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CITY OF SANTA FE, NEW MEXICO
ORDINANCE NO. 2011-40

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE CLASSIFICATION FROM R-2 (RESIDENTIAL, 2 DWELLING
UNITS PER ACRE) TO MU (MIXED USE); AND PROVIDING AN EFFECTIVE DATE
WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 2.41± ACRES
LOCATED SOUTH AND WEST OF THE INTERSECTION OF AGUA FRIA AND
HARRISON ROAD (“CORAZON SANTO” REZONING CASE NO. 2010-174).**

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 MU (Mixed Use):

A parcel of land comprising 2.41± acres generally located south and west of the intersection of Agua Fria and Harrison Road and more fully described in “Exhibit A” attached hereto and incorporated by reference, located in Section 33, T17N., R9E, 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.

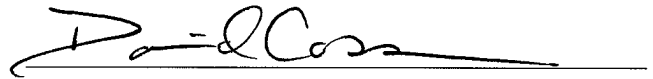
Section 3. The rezoning action and any future development plan for the Property is approved with and subject to the conditions set forth in the table attached hereto [EXHIBIT B] and incorporated herein summarizing the City of Santa Fe staff technical memoranda and

1 conditions recommended by the Planning Commission on October 6, 2011.

2 **Section 4.** This rezoning action is subject to the time restrictions set forth in Section
3 14-3.5(D)(1) SFCC 1987 (Two-year Review/Recission). Resolution 2010-34 has extended
4 zoning approvals for a limited duration of time.

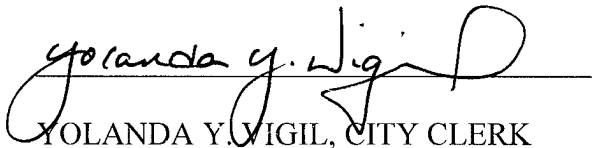
5 **Section 5.** This Ordinance shall be published one time by title and general summary
6 and shall become effective five days after publication.

7 PASSED, APPROVED AND ADOPTED this 30th day of November, 2011.

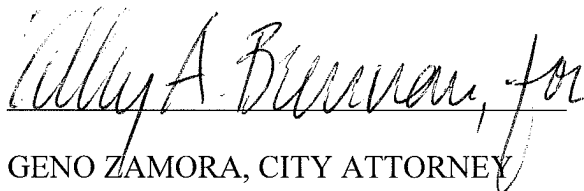
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10 DAVID COSS, MAYOR

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12 ATTEST:

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15 YOLANDA Y. VIGIL, CITY CLERK

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17 APPROVED AS TO FORM:

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20 GENO ZAMORA, CITY ATTORNEY

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ORDINANCE NO. 2011-40
Exhibit A
Corazon Santo
Legal Description for MU Zoning

A parcel of land lying within section 33, T.17 N., R.9 E., N.M.P.M., Santa Fe County, New Mexico. And being more particularly described as follows:

Commencing at the southwest corner of the parcel hereon described from whence a U.S.G.L.O.S. brass cap marking the AP1 of Government Lot 37 within section 33 as referenced above bears S 15°01'35" E, 665.87'; Thence N 19°27'06" W, 143.94' distant; Thence from said point and place of beginning N 15°01'35" W, 301.55' to a point on the southern edge of the Aqua Fria ROW Thence along said ROW on the following courses N 59°12'53" E, 271.18'; Thence N 58°00'27" E, 6.74'; Thence leaving said ROW on S 15°17'10" E, 129.07'; Thence S 14°36'26" E, 117.09'; Thence N 75°19'52" E, 114.20' to a point on the western edge of Harrison Rd.; Thence along said western edge on S 14°41'42" E, 132.50'; Thence leaving said ROW on S 75°18'18" W, 380.60' to the point and place of beginning.

Containing 2.41 acres more or less.

Corazon Santo –
 General Plan Amendment (Case #2010-173)
 Rezoning (Case #2010-174 & 175)
 Preliminary Subdivision Plat (Case #2010-176)

DRT Conditions of Approval	Department	Staff
<p><u>Development Plan R-6 (sheet 2-2):</u> Revise legend for ponding to read detention pond (not retention). Identify that the 'alley' is an easement, and what type. Easement note ("5' road and utility a. P.R. #4") along Baca property is confusing. Plat shows this as "5' future road easement," with a plat note reference. Clarify what is going on here. Obtain an easement for the sidewalk if necessary.</p> <p><u>Replat (sheet 3-3A):</u> Identify Santa Fe Homes Program affordable lots on Plat.</p> <p><u>Replat (sheet 3-3B):</u> Define Harrison Road ("30' road and utility easement") as public or private.</p> <p><u>Streets and street names:</u> "Paseo Corazon" is an acceptable street name. "Calle Corazon" is not acceptable as it already exists in Santa Fe as a street name. Propose new name. "Callejon Corazon," the suggested name of the alley per the application report (though not named on plan sheets) is not acceptable due to similarity to existing Calle Corazon. Propose new name. Once a name has been selected and approved for the alley, all plan sheets containing street names should identify the alley by name. Identify the legal status of the alley on the Development Plan and Plat. Suggest "20-foot private access easement" or "20-foot private access and utility easement." Plat must grant this easement.</p> <p><u>Sheet 7-1 (Typical Sections and Notes):</u> On proposed Harrison Road section, show ROW and sidewalk easement.</p> <p><u>Sheet 7-2 (Typical Sections and Notes):</u> Paseo Corazon is shown as an AUE. This conflicts with the Plat, which identifies this as ROW. Resolve this discrepancy.</p>	<p>Tech Review Div/Land Use</p>	<p>Risana Zaxus</p>

Corazon Santo –
 General Plan Amendment (Case #2010-173)
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<p><u>Sheets 9-2 and 9-4 (Grading Plans):</u> Clearly label and identify areas of stormwater detention and volume of detention provided in underground and above ground facilities.</p> <p><u>General and Other:</u> Development Plans and all survey documents must have a note regarding the floodplain status of the property with respect to both the current effective FIRM (June 18, 2008), and the preliminary DFIRM effective February 17, 2011.</p> <p>Add a note to the Plat and Development Plans that no driveway cuts are allowed on Harrison Road.</p> <p>Add a note to the Plat and Development Plans that no driveway cuts are allowed on Paseo Corazon for lots 14 through 25.</p> <p>Homeowner Association documents addressing maintenance of drainage easements and facilities and other common elements must be recorded prior to or concurrent with Plat and Development Plan recording.</p> <p>Obtain addresses (Marisa Struck 955-6661) and add to Development Plan and Plat.</p>		
<p>Fire Lanes shall comply with the International Fire Code (IFC) 2009 Edition. Fire Department connections (FDC) shall be accessible if buildings(s) are sprinklered.</p>	<p>Fire Marshal</p>	<p>Reynaldo Gonzales.</p>
<p>1. Trash for the MU units shall be to City of Santa Fe Specifications. A breakout shall be provided on the plans. Trash & recycling for the residences shall be picked up on either Calle Corazon and/or Harrison Road, not in the alley. 2. All commercial enclosures must conform to City Santa Fe ORD XXI Solid Waste.</p>	<p>Solid Waste/Public Works</p>	<p>Randall Marco</p>
<p>Project appears to be in compliance with Article 14-8.4, “Landscape and Site Design.” Irrigation details for this project can be addressed at time of Building Permit submittal.</p>	<p>Tech Review Div/Land Use</p>	<p>Noah Berke</p>
<p>1. The development’s access point onto Agua Fria shall be limited to right-in/right-out</p>	<p>Traffic Engineering/Public</p>	<p>John Romero</p>

Corazon Santo –
 General Plan Amendment (Case #2010-173)
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<p>only. Left-in/left-out shall not be allowed.</p> <p>2. The proposed 20' easement shall be dedicated as a privately owned easement as opposed to publicly owned right-of-way.</p> <p>3. The developer shall generate and place sight distance triangles, in accordance with the American Association of State Highway and Transportation Officials (AASHTO) guidelines on both the landscaping plan and the proposed subdivision plat. These sight triangles shall be designated as areas where landscaping, structures, or other sight impeding objects are not allowed to be placed.</p> <p>4. The 18" Culvert on the east side of the Paseo Corazon/Calle intersection does not appear to have enough cover. The developer shall demonstrate and/or redesign so that the structure has enough cover per the culver manufacturer's specifications.</p> <p>5. The proposed bulb-outs at around STA 4+75 will generate drainage pockets which will trap storm water. The developer shall develop a plan to mitigate this problem.</p> <p>6. The developer shall also provide turning templates of a Single –Unit design vehicle in and out of the Agua Fria/Calle Corazon intersection to ensure that this design vehicle can maneuver through the intersection.</p> <p>7. There is no data to support the placement of the proposed raised marked crosswalk on Calle Corazon. The developer shall remove said raised marked crosswalk.</p> <p>8. The developer shall place street name signs with 6" C lettering for road names and 3" C for suffixes (e.g. dr, st, ave) atop the stop signs at the intersections, with the exception the two intersections with the proposed alley.</p> <p>9. The developer shall adjust the striping plan for the right-turn deceleration lane on Agua Fria, carrying the 4' bike lane between the thru lane and the declaration lane, in accordance with the MUTCD.</p> <p>10. The developer shall show the locations of existing street lights on the development plan. If there are no street lights present, the developer shall place street lights at the intersections to Agua Fria and Harrison Road. Street light wattage and height shall meet City standards.</p>	<p style="text-align: center;">Works</p>
<p>See attached memo for Santa Fe Homes Program agreement. (The following is a comment from the previous memo regarding Corazon Santo): We do request that with the joint application of the mixed use and residential projects, both of which are called Corazon Santo, that the mixed use and residential portions are</p>	<p style="text-align: center;">Office of Affordable Housing</p>

Melissa Daily

Corazon Santo –
General Plan Amendment (Case #2010-173)
Rezoning (Case #2010-174 & 175)
Preliminary Subdivision Plat (Case #2010-176)


integrated visually and spatially in order to encourage a pedestrian friendly atmosphere within this new neighborhood.		
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City of Santa Fe, New Mexico

memo

Date: December 10, 2010

To: Donna Wynant, Senior Planner, Current Planning Division

From: Melisa Dailey, Senior Housing Planner, Office of Affordable Housing 

Re: DRT – Corazon Santo

Review by Office of Affordable Housing of Corazon Santo for

- a) Case #2010-174 Corazon Santo Rezoning (mixed use), and
- b) Case #2010-175 Corazon Santo Rezoning (residential)

a) Under the Santa Fe Homes Program guidelines, the developer will be required to supply 15% of the residential rental units as affordable rentals. The developer proposes there will be 25 residential rentals of which 4 will be provided as affordable. A Santa Fe Homes Program Rental Proposal has been signed by the developer and is attached. A Santa Fe Homes Program Agreement will be signed by the City Manager upon approval of the developer's proposal and before the issuance of building permits.

b) Under the Santa Fe Homes Program guidelines, the developer will be required to supply 30% of the residential for-purchase units as affordable. The developer proposed there will be 46 residential rentals of which 100% will be provided as affordable. A Santa Fe Homes Program Proposal has been signed by the developer and is attached. A Santa Fe Homes Program Agreement will be signed by the City Manager upon approval of the developer's proposal and before the issuance of building permits.

We do request that with the joint application of the mixed use and residential projects, both of which are called Corazon Santo, that the mixed use and residential portions are integrated visually and spatially in order to encourage a pedestrian friendly atmosphere within this new neighborhood.