

**CITY OF SANTA FE, NEW MEXICO**

**BILL NO. 2012-19**

**AN ORDINANCE**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;  
CHANGING THE ZONING CLASSIFICATIONS FOR THE “SHELLABERGER  
TENNIS CENTER PARCEL”; CHANGING 8.62± ACRES FROM R-5  
(RESIDENTIAL, 5 DWELLING UNITS PER ACRE) TO C-2 (GENERAL  
COMMERCIAL) AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO  
A CERTAIN PARCEL OF LAND LOCATED IN THE VICINTY OF SIRINGO ROAD  
AND ALUMNI DRIVE, AND IDENTIFIED AS TRACT E OF THE COLLEGE OF  
SANTA FE REPLAT, PLAT BOOK 635, PAGES 46 AND 47, AND LYING WITHIN  
TOWNSHIP 17N, RANGE 9E, SECTION 34, NEW MEXICO PRIME MERIDIAN, CITY  
OF SANTA FE, SANTA FE COUNTY, STATE OF NEW MEXICO. (“SHELLABERGER  
REZONING,” CASE NO. 2012-53).**

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

**Section 1.** That a certain parcel of land comprising 8.62± acres (the “Property”) located within Township 17N, Range 9E, Section 34, New Mexico Prime Meridian, Santa Fe County, State of New Mexico, which are located within the municipal boundaries of the City of

1 Mexico, which are located within the municipal boundaries of the City of Santa Fe, is restricted to  
2 and classified as C-2 (General Commercial) as described in the zoning map attached hereto as  
3 EXHIBIT A and incorporated herein.

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

7 **Section 3.** This rezoning action and any future development plan for the Property is  
8 approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B  
9 and incorporated herein summarizing the City of Santa Fe staff technical memoranda and  
10 conditions recommended by the Planning Commission on June 7, 2012.

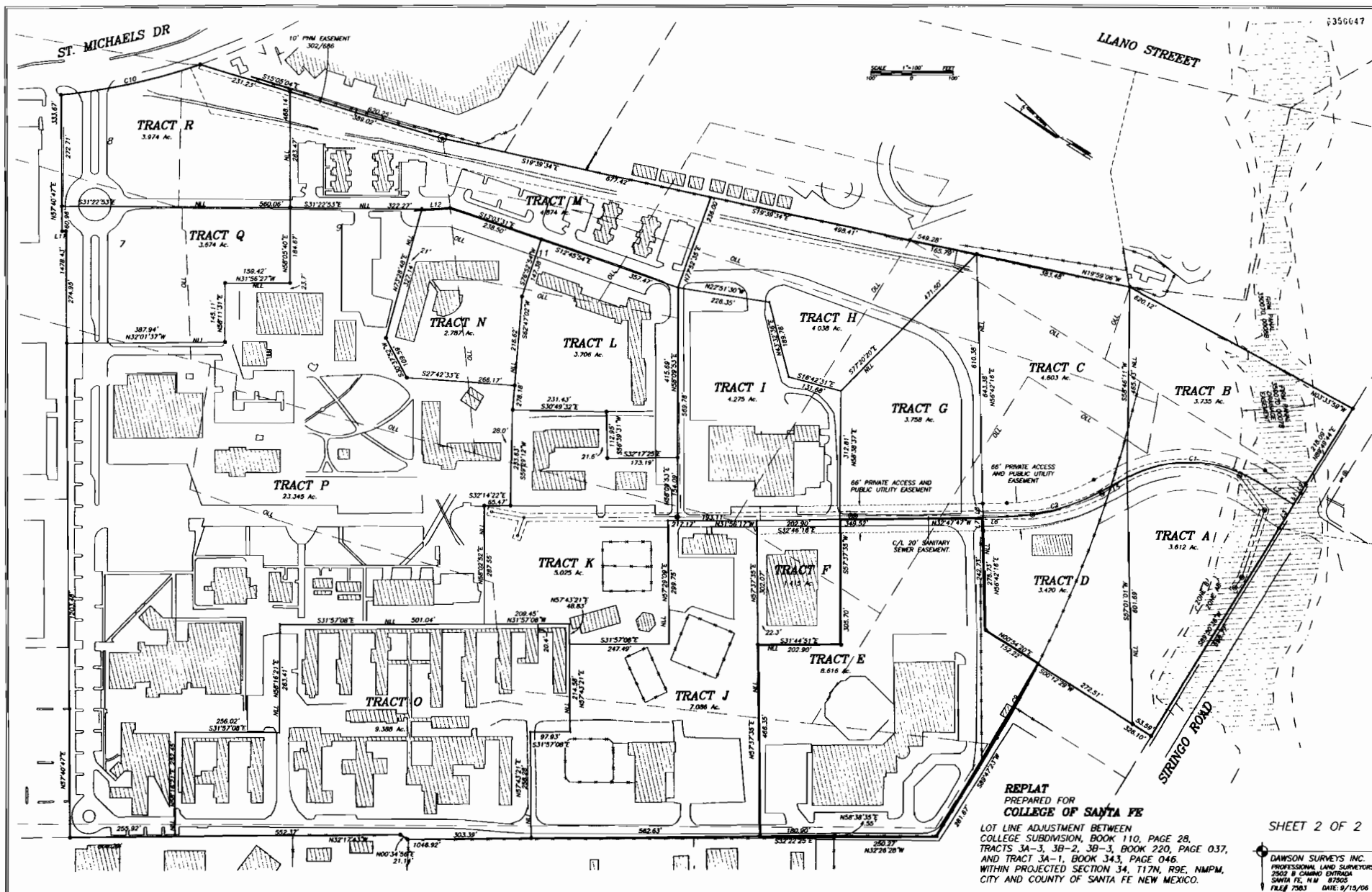
11 **Section 4.** This rezoning action is subject to the time restrictions set forth in Section  
12 14-3.5(D)(1) SFCC 1987 (Two-year Review/Recission). Resolution 2011-26 has extended  
13 zoning approvals for a limited duration of time.

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

16 **APPROVED AS TO FORM:**

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19 GENO ZAMORA, CITY ATTORNEY  
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# Shellaberger Tennis Center—Conditions of Approval

City Council

Case #2012-52 and #2012-53 General Plan Amendment to Community Commercial and Rezone to C-2

Conditions	Department	Staff
Fire Department: <ol style="list-style-type: none"><li>1. Shall Comply with International Fire Code (IFC) 2009 Edition.</li><li>2. Shall meet fire department access for C-2 zoning.</li><li>3. Shall have 20 feet road width for fire department access.</li></ol>	Fire Department	Rey Gonzales
Traffic Engineering: <ol style="list-style-type: none"><li>1. When any additional development occurs on the site, a traffic study will be required that consider the potential uses in the C-2 zone. Depending on what the traffic study reveals, additional infrastructure improvements may be required at that time.</li></ol>	Traffic Engineering	John Romero
Roadway and Trails Engineering: <ol style="list-style-type: none"><li>1. The existing development plan illustrates the construction of a trail in Phase 3. The applicant shall either construct the trail or contribute to the construction of affected off-site trails at the time of any future Development Plan Amendment.</li></ol>	Roadway & Trails Engineering	Eric Martinez
Current Planning: <ol style="list-style-type: none"><li>1. Any development on the site, beyond maintenance, repair, and improvements within the existing structure shall require a Development Plan Amendment subject to Planning Commission review and approval.</li></ol>	Current Planning	Heather Lamboy