

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2011-59**

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10 **A RESOLUTION**

11 **AMENDING THE GENERAL PLAN FUTURE LAND USE CLASSIFICATION FROM**
12 **RESIDENTIAL-LOW DENSITY TO COMMUNITY COMMERCIAL FOR A 4.49±**
13 **PARCEL OF LAND IDENTIFIED AS LOT 3A AND LOCATED EAST OF NEW**
14 **MEXICO STATE HIGHWAY 599, SOUTH OF THE PLANNED EXTENSION OF**
15 **JAGUAR DRIVE AND WEST OF THE PLANNED EXTENSION OF PLAZA CENTRAL**
16 **WITHIN THE “TIERRA CONTENTA VILLAGE PLAZA” TRACT OF LAND AND**
17 **LYING WITHIN SECTION 14, TOWNSHIP 16N, RANGE 8E, NEW MEXICO PRIME**
18 **MERIDIAN, SANTA FE COUNTY, STATE OF NEW MEXICO. (“TIERRA CONTENTA**
19 **VILLAGE PLAZA” GENERAL PLAN AMENDMENT, CASE NO. 2011-70).**

20
21 **WHEREAS**, the agent for the owner of that certain parcel of land comprising 4.49±
22 acres identified as Lot 3A and located east of New Mexico State Highway 599, south of the
23 planned extension of Jaguar Drive and west of the planned extension of Plaza Central within the
24 Tierra Contenta Village Plaza and lying within Township 16N, Range 8E, Section 14, New
25 Mexico Prime Meridian, Santa Fe County, State of New Mexico (the “Property”) has submitted

1 an application to amend the General Plan Future Land Use Map classification of the Property
2 from Residential – Low Density to Community Commercial; and

3 **WHEREAS**, pursuant to Section 3-19-9 NMSA 1978, the General Plan may be
4 amended, extended or supplemented; and

5 **WHEREAS**, the Governing Body has held a public hearing on the proposed
6 amendment, reviewed the staff report, the recommendation of the Planning Commission,
7 and the evidence obtained at the public hearing, and has determined that the proposed
8 amendment to the General Plan meets the approval criteria set forth in Section 14-3.2(D)
9 SFCC 1987; and

10 **WHEREAS**, the reclassification of the Property would be substantially consistent with
11 the General Plan themes and policies for Land Use (General Plan, Chapter 3) and Growth
12 Management (General Plan, Chapter 4); and

13 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
14 **CITY OF SANTA FE:**

15 **Section 1.** That the General Plan Future Land Use Map classification for the
16 Property be and hereby is amended as shown in the General Plan Amendment Map attached
17 hereto [EXHIBIT A] and incorporated herein by reference.

18 **Section 2.** Said General Plan amendment and any future development plan for the
19 Property is approved with and subject to the conditions set forth in the table attached hereto
20 [EXHIBIT B] and incorporated herein summarizing City of Santa Fe staff technical memoranda
21 and conditions approved by the Planning Commission on August 4, 2011.

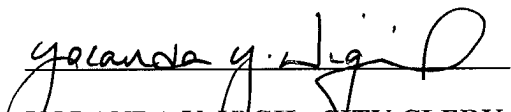
22 **PASSED, APPROVED AND ADOPTED this 26th day of October, 2011.**

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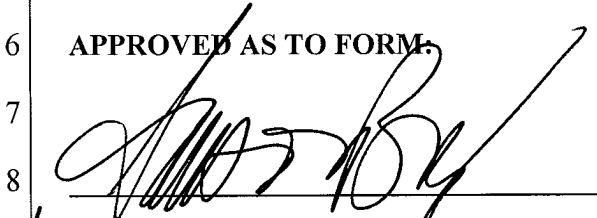
25 **DAVID COSS, MAYOR**

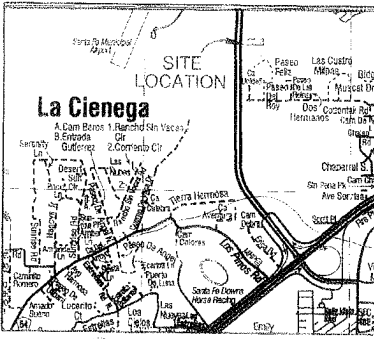
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ATTEST:


YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:


GENO ZAMORA, CITY ATTORNEY



VICINITY MAP

DEDICATION AND AFFIDAVIT

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the public records of Santa Fe County, New Mexico, and that the same is a true and correct copy of the original as recorded in the public records of Santa Fe County, New Mexico, and that the same is a true and correct copy of the original as recorded in the public records of Santa Fe County, New Mexico.

