

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

2 **ORDINANCE NO. 2021-8**

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10 **AN ORDINANCE**

11 **AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE AND**
12 **CHANGING THE CLASSIFICATION FROM R-1 (RESIDENTIAL –1 DWELLING UNIT**
13 **PER ACRE) TO C-2 PUD (GENERAL COMMERCIAL – PLANNED UNIT**
14 **DEVELOPMENT) WITH RESPECT TO TWO (2) CERTAIN PARCELS OF LAND**
15 **COMPRISING APPROXIMATELY 22.7 ACRES WITHIN SECTION 2, T.16N., R.9E.,**
16 **N.M.P.M., SANTA FE COUNTY, NEW MEXICO, LOCATED AT THE NORTHWEST**
17 **AND SOUTHWEST CORNERS OF ZIA ROAD AND ST. FRANCIS DRIVE (CASE NO.**
18 **2021-2899, ZIA STATION C-2 PUD REZONING).**

19
20 **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

21 **Section 1.** The following real property (the “Property”) located within the municipal
22 boundaries of the City of Santa Fe, which has been restricted and classified as R-1 (Residential – 1
23 dwelling unit per acre), is hereby restricted to and reclassified to C-2 PUD (General Commercial –
24 Planned Unit Development):

25 Tract A, the parcel of land comprising approximately 13.3 acres generally located at the

1 northwest corner of Zia Road and Saint Francis Drive, lying within Section 2, T.16N.,
2 R.9E., N.M.P.M., Santa Fe County, New Mexico, more fully described in the Legal
3 Description in EXHIBIT A, attached hereto and incorporated by reference;

4 and

5 Tract B, the parcel of land comprising approximately 9.4 acres generally located at the
6 southwest corner of Zia Road and St. Francis Drive, lying within Section 2, T.16N., R.9E.,
7 N.M.P.M., Santa Fe County, New Mexico, more fully described in the Legal Description
8 in EXHIBIT B, attached hereto and incorporated by reference.

9 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance No.
10 2001-27 is hereby amended to conform to the change in zoning classification for the Property
11 described in Section 1 of this Ordinance.

12 **Section 3.** Pursuant to Section 14-5.7(C) SFCC 1987, rezoning to C-2 PUD includes
13 the preliminary development plan "EXHIBIT C" attached hereto and incorporated by reference.

14 **Section 4.** The rezoning actions effected by this ordinance are subject to the
15 conditions of approval set forth in "EXHIBIT C" attached hereto and incorporated by reference.

16 **Section 5.** The rezoning actions effected by this ordinance are subject to the
17 additional condition of approval set forth in "EXHIBIT D" attached hereto and incorporated by
18 reference.

19 PASSED, APPROVED, and ADOPTED this 8th day of April, 2021.

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ALAN WEBBER, MAYOR

1 ATTEST:

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Kristine Mihelcic (Apr 18, 2021 21:28 MDT)
KRISTINE MIHELICIC, CITY CLERK

5 APPROVED AS TO FORM:

6

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ERIN K. MCSHERRY, CITY ATTORNEY

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Bill No. 2021-7

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Legislation/2021/Ordinances/2021-8 Zia Station C-2 Rezoning

CITY OF SANTA FE, NEW MEXICO
PROPOSED AMENDMENT(S) TO BILL NO. 2021-7
Zia Station C-2 Rezoning

Mayor and Members of the City Council:

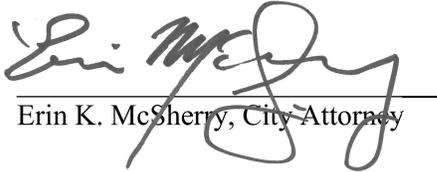
I propose the following amendment(s) to Bill No. 2021-7:

1. On page 2, line 16 *insert* the following new Section:
Section 5. The rezoning actions effected by this ordinance are subject to the additional condition of approval set forth in "EXHIBIT D" attached hereto and incorporated by reference.

Respectfully submitted,


Renee Villarreal, Councilor

Approved as to Form:


Erin K. McSherry, City Attorney

ADOPTED: _____ X _____
NOT ADOPTED: _____
DATE: _____ 4/8/21 _____


Kristine Mihelcic, City Clerk
Kristine Mihelcic (Apr 18, 2021 21:28 MDT)

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:
5200 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	SPED. GRID/COORDINATES:	TYPE: STATIC NETWORK	LAND GRANT n/a			
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	BASE POINT: N = 0	SECTION 2	TOWNSHIP 16 NORTH	RANGE 9 EAST	MERIDIAN NMPM
CONTROL USER: NATIONAL GEODETIC SURVEY	COMBINED SCALE FACTOR: GRID TO GROUND: 1.00041747	DISTANCE ANNOTATION: GROUND TO GRID: 0.99958270	E = 0	CITY SANTA FE	COUNTY SANTA FE	STATE NM	DRAWN BY: JK
				PSI JOB NO. 204138EX	CHECKED BY: LM		
				SHEET NUMBER 1 OF 1			

