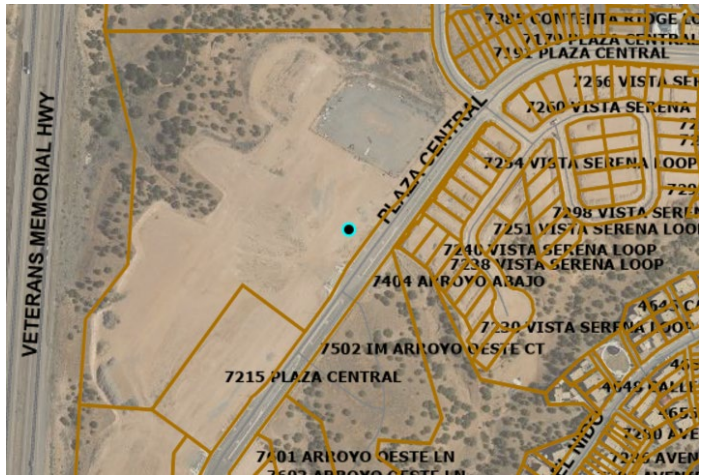




Planning and Land Use Department
Planning Commission Staff Report
AMENDED for Planning Commission Meeting 10/16/25

Case Number	#2024-9320
Hearing Date	October 16, 2025
Agent	Pax Consulting
Applicant	Zydeco LLC
Request	Development Plan
Location	7205 Plaza Central, Santa Fe, NM 87507
Case Manager	Alexa Hempel
Zoning	C-1 (Office and Related Commercial)
Overlay	Suburban Archeological Review District
Pre-App Meeting	June 27, 2024
ENN Meeting	August 20 & September 30, 2024
Proposal	The Applicant requests approval of a development plan for up to 165 multi-family units with a clubhouse, swimming pool, and neighborhood coffee shop on a 7.9-acre parcel.



Site Map

Case #2024-9320. 7205 Plaza Central Development Plan. Pax Consulting, Agent, for Zydeco LLC., Owner and Applicant (“Applicant”), requests approval of a Development Plan for up to 165 multifamily residential units, a clubhouse, swimming pool, and neighborhood coffee shop located at 7205 Plaza Central. The property consists of a 7.9-acre lot as the result of a future lot line adjustment, zoned C-1 (Office and Related Commercial). (Alexa Hempel Case Manager, anhempel@santafenm.gov).

I. RECOMMENDATION:

Staff recommends the Planning Commission **APPROVE** Case #2024-9320, “7205 Plaza Central Development Plan,” subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of this report.

One motion will be required for this case:

- **APPROVE** or **DENY** Case #2024-9320, “7205 Plaza Central Development Plan,” subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff’s report.

II. EXECUTIVE SUMMARY

The subject property is located at 7205 Plaza Central, northwest of the Jaguar Drive and Veterans Memorial Highway intersection, at the corner of Plaza Central and Contenta Ridge. The Property is a vacant, undeveloped parcel along the western side of Plaza Central.

The Applicant requests approval of a development plan for up to 165 multi-family units in addition to a clubhouse, swimming pool, and neighborhood coffee shop. The Property is within the Tierra Contenta planned residential community created through an annexation with a master plan by the Tierra Contenta Corporation. This area was annexed by the City of Santa Fe in November 1985 (Ordinance 1985-58) as 1,479.6 acres. The Tierra Contenta Master Plan was created in 1994 and has undergone multiple phases of development, 1A to 2C, since. 7205 Plaza Central is part of Phase 2C, pictured in Attachment B, and must comply with applicable requirements within the Tierra Contenta Master Plan as well as the City of Santa Fe Code of Ordinances.

This property is currently 14.24-acres but is planned to be reduced to 7.9-acres through an administrative lot line adjustment, Case #2024-9319. The Applicant’s development plans currently show the development on 6.9-acres, however, this size would make the development exceed the density allowed in C-1 zoning, 21 dwelling units per acre. The Applicant has a Condition of Approval in Attachment A to amend the lot size and all relevant calculations prior to recordation and they have acknowledged this requirement via a notarized letter found in Attachment C-14.

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.”

Staff’s analysis finds that the Applicant has addressed the necessary findings per Subsection 14-3.8(D) “Approval Criteria and Conditions” and recommends **APPROVAL** subject to conditions identified in in Attachment A “Conditions of Approval” & “Technical Corrections.”

III. PROJECT ANALYSIS: DEVELOPMENT PLAN

Project Description

The proposed development (“Project”) includes seventeen (17) buildings composed of eleven (11) studio apartments, ninety-three (93) one-bedroom apartments, fifty-eight (58) two-bedroom apartments, and two (2) three-bedroom apartments along with an office, community space, pool, gym and a coffee shop. Open space is proposed throughout the site as internal courtyards, and parking is provided along the west and northwest of the site between the structures and the Veteran’s Memorial Highway. In addition to the

seventeen buildings, the project features streetscape, landscaping, and drainage improvements.

Project Zoning

The Property is zoned C-1, Office and Related Commercial. Multi-family dwelling unit developments and restaurants, including fast service and takeout, are permitted under this zoning category. For multi-family dwellings, a density of 21 dwelling units per acre is allowed and is proposed with this development plan (See lot size adjustment letter in Attachment C-14). Setback standards in a C-1 zoned district have been met by this project. The proposed development plan meets all minimum dimensional criteria below.

Table 1 C-1 Dimensional Standards

Requirement	C-1	Proposed*
Height	36' Maximum	18' – 34'1.5" (Dependent on building type)
Lot Coverage	40% Maximum	25%
Open Space	Residential: 250 square feet x 165 units = 41,250 Sq ft Commercial: 20% of Lot = 18,958 Sq ft Total Required = 60,208 Sq ft	64,000 Sq ft

**The proposed lot coverage will decrease and open space provided will increase once the development plans are amended to reflect the increased acreage required to meet density standards.*

Surrounding Zoning and Land Use

7205 Plaza Central is outlined in yellow in Figure 1. The property is zoned C-1, Office and Related Commercial. Surrounding uses include Planned Residential Community (PRC) to the east, which houses much of Tierra Contenta. North of the property is an R-7 (Residential, 7 dwellings per acre) district with existing townhomes and condominiums. South of the property is currently vacant but zoned C-2, General Commercial. West of the property is the right-of-way for State Highway 599 and adjacent to that is I-1, Light Industrial, which houses the Santa Fe Regional Airport and related light industrial uses.

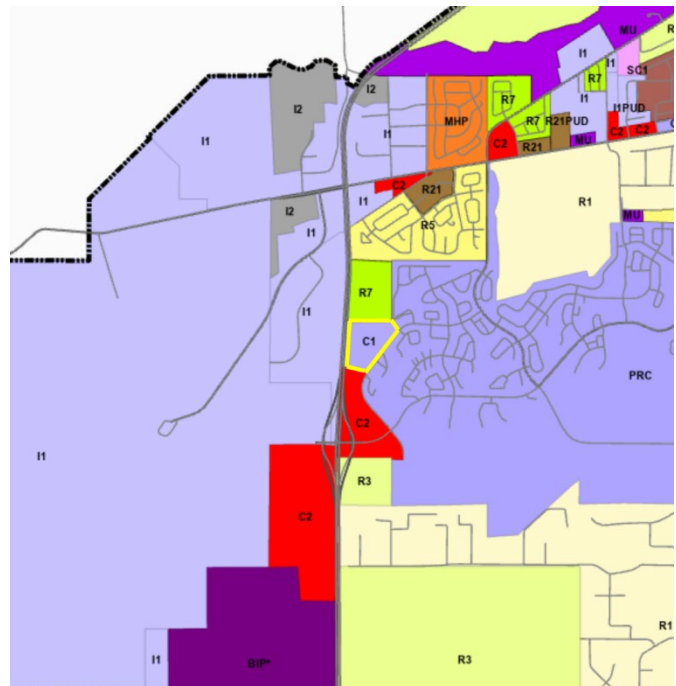


Figure 1: Surrounding zoning. 7205 Plaza Central is outlined in yellow.

General Plan Future Land Use

The General Plan's Future Land Use Map ("FLUM") proposes Office Use for 7205 Plaza Central. For the surrounding properties, designated land uses described in the FLUM include multi-unit developments of 7-12 dwellings per acre and 12-29 dwellings per acre, along with a neighborhood center and parks. These uses identified in the FLUM support the commercial and community needs of the southside neighborhood.