REPLACEMENT VILLAGE PLAZA, LAMP SANTA FE, NEW MEXICO, SANTA FE COUNTY, NEW MEXICO. THE CITY OF SANTA FE, NEW MEXICO, HAS ADOPTED THE GENERAL PLAN AMENDMENT FOR THE TRACT 1 OPEN SPACE AND TRACT 2 OPEN SPACE, AND THE CITY OF SANTA FE, NEW MEXICO, HAS ADOPTED THE GENERAL PLAN AMENDMENT FOR THE TRACT 3 COMMERCIAL AND TRACT 4 COMMERCIAL, AND THE CITY OF SANTA FE, NEW MEXICO, HAS ADOPTED THE GENERAL PLAN AMENDMENT FOR THE TRACT 5 COMMERCIAL AND TRACT 6 COMMERCIAL.

LEGEND AND NOTES

- 1. LINES OF BEARING TAKEN FROM THE NEAREST PERMANENT POINT OF THE SURVEY AND THE NEAREST POINT OF THE SURVEY ARE SHOWN BY DASHED LINES.
- 2. THE PLAT IS SUBJECT TO ALL EASEMENTS, COVENANTS AND CONDITIONS OF RECORD.
- 3. EASEMENTS FOR HAZARD ZONE V OUTSIDE OF ANNUAL FLOOD.
- 4. EASEMENTS FOR HAZARD ZONE V INSIDE OF ANNUAL FLOOD.
- 5. EASEMENTS FOR HAZARD ZONE V SUBJECT TO FLOODING.
- 6. EASEMENTS FOR HAZARD ZONE V SUBJECT TO FLOODING AND HAZARD ZONE V SUBJECT TO FLOODING AND HAZARD ZONE V SUBJECT TO FLOODING.

SURVEYORS CERTIFICATE

I, the undersigned, do hereby certify that this plat is a true and correct copy of the original as recorded in the public records of Santa Fe County, New Mexico, and that the same is a true and correct copy of the original as recorded in the public records of Santa Fe County, New Mexico.

PLAT REFERENCES

- 1. THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES, BOUNDARIES AND POINT-OF-WAY AND RECORD DOCUMENTS FOR THIS PLAT.
- 2. PLAT OF SURVEY FOR LA CIENEGA, LAMP SANTA FE, NEW MEXICO, FILED IN PUBLIC RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON 08/14/1986 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
- 3. PLAT OF SURVEY FOR LA CIENEGA, LAMP SANTA FE, NEW MEXICO, FILED IN PUBLIC RECORDS OF SANTA FE COUNTY, NEW MEXICO, ON 08/14/1986 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
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CITY OF SANTA FE REVIEW

APPROVED BY THE CITY ENGINEER FOR LAND USE: *[Signature]* DATE: 1/23/12

CITY ENGINEER FOR LAND USE: _____ DATE: _____

DATE NUMBER: 2211 00 (CITY LOT) (LAMP AND CO)

