

Withdrawn by Applicant

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2011-10

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AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE CLASSIFICATION FROM R-8 (RESIDENTIAL, 8 DWELLING
UNITS PER ACRE) TO C-4 (COMMERCIAL LIMITED OFFICE AND RETAIL);
APPROVING A SITE PLAN AND A VARIANCE; AND PROVIDING AN EFFECTIVE
DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 0.10
ACRES MORE OR LESS KNOWN AS 517 ST. FRANCIS, SANTA FE, NEW MEXICO.
(517 ST FRANCIS REZONING CASE NO. ZA 2010-139).

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 C-4 (Commercial Limited Office and Retail):

A parcel of land comprising .10 acres more or less as shown and delineated on that plat of survey entitled, "Boundary Survey prepared for Annette F. Garcia of Lot 1 and Lot 2, 517 S. Saint Francis Drive, City of Santa Fe, Santa Fe, County, New Mexico,," filed for record as

1 Instrument No. 1596451 in Plat Book 715, page 045, records of Santa Fe County, NM and more
2 particularly described in the attached legal description [EXHIBIT A] attached hereto and
3 incorporated by reference.

4 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No.
5 2001-27 is amended to conform to the changes of zoning classifications for the property set forth
6 in Section 1 of this Ordinance.

7 **Section 3.** The Site Plan [EXHIBIT B] attached is hereby approved, including the
8 following variance:

- 9 • Variance from Section 14-7.4(D)(4)(e), landscape buffer requirements for non-
10 residential uses abutting developed residential uses.

11 **Section 4.** The rezoning action with respect to the Property affected by this Ordinance is
12 subject to conditions of approval as outlined in the attached table summarizing City of Santa Fe
13 Development Review Team technical memoranda and conditions approved by the Planning
14 Commission on December 2, 2010 [EXHIBIT C].

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

17 **Section 6.** The rezoning action with respect to the Property affected by this Ordinance is
18 subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year
19 Review/Rescission).

20
21 APPROVED AS TO FORM:

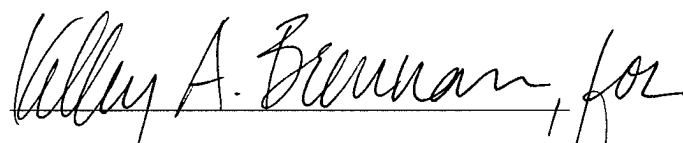
22 
23 _____
24 GENO ZAMORA, CITY ATTORNEY
25

Exhibit A
517 St. Francis Rezoning, Case #ZA 2010-139
Legal Description

A certain tract of land located at 517 S. Saint Francis Drive, situated within Section 23, Township 17 North, Range 9 East, N.M.P.M., as projected into the Santa Fe Grant, City of Santa Fe, Santa Fe County, New Mexico and being more particularly described as follows, to wit:

Beginning at the northwest corner of the tract herein described, from whence Sanitary Sewer Manhole No. A14B/2 bears S. $56^{\circ} 42' 28''$ E., a distance of 192.67 feet; thence from said point of beginning N. $87^{\circ} 55' 37''$ E, a distance of 46.17 feet; thence S. $01^{\circ} 45' 00''$ W., a distance of 50.04 feet; thence, S. $88^{\circ} 50' 52''$ W., a distance of 39.93 feet; thence along a curve to the right, Delta of $00^{\circ} 52' 38''$, Radius of 3224.30 feet, Chord of N. $05^{\circ} 27' 13''$ W., a distance of 49.37 feet to the point and place of beginning. Being and intended to be Lot 1 as shown and delineated on plat entitled "BOUNDARY SURVEY PREPARED FOR ANNETTE F. GARCIA OF LOT 1 AND LOT 2, 517 S. SAINT FRANCIS DRIVE, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO", filed for record as Instrument No. 1596451 in Plat Book 715, page 045, records of Santa Fe County, NM.

AND

A certain tract of land located at 517 S. Saint Francis Drive, situated within Section 23, Township 17 North, Range 9 East, N.M.P.M., as projected into the Santa Fe Grant, City of Santa Fe, Santa Fe County, New Mexico and being more particularly described as follows, to wit:

Beginning at the southeast corner of the tract herein described, from whence Sanitary Sewer Manhole No. A14B/2 bears S. $88^{\circ} 57' 17''$ E., a distance of 113.12 feet; thence S. $35^{\circ} 38' 48''$ E., a distance of 6.50 feet; thence from said point of beginning N. $87^{\circ} 30' 09''$ W, a distance of 33.85 feet; thence along a curve to the right, Delta of $00^{\circ} 54' 26''$, Radius of 3224.30 feet, Chord bearing N. $06^{\circ} 20' 45''$ W., a distance of 51.05 feet; thence, N. $88^{\circ} 50' 52''$ E., a distance of 39.93 feet; thence, S. $00^{\circ} 31' 15''$ W., a distance of 50.07 feet to the point and place of beginning. Being and intended to be Lot 2 as shown and delineated on plat entitled "BOUNDARY SURVEY FOR ANNETTE F. GARCIA OF LOT 1 AND LOT 2, 517 S. SAINT FRANCIS DRIVE, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO", filed for record as Instrument No. 1596451 in Plat Book 715, page 045, records of Santa Fe County, NM.

Juanita St.

Access off Juanita St.

Santa Fe Animal Hospital
521 Juanita St.

Existing Parking

Driveway Entrance For Employees Only

Dumpster

Existing Parking Lot

6' Fencing

215 sq ft permeable landscaping

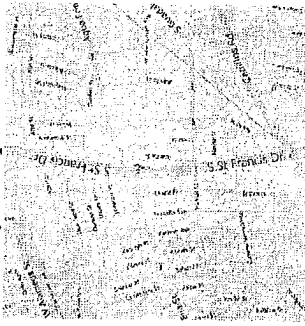
Climbing vine buffer

Landscape Buffer (permeable) 96' x 5' 480 sf

St. Francis Dr.

Coyote Fencing with stucco pillars (to match adjacent property)

Vicinity Map



Applicant:
Darren Branch
ph: 505.920.7777

Owner:
Annette Garcia
517 St. Francis Dr
Santa Fe, NM 87501



17 Saint Francis Drive • Site Plan

517 St. Francis – DRT Conditions of Approval (as revised, 11/3/10)
Rezoning from R-8 to C-4

Comments	Department	Staff
<p>1. Provide for a minimal amount of landscaping to create a buffer between the area zoned as residential and the non-residential area. This may be a combination of vines or other climbing plant material on the fence or wall which is abutting the residential area.</p> <p>2. Provide an alternative plan for landscaping as to what is required as per SFCC 14-8.4 (J)(3). This proposal will be agreed upon by staff before submittal for building permit.</p> <p>3. For parking lot, comply with SFCC 14-8.4 (I)(3)(d) "A minimum of 10 square feet of permeable landscaped area shall be provided per parking space. A minimum of one deciduous tree shall be planted per 90 square feet of landscaped area.</p> <p>4. Comply with Perimeter Screening requirements as per SFCC 14-8.4(I)(2), which states that parking lots are to be screened from all public streets and adjacent properties.</p> <p>5. Close all three existing curb cuts along St. Francis Drive.</p> <p>6. Applicant shall provide a solid wall along the east property line as required by 14-4.3(C)(3)(a).</p> <p>7. No portion of the parking lot shall be located within the required 10-foot front yard along the St. Francis Drive frontage.</p> <p>8. At least 9 spaces shall be provided that meet all minimum city dimensional standards including aisle width.</p> <p>9. Additional parking area that does not meet minimum dimensional standards shall be posted with signs stating "employee vehicles only."</p> <p>10. The rezoned property shall be consolidated with adjoining property zoned C-4 as shown on the approved site plan prior to any development. The applicant shall submit a lot consolidation plat to be recorded by staff on the effective date of the rezoning ordinance.</p> <p>11. At least 20 percent of the rezoned area shall be open space with passive water harvesting as required by 14-8.4(H)(1)(d).</p> <p>12. Provide wheel stops in parking lot.</p>	<p>Technical Review/Land Use Dept.</p>	<p>Noah Berke</p>
	<p>Current Planning Division</p>	<p>Donna Wynant</p>