

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2025-**

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4
5 **A RESOLUTION**

6 **AMENDING THE MIDTOWN MASTER PLAN, GOVERNING THE DEVELOPMENT OF**
7 **AN AREA OF APPROXIMATELY SIXTY-FOUR (64) ACRES LOCATED AT 1600 SAINT**
8 **MICHAELS DRIVE WITHIN THE CITY OF SANTA FE, MODIFYING THE**
9 **DEVELOPMENT, SUB-ZONE, FAÇADE, AND DESIGN STANDARDS IN SECTIONS 5.4, 5.5,**
10 **5.6, AND 5.8, RESPECTIVELY (CASE NO. 2025-10706).**

11 **WHEREAS**, on November 30, 2022, the Governing body approved Resolution 2022-68,
12 adopting the Midtown Master Plan (“Master Plan”) for the 64-acre Property located at 1600 Saint
13 Michaels Drive within Section 34, T.17N., R.9E., N.M.P.M., Santa Fe County, New Mexico (the
14 “Property”); and

15 **WHEREAS**, the City of Santa Fe, through the Metropolitan Redevelopment Agency
16 (“Applicant”), has submitted an application (to amend the adopted Master Plan (“Amendments”)); and

17 **WHEREAS**, Subsection 14-3.9(C)(5) of the City Code requires the Planning Commission to
18 review proposed Master Plan amendments; and

19 **WHEREAS**, amending the Master Plan requires an early neighborhood notification (“ENN”)
20 meeting and the Applicant held an ENN on June 3, 2025; and

21 **WHEREAS**, Section 14-3.9(D)(1) of SFCC 1987 requires the following findings to amend a
22 Master Plan:

- 23 (a) The master plan is consistent with the general plan;
- 24 (b) The master plan is consistent with the purpose and intent of the zoning districts
- 25 that apply to or will apply to the master plan area and with the applicable use

1 regulations and development standards of those districts;

2 (c) Development of the master plan area will contribute to the coordinated and
3 efficient development of the community; and

4 (d) The existing and proposed infrastructure, such as the streets system, sewer and
5 water lines, and public facilities, such as fire stations and parks, will be able to
6 accommodate the impacts of the planned development; and

7 **WHEREAS**, Section 5.1 of the Master Plan, “Purpose and Intent”, includes both preferred and
8 non-preferred uses; and

9 **WHEREAS**, preferred uses include higher education, housing, film and emerging media, arts
10 and creativity, and new business and innovation, which are all permissible uses in C-2 zoning; and

11 **WHEREAS**, Section 5.1 also includes a list of non-preferred uses, which include large office,
12 single-family housing, and government buildings; and

13 **WHEREAS**, Table 5.5A table should be amended to be consistent with the current intent, in
14 order to expressly describe non-permitted uses and conditional uses as established during community
15 engagement sessions; and

16 **WHEREAS**, the Planning Commission (“Commission”) reviewed evidence related to the
17 Amendments, held a public hearing about them on July 17, 2025, including a staff report, exhibits,
18 testimony and evidence presented at the hearing, and received a staff recommendation to include the
19 following, alternate language with respect to building setbacks:

20 Façade Articulation Requirement: All building façades exceeding three stories
21 and facing a public street shall incorporate articulation at regular intervals of the
22 building façade to enhance the pedestrian experience and soften the architectural
23 massing within the streetscape. Methods of Articulation include but are not limited to:

- 24 a. Recesses or projections of the building wall plane
25 b. Changes in material, color, or texture

- 1 c. Roofline variations or parapet offsets
- 2 d. Balconies, roof decks, and step-backs.;

3 and

4 **WHEREAS**, the Commission agreed to the alternate amendment and unanimously voted to
5 recommend approval of the proposed amendments with changes as recommended by staff and found
6 the Amendments as amended met all applicable review criteria in SFCC 1987, Section 14-3.9(D)(1)(a-
7 d); and

8 **WHEREAS**, on December 10, 2025, the Governing Body held a public hearing on the
9 proposed amendment and, having reviewed the staff report, the recommendation of the Commission,
10 and the evidence obtained at the public hearing, determines that the proposed amendment to the Master
11 Plan, as recommended by the Commission, meets the approval criteria set forth in Section 14-3.9(D)
12 of SFCC 1987; and

13 **WHEREAS**, the proposed master plan amendments are consistent with the general plan, the
14 purpose and intent of the applicable zoning districts, and the applicable use regulations and
15 development standards for those districts; the development will contribute to the coordinated and
16 efficient development of the community; and the existing and future infrastructure will be able to
17 accommodate the impacts of future development.

18 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
19 **CITY OF SANTA FE** that it adopts the amendments to the Master Plan described in Exhibit A
20 modifying the development, sub-zone, façade, and design standards in sections 5.4, 5.5, 5.6, and 5.8.

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22 PASSED, APPROVED, and ADOPTED this ____ day of _____, 2025.

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ALAN M. WEBBER, MAYOR

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ATTEST:

ANDRÉA SALAZAR, CITY CLERK

APPROVED AS TO FORM:

Erin McSherry
Erin McSherry (Dec 5, 2025 15:58:57 MST)

ERIN K. MCSHERRY, CITY ATTORNEY

Exhibit A

Section 5.4 Development Standards Regulating Plan

Page	Section	Current	Proposed
114.	5.4	Main Street-Office (MS-O) Facade Zone Standards are currently applied to the northern frontages of MU-F development tracts F1-a and I1a.	Remove Façade Zone Standards Main Street-Office (MS-O) standards at MU-F northern façade zone.
115.	5.4	Tract O is currently designated subzone MU-N.	Insert footnote stating “That the northern façade zone of the MU-F will be pursuant to the Midtown Overlay Zoning District “requirements for "Qualifying Projects"”.
115.	5.4	Tract O is currently designated subzone MU-N	Change Tract O (including Benildus) subzone to MU-C.

Section 5.5 Sub-Zone Standards

Page	Section	Current	Proposed
117-121.	5.5	Permitted Use Table specifies permitted, prohibited, and conditional uses for each subzone in the Midtown Site	Remove Permitted Use Table; state more clearly which uses are prohibited as set forth through the Midtown Community Engagement process prior to the adoption of the Master Plan in 2022. Replace table with a list of prohibited uses and conditional uses. Add C-2 Permitted Uses, Refer to SFCC 1987, Section 14-6.1, Table 14-6.1-1. Add Language "Subzones are the recommended and preferred use for the parcels"

Section 5.6 Facade Zone Standards

Page	Section	Current	Proposed
127-129.	5.6	Step-backs required above the third story, as defined in note 2 under "Height" and referenced as E in the illustration.	<i>Insert the following language as recommended by the Commission: "Façade Articulation Requirement: All building façades exceeding three stories and facing a public street shall incorporate articulation at regular intervals of the building façade to enhance the pedestrian experience and soften the architectural massing within the streetscape. Methods of Articulation include but are not limited to:</i> <ol style="list-style-type: none"> <i>a. Recesses or projections of the building wall plane</i> <i>b. Changes in material, color, or texture</i> <i>c. Roofline variations or parapet offsets</i> <i>d. Balconies, roof decks, and step-backs"</i>
131-135.	5.6	"Building Height in Façade Zone" specified as "3 stories max" and called out as A in illustration.	Change "Building Height in Façade Zone" to "5 stories max" to match the height that is allowed elsewhere.
125.	5.6	No language or standard.	Insert language that encourages Methods of Articulation include but are not limited to: <ul style="list-style-type: none"> • "Recesses or projections of the building wall plane • Changes in material, color, or texture • Roofline variations or parapet offsets • Balconies, roof decks, and step-backs"

Section 5.8 Design Standards General to All

Page	Section	Current	Proposed
154.	5.8	No mention of landscape standards.	Insert requirement that landscape design to follow SFCC 1987, <i>Section 14-5.5(D)(9)</i> for the Midtown Local Innovation Corridor (LINC), with a note that "The caliper for new trees on the Midtown Site must be 2 inch at time of planting and that new Street Trees must have a 4 inch caliper."

