

City of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law

**Case #2024-7998: Los Prados Preliminary Subdivision Plat**

**3730 South Meadows Road**

**Owner/Applicant's Name** - Homewise, Inc.

**Agent's Name** - JenkinsGavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on February 6, 2025, upon the application (Application) of JenkinsGavin, Inc., agent for Homewise, Inc. (Applicant).

The Applicant sought the Commission's approval of a preliminary subdivision plat for ninety-seven (97) single-family lots on approximately 14.41 acres (Project). The property is located at 3730 South Meadows Road (Property) and is zoned R-6 (Residential - six dwelling units per acre).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

**FINDINGS OF FACT**

1. At the hearing, the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by interested members of the public.
2. The Santa Fe City Code (SFCC) 1987 Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 § 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(v)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. A pre-application conference was held on July 07, 2021, in accordance with SFCC 1987 Section 14-3.1(E).
4. The Applicant effected notice by: mailing out notice via first-class mail to property owners within 300 feet of the subject property on December 30, 2024, and e-mailing neighborhood associations within 300 feet; and posting the required City sign on the property from December 30, 2024, to February 6, 2025.
5. The Applicant conducted one ENN on February 21, 2024. The ENN meeting was conducted virtually via Zoom. The meeting was attended by a representative of the Applicant and City staff. The meeting was well attended by the public.
6. SFCC 1987 Section 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material that demonstrates conformance with the standards of SFCC 1987 Section 14-9 (Submittal Requirements).

7. City staff reviewed the Application and all related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
8. Staff recommended that the Commission approve the preliminary subdivision plat, subject to conditions and technical corrections set out in the attachments to the Staff Report.
9. SFCC Section 14-3.7(B)(3) establishes certain procedures for preliminary subdivision plat approval including, without limitation, a public hearing by the Commission, review of the final plat, and a decision based on the criteria set out in SFCC Section 14-3.7(C).
10. SFCC 1987 Section 14-3.7(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a preliminary subdivision.
11. There are no significant natural features, water courses, or historical sites on the subject property, and natural areas of stormwater collection are to remain in their current location.
12. No portion of the proposed subdivision lots fall within the 100-year flood zone.
13. The plat does not create any nonconformities or increase any existing nonconformities, and no variances or exceptions are requested or needed.

### **CONCLUSIONS OF LAW**

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC Sections 14-2.3(C)(1) and 14-3.7(B)(3)(d), the Commission has the authority to review and approve or deny preliminary subdivision plats.
2. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, notice, and public hearing requirements have been followed.
3. The Applicant met the applicable Submittal Requirements of SFCC Sections 14-3.1(C), (G) and (L).
4. Pursuant to SFCC 1987 Section 14-3.7(C)(1), the Commission finds that due regard has been shown for all natural features.
5. Pursuant to SFCC Section 14-3.7(C)(2), the Commission finds that the land is suitable for platting and development purposes of the kind proposed.
6. Pursuant to SFCC Section 14-3.7(C)(3), the Commission finds that, subject to the conditions of approval and technical corrections included in the Staff Report, the plat complies with the infrastructure design, improvement and dedication standards set forth in SFCC Section 14-9. The proposed preliminary plat identifies the location of existing and proposed roadway improvements, wet and dry utilities, and other infrastructure elements such as stormwater management facilities. The street network layout, design of blocks and lots, roadway typologies, and the utility and storm drainage infrastructure meet the requirements of SFCC Section 14-9.

7. The plat complies with SFCC Section 14-3.7(C)(4)-(5) because it neither creates nor increases any nonconformities.
8. The preliminary subdivision plat should be approved, subject to the conditions of approval and technical corrections set forth in the Staff Report, because all applicable code requirements and criteria for preliminary subdivision plat approval have been met.

**WHEREFORE, IT IS ORDERED ON THE 6TH DAY OF MARCH 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

Considering the foregoing findings and conclusions, the Commission approves the preliminary subdivision plat for the Project, subject to the conditions of approval and technical corrections set forth in the exhibits to the Staff Report. Approval of the preliminary subdivision plat will expire on February 6, 2028, unless the plat is filed for record with the County Clerk, or an extension is granted under SFCC Section 14-3.19.

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Janet Clow  
Chairperson

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Date:

FILED:

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Andréa Salazar  
City Clerk

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Date:

APPROVED AS TO FORM:

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Rebecca A. Mnuk-Herrmann  
Assistant City Attorney

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Date: