

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2009-37

AN ORDINANCE

AMENDING SECTION 14-4.3(I) SFCC 1987 REGARDING THE PURPOSE AND REQUIREMENTS OF PRC PLANNED RESIDENTIAL COMMUNITY DISTRICTS.

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

Section 1. Section 14-4.3(I)(1) SFCC 1987 (being Ord. No. 2001-38, §2) is amended to read:

(1) Purpose and Intent

It is the purpose of the planned residential community district to provide for the comprehensive and coordinated planning of large-scale residential developments that takes into account a phasing of development that will take place over a long period of time. This district permits and encourages both single-family residences in conventionally platted subdivisions and clustered residential developments based on a design concept that applies innovative site-planning techniques. The district also permits and encourages neighborhood commercial uses and mixed-use development in order to provide limited services and economic opportunities for the immediate area.

Section 2. Section 14-4.3(I)(3) SFCC 1987 (being Ord. No. 2001-38, §2) is amended to read:

(3) Responsibility of Applicant

1 It is the responsibility of the applicant to prove that the development is
2 planned and designed to achieve the following goals:

- 3 (a) Compliance with the City General Plan in effect at the time the
4 master plan is approved by the Governing Body of the City;
- 5 (b) A mixture of residential densities intended to achieve a balanced
6 community for families of all ages, sizes and income levels;
- 7 (c) Provision for community services, including commercial
8 services;
- 9 (d) Provision for mixed-use development (optional);
- 10 (e) The comprehensive and compatible arrangement of all land uses
11 with respect to each other and the community as a whole;
- 12 (f) A comprehensive and integrated traffic circulation system; and
- 13 (g) The provision of adequate and well-designed recreational
14 facilities and areas of open space.

15 **Section 3. Section 14-4.3(I)(6) SFCC 1987 (being Ord. No. 2001-38, §2 as**
16 **amended) is amended to read:**

17 (6) Master Plan; Standards; Requirements

- 18 (a) The number of dwelling units or area of commercial use or
19 mixed-use development as approved by the Governing Body of
20 the City drawn as set forth in paragraph (5) above shall appear in
21 the plan. The number of dwelling units and area of commercial
22 use or mixed-use development, if any, as approved by the
23 Governing Body of the City and drawn on the master plan shall
24 constitute the maximum number of dwelling units, unless an
25 increase in the number of dwelling units is agreed to in carrying

1 out the Santa Fe Homes Program as set forth in §14-8.11, or area
2 of commercial use or mixed-use development permitted for each
3 tract.

4 (b) A mylar print of the master plan shall be placed on record in
5 Land Use Department.

6 (c) If land is dedicated to the City as a City park at the time of
7 rezoning, such that it satisfies the park dedication requirements
8 for the entire master plan as set forth in the land subdivision
9 regulations, Article 14-9, of this chapter, then park dedication
10 shall not be required upon the subdivision of individual tracts.

11 (d) Development of the site shall conform to the approved phasing
12 schedule.

13 **Section 4. Section 14-4.3(I)(7) SFCC 1987 (being Ord. No. 2001-38, §2 as**
14 **amended) is amended to read:**

15 (7) Application and Review of Development on Individual Tracts;
16 Administrative Procedure
17 Subsequent to the zoning of a land parcel to planned residential
18 community district status by the Governing Body of the City, the
19 authority to review and approve development proposals on individual
20 tracts resides with the Planning Commission as provided by law and
21 ordinance. The subdivision of the entire tract into smaller tracts by
22 preliminary subdivision plat shall occur prior to the approval of final
23 development plans for any individual tract. If the Planning Commission
24 does not act on a request for development within 90 days after the initial
25 review by the Planning Commission, the applicant may request review of

1 the proposed development by the Governing Body. An increase in the
2 number of dwelling units or area of commercial use for any tract above
3 that approved by the Governing Body of the City requires a
4 recommendation by the Planning Commission and approval by the
5 Governing Body of the City, unless an increase in the number of
6 dwelling units is agreed to in carrying out the requirements of the Santa
7 Fe Homes Program, set forth in §14-8.11. The following regulations
8 apply to the respective development of individual tracts:

