

City of Santa Fe, New Mexico

memo

DATE: Prepared April 28 for May 7, 2015 meeting

TO: Planning Commission

VIA: Lisa D. Martinez, Director, Land Use Department 

FROM: Greg Smith AICP, Director, Current Planning Division 

SUBJECT

An Ordinance relating to the Land Development Code, Chapter 14 SFCC 1987; amending Subsection 14-6.1(C), Table 14-6.1-1, Table of Allowed Uses to correct typographic errors in the designation of districts within which Sheltered Care Facilities are permitted, and making such other stylistic or grammatical changes that are necessary. (Councilor Lindell) (Greg Smith)

RECOMMENDATION

The Commission should recommend that the Governing Body approve the proposed amendment. The amendment bill will also be reviewed by the City Council Public Works Committee before final action by the full City Council.

SUMMARY ANALYSIS

Table 14-6.1-1 indicates which types of land uses are permitted in the various zoning districts. The current version of the table erroneously indicates that "Sheltered care facilities" are not permitted in any of the zoning districts. The error is apparently the result of formatting problems with an early working draft, which staff did not discover until after the incorrect table was approved and codified (Ordinance 2014-31, adopted October 8, 2014).

No changes to the provisions for sheltered care facilities were intended, and the proposed bill would restore the provisions that were in place before the error occurred.

“Sheltered care facility” is defined as:

A boarding home or other home for the sheltered care of adult or juvenile persons that, in addition to having the capacity to provide food and shelter to between nine and twenty-five persons unrelated to the proprietor, provides personal care and services, habilitation or supervision beyond food, shelter and laundry; provided that live-in nursing care is not a primary part of the services provided. Sheltered care facility includes *group homes*, half-way houses, homes for battered persons and children and homes designed to provide a transition from long-term institutional care to normal activities.

As indicated in the bill, they are allowed as “special use permit” uses in various residential and non-residential districts, and allowed without a special use permit in the BCD district.

Attachment
Proposed Bill

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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2015-__

INTRODUCED BY:

Councilor Signe Lindell

AN ORDINANCE

**RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987;
AMENDING SUBSECTION 14-6.1(C), TABLE 14-6.1-1, TABLE OF ALLOWED USES TO
CORRECT TYPOGRAPHIC ERRORS IN THE DESIGNATIONS OF DISTRICTS WITHIN
WHICH SHELTERED CARE FACILITIES ARE PERMITTED, AND MAKING SUCH
OTHER STYLISTIC OR GRAMMATICAL CHANGES THAT ARE NECESSARY.**

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

**Section 1. Table 14-6.1-1 SFCC 1987 (being Ord. No. 2011-37 § 8, as amended) is
amended to correct typographic errors in the designations of districts within which sheltered
care facilities are permitted, as follows:**

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CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7-1	RC-5, RC-8	R-10 - R-29	MHP	RAC	AC **	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2	
Hospitals and Extended Care Facilities																							
Extended care, convalescent, nursing, recovery care facilities	S	S	S	S	S	S		S		P	P	P	P	P			P				P		
Hospitals										S	S		P/S ⁵	P			P						(B)(3)
Hospital heliport													P										(B)(3)(b)
Human Services																							
Adult day care	S	S	S	S	S	S		S		P	P	P	P	P			P	P	P	P	P		
Foster homes licensed by the appropriate state agencies	P	P	P			P		P		P		P	P	P							P		
Human service establishments											P*			P*	P*			P*	P*	P*	P*		(B)(4)
Sheltered care facilities	S	S	S		S	S		S		S	S	S	S	P							S		(B)(5)

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1 APPROVED AS TO FORM:

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3 Kelley A. Brennan

4 KELLEY A. BRENNAN, CITY ATTORNEY

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25 *M/Legislation/Bills 2015/Chapter 14 _Shelter Care Typo*