

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2010-11

3 INTRODUCED BY:

4 Councilor Wurzbarger

5 Councilor Romero

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9  
10 AN ORDINANCE

11 AMENDING SECTION 14-5.5(A)(3) SFCC 1987 REGARDING GENERAL STANDARDS  
12 FOR THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT.

13  
14 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

15 Section 1. Section 14-5.5(A)(3) SFCC 1987 (being Ord. 2001-38, §2) is amended  
16 to read:

17 (3) General Standards

18 [~~Any development on a previously vacant lot, or any complete~~  
19 ~~redevelopment of a previously developed lot, shall comply with these~~  
20 ~~standards and landscape standards per paragraph (4) below. For~~  
21 ~~purposes of this section "complete redevelopment" shall be removal of~~  
22 ~~all existing buildings on a lot prior to the construction of any new~~  
23 ~~buildings.]~~

24 (a) The minimum building setback from the edge of the right-of-  
25 way from the street shall be 50 feet; except that the minimum

1 building setback from Old Pecos Trail between I-25 and St.  
2 Michael's Drive shall be 75 feet;

3 (b) [~~The maximum building height shall be 25 feet, not including a~~  
4 ~~parapet~~] The maximum building height shall be the same as in  
5 the underlying district or other overlay district, but in no case  
6 shall exceed 25 feet, not including a parapet;

7 (c) [~~The maximum density for residential development shall be 21~~  
8 ~~units per acre~~] The density for residential development shall be  
9 the same as in the underlying district, but in no case shall exceed  
10 a maximum density of 21 units per acre;

11 (d) For any nonresidential permitted use, a minimum of 35 percent  
12 of the lot and for any residential permitted use a minimum of 50  
13 percent of the lot shall be open space, which shall meet all the  
14 requirements set forth in §14-8.4(H).

15 (e) The maximum floor area ratio for office, and for professional,  
16 and medical office uses allowed in the district are:

Building Use	Building Size	Maximum Ratio
Office	One story	0.25
	Two story	0.35
Medical	One story	0.20
Office	Two story	0.30

17 (f) For educational, hospital, institutional, and other uses allowed in  
18 the district, the open space, setback, and landscaping standards  
19 set forth in this section shall apply;

1 (g) The uses permitted in this district are those [~~consistent with the~~  
2 ~~policies set forth in the General Plan~~] permitted in the underlying  
3 zoning district or otherwise restricted;

4 (h) Loading areas shall be screened and located on side or rear  
5 yards;

6 (i) Outdoor storage as a principal use or as an accessory use to a  
7 nonresidential use shall not be allowed in the district;

8 (j) Access to the property shall be approved by the City Engineer  
9 and as shown on the development plan;

10 (k) The off-site impact of site-generated traffic shall be based on a  
11 study performed by the developer utilizing the latest edition of  
12 the Highway Capacity Manual. The results of the corresponding  
13 impacts shall be evaluated relative to the computed levels of  
14 service at various time frames and durations as defined by the  
15 manual. A plan for mitigating any adverse impacts shall be  
16 proposed by the developer and approved by the City Traffic  
17 Engineer prior to the issuance of any building permits. The  
18 Traffic Mitigation Plan shall be based on the results of the traffic  
19 impact study and shall include proposed improvements, a cost  
20 estimate, a construction schedule and the extent of participation  
21 by the proposed development;

22 ~~[(l) New half or partial streets shall be prohibited in new~~  
23 ~~developments. When a tract to be developed borders an existing~~  
24 ~~street having a right-of-way width insufficient to conform to the~~  
25 ~~minimum width standards required by these regulations, such~~

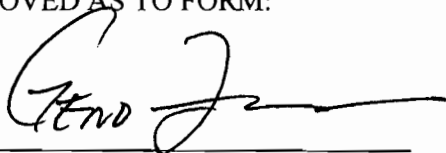
1 additional right of way shall be platted and dedicated in such a  
2 way as would make the resulting street conform;]

3 ~~(m)~~(l) When nonresidential uses abut R-1 through R-7 residential  
4 densities, the following standards shall apply:

- 5 (i) All of the structures for the nonresidential uses shall be  
6 set back 50 feet from the residential property line and a  
7 25-foot landscape buffer meeting the standards set forth  
8 in paragraph (4) below shall be located between the  
9 residential and nonresidential uses; or
- 10 (ii) All of the structures for the nonresidential uses shall  
11 have a 25-foot landscape buffer meeting the standards  
12 set forth in paragraph (4) below and masonry wall or a  
13 fence as approved by City staff, located between the  
14 residential and nonresidential uses.

15 ~~(n)~~(m) While it is not the purpose and intent of this section to require  
16 that existing, nonconforming buildings and parking lots be  
17 modified or altered, it is the purpose and intent of this section  
18 that additions to existing buildings and expansions to existing  
19 parking lots in no way increase, or in any way intensify, a  
20 nonconforming situation.

21 APPROVED AS TO FORM:

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24 GENO ZAMORA, CITY ATTORNEY

25 Jp/ca/jpmb/2010 bills/south central highway corridor