

Case #2013-128 - 2868 Rufina St. (Homewise) Rezoning

CONCEPTUAL SITE PLAN - HOMEWISE, INC.
SCALE: 1"=20'



SITE DATA
LAND AREA: 2.38 ACRES
TOTAL LOT AREA: 10.00 ACRES
TOTAL LOT AREA: 10.00 ACRES
PROPOSED USE: OFFICE
GROSS FLOOR AREA: 20,000
TOTAL FLOOR AREA: 20,000
REQUIRED PARKING: 150 SPACES
PROPOSED PARKING: 44 SPACES

A-0



NO.	REVISIONS	DATE
1	12-2-2013	DATE
2	12-2-2013	DATE
3	12-2-2013	DATE
4	12-2-2013	DATE
5	12-2-2013	DATE
6	12-2-2013	DATE
7	12-2-2013	DATE
8	12-2-2013	DATE
9	12-2-2013	DATE
10	12-2-2013	DATE

Conceptual Site Plan
Homewise, Inc., 2868 Rufina St.
Santa Fe, New Mexico

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1700 A. Pardo Dr. Santa Fe, NM 87505
Phone: 505.833.1111
Fax: 505.833.1111
www.mandacorp.com

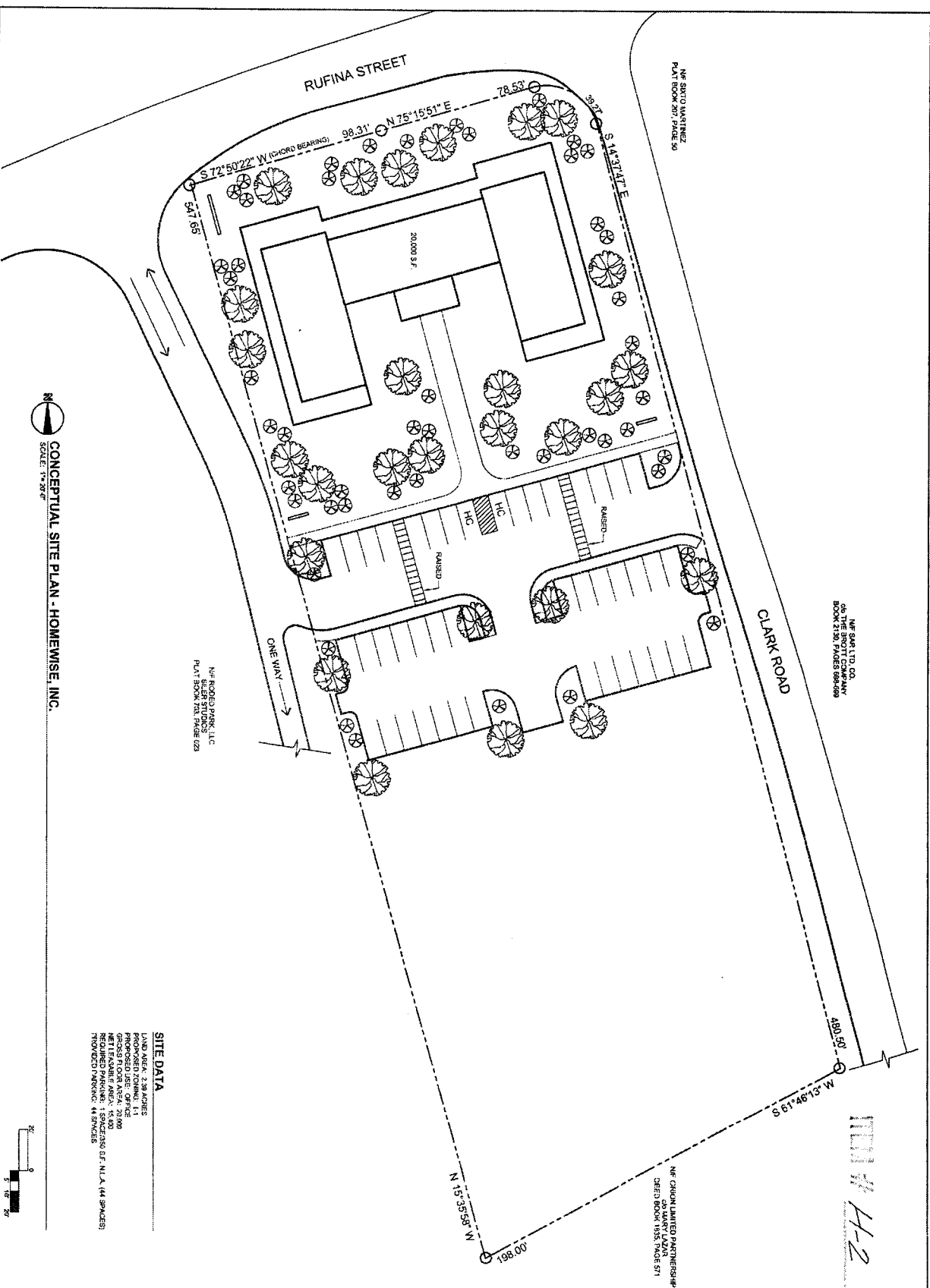
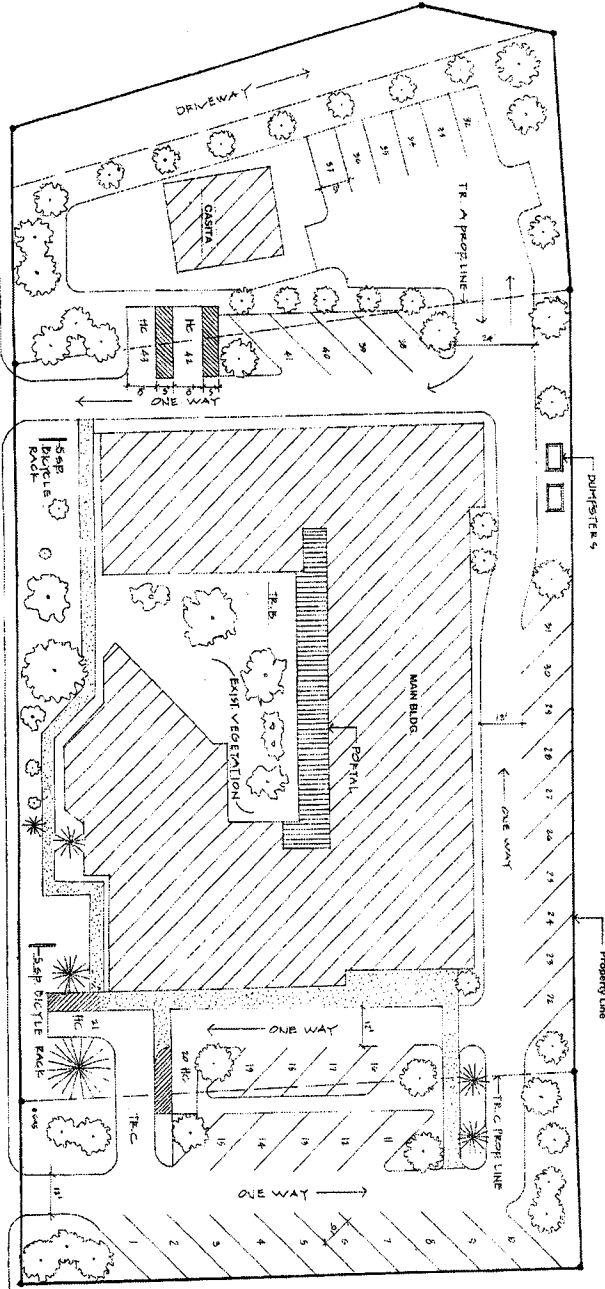


Exhibit "13"

143344



SITE DATA

Lot Areas

Tract A-	32 Ac.
Tract B-	84 Ac.
Tract C-	22 Ac.
Total-	138 Ac.

Building Areas

Main Bldg-	16,675 gsf
Casita-	858 gsf
Total-	17,533 gsf

Parking

Required- 1/350 net= 40 spaces *

Provided- 43 spaces

Handicapped Spaces: 4 (Exceeds Code)

Open Space

Required- 15% x 138 Ac = 21 Ac.

Provided- 25 Ac.

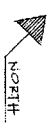
* For non-medical uses.

NOTES

1. Tract C to be graded to match grade of Tract B.
2. Fire Protection: Main building is protected by an automatic sprinkler system.

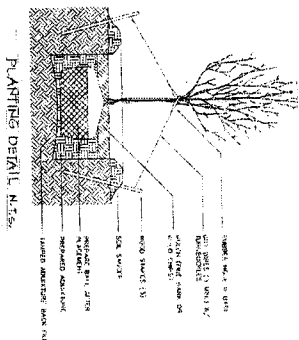
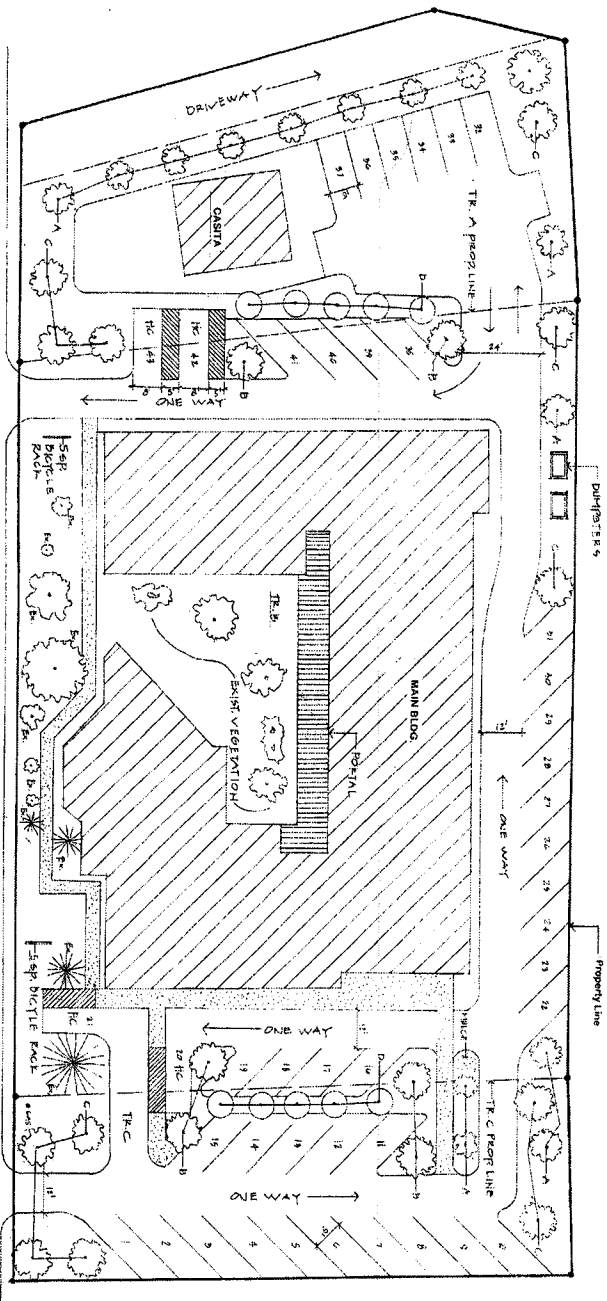
SITE DEVELOPMENT PLAN

DESERT ACADEMY PROPERTY



1" = 10' 0" 12' 16" 13'

SHEET
1 of 2



NOTES

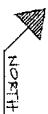
1. ALL PLANTING MATERIAL SHALL BE COVERED WITH A 2" LAYER OF MULCH. MULCH SHALL BE REPLACED AS NEEDED.
2. ALL PLANTING MATERIAL SHALL BE COVERED WITH A 2" LAYER OF MULCH. MULCH SHALL BE REPLACED AS NEEDED.
3. ALL PLANTING MATERIAL SHALL BE COVERED WITH A 2" LAYER OF MULCH. MULCH SHALL BE REPLACED AS NEEDED.

PLANT LEGEND

QUANTITY	PLANTED SIZE	COMMON NAME	BOTANICAL NAME
	HEIGHT	CAULIFLOR	
A	6'	2"	NEW MEX. PRINCE
B	11'	2"	ASST
C	14'	2"	MTN. HAWKWOOD
D	10'	5 GAL.	RUSSIAN SAGE
EX			EXISTING TREE/SHRUB

LANDSCAPING PLAN

DESERT ACADEMY PROPERTY



1" = 10' - 0" x 12' - 10" x 13'

SHEET
2 of 2

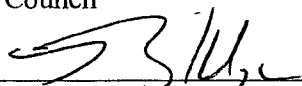
City of Santa Fe, New Mexico

memo


DATE: March 28 for April 9, 2014 City Council Meeting

TO: City Council

VIA:


Brian Snyder, City Manager

Matthew S. O'Reilly, P.E., Director, Land Use Department 

Tamara Baer, Planning Manager, Current Planning Division 

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division 

Case #2013-130. 311-317 Camino Alire General Plan Amendment. David Schutz, agent for Desert Academy, requests approval of a General Plan Future Land Use map amendment to change the designation of 1.38± acres of land from Residential Low Density (3-7 dwelling units per acre) to Office Use. The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street. (Donna Wynant, Case Manager)

Case #2013-131. 311-317 Camino Alire Rezoning. David Schutz, agent for Desert Academy, requests rezoning of 1.38± acres of land from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street. (Donna Wynant, Case Manager)

Cases #2013-130 through #2013-131 are combined for purposes of staff report and public hearing.

I. RECOMMENDATION

The Planning Commission recommends **APPROVAL OF BOTH CASES WITH CONDITIONS** to the Governing Body.

On February 6, 2014, the Planning Commission found that the application meets all code criteria for a General Plan Amendment and Rezoning. The property consists of 3 parcels. If the City Council approves the General Plan Amendment and Rezoning, the Applicant intends to apply for a Lot Consolidation of the three parcels and then submit for construction permits to remodel the existing building to accommodate the proposed office use of the property,

Exhibit "14"

Two motions will be required in this case, one for the General Plan Amendment and another for the Rezoning.

II. APPLICATION OVERVIEW

The applicant is requesting a General Plan Amendment from Residential Low Density (3-7 dwelling units per acre) to Office Use. Additionally, the applicant is requesting to rezone the property from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The applicant intends to apply for a lot consolidation of the following three tracts of land totaling 1.38± acres if this request is approved:

	<u>Address</u>	<u>Site Size</u>		<u>Bldg. Size</u>
Tract A:	311 Camino Alire	0.32 Acre	includes a Casita	858 sq. ft.
Tract B:	313 Camino Alire	0.84 Acre	includes the Main Bldg.	16,675
Tract C:	317 Camino Alire	0.22 Acre	gravel parking lot	-

The area immediately surrounding the site is predominantly zoned R-5 (Residential, 5 dwelling units per acre) with the exception of the property to the north which is zoned C-1 (Office and Related Commercial). This zoning request to C-1 is therefore an expansion of the adjacent C-1 zoning district. The Aspen Community Magnet School is located to the east.

The property was originally built as the Piñon Hills Hospital, a psychiatric hospital approved by Special Exception in 1984. A Special Exception was approved by the Board of Adjustment in 2000 to permit a change of use from the hospital to Desert Academy, a private secondary junior and senior high school for up to 150 students. Their site also included 311 and 317 Camino Alire for additional office and parking space. Desert Academy vacated the property two years ago and moved to their new campus on Old Santa Fe Trail, outside City limits and now desires to sell the property. The applicant plans to renovate the building for office use and is therefore requesting the C-1 zoning classification. Any use of the building and casita will be limited by the number of on-site parking spaces. All conditions of approval from the Development Review Team will be addressed at the time of construction permit application.

Two adjacent property owners attended the ENN on 8/22/14 and asked questions but did not express opposition to the proposal.

