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**CITY OF SANTA FE, NEW MEXICO**

**BILL NO. 2017-20**

**AN ORDINANCE**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;  
CHANGING THE ZONING CLASSIFICATION FROM R-2 (RESIDENTIAL, 2  
DWELLING UNITS/ACRE) TO R-21 (RESIDENTIAL, 21 DWELLING UNITS/ACRE);  
AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL  
OF LAND COMPRISING 19.99 ACRES LOCATED ON THE EAST SIDE OF SOUTH  
MEADOWS ROAD, SOUTH OF SR 599 AND NORTH OF AGUA FRIA STREET (THE  
VILLAGE @ 599 REZONING, CASE NO. 2017-20).**

**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/acre):

A parcel of land comprising 19.99 acres located on the east side of South Meadows Road, south of SR 599 and north of Agua Fria Street, and more fully described in EXHIBIT A attached hereto and incorporated by reference.

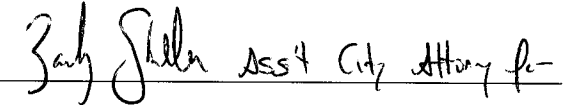
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**Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the changes in zoning classifications for the Property set forth in Section 1 of this Ordinance.

**Section 3.** This rezoning action and any future development plan for the Property is approved with and subject to the conditions of approval and technical corrections set forth in the table attached hereto as EXHIBIT B and incorporated herein, summarizing the City of Santa Fe staff technical memoranda.

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

**APPROVED AS TO FORM:**

 Kelly A. Brennan, Ass't City Attorney

**KELLEY A. BRENNAN, CITY ATTORNEY**

**EXHIBIT A:**  
**For Bill No. 2017-20**

**Legal Description of the  
Village @ 599**

TRACTS 1, 2 & 3, LOT 12 TRACTS 2 & 4, TRACT 4 LOTS C & D, TRACT 5 LOTS A & B, LYING WITHIN SECTION 31, T17N, R9E, NMPM, SANTA FE COUNTY, NEW MEXICO.

**EXHIBIT B:**  
**Bill No. 2017-20**

**Conditions of Approval for**  
**The Village @ 599**  
Case #2017-19 & #2017-20  
General Plan Amendment & Rezoning

<b>Conditions of Approval</b>	<b>Department</b>	<b>Must be completed by</b>
1 The Developer shall pay their fair-share contribution to off-site improvements at the intersection of Agua Fria, based on their percentage of total entering traffic and on the estimated cost of \$1.2 million dollar. Fair Share amount shall be approved by PWD.	Traffic Engineering/Public Works	Prior to Development plan approval.
2 The Developer shall make a monetary contribution to the intersection improvements at Agua Fria/ South Meadows, in lieu of paying the Roadway Impact Fees.	Traffic Engineering/Public Works	Prior to Development plan approval.
3 The Developer shall build a left–turn lane into the south driveway and right–turn deceleration lanes at both driveways into the apartments from South Meadows Road; per the criteria in the State Access Management Manual (SAMM) and as approved by the PWD.	Traffic Engineering/Public Works	Prior to recordation of the Development Plan*
4 The Developer shall build a left–turn lane into the south driveway and right–turn deceleration lanes at both driveways into the apartments from South Meadows Road; per the criteria in the State Access Management Manual (SAMM) and as approved by the PWD.	Traffic Engineering/Public Works	Prior to recordation of the Development Plan*
5 The Developer shall widen South Meadows Road (secondary arterial) per Article 14-9.2 of the Santa Fe City Code from the eastern roundabout at NM 599 to the southern extent of the right-turn deceleration lane for the southern driveway into the apartments (approximately 230' + 100' taper). From this point the developer shall provide an appropriate transition to tie into the existing roadway section to the south. Design shall be approved by PWD.	Traffic Engineering/Public Works	Prior to recordation of the Development Plan*

**EXHIBIT B:**  
**Bill No. 2017-20**

**Conditions of Approval for**  
**The Village @ 599**  
Case #2017-19 & #2017-20  
General Plan Amendment & Rezoning

<b>Conditions of Approval</b>	<b>Department</b>	<b>Must be completed by</b>
6 The Developer shall construct a 5' bicycle lane, 2' Curb and Gutter, 5' buffer zone and a 5' sidewalk along their frontage of South Meadows Road. This infrastructure shall extend from the roundabout to the southern entrance to the apartments. Design shall be approved by PWD.	Traffic Engineering/Public Works	Prior to recordation of the Development Plan*
7 Landscaping as required by 14-8.4 must be in compliance for the proposed development at time of Development Plan.	LUD/Technical Review Division	Development Plan Submittal
This development will require an Agreement to Construct and Dedicate (ACD) with the Water Division. A water plan must be submitted directly to the Water Division and approved prior to obtaining an ACD.	Water	At permit application
8 <ol style="list-style-type: none"> <li>1. All Fire Department access shall be no greater than a 10% grade throughout. (Appendix D 103.2)</li> <li>2. Fire Department Access shall not be less than 26 feet width on streets with any buildings that exceed 30 feet in height, and no less than 20 feet width on all other roads. (Appendix D Table D103.4)</li> <li>3. Shall meet the 150 feet driveway requirements as per IFC, or provide an emergency turn-around that meets the IFC requirements. (Appendix D Table D103.4)</li> <li>4. Fire Department shall have 150 feet distance to any portion of the building on any new construction. (IFC 2009 section 503.1.1)</li> <li>5. Shall have water supply that meets fire flow requirements as per IFC. (Appendix B section B105)</li> </ol>	Fire Marshal	Development Plan Submittal