

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2012-34

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4  
5 AN ORDINANCE

6 AMENDING ORDINANCE NUMBER 2005-23 AND THE OFFICIAL ZONING MAP OF  
7 THE CITY OF SANTA FE; CHANGING THE ZONING CLASSIFICATION OF 6.36±  
8 ACRES FROM MHP (MOBILE HOME PARK) TO MU (MIXED USE) AND PROVIDING  
9 AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN TRACT OF LAND LOCATED  
10 WITHIN THE VICINITY OF AGUA FRIA VILLAGE, LYING SOUTH OF RUFINA  
11 STREET AND EXTENDING TO AGGIE ROAD, AND LYING WITHIN TOWNSHIP 16  
12 NORTH, RANGE 9 EAST, SECTION 5 NEW MEXICO PRIME MERIDIAN, SANTA FE  
13 COUNTY, NEW MEXICO, LOCATED WITHIN THE MUNICIPAL BOUNDARIES OF THE  
14 CITY OF SANTA FE (“LA LUZ HEALTH COMPLEX REZONING,” CASE NO. 2012-40).

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

17 **Section 1.** That certain Tract of land comprising 6.36± acres (the “Property”), located  
18 within the vicinity of Agua Fria Village, lying south of Rufina Street and extending to Aggie Road,  
19 within Township 16 North, Range 9 East, Section 5, New Mexico Principal Meridian, Santa Fe  
20 County, which is located within the municipal boundaries of the City of Santa Fe, is restricted to and  
21 reclassified as MU (Mixed Use) as described in the attached legal description hereto as (Exhibit A),  
22 and incorporated herein.

23 **Section 2.** The official zoning map of the City of Santa Fe adopted by Ordinance 2005-  
24 23 is hereby amended to conform to the change of the classification set out in section 1 of this  
25 ordinance.


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**Section 3.** This rezoning action and any future development plan for the Property is approved with and subject to the conditions set forth in the table attached hereto as EXHIBIT B and incorporated herein summarizing the City of Santa Fe staff technical memoranda and conditions recommended by the Planning Commission on August 2, 2012.

**Section 4.** This rezoning action is subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 1987 (Two-year Review/Recission). Resolution 2011-26 has extended zoning approvals for a limited duration of time.

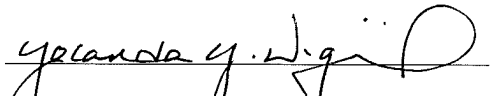
**Section 5.** This Ordinance shall be published one time by title and general summary and shall become effective five days after publication.

PASSED, APPROVED AND ADOPTED this 30 day of October, 2012.

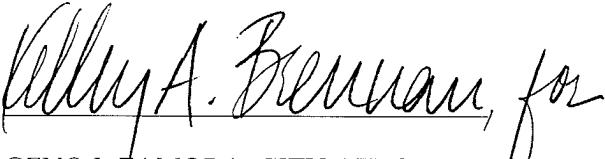


DAVID COSS, MAYOR

ATTEST:

  
YOLANDA Y. VIGIL, CITY CLERK

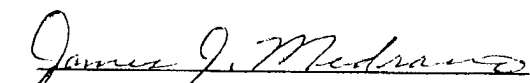
APPROVED AS TO FORM:

  
GENO I. ZAMORA, CITY ATTORNEY

LEGAL DESCRIPTION-NARVAIZ

A tract of land designated as Parcel C-1, being a portion of Small Holding Claim No. 431 within Section 5, Township 16 North, Range 9 East, New Mexico Principal Meridian, in the Village of Agua Fria, Santa Fe County, New Mexico, being more particularly described as follows:

Beginning at the Northeast corner of the herein described tract of land, marked by a 5/8" rebar with an aluminum cap marked "LS5338", said corner being also a point on the Southerly Right-Of-Way of Rufina Street, from which point, a U.S.G.L.O. brass cap marking the corner common to Sections 5 & 6, Township 16 North, Range 9 East and Section 32, Township 17 North, Range 9 East, New Mexico Principal Meridian, bears the following courses: North 10°30'21" West, 104.67 feet; thence North 10°33'08" West, 771.43 feet; thence West, 1960.47 feet; thence from said point and place of beginning, South 10°32'26" East, 752.04 feet to a 3/4" pipe; thence South 10°38'53" East, 1077.09 feet to a 3/4" pipe marking the Southeast corner of said tract; thence South 55°50'10" West, 163.23 feet to a U.S.G.L.O. marked stone making the Southwest corner of said tract: thence North 10°49'18" West, 805.20 feet to a 1/2" rebar with cap marked "LS12656"; thence North 79°04'00" East, 30.00' to a 3/4" pipe; thence North 10°50'44" West, 125.00 feet to a 1/2" rebar with cap marked "LS2656"; thence South 79°04'00" West, 30.00 feet; thence North 10°48'49" West, 916.24 feet; to a 5/8" rebar with aluminum cap marked "LS5338" marking the Northwest corner of said tract; said corner being also a point on the Southerly Right-Of-Way of Rufina Street; thence along said Right-Of-Way of Rufina Street, North 62°22'11" East, 163.74 feet to the point and place of beginning containing 6.3614 acres more or less, all as shown on the plat of survey by LeRoy M. Smith, N.M.P.S. No. 12656 entitled "Plat of survey/Family Transfer for Lucy & Dan Narvaiz..." filed in the office of the County Clerk, Santa Fe County, New Mexico on April 7, 1997 in Plat Book 359, Pages 026-027 as instrument No. 979-556.

  
James J. Medrano

N.M.P.S.No. 5217



**EXHIBIT A**

EXHIBIT - B  
Conditions of Approval  
La Luz Health Complex

	<b>Condition</b>	<b>Department</b>	<b>Staff</b>
1	<p>The Developer shall revise the Traffic Study to cover the maximum allowable uses for the proposed MU zoning.</p> <p>A. The Developer shall utilize the Trip Generation land use category of "General Office" for 50% of the square footage, which is the maximum allowable use of Commercial within the Mixed Use (MU) Zoning.</p> <p>B. In addition, the Developer shall utilize "Apartment" trip generation category rather than "Nursing Home" to predict the trips generated by the proposed residential portion of the development</p>		
2	<p>The Developer shall revise the reverse curve in the middle of the development so that the design meets the minimum radius curve for a 25 mph road per the AASHTO's "A Policy on Geometric Design of Highways and Streets" for an urban roadway with no super-elevation.</p>		
3	<p>The Developer shall demonstrate, through use of sight triangles in the area of this curve, that there will be sufficient sight distance for the through traffic and for the driveway that intersects in the middle of the curve. It seems that parking and some of the residential units (i.e. 6, 7, and 8) might impede sight distance.</p>		
4	<p>The Developer shall construct the following access improvements to Rufina Street in accordance with AASHTO green book standards and the New Mexico State Access Manual:</p> <p>A. Phase I:</p> <ul style="list-style-type: none"> <li>i. Developer shall widen the asphalt to add a westbound Left Turn lane with sufficient shoulder width to allow U-Turns;</li> <li>ii. The Left Turn lane shall be created with the use of pavement markings, however,</li> <li>iii. Sufficient asphalt shall be provided to allow for the future installation of curb and gutter and medians as applicable.</li> </ul> <p>B. Phase II:</p> <ul style="list-style-type: none"> <li>i. The Developer shall construct an eastbound Right Turn Deceleration lane that includes curb and gutter;</li> <li>ii. The Developer shall construct an eastbound Left turn lane with sufficient space to allow U-Turns with appropriate curb and gutter and medians if applicable;</li> </ul>	<p>Traffic Engineering Division</p>	<p>Sandra Kassens April 5, 2012</p>

**EXHIBIT B**

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4 Cont.	iii. The Develop shall construct a westbound Left Turn lane with sufficient space to allow U-Turns with appropriate curb and gutter and medians if applicable.	Traffic Engineering Division	Sandra Kassens April 5, 2012
5	There is an existing 15 foot wide effluent easement that goes through this site. The easement is incorrectly identified on sheet P-2 as a 15 foot abandoned sewer easement.	Wastewater Division	Stan Holland April 26, 2012
6	La Luz Health complex in general needs to rethink the dumpster locations. Ingress & egress problems. Plans must have break out of the City of Santa Fe enclosure spec's ordinance 21-10.1.	Solid Waste/Environmental services division	Marco Randall March 15, 2012
7	Phases II and III Development Plan shall be brought back for review and approval before the Planning Commission with the condition that research on Aggie Road be exhausted prior to Phase II Development Plan.		
8	Secondary access shall continue through Aggie Road for Emergency Use until such time as the ownership issues can be resolved or application submittal of Phases II and III.		
9	Included as part of Final Development Plan Review, the applicant will need to provide additional information to address to Chapter 14 SFCC compliance to open space standards for Phases I and II and more detail for overall open space plan.	Current Planning	Dan Esquibel 08/02/12 (PC Staff Memo)
10	Included as part of Final Development Plan Review the applicant shall provide additional information is by Chapter 14-8.4 "Landscaping"		
11	Included as part of Final Development Plan Review the applicant shall provide additional information as required by 14-8.9 "Outdoor Lighting"		

EXHIBIT - B  
Conditions of Approval  
La Luz Health Complex

12	<p>Included as part of Final Development Plan Review the applicant shall provide in the parking plan for phases I and II loading zones and bicycle parking pursuant to 14-8.6(D) and (E).</p>	Current Planning	Dan Esquibel 08/02/12 (PC Staff Memo)
13	<ol style="list-style-type: none"> <li>1. Shall Comply with International Fire Code (IFC) 2009 Edition.</li> <li>2. Shall meet fire department access for MU.</li> <li>3. Shall meet water supply requirements prior to construction.</li> <li>4. Shall have 20 feet road width for fire department access.</li> <li>5. Shall meet IFC 2009 turn-around for fire apparatus.</li> </ol>	Fire Marshal	Reynaldo Gonzales April 20, 2012
14	<p>Prior to commencement of construction for phase II of the La Luz Health Complex the applicant shall agree to maintain Aggie Road, sufficient for emergency access by the Fire Department, from the south end of the subject property to the paved section of Aggie Road measuring an approximate distance of 600 feet. The applicant shall install an automatic gate at the emergency access with an opticon actuator and agree to maintain the gate in an operable condition at all times.</p>		