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1 **WHEREAS**, the reclassification will provide parking for an existing restaurant that
2 currently provides employment and a service to the neighborhood and Santa Fe residents; and

3 **WHEREAS**, the reclassification of the Property will not allow a use or change that is
4 inconsistent with prevailing uses of the area, and will not have adverse impacts upon the
5 surrounding neighborhood; and

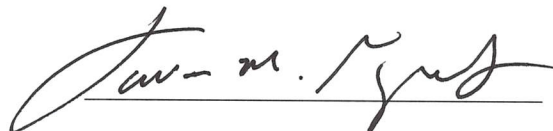
6 **WHEREAS**, the reclassification of the Property would be substantially consistent with
7 the provisions of the General Plan that promote a compact urban form, that encourages infill
8 development and mixed use neighborhoods; and

9 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
10 **CITY OF SANTA FE :**

11 **Section 1.** That the General Plan Future Land Use Map classification for the
12 Property be and hereby is amended as shown in the General Plan Future Land Use Map attached
13 hereto [EXHIBIT A] and incorporated herein by reference.

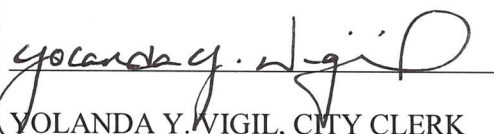
14 **Section 2.** Said General Plan amendment and any future development plan for the
15 Property is approved with and subject to the conditions set forth in the table attached hereto
16 [EXHIBIT B] and incorporated herein summarizing City of Santa Fe staff technical memoranda
17 and conditions approved by the Planning Commission on May 7, 2015.

18 PASSED, APPROVED and ADOPTED this 29th day of July, 2015.

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21 JAVIER M. GONZALES, MAYOR

22 ATTEST:

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25 YOLANDA Y. VIGIL, CITY CLERK

1 APPROVED AS TO FORM:

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 for _____

4 KELLEY A. BRENNAN, CITY ATTORNEY

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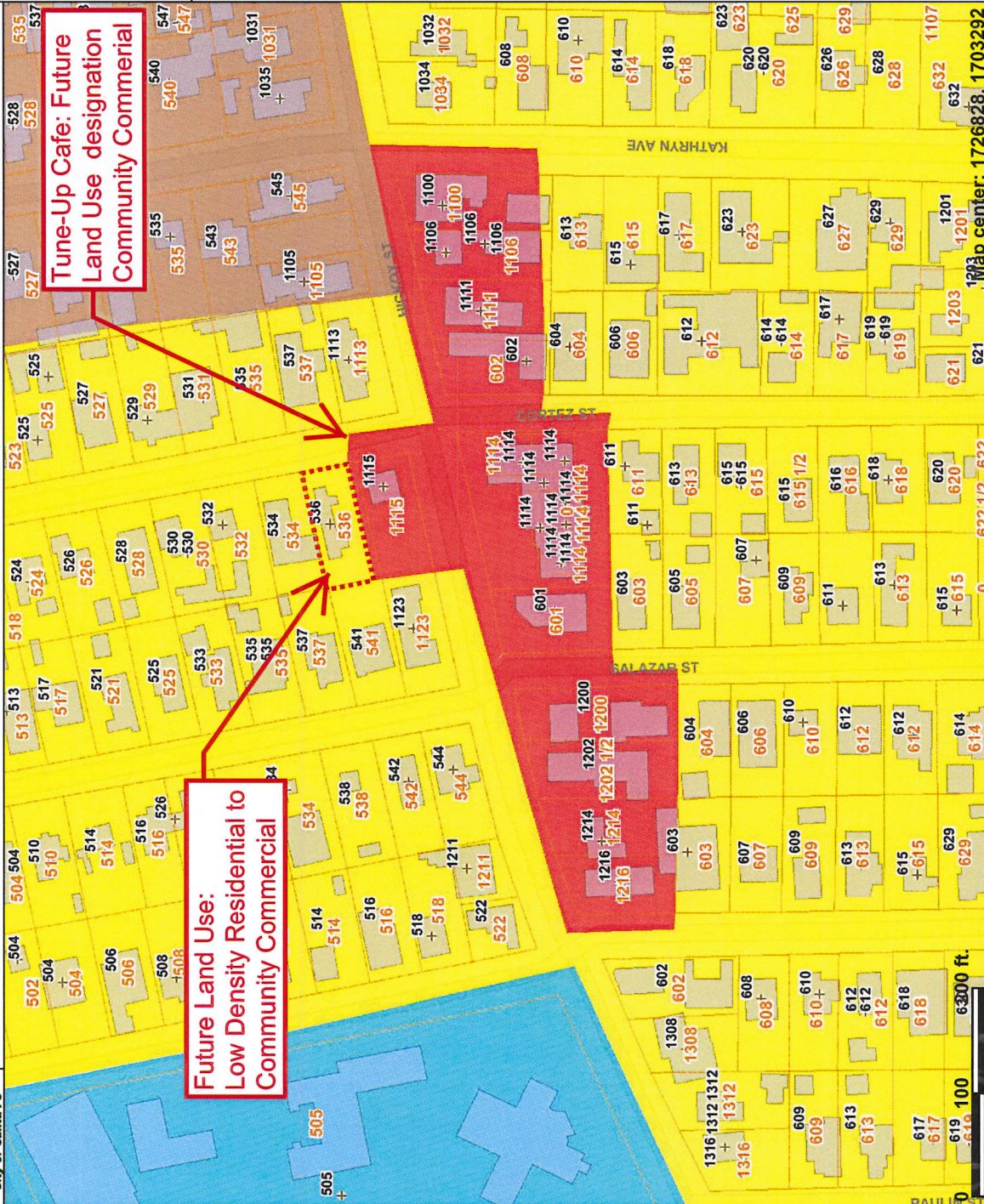
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25 *M/Legislation/2015-68 Tune-Up Café_GPA*

Future Land Use



Future Land Use:
Low Density Residential to
Community Commercial

Tune-Up Cafe: Future
Land Use designation
Community Commercial

Legend

- City Limits
- Address Points
- Parcels
- Building Footprint
- Santa Fe River
- Future Land Use
- Mountain/Corridor (1 dwelling per 10+ acres)
- Very Low Density (1-3 dwellings per acre)
- Low Density (3-7 dwellings per acre)
- Moderate Density (7-9 dwellings per acre)
- Medium Density (7-12 dwellings per acre)
- High Density (12-29 dwellings per acre)
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional

Scale: 1:1,773



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Resolution # 2015-68

EXHIBIT A

536 Cortez

General Plan Amendment (Case #2015-30)
Rezoning (Case #2015-31)
Resolution #2015- _____

DRT Conditions of Approval	Department	Staff
1. The Developer shall eliminate the four (4) perpendicular parking spaces on Cortez Street; abandon the existing curb cut; and restore the sidewalk to a typical sidewalk section and install vertical curb and gutter. a. On street parallel parking of one to two vehicles will be permitted along this new curb provided that sight distance requirements are met. i. This sight distance triangle shall be based on the American Association of State Highway and Transportation Officials (AASHTO) standards per City code regarding commercial use of property that accesses a public street. 2. The Developer shall work with the City of Santa Fe Parking Division to establish a loading zone on Hickox Street in front of the Tune Up Café; this loading zone shall be marked with appropriate signage. 3. The Developer shall install a "do not enter" sign on Cortez Street at the exit of the one way portion of the parking lot.	Traffic Engineering/Public Works	John Romero (per Sandra Kassens)
1. A lot consolidation must be recorded after rezoning. 2. At the time of building permit, all terrain management requirements of the Land Development Code must be met. 3. At the time of Building permit, all sidewalks and curb cuts must meet City requirements for construction and ADA accessibility.	Land Use Engineer	RB Zaxus

Resolution #2015-168
(p. 1 of 2) EXHIBIT B

536 Cortez

General Plan Amendment (Case #2015-30)
Rezoning (Case #2015-31)
Resolution #2015-68

1. Remove the back-out spaces along the east side of the Tune-Up Café building since they obstruct the sidewalk (which is at least partly outside the ROW) and are into the public ROW, which is a public safety and ADA access issue. 2. The Tune-Up Café shall not operate with entertainment after 10 pm. Any move to do so would require approval of a use permit to convert from a restaurant to a nightclub per Chapter 14. 3. Obtain building permit for the walk-in freezer and storage area along the north property line that was built in several years ago without a permit. sometime between the 2008 aerial photo and the 2011 aerial photo. a. The permit in 2011 identifies that portion of the building as "existing; screen the dumpster where shown on the site plan, per 14-____" 4. Resolve issues with front patio as it encroaches into Hickox ROW 5. Resolve issue with Tune-Up Café sign at the corner of Hickox and Cortez 6. Provide lighting plan to ensure all lighting be directed away from surrounding residential properties. 7. Landscape plan details – work with adjacent property owner to resolve issue with opening in wall at his	Land Use Senior Planner/Case Manager	Donna Wynant
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*Resolution #2015-68
(p. 2 of 2)*