

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2009-17

3
4
5 AN ORDINANCE

6 AMENDING ORDINANCE NUMBER 1981-61 TO AMEND THE PRELIMINARY
7 DEVELOPMENT PLAN TO ALLOW INCREASE OF INTENSITY TO THE PLANNED
8 UNIT DEVELOPMENT (PUD) ALLOWING FOR 86,200 SQUARE FEET OF NEW
9 CONSTRUCTION TO ST. JOHN'S COLLEGE, AND PROVIDING AN EFFECTIVE
10 DATE WITH RESPECT TO LAND COMPRISING 286.915 ACRES MORE OR LESS
11 AND LOCATED WITHIN SECTIONS 29, 30, 31 & 32, T17N, R10E AND NEW MEXICO
12 PRIME MERIDIAN LOCATED AT 1160 CAMINO CRUZ BLANCA, AND ZONED R-1-
13 PUD (RESIDENTIAL DISTRICT - 1 DWELLING UNIT PER ACRE, PLANNED UNIT
14 DEVELOPMENT OVERLAY DISTRICT) (CASE NO. ZA 2008-19 and M 2008-48).

15
16 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

17 **Section 1.** The following real property (the "Property"), located within the municipal
18 boundaries of the city of Santa Fe, is classified as R-1-PUD (Residential District - 1 dwelling unit
19 per acre Planned Unit Development.) is maintained as R-1-PUD and amending the St. John's
20 Master Development. The property is located at 1160 Camino Cruz Blanca and being more
21 particularly described in the attached 1981-61 Ordinance Legal Description (Exhibit A).

22 **Section 2.** The St. John's Master Development Plan for the property (Exhibit B) is
23 hereby amended and approved, allowing eighty-six thousand two hundred (86,200) square feet of
24 new construction and being more particularly described in the attached Preliminary Master
25 Development Plan (Exhibit C).

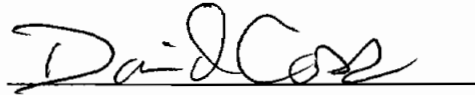
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Section 3. The amended rezoning action with respect to the property affected by this Ordinance is subject to the conditions of approval listed in Exhibit D included herein by reference.

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

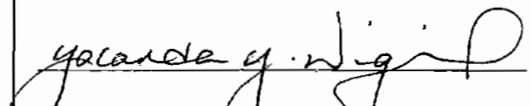
Section 5. This rezoning action is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 1987 Two-year review/recession).

PASSED, APPROVED AND ADOPTED this 29th day of April, 2009

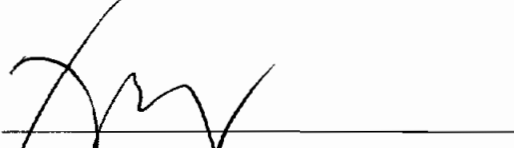


DAVID COSS, MAYOR

ATTEST:


YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

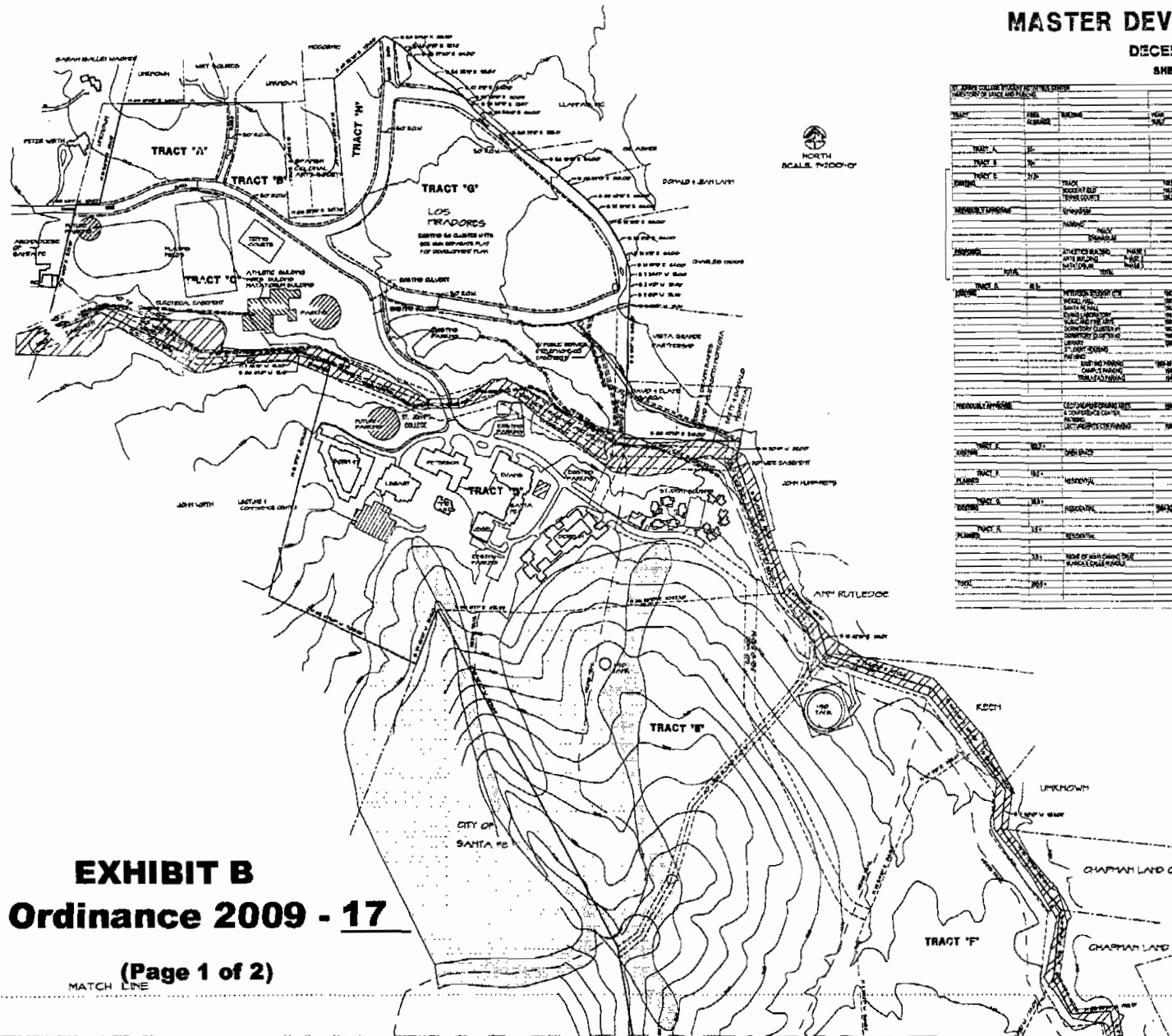

FRANK D. KATZ, CITY ATTORNEY

ST. JOHN'S COLLEGE MASTER DEVELOPMENT PLAN

0414036

DECEMBER 1997

SHEET 1 OF 2



TRACT	AREA	REMARKS	PLAN	DATE	BY	CHECKED BY	APPROVED BY
TRACT 'A'	RE	REVISIONS					
TRACT 'B'	RE	REVISIONS					
TRACT 'C'	RE	REVISIONS					
TRACT 'D'	RE	REVISIONS					
TRACT 'E'	RE	REVISIONS					
TRACT 'F'	RE	REVISIONS					
TRACT 'G'	RE	REVISIONS					
TRACT 'H'	RE	REVISIONS					
TRACT 'I'	RE	REVISIONS					

LEGEND

CONTOUR INTERVAL: 25 FT.

- FUTURE CONSTRUCTION
- WATER FLOOD PLAIN
- FENCE LINE
- PROPERTY LINE
- EXIST TOP
- TRACT BOUNDARY

NOTE: TOPOGRAPHY IS SHOWN FOR VISUAL REFERENCE ONLY AND SHALL NOT BE USED FOR ANY CALCULATIONS.

EXHIBIT B Ordinance 2009 - 17

(Page 1 of 2)

MATCH LINE

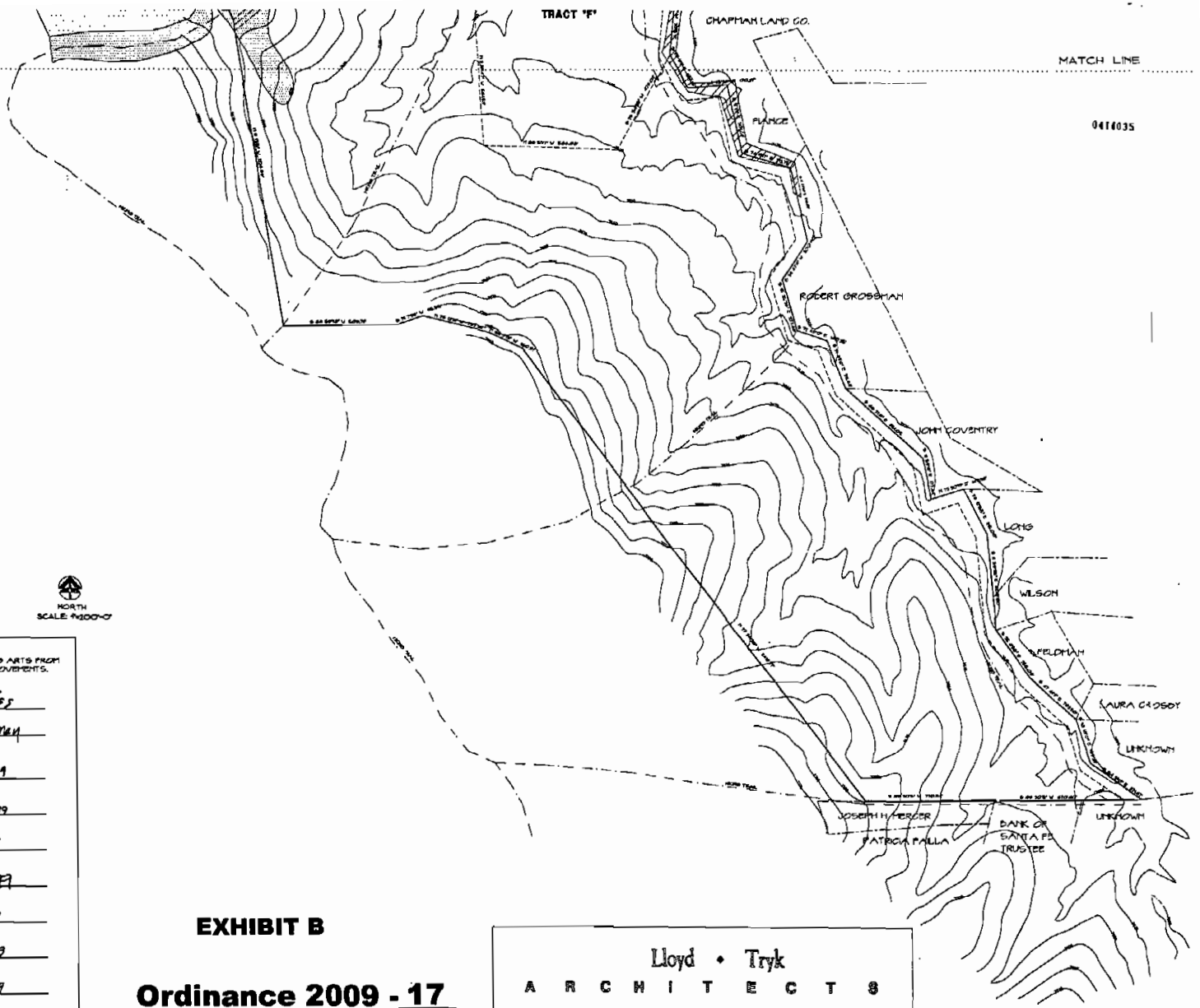
MATCH LINE

ST. JOHN'S COLLEGE MASTER DEVELOPMENT PLAN, 1997, AS AMENDED BY ORDINANCE 2009-17, SANTA FE, NEW MEXICO

0414035

MATCH LINE

MATCH LINE



SHEET 2 OF 2



AMENDMENT

ON April 2, 1998, THE PLANNING COMMISSION AMENDED THE DEVELOPMENT PLAN TO ALLOW FOR TRANSFER OF PERMITTED ARTS FROM TRACT 'D' TO TRACT 'G' WITH ASSOCIATED PARKING AND SITE IMPROVEMENTS.
 CASE # M-1918-3

<i>John Agard</i>	5/1/98
PRESIDENT, ST. JOE'S COLLEGE	DATE
SUBSCRIBED AND SWORN TO BEFORE ME THIS 5/1/99 DAY OF MAY	
1998 BY JOHN AGARD JOHN AGARD	
<i>Walter Bruch</i>	5/1/99
NOTARY PUBLIC	DATE
<i>Deann McMillan</i>	5/14/99
CHAIRMAN OF THE PLANNING COMMISSION	DATE
<i>Maria Marquez</i>	5-10-99
SECRETARY OF THE PLANNING COMMISSION	DATE
<i>Craig Smith</i>	5/10/99
SANTA FE CITY PLANNER	DATE
<i>Robert</i>	5/11
CITY COMMISSION MEMBER	DATE
<i>Brian Lawrence</i>	5-5-99
CITY COMMISSION MEMBER	DATE
<i>Carolee</i>	5/10/99
SANTA FE FIRE DEPARTMENT	DATE
<i>Kimberly</i>	5/10/99
SANTA FE DEPT OF WATER	DATE

EXHIBIT B
Ordinance 2009 - 17

(Page 2 of 2)

Lloyd • Tryk
A R C H I T E C T S

301 NORTH GUADALUPE, SUITE 201
 SANTA FE, NEW MEXICO 87501
 TELEPHONE 505-988-9789 FAX 505-986-1165

L:\GIS\WORKSPACE\2009-17.dwg 01 Jun 03 10:46:18 1998 L:\gis and Topo\Architects - Santa Fe, New Mexico

ST. JOHN'S COLLEGE PRELIMINARY MASTER DEVELOPMENT PLAN

NOVEMBER 2008

SHEET 1 of 1

DATE	NO.	TRAC	AREA	DATE	REASON FOR CHANGE	APPROVED BY	DATE	APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY	APPROVED BY
8-29	A	1.5	1.5	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	B	1.5	1.5	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	C	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	D	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	E	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	F	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	G	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	H	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	I	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	J	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	K	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	L	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	M	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	N	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	O	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	P	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	Q	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	R	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	S	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	T	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	U	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	V	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	W	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	X	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	Y	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982
8-29	Z	2.1	2.1	1982	1982	1982	1982	1982	1982	1982	1982	1982	1982

RESCAPEMENT NOTE:
 THE RESCAPEMENT WALLS SHALL BE CONSTRUCTED AT THE TOP OF THE EXISTING GRADE TO PROTECT THE ADJACENT PROPERTIES FROM FLOODING. THE WALLS SHALL BE 12" HIGH AND 18" THICK. THE WALLS SHALL BE SET BACK 10' FROM THE PROPERTY LINE. THE WALLS SHALL BE SET BACK 10' FROM THE PROPERTY LINE. THE WALLS SHALL BE SET BACK 10' FROM THE PROPERTY LINE.

FLOOD NOTE:
 THE FLOODING ZONES ARE SHOWN ON THIS PLAN. THE FLOODING ZONES ARE SHOWN ON THIS PLAN. THE FLOODING ZONES ARE SHOWN ON THIS PLAN.

LEGEND:
 PROPOSED LINE
 EXISTING LINE
 PROPERTY LINE
 MATCH LINE

SCALE: 1" = 200'

DATE: NOVEMBER 2008

PROJECT: ST. JOHN'S COLLEGE PRELIMINARY MASTER DEVELOPMENT PLAN

OWNER: ST. JOHN'S COLLEGE

DESIGNER: SAATCHI & SAATCHI

TRACT A
 TRACT B
 TRACT C
 TRACT D
 TRACT E
 TRACT F
 TRACT G
 TRACT H
 TRACT I
 TRACT J
 TRACT K
 TRACT L
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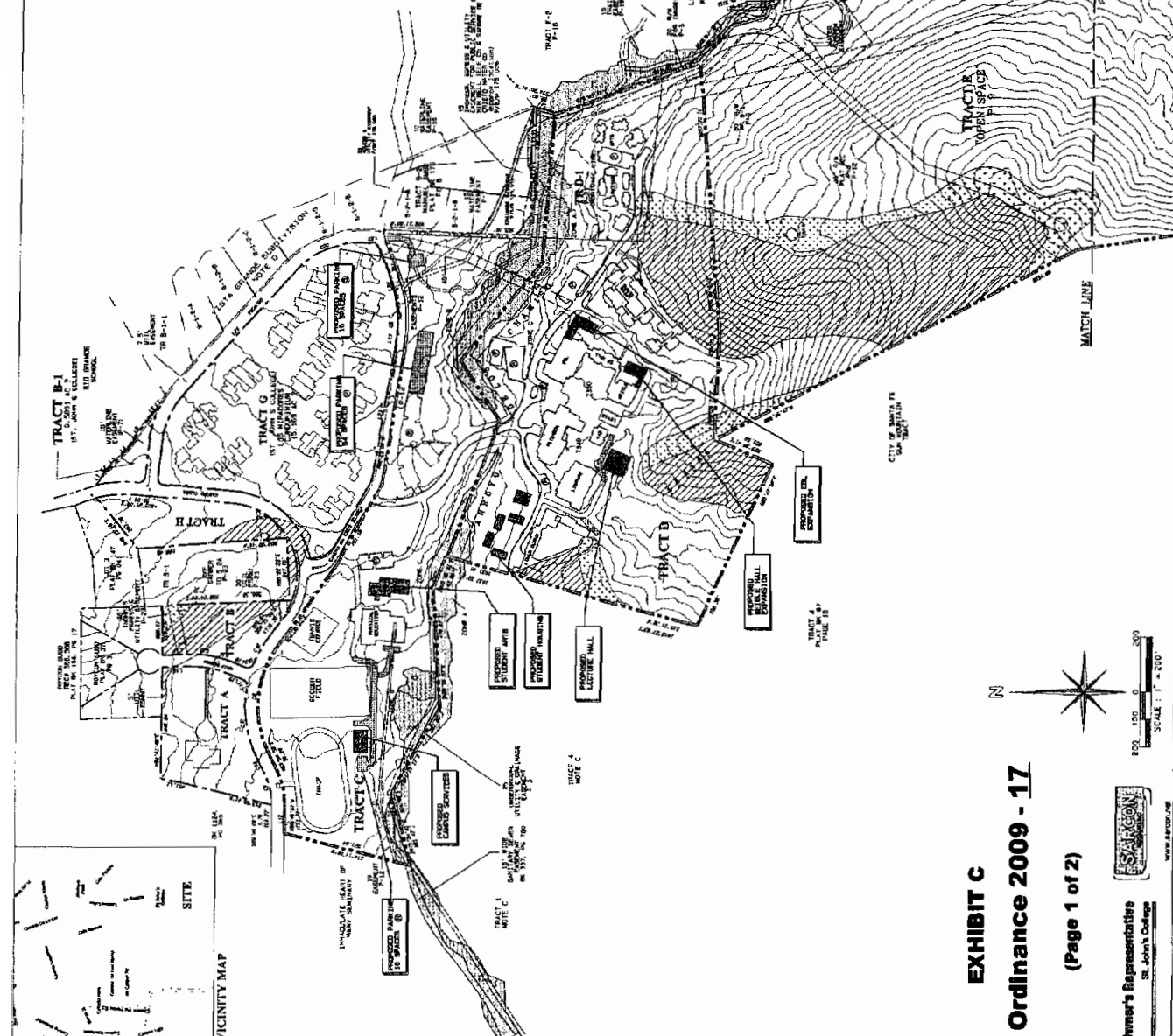


EXHIBIT C
Ordinance 2009 - 17
 (Page 1 of 2)

SAATCHI & SAATCHI
 Owners' Representatives
 St. John's College

SCALE: 1" = 200'

DATE: NOVEMBER 2008

PROJECT: ST. JOHN'S COLLEGE PRELIMINARY MASTER DEVELOPMENT PLAN

OWNER: ST. JOHN'S COLLEGE

DESIGNER: SAATCHI & SAATCHI

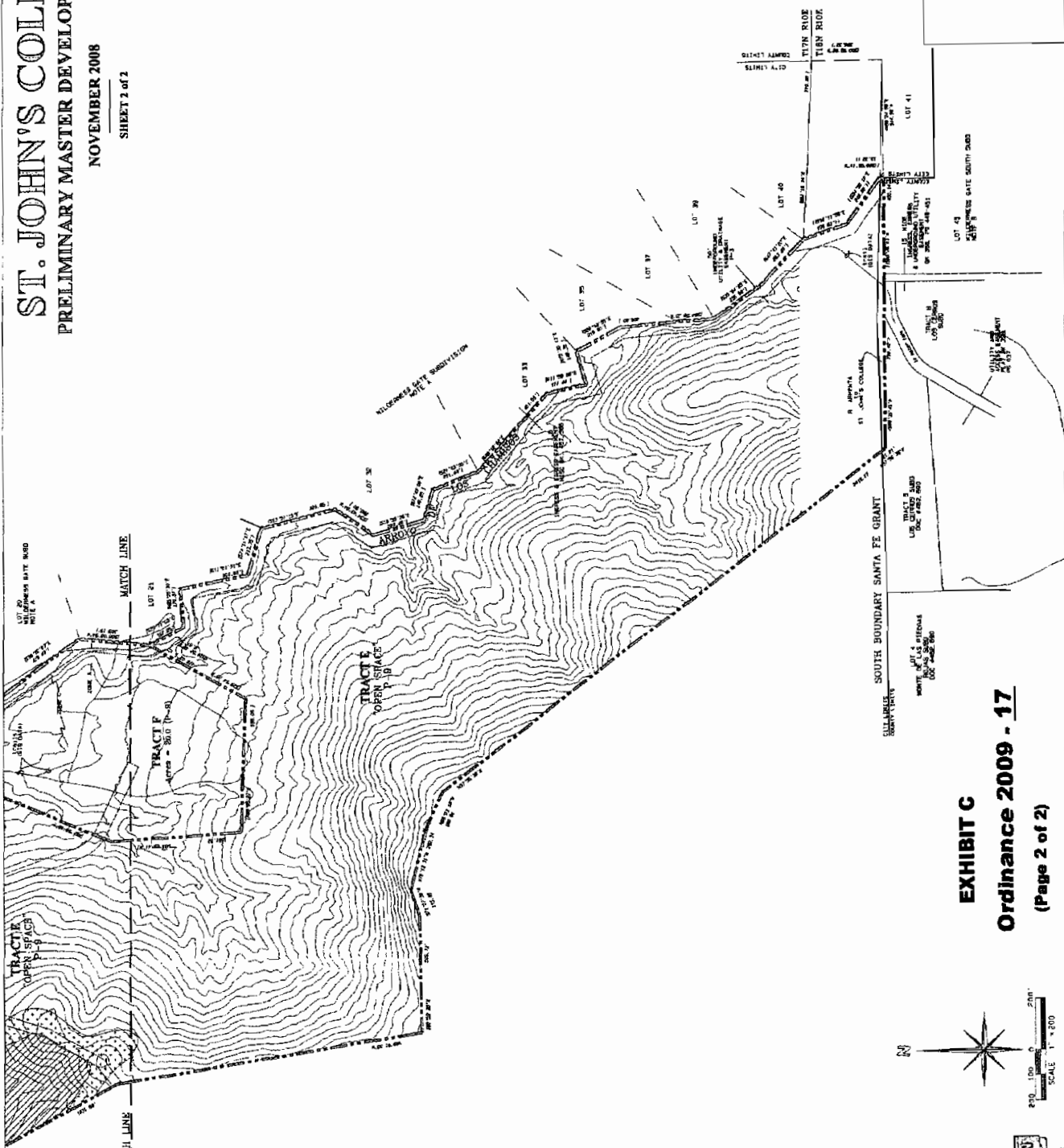


MDP-1

ST. JOHN'S COLLEGE PRELIMINARY MASTER DEVELOPMENT PLAN

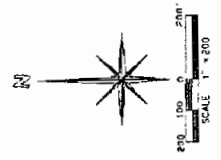
NOVEMBER 2008

SHEET 2 of 2



MDP-2

EXHIBIT C Ordinance 2009 - 17 (Page 2 of 2)



Owner's Representative
St. John's College
www.sargon.com

	Condition	Department	Staff
1	Submit elevations (N, S, E, & W) to scale of all structures as part of the final development plan submittal to show building height and architectural compliance.	Land Use Department	Dan Esquibel
2	Address discrepancy between Composite maps and City approved survey.	Land Use Department	Dan Esquibel
3	Submit a lighting plan and photometric analysis as part of the final development plan submittal. The lighting plan submittal shall comply to the standards set forth in 14-3.8(7)(a).	Land Use Department	Dan Esquibel
4	Failure to comply with conditions of approval for required submittals shall deem any submittal packet incomplete.	Land Use Department	Dan Esquibel
5	Applicant shall submit a phasing plan which includes infrastructure development.	Land Use Department	Dan Esquibel
6	St. Johns College Campus shall provide an approved emergency fire apparatus access road.	Fire Marshal	Barbara Salas
7	Shall provide an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	Fire Marshal	Barbara Salas
4	Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.	Fire Marshal	Barbara Salas

EXHIBIT D

5	Fire apparatus access roads shall be a minimum of 20 feet wide and the minimum width shall be maintained throughout.	Fire Marshal	Barbara Salas
6	Fire apparatus access roads shall have a slope of less than 10%.	Fire Marshal	Barbara Salas
7	Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. (Fire Department would prefer access road intersects at Pichacho)	Fire Marshal	Barbara Salas
8	Fire apparatus access road electronic gates shall be provided at either entrance and shall comply with all of the following criteria: a. The minimum gate width shall be 20 feet. b. Gates shall be of swinging or sliding type. c. Gate components shall be maintained in an operative condition at all times and replaced or repair when defective. d. Electric gates shall be equipped with a high frequency strobe. e. Specifications shall be submitted for approval by the Fire Marshal.	Fire Marshal	Barbara Salas
9	Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-7. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.	Fire Marshal	Barbara Salas
10	Approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.	Fire Marshal	Barbara Salas
11	Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established shall be maintained at all times.	Fire Marshal	Barbara Salas
12	Compilation Plat, Preliminary Development Plan, and other relevant sheets should show Floodplain limits based on the current (June 17, 2008) FIRM.	City Engineer for Land Use Department	Risana "RB" Zaxus

EXHIBIT D

13	Future Development Plans for each phase of new construction shall provide detailed stormwater analysis meeting the requirements of Article 14-8.2 of the Land Development Code.	City Engineer for Land Use Department	Risana "RB" Zaxus
14	Proposed landscaping improvements on sheet L-01 are too general. A detailed Landscaping Plan will need to be submitted at time of building permit application. Stormwater surface ponds shall be revegetated and landscaped with one tree and three shrubs per 500 square feet along with other requirements within Article 14-8.4.	Technical Review Division	Charlie Gonzales
15	Landscaping Improvements are not required as per Article 14-8.4(B), until Subdivision Plat approval, Development Plan approval and/or Master Plan approval and applications for building permits. In addition, properties located in the Business Capitol District (BCD), shall comply with Article 144.3(E).	Technical Review Division	Charlie Gonzales
16	The Master Development Plan amendment shall include a limitation on enrollment to 450 undergraduate and 100 graduate students.	Public Works Department/Engineering Div/Traffic Engineering Section	John Romero
17	The TIA suggests that the return radius at the College's access point onto Camino Cruz Blanca should be reduced to better channelize traffic. The Public Works Department agrees with this recommendation and asks that this be done as part of the development plan subject to review and approval by the Public Works Department.	Public Works Department/Engineering Div/Traffic Engineering Section	John Romero
18	All federal, state and local floodplain regulations will be followed in the design and construction of the required emergency access arroyo crossing. Approval is conditioned on the applicant proving that all federal, state and local laws shall be met in the design and construction of the required emergency access arroyo crossing.	Technical Review Division	Wendy Blackwell

EXHIBIT D