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**CITY OF SANTA FE, NEW MEXICO**  
**ORDINANCE NO. 2008-40**

**AN ORDINANCE**

**APPROVING AN AMENDED DEVELOPMENT PLAN, WAIVING THE REQUIREMENT FOR A SEPARATE FINAL DEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO LAND COMPRISING 2.76 ACRES MORE OR LESS LOCATED AT 440 ST. MICHAELS DRIVE WITHIN THE C-1-PUD DISTRICT (OFFICE AND RELATED COMMERCIAL DISTRICT, PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT) (CASE NO. M 2008-12, CHAMISA HILLS PROFESSIONAL PLAZA DEVELOPMENT PLAN AMENDMENT).**

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

**Section 1.** The following real property (the “property”), located within the municipal boundaries of the city of Santa Fe, located at 440 St. Michaels Drive, lying within Section 36, T17N, R9E, NMPM, and more particularly described in the attached Legal Description (Exhibit A, attached) and incorporated herein by reference, is classified as C-1-PUD District (Office and Related Commercial District, Planned Unit Development Overlay District) on the official zoning map adopted by ordinance 2001-27.

**Section 2.** An amended development plan is hereby approved, which increases the intensity of development allowed with a combination of 13,029 square feet of medical and general offices uses, (Exhibit B, attached).

**Section 3.** The amended rezoning action with respect to the property affected by this Ordinance is subject to the conditions of approval (Exhibit C, attached) and included herein by

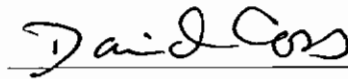
1 reference.

2 **Section 4.** Approval by the Planning Commission of a separate final development plan  
3 shall be waived subject to there being no changes to the square footage proposed.

4 **Section 5.** Approval of a variance from the height restriction of 25 feet in the South Central  
5 Highway Corridor Protection District shall not be required since the applicant revised the plan to be  
6 two instead of three stories, not to exceed 25 feet.

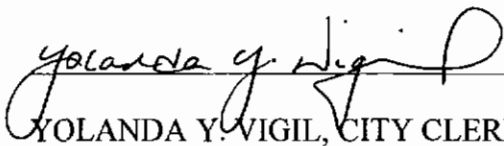
7 **Section 6.** An extension to the time restrictions for development activity within two years  
8 after the original rezoning action, as set forth in Section 14-3.5(D)(1) SFCC 2001 (Two-year  
9 Review/Rescission), is hereby approved. The review procedures in that section shall be followed  
10 if the final development plan is not filed within two years after the date of this ordinance.

11 PASSED , APPROVED AND ADOPTED this July 9th, 2008.

12  
13  \_\_\_\_\_

14 DAVID COSS, MAYOR

15  
16 ATTEST:

17  
18  \_\_\_\_\_  
19 YOLANDA Y. VIGIL, CITY CLERK

20  
21 APPROVED AS TO FORM:

22  \_\_\_\_\_  
23  
24 FRANK D. KATZ, CITY ATTORNEY

**EXHIBIT A  
TO ORDINANCE NO. 2008-40**

TRACT C-2B BLOCK 2 CHAMISO HEIGHTS UNIT TWO LYING & BEING  
SITUATE WITHIN PROJECTED SECTION 36, T 17 N, R 9 E, N.M.P.M. SANTA FE  
GRANT, CITY OF SANTA FE SANTA FE COUNTY, NEW MEXICO, COMPRISING  
2.76 ACRES ±.

**CITY OF SANTA FE  
DEVELOPMENT NOTES**

1. THE PLAN IS A REPRESENTATION OF CONFORMANCE WITH THE CITY OF SANTA FE DEVELOPMENT CODE. IT IS NOT A CONTRACT. THE CITY OF SANTA FE DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA FE DEVELOPMENT DEPARTMENT AND THE STATE OF NEW MEXICO.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 11, LAND DEVELOPMENT CODE, 2008 (LDC) AND SUBSEQUENT AMENDMENTS.
3. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 11, LAND DEVELOPMENT CODE, 2008 (LDC) AND SUBSEQUENT AMENDMENTS.
4. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 11, LAND DEVELOPMENT CODE, 2008 (LDC) AND SUBSEQUENT AMENDMENTS.
5. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 11, LAND DEVELOPMENT CODE, 2008 (LDC) AND SUBSEQUENT AMENDMENTS.

**1.1.1.1 MINIMUM EXISTING INFRASTRUCTURE DISTRICT COMPLIANCE**

1. ALL INFRASTRUCTURE COMPLIANCE REQUIREMENTS SHALL BE MET BY THE DEVELOPER.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA FE DEVELOPMENT DEPARTMENT AND THE STATE OF NEW MEXICO.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA FE DEVELOPMENT DEPARTMENT AND THE STATE OF NEW MEXICO.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA FE DEVELOPMENT DEPARTMENT AND THE STATE OF NEW MEXICO.

**COMMENTS:**

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA FE DEVELOPMENT DEPARTMENT AND THE STATE OF NEW MEXICO.

**NOTICE:**

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA FE DEVELOPMENT DEPARTMENT AND THE STATE OF NEW MEXICO.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA FE DEVELOPMENT DEPARTMENT AND THE STATE OF NEW MEXICO.
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4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA FE DEVELOPMENT DEPARTMENT AND THE STATE OF NEW MEXICO.

APPROVED BY THE INFRASTRUCTURE COMMISSION AT THE MEETING OF \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE INFRASTRUCTURE COMMISSION AT THE MEETING OF \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE INFRASTRUCTURE COMMISSION AT THE MEETING OF \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE INFRASTRUCTURE COMMISSION AT THE MEETING OF \_\_\_\_\_ DATE \_\_\_\_\_

CHAMISA HILLS PROFESSIONAL PLAZA  
FINAL DEVELOPMENT PLAN

DATE: MARCH 2008  
SCALE: AS NOTED  
SHEET: 3.11

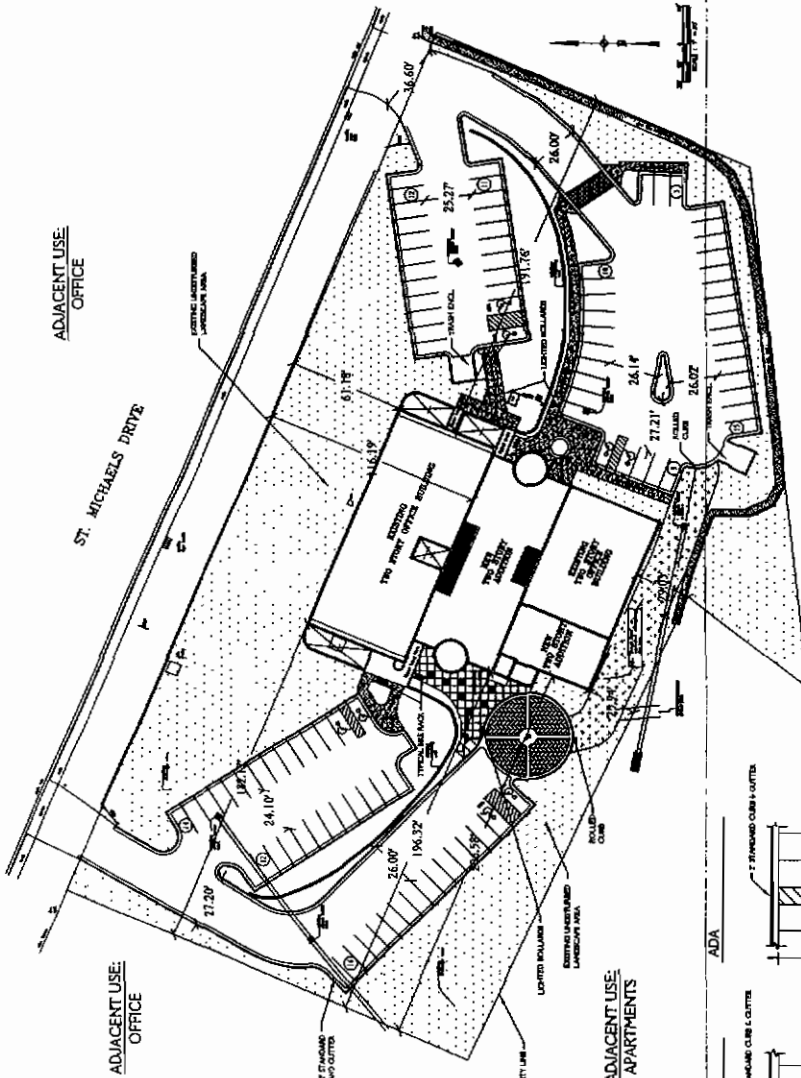
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ST. MICHAELS DRIVE

ADJACENT USE:  
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APARTMENTS

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CHURCH



DEPARTMENT	REVIEWER	DATE
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PLANNING		
ENGINEERING		
ENVIRONMENTAL		
FINANCE		
LEGAL		
UTILITIES		
TRANSPORTATION		
WORKS		
COMMISSION		
BOARD		

CITY REVIEW	USE	ONLY
CITY		

MODIFIED JUNE 2008  
CASE # P. 2008-12

LAND USE	CARTRIDGE FT.	NET SQ. FT. AREA	BISS NUMBER SPACES	COMMENTS
OFFICE	1100	1341	16	16. 100% of the total area is used for office space.
TOTALS	1100	2018	16	

LEGEND	NEW SIGNALLS	EXISTING SIGNALLS
1	NEW SIGNALLS	EXISTING SIGNALLS
2	NEW SIGNALLS	EXISTING SIGNALLS
3	NEW SIGNALLS	EXISTING SIGNALLS
4	NEW SIGNALLS	EXISTING SIGNALLS
5	NEW SIGNALLS	EXISTING SIGNALLS

**DESIGN CRITERIA**

CRITERION	REQUIREMENT
1. SIGNALLS	NEW SIGNALLS
2. SIGNALLS	EXISTING SIGNALLS
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CHAMISA HILLS PROFESSIONAL PLAZA  
440 ST. MICHAEL'S DRIVE  
FINAL DEVELOPMENT PLAN

Ord. # 2008-40  
Exhibit B

**Exhibit C**  
**To Ordinance No. 2008-40**  
**Conditions of Approval**

- C-1:** Technical Review Division- Engineering Review Memo- "RB" Zaxus, 4/21/08
- C-2:** Fire Department Review Memo- Barbara Salas, 4/3/08
- C-3:** Solid Waste Division Review Memo- Randall Marco, 4/3/08
- C-4:** Trails and Open Space Review Memo- Robert Siqueiros, 4/17/08
- C-5:** Public Works Depart- Traffic Review Memo- John Romero, 5-6-08

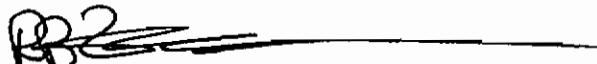
*"The proposed additional square footage, is used as general office space, is not expected to generate a significant amount of traffic. A condition of approval shall be placed stating that no more than 20,100 gross square feet of the site can be used for medical/dental type use which includes diagnoses and outpatient care. The remaining gross square footage shall be restricted to general office use only, not allowing any medical/dental type use which would include diagnoses and outpatient care."*

# City of Santa Fe, New Mexico

# memo

DATE: April 21, 2008

TO: Donna Wynant, Case Manager

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

RE: Case # M 2008-12  
Chamiso Hills Professional Plaza Development Plan

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I reviewed an 8-sheet plan set dated March, 2008. The following comments must be addressed prior to project approval:

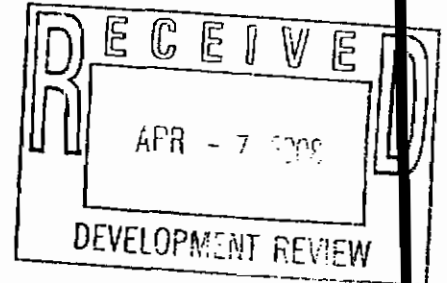
1. Add to cover sheet:
  - Approval block in lower right hand corner entitled "Approved for Construction" with a signature/date line.
  - A line for Building Permit no's for GRADING \_\_\_\_\_ and Landscape/Utilities \_\_\_\_\_.
2. Add LUD case number to every sheet, lower right hand corner.
3. Add vicinity map to Development Plan.
4. Revise Flood Note on Boundary Survey Plat to refer to new (June 17, 2008) FIRM.
5. Add energy dissipation at outfall of eastern 24" CMP to arroyo.
6. Provide temporary erosion control plan.

Exhibit C-1  
Ord. # 2008-40

# City of Santa Fe, New Mexico

# memo

**DATE:** April 3, 2008  
**TO:** Donna Wynant, Planning and Land Use Department  
**FROM:** Barbara Salas  
Barbara Salas, Fire Marshal



**SUBJECT:** DRT Case: Chamiso Hills Professional Plaza Development Plan Amendment and Final Development Plan

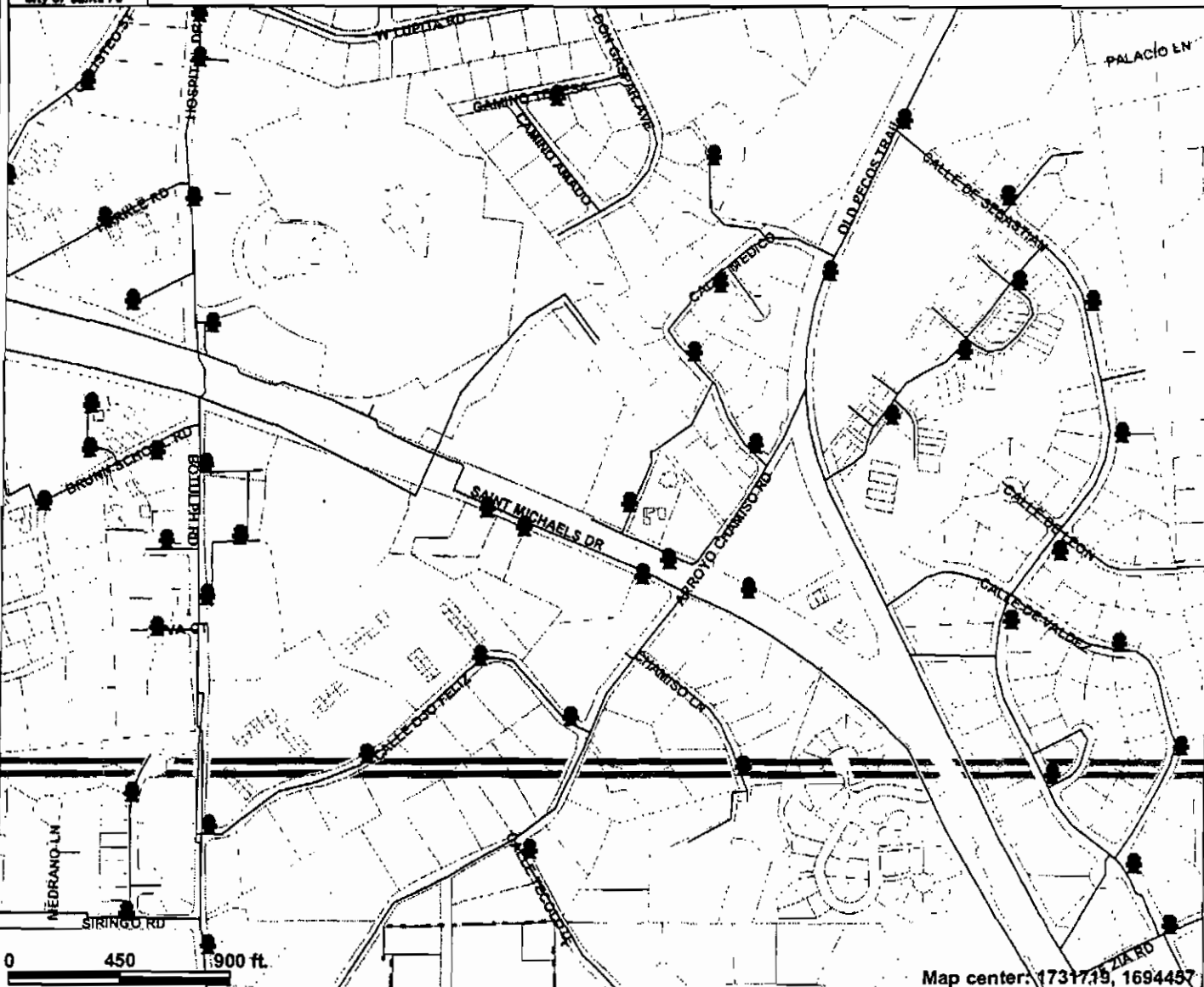
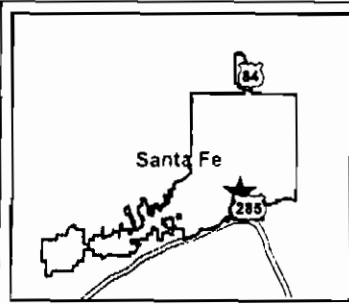
Case #	M-2008-12			
--------	-----------	--	--	--

I have conducted a preliminary review of the above mentioned case(s) for compliance with the 2003 International Fire Code® (IFC). The request is approved. Below are the conditions which shall be addressed prior to final development approval. If you have questions, concerns, or need further clarification please call me at 955-3126.

1. Proposed infrastructure shall be sufficient to accommodate the fire flow requirements set forth in IFC § B105.
2. Development Plan General notes shall indicate the following provisions:  
Fire Department Access shall be maintained throughout all development construction phases § 1410.1.  
An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. IFC § 1412.1.



# 440 St. Michaels Drive



- Legend**
- City Limits
  - Fire Hydrants
  - Water Pipe Distribution
  - Parcels
  - Major Roads and Highways
  - Other Roads and Streets
  - Santa Fe River

0 450 900 ft.

Map center: 17317.39, 16944.97

Scale: 1:7,525

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Exhibit C-2  
Ord. # 2008-40




# City of Santa Fe, New Mexico

# memo

**DATE:** May 6, 2008

**TO:** Donna Wynant, Planning and Land Use Department

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

**SUBJECT:** Case #M-2008-12, Chamiso Hills Professional Plaza Development Plan Amendment and Final Development Plan.

---

## ISSUE

Request for development plan amendment and final development plan to allow for construction of a new office building consisting of 13,029 square feet on 2.76± acres. The property is zoned C-1 PUD (Office and Related Commercial, Planned Unit Development Overlay District) and is located at 440 St. Michael Drive..

## RECOMMENDED ACTION:

Review comments are based on submittals received on March 12, 2008. The comments below should be considered as Conditions of Approval unless other wise noted.

1. The proposed additional square footage, if used as general office space, is not expected to generate a significant amount of traffic. A condition of approval shall be place stating that no more than 20,100 gross square feet of the site can be used for medical/dental type use which includes diagnoses and outpatient care. The remaining gross square footage shall be restricted to general office use only, not allowing any medical/dental type use which would include diagnoses and outpatient care.

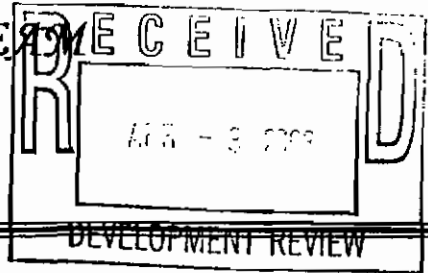
If you have any questions or need any more information, feel free to contact me at 955-6638. Thank you.

