

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2015-29

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4
5 AN ORDINANCE

6 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE; CHANGING
7 THE ZONING CLASSIFICATION FROM R-5 (RESIDENTIAL, 5 DWELLING UNITS PER
8 ACRE) TO R-7 (RESIDENTIAL, 7 DWELLING UNITS PER ACRE); APPROVING A
9 PRELIMINARY DEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE
10 WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 4.25± ACRES
11 LOCATED AT 2180 AND 2184 WEST ALAMEDA (“RIVER TRAIL LOFTS” REZONING
12 CASE NO. 2015-46).

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

15 Section 1. The following real property (the “Property”) located within the municipal
16 boundaries of the city of Santa Fe, is restricted to and classified R-7 (Residential, 7 dwelling units per
17 acre):

18 A parcel of land comprising 4.25± acres located at 2180 and 2184 West Alameda
19 and more fully described in EXHIBIT A attached hereto and incorporated by reference,
20 located in Section 27, T17N, R9E, N.M.P.M., Santa Fe County, New Mexico.

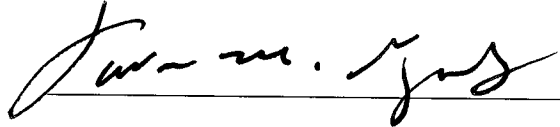
21 Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No.
22 2001-27 is amended to conform to the changes in zoning classifications for the Property set forth in
23 Section 1 of this Ordinance.

24 Section 3. This rezoning action and any future development plan for the Property is
25 approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B and

1 incorporated herein summarizing the City of Santa Fe staff technical memoranda and conditions
2 recommended by the Governing Body on August 12, 2015.

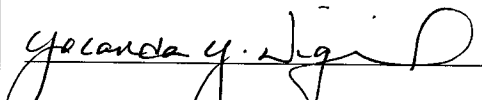
3 **Section 4.** This Ordinance shall be published one time by title and general summary and
4 shall become effective five days after publication.

5 PASSED, APPROVED and ADOPTED this 12th day of August, 2015.

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8 JAVIER M. GONZALES, MAYOR

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10 ATTEST:

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12 
13 YOLANDA Y. VIGIL, CITY CLERK

14 APPROVED AS TO FORM:

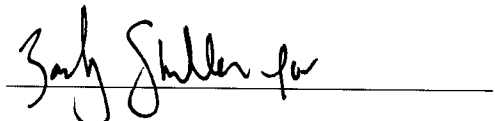
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16 
17 KELLEY A. BRENNAN, CITY ATTORNEY

EXHIBIT A:
for Ordinance No. 2015-29

**Legal Description of the
River Trail Lofts project site**

**Comprised of Tract A and Tract B as described below and
in the attached warranty deeds and subdivision plats.**

Tract A: 2184 Rufina Street

Tract "A" as delineated on that certain plat prepared by George Rivera, Registered Land Surveyor, from surveys completed in the field on May 9, 1966 entitled "La Era Subdivision, Ward No. 4, Santa Fe, N.M.," and bearing said surveyor's identification No. C-56 G.R.L.S. which said plat was filed for record on May 27, 1966, as Document No. 293,011 in Plat Book 14, Page 42, Real Property Records of Santa Fe County, New Mexico.

Tract B: 2180 Rufina Street

Tract "B" as delineated on that certain plat prepared by George Rivera, Registered Land Surveyor, from surveys completed in the field on May 9, 1966 entitled "La Era Subdivision, Ward No. 4, Santa Fe, N.M.," and bearing said surveyor's identification No. C-56 G.R.L.S. which said plat was filed for record in the Office of the County Clerk of Santa Fe County on May 27, 1966, as Document No. 293,011 in Plat Book 14, Page 42.