APPROVED BY THE CITY COUNCIL AT THEIR MEETING ON OCTOBER 20, 2010

MAYOR: _____

CITY CLERK: _____

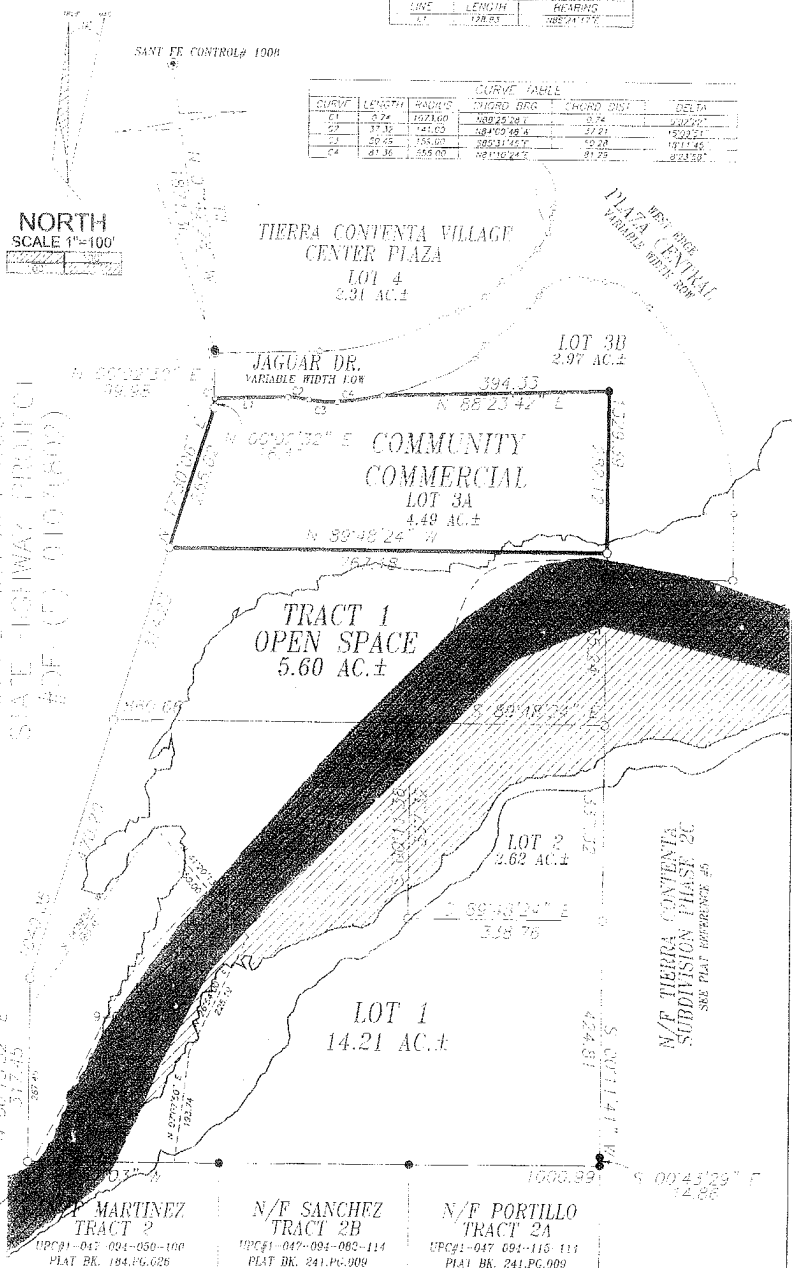
PLANNING DIRECTOR: _____

CITY NOTES

1. THIS PROJECT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD WHICH PERTAIN.
2. THIS PROJECT IS SUBJECT TO THE CITY OF SANTA FE ORDINANCE 1986-1022, AS AMENDED, AND IS AN IDENTICAL MATCH WITH PRELIMINARY PLAT DATED 2/1/12. ANY COPY OF THE CITY COUNCIL MUST KEEP THE LOCAL, STATE AND FEDERAL REGULATIONS.
3. RECORDING OF THIS PLAT DOES NOT CONSTITUTE THE APPROVAL BY THE CITY OF ANY ENCROACHMENTS AND PROPERTY IMPROVEMENTS.
4. EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE INCLUDING SETTING UP SEPARATE METER SERVICE ACCOUNTS.
5. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE SPEC. 1987 AND 5-B SEQUEST AMENDMENTS.
6. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF CITY OF SANTA FE ORDINANCE 1986-1022 AND 5-B SEQUEST AMENDMENTS FOR A BUILDING PERMIT APPLICATION THAT INCLUDES THE SUBMITTAL OF CHAPTER 14, LAND DEVELOPMENT CODE SPEC. 1987 AND 5-B SEQUEST AMENDMENTS. THIS IS REQUIRED TO COMPLY WITH THE TERRA CONTENTA DESIGN STANDARDS FOR PHASE 2C.
7. BUILDABLE AREAS FOR PLATTED LOTS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS SET FORTH IN THE DEVELOPMENT CODE.

