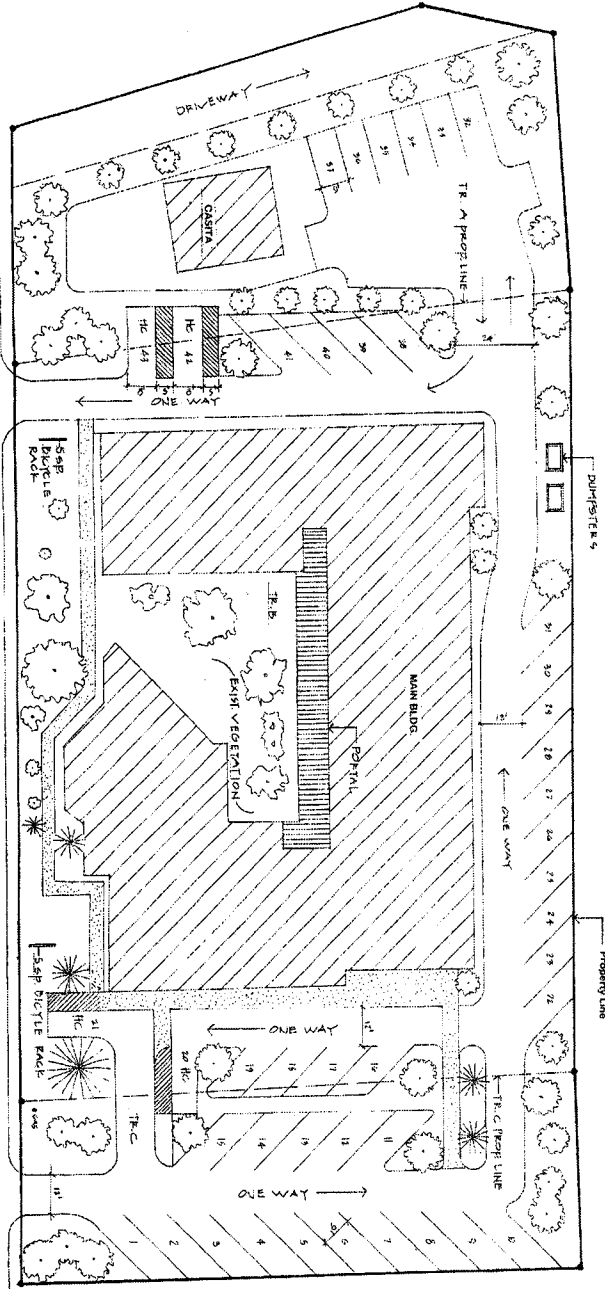


1133 # 43344



Camino Alfre

SITE DATA

Lot Areas	
Tract A-	32 Ac.
Tract B-	84 Ac.
Tract C-	22 Ac.
Total-	1,38 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 1,38 Ac = 21 Ac.
Provided-	25 Ac.

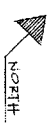
* For non-medical uses.

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.

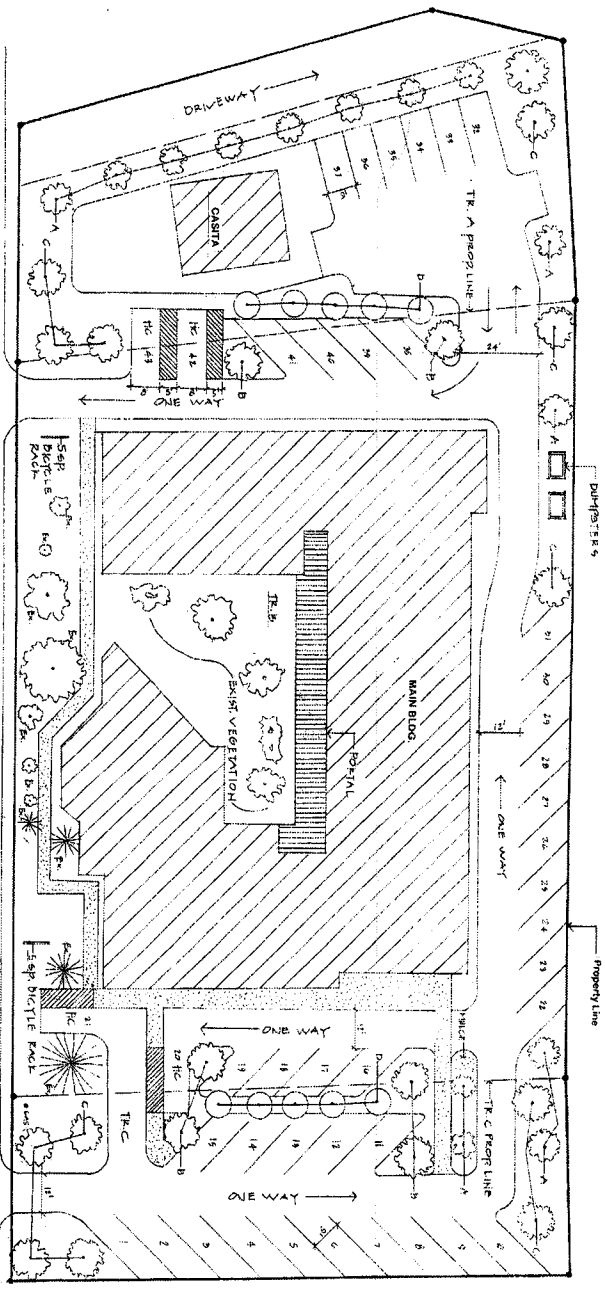
SITE DEVELOPMENT PLAN

DESERT ACADEMY PROPERTY



Scale: 1" = 10' ± 12-16-13"

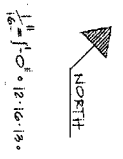
SHEET 1 of 2



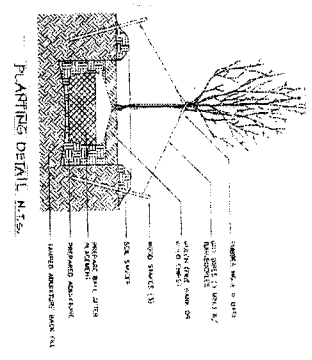
PLANT LEGEND

LET QUANTITY	PLANTED SIZE	COMMON NAME	BOTANICAL NAME
A	6'	NEW YEX PRIVET	FORESTIERIA NEGONDIANA
B	11'	ASPT	FRAXINUS VAR.
C	14'	HTN HYDRONNY	CELECOCAEPIUS MONYANUS
D	10'	RUSSIAN SAGE	PERNSISLY ATRIFLUDI PALM

LANDSCAPING PLAN
DESERT ACADEMY PROPERTY



SHEET
2 of 2



NOTES

- ALL PLANTING SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE CONTRACT.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PHOENIX PLANTING SPECIFICATIONS.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PHOENIX PLANTING SPECIFICATIONS.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PHOENIX PLANTING SPECIFICATIONS.

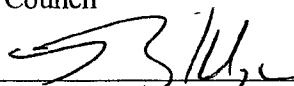
City of Santa Fe, New Mexico

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,

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.

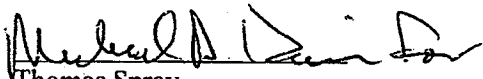
The Rezoning

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:

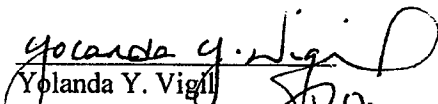
1. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the Plan amendment, subject to the Conditions.
2. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission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

1 CITY OF SANTA FE, NEW MEXICO

2 RESOLUTION NO. 2014-__

3 INTRODUCED BY:

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10 A RESOLUTION

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

16
17 WHEREAS, the agent for the owner of the subject property has submitted an application
18 to amend the General Plan Future Land Use Map designation of the property from Low Density
19 Residential (3-7 dwelling units per acre) to Office;

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

22 WHEREAS, the Governing Body has held a public hearing on the proposed amendment,
23 reviewed the staff report and the recommendation of the Planning Commission and the evidence
24 obtained at the public hearing, and has determined that the proposed amendment to the General
25 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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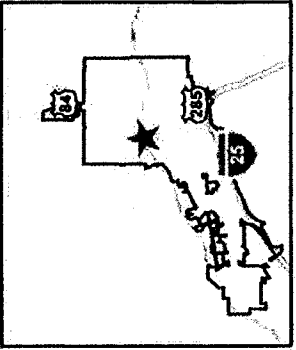
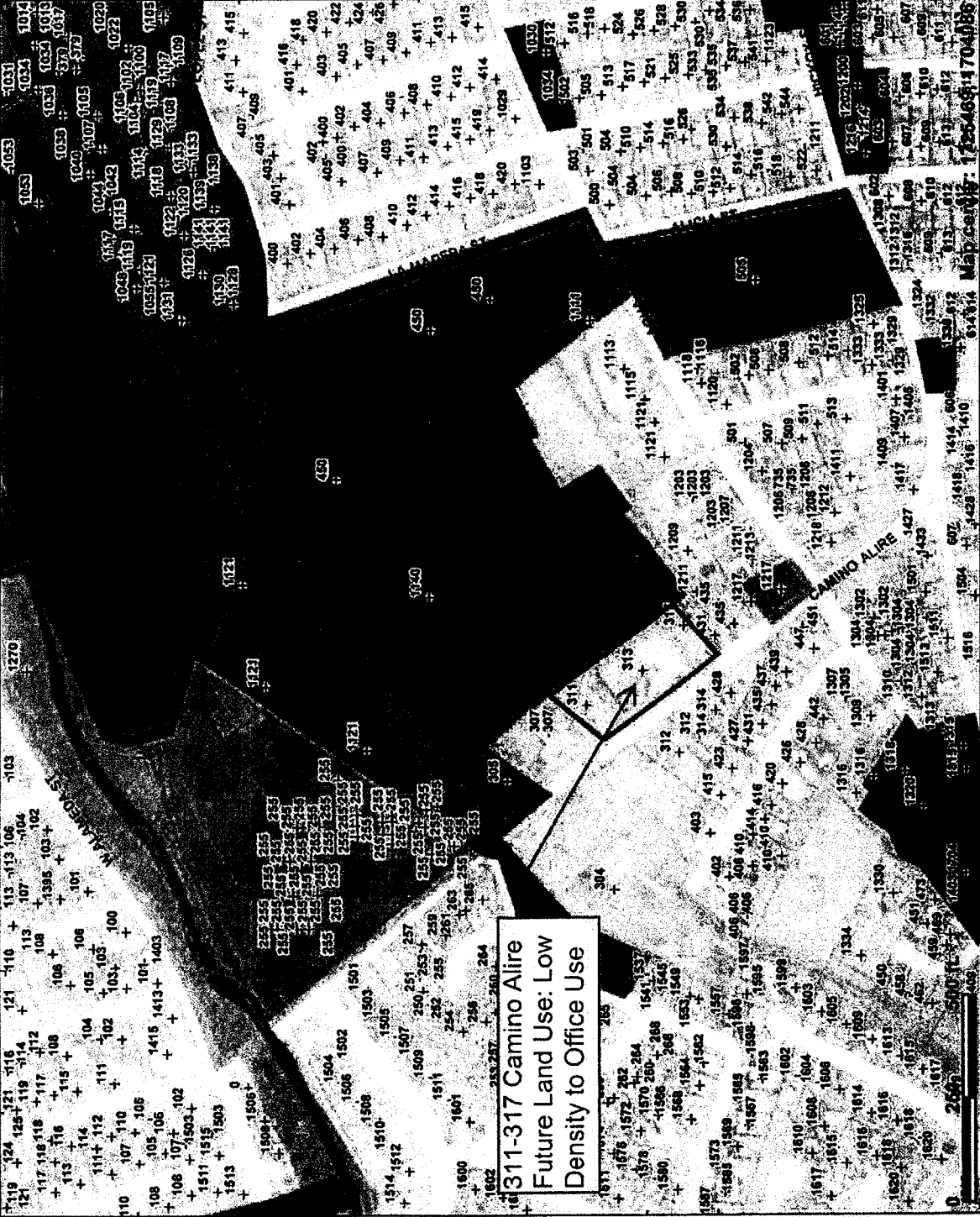
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APPROVED AS TO FORM:

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
<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
<p>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.</p>	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
<p>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.</p>	Solid Waste	Randall Marco

EXHIBIT *B*

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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:**

11 
12 _____

13 **KELLEY BRENNAN, INTERIM CITY ATTORNEY**

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