

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

Case #2025-10706

Midtown Master Plan Amendment

Owner's/Applicant's Name – City of Santa Fe / Midtown Redevelopment Agency

Agent's Name – Lisa Gavioli NV5, Inc

THIS MATTER came before the Planning Commission (Commission) for public hearing on July 17, 2025 (Hearing) upon the application (Application) of the Midtown Redevelopment Agency (“MRA”) (Applicant).

I. INTRODUCTION

The Application pertains to the property known as Midtown located at 1600 St. Michaels Drive, totaling ±64 acres (“Property”). The Applicant requests that the Commission recommend approval to the Governing Body of amendments to the Midtown Master Plan to accommodate the unique design and development standards proposed for the Midtown property in the proposed Master Plan Amendment

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

II. FINDINGS OF FACT

1. Santa Fe City Code (SFCC) 1987 Section 14-3.9(C)(4) action and recommendation of a Master Plan by the Planning Commission is required; and
2. 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)(xii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
 - a. Multiple pre-application meetings were held in accordance with SFCC 1987 Section 14-3.1(E)(1).
 - b. Pursuant to SFCC 1987 Section 14-3.1(H), notice of the ENN meeting was properly given.
 - c. Pursuant to SFCC 1987 Section 14-3.1(F), a virtual ENN meeting was held on the Application and related cases on June 3, 2025. There were approximately 7 attendees including the Applicant team, members of City staff, and members of the public. A slide show presentation was given, and the questions that followed were generally centered around: landscape requirements, concerns of step back removal; site planning and design; infrastructure; Land Use approval process; The meeting ended at approximately 7:00 PM.
3. City staff reviewed the Midtown Master Plan amendment Application, and the related materials and information submitted by the Applicant, for conformity with applicable SFCC

requirements (Submittal Requirements) and provided the Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.

4. Staff recommended that the Commission recommend approval of the Midtown Master Plan amendments to Governing Body.
5. Pursuant to SFCC 1987 Sections 14-3.9(C)(4) the Commission has the authority to review and make recommendations to the Governing Body regarding Master Plan amendments to Chapter 14.
6. At the Hearing, the Commission considered the Application in Case 2025-10706, and the Commission received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public prior to making a decision.
7. Pursuant to SFCC 1987 Section 14-3.9(D)(1), the land use director shall review the proposed master plan amendment and make a recommendation as to its conformance to the review criteria. The land use director may suggest changes to the amendment to better conform to the review criteria or current policy and procedure. Staff's recommendation of approval at the Hearing demonstrates the applicant meets the approval criteria set forth in Section 14-3.9(D)(1)(a-d).
 - a. the master plan is consistent with the general plan;
 - b. the master plan is consistent with the purpose and intent of the zoning districts that apply to, or will apply to, the master plan area, and with the applicable use regulations and development standards of those districts;
 - c. development of the master plan area will contribute to the coordinated and efficient development of the community; and
 - d. the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the planned development.
8. Based on the Staff Report, exhibits and the testimony and evidence presented at the hearing, the Commission tabled the application to allow staff and the Applicant to discuss and revise the proposed removal of step back requirements in Section 5.6 Façade Zone Standards. Upon reconvening later in the meeting, staff presented an alternative to the removal of step back requirements;
 - a. Façade Articulation Requirement: All building façades exceeding three stories and facing a public street shall incorporate articulation at regular intervals of the building façade to enhance the pedestrian experience and soften the architectural massing within the streetscape. Methods of Articulation include but are not limited to:
 - Recesses or projections of the building wall plane
 - Changes in material, color, or texture

- Roofline variations or parapet offsets
- Balconies, roof decks, and step-backs

9. The Commission agreed to the alternate amendment and unanimously voted to recommend approval of the proposed amendments with changes as recommended by staff and find all applicable review criteria in SFCC 1987 Section 14-3.9(D)(a-d) have been met.
10. The Commission directed staff to continue to work with adjoining neighbors between this July 17, 2025, meeting and the time the matter is heard by the Governing Body to address their concerns.

III. 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 1987 Section 14-3.1(H)(1), all procedural requirements regarding the notice of public hearing have been met.
2. The Applicant has the right under the SFCC to propose an amendment to the a previously approved Master Plan.
3. The Commission has the power and authority at law and under the SFCC to review the proposed amendments to the Midtown Master Plan to make recommendations regarding the proposed amendments to the Midtown Master Plan to the Governing Body.
4. The Applicant met the applicable Submittal Requirements.
5. The Commission should recommend approval of the requested amendments to the Midtown Master Plan because all applicable code requirements and criteria for recommendation of approval of the proposed amendments have been met, subject to the facade articulation requirements set forth in the Findings of Fact, Section 8, above.

WHEREFORE, IT IS ORDERED ON THE 4th DAY OF SEPTEMBER 2025 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends that the Governing Body approve the Midtown Master Plan amendment, as requested in the Application for Case #2025-10706.

Janet Clow
Chairperson

Date

FILED:

Geraldyn F. Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date