



CITY OF SANTA FE

Planning and Land Use Department Planning Commission Staff Report

Case No:	2024-9585
Hearing Date:	March 6, 2025
Applicant:	Santa Fe Las Soleras Medical Development LLC, Las Soleras Center LLC, and Las Soleras Village LLC
Agent:	Orion West LLC
Request:	Final Serial Subdivision Plat
Location:	4000 Beckner Road (Tract 18A) and 4200 Beckner Road (Tract 18B)
Case Mgr.:	Janice Biletnikoff, AICP
Zoning:	C-2 (General Commercial)
Overlay:	Suburban Archaeological Review District
Pre-app. Mtg.:	June 23, 2024
ENN Mtg.:	November 27, 2023
Planning Commission	Preliminary Serial Subdivision Plat was approved on November 21, 2024
Hearing:	2024
Proposal:	Requests the subdivision of Lots 18A (29.82 acres) and 18B (18.01 acres) of the Las Soleras Master Plan to create a total of six lots. The subject parcels are zoned C-2 (General Commercial) and are located within the Suburban Archaeological Review District.



Case 2024-9585: 4000 and 4200 Beckner Road Final Serial Subdivision Plat. Orion West LLC, Agent for Santa Fe Las Soleras Medical Development LLC, Las Soleras Center LLC, and Las Soleras Village LLC, Owners, requests approval of a final plat to subdivide Lots 18A (29.82 acres) and 18B (18.01 acres) of the Las Soleras Master Plan to create a total of six lots. The parcels are zoned C-2 (General Commercial) and are located within the Suburban Archaeological Review District.

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** with the conditions of approval as outlined in this report. One motion will be required in this case:

Approve or deny Case 2024-9585, subject to the conditions of approval and technical corrections recommended by staff.

II. CONDITIONS OF APPROVAL

The conditions of approval and technical corrections required by the Planning and Land Use Department and the City's Development Review Team (DRT) can be found in Attachment A: *Conditions of Approval and Technical Corrections*.

III. EXECUTIVE SUMMARY

On November 21, 2024, the Planning Commission heard the Preliminary Serial Subdivision Plat case for a six-lot serial subdivision from two existing parcels in the C-2 (General Commercial) zone district. The Planning Commission approved the Preliminary Serial Subdivision Plat subject to conditions of approval and technical corrections (see Attachment A: *Conditions of Approval and Technical Corrections* and Attachment B: *Findings of Fact and Conclusions of Law*).

Orion West LLC ("Agent"), representing Santa Fe Las Soleras Medical Development LLC, Las Soleras Center LLC, and Las Soleras Village LLC ("Applicants"), requests Final Subdivision Plat approval for a six-lot subdivision ("Project") on Lots 18A (29.82 acres) and 18B (18.01 acres) of the Las Soleras Master Plan, representing a total subdivision area of +/- 47.83 acres ("Property"). Both parcels are legal lots of record, approved by the City and recorded in the Office of the Santa Fe County Clerk on December 12, 2022 (see Attachment D: *Applicant Materials*).

The Applicant completed the requirements of Santa Fe City Code ("SFCC") Subsections 14-3.1(E) "*Pre-Application Conferences*," 14-3.1(F) "*Early Neighborhood Notification Procedures*," and 14-3.1(H) "*Notice Requirements for the Final Plat*."

Staff's analysis finds that the Applicant's request satisfies the approval criteria required in Subsection 14-3.7(C)(1) and recommends APPROVAL subject to the conditions identified in Attachment A: *Conditions of Approval and Technical Corrections*.

IV. PROJECT ANALYSIS

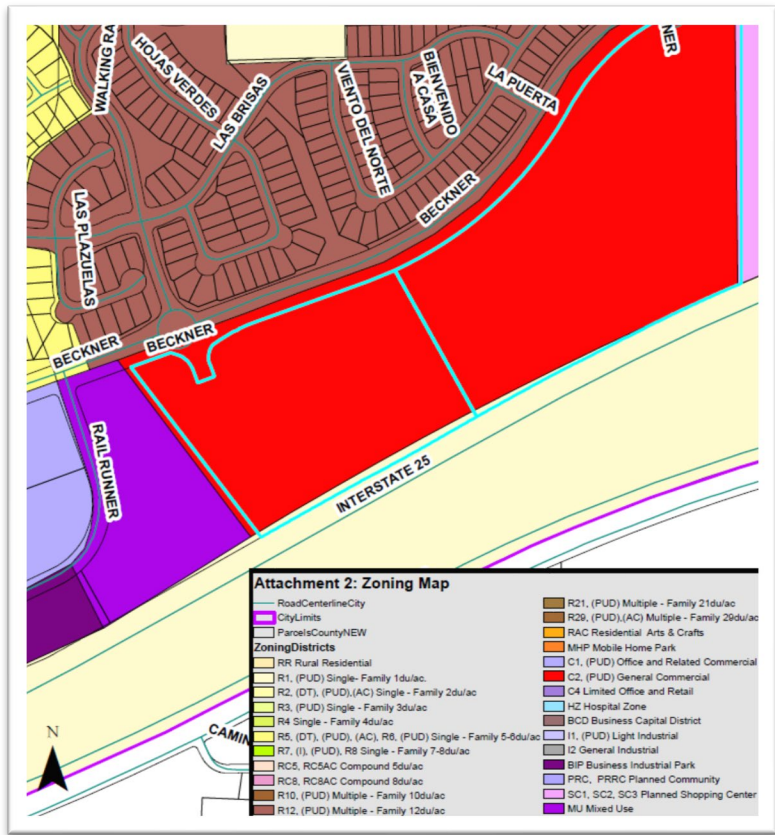
A. Property information

The proposed serial subdivision is located on Lots 18A (29.82 acres) and 18B (18.01 acres) of the Las Soleras Master Plan. The Project is located south of Beckner Road between the roundabout at Walking Rain Road and the roundabout at the intersection of Beckner Road and the (platted and planned) Calle De La Alegria (See Figure 1: "*Aerial Map*"). Both parcels are zoned C-2 (General Commercial) and are located within the Suburban Archaeological Review District (See Figure 2: "*Zoning Map*").

Figure 1: Aerial Map



Figure 2: Zoning Map

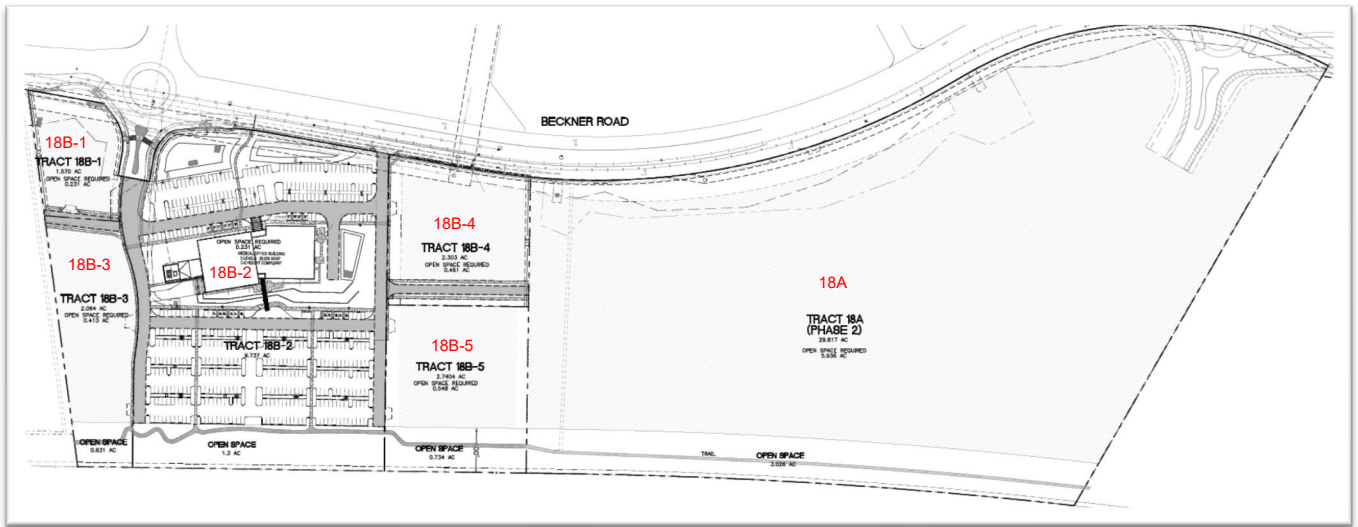


The Applicant proposes to create a total of six lots for a subdivision from the two existing lots. The proposed lots would be sized as described in Table 1 and Figure 3, below.

Table 1: Proposed Lots

PROPOSED TRACT NAME	PROPOSED AREA (ACRES)
18 B-1	1.157
18 B-2	9.737
18 B-3	2.0639
18 B-4	2.303
18 B-5	2.7404
18A (Phase 2)	29.817

Figure 3: Proposed Lots



Tract 18 was divided into Tracts 18A and 18B on December 9, 2022, with the division recorded in the Office of the County Clerk on December 12, 2022. The proposed subdivision of Lot 18B into five lots triggers a ‘Serial Subdivision,’ which is defined as: *“...a proposed subdivision that occurs within five years after the approval of an earlier subdivision of any part of the affected land, shall be subject to the same standards and shall follow the same procedures as though the cumulative number of lots created by the successive plats were created by the currently proposed subdivision.”*

Since the Applicant submitted the request to subdivide the subject parcels within five years of the initial division of Tracts 18A and 18B, the entirety of that original subdivision (comprised of 18A and all lots proposed for Lot 18B) must be included in the current Serial Subdivision Plat. The Applicant proposes two phases for this project: Phase I involves the subdivision of Tract 18B, and Phase II pertains to the subdivision and/or development of Tract 18A.

The current request is to subdivide and prepare Tracts 18B-1, 18B-2, 18B-3, 18B-4, and 18B-5 for development. While Tract 18A is officially part of this subdivision application (“Application”), it will remain largely unchanged during Phase I. Development plans for Tract 18A will be detailed and addressed in the future when it is developed as part of Phase II.

In 2023, the Planning Commission approved a Development Plan for Tract 18B-2 (4200 Beckner Road) as Case 2022-5621: Meridian Medical Office Building (also known as “Nexus Health”), which contains a 95,000SF medical office building and 470 parking spaces. Refer to the recorded Development Plan in Attachment D: *Applicant Materials*.

B. Suburban Archaeological Review District

The subject parcels lie within the Suburban Archaeological Review District. Chapter 14, SFCC, Article 14-3.13(B)(3) “*Suburban Archaeological Review District*” states:

In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:

(a) All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over ten (10) acres

The subject properties exceed ten (10) acres and therefore require an archaeological clearance. The City of Santa Fe’s Archeological Review committee granted archaeological clearance for the subject parcels on November 26, 2008 (See Attachment D: *Applicant Materials*).

C. Open Space and Trails

Article 14-12.1 defines Open Space as “An outdoor area that permanently provides light and air and that satisfies, in whole or in part, the community’s visual, psychological and recreational needs. (Ord. No. 2014-31 § 51).” Sheet #2 (“Overall Layout and Phasing Plan”) of the Applicant’s Materials (see Attachment D) shows the minimum required open space for each proposed lot as 25%. However, this requirement can be reduced to 20% if the development incorporates a passive water harvesting concept as the primary component of its stormwater management. Staff will determine whether the open space requirement can be reduced to 20% based on engineering calculations from the landscape plan and the terrain management plan (see § 14-8.4(E) “Terrain and Stormwater Management” and § 14-8.4(E) “Water Harvesting and Irrigation Standards”). This will be determined by the City Engineer at the time of development for each of the proposed lots. Figure 4 (“Open Space Calculations”), below, excerpted from the Applicant Materials, shows both possibilities:

Figure 4: Open Space Calculations

Open Space Calculations				
Tract	Acreage	25% Open Space Required (Acres)	20% Open Space Required with passive water harvesting credit (Acres)	Notes
18 B-1	1.157	0.289	0.231	
18 B-2	9.737	-	1.947	Parcel built out - passive water harvesting employe
18 B-3	2.0639	0.516	0.413	
18 B-4	2.303	0.576	0.461	
18 B-5	2.7404	0.685	0.548	
18 A	29.817	7.454	5.963	

Article 14-7.5(D)(5) “Nonresidential and Mixed Use Open Space Standards” states:

(5) The percentage of required open space shall be calculated on the basis of total lot area, and shall be no less than twenty-five percent unless the conditions described in Subsection 14-7.5(D)(6) are met; then the required open space may be reduced by a maximum of ten percent of the total lot size.

Per the requirements of the Las Soleras Master Plan, the City’s Parks and Trails Master Plan and the adopted Parks, Open Space & Trails Map, this Project requires the Applicant to construct a pedestrian trail system south of Beckner Road, within the 100-foot open space corridor, and built to the City’s specifications. The trail is situated on the southern end of the proposed subdivision and will eventually connect to the I-25 regional trail system as neighboring developments are completed. See Sheet #3 (“Access Exhibit”) of the Applicant’s Materials (Attachment D) for details. The Applicant has proposed an eight-foot-wide trail along this corridor in the required location. This width may have been proposed in order to match existing adjacent trail connections. However, in Attachment A: *Conditions of Approval and Technical Corrections*, the Parks and Open Space Department and Metropolitan Planning Organization (MPO) have required that the proposed trail meet the current City specifications for trail construction, which is ten feet in width.

D. Access and Street Design

The Application proposes two access points to Tracts 18B-1 through 18B-5 of the subdivision from Beckner Road via two roundabouts and several 26-foot-wide “lot access driveways” internal to the subdivision. Primary access will be via the newly constructed south leg of the roundabout at the intersection of Beckner Road and Walking Rain Road. This will be a “full service” access allowing both left and right, in-and-out movements. The secondary access is approximately 550’ east of Walking Rain Road and will be limited to right-turn-in and right-turn-out movements from Beckner Road. See Figures 5 and 6, which are excerpted from Sheet #3 (“Access Exhibit”) of the Applicant’s Materials (see Attachment D), below. Cross-connection between the Nexus campus lots and future development on Tract 18A to the east will be provided by a 42’ wide right-of way with sidewalk, near the property line between Tract 18 B-4 and 18 B-5 (see Road Section “G-G,” below in Figure 7).

Figure 5: Access Off Beckner Road and Internal Circulation

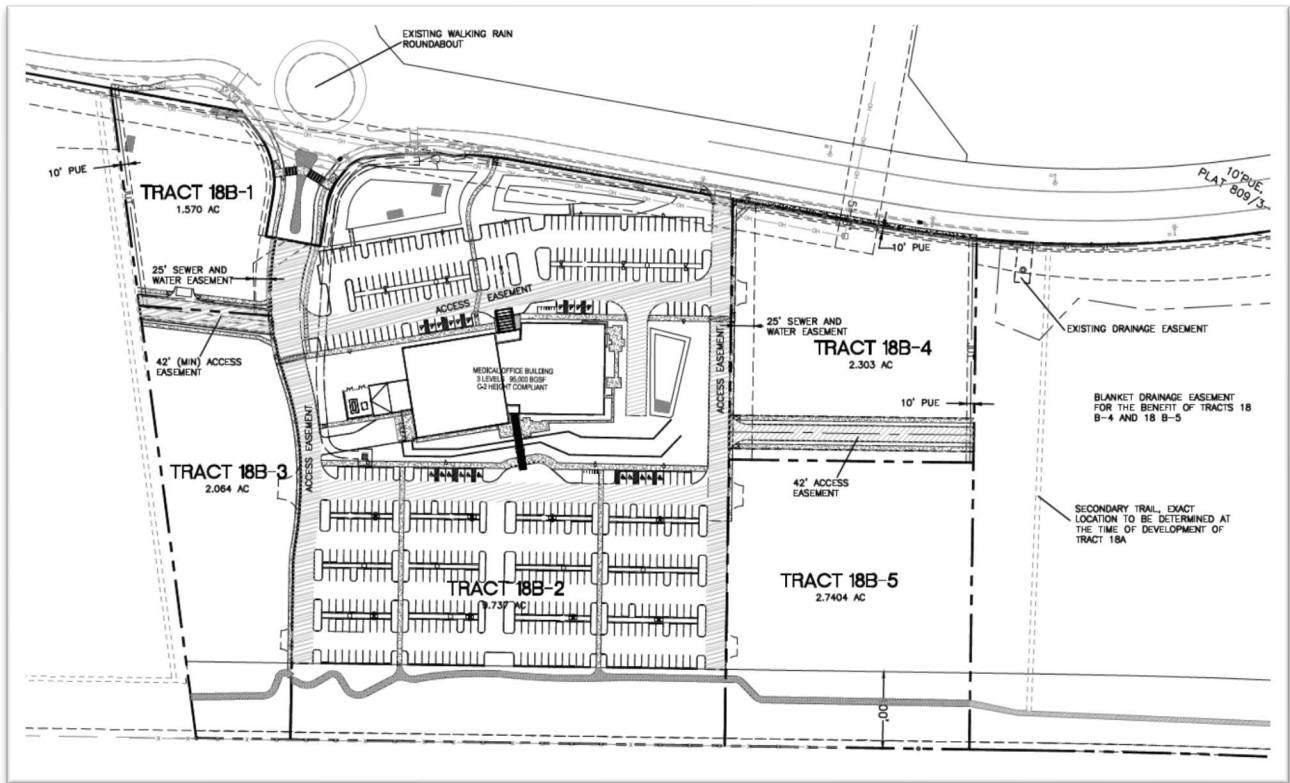
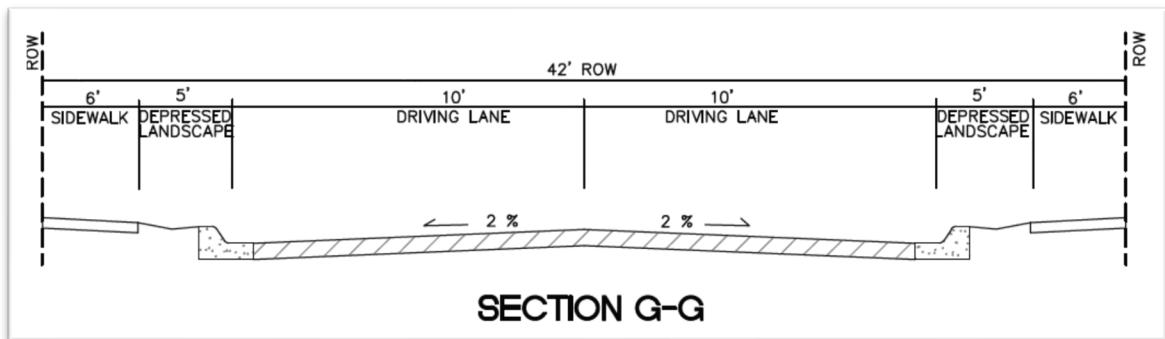


Figure 6: Access Off Beckner Road (Roundabout) into Tract 18A



Figure 7: Access Across Tract 18 B-4 and Tract 18A



Per the *International Fire Code 2021*, the Fire Marshal requires 10’ auto lanes for a total width of 20’ driving surface. A condition of approval requires that, on the final subdivision plat, the Applicant will clearly indicate that all internal streets and roundabout rights-of-way will remain in private ownership and that an access easement will be dedicated to the City as well as a perpetual maintenance agreement. The proposed street design includes internal subdivision roads as a “lot access driveways.” Although this road typology has no minimum required total right-of-way (ROW) width, the Applicant is proposing 26’ wide ROWs (including sidewalks) for them. An exception to this width is the 42’ ROW for a future roads that will run between Tracts 18B-1 and 18B-3 and between Tracts 18B-4 and 18B-5, connecting this subdivision to the future adjacent subdivision to the southwest and to the east. Both of these roads with 42’ ROWs must be built as part of the initial infrastructure of the subdivision. In addition to requiring this wider ROW width for the future road, the City Engineer requires an access and utility easement with a minimum width of 42-feet for the roadway that runs between lots 18B-1 and 18B-2, connecting the future 42’ ROW to the existing roundabout at Beckner Road.

E. Traffic

The Applicant submitted a traffic impact study (TIS) (see Attachment D). Figure 8, below, from the Applicant’s “*Traffic Impact Study*”, illustrates the TIS study area. This study area includes three existing signalized intersections, four existing unsignalized roundabout intersections, one existing, unsignalized driveway (Driveway “A”) and three proposed unsignalized theoretical driveways (one is a roundabout) as listed below in Table 2.

Table 2: Intersections Studied

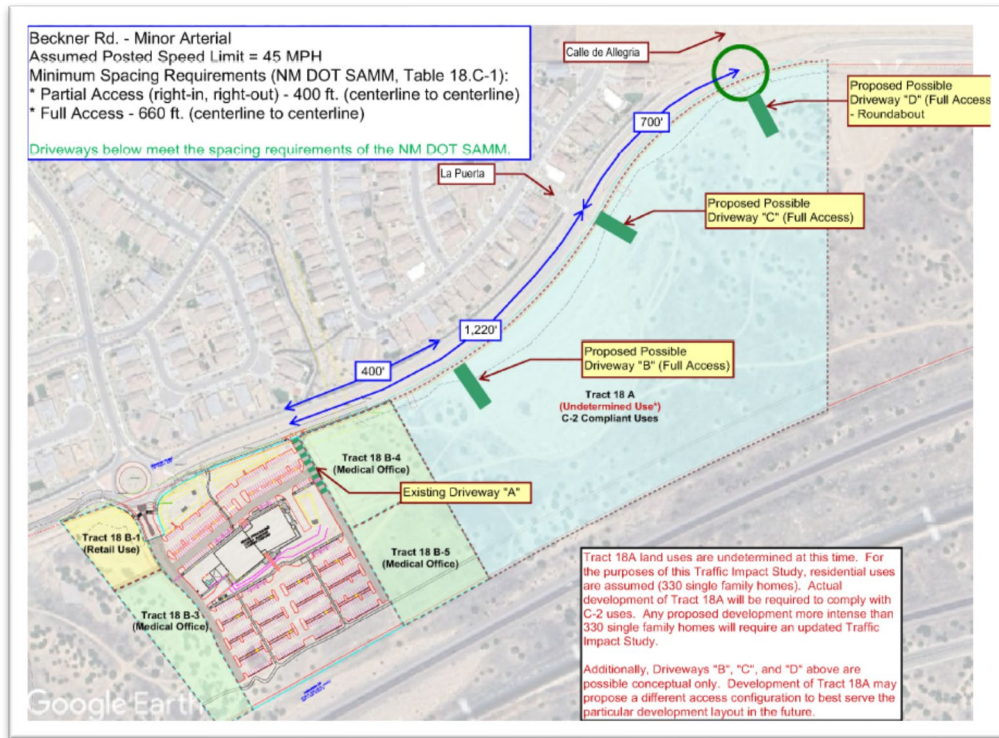
INTERSECTION	SIGNAL
Beckner Road* / Cerrillos Rd.	Signalized
Herrera Dr. (Wellness Way) / Cerrillos Rd.	Signalized
Beckner Rd. / Richards Ave.	Signalized**
Beckner Rd./ Wellness Way	Unsignalized Roundabout
Beckner Rd. / Las Soleras Dr.	Unsignalized Roundabout
Beckner Rd./ Rail Runner Rd.	Unsignalized Roundabout
Beckner Rd. / Walking Rain Rd.	Unsignalized Roundabout
Beckner Rd. / Driveway "A"	Unsignalized – Right-in, Right-out only
Beckner Rd. / Driveway "B"	Unsignalized – Full Access
Beckner Rd. / Driveway "C"	Unsignalized – Full Access
Beckner Rd. / Driveway "D"	Unsignalized – Full Access Roundabout

* Beckner Road is classified by the Metropolitan Planning Organization (MPO) as a minor arterial.

** Signal at Beckner Rd. / Richards Ave. to be constructed this year.

The City Traffic Engineer reviewed the Applicant’s TIS. The Engineer’s comments recommend approval subject to technical corrections which are included in Attachment A: *Conditions of Approval and Technical Corrections*. Further, the TIS recommended a deceleration lane at “Driveway A” that leads into the existing Nexus Health development, but the City’s Traffic Engineer did not include this requirement in their response. They did, however, note in the Technical Corrections (see Attachment A) that further traffic investigation and additional road improvements will be required in the future as the lots are individually developed.

Figure 8: Traffic Study Area



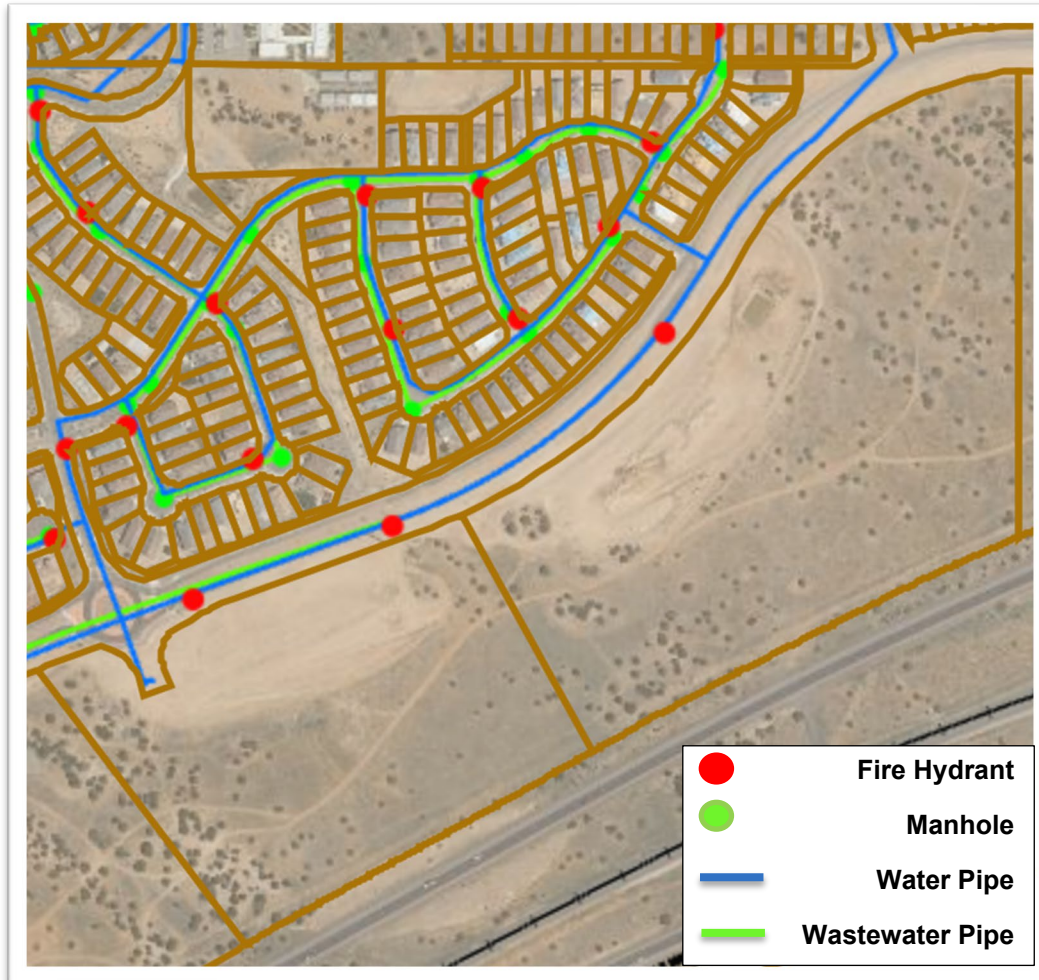
F. Utilities

The Project will connect to City services for water and sewer, connecting to eight-inch lines along Beckner Road. In compliance with Subsection 14-9.1(B), utility easements for new water and sewer lines will be established on the final subdivision plat along the east and west access drives from Beckner Road. Although Tract 18B-2 is fully developed, the new easements will accommodate future private water and sewer connections for parcels 18B-1, 18B-3, 18B-4 and 18B-5. All lines have been designed to support the anticipated capacities required for future developments within the subdivision. Dry utilities will also be accessed from Beckner Road, as no utilities exist within the highway ROW that runs along the back of the subject parcels (See Figure 9, below: "City Utilities").

1. Water: Two eight-inch (8") water lines will provide water service to all lots within the subdivision.
2. Sewer: Two eight-inch (8") sanitary sewer lines will provide water service to all lots within the subdivision.

The City Public Works' Water and Sewer Divisions have included conditions of approval regarding Water Plans, Agreements to Construct, easements, line extensions and other details that will be required at the time of each proposed lot's development. They can be found in Attachment A: *Conditions of Approval and Technical Corrections*.

Figure 9: City Utilities



G. Fire Prevention

The Applicant proposes one new fire hydrant: in the center of the Nexus Health property “TRACT 18B-2.” The Fire Division provided various additional technical corrections to be implemented when new construction or remodeling occurs on any of the new proposed lots (reference Attachment A: *Conditions of Approval and Technical Corrections*).

H. Terrain Management

The subject parcels slope down from the south to the north, from I-25 toward Beckner Road. These parcels do not contain any areas that are larger than 1,000 SF with natural slopes exceeding 30%. Stormwater from the undeveloped portions of the site sheet-flows west and northwest as shown in Sheet #7 (“*Overall Layout and Phasing Plan*”) of the Applicant’s Materials (see Attachment D). Stormwater from the developed portions of the subject parcels is directed to the existing detention ponds, which then surface-discharges at the northwest corner of the site. Each of the individual lots will be responsible for additional stormwater control features for their proposed development at the time of Development Plan and/or building permit application.

V. FINAL SERIAL SUBDIVISION PLAT

Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. Subsection 14-3.7(B)(3)(d) states that “*The planning commission shall review the preliminary plat and other materials submitted*

for conformity to this article, consider the land use director report and recommendations and require any changes deemed advisable and the kind and extent of improvements to be made by the subdivider.” The Planning Commission reviewed, considered, and required changes in accordance with this Subsection at the public hearing held on November 21, 2024. Further, Subsection 14-3.7(B)(4) states that *“The final plat shall conform substantially to the preliminary plat as approved.”* Staff finds that the changes to the preliminary plat since the Planning Commission hearing have satisfied the required changes and that the Final Plat, as proposed, conforms substantially to the preliminary plat as approved. Therefore, this requirement has been met.

Table 4: Approval Criteria (§ 14-3.7(C)(1))

Please note that, where applicable, revised responses for the Final Plat phase are indicated in parentheses in the “Staff Response” sections below.

