

1 Planning Commission set forth in "Exhibit C", attached hereto and incorporated by reference.

2 Section 4. This rezoning action effected by this ordinance shall be published one time by
3 the title and general summary and shall become effective five days after such publication.

4 Section 5. The rezoning action with respect to the Property affected by this Ordinance is
5 subject to the time restrictions set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year
6 Review/Rescission).

7

8 PASSED , APPROVED AND ADOPTED this 10th day of September, 2008.

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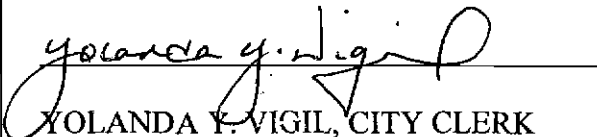
DAVID COSS, MAYOR

12

13 ATTEST:

14

15


YOLANDA Y. VIGIL, CITY CLERK

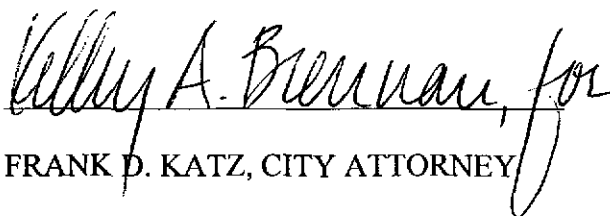
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18 APPROVED AS TO FORM:

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FRANK D. KATZ, CITY ATTORNEY

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Exhibit A:
2047 Galisteo
Legal Description

A tract of land beginning at the Southwest corner of the property which is identical with the Northwest corner of the property of the estate of Maolovia H. Romero, deceased, which Romero property and survey is shown by that certain plat entitled "Tracts of Land surveyed for Maolovia Romero estate, Precinct 29 - Santa Fe, New Mexico" made by James C. Harvey, surveyor, from surveys made in the field May 28, 1954, and September, 1954, which said beginning corner is on the Easterly side of Galisteo Road; thence N. $30^{\circ} 05'$ East 312.0 feet along the Easterly side of Galisteo Road to the Northwest corner of this tract; thence N. $86^{\circ} 26'$ East 35.6 feet to the Northeast corner of this tract; thence South $13^{\circ} 29'$ West 280.3 feet to a point; thence South $5^{\circ} 59'$ West 31.3 feet to a point which is the Southeast corner of this tract; thence North $75^{\circ} 09'$ West 136.99 feet to the Southwest corner, the point and place of beginning.

EXHIBIT B:

**2047 Galisteo
Case No. ZA 2008-07
Rezoning: R-1 to C1**

**Conditions of Approval
(The following staff memos are attached)**

- **Exhibit B-1:** Public Works Dept- Traffic Review Memo
- **Exhibit B-2:** Fire Dept. Review Memo
- **Exhibit B-3:** Technical Review Division- Engineer Review Memo
- **Exhibit B-4:** Technical Review Division- Landscape Review Memo
- **Exhibit B-5:** Wastewater Division Review Memo
- **Exhibit B-6:** Solid Waste Division Review Memo
- **Exhibit B-7:** Trails and Open Space Review Memo

City of Santa Fe, New Mexico

memo

DATE: May 12, 2008

TO: Donna Wynant, Planning and Land Use Department

FROM: John Romero, Public Works Dpt/Engineering Div/Traffic Impacts Section JR

SUBJECT: Case # M-2008-17, 2047 Galisteo Street General Plan Amendment
Case # ZA-2008-07, 2047 Galisteo Street from R-1 to C-1

ISSUE

Request for approval of a General Plan Future Land Use Map amendment to change the designation of 0.628± acres of land from Low Density Residential (3-7 dwelling units per acre) to Office and to rezone from R-1 (Residential, one dwelling units per acre) to C-1 (Professional Office District). The property is located on the east side of Galisteo Street south of St Michael's Drive.

RECOMMENDED ACTION:

Review comments are based on submittals received on April 16, 2008. The comments below should be considered as Conditions of Approval to be addressed prior to subsequent submittals unless otherwise noted:

1. The proposed rezoning will result in office type use which is expected to generate less traffic than the currently approved pre-school use, therefore approval will not have an adverse traffic impact.

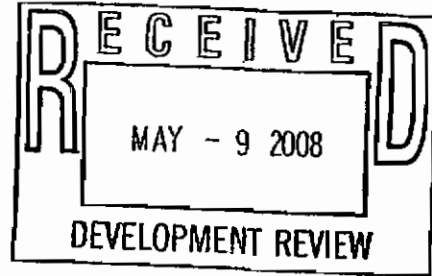
If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

M:\Traffic Impacts\01-TIAs\2008\2047 Galisteo Street\2047 Galisteo 05-12-08.doc

City of Santa Fe, New Mexico

memo

DATE: May 8, 2008
TO: Donna Wynant, Planning and Land Use
FROM: *Barbara Salas*
Barbara Salas, Fire Marshal



SUBJECT: DRT Case: 2047 Galisteo Street General Plan Amendment

Case #	M-2008-17	ZA-2008-07		
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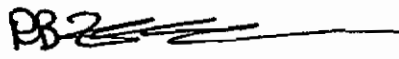
I have conducted a preliminary review of the above mentioned case(s) for compliance with the 2003 International Fire Code® (IFC). I am recommending approval of the above mentioned case with no additional requirements.

City of Santa Fe, New Mexico

memo

DATE: April 24, 2008

TO: Donna Wynant, Case Manager

FROM: Risana Zaxus, M.S., PE, CFM 
City Engineer for Land Use Department

RE: Case # M 2008-17 and # ZA 2008-07
2047 Galisteo Street General Plan Amendment and Rezoning

I reviewed a 1-sheet boundary and topographic survey dated 3/13/07 and a General Plan Amendment and Rezoning Plan Report.

I request no additional submittals and have no review comments on this project.

City of Santa Fe, New Mexico

memo

DATE: April 28, 2008

TO: Donna Wynant, AICP, Land Use Senior Planner
Zoning Division

CC: R. B. Zaxus, P.E., CFM, City Engineer
Technical Review Division

FROM: Charlie Gonzales, CFM, Technical Review Coordinator *Charlie G.*
Technical Review Division

RE: Landscaping Comments for case #M 200-17, 2047 Galisteo
Street General Plan Amendment and case #ZA 2008-07, 2047
Galisteo Street Rezoning from R-1 to C-1

Below are comments for the 2047 Galisteo Street General Plan Amendment and Rezoning request. These comments are based on documentation dated March 31, 2008 and plans dated March 13, 2007. Landscaping Improvements are not required as per Article 14-8.4(B), until Subdivision Plat approval, Development Plan approval, Master Plan approval or at time of Building Permit submittal. In addition, properties located in the Business Capitol District (BCD), shall comply with Article 14-4.3(E).

MEMO

Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

E-MAIL DELIVERY

Date: January 29, 2008

To: Donna Wynant, Planner
Planning and Land Use

From: Stan Holland, P.E.
Wastewater Management Division

Subject: Case #M-2008-01 PNM I-25 and Galisteo Street Transmission Line Relocation

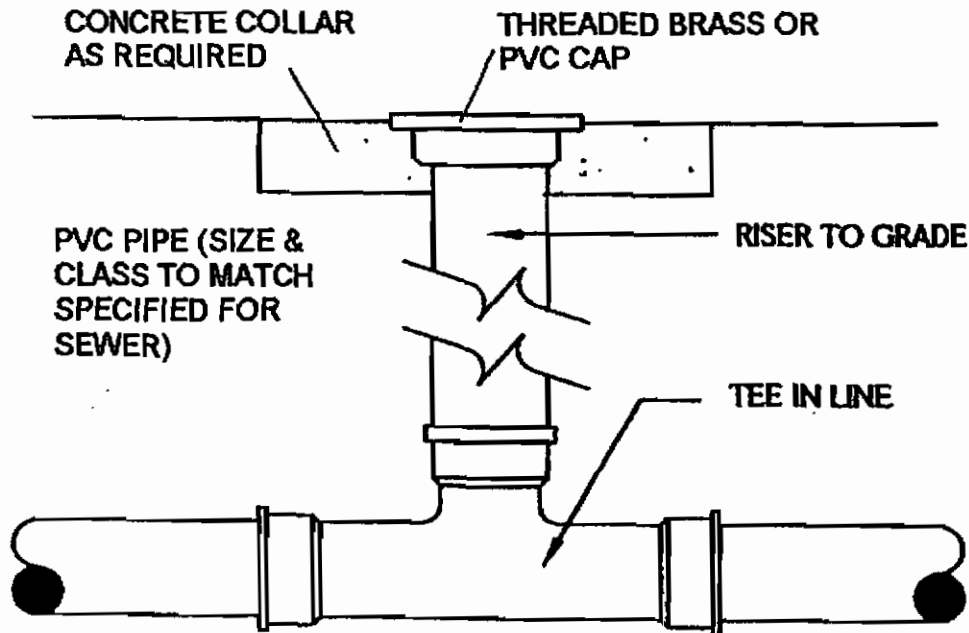
There are no comments or design issues for the applicant to address.

Please contact me at 955-4637 if you have any questions.

cc: File

*See attachment
re: IPSP diagram*

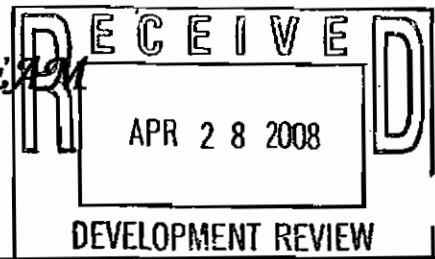
Each separate building or leased/rented area within a building shall have its own Industrial Pre-treatment Sampling Point ("IPSP"). The IPSP is similar to a cleanout except it has a tee fitting instead of a sweep. Note that sampling at a manhole is no longer allowed. The IPSP is in addition to the cleanouts shown on the plans. The IPSP shall be located in an easily accessible area for possible future sampling. The IPSP must also be located in an unobstructed area that will allow the placement of a 2'x2'x2' sampler that will need to be in-place for a week. The IPSP can be located inside or outside of the building. If the IPSP is located outside the building, it must be in area where there is no vehicular traffic and in area which the sampler will not impede pedestrian traffic. The IPSP must be located where the entire wastewater discharge of the building or leased/rented area is flowing and where no other outside wastewater flows are introduced. The IPSP must be located downstream of any Industrial Pre-treatment facilities (such as grease trap). If you have any question regarding the Industrial Pre-treatment requirements or question about the sampling point locations, call the Industrial Pre-treatment Section at 955-4635 (Raul Martinez). For all other question, please call the Wastewater Management Utility Development Section at 955-4613 or 955-4623 (Douglas Flores or Bryan Romero). Show the IPSP on the plans.



INDUSTRIAL PRE-TREATMENT SAMPLE POINT
(IPSP)



DEVELOPMENT REVIEW TEAM
TRANSMITTAL FORM



Case #M 2008-17. 2047 Galisteo Street General Plan Amendment. Linda Tigges, agent for Linda Marquette, requests approval of a General Plan Future Land Use Map amendment to change the designation of 0.628± acres of land from Low Density Residential (3-7 dwelling units per acre) to Office. The area is located on the east side of Galisteo Street south of St. Michael's Drive. (Donna Wynant, case manager)

Case #ZA 2008-07. 2047 Galisteo Street Rezoning from R-1 to C-1. Linda Tigges, agent for Linda Marquette, requests rezoning of 0.628± acres of land from R-1 (Residential, one dwelling units per acre) to C-1 (Professional Office District). The property is located on the east side of Galisteo Street south of St. Michael's Drive. (Donna Wynant, case manager)

4/28/08

Name: Linda Tigges Agent/ Owner #982-1986 FAX 988-9698
Tigges Planning Consultants
Submittal date April 14, 2008 Email tiggese@aol.com
Request additional submittals April 24, 2008 Planning Commission date June 05, 2008
DRT final Comments by May 12, 2008

- | | |
|--|---|
| <input type="checkbox"/> PDR Case File/Case Manager | <input type="checkbox"/> Water Division Engineer |
| <input type="checkbox"/> Fire Inspector(s) | <input type="checkbox"/> Subdivision Engineer |
| <input type="checkbox"/> Traffic Division Engineer | <input type="checkbox"/> Office of Affordable Housing |
| <input type="checkbox"/> Waste Water Division Engineer | <input checked="" type="checkbox"/> Solid Waste Division Engineer |
| <input type="checkbox"/> PW/ Engineering Division | <input type="checkbox"/> Trails & Open Space |
| <input type="checkbox"/> Landscaping | |

COMMENTS: no solid waste issues at this time. suggest picking up specs for enclosures in this office
Randall Warco

Case Manager: Donna Wynant x6325 @ 955-2228

- | | |
|---|--|
| Tamara Baer x 6580 tbaer@santafenm.gov | Lou Baker x 6656 lbaker@santafenm.gov |
| Wendy M. Blackwell x 6127 wblackwell@santafenm.gov | Daniel A. Esquibel x 6587 daesquibel@santafenm.gov |
| Charlie D. Gonzales x 6955 cdgonzales@santafenm.gov | Patrick Nicholson x 6888 pdnicholson@santafenm.gov |
| Tony Raeker x 6583 aaraeker@santafenm.gov | Greg T. Smith x 6957 gtsmith@santafenm.gov |
| Donna J. Wynant x 6325 djwynant@santafenm.gov | RB Zaxus x 6641 rbzaxus-onaxis@santafenm.gov |



DEVELOPMENT REVIEW TEAM TRANSMITTAL FORM

Case #M 2008-17. 2047 Galisteo Street General Plan Amendment. Linda Tigges, agent for Linda Marquette, requests approval of a General Plan Future Land Use Map amendment to change the designation of 0.628± acres of land from Low Density Residential (3-7 dwelling units per acre) to Office. The area is located on the east side of Galisteo Street south of St. Michael's Drive. (Donna Wynant, case manager)

Case #ZA 2008-07. 2047 Galisteo Street Rezoning from R-1 to C-1. Linda Tigges, agent for Linda Marquette, requests rezoning of 0.628± acres of land from R-1 (Residential, one dwelling units per acre) to C-1 (Professional Office District). The property is located on the east side of Galisteo Street south of St. Michael's Drive. (Donna Wynant, case manager)

Name: Linda Tigges

Agent/ Owner #982-1986 FAX 988-9698

Tigges Planning Consultants

Submittal date April 14, 2008

Email tiggesl@aol.com

Request additional submittals April 24, 2008

Planning Commission date June 05, 2008

Final Comments by May 12, 2008

- PDR Case File/Case Manager
- Fire Inspector(s)
- Traffic Division Engineer
- Waste Water Division Engineer
- PW/ Engineering Division
- Landscaping

- Water Division Engineer
- Subdivision Engineer
- Office of Affordable Housing
- Solid Waste Division Engineer
- Trails & Open Space

COMMENTS:

No comment @ this time

6977

Robert Szwed

Case Manager: Donna Wynant x6325

- Tamara Baer x 6580 tbaer@santafenm.gov
- Wendy M. Blackwell x 6127 wblackwell@santafenm.gov
- Arlic D. Gonzales x 6955 cdgonzales@santafenm.gov
- Tony Raeker x 6583 aaraeker@santafenm.gov
- Donna J. Wynant x 6325 djwynant@santafenm.gov

- Lou Baker x 6656 lbaker@santafenm.gov
- Daniel A. Esquibel x 6587 daesquibel@santafenm.gov
- Patrick Nicholson x 6888 pdnicholson@santafenm.gov
- Greg T. Smith x 6957 gtsmith@santafenm.gov
- RB Zaxus x 6641 rbzaxus-onaxis@santafenm.gov

EXHIBIT *B-7*

Doc. # 2008-49

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case # M 2008-17

2047 Galisteo Street General Plan Amendment

Owner's Name – Linda Marquette

Applicant's Name – Linda Tigges, Tigges Planning Consultants, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on June 5, 2008 upon the application (Application) of Linda Tigges, for Tigges Planning Consultants, Inc, as agent for Linda Marquette (Applicant).

The Applicant seeks to amend the General Plan Future Land Use Map to change the designation of a 0.628+/- acre parcel of land (Property) from Low Density Residential (3-7 dwelling units/acre), to Office.

A special exception was approved in 1984 for the operation on the Property of a pre-school for 25 children. A second special exception was granted in 2007 permitting the operation on the Property of a pre-school, elementary, and middle school; two variances were granted at the same time, permitting a smaller landscape buffer than required on the east side of the Property and a smaller lot size than the required minimum. The 2007 Project was not completed. The Applicant now proposes to use the existing building on the Property for her title company offices.

The Property is located on the east side of Galisteo Street south of St. Michaels Drive. Surrounding uses include several office buildings to the west, zoned C-1, which include the Municipal Court and the Santa Fe County Health Department, pediatric offices zoned C-1 to the north, a residential property to the east zoned R-1 containing a mobile home and stucco residence, and a vacant lot zoned R-1 to the south. Further to the northeast is the State Treasurer's Office and the Galisteo Business Park, zoned C-1.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard testimony from staff, the Applicant, and members of the public interested in the matter; and
2. The City of Santa Fe (City) Code Section 14-3.2(B)(2)(b) requires the City's zoning map to conform to the General Plan (Plan), and provides for amendment of the Plan when a change in land use classification is proposed for a parcel shown on the Plan's land use map; and

3. The Commission is authorized under Code Section 14-2.(C)(8)(a) to review and make recommendations tot the Governing Body regarding proposed amendments to the Plan; and
4. Code Section 14-3.2(C) sets out certain procedures (the Required Procedures) for proposed amendments to the Plan, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the approval criteria set out in Code Section 14-3.2(D) [Section 14-3.2(C)(2)], with notice and conduct of the public hearing pursuant to Code Sections 14-3.1(H) and (I) [Section 14-3.2(C)(4)]; and
5. The notice requirements of Code Section 14-3.1(H) have been met; and
6. The Commission has considered the criteria established by Code Section 14-3.2(D)(1) and finds the following facts:
 - (a) Consistency with growth projections for the City using a data base maintained and updated on an annual basis by the City, with economic development goals as set forth in a comprehensive economic development plan for the City, and with existing land use conditions, such as access and availability of infrastructure [Section 14-3.2(D)(1)(a)];
The Commission finds that the proposed office use is consistent with the growth projections of the City based on projected development for the St. Michaels and Galisteo area and with the City's Economic Development Plan for small infill projects, and that sewer and water lines and other infrastructure are available from Galisteo;
 - (b) Consistency with other parts of the Plan [Section 14-3.2(D)(1)(b)];
The Commission finds that the proposed use is consistent with the infill policies of the Plan and with the Plan's recommendation favoring residential/office mixed use areas, allowing office employment centers near dwelling units;
 - (c) Provision for a determination of land utilization within a area larger than a single property and of general applicability [Section 14-3.2(D)(1)(c)];
The Commission finds that the proposed Plan amendment addresses land utilization within an area larger than a single property in that the total area shown as "Office" on the Future Land Use Map, including the Property, is a single block near the St. Michaels and St. Francis interchange and the proposed amendment would integrate the Property, already approved for a school, in the existing C-1 block.
 - (d) Compliance with the extraterritorial zoning ordinances and extraterritorial plan [Section 14-3.2(D)(1)(d)];
The Commission finds that this criterion is not applicable to this matter.
 - (e) Contribution to a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote health, safety, morals, order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development [Section 14-3.2(D)(1)(e)];
The Commission finds that the proposed Plan amendment will contribute to a coordinated, adjusted, and harmonious development of the municipality by providing for a transition between the existing more dense office uses to the north

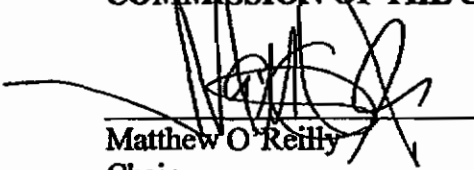
and west of the Property and the residential uses to its east and farther to the south.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

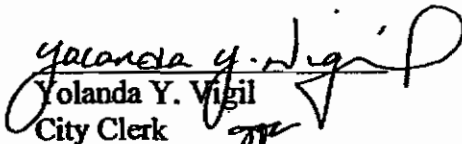
1. The Commission has the power and authority at law and under the Code to review the proposed amendment to the Plan and to make recommendations to the Governing Body regarding such amendment; and
2. The proposed Plan amendment was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements; and
3. The proposed Plan amendment meets the criteria established by Code Section 14-3.2(D)(1) and should be approved by the Council, subject to the conditions of staff contained in the Staff Report.

IT IS SO ORDERED ON THE 28TH OF AUGUST 2008 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE


Matthew O'Reilly
Chair

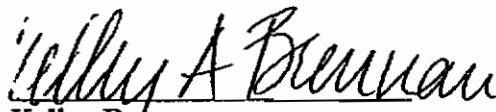
8/28/08
Date:

FILED:


Yolanda Y. Vigil
City Clerk

9-2-08
Date:

APPROVED AS TO FORM:


Kelley Brennan
Assistant City Attorney

8/28/08
Date: