

City of Santa Fe, New Mexico

memo

DATE: October 8, 2024

TO: Planning Commission

VIA: Land Use Director, Heather Lamboy AICP *HLL*
Maggie Moore, Interim Assistant Land Use Director *MM*
Daniel A Esquibel, Interim Planner Manager *DAE*

FROM: Carly Venditti, Senior Planner, Current Planning Division

Case #2022-5393. 7261 Airport Road Development Plan Time Extension per Section 14-3.19(C) SFCC 1987. Orion-West LLC., Agent, MBR 7261 Airport Road LLC, Applicant (Buyer), request a time extension for Development Plan approved by the Planning Commission on August 4, 2022, to construct 261,000 square feet of new construction for a 221-unit multi-family apartment complex. The project is a 7.96-acre lot zoned C-2 (General Commercial) within the Airport Road Overlay and River and Trails Archaeological Review District.

I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant's request for a one-year time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-3.19(C).

II. APPLICATION OVERVIEW

The Casa Verde SLX LLC development plan approval consists of 221 dwelling units constructed on a 7.96-acre lot. The agent for the owner of the property is requesting a one-year time extension to allow the owner adequate time to complete the financing process through HUD, which requires additional time compared to traditional financing and is expected to be finalized by Summer 2025 (See **Exhibit C**). This constitutes the first of two-time extension requests permitted under SFCC Section 14-3.19(C).

The following provides a timeline of the history of the Casa Verde SLX LLC Project development approvals:

- August 12, 1999 – Lot Consolidation to create the parcel of 7.96-acres
- February 10, 2021 – Pre-application meeting with Development Review Team.
- May 04, 2022 – Early Neighborhood Notification

- Approved by the Santa Fe Planning Commission at their meeting on August 4, 2022.
- Expiration would be effective **August 23, 2025**, if the time extension were not granted.

As stated in the approval criteria, the administrative extension may not approve revisions to the development or amendments to the conditions of approval. If any amendment, or change to the conditions of approval were requested, those requests would need to be considered by the Planning Commission through the full public hearing process, including the requirement of an Early Neighborhood Notification (ENN) meeting.

III. APPROVAL CRITERIA

Section 14-3.19(C) SFCC 1987 Time Extensions

(2) Administrative Extensions

- (a) The land use director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.

- (b) Administration time extensions approved by the land use director, pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body, are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

IV. ATTACHMENTS:

EXHIBIT A: Land Use Director Letter of Approval of One Year Time Extension

EXHIBIT B: Letter of Application

EXHIBIT C: Development Plan Staff Report