

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2011- 51

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10 AN ORDINANCE

11 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
12 CHANGING THE ZONING CLASSIFICATION AND PROVIDING AN EFFECTIVE
13 DATE FOR THE “THOMAS PROPERTIES” PARCEL; CHANGING 2.506± ACRES
14 FROM RESIDENTIAL-5 DWELLING UNITS PER ACRE (R-5) TO GENERAL
15 COMMERCIAL (C-2); GENERALLY BOUNDED BY LLANO STREET ON THE
16 EAST, DEVARGAS MIDDLE SCHOOL TO THE SOUTH, SANTA FE UNIVERSITY OF
17 ART AND DESIGN TO THE WEST, AND ST. MICHAEL’S VILLAGE SHOPPING
18 CENTER TO THE NORTH, AND LYING WITHIN TOWNSHIP 17N, RANGE 9E,
19 SECTION 34, NEW MEXICO PRIME MERIDIAN, SANTA FE COUNTY, STATE OF
20 NEW MEXICO. (“THOMAS PROPERTIES REZONING,” CASE NO. 2011-110).

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

22 **Section 1.** Those certain parcels of land comprising 2.506± acres (the “Property”) located within Township 17N, Range 9E, Section 34, New Mexico Prime Meridian, Santa Fe County, State of New Mexico, are restricted to and classified as described in the zoning map attached hereto [EXHIBIT A] and incorporated herein by reference.

26 **Section 2.** The official zoning map of the City of Santa Fe adopted by

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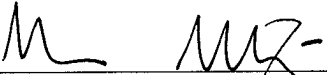
Ordinance No. 2001-27 is hereby amended to conform to the changes in zoning classifications for the Property set forth in Section 1 of this Ordinance.

Section 3. This rezoning action and any future development plan for the Property is approved with and subject to the conditions set forth in the table attached hereto [EXHIBIT B] and incorporated herein summarizing the City of Santa Fe staff technical memoranda and conditions recommended by the Planning Commission on November 3, 2011.

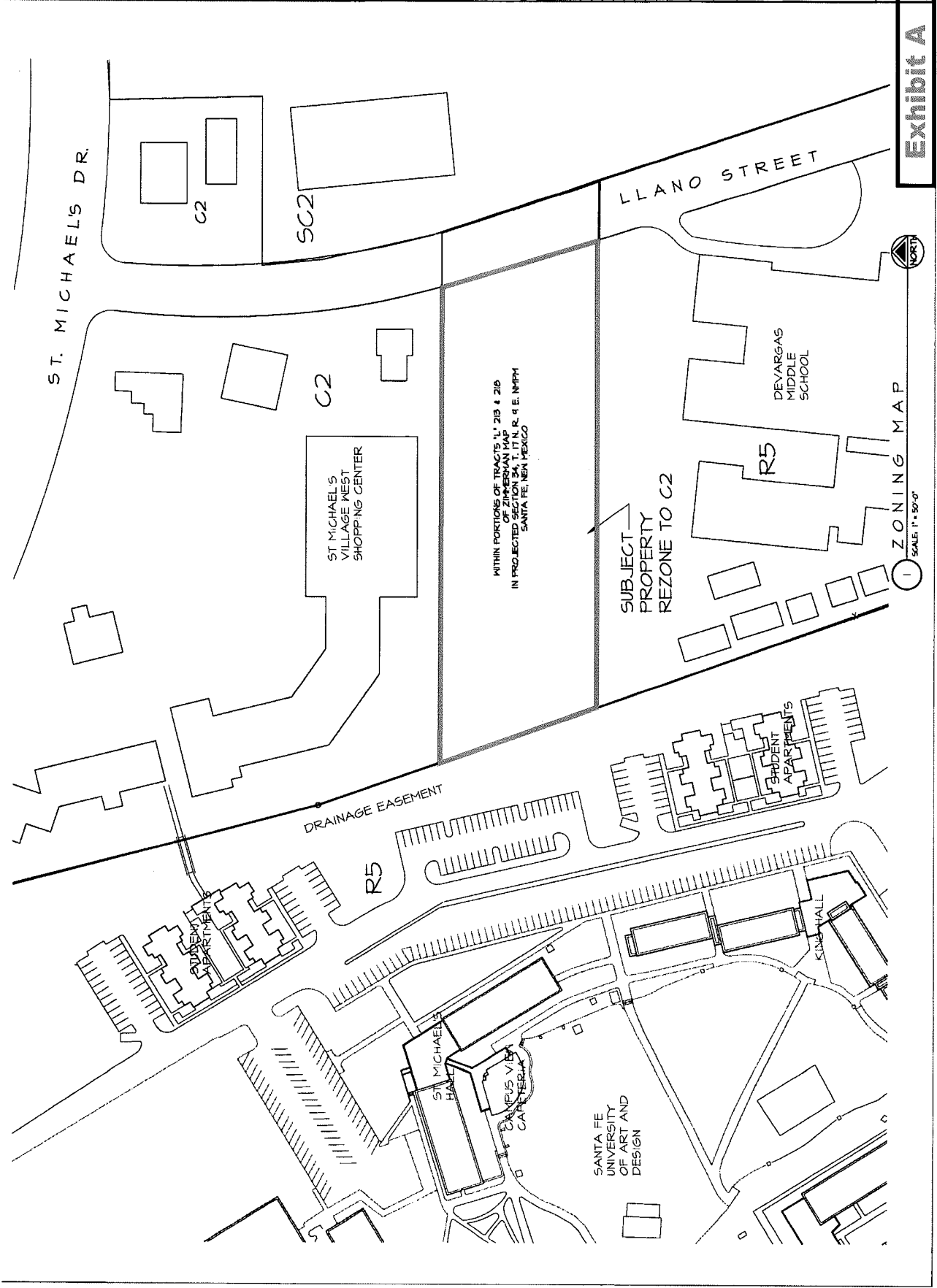
Section 4. This rezoning action is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 1987 (Two-year Review/Recission). Resolution 2010-34 has extended zoning approvals for a limited duration of time.

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:



GENO ZAMORA, CITY ATTORNEY



1 ZONING MAP
 SCALE: 1" = 50'-0"
 NORTH

Thomas Properties Rezoning—Conditions of Approval

City Council
Case #2011-110

Conditions	Department	Staff
<p>Traffic Engineering:</p> <ol style="list-style-type: none"> The Traffic Engineering Division may require a Traffic Impact Study at the time of Development Plan Review or Building Review if the proposed usage is something other than the conceptual usage of dormitories with a small amount of retail. 	Traffic Engineering	John Romero
<p>Technical Review (City Engineer)</p> <ol style="list-style-type: none"> This site contains prairie dogs and floodplain with reference to the 2/17/11 DFIRM. If the rezoning is approved and the project proceeds to the next stage of development approval, these specific issues must be dealt with in accordance the Land Development Code. 	Terrain Management	Risana Zaxus
<p>Technical Review (Landscape)</p> <p>The following comments should be considered when preparing a Development Plan for the site:</p> <ol style="list-style-type: none"> A landscape buffer will be required to separate areas zoned as residential and non-residential. Parking lots shall be adequately screened from public streets and adjacent properties, and a minimum of 10 square feet of permeable landscape area shall be provided per parking space. Provide a traffic plan that shows plant location in relation to traffic signage, crosswalks, and signals. Plants shall not interfere with visibility of pedestrian crossings, traffic signals, and signage. Final landscape design details shall be determined during the Development Plan or Subdivision Plat review process. 	Technical Review	Noah Berke
<p>Multi-Use Trail Easement</p> <ol style="list-style-type: none"> Instead of the connection from Thomas Property to the SFUAD campus being in the middle of the parcel, the Multi-Use trail should connect along the southern boundary. The developer shall pay for and construct the pedestrian connections to the SFUAD campus if the site is developed with dormitories that serve the campus population. A pedestrian connection from Thomas Properties to the St. Michael's Village West shopping center should be redesigned as illustrated in attached Exhibit #1. The sidewalk shall extend along the full length of the southside of the development roadway, thereby improving internal pedestrian circulation. Final trail design details shall be determined during the Development Plan or Subdivision Plat review process. 	Metropolitan Planning Organization	Keith Wilson
<p>The subject property is accessible to the City sanitary sewer system:</p> <ol style="list-style-type: none"> Connection to the City sewer system is mandatory and shall be made prior to any new construction on the lot. Additionally, the following notes shall be included on the plat: <ol style="list-style-type: none"> Each lot shall be served by separate water and sewer services. Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application. <p>Additional Comments:</p>	Wastewater Management Division	Stan Holland

Thomas Properties Rezoning-Conditions of Approval

City Council
Case #2011-110

Conditions	Department	Staff
<ul style="list-style-type: none"> • The Wastewater Division had no review comments specific to the Rezoning request. • The applicant shall submit a sewer service technical evaluation for the property to the Wastewater Division. 		
<p>Fire Department Conditions:</p> <ol style="list-style-type: none"> 1. Subdivision shall comply with the currently adopted International Fire Code. 2. The development shall provide minimum fire access width of 26 feet 3. The development shall provide an approved turn-around beyond 150 feet 	Fire Department	Reynaldo Gonzales
<p>Current Planning:</p> <ol style="list-style-type: none"> 1. A development plan shall be reviewed and approved by the Planning Commission prior to the issuance of any building permit for the site. 2. A pedestrian and bicycle trail must be developed that will connect the non-motorized trail easement on the Santa Fe University of Art and Design campus and Llano Street. Design details for the trail can be determined as part of the Development Plan review for the site. 	Current Planning	Heather Lamboy