

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

2 **RESOLUTION NO. 2016-21**

3
4
5
6
7
8
9
10 **A RESOLUTION**

11 **AMENDING THE GENERAL PLAN FUTURE LAND USE MAP TO CHANGE THE**
12 **DESIGNATION OF 11.83± ACRES OF LAND FROM VERY LOW DENSITY RESIDENTIAL**
13 **(1-3 DWELLING UNITS PER ACRE) TO HIGH DENSITY RESIDENTIAL (12-29 DWELLING**
14 **UNITS PER ACRE) LOCATED AT 2800 SOUTH MEADOWS ROAD, EAST OF THE EL**
15 **CAMINO REAL ACADEMY (“GERHART APARTMENTS” GENERAL PLAN**
16 **AMENDMENT, CASE NO. 2015-57).**

17
18 **WHEREAS**, the agent for the owner of the subject property (Gerhart Apartments) has
19 submitted an application to amend the General Plan Future Land Use Map designation of the property
20 from Very Low Density Residential (1-3 dwelling units per acre) to High Density Residential (12-29
21 dwelling units per acre); and

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

24 **WHEREAS**, the Governing Body has held a public hearing on the proposed amendment,
25 reviewed the staff report and the recommendation of the Planning Commission and the evidence

1 obtained at the public hearing, and has determined that the proposed amendment to the General Plan
2 meets the approval criteria set forth in Section 14-3.2(E) SFCC 1987; and

3 **WHEREAS**, the reclassification of the Property would be substantially consistent with the
4 provisions of the General Plan by encouraging compact urban form and development at a higher
5 intensity to make the most efficient use of utilities, roads and parks and encourage pedestrian
6 linkages; and

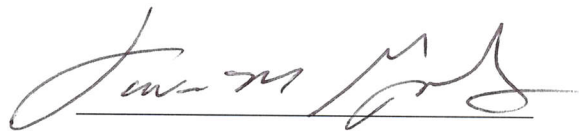
7 **WHEREAS**, the reclassification of the Property will not allow a use or change that is
8 inconsistent with prevailing uses of the area, and will not have adverse impacts upon this growing
9 area which is in transition near the 599 interchange featuring a variety of uses such as a school, a
10 proposed fire station and a proposed commercial area; and

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

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

16 **Section 2.** Said General Plan amendment and any future development plan for the
17 Property is approved with and subject to the conditions set forth in the table attached hereto
18 [EXHIBIT B] summarizing City of Santa Fe staff technical memoranda and conditions approved by
19 the Planning Commission on September 3, 2015.

20 PASSED, APPROVED and ADOPTED this 9th day of March, 2016.

21
22 

23 JAVIER M. GONZALES, MAYOR
24
25

1 ATTEST:

2
3 
4 YOLANDA Y. VIGIL, CITY CLERK

5
6 APPROVED AS TO FORM:

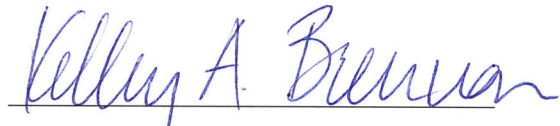
7 
8
9 KELLEY A. BRENNAN, CITY ATTORNEY

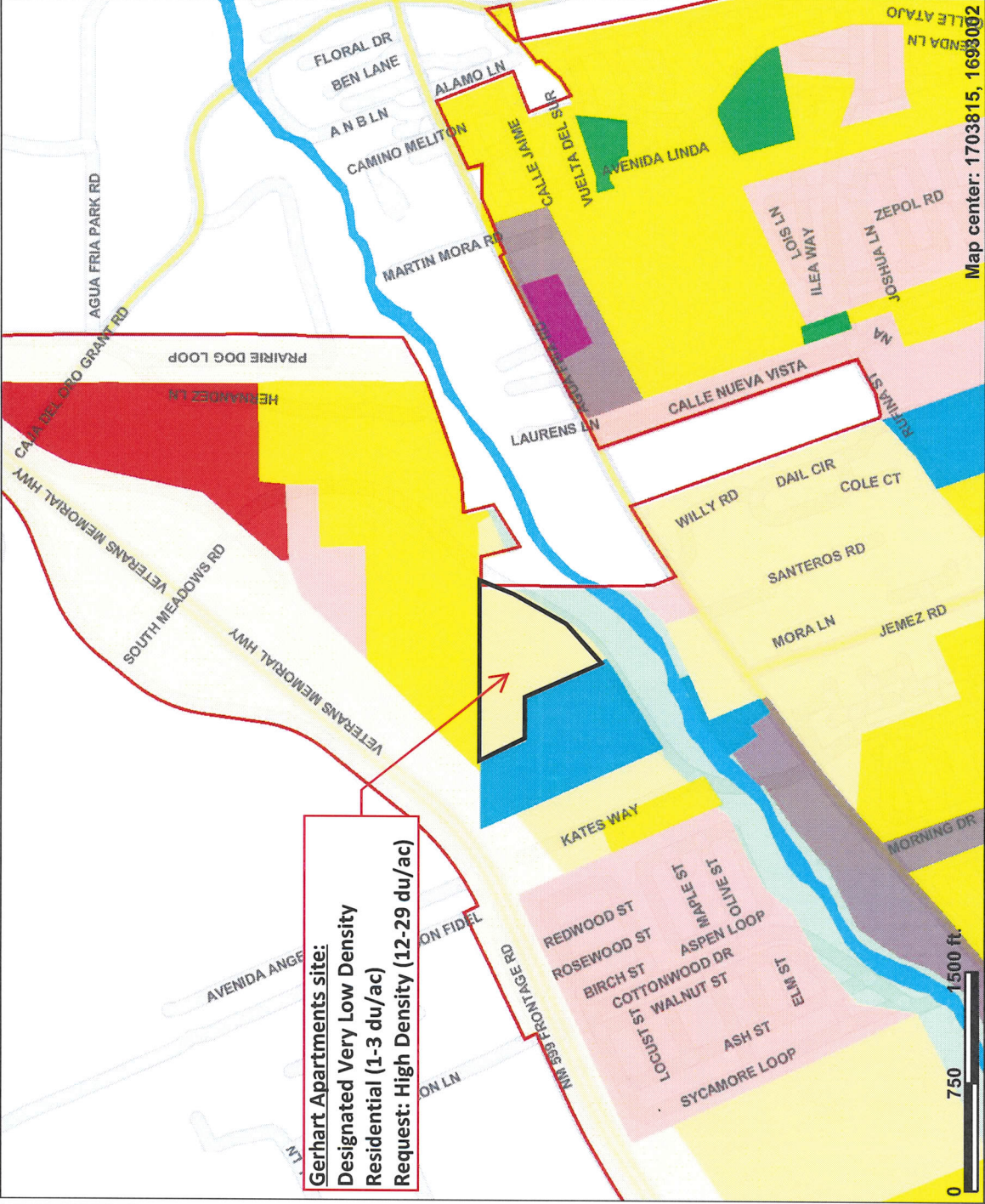
Exhibit A: Future Land Use Map- Resolution No. 2016-21



Legend

- City Limits
- Santa Fe River
- 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
- Major Roads and Highways

Scale: 1:12,538



Gerhart Apartments site:
 Designated Very Low Density Residential (1-3 du/ac)
 Request: High Density (12-29 du/ac)

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.