M:\Traffic Impacts\01-TIAS\2008\Chamiso Hills Professional Plaza\Chamiso Hills Professional Plaza 05-06-08.doc

Exhibit C-3  
Ord. # 2008-40



DEVELOPMENT REVIEW LETTER  
TRANSMITTAL FORM



**Case #M 2008-12. Chamiso Hills Professional Plaza Development Plan Amendment and Final Development Plan.** Gregg Way, agent for Branch Design and Development, requests development plan amendment and final development plan to allow for construction of a new office building consisting of 13,029 square feet on 2.76± acres. The property is zoned C-1 PUD (Office and Related Commercial, Planned Unit Development Overlay District) and is located at 440 St. Michael Drive. (Donna Wynant, case manager) (This application may require a variance for building heights)

Name: Gregg Way  
Branch Design and Development  
Submittal date March 27, 2008  
Request additional submittals April 7, 2008  
DRT final Comments by April 21, 2008

Agent/ Owner #992-3555 FAX 984-0024  
Email [g.way@branchdev.com](mailto:g.way@branchdev.com)  
Planning Commission date May 15, 2008

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

4/3/08

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

COMMENTS: ① Pick up spec's for Enclosure at Solid waste office.  
② issues with pickup at Bldg-1 off St. Michael Dr. RANDALL MARCO ① 955-2228

Case Manager:

Tamara Baer x 6580 [tbaer@santafenm.gov](mailto:tbaer@santafenm.gov)  
Wendy M. Blackwell x 6127 [wblackwell@santafenm.gov](mailto:wblackwell@santafenm.gov)  
Charlie D. Gonzales x 6955 [cdgonzales@santafenm.gov](mailto:cdgonzales@santafenm.gov)  
Tony Raeker x 6583 [aaecker@santafenm.gov](mailto:aaecker@santafenm.gov)  
Donna J. Wynant x 6325 [djwynant@santafenm.gov](mailto:djwynant@santafenm.gov)

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



# DEVELOPMENT REVIEW TEAM TRANSMITTAL FORM

**Case #M 2008-12. Chamiso Hills Professional Plaza Development Plan Amendment and Final Development Plan.** Gregg Way, agent for Branch Design and Development, requests development plan amendment and final development plan to allow for construction of a new office building consisting of 13,029 square feet on 2.76± acres. The property is zoned C-1 PUD (Office and Related Commercial, Planned Unit Development Overlay District) and is located at 440 St. Michael Drive. (Donna Wynant, case manager) (This application may require a variance for building heights)

Name: Gregg Way  
Branch Design and Development  
Submittal date March 27, 2008  
Request additional submittals April 7, 2008  
DRT final Comments by April 21, 2008

Agent/ Owner #992-3555 FAX 984-0024

Email [g.way@branchdev.com](mailto:g.way@branchdev.com)  
Planning Commission date May 15, 2008

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

*X/17/08*

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

COMMENTS: Applicant provide detailed plans of existing and proposed pedestrian bike trails (ie, pedestrian gravel path) and proposed trail along the east perimeter of the subject property.

Case Manager:

*Robert Siqueira*  
*6977*

Tamara Baer x 6580 [tbaer@santafenm.gov](mailto:tbaer@santafenm.gov)  
Wendy M. Blackwell x 6127 [wblackwell@santafenm.gov](mailto:wblackwell@santafenm.gov)  
Charlie D. Gonzales x 6955 [cdgonzales@santafenm.gov](mailto:cdgonzales@santafenm.gov)  
Tony Raeker x 6583 [aaraeker@santafenm.gov](mailto:aaraeker@santafenm.gov)  
Donna J. Wynant x 6325 [djwynant@santafenm.gov](mailto:djwynant@santafenm.gov)

Lou Baker x 6656 [lbaker@santafenm.gov](mailto:lbaker@santafenm.gov)  
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Greg T. Smith x 6957 [gtsmith@santafenm.gov](mailto:gtsmith@santafenm.gov)  
RB Zaxus x 6641 [rbzaxus-onaxis@santafenm.gov](mailto:rbzaxus-onaxis@santafenm.gov)