LINE	LENGTH	BEARING
1	128.3	T88°21'12" E
2	128.3	T88°21'12" E

CURVE	LENGTH	RADIUS	CHORD BEG	CHORD END	DELTA
1	57.4	1021.60	S89°28'28" E	57.4	32°22'22"
2	77.33	141.03	S89°28'28" E	77.33	15°22'22"
3	29.43	756.03	S89°28'28" E	29.43	15°11'46"
4	61.36	258.00	N89°28'28" W	61.36	82°22'22"



GENERAL PLAN AMENDMENT FOR TIERRA CONTENTA VILLAGE PLAZA

LYING WITHIN SECTION 17, T18N, R6E, N20W, SANTA FE COUNTY, NEW MEXICO

RICK CHATROOP
 PROFESSIONAL LAND SURVEYOR
 NEW MEXICO REGISTRATION NO. 11611
 1805 475-0037 110 WAGON TRAIL RD. CHUBBUCK, NM, 86541

SHEET

Village Plaza Annexation, General Plan Amendment and Rezoning-Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>Review comments are based on submittals received on June 15, 2011. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:</p> <ol style="list-style-type: none"> 1. The following conditions shall be placed on the annexation agreement: <ol style="list-style-type: none"> a. Any proposed access to or improvements on New Mexico Department of Transportation (NMDOT) Highway Systems shall receive ultimate approval from the NMDOT. b. The construction of the NM 599/Jaguar interchange shall be completed by the Pavilion development or the Tierra Contenta Village Plaza, prior to or during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of the NM 599/Jaguar interchange. c. The developer shall construct Jaguar Drive from its current terminus to the proposed interchange, during the development of Phase I. The developer shall be responsible for all costs associated with the design and construction of this segment of Jaguar Drive. d. The developer shall construct Plaza Central from its current terminus to just south of the driveway into Lot 3A, during the development of Phase I. The remaining portion of Plaza Central shall be constructed during the development of Phase V. The developer shall be responsible for all costs associated with the design and construction of this segment of Plaza Central. 2. 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. 3. The developer shall provide spline information for the proposed roundabout to ensure proper design. 4. The center island of the roundabout shall be raised with a patterned concrete edge per current standards. 5. The developer shall provide the ultimate multi-lane roundabout design, as determined by the approved Traffic Impact Analysis, so that adequate right-of-way can be reserved, including that needed for cut/fill slopes. 6. The developer shall place 1-2" and 1-3" electrical conduit across all legs of the roundabout at intersection #3 and the roundabout at the intersection of Pavilion Loop and Jaguar Drive. All conduits shall terminate into one of four large pull-boxes to be placed all four corners of the subject intersection. Each conduit shall have a pull string and a bare #8 copper tracing wire. 7. The driveways into lots 8 and 11 shall be situated to line up with the future residential development across Plaza Central. 8. The typical sections for both Jaguar Drive and Plaza Central shall meet the specifications in the Tierra Contenta Phase 2C design standards for a Parkway, which includes 5' sidewalks, 4' buffer space, 2' curb & gutter, 5' bike lanes, 11' driving lanes, and a 14' median (1' curb & gutter and 11' turning lanes where located). 9. The developer shall provide a pavement design for Jaguar Drive and Plaza Central. The minimum pavement section shall be 4" of Super Pave-IV over 6" of Untreated Basecourse. 	<p>Traffic Engineering</p>	<p>John Romero</p>