- 9 (a) The development of tracts proposed for single-family detached
10 dwellings on conventionally platted lots shall conform to the
11 requirements for single-family structures in residential R-1
12 through R-6 districts and the Santa Fe Homes Program, set forth
13 in §14-8.11 and §26-1. The provisions of the land subdivision
14 regulations shall apply to detached, single-family residences on
15 conventionally platted lots;
- 16 (b) The development of tracts proposed for multiple-family
17 structures shall conform to the provisions for multiple-family
18 structures in RM districts, the Santa Fe Homes Program, set forth
19 in §14-8.11 and §26-1. In the course of reviewing the
20 preliminary development plan, the Planning Commission may
21 require changes in the preliminary plan as a condition of
22 Planning Commission approval. The applicant shall prepare a
23 final development plan to be followed in construction operations.
24 The final development plan shall be submitted to the Planning
25 Commission for approval, together with final drafts for the

1 homeowners' association, to include articles of incorporation,
2 bylaws, covenants, and restrictions. The final development plan,
3 or successive stages thereof, as approved becomes the final plat
4 and the basis for issuance of zoning and building permits and for
5 acceptance of public dedications. The applicant shall comply
6 with all the requirements as set forth in §14-5.7(I)(4).

7 (c) The development of tracts designated for single-family attached
8 structures shall conform to the provisions set forth for the R-7,
9 R-8 and R-9 residential districts in Article 14-7, the Santa Fe
10 Homes Program set forth in §14-8.11 and §26-1. The Planning
11 Commission may grant variances from those provisions as set
12 forth in §14-2.3(C)(3).

13 (d) In addition to complying with the regulations set forth in the
14 shopping center district, SC, §14-4.3(K), the following
15 requirements apply:

16 (i) Neighborhood commercial uses may be permitted in the
17 planned residential community district. Where
18 neighborhood commercial uses are approved as part of
19 the master plan, the maximum ground area for such
20 neighborhood commercial uses shall be calculated by
21 multiplying the number of residents by 35 square feet.
22 The number of residents per household shall be set at
23 three and six-tenths for owner-occupied dwellings and
24 three and seven-tenths for renter-occupied dwellings, or
25 as estimated by the United States Bureau of the Census;

1 (ii) A preliminary development plan drawn at a minimum
2 scale of 50 feet to the inch with topography at contour
3 intervals of 2 feet indicating existing drainage. This plan
4 shall show with appropriate dimensions, an arrangement
5 of buildings; off-street parking and loading facilities;
6 internal automotive and pedestrian circulation; ingress
7 and egress from adjoining streets, service areas and
8 facilities; drainage system; landscaping fences and walls;
9 the size and location, orientation and type of all signs
10 proposed; proposed lighting of the premises; and relation
11 to all property within 200 feet of the tract. If it is
12 proposed to develop the shopping center in stages, the
13 stages and times of development shall be indicated; and

14 (iii) The applicant shall prepare a final development plan to
15 be followed in construction operations and submit it to
16 the Planning Commission for approval. No building
17 permit shall be issued until the Planning Commission
18 approves the final development plan or the successive
19 stages thereof. The applicant shall comply with all
20 requirements set forth in § 14-5.7(I)(4), procedures for
21 final development plan approval.

22 (e) The development for tracts designated mixed-use shall not
23 exceed 35% of the Planned Residential Community and shall
24 conform to the provisions set forth for the Mixed-Use districts in
25 Article 14-7. The Planning Commission may grant variances

1 from those provisions as set forth in §14-2.3(C)(3). Development
2 approval shall follow the process set forth in paragraphs (d)(i)
3 and (d)(ii) above.

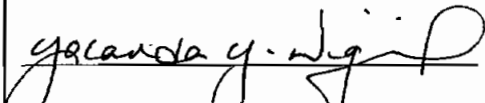
4 **Section 5. This ordinance shall become effective immediately upon adoption.**

5 PASSED, APPROVED, and ADOPTED this 12th day of August, 2009.

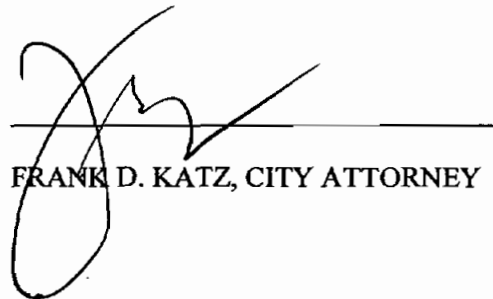
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8 DAVID COSS, MAYOR

9 ATTEST:

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11 
12 YOLANDA Y. VIGIL, CITY CLERK

13
14 APPROVED AS TO FORM:

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16 
17 FRANK D. KATZ, CITY ATTORNEY