Architecture and Continuance of Original August 7, 2025 Hearing

Certain architectural elements of the Project that led staff to recommend denial at the time of the August 7, 2025 hearing have since been remedied. The Project is composed of seventeen (17) buildings with heights between 18 and 34 feet. Balconies, garages, and internal courtyards are featured throughout and will limit large massing. All buildings have a textured, stucco finish and flat roof design.

The Applicant originally proposed that the exterior stucco be painted a high-intensity colonial white with accent colors of green, gray, pink, and yellow. The Tierra Contenta Architectural Review Committee approved this proposed design, acknowledging that it deviated from the design guidelines for Phase 2C, while still meeting the intent of those guidelines. However, development plans within Tierra Contenta must go through additional City review to meet the requirements of SFCC Ch.14, which may only be interpreted by the Land Use Director after consultation with the City Attorney (SFCC 14-1.10).

SFCC 14-1.7(B) states that in the event conflicts arise between Chapter 14 and any other ordinance, resolution, or regulation, the more restrictive limitation or requirement shall prevail. In this case, Chapter 14 imposed more restrictive requirements. Staff determined that the proposed high-intensity colors did not meet the following, and therefore recommended denial for the August 7, 2025 hearing:

- Minimum 205 architectural points required for C-1 zoning;
- Development Plan Approval Criteria #3, which calls for adaptability and compatibility to properties in the vicinity; and
- Findings and Purpose of the Architectural Design Review (SFCC 14-8.7(A)), which calls for architecture outside the historic districts to maintain a degree of compatibility with architecture inside the historic districts.

Due to technological issues that led to a lack of quorum, the August 7, 2025 Planning Commission meeting was rescheduled to September 4, 2025. During that time, the Applicant changed the predominant color of the exterior stucco from colonial white to zona rosa – a terracotta color (See Figure 2). The Applicant also omitted the use of accent colors and submitted revised architectural drawings to reflect the exterior color changes (Attachment C-12).

The new design exceeds the 205 architectural points required for C-1 zoning and is compatible with the surrounding neighborhood as well as the architecture found within the City's historic districts. Staff are now recommending approval as the application meets the required architectural points, development plan approval criteria #3, and the purpose of the architectural review guidelines.

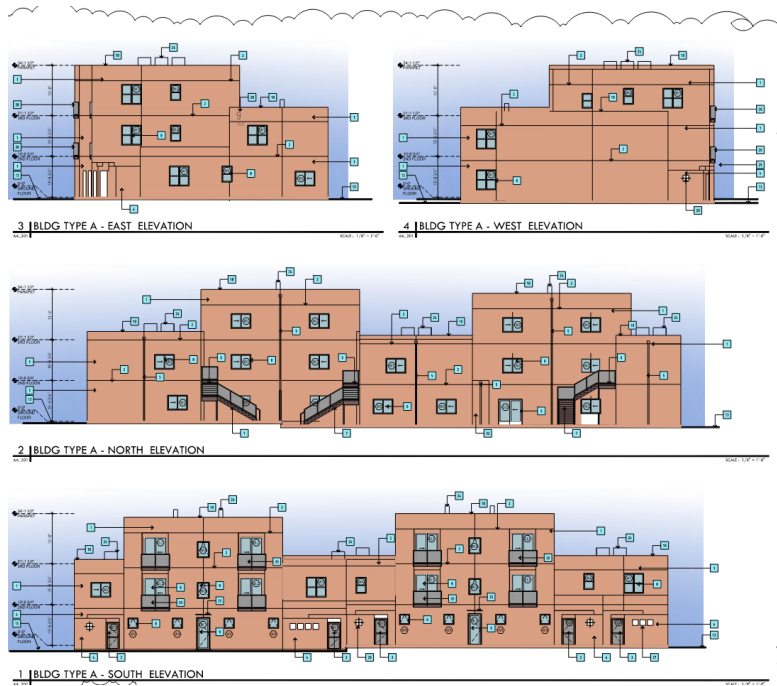


Figure 2: Drawing of the new proposed exterior of one building type on the property. See full plan sets in Attachment C-11.

Access and Traffic

The Project includes three (3) entry points: the primary entry is located at the southern end of the parcel along Plaza Central with a deceleration lane off Plaza Central, with secondary entry situated midway between the primary entry and the intersection with Contenta Ridge, and one additional entry on Contenta Ridge. Site access and mobility was designed with most of the parking around the perimeter of the residential structures to separate pedestrian and automotive traffic and create sense of community around the interior of the buildings. Figure 3 depicts details of site access, traffic flow, and parking.

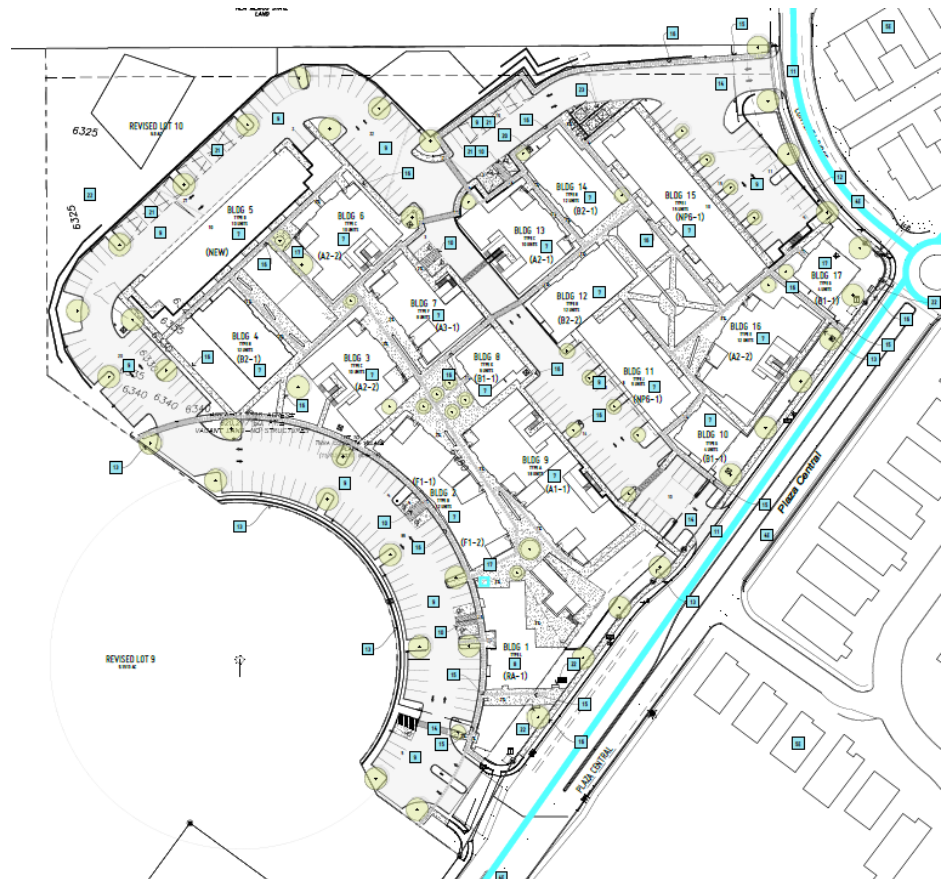


Figure 3: Zorro Blanco Pedestrian, Bicycle, Vehicular Plan

A Traffic Impact Analysis (TIA) (included in Attachment C-4) conducted by Tierra West for this Project determined that all area intersections are projected to operate at Level of Service (“LOS”) ‘A’ during both AM and PM peak hours, with the exception of the southern (main) driveway access which will operate at LOS ‘B’. LOS ‘A’ is defined as free-flowing traffic conditions with minimal delays. LOS ‘B’ is defined as traffic conditions where drivers experience stable flow with only slight delays.

These results indicate that the area intersections will function effectively, with LOS A and B being classified as well-operating conditions. As requested by the Metropolitan Planning Organization and supported in the Traffic Impact Analysis, the right-turn lane off Plaza Central will be the shortest necessary length at 250 feet. The TIA does not recommend any roadway design revisions. Conditions of Approval and Technical Review comments can be found in Attachment A.

Both the City of Santa Fe City Code and the Tierra Contenta Phase 2C Design Standards (Ch. 3.B.8.3) mandate the installation and maintenance of sight visibility triangles at all driveway entries. Within these triangles, no visual obstructions between 3 and 6 feet in height are permitted, ensuring safe sightlines for vehicles entering and exiting the property. These triangles are defined by 5 feet along the project driveway and 15 feet along street frontages. Per the Tierra Contenta Phase 2C Design Standards, all driveway connections to public streets will adhere to drive width requirements and sight triangle requirements, including a driveway width of no less than 12 feet and no greater than 22 feet at the edge of the street pavement. Additionally, pads between the curb and the right-of-way line will be constructed using concrete, in compliance with the standards.

Pedestrian access along the Project frontage will connect to the existing Plaza Central and Contenta Ridge infrastructure. Plaza Central is equipped with dedicated bike lanes for cyclists and a set-back sidewalk on the east side of the road. Contenta Ridge has existing sidewalks on both sides of the street. Zorro Blanco will enhance the existing pedestrian infrastructure by adding a 5 ft wide sidewalk along the western side of Plaza Central and one (1) concrete crosswalk across each street. The development will also include 12 inverted U bike racks, as required.

The Project includes a mix of fences and retaining walls. Fencing proposed along the perimeter will be 6 ft high metal (See Figure 4), with 3 vehicular gates at the entrances. Six (6) pedestrian gates will be placed along the perimeter of the property offering open access during the day and restricted access to residents only at night. A 43-inch-high fence will serve as a guardrail to the stormwater detention ponds and some sidewalk locations.

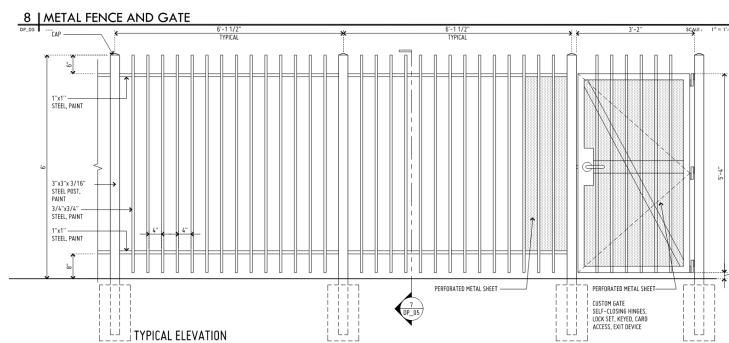


Figure 4: Fencing design for perimeter of property

Parking

The development plan includes 245 parking spaces, exceeding the 238 required. Resident parking has been designed to be along the exterior perimeter of the buildings so that internal walkable courtyards can be maintained.

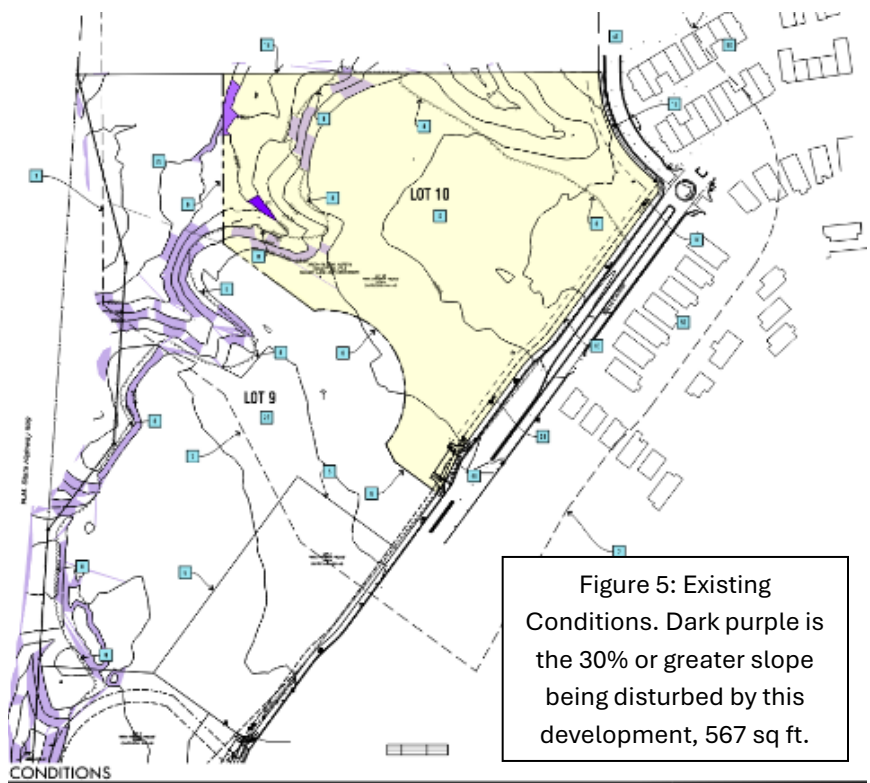
Of the 245 parking spaces, 26 will be in individual garages and 8 will be ADA accessible. The Applicant has stated that residents of the property whose unit has a garage will be required to agree to use the garage for parking, not storage, so the development does not run short on parking spaces.

