





Memorandum

Date: February 6, 2025

To: Planning Commission

From: Daniel Alvarado, Senior Planner

Via: Heather Lamboy, Planning & Land Use Director 
Maggie Moore, Interim Assistant Department Director HLL for MM
Dan Esquibel, Interim Planning Manager 

RE: Case #2024-7909 RKSS-Cerrillos Multifamily Development Plan

Case #2024 – 7909. RKSS- Cerrillos Multifamily Development Plan. JenkinsGavin, Agent, for RKSS Santa Fe 1, LLC, Owner, requests approval of a development plan to establish development standards for a 192,570 SF, 194-unit multifamily development located at 3471, 3431, 3435, 3439 and 3443 Cerrillos Road and 3420 + 3450 Rufina Street over five lots with a project area totaling approximately 19.6 acres. The property is zoned C-2 and R-3 (General Commercial and Residential – 3 unit per acre) and is within the Cerrillos Road Highway Corridor (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

APPLICATION AMENDMENTS

This case first came before the Planning Commission on January 16th, 2025. During the hearing, the Planning Commission moved to postpone a decision on the case to provide staff and the applicant more time to determine an appropriate course of action regarding Lot A-2, which is currently zoned R-3 but would need to be rezoned to C-2 to bring the Development Plan into compliance to assure that all uses associated with the project are permitted on the premises. In response to the Planning Commission's concerns about approving a Development Plan with the condition of rezoning lot A-2 to C-2, the applicant has submitted an updated site plan that removes any development from lot A-2 except a lot access driveway, thus eliminating the need for the lot to be rezoned for the Development Plan to be compliant.

Much of the the proposed development remains the same as the Development Plan that was presented on January 16th. The unit count, building size, location and height, and site access as depicted on the Development Plan presented to the Commission on January 16th remain unchanged. The limited changes proposed as part of the updated site plan are listed below and can be reviewed in Attachment A to this memo:

- The proposed parking, dog park, and recreation area have been removed from Lot A-2.
- The only development now proposed on lot A-2 is a lot access driveway and sidewalk, which are permitted to provide access to properties where direct access to street frontage is limited or absent.
- The parking that was proposed for lot A-2 has been moved to Lot M-2
- The total number of parking spaces has been reduced from 324 to 283, which still exceeds the required 256 spaces as specified in Chapter 14, Exhibit A -"Table 14-8.6-1: Parking and Loading Requirements."
- Lot M-2 has been expanded northward to accommodate the additional parking area. The Lot Line Adjustment Plat for Lot M-2 will be updated to reflect this change.
- Due to the removal of the dog park and recreation area from lot A-2, the project's open space has been recalculated to 93,681.44 SF of total Common Open Space, with 70,552.19 SF of usable open space. This is well over the required 40,500 SF total open space and 24,250 SF of usable open space.

REMOVED CONDITIONS OF APPROVAL:

The Conditions of Approval have been amended to *remove* the following Conditions of Approval from the conditions of approval listed in the January 16th staff memo. Conditions of Approval not listed below remain unchanged.

10	Applicant shall reduce the parking count to 303 spaces, or 1.25 parking spaces per bedroom. Applicant shall strategically reduce parking to preserve existing vegetation and reduce impervious surfaces to the extent possible.	Land Use	Prior to Recordation
11	Applicant shall apply for Lot A-2 to be rezoned to C-2.	Land Use	Prior to Building Permit issuance for Lot A-2
12	Applicant shall submit a phasing plan that allows for Lot A-2 to be developed after it has been rezoned to C-2.	Land Use	Prior to Recordation
14	Applicant shall submit a lot consolidation for all lots in the proposed development concurrently with the Administrative Development Plan.	Land Use	Prior to Building Permit issuance for Lot A-2

ADD THE FOLLOWING CONDITIONS OF APPROVAL:

15	Provide updated application materials reflecting updated site plan.	Land Use	Prior to recordation
16	Provide updated lot line adjustments and lot split plats for review and approval.	Land Use	Prior to Recordation

RECOMMENDATION:

Staff recommends APPROVAL of the of the Development Plan for Case #2024-7909.

ATTACHMENTS:

- **Attachment A: Updated Site Plan**
- **Attachment B: Updated Open Space Plan**
- **Attachment C: Planning Commission January 16, 2025, Packet**