

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2001-82

INTRODUCED BY:

*Miguel Chavez*  
*Frank Martinez*  
*Jimmi Martez*  
*John J. Baskie*

A RESOLUTION

AMENDING SECTION 3.5 OF THE 1999 CITY OF SANTA FE GENERAL PLAN  
ESTABLISHING "MIXED-USE/TRANSITIONAL" AS A NEW FUTURE LAND USE  
CLASSIFICATION, PURSUANT TO SECTION 3-19-10 NMSA 1978.

WHEREAS, pursuant to Section 3-19-9 NMSA 1978, the City may "amend, extend or add to the [general] plan or carry any part or subject matter into greater detail"; and

WHEREAS, in accordance with City of Santa Fe Resolution No. 1999-45, "the City of Santa Fe General Plan shall be kept current so that City policies reflect the changing concerns and conditions"; and

WHEREAS, the City of Santa Fe and Santa Fe County have jointly initiated a master planning process for the southwest area of the Santa Fe; and

WHEREAS, as part of that initiative, the Santa Fe City/County Planning Initiative Final Report ["Final Report"] establishes a unified community vision with a series of guiding principles for the Southwest Plan Area to direct future development for Southwest Santa Fe;

P.C. Exhibit I

1 and

2 WHEREAS, several of the guiding development principles contained within the "Final  
3 Report" call for neighborhoods to be walkable, and for commercial areas to be connected to  
4 and linked to surrounding neighborhoods, in part, through intermediate scaled buildings that  
5 provide some degree of transition from the commercial to residential; and

6 WHEREAS, Section 3.3 of the City General Plan also specifically addresses the need  
7 for a mixing of uses in all new and existing neighborhoods in order to encourage walkable,  
8 integrated neighborhoods where services and amenities are designed to complement and  
9 enhance the quality of life; and

10 WHEREAS, in order to effectively implement these goals and principles, it is  
11 recommended that a new general plan future land use classification be created that can be  
12 universally applied both within the Southwest Planning Area as well as the City Urban Area as  
13 deemed appropriate; and

14 WHEREAS, the new "Mixed-Use/Transitional" future land use classification is  
15 intended to promote these goals through either a mixing of compatible land uses within the  
16 same tract as in a mixed-use development scenario, including live/work, or within several  
17 tracts whereby intermediate uses are introduced to provide transitional buffering from  
18 commercial to residential through a reduction in scale and land use intensity.

19 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF**  
20 **THE CITY OF SANTA FE that:**

21 1. Section 3.5 of the 1999 City General Plan is hereby amended to include  
22 the following language [inserted after the section "Community Commercial", page  
23 3-11]:

24 Mixed-Use/Transitional

25 This designation is intended to allow for a mixing of compatible land uses within

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two development scenarios. The first scenario, or "Mixed-Use" land use designation, allows for a mixing of uses within the same development site which would include, in all cases, residential and limited non-residential uses where there is a strong emphasis on site design that is sensitive to a compatibility of building scales and massing, land use intensities and pedestrian orientation. The mixed-use scenario may include such uses as residential, including single-family and multi-family residential where the scale and intensity are deemed appropriate and compatible with the other proposed uses, office, civic and religious uses, live/work units, educational uses and appropriately-scaled retail/services that are intended to primarily serve the residential uses as an added local amenity. Light industrial uses may also be considered in a live-work development scenario provided there is adequate buffering and protection to surrounding residential. The mixed-use development should be designed in a planned, landscaped setting and the land uses should be selected and arranged to create a vibrant, yet comfortable, interactive place. Both restrictive and permissive language may be used in a zoning ordinance to create a viable mix of uses so that the most profitable use does not dominate.

The second scenario, or the "Transitional" land use designation, also promotes a mixing of compatible land uses but is intended to occur within several abutting tracts of land where commercial and residential uses are adjoining. The intent of the designation is to create a unified land use pattern between varying land use intensities. This would be accomplished through the introduction of uses of intermediate scale and intensity that would allow for a transition from the commercial to residential through a reduction, or "step back", in land use intensity, building scale and massing, additional buffering and a re-orientation of the uses and structures to promote interaction and connectivity through pedestrian orientation


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and "walkability".

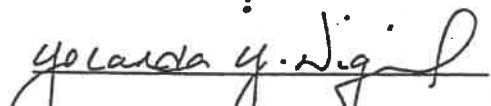
The uses included in the "Mixed-use" scenario would be considered appropriate in the "Transitional" designation as well, but in contrast, may be limited to a single use within the transitional area since the tracts are intended to interact as a whole.

2. The 1999 City General Plan Future Land Use Map is also hereby amended to include "Mixed-Use/Transitional" as a new future land use classification.


PASSED, APPROVED and ADOPTED this 28<sup>th</sup> day of November, 2001.

  
LARRY A. DELGADO, MAYOR

ATTEST:

  
YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

  
PETER A. DWYER, CITY ATTORNEY