The Land Use Technical Review Division has reviewed the development plan for parking compliance with ADA. Conditions of Approval and Technical Review comments can be found in Attachment A.

Grading and Drainage/Terrain Management

The site slopes down and away from Plaza Central and Contenta Ridge from east to northwest with an overall grade change of approximately fifty (50) feet from the eastern to the western boundary.

There are five locations of 30% or greater slopes within the development site (see Figure 5). Three of these are **manmade** and previously disturbed, totaling 7,140 sq ft. The remaining two areas are **natural** 30% or greater slopes. The natural sloped area in the northwest corner of the development site, totaling 1,381 sq ft, will remain undisturbed, while the other 567 sq ft area near the western boundary of the development site will be



disturbed for utility purposes, as allowed without the need for variance. The areas of 30% or greater slopes can be found on the existing conditions sheet of the development plan (see Attachment C-11).

There are no floodplains on site and the proposed development plan includes passive storm water harvesting systems. Conditions of Approval and Technical Review comments can be found in Attachment A.

Open Space, Lighting, and Signage

SFCC 14-7.5(D) sets the Open Space standards for development. The Code requires 250 square feet of common open space for each proposed dwelling unit and 20% of the lot area for commercial common open space. Due to the presence of up to 165 units and a neighborhood café under 1,000 square feet, the proposed development requires a minimum of 60,208 square feet of common open space. The Project currently provides 64,000 square feet of open space, above the minimum Code requirement, but will be further increased with the added acre to meet the zoning density standards. A minimum of 50% of the common open space provided shall be usable for active and passive recreation per 14-7.5(B)(2). The applicant has a Condition of Approval to clearly demonstrate this on the development plans.

The Applicant provided a lighting plan which included building mounted outdoor lights and pole lights to illuminate parking areas and pedestrian pathways. Staff reviewed the photometric data and determined that the lighting plan will need to be revised to reduce maximum illuminations prior to recording the Development Plan to comply with outdoor lighting requirements in SFCC 14-8.9.

Signage included in this proposed development plan will not be considered with this approval, staff will review proposed individual signs during the permitting process. Technical review comments including open space and the photometrics review can be found in Attachment A.

Utilities

The Applicant has an approved site water plan by the City of Santa Fe Water Utility Division with Conditions of Approval (Attachment A). The Project will connect to existing public water lines on Plaza Central (10-inch diameter) and Contenta Ridge (8-inch diameter). New public water service lines, irrigation water service lines, fire main water line, and domestic water line will be installed. A new private main water line and fire service line will also be installed for service to buildings.

The proposed development will connect to the existing 8-inch diameter public sewer lines along Plaza Central and Contenta Ridge. The Applicant will install private 8-inch and 4-inch diameter sewer lines for service to buildings. New public sanitary sewer lines will also be installed to connect to new and existing manholes in rights-of-way. Conditions of Approval and Technical Review comments for water and wastewater can be found in Attachment A.

Telephone and cable service will be coordinated by general contractors with local utility providers. Electricity and natural gas can be accessed along Plaza Central.

Water Budget

The Applicant has submitted a preliminary water budget shown in Table 2 with additional details for the landscape irrigation shown in the development plans in Attachment C-6. The water budget for the 997 sq ft commercial space is included in the calculation for multi-family residential use, as this space has potential to be converted into a dwelling unit. The Applicant has a Condition of Approval to work with the Water Resources Division to obtain an approved water budget prior to recordation of the plans.

Table 2 Water Budget

Multi-family Residential Use		26.4 AFY
Landscape Irrigation		0.71 AFY
DEVELOPMENT WATER BUDGET		27.11 AFY
9.8% CONTINGENCY per SFCC §14-8.13(E)(1)		2.7 AFY
TOTAL		29.8 AFY

Fire Prevention and Emergency Access

Fire and emergency access requirements will be satisfied by the project’s compliance with the International Fire Code 2021. All structures within the proposed development plan include fire alarm systems and sprinklers. The site access road is capable of supporting the load of a 75,000 lb fire apparatus and provides two remote exits. Six (6) fire hydrants (1 existing, 5 new) are dispersed throughout the site to support fire suppression and fire flow across the development. Conditions of Approval and Technical Review comments for fire prevention can be found in Attachment A.

Archaeology

The Project is within the Suburban Archaeological Review District, but the 7.9-acre lot within the scope of this development plan was granted an archaeological clearance as part of the Tierra Contenta Subdivision. The archaeological clearance for the Tierra Contenta Subdivision is included in Attachment C-9.

Affordable Housing

The Applicant’s development plans at time of submittal detailed 165 units on 6.9-acres. The proposed density depicted in the development plans assumed the inclusion of a 15% density bonus available for projects complying with the Santa Fe Homes Program (SFHP) via a fee-in-lieu application (SFCC 14-8.11). Given that this property is located within Tierra Contenta, which was annexed into the City before 2005 with affordability requirements, the SFHP and associated density bonus were incorrectly applied by the Applicant. Staff determined the Applicant is not subject to the SFHP per SFCC 14-8.11(D)(3)(a), which states:

The SFHP does not apply to a development or portion of a development that is subject to a formal written and binding agreement entered into prior to August 15, 2005 with the city or Santa Fe County in which the signatories agreed to provide affordable housing or payment in lieu thereof;

The Applicant provided a notarized letter adding 1-acre to the property to meet the 21 dwelling units per acre density based upon the City’s legal determination that the SFHP did not apply to their project (Attachment C-14).

This property, being under the umbrella of the Tierra Contenta Annexation Agreement (“Agreement”), is therefore subject to the Affordable Housing provisions found in Section 7 (Attachment D). This requires approximately 40% of the 3,700 lots or units planned for Tierra Contenta to be developed for affordable housing. The Agreement does not provide Tierra Contenta an option for a fee-in-lieu or the ability to grant density bonuses.

As of 2021, when the last construction of residential properties was built/platted in Tierra Contenta, 41% of 3,193 built/platted units were affordable. Phase 3 of Tierra Contenta will add over 1,000 units at 40% affordability.

The Applicant’s Attorney has stated that they do not have a written agreement obligating the requirement for affordable housing. According to the Applicant’s Attorney, when the Applicant purchased the property at 7205 Plaza Central, Tierra Contenta Corporation did not impose any affordable housing requirements on the property. It should be noted that the Tierra Contenta Master Plan does identify the area of 7205 Plaza Central intended for office/business incubator use (See Tierra Contenta May 15 letter in Attachment C-13). However, a C-1 zoned District allows multi-family use at 21-dwelling units per acre.

Given that Tierra Contenta did not impose affordability requirements onto this property, the Applicant requests to opt-in to the SFHP by paying a fee-in-lieu to the City and receive the 15% density bonus incentive. Staff, in consultation with and the City Attorney’s Office, were unable to identify a legal mechanism in SFCC 14-8.11 or 26-1.8 that allows for such an action. Therefore, the only way the Applicant could opt-into the SFHP would be through a Text Amendment to Ch. 14 (SFCC 14-3.3).

Landscaping

The proposed development plan includes passive storm water harvesting, irrigation zoned by plant type, and street trees adequately spaced along Plaza Central and Contenta Ridge. A total of 42 significant trees currently on the property will be retained on site, while an additional 38 significant trees will be removed.

The Applicant is required by City code to plant 148 trees within interior parking lots, open space, and stormwater detention ponds, as well as along Plaza Central and Contenta Ridge. The proposed planting plan includes 164 trees planted on the property (Attachment C-11).

