

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

2 **RESOLUTION NO. 2012-86**

3 **INTRODUCED BY:**

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10 **A RESOLUTION**

11 **AMENDING THE GENERAL PLAN FUTURE LAND USE DESIGNATION FROM**
12 **“RESIDENTIAL - LOW DENSITY RESIDENTIAL (3-7 DWELLING UNITS PER ACRE)**
13 **“TO "TRANSITIONAL MIXED USE" FOR PROPERTY COMPRISING AN AREA OF**
14 **APPROXIMATELY 6.36 ACRES MORE OR LESS. THE PROPERTY IS LOCATED SOUTH**
15 **OF RUFINA STREET EXTENDING TO AGGIE ROAD. (“LA LUZ HEALTH COMPLEX**
16 **GENERAL PLAN AMENDMENT,” CASE NO. 2012-39)**

17
18 **WHEREAS**, the agent for the owners of the subject property more particularly described on
19 EXHIBIT A has submitted an application to amend the General Plan Future Land Use Map
20 designation of the property from “Residential - Low Density” (3-7 dwelling units per acre) to
21 “Transitional Mixed Use” referenced on EXHIBIT B.

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

24 **WHEREAS**, the general plan amendment criteria set forth in Section 14-2.1 SFCC 1987,
25 have been met; and

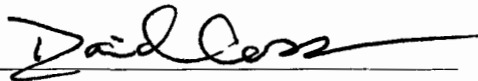
1 **WHEREAS**, reclassification of the subject property would be consistent with the General
2 Plan Themes and Policies for Land Use (General Plan, Chapter 3) and Growth Management (General
3 Plan, Chapter 4); and

4 **WHEREAS**, Said General Plan amendment and any future development plan for the
5 Property is approved with and subject to the conditions set forth in the table attached hereto as
6 EXHIBIT C and incorporated herein summarizing City of Santa Fe staff technical memoranda and
7 conditions approved by the Planning Commission on August 2, 2012.

8 **WHEREAS**, the city desires to provide for more coordinated, adjusted and harmonious
9 development in the area South of Rufina Street and West of Richards Avenue, that would not have
10 adverse impacts upon the surrounding neighborhood.

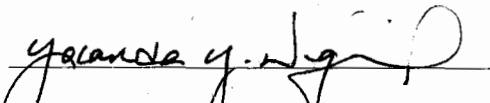
11 **NOW**, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
12 OF SANTA FE that the General Plan Future Land Use Map designation for property described is
13 amended to change the designation from "Residential - Low Density" (3-7 dwelling units per acre) to
14 "Transitional Mixed Use" as shown in EXHIBIT B attached hereto.

15 PASSED, APPROVED and ADOPTED this 30th day of October, 2012.

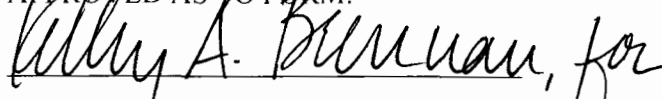
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18 DAVID COSS, MAYOR

19 ATTEST:

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22 YOLANDA Y. VIGIL, CITY CLERK

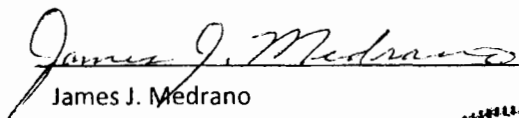
23 APPROVED AS TO FORM:

24 
25 GENO 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:

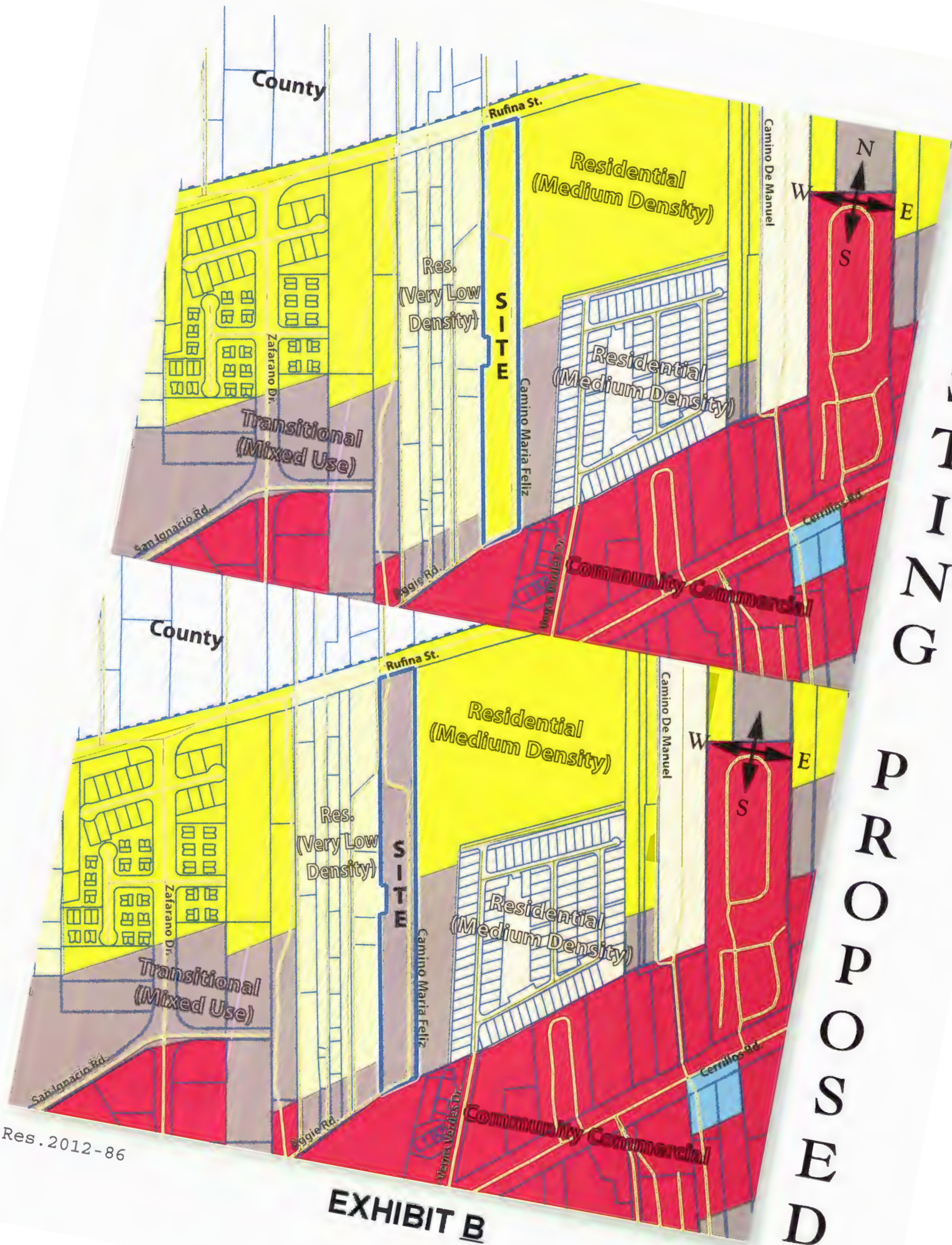
Beginning at the Northeast corner of the herein described tract of land, marked by a 5/8" rebar with an aluminum cap marked "LS5338", said corner being also a point on the Southerly Right-Of-Way of Rufina Street, from which point, a U.S.G.L.O. brass cap marking the corner common to Sections 5 & 6, Township 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 ¾" pipe; thence South 10°38'53" East, 1077.09 feet to a ¾" 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 ¾" pipe; thence North 10°50'44" West, 125.00 feet to a ½" 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



EXISTING

PROPOSED

EXHIBIT B

Res. 2012-86

EXHIBIT - C
Conditions of Approval
La Luz Health Complex

	Condition	Department	Staff
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>	Traffic Engineering Division	Sandra Kassens April 5, 2012
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"> i. Developer shall widen the asphalt to add a westbound Left Turn lane with sufficient shoulder width to allow U-Turns; ii. The Left Turn lane shall be created with the use of pavement markings, however, iii. Sufficient asphalt shall be provided to allow for the future installation of curb and gutter and medians as applicable. <p>B. Phase II:</p> <ul style="list-style-type: none"> i. The Developer shall construct an eastbound Right Turn Deceleration lane that includes curb and gutter; 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; 		

EXHIBIT C

EXHIBIT - C
Conditions of Approval
La Luz Health Complex

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.	Current Planning	Dan Esquibel 08/02/12 (PC Staff Memo)
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.		
10	Included as part of Final Development Plan Review the applicant shall provide additional information is by Chapter 14-8.4 " <i>Landscaping</i> "		
11	Included as part of Final Development Plan Review the applicant shall provide additional information as required by 14-8.9 " <i>Outdoor Lighting</i> "		

EXHIBIT - C
 Conditions of Approval
 La Luz Health Complex

12	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).	Current Planning	Dan Esquibel 08/02/12 (PC Staff Memo)
13	<ol style="list-style-type: none"> 1. Shall Comply with International Fire Code (IFC) 2009 Edition. 2. Shall meet fire department access for MU. 3. Shall meet water supply requirements prior to construction. 4. Shall have 20 feet road width for fire department access. 5. Shall meet IFC 2009 turn-around for fire apparatus. 	Fire Marshal	Reynaldo Gonzales April 20, 2012
14	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.	Adopted By the Governing Body at the October 30, 2012 Meeting	