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CITY OF SANTA FE, NEW MEXICO

BILL NO. 2019-__

INTRODUCED BY:

Councilor Peter N. Ives

AN ORDINANCE

AMENDING SECTION 14-5.5(D) REGARDING THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT TO SPECIFY THAT THE PROVISIONS OF THE MIDTOWN LOCAL INOVATION CORRIDOR SHALL SUPERSEDE THE PROVISIONS OF ANY OTHER OVERLAY DISTRICT(S), INCLUDING, BUT NOT LIMITED TO, THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT AS SET FORTH IN SUBSECTION 14-5.5(A); AND AMENDING TABLE 14-5.5-4 TO REMOVE REFERENCES TO STRUCTURES THAT FALL WITHIN THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT THAT ALSO FALL WITHIN THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT.

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

Section 1. Section 14-5.5(D) of SFCC 1987 (being Ord. #2016-39, § 1) is amended to read:

14-5.5 HIGHWAY CORRIDOR PROTECTION DISTRICTS

1 (D) Midtown Local Innovation Corridor (Midtown LINC) Overlay District

2 (1) Purpose and Intent

3 The purpose and intent of the Midtown Local Innovation Corridor (LINC) Overlay District is to:

4 (a) Strengthen and animate the built environment and the business and
5 population links within the demographic and geographic center of the city between the
6 existing employment centers of the Santa Fe University of Art and Design and
7 surrounding uses to the west and the Christus St. Vincent Regional Medical Center and
8 related medical uses to the east;

9 (b) Incentivize multi-family residential development, complementary non-
10 residential uses, and an enlivened, street-oriented pedestrian environment by freeing
11 development capacity of existing under-developed land and buildings for these targeted
12 uses, while allowing existing uses to continue as redevelopment occurs;

13 (c) Allow for innovative development and redevelopment of the district
14 while providing buffering between the district and existing residential development
15 outside of the district by the application of amended land development regulations and
16 fees and by establishing conditions precedent for future infrastructure enhancements and
17 the application of other redevelopment and financing tools;

18 (d) Promote a more healthy, safe, and enjoyable environment within the
19 city's midtown area through the enhancement of pedestrian and bicycle accessibility and
20 safety, landscaping and other street-related amenities and the eventual reduction of traffic
21 speeds and provision of on-street parking, bicycle lanes, and improved crosswalks; and

22 (e) Provide flexibility in sign design and location so as to maintain effective
23 communication, business identification and wayfinding for existing buildings whose
24 visibility may be reduced by new development.

25 (2) Boundaries

1 The Midtown LINC Overlay District includes land in the vicinity of the St. Michael's
2 Drive *right-of-way* from the eastern edge of the Cerrillos Road *right-of-way* to the western edge
3 of the St. Francis Drive *right-of-way* , and additional land in the vicinity of the campus of the
4 Santa Fe University of Art and Design as shown on the Midtown LINC Overlay District Map.

5 **Editor's Note:** The Midtown LINC Overlay District Map can be found as Exhibit E, in
6 the Appendix of Chapter 14, Land Development.

7 (3) Applicability

8 (a) The provisions of this Subsection 14-5.5(D) apply to all land within the
9 boundaries of the Midtown LINC Overlay District, and shall supersede the provisions
10 that apply to any other overlay district(s) that overlap in whole or in part with the
11 Midtown LINC Overlay District, including, but not limited to, the South Central
12 Highway Corridor Protection District as set forth in Subsection 14-5.5(A).

13 (b) *New development* shall comply with the provisions of this subsection.

14 (c) *Alterations* to existing *structures* shall comply with the provisions of this
15 subsection to the extent practical or feasible as determined by the *land use director* .

16 (4) Permitted Uses; Qualifying Projects

17 (a) Permitted and Prohibited Uses

18 Permitted uses and structures within the Midtown LINC Overlay District are the
19 same as those permitted in underlying zoning districts except as provided in Table 14-
20 5.5-2 and as permitted for *qualifying projects* as defined in this subsection.

21 **Section 2. Table 14-5.5-4 of SFCC 1987 (being Ord. #2016-39, § 1) is amended**

22 **to read:**

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Table 14-5.5-4: Table of Dimensional Standards for the Midtown LINC Overlay District						
DEVELOPMENT TYPE	Max. Gross Density (Dwelling units/Acre)	Min. Lot Size	Max. Height of Structures (Feet) ⁽¹⁾	Yard Requirements (Feet)	Max. Lot Coverage (%)	Min. Required Open Space
<i>Qualifying Residential Projects</i> (As defined in Subsection 14-5.5(D))	N/A	Same as C-2 District	52 ⁽²⁾	<u>Minimum</u> Street: 0 ⁽³⁾ Side: 5 Rear: 10 ⁽⁴⁾ <u>Maximum</u> Street: 5 ⁽⁵⁾	None	Same as C-2 District (See §14-7.5(D))
All Other Development	Same as C-2 District	Same as C-2 District	Per Underlying District Standards; Santa Fe University of Art and Design Campus (SFUAD): 62	Per Underlying District Standards except as noted below <u>Maximum</u> Street: 5 ^(3, 5)	Per Underlying District Standards	Per Underlying District Standards
NOTES:						
1. Elevator "over-runs" and renewable energy generating equipment less than ten (10) feet high (such as solar photovoltaic panels and wind turbines) mounted on buildings shall not be included in the calculated height of a building.						
2. Maximum height of structures fifty-two (52) feet, except where any portion of a structure associated with a qualifying residential project will be located within one hundred fifty (150) feet of an existing residential development located outside of the Midtown LINC Overlay District, in which case the maximum height of a structure associated with a qualifying residential project within the above limits shall be thirty-eight (38) feet. [or, where a structure is also located within the South Central Highway Corridor Protection District (SCHC), in which case the maximum height of a structure shall conform to the requirements of the SCHC district, Subsection 14-5.5(A).]						
3. Except that 4th stories along street-frontage façades shall be set back a minimum of ten (10) feet from the story below.						
4. Rear yard ten (10) feet, except at the rear of a lot abutting an existing residential development, in which case there shall be a required rear yard of not less than twenty-five (25) feet.						
5. Maximum Street yard five (5) feet, except that: (a) up to thirty (30) percent of a street-frontage façade may be set back greater than 5 feet for entryways and integral courtyards, or to accommodate other aspects of a building's design, and (b) street-frontage façades may be set back greater than five (5) feet in locations where existing utility easements prevent compliance with this requirement.						

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APPROVED AS TO FORM:

ERIN K. McSHERRY, CITY ATTORNEY