Map center: 1703815, 1693092



Gerhart Apartments General Plan Amendment- Conditions of Approval
EXHIBIT B for Resolution No. 2016- 21
Case #2015-57- Gerhart Apartments, 2800 South Meadows

DRT Conditions of Approval	Department	Staff
<p style="text-align: center;">DRT Conditions of Approval</p> <ol style="list-style-type: none"> 1. The Developer shall provide right–turn deceleration lane analyses on South Meadows Road at both driveways into the apartments per the criteria in the State Access Management Manual (SAMM); and shall build right–turn deceleration lane(s) if determined to be necessary by the Public Works Department (PWD); 2. The Developer shall build a 14’ wide raised center median (instead of painted median); and along the frontage of the Gerhart property the Developer shall add a 5’ bicycle lane to the typical section that already includes sidewalk and buffer; 3. The Developer shall maintain the existing northbound typical section; and 4. The Developer shall extend the 14’ wide median southward along the frontage of the school property so that it ties in and terminates at the left-in to the school. 5. The Developer shall work with the PWD to <u>refine cost estimates</u>, including Right-of-Way (ROW) acquisition, for the following two (2) mitigation alternatives for the Agua Fria/South Meadows Intersection: 1) added left turn lanes on Agua Fria and 2) replacement of signalized intersection with a roundabout. 6. The Developer shall provide <u>fair-share contributions</u> for future improvements to the off-site intersection at Agua Fria Street and South Meadows Road; once it has been determined by the Public Works Department which mitigation will be implemented and how much it will cost. 	<p>Traffic Engineering/Public Works</p>	<p>John Romero (per Sandra Kassens)</p>

Gerhart Apartments General Plan Amendment- Conditions of Approval
EXHIBIT B for Resolution No. 2016- 21
Case #2015-57- Gerhart Apartments, 2800 South Meadows

	Technical Review Division/LUD	Risana Zaxus
<p>The proposed stormwater ponds cannot be considered to be amenities integrated into the landscape. If this case proceeds to the Development Plan stage, the following provisions of the Land Development Code must be met:</p> <p>14-8.2(A)(6) treat stormwater runoff as a valuable natural resource in Santa Fe...by encouraging water collection and infiltration on site</p> <p>14-8.2(A)(11) integrate stormwater management measures into the landscape and site planning process...</p> <p>14-8.2(A)(12) provide aesthetically pleasing solutions to stormwater management and erosion control measures by integrating measures into the overall landscape and site design</p> <p>14-8.4(A)(1) This section requires water harvesting and encourages the development of alternate sources of landscape irrigation water... Water conservation, water harvesting and irrigation efficiency shall guide landscape design...</p> <p>14-8.4(A)(2)...this Section 14-8.4 is part of the purpose and intent of Chapter 14, which is to enhance the appearance of Santa Fe's streets and public places in order to promote their role as community amenities...</p> <p>14-8.4(E)...Alternative sources of irrigation water shall be developed, including harvested water from roof and site runoff.</p> <p>14-8.4(E)(1) The landscaping plan shall include passive water harvesting for landscape irrigation purposes...</p> <p>14-8.4(E)(1)(b)(i)...Detention and retention ponds should be integrated landscape features, rather than single-purpose flood control ponds.</p> <p>14-8.4(I)(4) - {referring to parking lots}: ...stormwater runoff shall be used to provide irrigation for the perimeter and interior plantings to the greatest extent possible...stormwater runoff water shall be harvested and infiltrated as close to</p>		

Gerhart Apartments General Plan Amendment- Conditions of Approval
EXHIBIT B for Resolution No. 2016- 21
Case #2015-57- Gerhart Apartments, 2800 South Meadows

<p>where it falls as possible.</p>	
<p>The following notes shall be added to the plats:</p> <ol style="list-style-type: none"> 1. Each lot shall be served by separate water and sewer services 2. Wastewater Utility Expansion Charges (UEC) shall be paid at the time of building permit application. <p>The following is a design review comment:</p> <ol style="list-style-type: none"> 1. A public sewer system design is shown to be serving the site. Typically, sewer system serving single property developments are designed utilizing private on-site sewer systems. 	<p>Wastewater Management/Pubic Works</p> <p style="text-align: right;">Stan Holland</p>