154.	5.8	No mention of signage or temporary art installation standards .	Insert general statement: "Signage located in the Midtown Site is governed by SFCC 1987, Section 14-5.5(D)(8) in addition to the requirements found in Section 14-8.10."
154.	5.8	No language or standard	Insert the following provision: "Building Signage. Signage and font shall be similar or the same as found on existing buildings throughout the Midtown Site, which form the basis for future Midtown standards (see the Fogelson Library and Garson Performance Theater, as reference). Signs shall be painted on the building skin or on thin panels mounted closely to the building."
Page	Section	No language or standard.	Insert the following language: "Pin and channel letter and numbers shall be mounted closely to the building. Pole mounted signs are not permitted. Hanging signs may be placed under canopies or portales. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision.
154.	5.8		
154.	5.8	No language or standard	Insert the following language: "Site Directional and Wayfinding Signs. Signs are to be fabricated in metal and finished in durable high quality metal paint finish or natural metal finishes. Wayfinding signs shall be used at street edges and bus stops. Sign colors shall be consistent with the Midtown color palette (see Midtown color palette). Sign forms shall be simple and minimalistic. Signs shall be constructed of metal, color shall be black, plus 1 or 2 accent colors using the Midtown color palette. Sign logos and text may be internally illuminated if lamp is not visible, and light does not glare or impede vision. Wall signs associated with film studio stages within the Midtown LINC Overlay District and whose sign faces parallel to a wall or garage attached to a film studio stage shall be painted and shall not exceed 380 sq ft."
154	5.8	No language or standard.	Insert the following language: "Murals and Art Installations. Publicly visible murals and art

installations are permissible with approvals from the Metropolitan Redevelopment Agency. The relocation of existing sculpture and installation of new art in public and publicly visible spaces are encouraged and must consider structural stability, weather, circulation, and safety. Murals on public property shall be comply with the MRA Public Arts Murals Agreement.”

Permitted Uses

Table 5.5.A “Allowed Uses” shall be deleted and replaced with the following text and the following tables of prohibited and conditional uses:

“The uses permitted in the underlying zoning is C-2 are permitted unless otherwise prohibited or conditioned below.”

Prohibited Uses

Group Residential Care Facility, Correctional	Drive-throughs
Mobile home, permanent installation	Cabinet Shops, Custom
Mobile home park	Sign Shops
Short-Term Rental Unit	Sexually Oriented Business
Vacation Time Share Projects	Automobile Salvage and Wreckage Yard
Electrical Facilities; Substation, Switching Stations, Transmission Lines	Vehicle Service and Repair Establishments including Tire Service
Vocational or trade schools, light industrial	Manufacturing and Production
Hospital and Extended Care Facilities	Light assembly and manufacturing
State Licensed Foster Homes	Storage Facilities
Cemeteries, Mausoleums and Columbarium	Outdoor Storage
Funeral Homes or Mortuaries	Animal Production and Commercial Stables
Animal Sales and Service	Composting
Cannabis; Consumption Area, Manufacturing, Producers with more than 200 plants, Outdoor growing, Laboratory	

The following uses may be permitted as conditional uses (previously known as special uses) according to SFCC Chapter 14-3.6 Special Use Permits.

Conditional Uses

Continuing Care Community	Cannabis Testing Laboratory
Group Residential Care Facility	Commissary Kitchen
Boarding, dormitory, monastery	Department and Discount Stores
Police and Fire Stations (More than 6 Staff)	Religious Assembly
Elementary and secondary schools, public and private	Religious, educational and charitable institutions (does not include schools or assembly uses)
Colleges and Universities	Transit transfer facilities
Adult day care	Nonprofit theaters for production of live shows
Human service establishments	Urban Farm (Ground Level, Roof Level, and Open-Air)