



LDC UPDATE  
PROJECT KICKOFF  
OPEN HOUSE  
February 2023



# About the Open House

- **Why are we here?**
  - To kick off a project to rewrite the Santa Fe Land Development Code
    - More user -friendly
    - Contemporary and best planning practices
    - Implement the City's General Plan
- **Tonight's Meeting**
  - Project overview presentation
  - Questions and open discussion
  - Meet the team
  - Provide input!





**MEET THE  
PROJECT  
TEAM**

# Project Team



**CLARION**

- **City of Santa Fe Planning and Land Use Department**
  - Daniel J. Alvarado, Planner Senior and Project Manager
  - Maggie Moore, Planning Division Manager
  - Heather Lamboy, Assistant Department Director, Planning
  - Jason M. Kluck, Department Director
- **Consulting Team: Clarion Associates**

Matt Goebel, AICP



*Project Manager*

Elizabeth Garvin



*Drafting / Support*

Jenny Baker



*Drafting / Support*

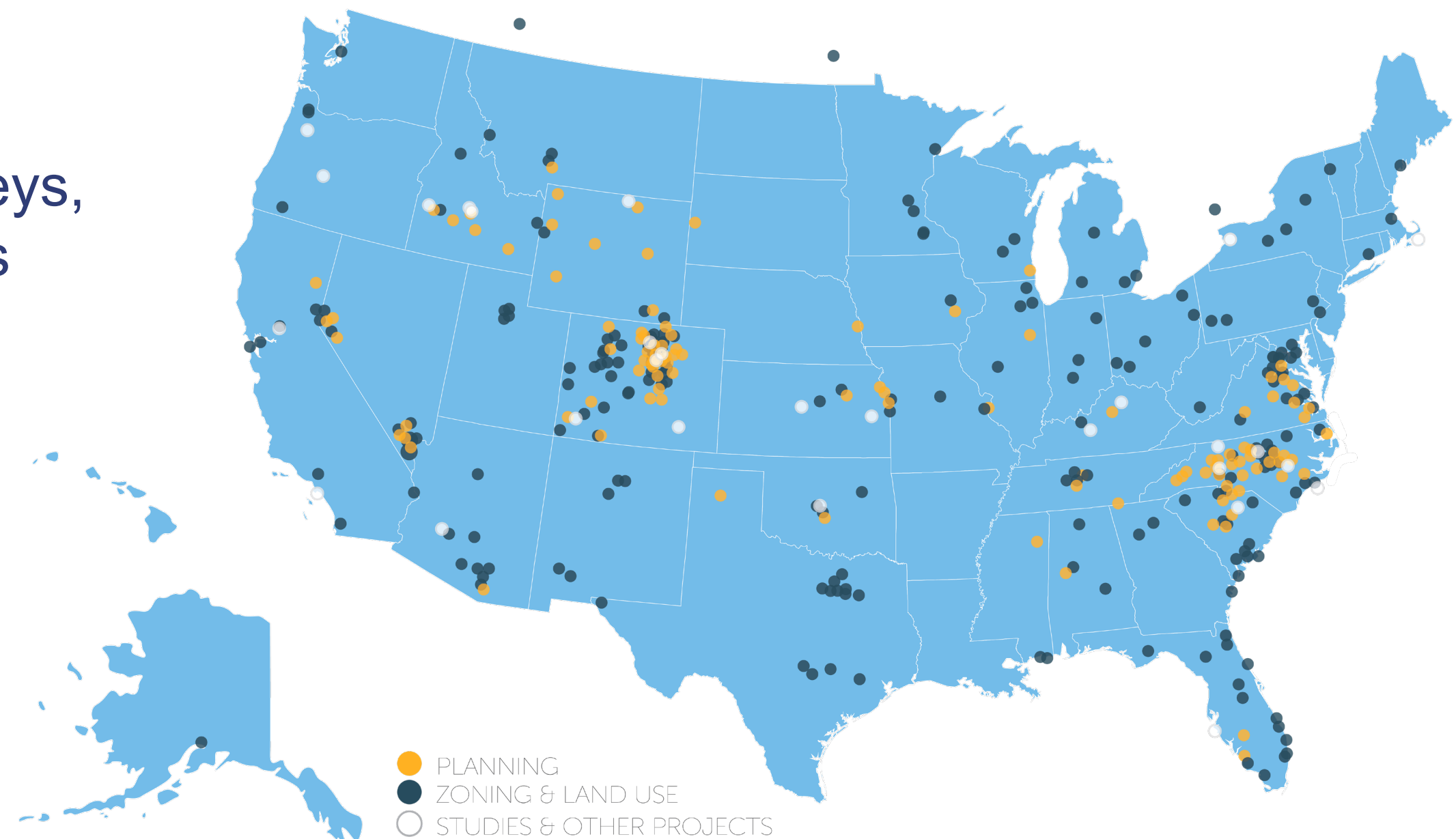
Holly White



*Graphics*

# Clarion Associates

- National practice, 30+ years experience
- Multi-disciplinary: planners, attorneys, designers, and landscape architects
- Focus on plan implementation and user-friendly codes
- Innovative codes integrating traditional and form-based approaches
- Recently: Albuquerque, NM



# What is the LDC?

- Chapter 14 of the City Code
- Implements the General Plan
- Standards and regulations for all development in Santa Fe city limits
- Development approval procedures including public notice, hearings and appeals
- Zoning districts and their permissible uses
- Infrastructure and amenity dedication requirements
- Impact fees and similar
- Bonuses and incentives for City goals such as affordable housing





# ABOUT THE PROJECT

# Project Goal

- Create a new Land Development Code that:
  - Provides consistent, user -friendly regulations that are easy to understand and simple to administer
  - Reflects best contemporary planning and land use practices
  - Offers clear guidance so that development reflects community goals for future growth
  - Implements the new Santa Fe General Plan





# Project Timeline

*Anticipated General Plan Update Timeframe*

## LDC FOUNDATIONS



Code “fixes” to make content clear, reorganize, add graphics, eliminate inconsistencies

Substantial edits and updates to procedures, regulations, and zoning districts

Align regulations with adopted plan to support its implementation

# Issues: Phase 1

How can we make the LDC more user -friendly?

- Better organization?
- More pictures and illustrations?
- Inconsistencies?
- Clear internal and external references?

Are there areas where you find the LDC complex, difficult to use, or confusing?

**2.12. M2: Mixed-Use Office**

**A. Purpose**

The M2 district is intended to accommodate primarily office and supporting commercial and services and limited higher-density residential uses. The M2 district also provides community, educational, lodging, and commercial uses and incidental or accessory uses. Development in the M2 district may include limited auto-oriented uses and development patterns but is primarily intended to provide a walkable and active streetscape and be compatible with surrounding residential development.

B. M2 Lot and Building Standards		C. Other Standards	
Lot Standards (minimum)[1]		Other Standards	Location in LDC
A	Width	Measurements and Exceptions	Section 2.24
	Area	Use-Specific Standards	Section 3.3
<b>Setbacks</b>		Off-Street Parking	Section 5.5
B	Front, minimum	Landscaping, Buffering, and Screening	Section 5.6
C	Side, minimum	Site and Building Design	Section 5.7
D	Rear, minimum		
<b>Height</b>		<b>Notes:</b>	
	Building height	[1] Residential densities are subject to the density limits of the Sedona Community Plan and adopted CPA plans.	
<b>Impervious Coverage (maximum)</b>			
	Building coverage		
	Total (residential-only lots)		
	Total (other lots)		

Sedona Land Development Code  
December 2018 27

District-Specific Development Standards  
Town Center Residential District  
Subsection 5.3. Site Layout and Building Organization

**5.3 Site Layout and Building Organization**

**A. INTENT**

(i) To ensure the layout and organization of infill development is compatible with the varied pattern of established residential development in the Town Center Residential District; and

(ii) To facilitate a range of housing options within walking distance of the Main Street District.

**B. CONTEXTUAL FRONT YARD SETBACKS**

(i) Town Center Residential development shall comply with standards for Contextual Front Yard Setbacks as contained in Section 3 of this Article. (Figure 18)

(ii) Where an established pattern of setbacks has not been established along the block by three or more homes, front yard setbacks shall be a minimum of:

(1) 10 feet for detached single-family, and

(2) 15 feet for townhomes and multi-family.

**Figure 18**

**SITE LAYOUT AND BUILDING ORIENTATION: TOWN CENTER RESIDENTIAL DISTRICT**

Existing Home

Single-Family Infill Development

MIN 10'

Existing Homes

Infill Development

- Contextual front yard setback not applicable where less than three existing homes exist on a block
- Minimum front yard setback applies
- Existing homes oriented towards street
- Orientation of infill development is consistent with existing development
- Multi-family buildings with multiple street frontages provide entrances along each street frontage.

Morrisville Town Center Code—Final Draft: December 2009 FZB Recommendation Version 49

Dynamic Header

Prominent Titles

Nested Text

Balance Between Text and White Space

Illustrations with Captions

Adoption Date  
Page Numbers

# Issues: Phases 2 and 3

## Substantive revisions to:

- Zoning districts
- Development and design standards
- Development review procedures
- Infill and redevelopment
- Historic preservation
- Align Code with upcoming General Plan rewrite



Photo credit: Moriah Wolf, Vivian Arcidiac (Unplash ) & Clarion Associates

A photograph of a traditional adobe building with a person sitting on a balcony. The image is overlaid with a dark blue semi-transparent rectangle containing white text. A yellow horizontal bar is at the top left, and a white horizontal bar is at the bottom right.

# HOW CAN YOU STAY INVOLVED?

# Public Input Will Be Essential

## We will:

- Ensure all stakeholders have an opportunity for meaningful input
- Educate participants on the issues and the pros/cons of possible code approaches
- Engage at key project milestones
- Target all stakeholders and neighborhoods



# Stay Informed!

- Project Website

<https://www.santafeldcupdate.org>

- Access project materials
- Ask questions and provide feedback
- Sign up to receive updates
- View project calendar



**SANTA FE**  
LAND DEVELOPMENT CODE

**LAND DEVELOPMENT  
CODE UPDATE**

**THE CITY OF SANTA FE IS INITIATING A  
REVIEW OF THE LAND DEVELOPMENT  
CODE, AND INVITES YOU TO  
PARTICIPATE!**

The City of Santa Fe Land Use Department is leading this multi-phase project, working with Clarion Associates, a Denver-based consulting firm that specializes in ordinance development and plan implementation.

<p><b>PHASE 1 - LDC FOUNDATIONS:</b> The first phase of the project is kicking off in February 2023 and will continue through the fall of 2024. This phase will identify opportunities to improve the organization, clarity, and general user-friendliness of the LDC. This phase will create the foundation for a new LDC that is accessible and easy to understand, simple to administer, and that provides consistent and transparent regulations.</p>	<p><b>PHASE 2 - PROMOTING KEY STANDARDS:</b> The second phase will begin in late 2024. Building off the new, reorganized foundation LDC adopted in Phase 1, the second phase will include substantive revisions to the LDC's procedures, regulations, and zoning districts.</p>	<p><b>PHASE 3 - GENERAL PLAN IMPLEMENTATION:</b> The third phase will include additional substantive revisions to implement the land use and growth goals and policies of the updated Santa Fe General Plan, which is scheduled to be developed through a separate project over the next two years (while phases 1 and 2 of the LDC rewrite are underway).</p>
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As part of the initial project outreach, we hope to hear from citizens and other stakeholders about the strengths and weaknesses of the current land development regulations.

# Other Opportunities to Participate

- Public meetings (in -person and virtual)
- Open houses
- Presentations
- Social media
- Surveys
  - Current survey open until April 24
  - Link available on project website



The poster features the City of Santa Fe logo and the Santa Fe Land Development Code logo at the top. The main title is "LAND DEVELOPMENT CODE UPDATE" in large, bold, white letters. Below the title, it says "THE CITY OF SANTA FE IS INITIATING A REVIEW OF THE LAND DEVELOPMENT CODE, AND INVITES YOU TO PARTICIPATE!". The background is a scenic view of Santa Fe with mountains and buildings.

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Questions & Discussion







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