CITY OF SANTA FE, NEW MEXICO

BILL NO. 2018-12

AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE; CHANGING THE CLASSIFICATION FROM R-8 (RESIDENTIAL, 8 DWELLING UNITS PER ACRE) TO BCD-RED (BUSINESS CAPITOL DISTRICT-RAILYARD REDEVELOPMENT DISTRICT); AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 2.9± ACRES WITHIN T17N, R9E, SECTIONS 23 AND 26 N.M.P.M., SANTA FE COUNTY, NEW MEXICO, LOCATED AT 551 ALARID STREET., (CASE NO. 2018-03, 551 ALARID STREET REZONING).

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, which has been restricted and classified as R-8 (Residential, 8 dwelling units per acre) is hereby restricted to and reclassified to BCD-RED (Business Capitol District – Railyard Redevelopment Subdistrict):

The parcel of land comprising 2.9± acres generally located at 551 Alarid Street more fully described in the Survey entitled *"Boundary Survey of 551 Alarid Street, for the Board of*

Education of the City of Santa Fe" in EXHIBIT A attached hereto and incorporated by reference, located in T17N, R9E, Sections 23 and 26 N.M.P.M., Santa Fe County, New Mexico,

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

Section 3. A master plan for the Property is hereby approved (Exhibit B, attached).

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

APPROVED AS TO FORM:

Assistant City Attorney For

GENO ZAMORA, INTERIM CITY ATTORNEY

Legislation/Bills 2018/2018- 551 Alarid Street Rezoning_2018-03

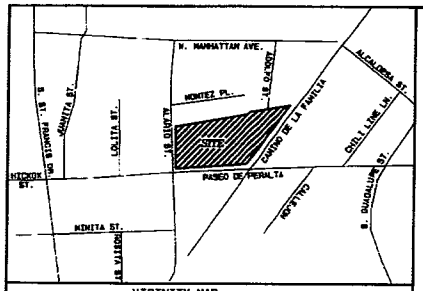
BOUNDARY SURVEY OF 551 ALARID STREET, FOR THE BOARD OF EDUCATION OF THE CITY OF SANTA FE

834032

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M.,
IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

EXHIBIT A

BILL No. _____



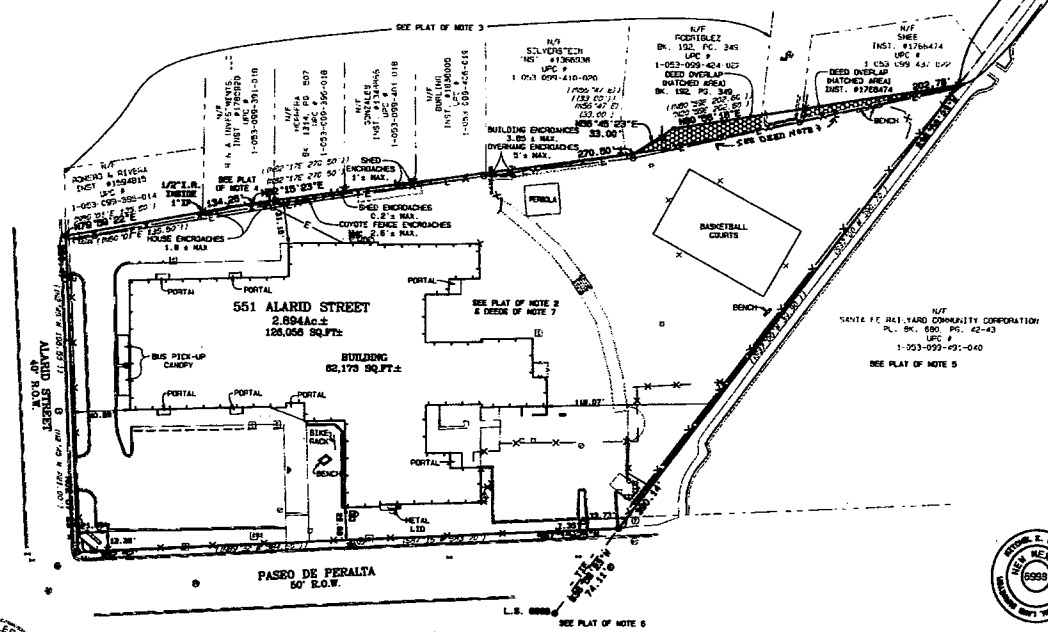
VICINITY MAP
N.T.S.

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF 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.

LEGEND

- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
- STORM SEWER MANHOLE
- ELECTRIC TRANSFORMER
- WATER METER
- SANITARY SEWER MANHOLE
- BASKETBALL GOAL POST
- UTILITY POLE
- ANCHOR WIRE/POST
- POLE BOLLARD
- DROP INLET
- WATER VALVE
- FLAG POLE
- IRRIGATION CONTROL VALVE
- SPIGOT
- UTILITY HOT BOX
- FIRE HYDRANT
- UNDERGROUND TRAFFIC SIGNAL BOX
- RAILING
- RAILROAD TIES
- OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON RAILING



NOTES:

1. BASIS OF BEARING IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON DECEMBER 20, 2017.
2. REFER TO PLAT ENTITLED "PLAT OF STERN'S SECOND ADDITION" PREPARED BY JAS C. HARVEY, N.M.P.S. No. 58, RECORDED IN BOOK 1, PAGE 88 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE DATA IN PARENTHESIS ( ).
3. REFER TO PLAT ENTITLED " PLAT SHOWING SURVEY OF PROPERTY FOR MONTES ADDITION" PREPARED BY SAMUEL P. DAVALOS, N.M.P.S. No. 564, RECORDED IN BOOK 3, PAGE 366 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR SUSANNE M. WALKFORD" PREPARED BY PHILIP B. NIEBEL, N.M.P.S. No. 9758, RECORDED IN BOOK 785, PAGE 10 AT THE SANTA FE COUNTY CLERK'S OFFICE.
5. REFER TO PLAT ENTITLED "ALTA/ACSM SURVEY OF PARCELS M-1 THRU M-10 AND PARCEL 6 FOR THE RAILYARD COMPANY, LLC, AMBIT ORIGINATOR I, LLC, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY" PREPARED BY MITCHEL K. MOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 680, PAGES 42-43 AT THE SANTA FE COUNTY CLERK' OFFICE.
6. REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR ERIC C. GENT & ELISE SMITH GENT REVOCABLE TRUST U/A DATED JUNE 4, 1993, CITY OF SANTA FE & THE SANTA FE RAILYARD COMMUNITY CORPORATION" PREPARED BY MITCHEL K. MOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 795, PAGE 21 AT THE SANTA FE COUNTY CLERK'S OFFICE.
7. REFER TO QUIT CLAIM DEED, NATHAN B. STERN TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 4, 1931 AND QUIT CLAIM DEED, FILOMENA WHEELON TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 18, 1931. (BOTH UNRECORDED) METES AND BOUNDS DESCRIPTION DOES NOT FULLY DESCRIBE ALL BLOCK 1 & 2 OF STERN'S SECOND ADDITION AS LISTED IN SAID DEEDS. SEE DATA IN DOUBLE PARENTHESIS ( ).
8. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.350420412E, DATED DECEMBER 4, 2012.
9. REFER TO PLAT ENTITLED "PLAT AND PLANS OF WEST MANHATTAN COMPOUND CONDOMINIUM" PREPARED BY ROBERT K. RUECKER, N.M.P.L.S. No. 17321, DATED MAY 14, 2009 AND HAVING PROJECT No. C-2009A. (UNRECORDED)

SURVEYOR'S CERTIFICATE

I MITCHEL K. MOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO THE BOARD OF EDUCATION OF THE CITY OF SANTA FE THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS. 12/20/17

MITCHEL K. MOONAN — 05/22/18
N.M.P.L.S. No. 6998

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 22 DAY OF May, A.D. 20 18, AT 10:20 O'CLOCK A M AND WAS DULY RECORDED IN PLAT BOOK 144 PAGE 92 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

INDEXING INFORMATION FOR COUNTY CLERK

UPC: 1-053-099-410-025
OWNER: BOARD OF EDUCATION OF THE CITY OF SANTA FE
FILED: NOT RECORDED
SUBDIVISION:
SECTION: SECTION 26&27, T. 17 N., R. 09 E., N.M.P.M.

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9483 FAX (505) 982-3413

DATE: 12/20/17 DRAWN BY: DGS PROJECT No. C-2786

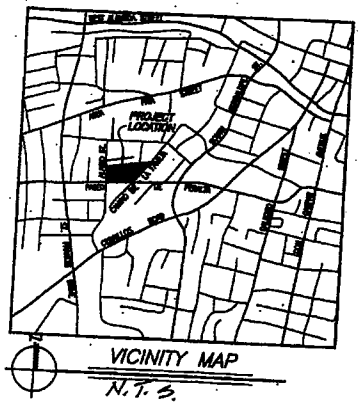
EXHIBIT B

ALVORD PROJECT

551 ALARID STREET
SANTA FE, NM

LIST OF DRAWINGS

AS-101 SITE PLAN
MP-1 SITE PLAN MASTER PLAN
MP-2 MASTER PLAN HEIGHT ZONES
MP-3 PHASING PLAN



CITY OF SANTA FE APPROVAL

REVIEWED AND APPROVED BY THE CITY OF SANTA FE GOVERNING BODY OF THE CITY OF SANTA GE AT IT'S MEETING ON _____, AS CASE NUMBER 2018-03.

_____ _____ _____
ALAN WEBBER, MAYOR DATE

ATTEST:

_____ _____ _____
CITY CLERK YOLANDA Y. VIGIL DATE

_____ _____ _____
CITY ENGINEER DATE

_____ _____ _____
CITY PLANNER DATE

STUDIO SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION

ISSUE:	CONCEPT PLAN
PROJECT NO:	1721
CAD DWG FILE:	
DRAWN BY:	MM
CHECKED BY:	JS
DATE:	6/13/2018

SHEET TITLE

COVER SHEET
CASE # 2018-13

COVER

5/21/2018 3:39 PM

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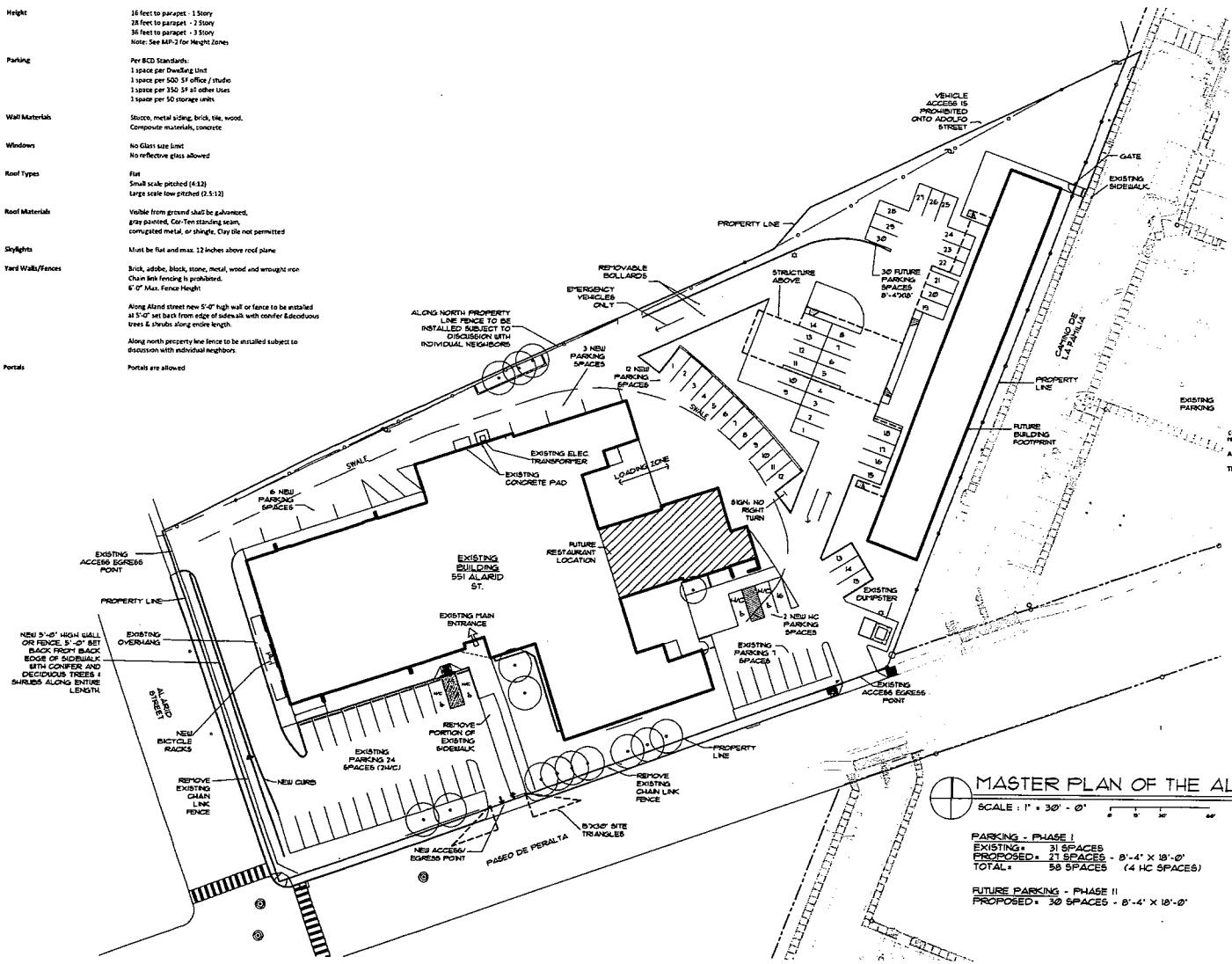
SMATTERN

EXHIBIT B-2
BILL NO. 2018-_____

Project Alvord - Master Plan / Design Standards

Allowable Land Use	BCD - See list below for permitted uses
Side Setbacks	None
Front Setbacks	Maximum / Minimum: 0 Feet Build to Line
Neighborhood Edge	No build zone 25 feet from north & west property lines adjacent to neighborhood
Minimum Open Space	None Required
Lot Coverage	None; meet 25 foot no build neighborhood zone & Parking Requirements
Massing	Simple
Height	16 feet to parapet - 1 Story 28 feet to parapet - 2 Story 36 feet to parapet - 3 Story Note: See MP-2 for Height Zones
Parking	Per BCD Standards: 1 space per Dwelling Unit 1 space per 500 SF office / studio 1 space per 350 SF all other Uses 1 space per 50 storage units
Wall Materials	Stucco, metal siding, brick, tile, wood, Composite materials, concrete
Windows	No Glass size limit No reflective glass allowed
Roof Types	Flat Small scale pitched (4:12) large scale low pitched (2.5:12)
Roof Materials	Visible from ground shall be galvanized, gray painted, Cor-Ten standing seam, corrugated metal, or shingle. Clay tile not permitted
Skylights	Must be flat and max. 12 inches above roof plane
Yard Walls/Fences	Brick, adobe, block, stone, metal, wood and wrought iron Chain link fencing is prohibited. 6'-0" Max. Fence Height Along Alarid street new 5'-0" high wall or fence to be installed at 5'-0" set back from edge of sidewalk with conifer & deciduous trees & shrubs along entire length. Along north property line fence to be installed subject to discussion with individual neighbors.
Portals	Portals are allowed



MASTER PLAN OF THE ALVORD SCHOOL SITE

SCALE : 1" = 30' - 0'

PARKING - PHASE I
EXISTING = 31 SPACES
PROPOSED = 27 SPACES - 8'-4" X 18'-0"
TOTAL = 58 SPACES (4 HC SPACES)

FUTURE PARKING - PHASE II
PROPOSED = 30 SPACES - 8'-4" X 18'-0"

