

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

2 **RESOLUTION NO. 2021-20**

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10 **A RESOLUTION**

11 **AMENDING THE GENERAL PLAN FUTURE LAND USE MAP DESIGNATION FROM LOW**
12 **DENSITY RESIDENTIAL (3-7 DWELLING UNITS PER ACRE) TO HIGH DENSITY**
13 **RESIDENTIAL (12-29 DWELLING UNITS PER ACRE) FOR PROPERTY COMPRISING AN**
14 **AREA OF APPROXIMATELY 13.3 ACRES LOCATED AT THE NORTHWEST CORNER OF**
15 **ZIA ROAD AND SAINT FRANCIS DRIVE (NORTH ZIA STATION GENERAL PLAN**
16 **AMENDMENT, CASE NO. 2020-2898).**

17
18 **WHEREAS**, the agent for the owner of a parcel of land comprising approximately 13.3 acres
19 located at the northwest corner of Zia Road and Saint Francis Drive within Section 2, T.16N., R.9E.,
20 N.M.P.M., in Santa Fe County, New Mexico (the “Property”), has submitted an application to amend
21 the General Plan Future Land Use Map classification of the Property from Low Density Residential to
22 High Density Residential; and

23 **WHEREAS**, the Planning Commission at its February 18, 2021 meeting voted to recommend
24 to the Governing Body a change from Low Density Residential (3-7 dwelling units per acre) to High
25 Density Residential (12-29 dwelling units per acre); and

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

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

7 **WHEREAS**, reclassification of the Property would be consistent with the General Plan
8 Themes and Policies for Land Use and Growth Management (General Plan, Chapters 3 and 4) in that
9 the reclassification would provide affordable, infill housing; and

10 **WHEREAS**, the reclassification of the Property would allow for uses that are consistent with
11 the prevailing uses and character of the area; and


12 **WHEREAS**, the Property has suitable access to and availability of necessary infrastructure;
13 and

14 **WHEREAS**, the Governing Body desires to provide for more coordinated, adjusted, and
15 harmonious development in the area of Zia Road and Saint Francis Drive that would not have adverse
16 impacts on the surrounding neighborhood.

17 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
18 **CITY OF SANTA FE** that the General Plan Future Land Use Map designation for the Property
19 described is amended to change the designation from Low Density Residential (3-7 dwelling units per
20 acre) to High Density Residential (12-29 dwelling units per acre), as shown in Exhibit A, attached
21 hereto.

22 **PASSED, APPROVED, and ADOPTED** this 8th day of April, 2021.
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ALAN WEBBER, MAYOR

ATTEST:



Kristine Mihelcic (Apr 14, 2021 19:28 MDT)
KRISTINE MIHELIC, CITY CLERK

APPROVED AS TO FORM:



ERIN K. MCSHERRY, CITY ATTORNEY

EXHIBIT "A"

Legal Description-North Parcel

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 2, TOWNSHIP 16 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARING (CENTRAL ZONE NAD 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF ST. FRANCIS DRIVE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "5217" FROM WHENCE A TIE TO SANTA FE COUNTY CONTROL MONUMENT CP-96-SCFC-100-0 BEARS N 40°41'58" E, A DISTANCE OF 1602.25 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, S 00°55'30" E, A DISTANCE OF 378.84 FEET TO AN ANGLE POINT;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 71°12'19" W, A DISTANCE OF 101.33 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 151.13 FEET, A RADIUS OF 731.84 FEET, A DELTA ANGLE OF 11°49'54", A CHORD BEARING OF S 12°52'44" E, AND A CHORD LENGTH OF 150.86 FEET A POINT OF COMPOUND CURVATURE

THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 95.22 FEET, A RADIUS OF 992.57 FEET, A DELTA ANGLE OF 05°29'47", A CHORD BEARING OF S 04°12'54" E, AND A CHORD LENGTH OF 95.18 FEET AN ANGLE POINT;

THENCE S 01°28'01" E, A DISTANCE OF 53.74 FEET TO AN ANGLE POINT;

THENCE S 11°26'12" W, A DISTANCE OF 172.17 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF ZIA ROAD;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S 88°47'41" W, A DISTANCE OF 613.80 FEET THE SOUTHWEST CORNER OF DESCRIBED TACT;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 11°47'02" E, A DISTANCE OF 225.62 FEET TO AN ANGLE POINT;

THENCE N 05°26'32" E, A DISTANCE OF 119.27 FEET TO AN ANGLE POINT;

THENCE N 09°41'56" W, A DISTANCE OF 65.43 FEET TO AN ANGLE POINT;

THENCE N 15°45'03" W, A DISTANCE OF 156.95 FEET TO AN ANGLE POINT;

THENCE N 06°35'05" W, A DISTANCE OF 352.64 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT;

THENCE S 88°28'24" E, A DISTANCE OF 99.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 20.29 FEET, A RADIUS OF 731.84 FEET, A DELTA ANGLE OF 01°35'18", A CHORD BEARING OF S 65°45'49" E, AND A CHORD LENGTH OF 20.29 FEET AN ANGLE POINT;

THENCE N 19°52'33" E, A DISTANCE OF 85.88 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 204.91 FEET, A RADIUS OF 701.78 FEET, A DELTA ANGLE OF 16°43'47", A CHORD BEARING OF S 59°24'58" E, AND A CHORD LENGTH OF 204.19 FEET AN ANGLE POINT;

THENCE N 80°51'21" E, A DISTANCE OF 146.64 FEET TO AN ANGLE POINT;

THENCE S 88°43'56" E, A DISTANCE OF 265.14 FEET TO THE POINT OF BEGINNING, CONTAINING 13.3396 ACRES (581,072 SQUARE FEET), MORE OR LESS

LESS AND EXCEPTING THEREFROM ANY PORTION OF THE PREMISES HEREIN DESCRIBED WHICH IS OWNED IN FEE SIMPLE BY THE STATE OF NEW MEXICO



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (UN-CLASSIFIED SURVEYING, WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry W. Medrano

Digitally signed by Larry W Medrano
Reason: I agree to the terms defined by the placement of my signature on this document
Date: 2021.0308 12:00:00-07'00'

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION			
STATE PLANE ZONE: NM-C	GRID (GROUND COORDINATES): GRID	TYPE: STATIC NETWORK		LAND GRANT n/a			
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	BASE POINT: N = 0 E = 0	SECTION 2	TOWNSHIP 16 NORTH	RANGE 9 EAST	MERIDIAN NMPM
CONTROL USED: NATIONAL GEODETTIC SURVEY				DRAWN BY: JK	CHECKED BY: LM		
COMBINED SCALE FACTOR: GRID TO GROUND: 1.00041747 GROUND TO GRID: 0.99958270				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID	CITY SANTA FE	COUNTY SANTA FE	STATE NM
				PSI JOB NO. 204138EX	SHEET NUMBER 1 OF 1		