Attachments:

- Exhibit 1 Planning Commission Findings of Fact, approved 3/13/14
(Case #2013-130 and Case #2013-131)
- Exhibit 2 Draft General Plan Amendment Resolution
- Exhibit 3 Draft Rezoning Bill – C-1
- Exhibit 4 Planning Commission Staff Report Packet
- Exhibit 5 Planning Commission Minutes – 2/6/14

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case #2013-130

311-317 Camino Alire General Plan Amendment

Case #2013-131

311-317 Camino Alire Rezoning to C-1

Owner's Name – Desert Academy

Agent's Name – David Schutz

THIS MATTER came before the Planning Commission (Commission) for hearing on February 6, 2014 upon the application (Application) of David Schutz as agent for Desert Academy (Applicant).

The property is the site of the former Desert Academy campus on the east side of Camino Alire between Agua Fria Street and Alto Street (Property) and is comprised of 1.38± acres zoned R-5 (Residential – 5 dwelling units/acre) improved with a 16,675 square-foot building and an 858 square-foot casita. The Property was originally the site of the Pinon Hills Hospital, a psychiatric hospital approved by special exception in 1984 and was approved for the Desert Academy school use in 2000.

The Applicant seeks (1) approval of an amendment to the City of Santa Fe General Plan Future Land Use Map (Plan) changing the designation of the Property from Residential Low Density (3-7 dwelling units/acre) to Office Use and (2) to rezone the Property from R-5 to C-1 (Office and Related Commercial).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Santa Fe City Code (Code) §14-3.2(D) sets out certain procedures for amendments to the Plan, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.2(E).
3. Code §§14-3.5(B)(1) through (3) set out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
4. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early

- Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii) and (xii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
5. A pre-application conference was held on May 23, 2013.
 6. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
 7. An ENN meeting was held on the Application on August 22, 2013 at B.F. Young School.
 8. Notice of the ENN meeting was properly given.
 9. The ENN meeting was attended by the Applicant and City staff; there were two members of the public in attendance.
 10. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the proposed Plan amendment and the rezoning, subject to the conditions set forth in the Staff Report (the Conditions).

The General Plan Amendment

11. Code §14-3.2(B)(2)(b) requires the City's official zoning map to conform to the Plan, and requires an amendment to the Plan before a change in land use classification is proposed for a parcel shown on the Plan's land use map.
12. The Commission is authorized under Code §14-2.3(C)(7)(a) to review and make recommendations to the Governing Body regarding proposed amendments to the Plan.
13. The Commission has considered the criteria established by Code §14-3.2(E)(1) and finds the following facts:
 - (a) *Consistency with growth projections for the City, economic development goals as set forth in a comprehensive economic development plan for the City, and with existing land use conditions, such as access and availability of infrastructure [§14-3.2(E)(1)(a)].*

The Property has been utilized for institutional and school uses since 1984 and redevelopment and reuse of the existing buildings and land for office and related commercial use is consistent with those prior uses and with the Plan as set out in the Staff Report. Water, sanitary sewer, stormwater, electrical, and natural gas utilities are available to serve the Property.
 - (b) *Consistency with other parts of the Plan [§14-3.2(E)(1)(b)].*

The proposed amendment is consistent with provisions of the Plan that promote mixed-use neighborhoods and economic diversity. Redevelopment and reuse of the existing buildings and land is encouraged in the Plan.
 - (c) *The amendment does not: (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character of the area; (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or (iii) benefit one of a few landowners at the expense of the surrounding landowners or the general public [§14-3.2(E)(1)(c)].*

The amendment will not allow a use or change that is inconsistent with the prevailing uses of the area or with the historic uses of the Property. Based upon the foregoing, the amendment would not benefit the Property owner at the expense of the surrounding landowners and the general public.

- (d) *An amendment is not required to conform with Code §14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage of justification [§14-3.2(E)(1)(d)].*

This is not applicable, as, based upon paragraph 13(d) above, the proposed amendment conforms with Code §14-3.2(E)(1)(c).

- (e) *Compliance with extraterritorial zoning ordinances and extraterritorial plans [§14-3.2(E)(1)(e)].*

This is not applicable.

- (f) *Contribution to a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development [§14-3.2(D)(1)(e)].*

The proposed amendment will contribute to a coordinated, adjusted and harmonious development of the City in that it is consistent with the policies of the Plan as set forth in paragraph 13(a)-(c) above and in the Staff Report.

The Rezoning

14. Under Code §14-3.5(A)(1)(d) any person may propose a rezoning (amendment to the zoning map).

15. Code §§14-2.3(C)(7)(c) and 14-3.5(B)(1)(a) provide for the Commission's review of proposed rezonings and recommendations to the Governing Body regarding them.

16. Code §14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings.

17. The Commission has considered the criteria established by Code §14-3.5(C) and finds, subject to the Conditions, the following facts:

- (a) *One or more of the following conditions exist: (i) there was a mistake in the original zoning; (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or (iii) a different use category is more advantageous to the community, as articulated in the Plan or other adopted City plans [Code §14-3.5(C)(1)(a)].*

The Property has historically been used for a psychiatric hospital and a school and has been vacant since Desert Academy relocated to a new campus two years ago. The area includes other commercial uses, including Adobe Realty and Payne's Nursery, as well as medium- to high-density residential development. The design of the existing building is more appropriate for reuse for C-1 uses than for residential use and reuse of the Property for office and related uses after an extended period of vacancy is more advantageous to the community as articulated in the Plan, which promotes mixed-use neighborhoods, economic diversity, and supports redevelopment and infill to address urban sprawl.

- (b) *All the rezoning requirements of Code Chapter 14 have been met [Code §14-3.5(C)(1)(b)].*

All the rezoning requirements of Code Chapter 14 have been met.

- (c) *The proposed rezoning is consistent with the applicable policies of the Plan [Section 14-3.5(A)(c)].*

The proposed rezoning is consistent with the Plan as set forth above and in the Staff Report.

(d) *The amount of land proposed for rezoning and the proposed use for the land is consistent with City policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the City [Code §14-3.5(C)(1)(d)].*

The Property consists of 1.38± acres and its use is consistent with the uses and character of the area as it has developed and with the historic uses of the Property.

(e) *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development [Section 14-3.5(C)(e)];*

Water, sanitary sewer, stormwater, electrical, and natural gas utilities are available to serve the Property.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. The proposed Plan amendment and rezoning were properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meeting complied with the requirements established under the Code.

The General Plan Amendment

3. The Commission has the power and authority at law and under the Code to review the proposed amendment to the Plan and to make recommendations to the Governing Body regarding such amendment.

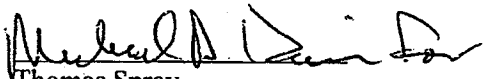
The Rezoning

5. The Applicant has the right under the Code to propose the rezoning of the Property.
6. The Commission has the power and authority at law and under the Code to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body based upon that review.

WHEREFORE, IT IS ORDERED ON THE 13th OF MARCH 2014 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

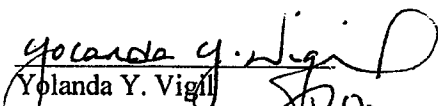
1. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the Plan amendment, subject to the Conditions.
2. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the rezoning of the Property to C-1, subject to the Conditions.

[SIGNATURES APPEAR ON FOLLOWING PAGE]


Thomas Spray
Chair


3/13/14
Date:

FILED:


Yolanda Y. Vigil
City Clerk

3-14-14
Date:

APPROVED AS TO FORM:


Kelley Brennan
Interim City Attorney

3/10/14
Date:

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2014-__

INTRODUCED BY:

A RESOLUTION

AMENDING THE GENERAL PLAN FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF 1.38± ACRES OF LAND FROM LOW DENSITY RESIDENTIAL (3-7 DWELLING UNITS PER ACRE) TO OFFICE LOCATED ON THE EAST SIDE OF CAMINO ALIRE BETWEEN AGUA FRIA AND ALTO STREET ("311-317 CAMINO ALIRE" GENERAL PLAN AMENDMENT, CASE NO. 2013-130).

WHEREAS, the agent for the owner of the subject property has submitted an application to amend the General Plan Future Land Use Map designation of the property from Low Density Residential (3-7 dwelling units per acre) to Office;

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

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

1 **WHEREAS**, the reclassification of the Property would be substantially consistent with
2 the provisions of the General Plan that promote mixed-use neighborhoods and economic
3 diversity; and

4 **WHEREAS**, the reclassification of the Property will not allow a use or change that is
5 inconsistent with prevailing uses of the area or with the historic uses of the Property, and will not
6 have adverse impacts upon the surrounding neighborhood; and

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

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

12 **Section 2.** Said General Plan amendment and any future development plan for the
13 Property is approved with and subject to the conditions set forth in the table attached hereto
14 [EXHIBIT B] summarizing City of Santa Fe staff technical memoranda and conditions approved
15 by the Planning Commission on February 6, 2014.

16 **PASSED, APPROVED and ADOPTED** this ____ day of ____, 2014.

17
18 _____
19 **JAVIER M. GONZALES, MAYOR**

20 **ATTEST:**

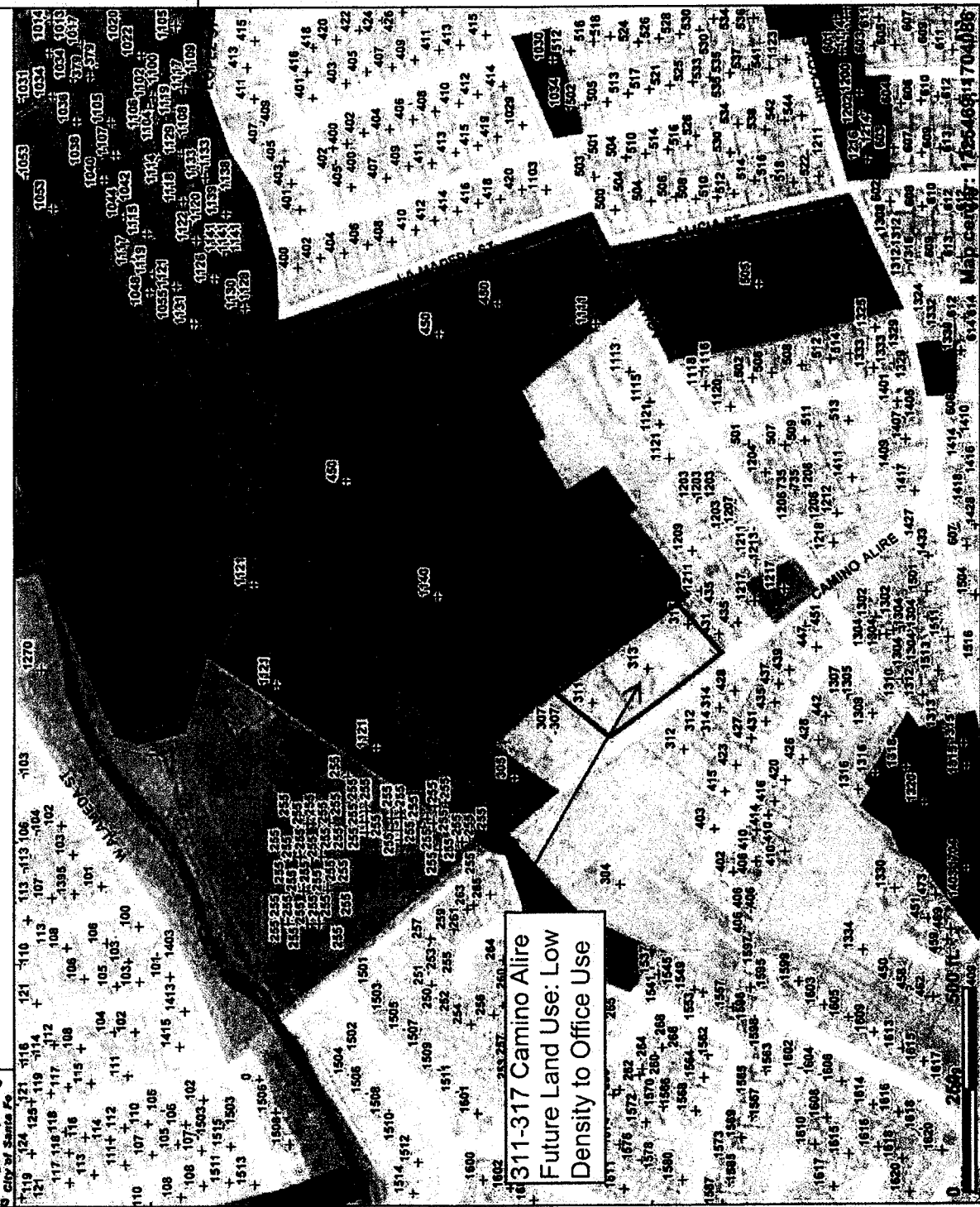
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22 _____
23 **YOLANDA Y. VIGIL, CITY CLERK**
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APPROVED AS TO FORM:

Kelley A Brennan
KELLEY/BRENNAN, INTERIM CITY ATTORNEY

Future Land Use Map



Legend

- Future Land Use**
- Mountain/Corridor (1 dwelling per 10+ acres)
 - Very Low Density (1-3 dwellings per acre)
 - Low Density (3-7 dwellings per acre)
 - Moderate Density (7-9 dwellings per acre)
 - Medium Density (7-12 dwellings per acre)
 - High Density (12-25 dwellings per acre)
 - Regional Commercial
 - Community Commercial
 - Neighborhood Center
 - Transitional Mixed Use
 - Business Park
 - Office
 - Industrial
 - Public/Institutional
 - Open Space
 - Parks

Scale: 1:4,478

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



311-317 Camino Alire
General Plan Amendment to Office Use and Rezoning from R-5 to C-1
Case #2013-130 & 131

DRT Conditions of Approval	Department	Staff
1. Shall comply with IFC requirements. 2. Fire Department Access shall not be less than 20 feet width. 3. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 4. Shall have water supply that meets IFC requirements.	Fire Marshal	Reynaldo Gonzales
I do have the following comments on the Conceptual Site Plan. 1. No pedestrian access is shown from the adjoining street. On-site Pedestrian Walkways should connect to the adjoining sidewalk on Camino Alire. 2. The design and location of the Bicycle Parking facilities shown on the Site Development Plan should be reviewed to ensure they meet the requirements outlined in Chapter 14 and guidance provided in the MPO Bicycle Master Plan.	MPO	Keith Wilson
At the current location for refuse service only rear loading might work depending on the depth allotted. As an option, 96 gallon containers would work. More detail is needed to make a proper assessment of refuse and recycling requirements.	Solid Waste	Randall Marco

EXHIBIT B

311-317 Camino Alire
General Plan Amendment to Office Use and Rezoning from R-5 to C-1
Case #2013-130 & 131

DRT Conditions of Approval	Department	Staff
<ol style="list-style-type: none"> 1. Shall comply with IFC requirements. 2. Fire Department Access shall not be less than 20 feet width. 3. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 4. Shall have water supply that meets IFC requirements. 	Fire Marshal	Reynaldo Gonzales
<p>I do have the following comments on the Conceptual Site Plan.</p> <ol style="list-style-type: none"> 1. No pedestrian access is shown from the adjoining street. On-site Pedestrian Walkways should connect to the adjoining sidewalk on Camino Alire. 2. The design and location of the Bicycle Parking facilities shown on the Site Development Plan should be reviewed to ensure they meet the requirements outlined in Chapter 14 and guidance provided in the MPO Bicycle Master Plan. 	MPO	Keith Wilson
At the current location for refuse service only rear loading might work depending on the depth allotted. As an option, 96 gallon containers would work. More detail is needed to make a proper assessment of refuse and recycling requirements.	Solid Waste	Randall Marco

EXHIBIT *B*

CITY OF SANTA FE, NEW MEXICO

BILL NO. 2014-14

AN ORDINANCE

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE;
CHANGING THE ZONING CLASSIFICATION FROM R-5 (RESIDENTIAL, 5
DWELLING UNITS PER ACRE) TO C-1 (OFFICE AND RELATED COMMERCIAL);
AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL
OF LAND COMPRISING 1.38± ACRES LOCATED AT 311-317 CAMINO ALIRE,
BETWEEN AGUA FRIA STREET AND ALTO STREET ("DESERT ACADEMY"
REZONING CASE NO. 2013-131).**

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-1 (Office and Related Commercial):


A parcel of land comprising 1.38± acres located on the east side of Camino Alire (Desert Academy) between Agua Fria Street and Alto Street and more fully described in EXHIBIT A attached hereto and incorporated by reference, located in Section 23, T17N., R9E, N.M.P.M., Santa Fe County, New Mexico,

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

4 **Section 3.** This rezoning action and any future development plan for the Property is
5 approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B
6 and incorporated herein summarizing the City of Santa Fe staff technical memoranda and
7 conditions recommended by the Planning Commission on February 6, 2014.

