

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2016-12

AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE; CHANGING THE ZONING CLASSIFICATION FROM R-1 (RESIDENTIAL, 1 DWELLING UNIT PER ACRE) TO R-21 (RESIDENTIAL, 21 DWELLING UNITS PER ACRE); AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 11.83± ACRES LOCATED AT 2800 SOUTH MEADOWS ROAD, EAST OF THE EL CAMINO REAL ACADEMY (“GERHART APARTMENTS” REZONING CASE NO. 2015-58).

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, is restricted to and classified R-21 (Residential, 21 dwelling units per acre):

A parcel of land comprising 11.83± acres located at 2800 South Meadows Road east of the El Camino Real Academy and more fully described in EXHIBIT A attached hereto and incorporated by reference, located in Section 1, T16N, R8E, N.M.P.M., Santa Fe County, New Mexico,

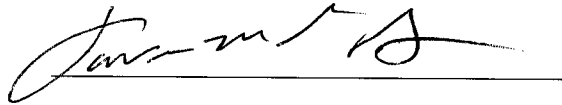
Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the changes in zoning classifications for the Property set forth in Section 1 of this Ordinance.

Section 3. This rezoning action and any future development plan for the Property is

1 approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B and
2 incorporated herein summarizing the City of Santa Fe staff technical memoranda and conditions
3 recommended by the Planning Commission on September 3, 2015.

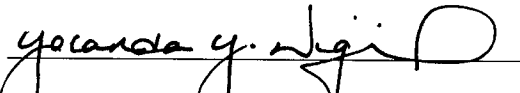
4 **Section 4.** This Ordinance shall be published one time by title and general summary and
5 shall become effective five days after publication.

6 PASSED, APPROVED AND ADOPTED this 9th of March, 2016.

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9 JAVIER M. GONZALES, MAYOR

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11 ATTEST:

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14 YOLANDA Y. VIGIL, CITY CLERK

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16 APPROVED AS TO FORM:

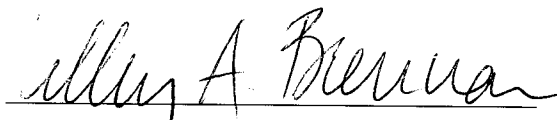
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19 KELLEY A. BRENNAN, CITY ATTORNEY

EXHIBIT A:
For Ordinance No. 2016-12

Legal Description of the
Gerhart Apartments
2800 South Meadows

Tract 2, comprising 11.000 acres, more or less, lying within section 1, T.16 N., R.8 E., N.M.P.M., Santa Fe County, New Mexico, and being more particularly described as follows:

Commencing at the northeast corner of the parcel hereon described being the northeast corner of section 1 as referenced above; thence from said point and place of beginning S 00°20'24" W, 41.51'; thence S 29°52'49" W, 84.92'; thence S 60°07'11" E, 40.00'; thence S 29°52'49" W, 90.25'; thence N 60°07'11" W, 10.00'; thence S 29°52'49" W, 355.68'; thence 24.56' along a 880.00' radius curve to the right having a chord of S 30°40'47" W, 24.56' and a delta of 1°35'56"; thence N 58°31'15" W, 70.00'; thence 22.60' along a 810.00' radius curve to the left having a chord of N 30°40'47" E, 22.60' and a delta of 1°35'56"; thence N 29°52'49" E, 396.87'; thence N 00°07'01" E, 132.90'; thence S 89°55'10" E, 101.40' to the point and place of beginning.

And as more fully shown as Tract 2 on plat entitled "Summary Review Subdivision Plat for Lot Split Storm River Properties, LLC," prepared by Richard A. Chatroop, NMPLS #11011, filed for record in the Office of the Santa Fe County Clerk on 10 March 20 11, in Plat Book 428, Page 040, Document No. 1629136.

Gerhart Apartments Rezone- Conditions of Approval
EXHIBIT B for Ordinance No. 2016- 12
Case #2015-58- Gerhart Apartments, 2800 South Meadows

DRT Conditions of Approval	Department	Staff
<ol style="list-style-type: none"> 1. The Developer shall provide right–turn deceleration lane analyses on South Meadows Road at both driveways into the apartments per the criteria in the State Access Management Manual (SAMM); and shall build right-turn deceleration lane(s) if determined to be necessary by the Public Works Department (PWD); 2. The Developer shall build a 14’ wide raised center median (instead of painted median); and along the frontage of the Gerhart property the Developer shall add a 5’ bicycle lane to the typical section that already includes sidewalk and buffer; 3. The Developer shall maintain the existing northbound typical section; and 4. The Developer shall extend the 14’ wide median southward along the frontage of the school property so that it ties in and terminates at the left-in to the school. 5. The Developer shall work with the PWD to <u>refine cost estimates</u>, including Right-of-Way (ROW) acquisition, for the following two (2) mitigation alternatives for the Agua Fria/South Meadows Intersection: 1) added left turn lanes on Agua Fria and 2) replacement of signalized intersection with a roundabout. 6. The Developer shall provide <u>fair-share contributions</u> for future improvements to the off-site intersection at Agua Fria Street and South Meadows Road; once it has been determined by the Public Works Department which mitigation will be implemented and how much it will cost. 	<p>Traffic Engineering/Public Works</p>	<p>John Romero (per Sandra Kassens)</p>

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<p>The proposed stormwater ponds cannot be considered to be amenities integrated into the landscape. If this case proceeds to the Development Plan stage, the following provisions of the Land Development Code must be met:</p> <p>14-8.2(A)(6) treat stormwater runoff as a valuable natural resource in Santa Fe...by encouraging water collection and infiltration on site</p> <p>14-8.2(A)(11) integrate stormwater management measures into the landscape and site planning process...</p> <p>14-8.2(A)(12) provide aesthetically pleasing solutions to stormwater management and erosion control measures by integrating measures into the overall landscape and site design</p> <p>14-8.4(A)(1) This section requires water harvesting and encourages the development of alternate sources of landscape irrigation water... Water conservation, water harvesting and irrigation efficiency shall guide landscape design...</p> <p>14-8.4(A)(2)...this Section 14-8.4 is part of the purpose and intent of Chapter 14, which is to enhance the appearance of Santa Fe's streets and public places in order to promote their role as community amenities...</p> <p>14-8.4(E)...Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff.</p> <p>14-8.4(E)(1) The landscaping plan shall include passive water harvesting for landscape irrigation purposes...</p> <p>14-8.4(E)(1)(b)(i)...Detention and retention ponds should be integrated landscape features, rather than single-purpose flood control ponds.</p> <p>14-8.4(I)(4) - {referring to parking lots}: ...stormwater runoff shall be used to provide irrigation for the perimeter and interior plantings to the greatest extent possible...stormwater runoff water shall be harvested and infiltrated as close to</p>	<p align="center">Technical Review Division/LUD</p> <p align="right">Risana Zaxus</p>
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Gerhart Apartments Rezone- Conditions of Approval
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<p>where it falls as possible.</p>		
<p>The following notes shall be added to the plats:</p> <ol style="list-style-type: none"> 1. Each lot shall be served by separate water and sewer services 2. Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application. <p>The following is a design review comment:</p> <ol style="list-style-type: none"> 1. A public sewer system design is shown to be serving the site. Typically, sewer system serving single property developments are designed utilizing private on-site sewer systems. 	<p>Wastewater Management/Pubic Works</p>	<p>Stan Holland</p>