EXHIBIT B

**River Trail Lofts
(Case #2015-46)
2180 and 2184 West Alameda Rezoning with a Development Plan
Ordinance #2015-29**

DRT Conditions of Approval	Department	Staff
<p>Traffic Engineering Division stated several conditions of approval in the attached memo based on the Traffic Impact Report:</p> <p>The Developer shall make the following changes to the Lot Consolidation plat prior to recordation:</p> <ul style="list-style-type: none">• Grant public sidewalk easements for those portions of the 5' wide concrete sidewalk near West Alameda Street where the alignment of said sidewalk leaves the Right-of-Way (ROW) and continues through the subject properties of the River Trail Lofts.• Grant pedestrian access easement(s) from the River Trail Lofts to Santa Fe River Road that abuts the property to the East and to the River Trail on the south end of the property.• Grant Pedestrian access for the internal north-south, 4" thick concrete sidewalk so that it is ADA compliant and connects to the River Trail to the south of the property. <p>(See attached Traffic Engineering memo for more detailed comments regarding required revisions to civil and construction details on the applicant's plan sheets.)</p> <ul style="list-style-type: none">• It appears that Santa Fe River Road was stubbed out at the property line for this project with the intention for it to connect. Why does this project not have a roadway connection with Santa Fe River Road?• This size of project should provide a connection to the River Trail which exists along its south boundary.• Include internal pedestrian pathways, sidewalks or pedestrian connections to the existing neighborhood to its east.• The proposed development requires a water main extension to connect a water main on Santa Fe River Road to a main on a private street off of Alameda St. Each dwelling unit must either be separately metered or sub-metered with a master meter.	Traffic Engineering/Public Works	John Romero (per Sandra Kassens)
	MPO	Keith Wilson
	Water	Dec Beingsessner

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DRT Conditions of Approval	Department	Staff
<ul style="list-style-type: none">• An Agreement to construct and dedicate will be required to connect the existing mains through the subject lot. The water division has discussed the main extension concept with the developer. An approved water plan will be required for the agreement to construct and dedicate the new main.• Fire service requirements will have to be determined by the Fire Department prior to development.		
<p>Prior to any new construction or remodel shall comply with the current code adopted by the governing body.</p> <ul style="list-style-type: none">• All Fire Department access shall be no greater than a 10% grade throughout.• Fire Department Access shall not be less than 20 feet width.• Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided.• Fire Department shall have 150 feet distance to any portion of the building on any new construction.• Shall have water supply that meets fire flow requirements as per IFC	Fire Marshal	Reynaldo Gonzales

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**River Trail Lofts
(Case #2015-46)
2180 and 2184 West Alameda Rezoning with a Development Plan
Ordinance #2015-29**

DRT Conditions of Approval	Department	Staff
<p>The following notes shall be added to the plat for the final development plan as a condition of approval:</p> <ul style="list-style-type: none">• No fences, walls, or other obstructions shall be placed or constructed across or within public sanitary sewer or utility easements.• Wastewater Utility Expansion Charges for each lot shall be due to the City of Santa Fe at time of building permit application.• Add a note that the development is served by a private on-site sewer collection system <p>The following are conditions of approval:</p> <ul style="list-style-type: none">• Show the existing sewer line and sewer easement on the grading/drainage plan and the landscape plan• Indicate on sheet C-3 in the title block that the on-site sewer system is private.• No trees are allowed within the sewer easement as shown on the landscape plan set.• It appears some of the proposed buildings/foundations and drainage ponds are encroaching into the existing sewer easement which is not allowed.• It is not clear how access to the existing sewer manhole within the site will be provided.• It appears the proposed six (6) inch private sewer line can connect to the existing public manhole without the addition of two (2) new public manholes. Please verify.	Wastewater	Stan Holland
<ul style="list-style-type: none">• Prior to recording, Development Plan must contain vicinity map and all items listed in Article 14-3.8(C)(1).• Consolidation Plat must be recorded prior to or simultaneous with approved Development Plan.	Land Use Engineer	RB Zaxus

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Ordinance #2015-29**

DRT Conditions of Approval	Department	Staff
<ul style="list-style-type: none"> • Provide Landscape Plan as per Article 14-8.4 “Landscape and Site Design” • Show compliance with Article 14-8.4 (F)(2)(e) which states “stormwater detention ponds and retention ponds shall be planted with appropriate trees, shrubs and grasses ,with a minimum of one tree and three shrubs per five hundred (500) square feet of required ponding area. Plants located in the bottom third of the detention pond or retention pond must be adaptable to periods of submersion and may require replacement during periodic maintenance to remove silt”. • Provide analysis of how many trees and shrubs are required and how many are actually provided for all open space, detention ponds, and streets. • Provide details on proposed plant species. This shall include icons, species, size and caliper. . • Show compliance with Street Tree Standards. Trees shall be planted in a 5 foot planter strip located between the curb and sidewalk. Each tree shall be space between 25 and 35 feet. 	Landscape Review	Noah Berke
<p>There are over 18 units so it does not qualify for service in 90 gallon containers. There should be a space designated for dumpster service.</p>	Solid Waste	Eric Lucero
<p>Per the Governing Body approval on August 12, 2015: The six (6) affordable dwelling units to be constructed on the Property be offered for sale to eligible buyers rather than rented.</p>	LUD Case Manager	Donna Wynant

City of Santa Fe, New Mexico

memo

DATE: May 19, 2015
TO: Donna Wynant, Land Use Division
VIA: John J. Romero, Traffic Engineering Division Director *JR*
FROM: Sandra Kassens, Engineer Assistant *SMK*
SUBJECT: River Trail Lofts, 2180 and 2184 West Alameda –Rezoning, (Case#2015-46.)

ISSUE:

Sommer, Karnes & Associates, agent for Alameda Lofts Investments, LLC requests rezoning of 4.25 acres from R-5 (Residential, 5 dwelling units per acre) to R-7 (Residential, 7 dwelling units per acre). The application includes a Development Plan for 32 dwelling units. The property is located at 2180 and 2184 West Alameda Street.

RECOMMENDED ACTION:

Review comments are based on submittals received on April 29, 2015. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:

1. Traffic Engineering Division review of the Traffic Impact Study (TIS) for River Trail Lofts, by Morey Walker & Associates Engineering, Inc. dated April 24, 2015, (received on April 29, 2015):
 - The Traffic Impact Study (Report) for this proposed rezoning demonstrates that all three legs of the intersection of West Alameda Street with Calle Nopal currently operate at satisfactory levels of service with acceptable control delays, and will continue to do so in the 2018 build year with the addition of the trips generated by the River Trail Lofts. It also shows that the entrance from this development onto West Alameda Street will operate at satisfactory levels.
 - The Engineer Consultant modeled the intersection of West Alameda and Calle Nopal for the existing geometry, that is, an All-Way Stop Control (3-legs); and for a Single Stop Sign on for the southbound Calle Nopal. The All-Way stop control results in traffic backing up during the morning peak hour past the proposed entrance to the River Trail Lofts in the eastbound direction due to the stop sign on Alameda Street. The model of the intersection with only one Stop Sign, on Calle Nopal, has shorter delays and slightly better Levels of Service than that modeled by the existing AWSC.
 - The intersection of West Alameda Street and Calle Nopal does not meet the warrants for an All-Way stop control based on the traffic counts measured for by the consulting Engineer for this TIS.
 - The Engineer Consultant shall analyze the sight distance at the intersection of West Alameda Street and Calle Nopal and the intersection of the River Trail Lofts entrance onto West Alameda Street per the AASHTO methodology.

- The Traffic Engineering Division Concurs with the recommendation to remove the stop signs on West Alameda Street as presented in the TIS in order to improve the operation of the intersection, provided that there are no sight distance issues at this intersection.
2. The Developer shall make the following changes to the Lot Consolidation plat prior to recordation:
 - a. Grant public sidewalk easements for those portions of the 5' wide concrete sidewalk near West Alameda Street where the alignment of said sidewalk leaves the Right-of-Way (ROW) and continues through the subject properties of the River Trail Lofts.
 - b. Grant pedestrian access easement(s) from the River Trail Lofts to Santa Fe River Road that abuts the property to the East and to the River Trail on the south end of the property.
 - c. Grant Pedestrian access for the internal north-south, 4" thick concrete sidewalk so that it is ADA compliant and connects to the River Trail to the south of the property.
 3. Sheet C-1_Grading and drainage Plan:
 - a. Show the sidewalk easements that are to be granted for this Rezoning and Development plan.
 - b. Provide a cross-section to demonstrate clearance of the concrete sidewalk over the existing drainage pipe, include pipe size and clearance between the top of the pipe and the 4" concrete sidewalk.
 - c. Show alignment of 4" concrete sidewalk from West Alameda Street, heading south to the River Trail.
 - d. Label the retaining walls as such and indicate the dimensions.
 4. Sheet C-4_Civil Details and Construction Notes:
 - a. Note 3 - Replace the term "2000 Edition" with "Current Edition" in this sentence with reference to the NMDOT SSHBC.
 - b. Note 4 – In the order of preference, switch the order of SSHBC and APWASS so that APWASS is last.
 - c. Note 14 and note 25 – Change the telephone number for the City Traffic Engineer to 505-955-6631.
 - d. Eliminate notes 23, 24, 30, 31, 32, and 33 from the list of notes. (These requirements are specified in the NMDOT SSHBC, current edition.)
 - e. Note 27 – Change the word "muse" to "must".
 5. Sheet EC1 – Erosion Control Plan And Details:
 - a. Seeding Specifications; change the "2000 Edition" to "Current Edition" in the first sentence.
 6. Sheets PAD 1 – 3 of plan set:
 - a. Replace the NMDOT PAD sheets with the recently updated section 608 standard drawings pertaining to Accessibility. The most recent, update in January of 2015, may be downloaded from the NMDOT website.
 7. Sheet SF-5_ Residential Street Details:
 - a. Delete this sheet and replace with references to the appropriate NMDOT standard drawings; to include the applicable 608 drawings and the 609 series drawing that pertains to curb and gutter and sidewalks.

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

Thank you.