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>10. The developer shall provide a street light plan to include a metered system with LED type fixtures. The design and fixture types shall be reviewed and approved by the City's Traffic Engineering Division. The developer will not be required to pay for the metered electricity related to the street lights. The Traffic Engineering Division may adjust this requirement between now and implementation including reverting back to a non-metered High Pressure Sodium System.</p> <p>11. In addition to what is mentioned above, the Traffic Engineering Division will perform and additional review of signings, striping, drainage, roundabout design, and other specific items during the final subdivision plat and development plan approval process.</p>		
<p>City Engineer requirements to apply at time of final mylar or building permit: Add the following to the Annexation Plat, General Plan Amendment Plat, Zoning Plat, Lot Split Plat, Preliminary Subdivision Plat, and Grading and Drainage Plan:</p> <ol style="list-style-type: none"> 1. A floodplain status statement with regard to the February 17, 2011 Preliminary FIRM. 2. Delineation of the limits of the 1% floodplain with respect to both the current effective (June 17, 2008) FIRM and the preliminary (February 17, 2011) FIRM. If these floodplain limits are identical, add a note so stating. 3. A note that any work in the FEMA floodplain must meet all local, state, and federal regulations. 4. Lot addresses (contact Marisa Struck 955-6661). 5. Submit drainage calculations for review. 	Terrain Management	Risana Zaxus
<p>Roadway and Trails Engineering Division/Metropolitan Planning Organization:</p> <ol style="list-style-type: none"> 1. The development package is limited in design details regarding multi-use trails. Please provide more details on how trails interact with the proposed roadways and the Tierra Contenta and Arroyo Chamiso trail networks including proposed Southwest Activity Node regional park. 2. Proposals for the trail system to cross NM 599 and connect to trails proposed on the west side of NM 599 as part of the Pavilion Development should be considered. 3. Phasing for trail construction should be clarified. 4. The developer should take care in the design of the trail system particularly in areas where trails interact with streets. It is unclear if these interactions are proposed to be at-grade or grade separated—if at-grade, what types of crossing safety treatments are proposed; if grade separated, how will access to roadways be incorporated? 5. Discuss the proposed trail network and its relationship to the approved Tierra Contenta Master Plan and Design Standards, if applicable. Continue to work to obtain a final trail design that meets appropriate design criteria and facilitates safe and long term use. 	Roadway and Trails Engineering	Eric Martinez
<p>The Applicant shall address the following design review comments for the Preliminary Plat:</p> <ol style="list-style-type: none"> 1. Show all existing and proposed sewer line and effluent line easements on the plat, utility plans, site development plans and grading and drainage plans for sheets 4-1, 9-1, 10-1, and 10-2. 	Wastewater Management Division	Stan Holland

Village Plaza Annexation, General Plan Amendment and Rezoning—Conditions of Approval

City Council 10-26-11

Cases #2011-69, 2011-70 and #2011-67 – Village Plaza

Conditions	Department	Staff
<p>2. Show/provide book and page for existing sewer or effluent easements.</p> <p>3. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p> <p>4. The effluent line shall be constructed by the applicant on the Village Plaza property – where it crosses the property from west to east, then turning south within or along the Plaza Central right-of-way, and then turning east along Jaguar Drive to the existing location of the effluent line easement. Easement location shall be revised and included on the Final Plat and Development Plan prior to recordation of the mylar.</p> <p><i>Current Planning Staff comment: There are currently two processes underway, the Subdivision Plat for Village Plaza and the Dedication Plat for the Tierra Contenta Park. The placement of the sewer effluent easement will be coordinated between the two applicants.</i></p>	<p>Santa Fe Trails</p>	<p>Jon Bulthuis/ Michael Kelly</p>
<p>Santa Fe Trails:</p> <p>1. Bus stop and shelter construction will be required. As discussed with Santa Fe Trails, at least 3 stops are anticipated (1 on Jaguar and 2 on Plaza Central) of a medium size or larger. The bus stops are part of necessary public infrastructure and will be included on the Letter of Credit.</p> <p>Current Planning:</p> <p>1. The location of the sewer effluent easement shall be coordinated with Stan Holland and the City's consultant for the design of the Tierra Contenta Recreation Area prior to final plat recordation. There is a current approved engineering plan set produced by Wilson and Company for the planned Tierra Contenta Subdivision Area Effluent Water Line (CIP 934), the design of which was paid for through a combination of State Grant Funds and the City of Santa Fe Wastewater Division Reserve Funds. The Wastewater Division is requiring that the Developer pay for all costs to produce a revised set of engineering drawings, bid documents and on or off-site plats reflecting the changed alignment of the effluent line through the Village Plaza development.</p>	<p>Current Planning</p>	<p>Heather Lamboy</p>