EXHIBIT "B"

Legal Description-South 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, FROM WHENCE A TIE TO SANTA FE COUNTY CONTROL MONUMENT CP-96-SCFC-100-0 BEARS N 26°04'31" E, A DISTANCE OF 2488.14 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 06°08'30" E, A DISTANCE OF 60.41 FEET TO AN ANGLE POINT;

THENCE S 00°54'41" E, A DISTANCE OF 686.03 FEET TO AN ANGLE POINT;

THENCE S 27°25'46" W, A DISTANCE OF 243.47 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 48.86 FEET, A RADIUS OF 584.17 FEET, A DELTA ANGLE OF 04°47'33", A CHORD BEARING OF S 01°27'46" W, AND A CHORD LENGTH OF 48.85 FEET THE SOUTHEAST CORNER OF DESCRIBED TRACT;

THENCE S 79°10'46" W, A DISTANCE OF 88.47 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 229.15 FEET, A RADIUS OF 499.17 FEET, A DELTA ANGLE OF 26°18'09", A CHORD BEARING OF N 06°44'11" W, AND A CHORD LENGTH OF 227.15 FEET A POINT OF TANGENCY;

THENCE N 16°07'07" W, A DISTANCE OF 238.92 FEET TO A POINT OF TANGENCY;

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 282.59 FEET, A RADIUS OF 849.60 FEET, A DELTA ANGLE OF 19°03'28", A CHORD BEARING OF N 07°59'53" W, AND A CHORD LENGTH OF 281.29 FEET TO AN ANGLE POINT;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 88°45'07" W, A DISTANCE OF 396.02 FEET TO AN ANGLE POINT;

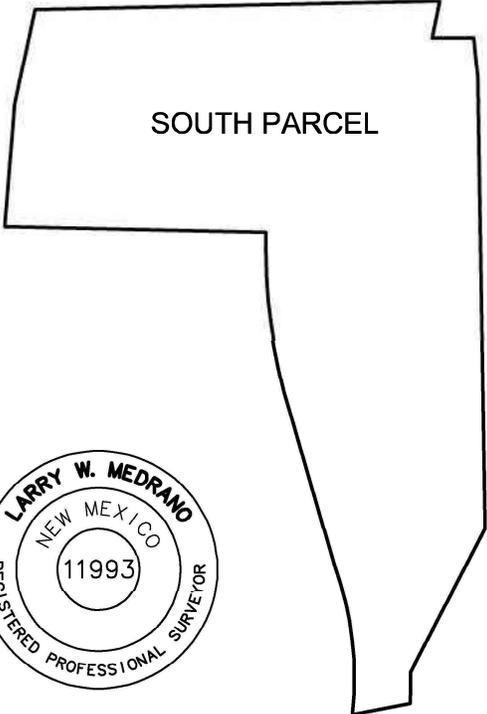
THENCE N 04°40'32" E, A DISTANCE OF 184.51 FEET TO AN ANGLE POINT;

THENCE N 12°04'18" E, A DISTANCE OF 147.56 FEET TO THE NORTHWEST CORNER OF DESCRIBED EASEMENT, LYING ON THE SOUTH RIGHT OF WAY LINE OF ZIA ROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 88°46'36" E, A DISTANCE OF 613.94 FEET TO AN ANGLE POINT;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 11°58'11" W, A DISTANCE OF 57.59 FEET TO AN ANGLE POINT;

THENCE N 89°44'01" E, A DISTANCE OF 63.22 FEET TO THE POINT OF BEGINNING, CONTAINING 9.3896 ACRES (409,010 SQUARE FEET), MORE OR LESS



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: 2021.03.08 11: 59: 43-07'00"

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

DATE



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

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505.856.7900 FAX

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION			
STATE PLANE ZONE: NM-C	GRID	GRID/GROUND COORDINATES:	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	TOWNSHIP	RANGE	MERIDIAN
CONTROL SYSTEM: NATIONAL GEOGRAPHIC SURVEY				2	16 NORTH	9 EAST	NMPM
COMBINED SCALE FACTOR: GRID TO GROUND: 1.00041747 GROUND TO GRID: 0.99958270				CITY	COUNTY	STATE	DR AWN BY: JK CHECKED BY: LM
GRID				SANTA FE	SANTA FE	NM	PSI JOB NO. 204138EX SHEET NUMBER 1 OF 1