

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2007 - 14

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4
5 AN ORDINANCE

6 AMENDING SECTIONS 14-4.3(E)(1)(c) AND 14-4.3(E)(3)(b)(iv) SFCC 1987 TO
7 DEFINE MAJOR AND MINOR PROJECTS IN THE RAILYARD REDEVELOPMENT
8 SUBDISTRICT.

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

11 Section 1. Section 14-4.3(E)(1)(c) SFCC 1987 (being Ord. No. 2001-38) is
12 amended to read:

13 (c) Applicability

14 Within the Business-Capitol District, the Design Review
15 Committee shall review the following activities:

16 (i) Major Projects

17 A. Any applicant for a building permit for a major
18 project within the Alameda Street, Cerrillos
19 Road, or Westside Townscape subdistricts, or
20 within any Redevelopment Subdistrict, shall first
21 submit an application to the Design Review
22 Committee for design review, and then, if the
23 project is in a historic district, to the Historic
24 Design Review Board for approval.

25 B. For purposes of this section, a "major project"

1 shall be defined as 1) any project with a floor
2 area ratio above the base-line; or 2) sited on a
3 parcel larger than one quarter acre; or 3) with
4 more than 10,000 square feet of gross floor area.
5 However, in the railyard redevelopment
6 subdistrict, a major project shall be defined only
7 as a project with more than 10,000 square feet of
8 gross floor area.

9 (ii) Minor Projects

10 A. Any applicant for a building permit in a historic
11 district for a minor project in a redevelopment
12 district shall first submit to the staff for design
13 review, and then to the Historic Design Review
14 Board for approval.

15 B. For purposes of this section, a "minor project"
16 shall be defined as any project situated on a
17 parcel of one quarter acre or smaller and with
18 10,000 square feet of gross floor area or less; or
19 any project within the railyard redevelopment
20 subdistrict with 10,000 square feet or less.

21 **Section 2. Section 14-4.3(E)(3)(b)(iv) SFCC 1987 (being Ord. No. 2001-38) is**
22 **amended to read:**

23 (iv) Minor Projects; Design Standards

24 A. In a redevelopment subdistrict, a minor project
25 includes new construction, demolition,

1 remodeling, or alteration that does not meet the
2 definition of a major project.

3 B. Minor projects which consist only of
4 remodeling, alterations, or additions having a
5 gross floor area which is less than or equal to
6 fifty percent of the gross floor area of the
7 existing structure shall be reviewed by staff.
8 Staff decisions may be appealed as set forth in
9 §14-4.3(E)(1)(g).

10 C. Minor projects which include new construction,
11 an addition having a gross floor area which is
12 greater than fifty percent of the gross floor area
13 of the existing building, or a demolition, shall
14 submit a major project plan to the Design
15 Review Committee for approval as set forth in
16 §14-4.3(E)(3)(b)(v) except for projects in the
17 railyard redevelopment subdistrict with 10,000
18 square feet or less.

19 D. Except where major project plans are required,
20 minor projects shall conform to the standards of
21 the townscape subdistrict adjacent to or closest
22 to the minor project.

23 **Section 3. Article 14-12 SFCC 1987 (being Ord. #2001-38 as amended) is**
24 **amended to include the following definition.**

25 **RAILYARD REDEVELOPMENT SUBDISTRICT**

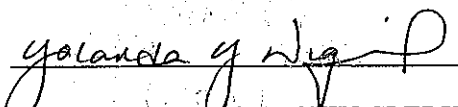
1 That area included in the Amended Metropolitan Redevelopment Plan adopted by Resolution No.
2 2002-10 as may be amended from time to time.

3 **PASSED, APPROVED and ADOPTED this 9th day of May, 2007.**

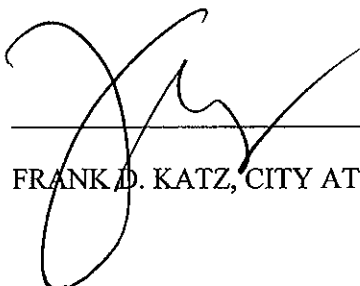
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DAVID COSS, MAYOR

7 ATTEST:

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10 YOLANDA Y. VIGIL, CITY CLERK

11
12 APPROVED AS TO FORM:

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14
15 FRANK D. KATZ, CITY ATTORNEY

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