BCD Business-Capitol District

Master Plan Permitted Uses

1. Adult day care
2. Antique stores
3. Art supply stores
4. Arts & crafts schools
5. Arts & crafts studios, galleries & shops; gift shops for the sale of arts & crafts
6. Barber shops & beauty salons
7. Bed & breakfast
8. Bookshops
9. Clubs & lodges (private) ::
10. Colleges & universities (non-residential)
11. Colleges & universities (residential)
12. Continuing care community
13. Dance studios
14. Daycare; preschool for infants & children (6 or fewer)
15. Daycare, preschool, for infants or children (more than 6)
16. Dwelling, multiple-family
17. Dwelling, single-family
18. Exercise, spas or gym facilities
19. Flea markets
20. Florist shops
21. Foster homes licensed by the State
22. Funeral homes or mortuaries
23. Furniture stores
24. Hotels, motels, residential suite hotels
25. Laboratories; research, experimental & testing
26. Light assembly & manufacturing
27. Medical & dental offices & clinics
28. Museums
29. Neighborhood & community centers (including youth & senior centers)
30. Nursing, extended care, convalescent, recovery care facilities
31. Office equipment sales & service; retail sale of office equipment
32. Offices: business & professional, excluding medical, dental & financial services
33. Outdoor Flea Market (Limited to east side of site - former playground area)
34. Parking lots & garages (commercial) (Limited to east side of site - former playground area)
35. Personal care facilities for the elderly
36. Personal service establishments including cleaning & laundry, appliance repair & similar services
37. Pharmacies or apothecary shops
38. Photographers studios
39. Police stations
40. Police substations
41. Public parks, playgrounds & playfields
42. Religious Assembly (all)
43. Religious educational & charitable institutions (no schools or assembly uses) ::
44. Rental; short term
45. Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area (Located on the east side of existing building only)?
46. Restaurant; fast service, take out, no drive-through or drive-up (Located on the east side of existing building only - former playground area)
47. Restaurant; full service with or without incidental alcohol service (Located on the east side of existing building only - former playground area)
48. Retail & service uses intended to serve the primary uses & do not exceed 5,000 square feet
49. Retail establishments not listed elsewhere
50. Schools: elementary & secondary (public & private) ::
51. Sign shops
52. Storage areas - individual within a completely enclosed building
53. Tailoring & dressmaking shops
54. Theaters: non-profit for production of live shows
55. Time share vacation projects
56. Veterinary establishments, pet grooming
57. Vocational & trade schools (light industrial) C
58. Vocational & trade schools (non-industrial)

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

Accessory Uses

The following accessory uses are permitted in BCD 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

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CONSULTANTS

Architect: Engineer:

STATE OF NEW MEXICO ROBERT GERARD HEISER No. 2370 REGISTERED ARCHITECT

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION

ISSUE:	CONCEPT PLAN
PROJECT NO:	1721
CAD DWG FILE:	AS101.DWG
DRAWN BY:	MM
CHECKED BY:	JS
DATE:	6/13/2018

SHEET TITLE

SITE PLAN
MASTER PLAN
CASE # 2018-03
551 ALVARID ST
REZONING

MP-1

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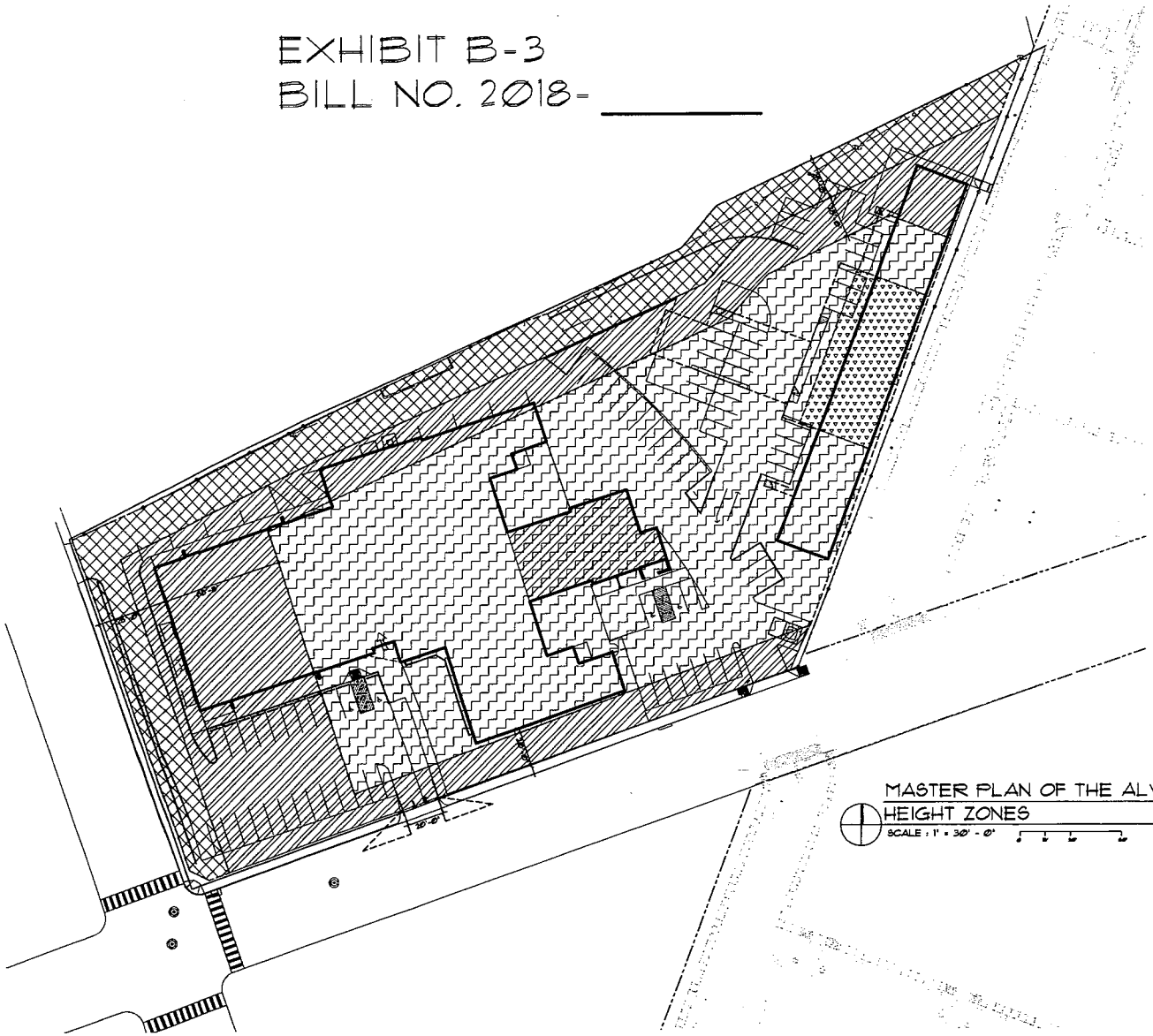
SMATTERN

EXHIBIT B-3
BILL NO. 2018-_____



MASTER PLAN OF THE ALVORD SCHOOL SITE
HEIGHT ZONES
SCALE : 1" = 30' - 0"

HEIGHT ZONES

- NO BUILD ZONE - 25'-0" WIDE
- 1 STORY BUILD ZONE - 16'-0" HIGH
- 2 STORY BUILD ZONE - 28'-0" HIGH
- 3 STORY BUILD ZONE - 36'-0" HIGH

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CONSULTANTS

Architect: Engineer:

STATE OF NEW MEXICO
ROBERT GERARD HEISER
No. 2370
REGISTERED ARCHITECT

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION

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CAD DWG FILE:	AS101.DWG
DRAWN BY:	MM
CHECKED BY:	JS
DATE:	6/13/2018

SHEET TITLE

MASTER PLAN
HEIGHT ZONES
CASE # 2018-03
551 ALARID ST
REZONING

MP-2

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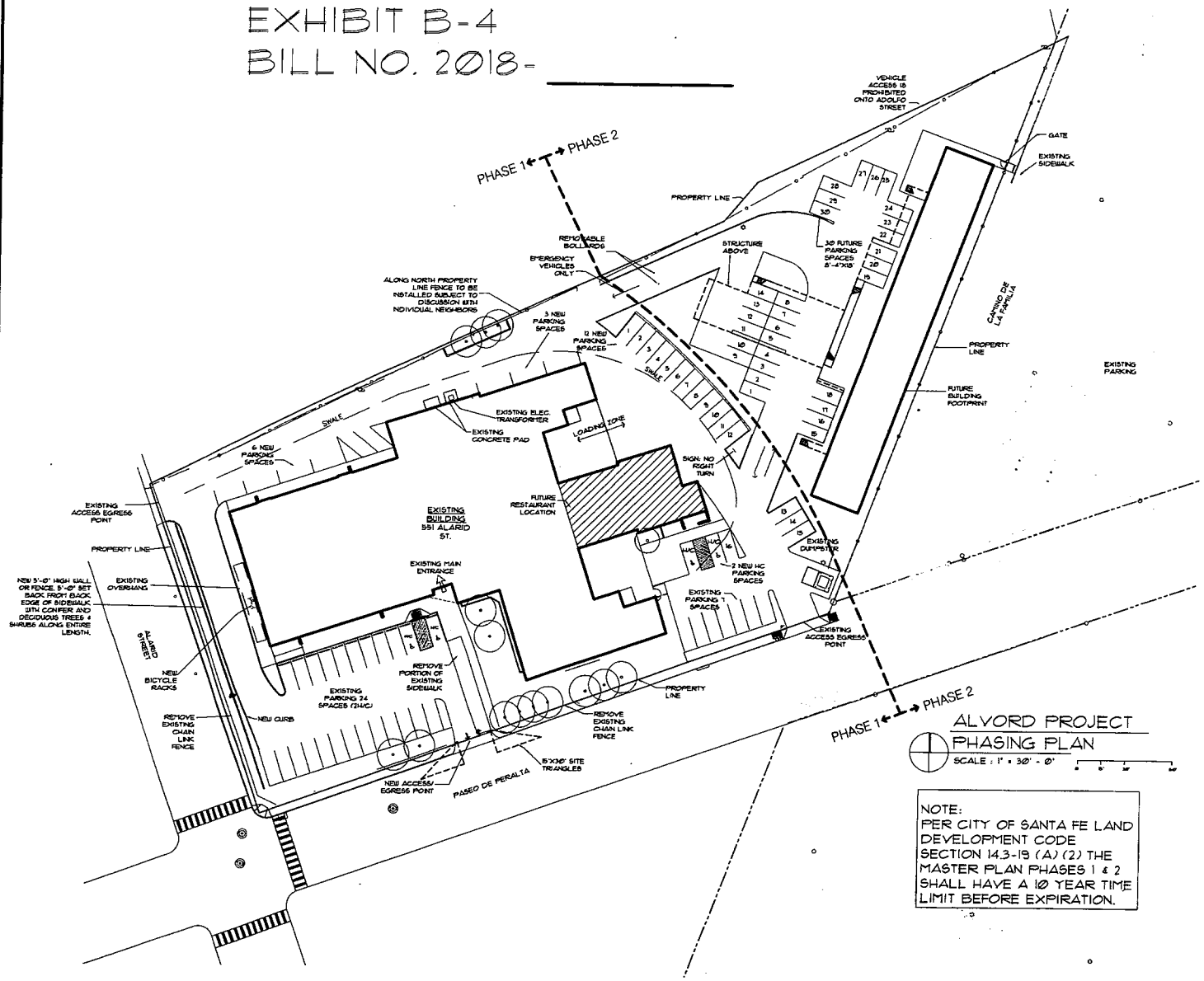
SMATTERN

EXHIBIT B-4
BILL NO. 2018- _____



ALVORD PROJECT
PHASING PLAN
SCALE : 1" = 30' - 0"

NOTE:
PER CITY OF SANTA FE LAND DEVELOPMENT CODE SECTION 14.3-19 (A) (2) THE MASTER PLAN PHASES 1 & 2 SHALL HAVE A 10 YEAR TIME LIMIT BEFORE EXPIRATION.

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CONSULTANTS

Architect: Engineer:

STATE OF NEW MEXICO ROBERT GERARD HEISER No. 2370 REGISTERED ARCHITECT

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

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DATE:	5/13/2018

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PHASING PLAN
CASE # 2018-03
551 ALARID ST
REZONING

MP-3

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SMATTERN