

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2017-24

3 INTRODUCED BY:

4
5 AN ORDINANCE

6 RELATING TO THE LAND DEVELOPMENT CODE, CHAPTER 14 SFCC 1987;
7 AMENDING SUBSECTION 14-5.5(C)(1) TO CLARIFY THAT INCENTIVIZING CERTAIN
8 USES IS PART OF THE PURPOSE OF THE OVERLAY DISTRICT; AMENDING
9 SUBSECTION 14-5.5(C)(5) TO PROVIDE THAT THE LAND USE DIRECTOR MAY
10 ALLOW VEHICULAR ACCESS FROM OTHER THAN THE SIDE OR REAR OF A LOT IF
11 SUCH ACCESS IS INFEASIBLE AND TO PROVIDE SETBACKS FROM THE AIRPORT
12 ROAD RIGHT-OF-WAY FOR NEW DEVELOPMENT OF CERTAIN TYPES OF USES;
13 AMENDING SUBSECTION 14-5.5(C)(11) TO MODIFY THE TYPES OF USES ELIGIBLE
14 FOR INCENTIVES; AND MAKING SUCH OTHER CHANGES THAT ARE NECESSARY
15 TO CARRY OUT THE PURPOSE OF THIS ORDINANCE.

16
17 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

18 Section 1. Subsection 14-5.5(C)(1) SFCC 1987 (being Ord. No. 2013-1 § 2) is
19 amended to read:

20 (1) Purpose and Intent

21 The purpose and intent of the Airport Road Overlay District is to:

- 22 (a) Establish an attractive, street-oriented character on this multi-use corridor to
23 encourage development and redevelopment on Airport Road;
- 24 (b) Create a unique sense of place and identity for this major arterial that serves the
25 southwest part of the city;

- 1 (c) Promote a healthy and safe environment through the development of walkable
2 neighborhoods, less dependence on the automobile, street-oriented building design;
3 and the reduction of crime, nuisances, and public health harms associated with
4 alcohol sales and advertising;
- 5 (d) Incentivize certain uses that are absent or deficient on Airport Road.

6 **Section 2. Subsection 14-5.5(C)(5) SFCC 1987 (being Ord. No. 2013-1 § 2) is**
7 **amended to read:**

8 (5) Site Design, Circulation and Parking

- 9 (a) New buildings or additions to existing buildings shall be oriented so that their
10 primary façades face Airport Road or to integral courtyards that shall face Airport
11 Road.
- 12 (b) No more than one single-loaded row of parking is permitted adjacent to Airport
13 Road.
- 14 (c) Perimeter screening of parking lots shall be in accordance with Section 14-8.4(I)(2)
15 except that screening walls, hedges or berms shall not exceed four (4) feet at maturity
16 and shall be provided with openings adjacent to the Airport Road right of way to
17 allow multiple points of pedestrian access to Airport Road.
- 18 (d) Sidewalks adjacent to Airport Road shall be provided in accordance with Section 14-
19 9.2.
- 20 (e) Direct vehicular access to Airport Road shall be prohibited where feasible as
21 determined by the *land use director* in consultation with the public works director.
- 22 (f) New buildings shall have accessible pedestrian connections to Airport Road.
- 23 (g) Loading docks shall be located at the side or rear of buildings and shall be fully
24 screened so that the loading dock is not visible from Airport Road. The screening
25 shall be integrated with the building architecture, materials and construction.

1 (h) Vehicular access between and among adjacent lots shall be provided where feasible
2 as determined by the *land use director*.

3 (i) Electrical transformers and water system backflow preventer cabinets shall be
4 screened from view of public roadways and sidewalks by walled enclosures or
5 landscape screening. Water system backflow preventer cabinets and wall-mounted
6 utility boxes shall be painted the same color as the closest building on site.

7 (j) New *development* of the following categories of use, as defined in Table 14-6.1-1,
8 shall be set back a minimum of one hundred (100) feet from the Airport Road right of
9 way and shall be separated from the Airport Road right of way by *development* not
10 containing these uses:

- 11 (i) Electrical substations or switching substations
- 12 (ii) Sexually oriented businesses
- 13 (iii) Storage
- 14 (iv) Telecommunications towers, but not tower alternatives
- 15 (v) Vehicles and equipment
- 16 (vi) Industrial
- 17 (vii) Outdoor storage
- 18 (viii) Warehouse and freight movement

19 **Section 3. Subsection 14-5.5(C)(11) SFCC 1987 (being Ord. No. 2013-1 § 2) is**
20 **amended to read:**

21 (11) Incentives

22 (a) Fee Incentives

23 *Development* of the following uses are exempt from the payment of construction
24 permit fees, plan review fees, and *development* review fees as set by Resolution of
25 the governing body, as may be amended from time to time, and are exempt from the

1 payment of impact fees in accordance with Subsection 14-8.14(D):

- 2 (i) Grocery stores;
- 3 (ii) Farmer's markets;
- 4 (iii) Medical practitioners including physicians, dentists, chiropractors, alternative
5 medicine providers and clinics;
- 6 (iv) Schools, day-care centers for youth or adults, youth centers; and
- 7 (v) Recreational facilities including martial arts studios, dance studios,
8 gymnasiums, fitness centers, aquatic centers, sports centers and miniature
9 golf courses; and
- 10 (vi) Restaurants without drive-through or drive-up service, including bakeries,
11 coffee shops, and other shops selling food for on-site or take-away
12 consumption, provided that food and beverage services constitute the
13 primary use of the establishment.

14 (b) Public Art; Active Play Opportunities

15 Applicants for a permit for new construction, redevelopment or additions who
16 provide public art or active play opportunities accessible to the public shall have their
17 total construction permit fees reduced in an amount equal to the cost of the public art
18 or active play amenity provided.

19 (c) Community Gardens and Orchards

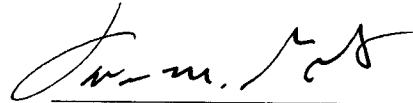
20 Applicants for a permit for new construction, redevelopment or additions to a multi-
21 family housing development who provide a community garden or orchard space for
22 use of the residents of the development shall have their total construction permit fees
23 reduced in an amount equal to the cost of the community garden provided.

24 (d) Review

25 This subsection 14-5.5(C)(11) shall be reviewed by the governing body five (5) years

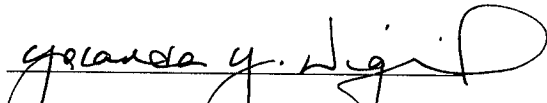
1 after the date of its adoption.

2 PASSED APPROVED and ADOPTED this 13th day of December, 2017.

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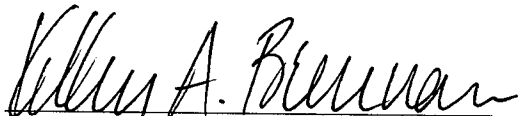
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6 JAVIER M. GONZALES, MAYOR

7 ATTEST:

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10 YOLANDA Y. VIGIL, CITY CLERK

11 APPROVED AS TO FORM:

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13
14 KELLEY A. BRENNAN, CITY ATTORNEY

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25 *M/Legislation/Ordinances 2017/2017-24 Airport Road Overlay District*