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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2017-14

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE ZONING CLASSIFICATION FROM C-1 (OFFICE AND RELATED
COMMERCIAL) TO C-2PUD (GENERAL COMMERCIAL, PLANNED UNIT
DEVELOPMENT OVERLAY DISTRICT); APPROVING A DEVELOPMENT PLAN;
AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL
OF LAND COMPRISING 2.18± ACRES LOCATED AT 6350 AIRPORT ROAD AT THE
SOUTHEAST CORNER OF AIRPORT ROAD AND PASEO DEL SOL (“SAFELOCK
STORAGE” REZONING CASE NO. 2017-03).**

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 as C-2PUD (General Commercial, Planned Unit Development Overlay District):

A parcel of land comprising 2.18± acres located at 6350 Airport Road and more fully described in EXHIBIT A attached hereto and incorporated by

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**reference, located in Section 12, T.16N, R.8E, N.M.P.M., Santa Fe County,
New Mexico,**

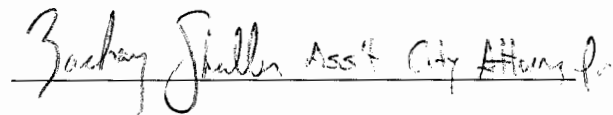
Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the changes in zoning classifications for the Property set forth in Section 1 of this Ordinance.

Section 3. Rezoning to C-2PUD includes the development plan **EXHIBIT B** attached hereto and incorporated by reference.

Section 4. This rezoning action and any future development plan for the Property is approved with and subject to the conditions set forth in the table attached hereto as **EXHIBIT C** and incorporated herein summarizing the City of Santa Fe staff technical memoranda and conditions recommended by the Planning Commission on March 2, 2017.

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

APPROVED AS TO FORM:



KELLEY A. BRENNAN, CITY ATTORNEY

EXHIBIT A:
For Bill No. 2017-14

Legal Description of the
SafeLock Storage
6350 Airport Road

Tract lettered "A" of WEST MEADOW, a Manufactured Home Subdivision, within Section 12, T.16N, R.8E, N.M.P.M., within the City of Santa Fe, Santa Fe County, New Mexico, as the same is shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Santa Fe County, New Mexico on February 14, 1986 in Book 161, Page 034. Said tract being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of said Tract A, a point on the south right of way line of Airport Road;

Thence N.80°56'18"E., 409.85 feet along said right of way line to the Northeast corner of said tract;

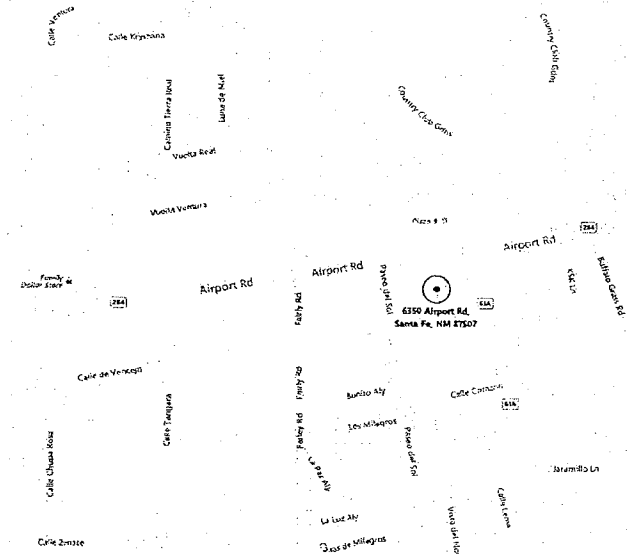
Thence S.08°00'00"E., 236.04 feet to the Southeast corner of said tract;

Thence S.81°52'00"W., 409.25 feet to the Southwest corner of said tract;

Thence N.08°08'00"W., 229.40 feet to the point of beginning.

Said tract contains 2.1878 acres, more or less.

VICINITY MAP



STORMWATER AGREEMENT

PROPERTY OWNERS HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES. THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS. THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS, AND TO LEND THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

OWNER _____
 THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY THIS _____ DAY OF _____ 20____
 NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENT THAT THE OWNER HAS CAUSED THIS DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.
 OWNER _____
 THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY _____ OF _____ ON THIS _____ DAY OF _____ 20____
 NOTARY PUBLIC _____
 MY COMMISSION EXPIRES ON _____

CITY OF SANTA FE APPROVAL

REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SANTA FE MEETING ON _____ 20____
 AS CASE No. _____
 MAYOR _____ DATE _____
 REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE MEETING ON _____ 20____
 AS CASE No. _____
 PLANNING COMMISSION CHAIRPERSON _____ DATE _____
 PLANNING COMMISSION SECRETARY _____ DATE _____
 CITY ENGINEER FOR LAND USE _____ DATE _____
 CITY PLANNER _____ DATE _____

