



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Hearing Date: January 16, 2023 (Consent Agenda)

To: Planning Commission

Via: Heather L. Lamboy, Planning and Land Use Director
Maggie Moore, Interim Assistant Director

From: Dan Esquibel, Interim Planning Manager

Re: **Case #2024-9640 Plaza Contenta Development Plan Second Time Extension.** Robert Gibbs, Agent for Plaza Contenta Apartments, LLC and B&R Land Investments, Applicant requests a second time extension for the approved development plan for 6001 Jaguar Drive (Case #2020-2498). The applicant is requesting a second, 1-year extension to the time allowed for approvals granted by the Planning Commission on October 15, 2020.

Executive Summary:

B&R Land Development appeared before the Planning Commission on October 15, 2020 for approval of a Development Plan for 6001 Jaguar Drive. The development plan included neighborhood commercial uses, 150 multifamily dwelling units and open space on approximately 7.02 acres (see Attachment A Case #2020-2498 Staff Report). The original expiration date for the approval was October 15, 2023 or three years from the date of final approval.

On November 2, 2023, the Planning Commission approved a 1-year extension (Case #2023-7305) moving the expiration date of the development plan to October 15, 2024. While the applicant committed to finalizing and recording their development plan within the 1-year extension, they have requested an additional 1-year extension due to higher than expected construction costs and other financing challenges (see Attachment B-1 Time Extension Letter of Intent). If approved, this will extend their expiration date to October 15, 2025. No additional extensions are allowed.

Recommendation:

Staff recommends the Planning Commission approve Case #2024-9640 Plaza Contenta Development Plan Time Extension.

Per SFCC 14-3.19(B)(4) *Expiration of Development Approvals*, approval of a final development plan shall expire three (3) years after the final action approving it unless actual development of the site or off-site improvements has begun. The final action for this development approval (see Attachment B-2 Findings of Fact and Conclusions of Law Case #2020-2498) was October 15, 2020.



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Per SFCC 14-3.19(C) *Time Extensions*, applications for time extensions shall be filed prior to the expiration of the final action for which the extension is requested. The Applicant applied for the second time extension on September 26, 2024, prior to the expiration of the final action, October 15, 2024 (see Attachment B-3 Time Extension Application).

Attachments:

- A. Case #2020-2498 Staff Report
- B. Applicant Submittals
 - 1. Time Extension Letter of Intent
 - 2. Findings of Fact and Conclusions of Law Case #2020-2498
 - 3. Time Extension Application