

City of Santa Fe, New Mexico

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6/26/25

Case# 2025-10706 Midtown Master Plan Amendment

Lisa Gavioli NV5/ Midtown Redevelopment Agency

Dear Lisa,

Your application was received on June 18th, 2025, and has been reviewed by Planning Division staff (Staff) and the City's Development Review Team (DRT). Attached are the initial DRT review comments including conditions of approval and technical corrections. I would like to highlight and summarize the following key items:

A. Initial Planning Division Review Summary

Your master plan amendment application has been reviewed by Planning Division staff and the following necessary revisions have been identified:

1. Change proposed studio signage from 250 square feet to 380 square feet.
2. Provide a written findings for the minor modification request addressing 14.2-11(C)(2)(a, b, c, and d)

B. Initial DRT Review Summary

Your master plan amendment application has been reviewed by the DRT and the following necessary revisions have been identified:

1. Lawrance Rivera, Landscaping

City Code 14-5.5(D)(9)(c) reads as follows: City Code 14-5.5(D)(9)(c) reads as follows: Street trees shall be planted at a maximum spacing of thirty (30) feet on-center along the street frontages of development sites on St. Michael's Drive or Cerrillos Road as applicable.

Existing street trees within the above areas may be counted toward this

requirement. **Street trees shall have a minimum four (4) inch caliper at time of planting and**

shall have a minimum mature height of twenty-five (25) feet. The required spacing of

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trees may be adjusted to allow for the clustering of trees as part of a development's landscape design as determined by the land use director . The location and minimum mature height of street trees may be adjusted where conflicts exist with overhead or underground utility lines, wall - or building -mounted signage, site visibility triangles, crosswalks, bus stops, or on-street parking spaces.

I approve the provided note “Landscape design shall follow SFCC 14-5.5(D)9 for the Midtown Local Innovation Corridor. Note: caliper for new trees on the Midtown Site is 2” at the time of planting.” With the inclusion: “For all trees within the open space landscape, ponding areas, buffer strips, and parking lots. All street trees are required to be a minimum of 4” caliper at the time of planting as stated in the code above.”

Please review all Staff and DRT Initial comments, revise your submittals as needed and resubmit for review and final approval. Once revised submittals are accepted, a public hearing date may be scheduled. Please let me know if you have any questions or concerns or if you would like to request a Review Coordination Meeting.

Thank you,

Joel Cruz-Haber

Senior Planner, Planning and Land Use Department

CC: Heather Lamboy, Planning and Land Use Director
Maggie Moore, Assistant Director
Daniel Esquibel, Planning Manager