

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2009-3

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4
5 AN ORDINANCE

6 AMENDING SECTION 14-4.3(D) SFCC 1987 TO CREATE A HOSPITAL ZONING DISTRICT
7 WITHIN LAS SOLERAS AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY.

8
9 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

10 Section 1. Section 14-4.3(D) SFCC 1987 (being Ord. #2001-38, §2 as amended) is
11 amended to read:

12 (D) HZ Hospital Zone Districts

13 (1) Purpose and Intent

14 (a) Christus St. Vincent Hospital District

15 The Christus St. Vincent HZ district section recognizes the need for
16 medical and dental offices, pharmacies and continuing care communities
17 in proximity to Christus St. Vincent Hospital, while at the same time
18 maintaining the low density residential character of the area surrounding
19 Christus St. Vincent Hospital. Professional office and business uses,
20 subject to the more restrictive design standards of the HZ district are also
21 considered to be consistent with the adjoining C-1, professional office
22 uses.

23 (b) Las Soleras Hospital District

24 The Las Soleras HZ district is intended to accommodate a hospital,
25 professional offices and business uses in the Las Soleras Development.

1 (2) Lands to Be Considered

2 (a) Christus St. Vincent Hospital District

3 A proposal for development in the Christus St. Vincent HZ district may
4 be submitted for lands within the area as defined in the Christus St.
5 Vincent HZ map, incorporated herein by reference as Exhibit B(1) as
6 prepared by the Land Use Department, a copy of which follows this
7 chapter.

8 (b) Las Soleras Hospital District

9 A proposal for development in the Las Soleras HZ district may be
10 submitted for lands within the area as defined in the Las Soleras HZ map,
11 incorporated herein by reference as Exhibit B(2), a copy of which
12 follows this chapter.

13 (3) Application for Rezoning

14 Application for Christus St. Vincent HZ district zoning shall be accompanied by
15 a site plan drawn to scale and showing the arrangement of the project together
16 with the essential requirements such as lot area, parking, location of buildings
17 and the uses to be included, square feet of gross floor area and height of building,
18 means of ingress and egress to public streets, and the type of visual screening,
19 such as walls, planting, fences, or any additional submittals required by the Land
20 Use Department. The signed, original mylar of the development plan shall be
21 filed with the Land Use Department.

22 (4) Development Plan

23 (a) Prior to submittal of a building permit in the Las Soleras HZ district, a
24 development plan shall be approved by the Planning Commission. The
25 development plan shall be drawn to scale and show the arrangement of

1 the project together with the essential requirements such as lot area,
2 parking, location of buildings and the uses to be included, square feet of
3 gross floor area and height of buildings, means of ingress and egress to
4 public streets, and the type of visual screening, such as walls, planting,
5 fences, or any additional submittals required by the Land Use
6 Department. In addition for a hospital, preliminary building elevations
7 shall be part of the development plan application including views from I-
8 25 and Cerrillos Road. The signed, original mylar of the development
9 plan shall be filed with the Land Use Department.

10 (b) Prior to the submittal for development plan approval for each phase of
11 development within the Las Soleras HZ district, the applicant shall
12 conduct and submit a market analysis and fiscal impact analysis that
13 analyzes in detail the need for the proposed hospital. The market analysis
14 shall address demand, projected service capacity and build-out; identify
15 primary and secondary market area; estimate projected revenue and
16 expense and also identify the scale and extent of local competition. The
17 fiscal impact analysis shall contain an estimate of net local public costs,
18 including capital outlay and operating expenses, and revenues
19 attributable to the proposed project. Additionally, as a condition for and
20 prior to the granting of development plan approval, any new hospital to
21 be constructed shall participate in meetings with the Santa Fe County
22 Health Policy Planning Commission, Christus St. Vincent Hospital and
23 all local and regional health care providers to address impacts of dual
24 hospitals in the community.

25 **Section 2. Table 14-6.1-1 SFCC 1987 "PERMITTED USES" (being ordained as Ord.**

1 #2001-38, §2 as amended) regarding "Hospitals" under the category "PUBLIC, INSTITUTIONAL
 2 AND CIVIC" is amended to read:

TABLE 14-6.1-1 PERMITTED USES																					
Category	Specific Use	R 1 - R 6	R 7 - R 9	R 7 (I)	R C	R M	R A C	M H P	C 1	C 2	C 4	H Z	B C D	I 1	I 2	B I P	S C 1	S C 2	S C 3	M U	Use- Specific Regs (See Section 14-6.2)
Hospitals	Hospitals and extended care facilities	S	S		S	S	S		S	S	S	S ¹ / P ²				S					(B)(3)
	Hospitals and extended care facilities that were in existence prior to September 14, 1988 and were then permitted principal uses and structures								P				P								(B)(3)
	Hospital Heliport											P ³									(B)(3)

3 **Notes:**

4 ¹ In the Christus St. Vincent Hospital Zone District hospitals and extended care facilities are a special
 5 exception.

6 ² In the Las Soleras Hospital Zone District hospitals and extended care facilities are a permitted use.

7 ³ In the Las Soleras Hospital Zone District a heliport serving a hospital is a permitted use.

8 **Section 3. Section 14-6.2(B)(3) SFCC 1987 (being Ord. #2001-38, §2 as amended) is**
 9 **amended to read:**

10 (3) Hospitals and Extended Care Facilities

11 (a) All Zoning Districts Except the Las Soleras HZ District

12 (i) Facilities with fewer than 50 beds shall have a lot area of at least

1 two acres, and all structures in connection with such facilities
2 shall be at least 25 feet from any lot line.

3 (ii) Facilities with over 50 beds shall have a lot area of at least five
4 acres, and all structures in connection with such facilities shall
5 be at least 50 feet from any lot line.

6 (iii) Applicants for a special exception allowing a hospital and
7 extended care facility shall submit to the Board of Adjustment a
8 master plan covering the entire tract proposed for development
9 and indicating existing conditions and development for an
10 additional area at least 200 feet from tract boundaries. This
11 master plan shall indicate topography at two-foot contour
12 intervals, and shall show existing drainage or other significant
13 natural features. Any proposed fee-simple lots shall be shown
14 and shall be in conformance with the City subdivision
15 regulations.

16 (iv) This master plan shall show, with appropriate dimensions,
17 arrangement of buildings and their uses; off-street parking and
18 loading facilities; open space; internal automotive and pedestrian
19 circulation ingress and egress from adjoining streets; service
20 areas and facilities; drainage system; landscaping; fences and
21 walls; the size, location, orientation and type of all signs
22 proposed; and proposed lighting of the premises and relation to
23 all property within 200 feet of the tract. If it is proposed to
24 develop the master plan in phases, the phases and time of
25 development shall be indicated, along with any other information

1 requested by the Land Use Department.

2 (v) This plan shall show the identity of property owners and
3 evidence of unified control of property with the proposed
4 development.

5 (b) BIP District

6 Hospitals in the BIP District shall not be located less than 50 feet from
7 the boundary of any residential use or residential zoning district, and
8 shall comply with all other requirements in paragraph (a) above.

9 (c) Las Soleras Hospital Zone District

10 A hospital and a heliport serving a hospital shall comply with paragraphs
11 (a)(i) and (a)(ii) above and requires a development plan as set forth in
12 §14-4.3(D)(4).

13 **Section 4. Table 14-7.2-1 SFCC 1987 "Table of Dimensional Standards for**
14 **Nonresidential Districts" (being ordained as Ord. #2001-38, §2 as amended) regarding the HZ**
15 **district is amended to read:**

16 The rest of this page is intentionally left blank.
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1 Exhibit D, Historic Districts A5
2 Exhibit E, HDRB Authority Regarding Structure Heights in the Historic Districts A6
3 Exhibit F, Archaeological Districts A7
4 Exhibit G, Highway Corridor Protection District Map A8
5 Exhibit H is reserved.
6 Exhibit I, Mountainous or Difficult Terrain Boundary A9

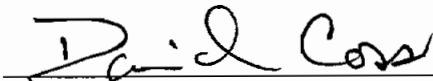
7 **Editor’s Note:** “Exhibit B” shall be relabeled “Exhibit B(1)” and all appendix pages relabeled
8 accordingly.

9 **Section 7. [NEW MATERIAL.] A new Exhibit B(2) “Las Soleras Hospital zone**
10 **District” located at the end of Chapter 14 SFCC 1987 is adopted as attached.**

11 **Section 8. [REPEAL.] Exhibit H “Escarpment Overlay District” located at the end**
12 **of Chapter 14 SFCC 1987 is repealed. Note:** For Escarpment Overlay District map see Section 14-
13 5.6(B)(1) SFCC 1987.

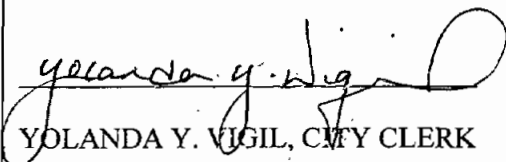
14 **Section 9. This ordinance shall become effective immediately upon adoption.**

15 PASSED, APPROVED, and ADOPTED this 28th day of January, 2009.

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19 DAVID COSS, MAYOR

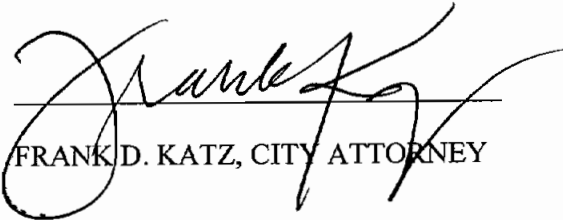
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21 ATTEST:

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23 
24 YOLANDA Y. VIGIL, CITY CLERK

1 APPROVED AS TO FORM:

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A handwritten signature in black ink, appearing to read "Frank D. Katz", is written over a horizontal line. The signature is cursive and stylized.

4 FRANK D. KATZ, CITY ATTORNEY

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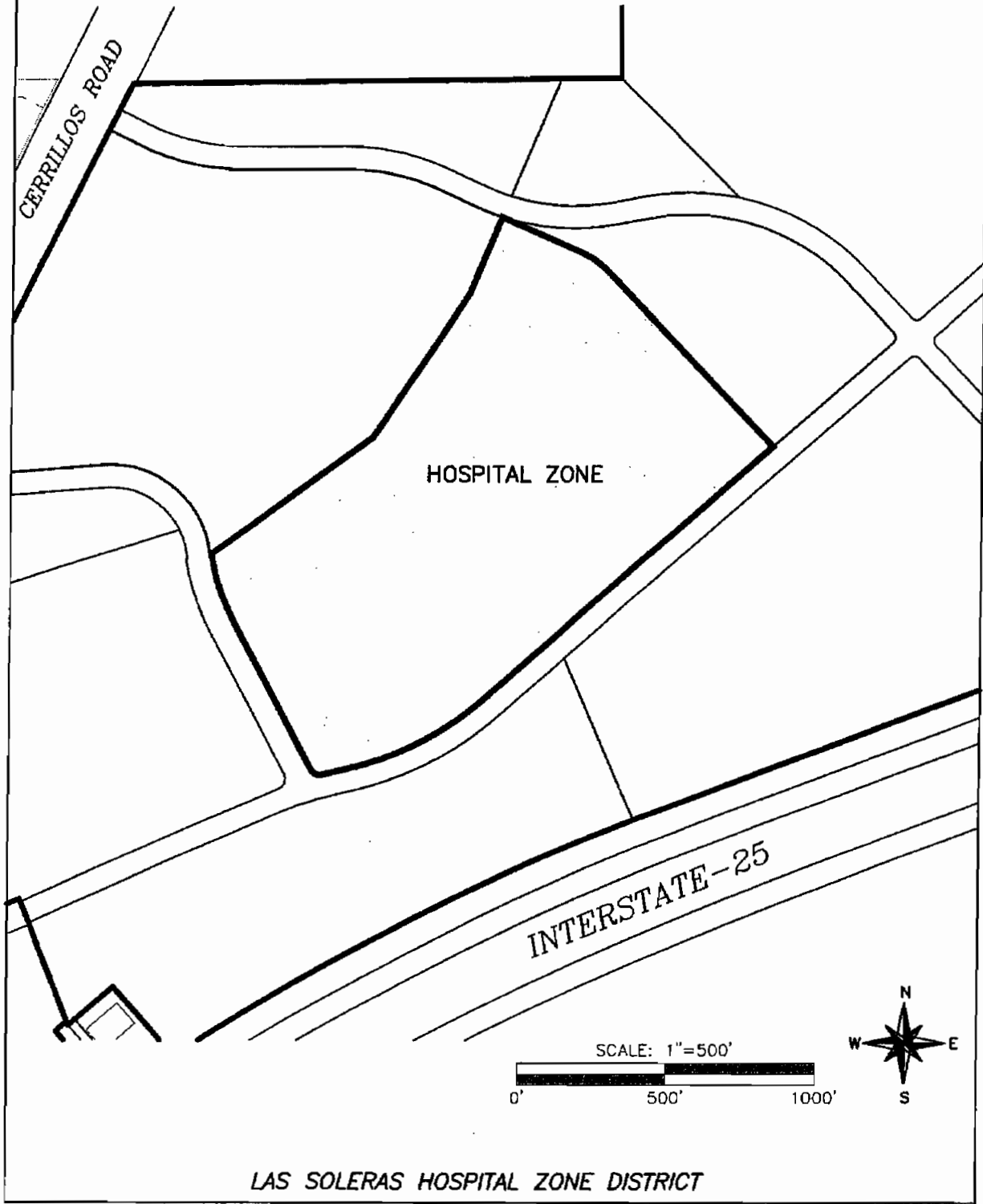
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Jp/ca/jpmb/2009 ord/Las Soleras HZ district

LAS SOLERAS HOSPITAL ZONE DISTRICT

∧ PARCELS

□ LAS SOLERAS HOSPITAL ZONE DISTRICT



LAS SOLERAS HOSPITAL ZONE DISTRICT

EXHIBIT B(2)