

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

2 **RESOLUTION NO. 2021-21**

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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 MIXED-**  
13 **USE/TRANSITIONAL FOR PROPERTY COMPRISING AN AREA OF APPROXIMATELY 1.9**  
14 **ACRES LOCATED AT THE SOUTHWEST CORNER OF ZIA ROAD AND SAINT FRANCIS**  
15 **DRIVE (ZIA STATION SOUTH GENERAL PLAN AMENDMENT, CASE NO. 2020-2914).**

16  
17 **WHEREAS**, the agent for the owner of a parcel of land comprising approximately 1.9 acres  
18 located at the southwest corner of Zia Road and Saint Francis Drive within Section 2, T.16N., R.8E.,  
19 N.M.P.M., in Santa Fe County, New Mexico (the “Property”), has submitted an application to amend  
20 the General Plan Future Land Use Map classification of the Property from Low Density Residential to  
21 Mixed-Use/Transitional; and

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

25 **WHEREAS**, pursuant to NMSA 1978, Section 3-19-9, the General Plan may be amended,

1 extended, or supplemented; and

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

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

9           **WHEREAS**, Section 3.3 of the General Plan also specifically addresses the need to mix uses  
10 in all new and existing neighborhoods to encourage walkable, integrated neighborhoods, where services  
11 and amenities are designed to complement and enhance the quality of life; and

12           **WHEREAS**, in Resolution No. 2001-82, the Governing Body adopted the future land use  
13 classification of Mixed-Use/Transitional to promote these goals through mixed-use development while  
14 providing transitional buffering from commercial to residential through a reduction in scale and land  
15 use intensity; and

16           **WHEREAS**, the reclassification of the Property would allow for uses that are consistent with  
17 the General Plan, as amended by Resolution No. 2001-82, and the prevailing uses and character of the  
18 area; and

19           **WHEREAS**, the Property has suitable access to and availability of necessary infrastructure;  
20 and

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

24           **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**  
25 **CITY OF SANTA FE** that the General Plan Future Land Use Map designation for the Property

1 described is amended to change the designation from Low Density Residential (3-7 dwelling units per  
2 acre) to Mixed-Use/Transitional, as shown in Exhibit A, attached hereto.

3 PASSED, APPROVED, and ADOPTED this 8<sup>th</sup> day of April, 2021.

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7 ALAN WEBBER, MAYOR

8 ATTEST:

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10

11 [Kristine Mihelcic \(Apr 14, 2021 19:46 MDT\)](#)  
KRISTINE MIHELIC, CITY CLERK

12 APPROVED AS TO FORM:

13   
14

15 ERIN K. MCSHERRY, CITY ATTORNEY

# EXHIBIT "A"

## Legal Description-Portion of 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 NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF ZIA ROAD, FROM WHENCE A TIE TO SANTA FE COUNTY CONTROL MONUMENT CP-96-SCFC-100-0 BEARS N 38°33'27" E, A DISTANCE OF 2828.49 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE, N 88°47'07" E, A DISTANCE OF 172.83 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 01°10'45" E, A DISTANCE OF 55.49 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.99 FEET, A RADIUS OF 39.52 FEET, A DELTA ANGLE OF 21°43'38", A CHORD BEARING OF S 08°21'56" W, AND A CHORD LENGTH OF 14.90 FEET A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 34.26 FEET, A RADIUS OF 60.53 FEET, A DELTA ANGLE OF 32°25'55", A CHORD BEARING OF S 03°00'50" W, AND A CHORD LENGTH OF 33.80 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 13.69 FEET, A RADIUS OF 255.79 FEET, A DELTA ANGLE OF 03°03'56", A CHORD BEARING OF S 14°44'06" E, AND A CHORD LENGTH OF 13.68 FEET A POINT OF COMPOUND CURVATURE;

THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 59.36 FEET, A RADIUS OF 180.16 FEET, A DELTA ANGLE OF 18°52'44", A CHORD BEARING OF S 27°01'02" E, AND A CHORD LENGTH OF 59.09 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 15.73 FEET, A RADIUS OF 20.01 FEET, A DELTA ANGLE OF 45°03'28", A CHORD BEARING OF S 55°22'05" E, AND A CHORD LENGTH OF 15.33 FEET A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 50.99 FEET, A RADIUS OF 245.28 FEET, A DELTA ANGLE OF 11°54'35", A CHORD BEARING OF S 38°47'37" E, AND A CHORD LENGTH OF 50.89 FEET A POINT OF REVERSE CURVATURE;

THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 134.08 FEET, A RADIUS OF 163.66 FEET, A DELTA ANGLE OF 46°56'20", A CHORD BEARING OF S 21°49'33" E, AND A CHORD LENGTH OF 130.36 FEET THE SOUTHEAST CORNER OF DESCRIBED TRACT;

THENCE N 88°45'07" W, A DISTANCE OF 339.26 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT;

THENCE N 04°40'32" E, A DISTANCE OF 147.12 FEET TO AN ANGLE POINT;

THENCE N 04°40'32" E, A DISTANCE OF 37.39 FEET TO AN ANGLE POINT;

THENCE N 12°04'18" E, A DISTANCE OF 147.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.8950 ACRES (82,346 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 11:59:24-0700'

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/s	SECTION 2	TOWNSHIP 16 NORTH	RANGE 9 EAST	MERIDIAN NMPM
HORIZONTAL DATUM: NAVD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	DRAWN BY: JK	CHECKED BY: LM	PSI JOB NO. 204138EX2	SHEET NUMBER 1 OF 1	
CONTROL USED: NATIONAL GEODETIC SURVEY	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		