8 **Section 4.** This Ordinance shall be published one time by title and general summary
9 and shall become effective five days after publication.

10 **APPROVED AS TO FORM:**

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12 _____

13 **KELLEY BRENNAN, INTERIM CITY ATTORNEY**
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Bill No. 2014-14

EXHIBIT A
311, 313 and 317 Camino Alire
(Desert Academy)
Legal Descriptions for C-1 Zoning

311 Camino Alire: Lot 9

A tract of land lying and being situate as 311 Camino Alire, Lot 9 of lands surveyed for Nicholas Alire, Santa Fe, New Mexico recorded in Plat Book 321, Page 012 and delineated on the attached survey.

And

313 Camino Alire: Lots 5, 6, 7 and 8

A tract of land lying and being situate as 313 Camino Alire, Lots 5, 6, 7 and 8 of lands surveyed for Nicholas Alire, Santa Fe, New Mexico recorded in Plat Book 334, Page 031 and delineated on the attached survey.

And

317 Camino Alire: Lot 4

A tract of land lying and being situate as 317 Camino Alire, Lot 4 of lands surveyed for Nicholas Alire, Santa Fe, New Mexico recorded in Plat Book 306, Page 027 and delineated on the attached survey.

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON
CITY OF SANTA FE START MUST APPROVE ALL DOCUMENTS SUBMITTED WITH
AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF
ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

321012

- LEGEND**
- DENOTES POINTS FOUND AND USED
 - DENOTES POINTS SET, CAPPED REBAR
 - DENOTES SANITARY SEWER MANHOLE

PROPERTY DESCRIPTION
A TRACT OF LAND LYING AND BEING SITUATE AS 311 CAMINO ALIRE, LOT 9
OF LANDS SURVEYED FOR NICOLAS ALIRE ET AL WARD NO. 9, SANTA FE,
NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHENCE A SANITARY SEWER MANHOLE, NO. 3 OF
LINE A.B. BEARS S76°02'00"W, A DISTANCE OF 44.35 FEET; THENCE ALONG
THE FOLLOWING:

N37°28'10"E	133.60	FEET	THENCE
N65°20'55"E	30.14	FEET	THENCE
S76°02'00"W	18.74	FEET	THENCE
S76°02'00"W	17.48	FEET	THENCE
N37°28'10"E	17.48	FEET	THENCE
N37°28'10"E	70.43	FEET	THENCE

TO THE POINT AND PLACE OF BEGINNING, CONTAINING AN AREA OF 0.39 ACRES,
MORE OR LESS.

GENERAL NOTES

SURVEY IS BASED ON PLATS OF SURVEY AS FOLLOWS:
SURVEYED BY JAMES C. HARVEY, DATED MAY 18, 1945 ENTITLED "TRACT OF LAND
SURVEYED FOR NICOLAS ALIRE, PRECINCT 4, SANTA FE, NEW MEXICO".
SURVEYED BY WALTER C. TUNLEY, DATED FEBRUARY 20, 1958 ENTITLED "LANDS
SURVEYED FOR NICOLAS ALIRE ET AL WARD NO. 9, SANTA FE, NEW MEXICO".
RECORDED APRIL 20, 1958 AS DOCUMENT NO. 277,844.
SURVEYED BY JAMES C. HARVEY, DATED DECEMBER 12, 1944 ENTITLED "TRACT
OF LAND SURVEYED FOR JAMES C. VANDER STY PRECINCT 4, SANTA FE, NEW
MEXICO".
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN IN
CITY OF SANTA FE F.L.R.M. PANEL NO. 30070 0000 B.

925329

STATE OF NEW MEXICO) SS
COUNTY OF SANTA FE)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
ON THE 20 DAY OF NOV. A.D. 19 53 AT 1:57 P.M.
AND WAS DULY RECORDED IN PLAT BOOK 391, PAGE 612 OF
THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

WITNESS MY HAND AND SEAL OF OFFICE
JONA G. ARMILLO
COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO



**BOUNDARY SURVEY FOR
RAYMOND R. ALIRE**

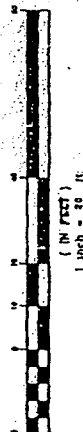
PRISCILLA T. ALIRE

311 CAMINO ALIRE
LOT 9, LANDS OF
NICOLAS ALIRE ET AL
WARD NO. 4

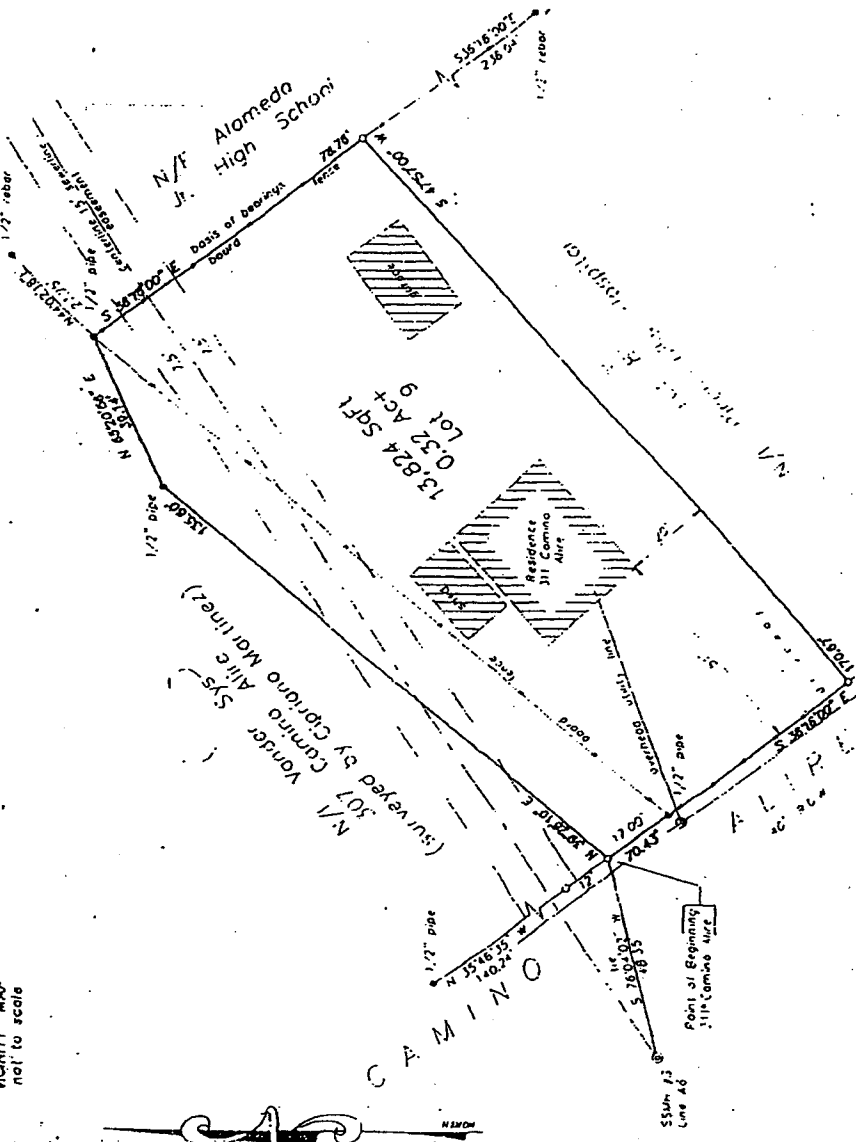
SANTA FE, NEW MEXICO

955266

GRAPHIC SCALE



VICINITY MAP
not to scale



SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF NOTES
OF A FIELD SURVEY COMPLETED UNDER MY DIRECTION ON 11/17/95
TOGETHER WITH THE IMPROVEMENTS AS SHOWN HEREON. THIS PLAT MEETS
THE NECESSARY STANDARDS SET BY THE STATE OF NEW MEXICO FOR LAND SURVEYORS.

Signature
JAMES C. HARVEY, SURVEYOR
12214 ST. FRANCIS DR., SANTA FE, NEW MEXICO
(505) 842-8442



(2 of 4) 17

Y. U. S. S. S. S.

LOTS 1, 2, 3 & 4 ARE AS SHOWN ON A SURVEY BOOK OF WHITE & KUMBLE & L.S. NO. 24 DATED & LAMAR SURVEYED 3-20-34 FOR MCKINLEY ALBERT ET AL. BEING WELL SAVED TO ALL SURVEY FOR THE CITY PLANNING COMMISSION AND THE CITY COUNCIL IN MARCH 1935.

DOE BY JACK G. MORSE, R/LT. & L.S. AG. AND, CHIEF OF
PROPERTY & APPROPRIATE SURVEY FOR BUREAU OF LANDS,
WASHINGTON, D.C. NEW MODEL, DATE MARCH 11, 1971.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 07-18-2009 BY 60322 UCBAW/SJS

PUBLIC NOTICE

THE SURVEY IS BASED ON 1980S RECORDS. RECORDS LOCATED WITHIN NEARLY ALL CITY OF BAYTOWN RECORDS WILL BE REVIEWED. ALL RECORDS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND ANY RECORDS RELATING TO ANY OTHER DOCUMENTATION TO BE REVIEWED. LIST OF RECORDS

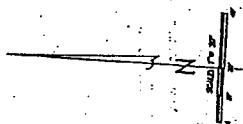
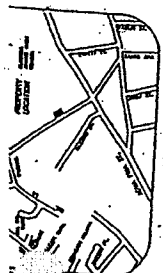
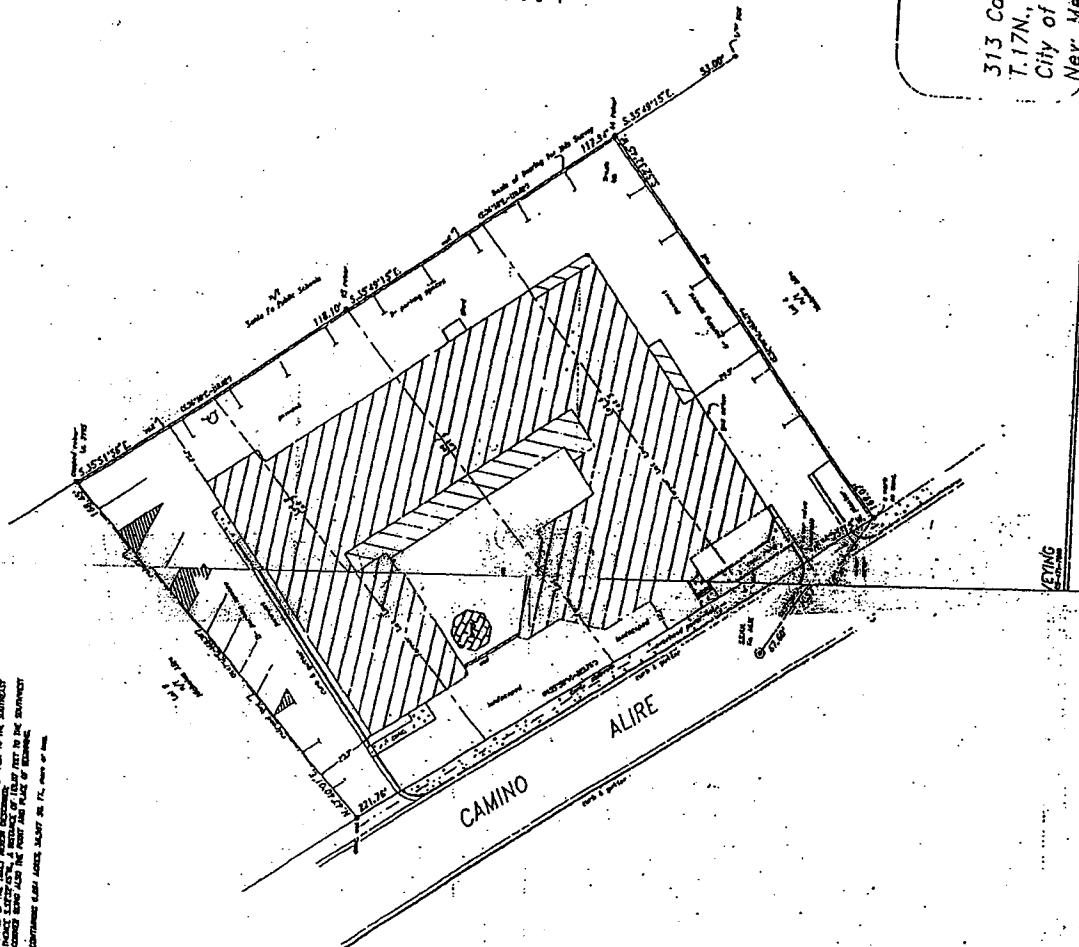
[illegible]

SEEKING INFORMATION FOR CLINTY CLO.

Plot of Survey of

Pinon Hills Hospital.

313 Camino Alire, within Section 26,
T. 17N., R. 9E., N.M.P.M. (Projected)
City of Santa Fe, Santa Fe County,
New Mexico.

[illegible]

THOMAS JO. SPURLOCK, 777 AL. JEFFERSON, SEASIDE
TEL: 573-8331 DAY, 567-0433 EVENING 5

Inventory Control

[illegible]

5/15/62

AMENDED JUNE 2, 95 304094
BOUNDARY SURVEY

FOR FRANK ALBIS

THIS MAP IS FOR THE PURPOSE OF RECORDING THE BOUNDARY SURVEY OF THE LAND OF FRANK ALBIS, AS SHOWN ON THE MAP OF THE COUNTY OF SAN JOSE, STATE OF CALIFORNIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.

NOTES

1. THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.
2. THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.
3. THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.
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9. THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.
10. THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.

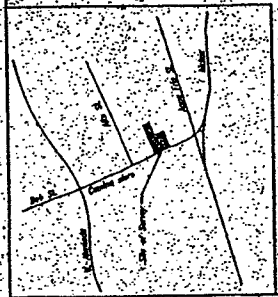
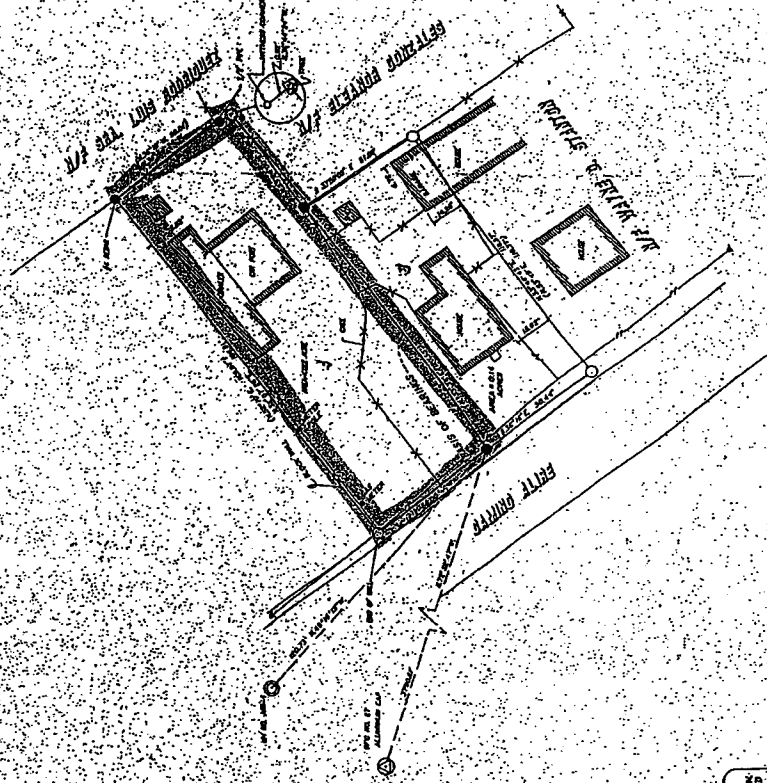
AMENDMENT CERTIFICATE

THIS CERTIFICATE IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE.