<p>Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and structures, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant’s Response (Preliminary Subdivision Plat): <i>“The Project shows due regard for natural features and enhancement of community assets through the preservation of open space, landscaping improvements, construction of trails along Beckner Road in accordance with the Las Soleras Master Plan.”</i></p> <p>Staff Response (Preliminary Subdivision Plat): Staff reviewed the Application with due regard for natural features, including vegetation, watercourses, historic sites, structures, and similar community assets in the area, and finds that the request satisfies this criterion if the conditions of approval and technical corrections listed in Attachment A is met. The trail alignment, a community asset, is proposed in a location across the subject parcels that is beneficial for network connectivity. The trail will be constructed to current City-required standards. The layout of the proposed lots is also appropriate in respect to the existing structure (Nexus Health) and its parking area.</p>	
<p>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the plat if it determines that in the best interest of the public health, safety or welfare the land is not suitable for platting and development purposes of the kind proposed. Land subject to flooding and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be platted for residential occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate erosion or flood hazard. Such land shall be set aside within the plat for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).</p>	<p>Criterion Met: (Yes/No) YES</p>

<p>Applicant’s Response (Preliminary Subdivision Plat): <i>“The site is not located in a designated flood plain. Land is well suited for development.”</i></p>	
<p>Staff Response (Preliminary Subdivision Plat): The FEMA 100-year flood zone is not present on any area of the subject parcels. The proposed subdivision is generally flat, with the exception of the following areas of human-made slopes exceeding 30%: running along the southwest boundary of Tract 18B-1, 18B-4 and 18B-5; and bisecting the middle of Tract 18B-3. The proposed lot layout has been reviewed by the Development Review Team (DRT) in conjunction with the relevant City Code requirements. The DRT, as representatives of their agencies, considered the proposal and have not raised any objection to platting the proposed commercial subdivision nor have they identified any ways in which the proposed development would endanger health, safety or welfare, or aggravate erosion or flood hazard.</p>	
<p>Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant’s Response (Preliminary Subdivision Plat): <i>“The Subdivision Plat for Las Soleras Tract 18B adheres to the standards outlined in Chapter 14, Article 9. For detailed compliance of the plat and acknowledgments related to Dedication and Affidavit, please reference the Serial Subdivision Plat Las Soleras Tract 18B.”</i></p>	
<p>Staff Response (Final Subdivision Plat): The approved preliminary plat identified the locations and roadbed/surface composition of existing and proposed roadway improvements; wet and dry utility connections and lines; and utility easements, as is required at the preliminary plat stage of the subdivision process. Since neither the preliminary nor the final subdivision plat include any new specific land uses for the proposed lots, some infrastructure elements such as parking area configurations are not shown in the current Application. These elements will be reviewed for compliance with Chapter 14, Article 9, at a later time when specific development is being proposed and construction drawings are produced. Staff finds that, subject to the conditions of approval and required technical corrections, the proposed final subdivision plat complies with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements, and Dedication Standards).</p>	
<p>Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant’s Response (Preliminary Subdivision Plat): <i>“The property contains no existing nonconformity. No nonconformity is being created with this Subdivision Plat.”</i></p>	
<p>Staff Response (Final Subdivision Plat): Staff finds that there are no existing or proposed nonconformities on the subject property. Approval of the subdivision and final plat, subject to the conditions of approval and technical corrections as described in Attachment A, would not create nonconformities under Chapter 14.</p>	

<p>Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant’s Response (Preliminary Subdivision Plat): <i>“The property contains no existing nonconformity. No nonconformity is being created with this Subdivision Plat.”</i></p> <p>Staff Response (Final Subdivision Plat): Staff finds that the proposed Application does not create or increase the intensity of any non-conformity with other chapters of the City Code. No variances to the applicable provisions of the City Code are proposed or required. If the conditions of approval and technical corrections as described in Attachment A is met, the subdivision and final plat would not create nonconformities to these provisions.</p>	


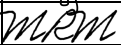

VI. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification (ENN) meeting virtually via Zoom Video Communications on November 27, 2023. The Applicant presented a slide show that featured conceptual project plans and other relevant information. Attendees included the project team and City staff, but no members of the public were in attendance.

VII. ATTACHMENTS

- A. Conditions of Approval and Technical Corrections (including original Development Review Team (DRT) Comments)
- B. Planning Commission Findings of Fact and Conclusions of Law
- C. Early Neighborhood Notification Meeting Materials
- D. Applicant Materials

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather L. Lamboy, AICP	
Assistant Department Director	Maggie Moore	
Interim Planning Manager	Daniel A. Esquibel	
Long-Range Strategic Planner	Janice Biletnikoff, AICP	JIB