DRAINAGE FACILITY MAINTENANCE SCHEDULE (+ 30 DAYS) SHALL BE AS FOLLOWS:

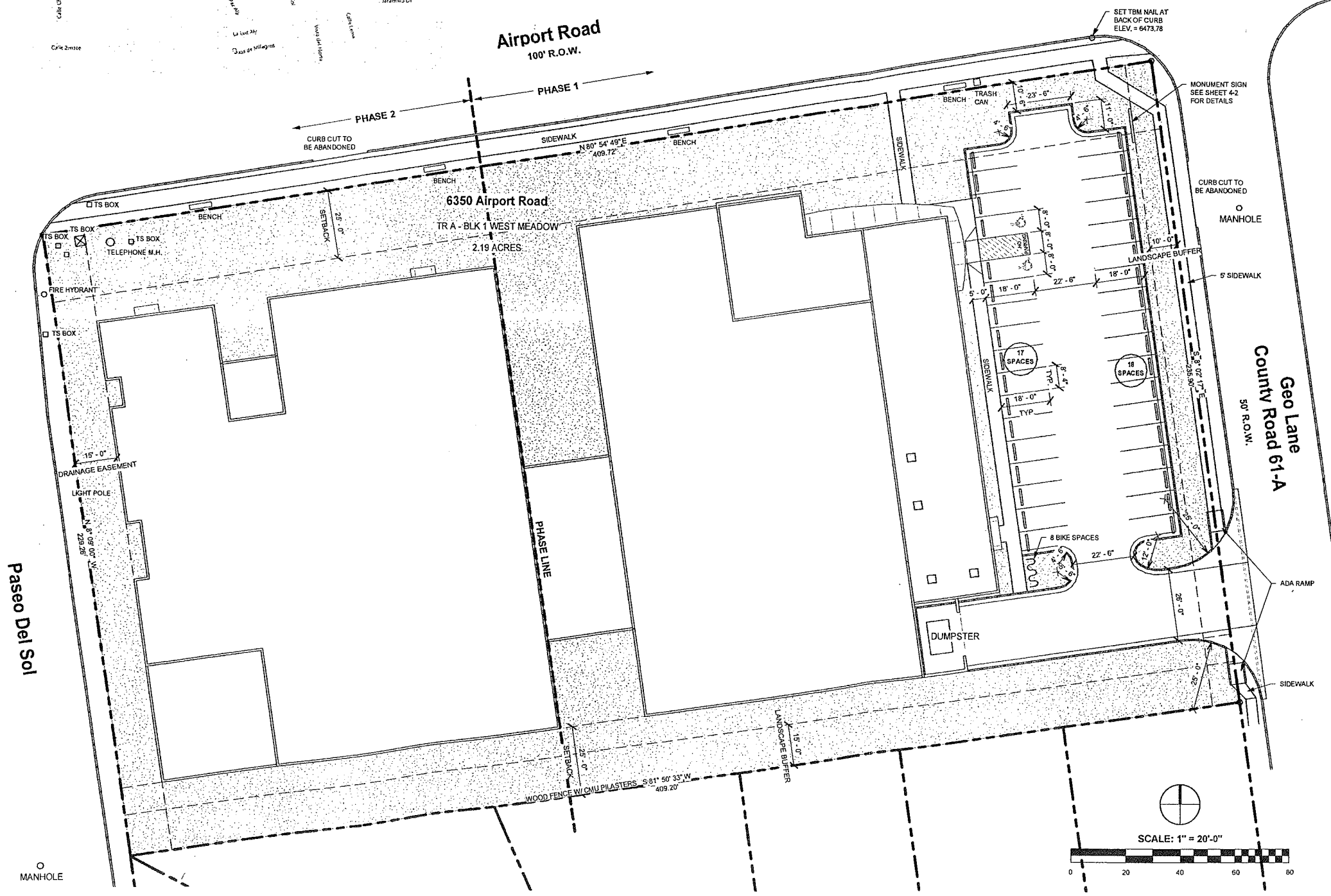
- MARCH 15TH, SEPTEMBER 15TH, AND AFTER STORMS OF 1-INCH OR GREATER:
- A. FLUSH ALL CULVERTS TO REMOVE SEDIMENT AND VEGETATION.
- B. IF SEDIMENT IN DETENTION PONDS IS DEEPER THAN 6-INCHES, REMOVE AND RESEED WITH NATIVE GRASSES.
- C. CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR IF NECESSARY.
- D. CHECK FOR SOIL EROSION AROUND ALL SWALES, FILL SLOPES, CUT SLOPES, SHOT CRETE SLOPES AND RETAINING WALLS. UNSTABILIZED SOILS SHALL BE STABILIZED BY VEGETATION, ROCK PLATING OR EROSION MATS.

NOTES:

1. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S - PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
2. COMPLY WITH THE CURRENT COSF WATER CONSERVATION STAGE.
3. THIS DEVELOPMENT IS OUTSIDE OF A HISTORIC DISTRICT AND IS WITHIN THE SUBURBAN ARCHAEOLOGY DISTRICT.
4. THE PROJECT DRIVEWAY WILL BE MAINTAINED BY THE PROPERTY OWNERS.
5. ALL BUILDING SHALL CONFORM TO THE INTENT OF THE DEVELOPMENT PLAN WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE CONTAINED WITHIN THE HEREIN DEFINED BUILDING ENVELOPES, INCLUDING WALLS AND FENCES, SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
6. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
7. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
8. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL OF BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE SFCC 1987 AND SUBSEQUENT AMENDMENTS.
9. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS).
10. THIS PROJECT IS SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2002-55 AT THE TIME OF PERMIT APPLICATION OR WATER RICK-RUP REQUEST. COMPLIANCE SHALL BE OF RETROFIT CREDITS OR WATER TRANSFERS, IF APPLICABLE.
11. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
12. FENCES, WALLS OR OTHER OBSTRUCTION SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
13. WASTEWATER UTILITY EXPANSION CHARGES (UEC) SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION. CONTACT THE CITY OF SANTA FE, PERMIT AND DEVELOPMENT REVIEW DIVISION TO PAY THESE UEC CHARGES.
14. AN 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.
15. THE PERMISSIBLE DEVELOPABLE AREA SHALL BE THE AREA WITHIN THE MINIMUM SETBACKS. MODIFICATIONS TO THE BUILDING DESIGN SHALL BE REVIEWED THROUGH THE BUILDING PERMIT PROCESS.
16. OWNER RESERVES THE RIGHT TO MODIFY THE OFFICE/SALES AREA FLOOR PLAN TO CREATE A MANAGER'S DWELLING UNIT AS PERMITTED IN SFCC §14-6.2(A)7.

SITE DATA

Land Area:	2.186 acres (95,222 S.F.)
Proposed Zoning:	C-2 PUD
Proposed Storage Units:	
First Floor:	175
Second Floor:	175
Total:	350
Phase 1 Areas:	
First Floor Area:	24,935 s.f.
Second Floor Area:	20,232 s.f.
Gross Floor Area:	45,167 s.f.
Roofed Area:	25,449 s/f/ 26.73% Lot Coverage
Phase 2 Areas:	
First Floor Area:	24,271 s.f.
Second Floor Area:	23,648 s.f.
Gross Floor Area:	47,919 s.f.
Roofed Area:	24,301 s/f/ 25.52% Lot Coverage
Total Areas:	
First Floor Area:	49,206 s.f.
Second Floor Area:	43,880 s.f.
Gross Floor Area:	93,086 s.f.
Roofed Area:	49,750 s/f/ 52.25% Lot Coverage (60% Allowed)
Open Space Required:	25% or 23,055 sf
Open Space Provided:	32.8% or 31,265 s.f.
Parking Required:	1 space/unit or 35 spaces
Parking Provided:	35 spaces
Bicycle Parking Required:	8 spaces
Bicycle Parking Provided:	8 spaces

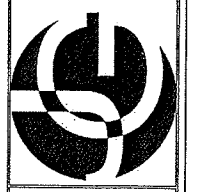


1 Development Plan
 1" = 20'-0"

SafeLock Storage
 6350 Airport Road

Date _____
 Issue Date _____

JENKINS GAVIN
 LAND USE/PROJECT MANAGEMENT



Development Plan

Scale 1" = 20'-0"

2-1

Exhibit B

EXHIBIT C:
For Bill No. 2017- 14
Technical Corrections
for SafeLock Storage 6350 Airport Road

The following are the staff-technical corrections for this project:

#	Technical Corrections	Dept. or Division	To be completed by:
1	Update the General notes sheet with current information and phone numbers.	Traffic Engineering	Prior to Development Plan recordation
2	Revise design of driveway so that the cross slopes of the sidewalk crossing the driveway are less than 2%.	Traffic Engineering	Prior to Development Plan recordation
3	Provide legible photometrics (sheet 4-1) meeting requirements of Article 14-8.9 and indicate pole height	City Engineer	Recordation
4	On Development Plan (sheet 2-1) required signatures needs revision – consult with City Engineer for details.	City Engineer	Recordation
5	Add vicinity map to Development Plan	City Engineer	Recordation
6	All Fire Department access shall be no greater than a 10% grade throughout.	Fire Marshal	Recordation
7	Fire Department access shall not be less than a 20 foot width to any new construction and meet IFC turn-around requirements.	Fire Marshal	Recordation
8	Shall meet the 150 foot driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.	Fire Marshal	Recordation
9	Fire Department shall have a 150 foot distance to any portion of the building on any new construction.	Fire Marshal	Recordation
10	Shall have water supply that meets fire flow requirements as per IFC	Fire Marshal	Recordation