CERTIFICATE

THIS CERTIFICATE IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE.

NAME	DATE	TIME	PLACE	REMARKS
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.
FRANK ALBIS	2005-06-02	10:00 AM	San Jose, CA	Survey of land of Frank Albis.



VICINITY MAP OF SAN JOSE, CALIFORNIA

PUBLIC NOTICE
THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.

DOCUMENTS REFERRED TO

THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.

THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.

311-317 Camino Alire (Desert Academy)
General Plan Amendment to Office Use and Rezoning from R-5 to C-1
Case #2013-130 & 131

DRT Conditions of Approval	Department	Staff
<ol style="list-style-type: none"> 1. Shall comply with IFC requirements. 2. Fire Department Access shall not be less than 20 feet width. 3. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 4. Shall have water supply that meets IFC requirements. 	Fire Marshal	Reynaldo Gonzales
<ol style="list-style-type: none"> 1. No pedestrian access is shown from the adjoining street. On-site Pedestrian Walkways should connect to the adjoining sidewalk on Camino Alire. 2. The design and location of the Bicycle Parking facilities shown on the Site Development Plan should be reviewed to ensure they meet the requirements outlined in Chapter 14 and guidance provided in the MPO Bicycle Master Plan. 	MPO	Keith Wilson
At the current location for refuse service only rear loading might work depending on the depth allotted. As an option, 96 gallon containers would work. More detail is needed to make a proper assessment of refuse and recycling requirements.	Solid Waste	Randall Marco

EXHIBIT B

City of Santa Fe, New Mexico

memo

DATE: January 24, 2014 for the February 6, 2014 meeting

TO: Planning Commission

VIA: Matthew S. O'Reilly, P.E., Director, Land Use Department
Tamara Baer, Planning Manager, Current Planning Division

FROM: Donna Wynant, AICP, Senior Planner, Current Planning Division

Case #2013-130. 313-317 Camino Alire General Plan Amendment. David Schutz, agent for Desert Academy, requests approval of a General Plan Future Land Use map amendment to change the designation of 1.38± acres of land from Residential Low Density (3-7 dwelling units per acre) to Office Use. The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street. (Donna Wynant, Case Manager)

Case #2013-131. 313-317 Camino Alire Rezoning. David Schutz, agent for Desert Academy, requests rezoning of 1.38± acres of land from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street. (Donna Wynant, Case Manager)

Cases #2013-130 through #2013-131 are combined for purposes of staff report, public hearing and Planning Commission comment and action, but each is a separate application and shall be reviewed and voted upon separately.

RECOMMENDATION

The Land Use Department recommends **approval** with all staff Conditions of Approval as outlined in this report. No specific development will occur as a result of these applications. The request will proceed to the City Council for final decision on the General Plan Amendment and Rezoning, and then to Building Permit application for approval of any remodeling or new construction under 10,000 square feet.

I. APPLICATION SUMMARY

The subject site is 1.38± acres in size and comprised of 3 lots zoned R-5. The applicant will apply for a lot consolidation if this request is approved. The three properties are:

Tract A:	311 Camino Alire	.32 Acre	includes a Casita	858 sq. ft.
Tract B:	313 Camino Alire	.84 Acre	includes the Main Bldg.	16,675 sq. ft.
Tract C:	317 Camino Alire	.22 Acre	vacant	

Total Size	1.38 Acre
-------------------	------------------

The middle lot containing the main building was originally built as the Piñon Hills Hospital, a psychiatric hospital approved by special exception in 1984. A special exception (Case #SE 2000-04) and several variances (Case #V200-03) were later approved by the Board of Adjustment in 2000 to permit a change of use from the hospital to Desert Academy, a private secondary junior and senior high school for up to 150 students. Their site included the 311 Camino Alire that they used for additional office space and parking. Desert Academy later acquired the third lot, 317 Camino Alire for additional parking and storage space.

Desert Academy vacated the property two years ago and moved to their new campus on Old Santa Fe Trail, outside City limits. They now desire to sell the property. The current R-5 zoning would allow up to 6 residential units on the 1.38 acres and other uses subject to a special use permit. The applicant plans to renovate the building for office use and is therefore requesting the C-1 zoning classification. The property can accommodate office use, subject to meeting the minimum number of parking spaces on site. One space per 300 sq. ft. of net leasable area is required for business offices.

The one-way entrance into the site off Camino Alire, south of the main building, loops around the rear of the property and then out to Camino Alire. Several spaces are also located behind the casita on 311 Camino Alire, which the applicant plans to retain. The recently conducted Traffic Impact Analysis concluded that the roadway network has sufficient capacity to accommodate the proposed office development.

II. GENERAL PLAN AMENDMENT

The subject property's current land use designation is Low Density (3-7 dwelling per acre) as shown on the Future Land Use Map (See Exhibit C-2). The applicant requests the "Office" designation to allow for C-1 zoning and the conversion of the existing building to office space. Section 14-3.2(E)(1) sets out the following General Plan Amendment criteria for approval:

(a) *consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;*

Applicant's response:

The surrounding neighborhood is comprised of a mix of uses including commercial, home occupations, institutional and residential. This request, if approved, is consistent with surrounding uses and will not adversely impact adjacent neighbors.

Staff response:

Access and infrastructure have served the site with its previous uses as a hospital and a school. Any conversion of the structure from institutional types of uses to office use must comply with building and fire codes for any change in use and will be more closely evaluated with application for construction permit.

(b) Consistency with other parts of the general plan;

Applicant's response:

This request is consistent with the General Plan in regards to promoting mixed-use neighborhoods and economic diversity. Its geographic location and the availability of existing infrastructure are key factors discussed as requisites for development projects. Re-development and re-use of existing properties is encouraged in the General Plan in relation to infill and urban sprawl.

Staff response:

Staff concurs.

(c) the amendment does not:

(i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or

(ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

(iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

Applicant's response:

The proposed amendment is an expansion of the boundary of the C-1 use directly adjacent (north) the subject property, and if approved, will exceed two acres.

Staff response:

Staff believes this to not be significantly different or inconsistent from surrounding development and is not at the expense of surrounding landowners or the general public. Approval of an office use would be consistent with the original and all historic uses of the property.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;

Applicant's response:

Not applicable.

Staff response:

This proposal conforms to Section 14-3.2(E)(1)(c).

(e) *compliance with extraterritorial zoning ordinances and extraterritorial plans;*

Applicant's response:

Not applicable.

Staff response:

Not applicable.

(f) *contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and*

Applicant's response:

This request, if approved, recognizes its previous uses and its continuation contributes to a well-balanced and harmonious mixed use neighborhood that currently exists. The C-1 designation is an efficient transition from institutional (school) to Office and Related Commercial Activity.

Staff response:

The proposed adaptive reuse of the existing 16,675 square foot school building and accompanying 858 square foot casita will support Santa Fe's economic base through providing professional space for small businesses and employment opportunities. The provision of office uses will be an important addition to this neighborhood and surrounding area, providing services and employment opportunities in the vicinity. There are no major changes proposed to the building itself, which is already part of the neighborhood fabric.

(g) *consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.*

Applicant's response:

This request is consistent with the City's land use policies, ordinances, regulations and plans as they relate to the City's desire to maintain a compact urban form, encourage infill development and mixed use neighborhoods.

Staff response:

Staff concurs. The adaptive reuse of the institutional type building is an environmentally sensitive effort to ensure that the building is utilized to the benefit of the community. A potentially empty, large building is a detriment to the neighborhood and does not positively

impact the local economy. This proposal is consistent with the City's policies promoting infill, redevelopment, and mixed-use.

(1) Additional Criteria for Amendments to Land Use Policies:

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping, or other means, and a finding must be made that:

- (a) the growth and economic projections contained within the general plan are erroneous or have changed;*
- (b) no reasonable location have been provided for certain land uses for which there is a demonstrated need; or*
- (c) conditions affecting the location or land area requirements of the proposed land use have changed, for example the cost of land space requirements, consumer acceptance, market or building technology.*

Applicant's Response:

The General Plan's Future Land Use Map designated the subject property as Low Density Residential, 3-7 dwellings per acre. The map also designates the property adjacent to the north, currently zoned C-1, as Low Density Residential, 3-7 dwellings per acre. We submit that the City erred, since at the time the General Plan was adopted in 1999 both properties were being used for commercial activities. The General Plan failed to recognize the existing uses that had been established prior to its adoption. This request, if approved, will correct this oversight. As such, the effect of the proposed change in land use as reflected in the Future Land Use map will recognize the current and previous commercial activities on the subject property and that this change will not have a negative impact on the surrounding properties.

Staff Response:

A variety of uses are allowed in residential zoning districts other than residential dwellings and are not regarded as commercial developments. The subject property has been used as two different types of institutional uses by Special Exception and were subject to the review and approval of the City of Santa Fe's Board of Adjustment.

III. REZONING

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

- (1) The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:

(a) *one or more of the following conditions exist:*

(i) *there was a mistake in the original zoning;*

Applicant's response:

Not applicable.

Staff response:

No mistake was made with the original zoning in this case. The previous uses, a psychiatric hospital and a school, were conditional uses allowed in the R-5 District subject to a Special Exception (now referred to as Special Use Permits).

(ii) *there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning;*

Applicant's response:

Over the past several years, the neighborhood's character has been altered such that limited commercial uses have been approved over time along the Camino Alire corridor. The adjacent property to the north is zoned C-1 as is the property at the intersection of Agua Fria and Camino Alire (NE quadrant). The property directly across the street is the home of Adobe Realty, presumably operating as a home occupation and Payne's Nursery has been in operation at 304 Camino Alire for over 20 years. We anticipate that this trend will continue as properties fronting Camino Alire become less desirable for residential use and the demand for limited commercial uses continues.

Staff response:

The overall area is primarily designated Low Density, (3-7 du/acre) and zoned R-5 with some R-7 and R-21 north of Alto Street. Various institutional uses such as the schools, senior and community centers are allowed in residential districts. Payne's Nursery is a commercial use that is non-conforming in the R-5 district. Staff does not anticipate any significant change to the established residential use in the immediate area, given the developments mentioned.

(iii) *a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;*

Applicant's response:

We submit that the proposed zoning classification is advantageous to the community as it contributes to a more vibrant neighborhood of mixed uses of residential activity and employment centers where residents can work close to their home walk to work, shop nearby, etc. These concepts are embraced in the General Plan as policy goals in creating employment opportunities within neighborhoods. Further, the prospect of this property reverting to residential use is unrealistic given the property's previous uses and the associated large main building on the property which is not suited for residential use without extensive upgrades. We believe that the neighborhood is better served by allowing the continuation of limited non-residential uses as opposed to a vacant, deteriorating and unkempt property.

Staff response:

A number of different uses are permitted in the R-5 residential district as principally permitted uses and as conditional uses by Special Use Permit. However, staff agrees that the building is designed more to accommodate office types of uses rather than residential use and the C-1 district would allow for a greater number of uses, beneficial to the surrounding area.

(b) all the rezoning requirements of Chapter 14 have been met;

Applicant's response:

All of the rezoning requirements have been met.

Staff response:

The minimum number of parking spaces will depend on the specific uses proposed for the building. Additional landscaping will be required next to the residential properties at time of construction permit.

(c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

Applicant's response:

The rezoning is consistent with the applicable policies of the General Plan in regard to promoting mixed use neighborhoods, economic diversity and the availability of existing infrastructure. As an infill project, the property is consistent with the concept of maintaining a compact urban form. Please refer to the General Plan Amendment section of this report, item (2), Additional Criteria for Amendments to the General Plan, which discusses our position regarding the Future Land Use map.

Staff response:

An amendment to the General Plan is requested with this application to change the future land use map designation to Office.

(d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;

Applicant's response:

The proposed use of the property is consistent with city policies since this property will, if approved, contribute to the mixed use concepts embraced by the General Plan and its geographic location is ideal for the proposed use.

Staff response:

Though the city currently has a good amount of office space, such space on Camino Alire could serve as an employment center within walking distance of the surrounding neighborhood as well as provide needed services to the area.

(e) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

Applicant's response:

The property is currently served by existing public infrastructure and services. All public utilities are available including water, sewer, power, gas and telephone. Parks, shopping, and dining establishments are within walking distance of the property.

Staff response:

Infrastructure and public facilities are available to serve the proposed development of the property.

(D) Additional Applicant Requirements

(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Applicant's response:

The subject property is served by City infrastructure and public facilities and there is no need for additional streets, sidewalks, or curbs, as part of this request.

Staff response:

Infrastructure is available to serve the site and will be more closely evaluated at time of construction permit application.

IV. EARLY NEIGHBORHOOD NOTIFICATION MEETING

An early Neighborhood Notification meeting was held on August 22, 2013. Two adjacent property owners were in attendance who asked questions but did not express opposition to the proposal.

V. CONCLUSION

Staff supports the proposed rezone subject to the attached DRT Conditions of Approval.

VI. ATTACHMENTS:

EXHIBIT A: Conditions of Approval

EXHIBIT B: Development Review Team Memoranda

1. Technical Review Division – City Engineer email, Risana Zaxus
2. Technical Review Division – Landscape memo, Noah Berke
3. Wastewater Management Division memorandum, Stan Holland
4. Traffic Engineering Division memorandum, Sandra Kassens
5. Fire Marshal, Reynaldo Gonzales
6. Metropolitan Planning Organization email, Keith Wilson
7. Water Division memorandum, Antonio Trujillo
8. Solid Waste Division email, Randall Marco

EXHIBIT C: Maps

1. Aerial Photo
2. Future Land Use
3. Current Zoning

EXHIBIT D: ENN Materials

1. ENN Meeting Notes
2. ENN Responses to Guidelines

EXHIBIT E: Applicant Materials

1. Letter of Application
2. Site Plan
3. Landscape Plan

EXHIBIT F: Other Material

1. Photographs of site

313-317 Camino Alire
General Plan Amendment to Office Use and Rezoning from R-5 to C-1
Case #2013-130 & 317

DRT Conditions of Approval	Department	Staff
<ol style="list-style-type: none"> 1. Shall comply with IFC requirements. 2. Fire Department Access shall not be less than 20 feet width. 3. Fire Department shall have 150 feet distance to any portion of the building on any new construction. 4. Shall have water supply that meets IFC requirements. 	Fire Marshal	Reynaldo Gonzales
<p>I do have the following comments on the Conceptual Site Plan.</p> <ol style="list-style-type: none"> 1. No pedestrian access is shown from the adjoining street. On-site Pedestrian Walkways should connect to the adjoining sidewalk on Camino Alire. 2. The design and location of the Bicycle Parking facilities shown on the Site Development Plan should be reviewed to ensure they meet the requirements outlined in Chapter 14 and guidance provided in the MPO Bicycle Master Plan. 	MPO	Keith Wilson
At the current location for refuse service only rear loading might work depending on the depth allotted. As an option, 96 gallon containers would work. More detail is needed to make a proper assessment of refuse and recycling requirements.		Randal Marco

EXHIBIT A

WYNANT, DONNA J.

From: ZAXUS, RISANA B.
Sent: Wednesday, January 15, 2014 9:57 AM
To: WYNANT, DONNA J.
Subject: Camino alire GPA and Rezoning, Cases # 2013-130/131

Ms. Wynant,

I have no review comment on this Case.

Risana B "RB" Zaxus, PE
City Engineer for Land Use
City of Santa Fe, NM

City of Santa Fe, New Mexico

memo

DATE: January 15, 2014

TO: Donna Wynant, AICP, Land Use Planner Senior

FROM: Noah Berke, CFM, Planner Technician Senior *NLB*

SUBJECT: Final Comments for Cases #2013-130 and 2013-131, 313-317 Camino
Alire General Plan Amendment and Rezoning

Below are conditions of approval for the 313-317 Camino Alire General Plan Amendment and Rezoning request. These comments are based on documentation and plans that were submitted to staff:

At time of permit, the applicant show compliance with all applicable sections of the Site and Landscape Design Standards as set forth in Article 14-8.4 of the Land Development Code.

EXHIBIT *B-2*

City of Santa Fe, New Mexico

memo

DATE: January 6, 2014
TO: Donna Wynant, Case Manager
FROM: Stan Holland, Engineer, Wastewater Division
SUBJECT: Case #2013-128 & 130 – 311-317 Camino Alire Rezoning and General Plan Amendment

The subject property is accessible to the City sanitary sewer system.

There are no further conditions to be addressed by the applicant.

EXHIBIT *B-13*

City of Santa Fe, New Mexico

memo

DATE: January 16, 2014

TO: Donna Wynant, Planning and Land Use Department

VIA: John Romero, Traffic Engineering Division Director *JR*

FROM: Sandra Kassens, Traffic Engineering Division *SK*

SUBJECT: 313 -317 Camino Alire General Plan Amendment and Rezoning. Cases # 2013-130 and 131.

ISSUE:

David Schutz, agent for Desert Academy, requests approval of a General Plan Future Land Use map amendment to change the designation of 1.38± acres of land from Residential Low Density (3-7 dwelling units per acre) to Office Use. In addition, they also request rezoning of 1.38± acres of land from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street.

RECOMMENDED ACTION:

Review comments are based on submittals received on January 2, 2014. The comments below should be considered as Conditions of Approval to be addressed prior to final approval unless otherwise noted:

1. The Traffic Engineering Division concurs with the recommendations of the Traffic Impact Analysis (TIA) prepared for David Schutz & Desert Academy by Walker Engineering, dated November 5, 2013; that this development will have a minimum impact on the City of Santa Fe road system and that the roadway network will have sufficient capacity to accommodate this development.

If you have any questions or need any more information, feel free to contact me at 955-6697. Thank you.

EXHIBIT *B-4*

City of Santa Fe, New Mexico

memo

DATE: January 9, 2014
TO: Donna Wynant , Case Manager
FROM: Reynaldo Gonzales, Fire Marshal *RDG*
SUBJECT: Case #2013-317 313-317 Camino Alire

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) Edition. If you have questions or concerns, or need further clarification please call me at 505-955-3316.

Prior to Zoning R-5 to C-1 These requirements must be able to be met with any new construction as per IFC:

1. Shall comply with IFC requirements.
2. Fire Department Access shall not be less than 20 feet width.
3. Fire Department shall have 150 feet distance to any portion of the building on any new construction.
4. Shall have water supply that meets IFC requirements.

WYNANT, DONNA J.

From: WILSON, KEITH P.
Sent: Monday, January 06, 2014 11:02 AM
To: WYNANT, DONNA J.
Cc: MARTINEZ, ERIC B. (ebmartinez@ci.santa-fe.nm.us); BAER, TAMARA (tbaer@ci.santa-fe.nm.us)
Subject: Case #2013-130 and #2013-130

1. **Case #2013-130. 313-317 Camino Alire General Plan Amendment.** David Schutz, agent for Desert Academy, requests approval of a General Plan Future Land Use map amendment to change the designation of 1.38± acres of land from Residential Low Density (3-7 dwelling units per acre) to Office Use. The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street. (Donna Wynant, Case Manager)\\file-svr-1\Public\Land Use\2013-130 & 131 Desert Academy Gen Plan Amend & Rezoning
2. **Case #2013-131. 313-317 Camino Alire Rezoning.** David Schutz, agent for Desert Academy, requests rezoning of 1.38± acres of land from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial). The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street. (Donna Wynant, Case Manager)\\file-svr-1\Public\Land Use\2013-130 & 131 Desert Academy Gen Plan Amend & Rezoning

Dona:

I do not have any comments on the requested General Plan Amendment or Rezoning for Case #2013-130 and #2013-131, 313-317 Camino Alire.

I do have the following comments on the Conceptual Site Plan.

- No pedestrian access is shown from the adjoining street. On-site Pedestrian Walkways should connect to the adjoining sidewalk on Camino Alire.
- The design and location of the Bicycle Parking facilities shown on the Site Development Plan should be reviewed to ensure they meet the requirements outlined in Chapter 14 and guidance provided in the MPO Bicycle Master Plan.

Let me know if you have any questions.

Keith P. Wilson
MPO Senior Planner
Santa Fe Metropolitan Planning Organization

Mailing: P.O. Box 909

Santa Fe, NM 87504-0909

Office: 500 Market St, Suite 200 (Above REI Store)

Santa Fe, NM

Map: <http://tinyurl.com/l6kejeq>

Directions & Parking: <http://www.railyardsantafe.com/north-railyard/>

Phone: 505-955-6706

Email: kpwilson@santafenm.gov

Please Visit Our Website at: www.santafemppo.org

EXHIBIT B-6

City of Santa Fe
memo

DATE: January 15, 2014

TO: Donna Wynant, Land Use Planner, Land Use Department

FROM: Antonio Trujillo, ^A Water Division Engineer

SUBJECT: Case #2013-130, 131. 313-317 Camino Alire General Plan Amendment and Rezoning

There are no issues with water service for the subject case. A main extension may be required to meet fire protection. Fire protection requirements are addressed by the Fire Department.

EXHIBIT B-7

WYNANT, DONNA J.

From: MARCO, RANDALL V.
Sent: Friday, January 03, 2014 7:56 AM
To: WYNANT, DONNA J.
Subject: Case 2013-130 ; 2013-131

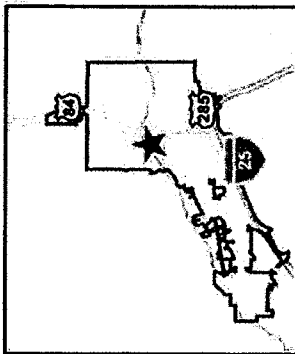
Donna,

At the current location for refuse service only rear loading might work depending on the depth allotted. As an option 96 gallon containers would work. More detail is needed to make a proper assessment of refuse and recycling requirements.

Randall Marco
Community Relations / Ordinance Enforcement
Environmental Services Division
Office : 505-955-2228
Cell : 505-670-2377
Fax : 505-955-2217
rvmarco@santafenm.gov



313-317 Camino Alire - Aerial



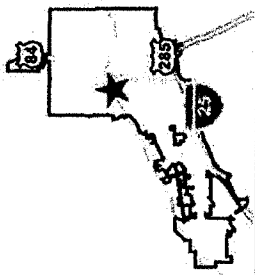
Legend

- City Limits
- Parcels
- Airport Clear Zones
- Santa Fe River
- Major Roads and Highways
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution



Scale: 1:2,225

This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



✓ City Limits

+ Address Points

Parcels

Airport Clear Zones

Santa Fe River

Future Land Use

Mountain/Canidor (1 dwelling per 10+ acres)

Very Low Density (1-3 dwellings per acre)

Low Density (3-7 dwellings per acre)

Moderate Density (7-9 dwellings per acre)

Medium Density (7-12 dwellings per acre)

High Density (12-29 dwellings per acre)

Regional Commercial

Community Commercial

Neighborhood Center

Transitional Mixed Use

Business Park

Office

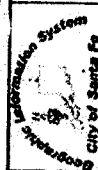
Industrial

Public/Institutional

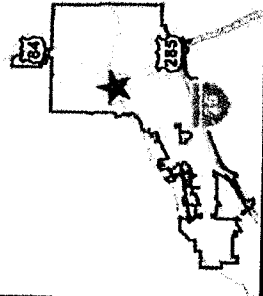
Scale: 1:3,106



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Desert Academy: 313-317 Camino Alire



Legend

- City Limits
- Address Points
- Parcels
- Airport Clear Zones
- Santa Fe River
- Zoning
- RR Rural Residential
- R1, (PUD) Single-Family 1du/ac
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5du/ac
- R7, (P), (PUD), R8 Single - Family 7-8du/ac
- RCS, RCSAC Compound Sdu/ac
- RCS, RCSAC Compound Sdu/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R20, (PUD), (AC) Multiple - Family 20du/ac
- RAC Residential Arts & Crafts

Scale: 1:2,600



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

EXHIBIT C-3





**City of Santa Fe
Land Use Department
Early Neighborhood Notification
Meeting Notes**

Project Name	Desert Academy Rezoning
Project Location	313-317 Camino Alire
Project Description	General Plan Amendment (Low Density Residential to Office Designation) & Rezone from R-5 to C-1
Applicant / Owner	Desert Academy
Agent	David Schutz
Pre-App Meeting Date	May 23, 2013
ENN Meeting Date	August 22, 2013
ENN Meeting Location	B.F. Young School, Sierra Vista Conf. Room
Application Type	General Plan Amendment & Rezoning
Land Use Staff	Donna Wynant
Attendance	2 neighbors in attendance and 3 people representing applicant

Notes/Comments:

Meeting started at 5:30. Two adjacent property owners were in attendance who asked questions but did not express opposition to the proposal.

Meeting ended at 6:00 pm.

EXHIBIT D-1

SIGN-IN SHEET

ENN MEETING - AUGUST 22, 2013

*presenting
Applicant*

NAME

ADDRESS

PHONE

Donna Sanchez

428 Camino Alire

984-0023

Mary M. Cannon

2870 PLAZA Amarilla

471-6332

Donna Wynnant

Land Use Dept. / City of

955-6325

Jud Osborn

7300 Old SF Trail S.F. 87505

501-7971

TERRY PASSALACQUA

7300 Old SF Trail 82305

992 8284

David Schutz

600 Cielo Grande

316-6552

Yes
Yes



ENN GUIDELINES

Applicant Information

Project Name: Desert Academy General Plan Amendment and Rezoning

Name: Desert Academy

Last

First

M.I.

Address: 313-317 Camino Alire

Street Address

Suite/Unit #

Santa Fe

NM

87501

City

State

ZIP Code

Phone: (505) 316-6552

E-mail Address:

m.schutz1@hotmail.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

- (a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails

The 2 existing structures on the property will not be enlarged in order to maintain their current scale and to keep intact the residential character of the neighborhood. However, some improvements such as additional landscaping, paint, parking lot improvements and other minor architectural improvements to the buildings may be made to enhance to overall aesthetic of the exterior of the buildings. As such, no adverse effects to the surrounding neighborhood are anticipated.

- (b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.

All existing landscaping and other property improvements will remain. No adverse effects on the physical environment are anticipated. The nighttime sky will not be adversely impacted since no new lighting will be installed with the exception of low level walkway light bollards.

- (c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.

Not Applicable.

EXHIBIT D-2

- (d) **RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN** *For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.*

The surrounding area is mixed zoning patchwork of residential and commercial(C-1) activities. The adjacent property to the north is zoned (C-1) as is the property located at the northeast corner of the Camino Alire/Agua Fria intersection. The adjacent property to the east is the Alameda Middle School athletic fields and the adjacent property to the south is residential. A "grandfathered" commercial uses, Paynes Nursery, also exists at 304 Camino Alire.

If this request is approved, all applicable criteria required under the C-1 Office and Related Commercial District Ordinance regarding setbacks, lot cover, open space ,parking, etc. can be met.

- (e) **EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES** *For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.*

All required parking required for C-1 uses can be accommodated internally. An efficient one way traffic pattern exists for ingress and egress to the property by employees and visitors. As such, no adverse impacts are anticipated in regard to traffic congestion or pedestrian safety. Access to the facility by the disabled, children and the elderly is also provided.

- (f) **IMPACT ON THE ECONOMIC BASE OF SANTA FE** *For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.*

The proposed commercial use will have a positive economic impact on the City as all of the employees will most likely live in Santa Fe County and frequent local businesses and restaurants.

- (g) **EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS.** *For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.*

The use of the property under a proposed marketing plan is targeted for creating affordable offices for local small businesses who are unable to afford the more upscale office areas in the City.

- (h) **EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES.** *For example: whether the project will contribute to the improvement of existing infrastructure and services.*

It is anticipated that many of the employees and visitors to the complex will take advantage of the City's bus system which is readily accessible. No adverse impacts to City systems or services are contemplated.

- (i) **IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS** *For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.*

Water conservation will be achieved via an on-site rain catchment system for irrigating landscaping and site drainage will be detained on site.

- (j) **EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS** *For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.*

Not Applicable.

- (k) **EFFECT ON SANTA FE'S URBAN FORM** *For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.*

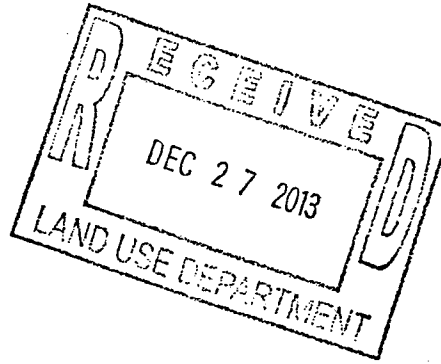
We believe that the proposed rezoning promotes a compact urban form and is an appropriate infill development since all City infrastructure exists.

(I) ADDITIONAL COMMENTS (optional)

December 21, 2013

Page 1

Mr. Matt O'Reilly
Land Use Director
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501



Re: Desert Academy Rezoning and General Plan Amendment

Dear Matt:

Desert Academy is requesting the rezoning and general plan amendment for the property located at 313-317 Camino Alire Street. This application is submitted for consideration by the Planning Commission at their regularly scheduled meeting in February, 2014.

PROJECT SUMMARY

The subject property consists of 3 tracts owned by Desert Academy at the above referenced address and includes a main building with an area of 16,675 gsf and a "casita" with an area of 858 gsf. If approved, the 3 tracts will be consolidated into one parcel for a total area of 1.38 ac. The property was the former Desert Academy campus which they vacated and have moved to their new campus off of Old Santa Fe Trail. Desert Academy desires to sell the property to prospective buyers for office use and/or other similar uses under the C-1 zoning classification.

REZONING REQUEST

This application requests the rezoning of the property from its current designation R-5, to C-1, Office and Related Commercial District. Outlined below are the responses to the Approval Criteria in Section 14-3.5(C) of the Santa Fe Land Development Code.

(a) *one or more of the following conditions exist:*

(i) *there was a mistake in the original zoning;*

Not applicable.

(ii) *there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.*

Over the past several years, the neighborhood's character has been altered such that limited commercial uses have been approved over

time along the Camino Alire corridor. The adjacent property to the north is zoned C-1 as is the property at the intersection of Agua Fria and Camino Alire (NE quadrant). The property directly across the street is the home of Adobe Realty, presumably operating as a home occupation and Payne's Nursery has been in operation at 304 Camino Alire for over 20 years. We anticipate that this trend will continue as properties fronting Camino Alire become less desirable for residential use and the demand for limited commercial uses continues.

- (iii) *a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;*

We submit that the proposed zoning classification is advantageous to the community as it contributes to a more vibrant neighborhood of mixed uses of residential activity and employment centers where residents can work close to their homes, walk to work, shop nearby, etc. These concepts are embraced in the General Plan as policy goals in creating employment opportunities within neighborhoods. Further, the prospect of this property reverting to residential use is unrealistic given the property's previous uses and the associated large main building on the property which is not suitable for residential use without extensive upgrades. We believe that the neighborhood is better served by allowing the continuation of limited non-residential uses as opposed to a vacant, deteriorating and unkempt property.

- (b) *all the rezoning requirements of Chapter 14 have been met;*

All of the rezoning requirements have been met.

- (c) *the rezoning is consistent with the applicable policies of the general plan, including the future land use map;*

The rezoning is consistent with the applicable policies of the General Plan in regard to promoting mixed use neighborhoods, economic diversity and the availability of existing infrastructure. As an infill project, the property is consistent with the concept of maintaining a compact urban form.

Please refer to the General Plan Amendment section of this report, item (2), Additional Criteria for Amendments to the General Plan, which discusses our position regarding the Future Land Use map.

- (d) *the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.*

The proposed use of the property is consistent with city policies since this property will, if approved, contribute to the mixed use concepts embraced by the General Plan and its geographic location is ideal for the proposed use.

- (e) *the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.*

The property is currently served by existing public infrastructure and services. All public utilities are available including water, sewer, power, gas and telephone. Parks, shopping, and dining establishments are within walking distance of the property.

(D) **Additional Applicant Requirements**

- (1) *If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;*

The subject property is served by City infrastructure and public facilities.

- (2) *If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.*

There is no need for additional streets, sidewalks, or curbs, as part of this request.

GENERAL PLAN AMENDMENT REQUEST

The Land Development Code lists the criteria for addressing an amendment to the General Plan. Each of those criteria is addressed below.

(1) Criteria for all amendments to the general plan:

- (a) *Consistency with growth for the City using a data base maintained and updated on an annual basis by the City, with economic development goals as set forth in a comprehensive economic development plan for the City, and with existing land use conditions, such as access and availability of infrastructure.*

The surrounding neighborhood is comprised of a mix of uses including commercial, home occupations, institutional and residential. This request, if approved, is consistent with surrounding uses and will not adversely impact adjacent neighbors.

- (b) *Consistency with other parts of the general plan.*

This request is consistent with the General Plan in regards to promoting mixed-use neighborhoods and economic diversity. Its geographic location and the availability of existing infrastructure are key factors discussed as requisites for development projects. Re-development and re-use of existing properties is encouraged in the General Plan in relation to infill and urban sprawl.

- (c) *the amendment does not:*

- (i) *allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or*

As discussed herein, the surrounding neighborhood is a mixed use of residential, commercial and institutional activities. The property adjacent to this one is zoned C-1 as is the property as is the property at the intersection of Agua Fria and Camino Alire (NE quadrant).

- (ii) *affect an area of less than two acres, except when adjusting boundaries between districts; or*

The proposed amendment is an expansion of the boundary of the C-1 use directly adjacent (north) of the subject property, and if approved, will exceed two acres.

- (iii) *benefit one or a few landowners of the surrounding landowners or the general public;*

The subject property has been in existence as a commercial enterprise since the early 1960's, first as Granada Nursing Home, then as the Pinon Hills assisted living facility. Most recently the property was the main campus of Desert Academy.

This request, if approved, will recognize its historical use and non-residential status within the neighborhood. As such, we submit that this continuation will not adversely impact surrounding landowners or the general public.

(d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification.

Not applicable.

(e) Compliance with extraterritorial zoning ordinances and extraterritorial Plans;

Not applicable.

(f) Contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

This request, if approved, recognizes its previous uses and its continuation contributes to a well balanced and harmonious mixed use neighborhood that currently exists. The C-1 designation is an efficient transition from institutional (school) to Office and Related Commercial Activity.

(g) Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

This request is consistent with the City's land use policies, ordinances, regulations and plans as they relate to the City's desire to maintain a compact urban form, encourage infill development and mixed use neighborhoods.

(1) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown

on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping, or other means, and a finding must be made that:

- (a) the growth and economic projections contained within the general plan are erroneous or have changed;*
- (b) No reasonable location have been provided for certain land uses for which there is a demonstrated need; or*
- (c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.*

The General Plan's Future Land Use Map designates the subject property as Low Density Residential, 3-7 dwellings per acre. The map also designates the property adjacent to the north, currently zoned C-1, as Low Density Residential, 3-7 dwellings per acre. We submit that the City erred, since at the time that the General Plan was adopted in 1999 both properties were being used for commercial activities. The General Plan failed to recognize the existing uses that had been established prior to its adoption. This request, if approved, will correct this oversight. As such, the effect of the proposed change in land use as reflected in the Future Land Use map will recognize the current and previous commercial activities on the subject property and that this change will not have a negative impact on the surrounding properties.

ENN MEETING

An Early Neighborhood Notification meeting was held on August 22, 2013 at the B.F. Young School. Two adjacent property owners were in attendance who were interested in gathering more information about this request. It is our understanding that they were not opposed to our proposal. To our knowledge no written comments have been received in regard to this proposal.

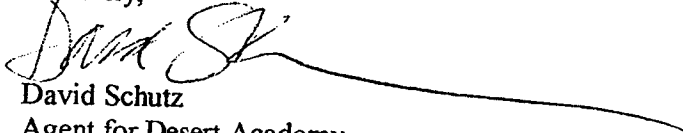
TRAFFIC IMPACT ANALYSIS

Mr. John Romero, City Traffic Engineer, requested that a Traffic Impact Analysis (TIA) be conducted to determine potential traffic impacts that would be caused by the proposed rezoning. The TIA was conducted by Walker Engineering, Santa Fe, NM, in August of 2013. His conclusions are that the proposed rezoning will have "a minimum impact on the City of Santa Fe road system" and that the "roadway network will have sufficient capacity to accommodate this development". Their report is attached herewith.

Page 7

Please contact me for any questions or any additional information you may need in this regard.

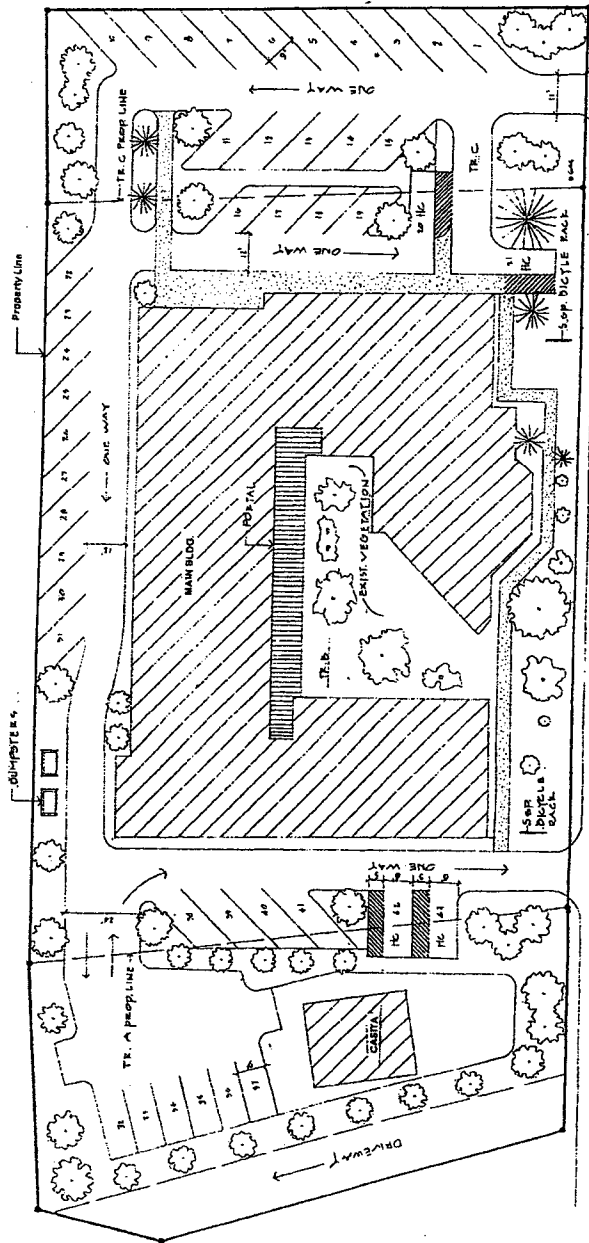
Sincerely, -


David Schutz
Agent for Desert Academy

xc: Mr. Jud Osborn, Finance Director, Desert Academy

Attachments:

Traffic Impact Analysis
General Plan Amendment Application
Rezoning Application
Vicinity Map
Survey Plats
Warranty Deed
Future Land Use Map
Development Plan
Landscaping Plan
ENN Sign in Sheet



Camino Alire

NOTES:

1. Tract C to be graded to match grade of Tract B.
2. Fire Protection: Main building is protected by an automatic sprinkler system.

SITE DEVELOPMENT PLAN

DESERT ACADEMY PROPERTY

1/4" = 1'-0"
1/8" = 12'-0"
1/16" = 12'-0"

SHEET
1 of 2

SITE DATA

Lot Areas

Tract A- .32 Ac.
Tract B- .84 Ac.
Tract C- .22 Ac.
Total- 1.38 Ac.

Building Areas

Main Bldg- 15,675 gsf
Casita- 658 gsf
Total- 17,333 gsf

Parking

Required- 1/350 nhsfa 40 spaces *
Provided- 43 spaces
Handicapped Spaces: 4 (Exceeds Code)
Open Space
Required- 15% x 1.38 Ac. = 21 Ac.
Provided- .25 Ac.

* For non-medical uses.

**DESERT ACADEMY
CAMINO ALIRE PROPERTY
REZONING REQUEST**

TRAFFIC IMPACT ANALYSIS

**PREPARED
FOR**

**DAVID SCHUTZ
&
DESERT ACADEMY**

**PREPARED
BY**

**WALKER ENGINEERING
905 Camino Sierra Vista
Santa Fe, NM 87505**

November 5, 2013



Desert Academy - Camino Alire Property - Rezoning
TRAFFIC IMPACT ANALYSIS

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Desert Academy - Camino Alire Property - Rezoning TRAFFIC IMPACT ANALYSIS

I. INTRODUCTION

A. Project Location and Description

The Desert Academy Alire property was the campus for a private high school but is presently vacant. The current site has a 17,533 square foot building on approximately 1.38 acres. The site is located on Camino Alire between West Alameda Street and Agua Fria Street within the City of Santa Fe. Figure 1 is a vicinity map describing this site within the context of the local road network. The attached Figure 2 shows the building location, traffic circulation and access to public streets.

B. Purpose

It is the purpose of the TIA to evaluate the impact rezoning the property from R-5 to C-1 on operational capacity of the Camino Alire/Bob Street & West Alameda Street and the Camino Alire & Agua Fria Street intersections. In addition, the driveway to the site was analyzed. The results will be used in the rezoning request approval process.

C. Methodology

This TIA obtained existing traffic volumes with AM and PM peaks at the intersections of Camino Alire & West Alameda Street and Camino Alire & Agua Fria Street. Roadway conditions, future traffic volumes with peaks are described. Impacts to the selected intersection are evaluated on the basis of the time frame for the build-out of the development and the traffic volume for the project design year. A level of service analysis (LOS) is conducted for the design year using HiCap V2. Recommendations for mitigation of impacts, if they occur, are included in the final section of the report.

II. EXISTING AND FUTURE ROAD CONDITIONS

A. Existing Conditions

Camino Alire consists of single travel lanes in each direction with dedicated left turn lanes at the major intersections. At the intersection of Camino Alire, West Alameda consists of dedicated left turn for both directions, a combined through/right turn lanes for west bound and separate through & right turn lanes for the east bound. For the Camino Alire and Agua Fria Street intersection, Agua Fria Street consist of a dedicated left turn lane and combined through/right turn lanes in both direction. Figure 3 describes the existing lane configuration for the Camino Alire & West Alameda Street and the Camino Alire & Agua Fria Street intersections.

Desert Academy - Camino Alire Property - Rezoning TRAFFIC IMPACT ANALYSIS

B. Planned Road Improvements

As of the date of this report, no roadway improvements are planned for this area.

C. Traffic Volumes and Existing Conditions

On October 24, 2013, traffic counts were taken at the intersection of Camino Alire/Bob Street and West Alameda Street by Walker Engineering. On October 23, 2013 traffic counts were taken at the intersection at Camino Alire and Agua Fria Street. Traffic counts were taken from 7:00 - 9:00 AM, and 4:00 - 6:00 PM. The AM and PM counts represent the normal anticipated peak hour periods for traffic in Santa Fe. Figure 4 shows the Existing Background Traffic. The counts are shown in Appendix A.

D. Future Traffic Volumes

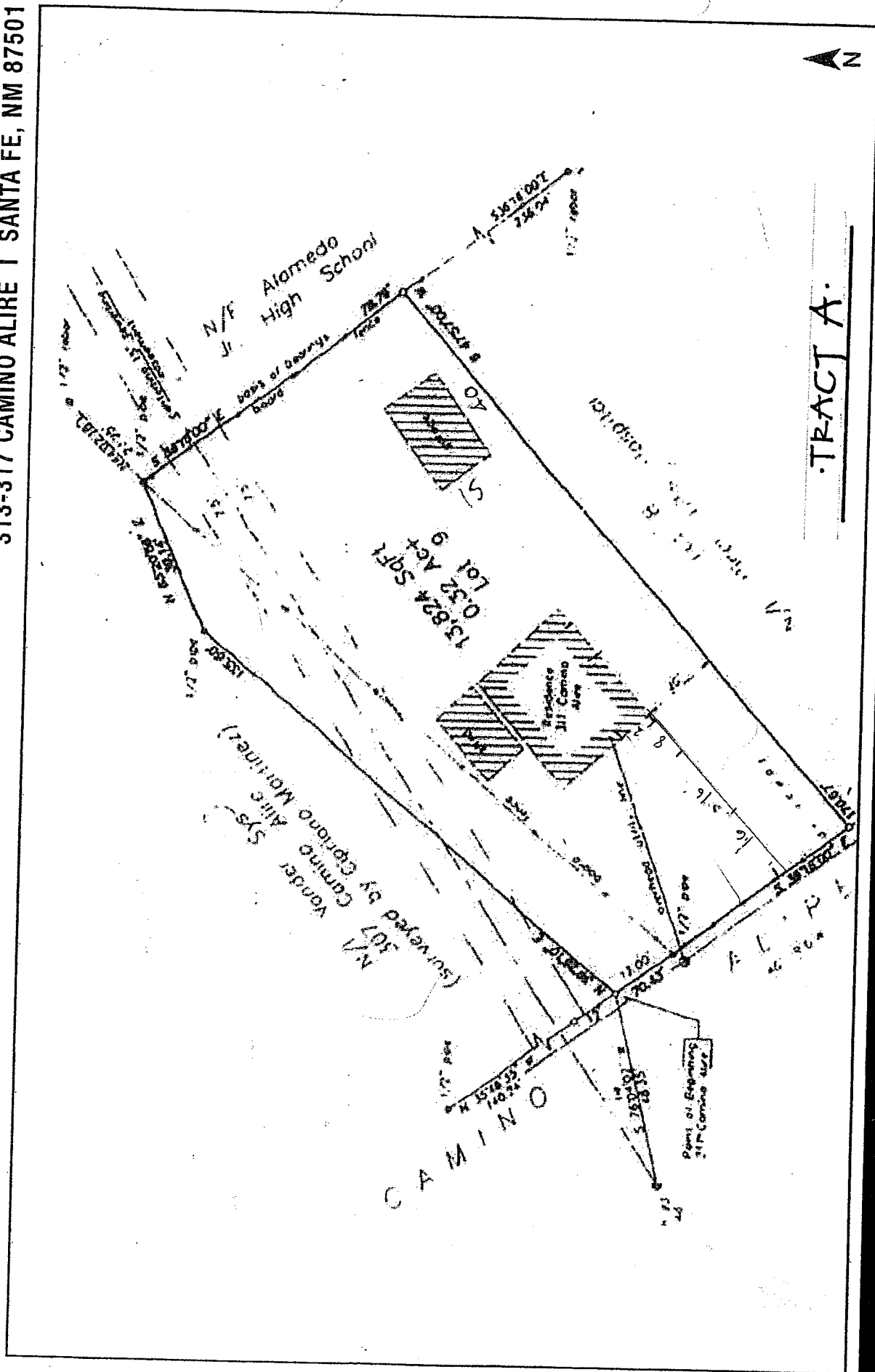
The Desert Academy at Camino Alire is assume to be fully occupied by occupied by 2016. Therefore, a design year of 2017 has been selected for this development. A three percent annual increase in background traffic is assumed for that time period. A three percent increase is a generally accepted value. Design Year Background peak hour traffic movements are shown in Figure 5.

E. Traffic Light Timing

The traffic light timing for both the Camino Alire & West Alameda Street and the Camino Alire & Agua Fria Street intersections were provided by the City of Santa Fe Traffic Department. Presently, the traffic light timing has not been optimized for the traffic volumes. Both timings are attached in Appendix B.

