZE AND SHAPE OF EACH STRUCTURE CONSIDERING THE APPLICABLE DESIGN, BUILDING DEVELOPMENT, INCLUDING HEIGHT AND PERIOD, SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
4. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
5. ALL PROPOSED CHANGES TO THE APPROVED PLANNING STANDARDS SHALL BECOME FINAL AFTER REVIEW BY THE CITY OF SANTA FE PLANNING AND LAND DEVELOPMENT BEFORE CONSTRUCTION.
6. DEVELOPMENT DOES NOT LIE WITHIN THE SANTA FE HISTORICAL DISTRICT.
7. DEVELOPMENT DOES NOT LIE WITHIN THE ARCHAEOLOGICAL RESERVE DISTRICT.
8. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14.00.01 RELOCATION OF CURBSIDE PARKING SPACE.
9. ALL EXISTING UTILITIES AND STORM WATER DRAINAGE WILL BE RECONSTRUCTED.
10. THE PROPOSED ADDITION IS LOCATED WITHIN THE EXISTING HIGHWAY CORRIDOR PLAN WHICH PER A PERMITTED ALLOWED BUILDING HEIGHT OF 27'.
11. PROVIDE HANDING BARRED ON TABLE HALLS OF LAND DEVELOPMENT CODE.
12. WALL CROCKING ASSURED EQUIPMENT NOT SHOWN ON THE DEVELOPMENT PLAN AND INSTALLED IN THE FUTURE SHALL BE SCREENED WITH FENCING OR HIDDEN BY LANDSCAPING.
13. REVERSE EXISTING OUTDOOR LIGHTING TO CONFORM TO CURRENT LIGHTING ORDINANCES.
14. PROPOSED DEVELOPMENT PLAN REDUCES THE AMOUNT OF PAVED SURFACE BY 1,100 SF AS CALCULATED BY C. E. HANSEN & ASSOCIATES, LLC.



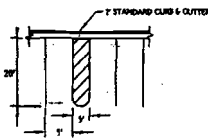
PARKING ONE SIZE FITS ALL



ADA VAN



ADA



DESIGN CRITERIA

EXISTING	C. 14.0
EXISTING USE	C. 14.0
PROPOSED USE	C. 14.0
AREA OF DEVELOPMENT	2,700 AC.
PER OPEN SPACE REQ'D	1.5% = 40,500 SF or 2,250 AC
OPEN SPACE PROVIDED	1.5% = 40,500 SF or 2,250 AC

LEGEND

- VEN SEWAGE
- OPEN SPACE
- PARKING COUNTS
- ADA COMPLIANT SPACE
- BIKE SPACE

PARKING LOT CALCULATIONS

LAND USE	GROSS SQ. FT.	NET AC. FT. 100%	NEED PARKING SPACES	COMMENTS
EXISTING OFFICE	28,000	0.64	16	1 Sp. Per 100 Sq. Ft. Min. Usable Area
NEW OFFICE ADDITION	11,000	0.25	10	1 Sp. Per 100 Sq. Ft. Min. Usable Area
TOTALS	39,000	0.89	26	

TOTAL PARKING REQUIRED: 76 (w/ 4 ADA COMPLIANT SPACES)
 TOTAL PARKING PROVIDED: 102 (w/ 8 ADA COMPLIANT SPACES)
 BICYCLE PARKING REQUIRED: 15 SPACES
 BICYCLE PARKING PROVIDED: 20 SPACES

CHAMISA HILLS PROFESSIONAL PLAZA
 440 ST. MICHAEL'S DRIVE
 FINAL DEVELOPMENT PLAN

CASE # 2008-12

CITY OF SANTA FE DEVELOPMENT ACTS

1. THIS PLAN IS A MODIFICATION OF THE 1998 CITY OF SANTA FE DEVELOPMENT ACTS, WHICH WERE RECEIVED AND RECALLED THE 1998 CITY OF SANTA FE, TO ALLOW FOR THE CONSTRUCTION OF A 1,100 SF OFFICE BUILDING WITHIN THE EXISTING LOT LINE.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14.00.01 LAND DEVELOPMENT CODE, SPEC 197 AND SUBSEQUENT AMENDMENTS.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF SUCH APPLICABLE CITY OF SANTA FE ORDINANCES APPLICABLE TO THIS PLANNING DEVELOPMENT PLAN INCLUDING THE CITY'S DEVELOPMENT STANDARDS, WITH BUILDING PERMIT APPLICATION THAT PROVIDES AND PROVIDES OF REQUIREMENTS CALLED PER 14.00.01 LAND DEVELOPMENT CODE, SPEC 197 AND SUBSEQUENT AMENDMENTS.
4. BUILDING AREAS FOR PLANNED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDING AREAS SHOWN HEREON ARE SUBJECT TO ALLOCATION PER CODE REQUIREMENTS.

OWNER'S PRINTED NAME: _____ OWNER'S SIGNATURE: _____

THE FOREGOING INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS DAY OF _____ 2008.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

COUNTY OF SANTA FE }
 STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT

WAS FILED FOR RECORD ON THE DAY OF _____

AT _____ PM, AND WAS DULY RECORDED IN BOOK _____ PAGE _____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
 VALERIE ESPINOZA
 COUNTY CLERK, SANTA FE COUNTY, NM

DEPUTY

NOTES

1. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES (14.00.01).
2. AN APPROPRIATE WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMPLETE PAVEMENT WORK IS ON THE SITE. (14.00.01)
3. MAIN BUILDING ENTRANCE CANOPY SHALL HAVE MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 10 FEET 4 INCHES (10' 4") MIN. (14.00.01)
4. AMERICANS WITH DISABILITIES ACT (ADA) INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE AN INSPECTION.

DEVELOPMENT PLAN SIGNATURE

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____ 2008
 AS TO BE CASE TO _____

PLANNING COMMISSION CHAIRPERSON: _____ DATE: _____

PLANNING COMMISSION SECRETARY: _____ DATE: _____

REVIEWED BY THE SANTA FE PLANNING AND DEVELOPMENT DEPARTMENT

CITY PLANNER: _____ DATE: _____

PLANNING AND DEVELOPMENT REVIEW: _____ DATE: _____

FRANCHISE UTILITIES SIGNATURE

FRANCHISE UTILITIES SIGNATURE: _____ DATE: _____

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BRANCH
 PROFESSIONAL PLAZA

CHAMISA HILLS PROFESSIONAL PLAZA

FINAL DEVELOPMENT PLAN

DATE: MARCH 2008 SCALE: AS NOTED SHEET: 3-1

Bill # 2008-44

EXHIBIT B

Exhibit C
To Bill No. 2008- 44
Conditions of Approval

- Technical Review Division- Engineering Review Memo- "RB" Zaxus, 4/21/08
- Fire Department Review Memo- Barbara Salas, 4/3/08
- Solid Waste Division Review Memo- Randall Marco, 4/3/08
- Trails and Open Space Review Memo- Robert Siqueiros, 4/17/08
- Public Works Depart- Traffic Review Memo- John Romero, 5-6-08

"The proposed additional square footage, is used as general office space, is not expected to generate a significant amount of traffic. A condition of approval shall be placed stating that no more than 20,100 gross square feet of the site can be used for medical/dental type use which includes diagnoses and outpatient care. The remaining gross square footage shall be restricted to general office use only, not allowing any medical/dental type use which would include diagnoses and outpatient care."