




Planning and Land Use Department Planning Commission Staff Report

<p>Case No: 2025-10420 (Final Subdivision Plat)</p> <p>Hearing Date: June 5, 2025</p> <p>Applicant: Homewise, Inc.</p> <p>Agent: JenkinsGavin, Inc.</p> <p>Request: Final Subdivision Plat</p> <p>Location: 3730 South Meadows Road</p> <p>Case Mgr.: Janice Biletnikoff, AICP</p> <p>Zoning: R-6 (Residential, six dwelling units per acre) Suburban Archaeological</p> <p>Overlay: Review District and River & Trails Review District</p> <p>Pre-application Mtg.: May 25, 2023</p> <p>ENN Mtg.: February 21, 2024</p>	
<p>Proposal: Final Plat approval for a 97-lot 14.41-acre residential subdivision.</p>	

Case 2025-10420. Los Prados Final Plat. JenkinsGavin, Inc., Agent, for Homewise, Inc., Applicant requests review and approval of a final subdivision plat on 14.41 +/- acres for a 97-unit residential subdivision. The final subdivision plat consists of 42 townhomes and 55 single-family detached dwelling units. The property is located within the Suburban, and River and Trails Archaeological Review Districts and zoned R-6 (residential six dwelling units per acre). (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

I. RECOMMENDATION

City planning and land use department staff ("Staff") recommends that the Planning Commission **APPROVE** Case 2025-10420 Los Prados Final Subdivision Plat subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A.

One motion will be required:

- a. Approve or deny Case #2025-10420 request for approval of a Final Subdivision Plat for a 97-lot residential subdivision on approximately +/-14.41-acres, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A.

II. CONDITIONS OF APPROVAL (FINAL SUBDIVISION PLAT)

The conditions of approval and technical corrections recommended by Staff and the City’s Development Review Team (“DRT”) can be found in Attachment A: *Conditions of Approval and Technical Corrections* and Attachment B: *City DRT Conditions of Approval, Technical Corrections, and Comments*.

III. EXECUTIVE SUMMARY

JenkinsGavin, Inc. (“Agent”), representing HomeWise, Inc., owner and applicant (“Applicant”), requests approval of a final subdivision plat (“Final Plat”), per Santa Fe City Code (“Code” or “SFCC” 1987, Section 14-3.7(B)(4) , for a 97-lot residential development consisting of 42 townhomes and 55 single-family detached homes on a 14.41-acre parcel (“Property”).

The Applicant has complied with Subsections 14-3.1(E) *“Pre-Application Conferences,”* 14-3.1(F) *“Early Neighborhood Notification Procedures,”* and 14-3.1(H) *“Notice Requirements.”* A hearing on the preliminary plat hearing was originally scheduled for January 16, 2025, but was postponed to the meeting on February 6, 2025, during which it was approved subject to conditions of approval and technical corrections outlined in Attachment C *“February 6, 2025, Planning Commission Material”*.

Staff’s analysis finds that the proposed Final Plat substantially complies with the preliminary plat approved by the Planning Commission on February 6, 2025, and, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment B *“City DRT Conditions of Approval, Technical Corrections, and Comments”* and Attachment C *“February 6, 2025, Planning Commission Material”*, the Applicant has satisfied the approval criteria in Subsection 14-3.7(C) *“Approval Criteria”* for the final subdivision plat application (“Application”).

IV. PROJECT ANALYSIS

A. Property Information and Proposal

The Final Plat for Phase 1 of the Los Prados Subdivision Application consists of 14.41 +/- acres identified as Tract 4-A on a plat entitled *“Lot Line Adjustment For Homewise, Inc. of Tract 4-A and Tract 4-B”*, approved by the City and recorded in the Office of the County Clerk, reference Figure 1 *“Legal Lot of Record.”* The Planning Commission conditionally approved the Phase 1 preliminary subdivision plat on February 6, 2025. The Property is located within the Los Prados master-planned area. A condition of the Los Prados Master Plan requires the development of a 5.12-acre public park (“Park”) to be completed as part of Phase 1, and prior to submitting the application for Phase 2 of the Los Prados Master Plan. While the park is integrated with the construction of Phase 1 of the Los Prados Subdivision, the park is not included with the review and approval of the Preliminary and Final plat application, as the design and construction of the park is under the review of the City Parks Department.

B. Chapter 14 SFCC, Subsections 14-3.7 *“Final Plat”*

The final plat application before the Planning Commission substantially conforms to the preliminary plat as approved. The applicant complied with the conditions of approval and technical corrections from the Preliminary Subdivision Plat approval, see Attachment B *“City DRT Conditions of Approval, Technical Corrections, and Comments”* and Attachment C *“February 6, 2025, Planning Commission Material – Table 1: Preliminary Subdivision Plat Conditions of Approval and Technical Corrections”* for conditions and corrections that were met prior to Final Subdivision Plat.

C. Approval Criteria

Prior to approval of the Final Subdivision Plat the Planning Commission shall make findings ensuring the final plat substantially conforms to the preliminary plat and meets the Approval Criteria discussed in Table 1.

Table 1. Subdivision Approval Criteria (§ 14-3.7(C)(1))

<p>Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and <i>structures</i>, 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 (Final Subdivision Plat): <i>The subject parcel is undeveloped and gently sloped. The development of a 5.12-acre Neighborhood Park on the adjacent parcel will preserve natural open space and provide much needed outdoor recreational opportunities for the community.</i></p> <p>Staff Response (Final Subdivision Plat): Staff and the DRT have reviewed the Application and find that the proposal gives due regard to existing vegetation, watercourses and similar community assets in the area, and therefore, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with this criterion.</p> <p>Previous investigation determined that there are no historical sites on the Property (reference Attachment B: “City DRT Conditions of Approval, Technical Corrections, and Comments”). The subject Property has received archaeological approval from the City’s Archaeological Review Committee. The stormwater retention facilities, as proposed, follow the natural course of water across the site and provide for a designated ponding area or raingarden on the adjacent property which will be developed as a City Park. The drainage facilities for this ponding area will be contained within an easement shown on the final plat. The easement will be dedicated to the Homeowners’ Association for Los Prados, which will be responsible for the ongoing maintenance of the facilities per the authorized perpetual maintenance agreement.</p>	
<p>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the <i>plat</i> if it determines that in the best interest of the public health, safety or welfare the land is not suitable for <i>platting</i> and <i>development</i> purposes of the kind proposed. Land subject to <i>flooding</i> and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be <i>platted</i> for <i>residential</i> occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate <i>erosion</i> or <i>flood</i> hazard. Such land shall be set aside within the <i>plat</i> 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>

Applicant’s Response (Final Subdivision Plat):

The subject property is gently sloped and contains no arroyos, floodways, or steep areas subject to erosion. The Master Plan was approved for the project partly in recognition of the fact that the land is suitable for the proposed development.

Staff Response (Final Subdivision Plat):

The applicant’s proposed design has been reviewed for compliance with the City Code by the DRT from all relevant agencies. The findings of the DRT Review identify that the proposed development is suitably sited for platting and residential occupancy and that the proposed development would not endanger health, safety or welfare or aggravate erosion or flooding hazards. The Land Use Engineer has reviewed and commented on the existing area of stormwater collection at the topographically depressed area of the development (see Attachment B: “City DRT Conditions of Approval, Technical Corrections, and Comments”). No residential uses are proposed there; only the stormwater detention facilities, which is an appropriate use for this area of periodic inundation. Staff finds that, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with this criterion.

Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	Criterion Met: (Yes/No) Yes
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Applicant’s Response (Final Subdivision Plat):

The proposed subdivision plat conforms with all applicable standards of SFCC §14-9.

Staff Response (Final Subdivision Plat):

The proposed final plat identifies the location of existing and proposed roadway improvements, wet and dry utilities, and other infrastructure elements such as stormwater management facilities. These generally comply with the requirements of Chapter 14, Article 9; therefore, the Application for the final plat complies with all relevant conditions of approval, redlines and technical corrections as part of the final plat review. Staff finds that, pending fulfillment of all conditions of approval, redlines and technical corrections, the proposed subdivision plat complies with the standards of Chapter 14, Article 9 (*Infrastructure Design, Improvements, and Dedication Standards*).

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.	Criterion Met: (Yes/No) Yes
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Applicant’s Response (Final Subdivision Plat):

The proposed plat creates no non-conformities and no variances are requested with this application.

Staff Response (Final Subdivision Plat):

The application is compliant with the approved Master Plan, which includes unique design guidelines. The Code provides for special design guidelines within an approved Master Plan in SFCC § 14-3.9(C)(2)(a) (Special Development Standards and Design Guidelines). Staff finds that approval of the plat, subject to the Master Plan and the required conditions of approval and technical corrections, does not create a nonconformity or intensify an existing nonconformity.

<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 (Final Subdivision Plat): <i>The proposed subdivision plat creates no non-conformities nor increases the degree of an existing non-conformity.</i></p> <p>Staff Response (Final Subdivision Plat): There are no existing or proposed nonconformities on the Property. Staff finds that the approval of the proposed subdivision, subject to the Master Plan and the required conditions of approval and technical corrections, would not create nonconformities under current city regulations.</p>	

V. EARLY NEIGHBORHOOD NOTIFICATION

The Early Neighborhood Notification meeting was conducted: February 21, 2024. The meeting was conducted virtually via Zoom. Staff, the Agent, members of the Applicant’s team and several members of the public were present. The following is an aggregate of concerns raised by members of the public in attendance:

1. Visual screening between the development and adjacent neighborhoods
2. Stormwater management
3. The provision and quality of affordable housing
4. Timing of Park construction
5. Dust control during construction
6. Possible contamination of nearby properties (from previous activities)

VI. ATTACHMENTS:

ATTACHMENT A: Conditions of Approval and Technical Corrections

ATTACHMENT B: City DRT Conditions of Approval, Technical Corrections, and Comments

1. Land Use Engineering/Terrain Management – ADA
2. City of Santa Fe Archaeological Review
3. Land Use Engineering /Terrain Management
4. Land Use Engineering /Terrain Management Redlines
5. Fire Prevention
6. Land Use Engineering /Terrain Management – Landscape/Irrigation Review
7. Metropolitan Planning Organization
8. Parks and Open Space
9. Public Works/Traffic - Wilson & Company, Inc., Engineers & Architects (City Engineering Consultant)
10. Public Utilities/ Wastewater
11. Public Utilities/ Water
12. Public Utilities/ Water Resources

ATTACHMENT C: February 6, 2025, Planning Commission Material

1. Staff Report
2. Planning Commission Meeting Minutes
3. Findings of Fact and Conclusions of Law
4. Table 1: Preliminary Plat Conditions of Approval

5. Preliminary Subdivision Plat (plan set) Submittal

ATTACHMENT D: Applicant Materials

1. Application letter
2. Subdivision application
3. Letter of Authorization
4. Property deed 2022
5. Legal Lot of Record
6. Approved Master Plan
7. ENN: meeting notes
8. ENN: participants
9. SFHP agreement
10. Water budget
11. Terrain management report
12. Geotechnical report
13. Utility service application
14. Final Subdivision Plat (plan set) Submittal
15. Water Plan
16. Comment Spreadsheet of Conditions of Approval and Technical Corrections

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

Title	Name	Initials
Department Director	Heather L. Lamboy, AICP	HLL
Assistant Department Director	Margaret Moore	MRM
Planning Manager	Daniel A. Esquibel	DAE
Senior Planner	Rebekah Clouser	RC