SURVEY

313-317 CAMINO ALIRE | SANTA FE, NM 87501



For more information please contact:
JAMES F. WHEELER, CCIM
 james@gotspacusa.com
 505 470 8081

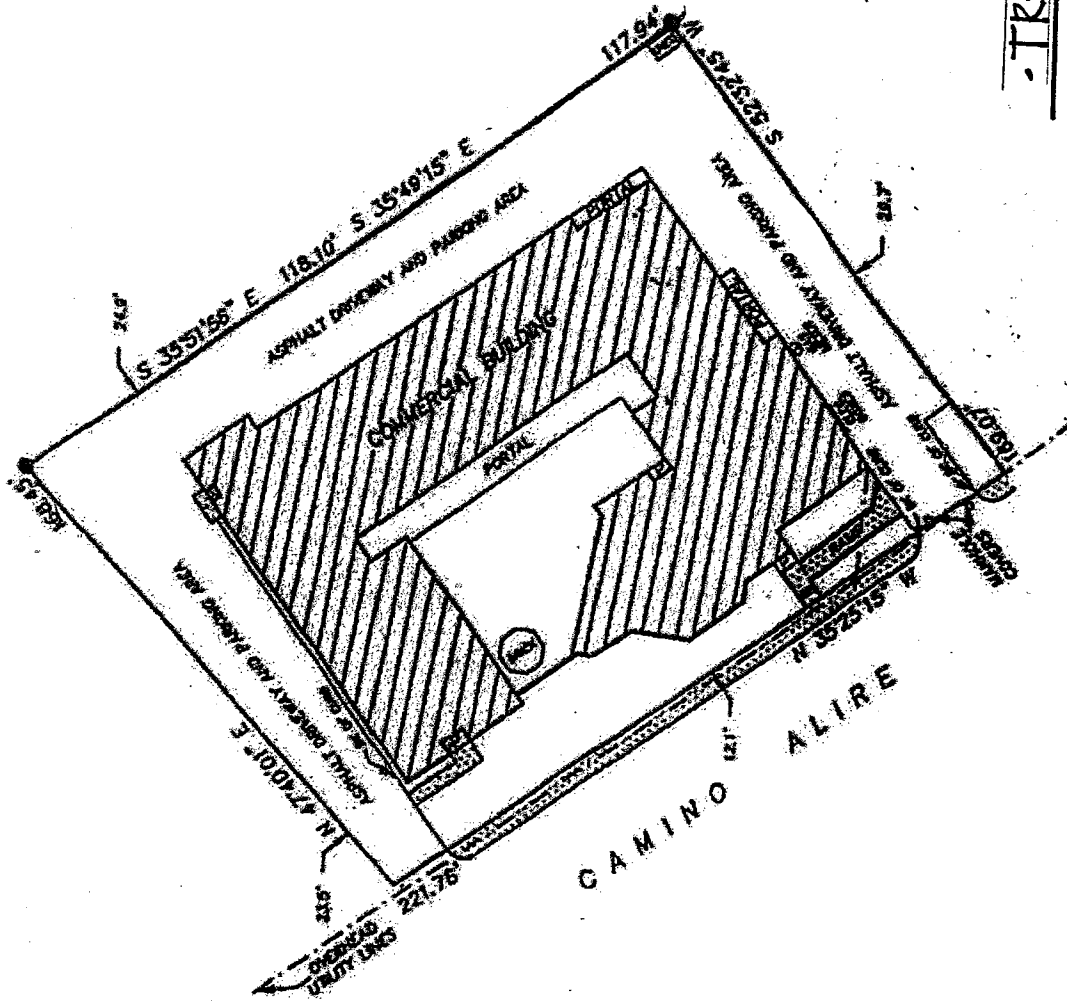
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 www.gotspacusa.com

505.988.8081

N Maestas Ward
 Commercial Real Estate Services Worldwide

SITE PLAN

313-317 CAMINO ALIRE I SANTA FE, NM 87501



TRACT B.

For more information please contact:

JAMES F. WHEELER, CCIM

james@gotSPACEUSA.com

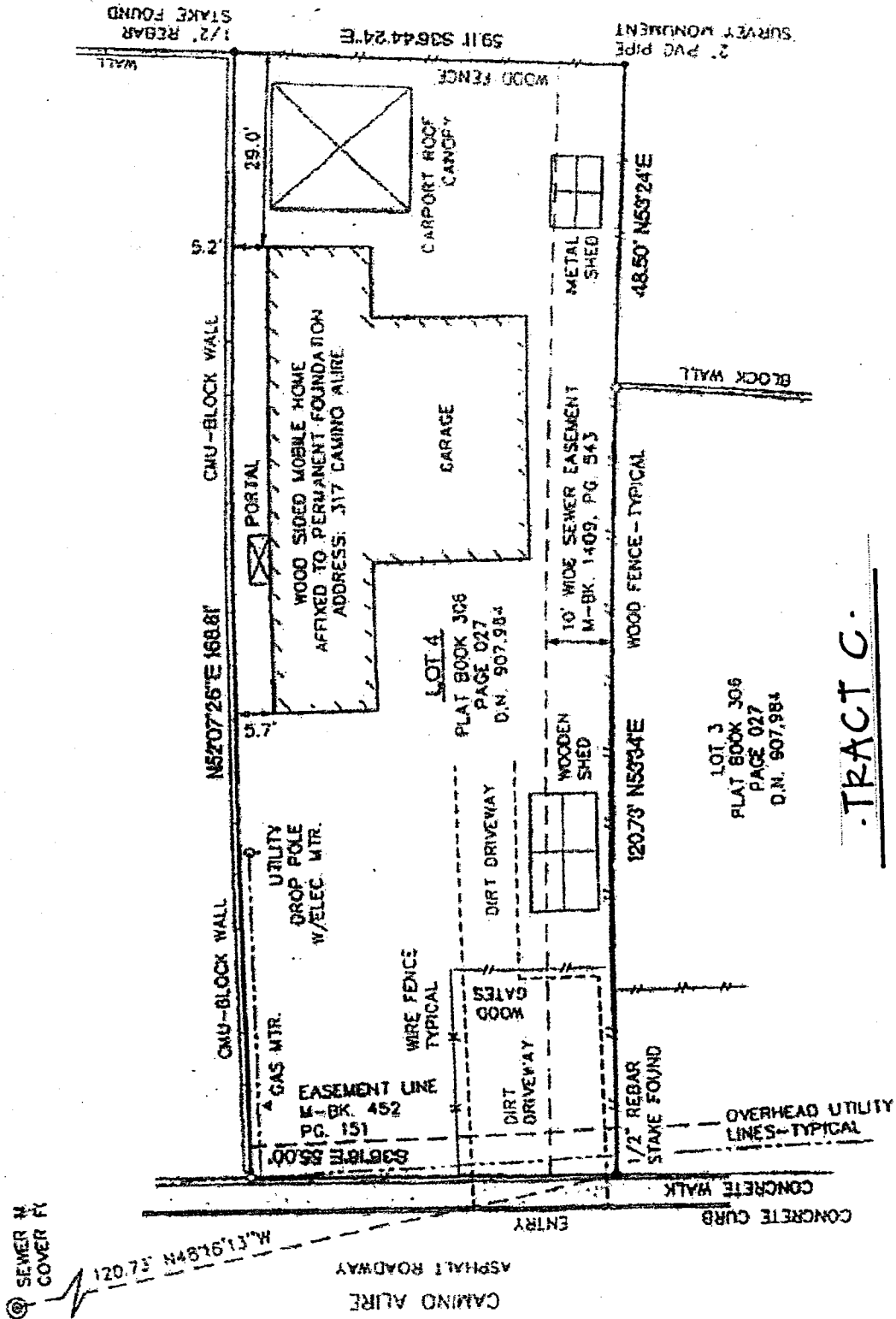
505 470 8081

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PLAT



N Maestas & Ward

C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and *business* offices; medical and dental offices or clinics; *personal care facilities for the elderly*; and *hospitals*, laboratories, *pharmacies* and related complementary *businesses* that provide sales or service of office equipment, medical and dental supplies and office supplies. This district serves as a transitional buffer between more intense commercial use districts and *residential* districts.

Permitted Uses

1. Adult day care
2. Arts & crafts schools
3. Arts & crafts studios, galleries & shops,
4. Banks, credits unions (no drive-through)
5. Banks, credits unions (with drive-through) ☼
6. Barber shops & beauty salons
7. Boarding, dormitory, monastery
8. Clubs & lodges (private) ☼
9. Colleges & universities (non-residential)
10. Continuing care community
11. Correctional group residential care facility ☼
12. Dance studios
13. Daycare; preschool for infants & children (6 or fewer) Small
14. Daycare; preschool for infants & children (more than 6) Large
15. Dwelling; multiple family
16. Dwelling; single family
17. Electrical distribution facilities
18. Electrical substation
19. Electrical switching station
20. Electrical transmission lines
21. Fire stations
22. Foster homes licensed by the State
23. Funeral homes or mortuaries
24. Group residential care facility
25. Group residential care facility (limited)
26. Kennels ☼
27. Manufactured homes
28. Medical & dental offices & clinics
29. Museums
30. Neighborhood & community centers (including youth & senior centers)
31. Nursing, extended care, convalescent, & recovery facilities
32. Offices; business & professional (no medical, dental, financial services)
33. Personal care facilities for the elderly
34. Pharmacies or apothecary shops
35. Photographers studios
36. Police stations
37. Police substations (6 or fewer staff)
38. Preschool, daycare for infants & children – Small
39. Preschool, daycare for infants & children – Large
40. Public parks, playgrounds, playfields

41. Religious assembly (all)
42. Religious educational & charitable institutions (no schools or assembly uses) ☼
43. Rental, short term
44. Restaurant; fast service, take out (no drive through or drive up, no alcohol sales, not to exceed 1,000 Square Feet)
45. Schools; Elementary & secondary (public & private) ☼
46. Schools; vocational or trade, non-industrial
47. Tailoring & dressmaking shops
48. Veterinary establishments, pet grooming ☼

☼ Requires a **Special Use Permit** if located within 200 feet of residentially zoned property.

Special Use Permit

The following uses may be conditionally permitted in C-1 districts subject to a Special Use Permit:

1. Cemeteries, mausoleums & columbaria
2. Colleges & universities (residential)
3. Grocery stores (neighborhood)
4. Hospitals
5. Laundromats (neighborhood)
6. Mobile home; permanent installation
7. Sheltered care facilities
8. Utilities (all, including natural gas regulation station, telephone exchange, water or sewage pumping station, water storage facility)

Accessory Uses

The following accessory uses are permitted in C-1 districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Residential use ancillary to an approved use
11. Utility sheds (within the rear yard only)

Dimensional Standards

Minimum district size

- Single family dwelling: 3,000 square feet (may be reduced to 2,000 square feet if common open space is provided).
- Multiple family dwelling: as required to comply with gross density factor.

Updated June 12, 2013

Maximum height: 36'

Minimum setbacks:

Non-residential uses: Street 10; side 5, rear 10

Residential uses: Street 7; side 5 (10 on upper stories); rear 15 or 20% of the average depth dimension of lot, whichever is less

Max lot cover:

Non-residential uses: 60

Residential uses: 40

Open Space Requirements:

Single-Family Where the *lot* size is between two thousand (2,000) and four thousand (4,000) square feet, qualifying *common open space* is required in an amount such that the sum of the square footage of the *lots* in the *development* plus the sum of the square footage for *common open space*, all divided by the number of single *family lots*, equals no less than four thousand (4,000) square feet.

Multiple-Family Qualifying *common open space* is required at a minimum of two hundred fifty (250) square feet per unit.

Non Residential The minimum dimension for *nonresidential open space* shall be 10 feet and cover a minimum of 300 square feet, unless the area is a component of interior parking *landscape* and meets the requirements for *open space* credits for *water harvesting* described in 14-7.5(D)(6).

The percentage of *required open space* shall be calculated on the basis of total *lot* area, and shall be no less than 25% unless the conditions described in 14-7.5(D)(6) are met; then the *required open space* may be reduced by a maximum of 10% of the total *lot* size.

memorized, except for the residential, and since this isn't residential I couldn't tell you. But there will be significant impact fees for this project."

Commissioner Harris said, "Since Homewise operates under a not for profit umbrella, but they do have a for profit subsidiary, I just wanted to make sure that they would be asked to pay the same level of fees that a for-profit company would."

Mr. O'Reilly said, "There is no waiver of impact fees under the Code for non-profit or for-profit status. The only thing you can receive a waiver of impact fees for is the construction of an affordable residential dwelling unit."

Ms. Jenkins said, "I pulled it up, so I have a figure."

Commissioner Harris said he would like to hear that.

Ms. Jenkins said, "Office use is about \$2,600 per 1,000 sq. ft., so there's 20,000 sq. ft., so it's going to be about \$52,000 in impact fees at building permit."

VOTE: The motion was approved on a voice vote, with Commissioners Bemis, Harris, Lindell, Ortiz, Padilla and Villarreal voting in favor of the motion and Commissioner Pava voting against [6-1].

4. **CASE #2013-130. 313-317 CAMINO ALIRE (DESERT ACADEMY) GENERAL PLAN AMENDMENT. DAVID SCHUTZ, AGENT FOR DESERT ACADEMY, REQUESTS APPROVAL OF A GENERAL PLAN FUTURE LAND USE MAP AMENDMENT TO CHANGE THE DESIGNATION OF 1.38± ACRES OF LAND FROM RESIDENTIAL LOW DENSITY (3-7 DWELLING UNITS PER ACRE) TO OFFICE. THE PROPERTY IS THE FORMER SITE OF DESERT ACADEMY. (DONNA WYNANT, CASE MANAGER)**

Items F(4) and F(5) were combined for purposes of presentation, public hearing and discussion but were voted upon separately.

A Memorandum dated January 24, 2014 for the February 6, 2014 meeting, with attachments, to the Planning Commission from Donny Wynant, Senior Planner, Current Planning Division, regarding Case #2013-130, 313-317 Camino Alire General Plan Amendment, and Case #2013-131, 313-317 Camino Alire Rezoning, is incorporated herewith to these minutes as Exhibit "7."

The staff report was presented by Donna Wynant. Please see Exhibit "7 for specifics of this presentation.

Public Hearing

Presentation by the Applicant

David Schutz, Agent for the Applicant, was sworn. Mr. Schutz introduced, James Wheeler, Commercial Properties, Inc., Morrie Walker, Traffic Engineer, and from the Desert Academy: Terry Passalacqua, Head of Desert Academy, Lesley Livingston, Executive Director of Operations, Judd Osborn, Finance Director, Monica Scarborough, Board member and parent, Kim Mottola, Board member and parent, as well as Haley Scarborough student at Desert Academy. He said Ms. Wynant did a very thorough job of presenting their case, commenting his presentation will be brief. The Staff Memo very accurately summarizes what they propose and request: Designating this property from R-5 to C-1, office and related commercial activities.

Mr. Schutz said the C-1 classification is light commercial use, as opposed to C-2 which is a more intense and heavier use. He said, "Over the years, generally speaking, C-1 activities have always been approved and allowed in residential districts and neighborhoods, provided that they have a minimal impact on the surrounding neighborhood, and no traffic impacts, impacts on the school system and so forth. Those have been approved by this Commission and the Governing Body over the years."

David Schutz demonstrated the subject site using an enlarged drawing. He said, "So this is the subject property right 'here.' It's 3 lots. Immediately adjacent to the north is zoned C-1 and then a couple of residences 'here,' and then there's another C-1 at 'this' corner, there's another C-1 zoning 'here.' 'This' is the National Dance Institute. 'This is Alameda Middle School, 'this' is a football field. 'Here's' Payne's Nursery and 'this' is Adobe Realty." Now Payne's Nursery as you know, has been there for a long long time and they're grandfathered in. 'This' is a recent, I think, home occupation. 'These' are fairly recent C-1s. I say recent, several years ago."

Mr. Schutz continued, "As we state in our application, if this request is approved, the prior non-residential uses will have been recognized by the City. The property has been used non-residentially for more than 50 years, beginning in 1962 with the Granada Hills Nursing Home, and subsequent to that, it was the Pinon Hills Facility, and then Desert Academy came in thereafter. We believe and submit that this is a very efficient transition from what it was recently, a school, to C-1 office and related commercial uses."

Mr. Schutz continued, "I would like to reiterate two important points. One in the ENN meeting we had on August 22nd there were over 120 certified letters going to every property owner and/or resident and/or tenant within 300 feet. We had two folks show up to that meeting at B.F. Young Community Center and both of those were immediately adjacent property owners. I thought they would be here tonight, they're not because of the weather, and they're supportive. And they've told me I could say that to the Commission, they're not opposed."

Mr. Schutz continued, "And the other important point I want to make is in regard to the traffic analysis that was done by Mr. Walker, and I believe Mr. Romero, the Traffic Engineer, concurs with his conclusion that the existing street network is capable of handling any proposed traffic resulting from the proposed use. I'd like to ask Mr. Wheeler to get up, briefly, to discuss with you the underlying rationale for this request, and why it's important for Desert Academy. And then we'll stand for any questions."

James Wheeler, Commercial Properties, Real Estate Broker for Desert Academy [previously sworn], said, "The reason this all came about is this property has been on the market about 2½ years now. The school has been moved out of the property for about 1½ years. Probably about 7-8 months ago, I was thinking, actually it was the middle of the night. I'm laying there thinking, what am I going to for Desert Academy. My kids have gone to Desert Academy grade school, but we've got a vacant building. They had a grandfathered use in here, and the grandfathered use has since expired. I did try to sell the property to churches. I did try to sell it for schools, and it wasn't appropriate for younger kids because they need a playground, so it doesn't quite fit in."

Mr. Wheeler continued, "And finally I went to the School and the members and said what we really need to do, if you would consider it, is go for a different zoning, for C-1 zoning, because if I had a C-1 zoning, then this opens it to office, arts and crafts types of things where somebody could have a little studio, and someone else could have another little studio there, things along those lines. But the way it is now, you know, residential type of thing, it's not going to work. You've got an R-5 zoning, you've got a 17,000 sq. ft. building, and so this is a matter of practicality. What can we do so this does not become an eyesore for the neighborhood. And that's it very simply, and I'd like to see if you have any questions or thoughts and I'd like to answer them if there are any."

Speaking to this request

Lucille Kennedy, 1211-B Agua Fria, was sworn. Ms. Kennedy said her house is next door to this property and she is concerned about a couple of things. Ms. Kennedy said, "Did they say, I think they said it would only be one story, and what kinds of offices will it be, and are there going to be any night time restaurants or noise."

The Public Testimony Portion of the Public Hearing Was Closed

Chair Spray asked Mr. Schutz to address the issue about which Ms. Kenney spoke.

Mr. Schutz said, "The answer to the first question, in regarding to the single story, is that there is an existing two-story addition onto it, and it exists as such. We're not proposing any new, additional square footage. The C-1 zoning would not allow for a restaurant."

Chair Spray said, "Then these would all be tenant improvements to the existing structure. Would that be an accurate statement."

Mr. Schutz said, "Interior tenant improvements and landscaping, bicycle racks and those kinds of exterior improvements are being proposed."

Ms. Baer said, "There is one kind of restaurant service that is allowed in a C-1 District, and that is what we call 'fast service take out, no drive through no drive up.' So that would be if you had a little coffee shop. People could come and get coffee and it would be prepared foods."

Chair Spray said then you have to park and walk in.

Ms. Baer said, "Part of the idea of that is if there are offices in a building like this that there could be a small coffee shop that could then provide coffee. And also, Mr. O'Reilly points out, it can't be larger than 1,000 sq. ft. and there are no alcohol sales allowed."

Chair Spray said then that is part of the zoning as well, and Ms. Baer said yes.

Chair Spray said, "So in a C-1, just so we can kind of answer the question there, is like you've got sort of a sandwich shop where people from the offices there would come out, get something at lunch, or come back in and be able to do that, but there's no alcohol that would be involved in that at all."

Ms. Baer said this is correct.

Mr. O'Reilly said, "I just want to remind the Planning Commission that was one of the changes that this Commission worked on and approved when it approved the new Land Development Code in 2012, specifically designed to reduce traffic, so that people working in an office building wouldn't have to leave the site."

Chair Spray said, "The other key element, Mr. Schutz, if I've got it correct is that it is all tenant improvements, at least at this point, except for some of the other amenities with respect to landscape as you mentioned, bicycle racks or other elements that would be part of that as well. Is that what you're proposing."

Mr. Schutz said this is correct.

Commissioner Bemis asked will there be lighting that will be on at night.

Mr. Schutz said, "I believe the building has existing wall mounted lights which are directed down so as not to impact the night sky. There will be no additional lighting proposed for the parking lot. They're wall packs."

Commissioner Padilla said, "Ms. Baer, in looking at the information provided to us, it states very clearly that 'one space per 300 sq. ft. net leasable area is required for business offices.' So the proposal, I guess now a question for the Applicant. We understand that the tenant improvement is limited to business offices, no medical, because medical has a higher ratio for parking requirements. Right now your proposal and your parking count accommodates standards business operations."

Mr. Schutz said, "Correct. And my development plan so notes that this will be for non-medical uses, and it is a footnote on my development plan."

Commissioner Padilla said, "A question for staff, a follow-up is, the applicant is proposing landscape improvements for the site. Is there a trigger as to a dollar amount of improvements, either on the site, in the building, that triggers meeting all the Land Use Code for landscaping."

Ms. Baer said, "There is. It's \$100,000. If you're doing improvements to the tune of \$100,000 or more, that triggers the landscape requirements as well, to the extent that an existing facility can meet those. We always work with people when there is an existing situation and we try and make it better."

Commissioner Padilla said, "So if the overall improvements that are proposed exceed \$100,000, then they will be required to meet all the landscape requirements for this development."

Ms. Baer said this is correct.

Commissioner Padilla asked, "And the applicant is aware of that."

Mr. Schutz said, "Yes. And we agree and concur with all staff conditions."

Commissioner Pava said, "This is a question for the Applicant. In the time this has been on the market, have you done studies on the feasibility of, were it to remain residentially zoned, redeveloping the property for the density that would be permitted on this site. In this area, there are a variety of housing types. This is typical of Barrio la Canada. There are a lot of town homes, for example, fee simple town homes. Very close by here. This 1.38 acre parcel with the R-5 seems to be able to accommodate maybe 5, maybe 6 town homes, for example or patio homes. Was any *pro forma* done, any study done as to the feasibility of redeveloping the parcel, since the future land use map shows it as residential. I'm just curious. For 40 years, yes, it's been institutional uses, for however long Payne's Nursery has been there which is a non-conforming use and is not a commercial use, commercially zoned. So I'm questioning if studies have been done about the feasibility of redevelopment in an area like this that's rather close to the Plaza, on the River Trail, and so on and so forth."

Mr. Wheeler said, "I think that's a very good question. And very simply, if you scraped the buildings, you would have an R-5 zoning, which means you might get 7 homes, and it's just an unfeasible way to do things. In other words, you don't have to do a study, it's not going to work. R-5 won't work. So you take the building the way it is now, and before it was a nursing home, and then it was the behavioral care for the other entity. So you have these series of offices or rooms that are probably 100 or 150 sq. ft. So then you say, okay, how would you divide this up. And by the time you're done, it just becomes economically unfeasible, so no study was done, but just based on my experience in the commercial real estate business And I used to specialize in residential real estate years ago, and it won't work. And I've had people looking at properties for assisted living, elder care, etc. They want a naked piece of ground. They want it fresh, ready to go. Does that answer your question, sir."

Commissioner Pava said, "It does. As a resident in Barrio la Canada, I'm aware of what property values are and I would maybe dispute what you're saying."

MOTION: Commissioner Padilla moved, seconded by Commissioner Harris, to recommend to the Governing Body, the approval of Case #2013-130, 313-317 Camino Alire (Desert Academy) General Plan Amendment, with all conditions of approval as recommended by staff.

VOTE: The motion was approved on a voice vote, with Commissioners Bemis, Harris, Lindell, Ortiz, Padilla and Villarreal voting in favor of the motion and Commissioner Pava voting against [6-1].

5. **CASE 2013-131. 313-317 CAMINO ALIRE (DESERT ACADEMY) REZONING. DAVID SCHUTZ, AGENT FOR DESERT ACADEMY, REQUESTS REZONING OF 1.38± ACRES OF LAND FROM 4-5 (RESIDENTIAL, 5 DWELLING UNITS PER ACRE) TO C-1 (OFFICE AND RELATED COMMERCIAL). THE PROPERTY IS THE FORMER SITE OF DESERT ACADEMY. (DONNA WYNANT, CASE MANAGER.**

MOTION: Commissioner Padilla moved, seconded by Commissioner Bemis, to recommend to the Governing Body the approval of Case #2013-131, 313-317 Camino Alire (Desert Academy) Rezoning, with all conditions of approval as recommended by staff.

VOTE: The motion was approved on a voice vote, with Commissioners Bemis, Harris, Lindell, Ortiz, Padilla and Villarreal voting in favor of the motion and Commissioner Pava voting against [6-1].

G. STAFF COMMUNICATIONS

Ms. Baer said the next meeting of the Commission will be on March 13, 2014, noting the date is being deferred because the Chambers will be unavailable because they will be canvassing the election returns.

Ms. Baer wished Commissioner Lindell a premature congratulations, whom we expect will not be here for the next meeting. She said it has been a pleasure and honor to work with her and wished her good luck.

Chair Spray echoed her remarks, commenting Commissioner Lindell has done sterling work for this Commission for more than 7 years. There was a round of applause from the members of the Commission for Commissioner Lindell.

Ms. Baer introduced Zach Thomas, the new Senior Planner, who comes to Santa Fe from Chico, California.

Mr. Thomas said although he is new to Santa Fe, his wife, Nicole Ramirez, is from Santa Fe. He has worked throughout California, noting Chico is similar in size and demographics to Santa Fe. He said it is wonderful to be here and he is very excited about this opportunity and looks forward to working with everyone.



Case #2013-130. 313-317 Camino Alire General Plan Amendment. David Schutz, agent for Desert Academy, requests approval of a General Plan Future Land Use map amendment to change the designation of 1.38± acres of land from Residential Low Density (3-7 dwelling units per acre) to Office Use. The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street. (Donna Wynant, Case Manager)

Exhibit "15"

Good Evening Mayor Gonzales and City Councilors

You should have before you an 11" x 17" enlarged version of the site plan and landscape plan for the proposed development (which is actually pages 55 & 56 in your report). This should be easier for you to read.

Case #2013-130. 311-317 Camino Alire General Plan Amendment. David Schutz, agent for Desert Academy, requests approval of a General Plan Future Land Use map amendment to change the designation of 1.38+ acres of land from Residential Low Density (3-7 dwelling units per acre) to Office Use. The property is the former Desert Academy campus, and is located on the east side of Camino Alire between Agua Fria and Alto Street.

And the second case is:

Case #2013-131. for the Rezoning of the property from R-5 (Residential, 5 dwelling units per acre) to C-1 (Office and Related Commercial).

Please note that the two Cases #2013-130 and #2013-131 are combined for purposes of staff report and public hearing.

(Aerial Map) The property consists of 3 parcels as listed on page 2 of your memo. 311, 313 and 317 Camino Alire: 311 includes a Casita. 313 is the middle property that includes the main building and 317 is the southernmost property that is a gravel parking lot which includes a storage building which will be removed. If the City Council approves the General Plan Amendment and Rezoning, the Applicant intends to apply for a Lot Consolidation of the three parcels and then submit for construction permits to remodel the existing building to accommodate the proposed office use of the property.

(FLU Map) Surrounding development is fairly mixed in terms of land use. There are several community and educational types of facilities in the area including the Aspen Community Magnet School to the east, the Dance Barns and the Gonzales Senior Center on Alto Street. Paynes Nursery is located further to the northwest, along with residential development to the south and to the west across Camino Alire.

(Zoning Map) The area immediately surrounding the site is predominantly zoned R-5 with the exception of the property to the north which is zoned C-1 (Office and Related Commercial). This zoning request to C-1 is therefore an expansion of the adjacent C-1 zoning district.

(Landscape Plan) The property was originally built as the Piñon Hills Hospital, a psychiatric hospital, in 1984. Desert Academy was then approved as a private secondary junior and senior high school in 2000 for up to 150 students. Their site also included 311 and 317 Camino Alire for additional office and parking space. The school vacated the property two years ago and moved to their new campus on Old Santa Fe Trail, outside City limits and they now desire to sell the property. The applicant requests C-1 zoning to allow for the renovation of the building for office use. It's important to note that any use of the building and casita will be limited by the number of parking spaces on-site, which as shown on the site plan is 43 spaces. All conditions of approval from the Development Review Team will be addressed at the time of construction permit application.

Two adjacent property owners attended the ENN and asked questions but did not express opposition to the proposal.

The Planning Commission found that the application meets all code criteria for a General Plan Amendment and Rezoning and therefore recommends **APPROVAL OF BOTH CASES WITH CONDITIONS** to the Governing Body.

Two motions will be required in this case, one for the General Plan Amendment and another for the Rezoning. With that, I'll stand for questions. Thank you.

311-317 Camino Alire- Aerial

Geographic Information System
City of Santa Fe



Legend

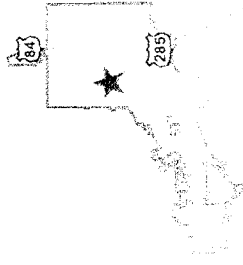
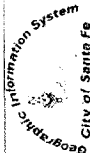
- City Limits
- Parcels
- Airport Clear Zones
- Other Roads and Streets
- 2011 Aerial Photography - 1 foot resolution

Scale: 1:2,778



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311-317 Camino Alire- Aerial



Legend

City Limits

Parcels

Airport Clear Zones

Other Roads and Streets

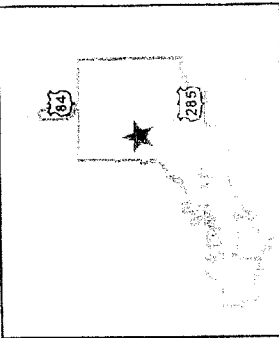
2011 Aerial Photography - 1 foot resolution



Scale: 1:1,286

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Future Land Use Map



Legend

- Future Land Use**
- Mountain/Corridor (1 dwelling per 10+ acres)
 - Very Low Density (1-3 dwellings per acre)
 - Low Density (3-7 dwellings per acre)
 - Moderate Density (7-9 dwellings per acre)
 - Medium Density (7-12 dwellings per acre)
 - High Density (12-29 dwellings per acre)
 - Regional Commercial
 - Community Commercial
 - Neighborhood Center
 - Transitional Mixed Use
 - Business Park
 - Office
 - Industrial
 - Public/Institutional
 - Open Space
 - Parks

Scale: 1:4,478

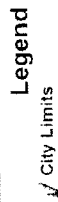


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Geographic Information System
City of Santa Fe



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City Limits

Airport Clear Zones

RR Rural Residential

R1, (PUB) Single - Family 1du/ac.	
R2, (DT1), (PUD), (AC) Single - Family 2du/ac	
R3, (PUD) Single - Family 3du/ac	
R4 Single - Family 4du/ac	
R5, (DT1), (PUD), (AC), R6 Single - Family 5.5du/ac	
R7, (I), (PUD), R8 Single - Family 7-8du/ac	
RC5, RC5AC Compound 5du/ac	
RC8, RC8AC Compound 8du/ac	
R10, (PUD) Multiple - Family 10du/ac	
R12, (PUD) Multiple - Family 12du/ac	
R21, (PUD) Multiple - Family 21du/ac	
R29, (PUD), (AC) Multiple - Family 29du/ac	
RAC Residential Arts & Crafts	
MHP Mobile Home Park	
C1, (PUD) Office and Related Commercial	



Scale: 1:9,594