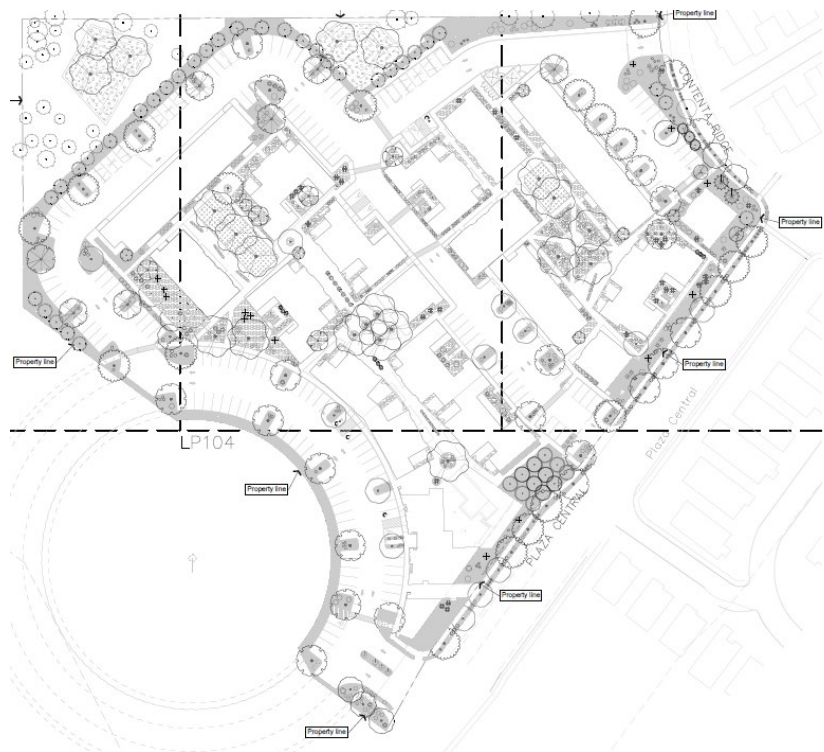


Figure 6: Overall Planting Plan

Prior to recording the Development Plan, the Applicant has Conditions of Approval and Technical Corrections to meet for landscaping and irrigation, found in Attachment A.

IV. DEVELOPMENT PLAN APPROVAL CRITERIA SECTION 14-3.8(D)(1)

SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. Prior to approving a Development Plan, the Planning Commission must make certain findings based off the approval criteria, or impose Conditions of Approval to ensure compliance with Chapter 14 and other applicable rules and regulations. The Criteria for approval of Development Plans are detailed below:

<p>Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: SFCC §14- 2.3 (C)(1) states, “...the planning commission shall review and approve or disapprove various specific development plans, requests, and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter.”</p>	
<p>Staff Response: Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.</p>	

<p>Criterion 2: that approving the development plan will not adversely affect the public interest; and</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: Approval of the proposed project will benefit the public interest by providing needed market-rate housing. The City’s recently published draft 5-Year Affordable Housing Strategic Plan found “The gap shown for renters with income over 120% AMI in 2021 suggests those renters are spending less than 30% of their income on housing. This points to an income mismatch in the market in which higher income households are occupying homes affordable to lower income households.” Creation of more market-rate apartments will allow those residents other options, freeing up the lower income apartments for lower income residents.</p>	
<p>Staff Response: The term “Public Interest” is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff reviewed the development plan application in accordance with these ordinances and has found that the development plan will not adversely affect the public interest as detailed in Staff’s report.</p>	

Criterion 3: that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.	Criterion Met: (Yes/No) YES
<p>Applicant Response:</p> <p><i>The abutting property to the west is owned by the State Department of Transportation and includes right-of-way for state route 599. The abutting property to the northwest is undeveloped land owned by the NM State Lands Office. The abutting land to the south is owned by the Applicant but there are no current plans for its development. Across Contenta Ridge to the northeast are recently constructed townhomes and across the Plaza Central to the east are single family homes. This development would represent a transition between lower-density residential development to the north and east and land further south that is zoned C-2, Community Commercial, which allows for a range of non-residential as well as multi-family residential uses.</i></p> <p><i>There are no abutting buildings, structures, or uses as this project is the first development within the Village Commercial Area of the Tierra Contenta Phase 2C master plan. There are existing residential buildings across both streets that abut the project, both single-family and multi-family. This site represents a transition from less dense residential uses to future commercial and retail uses anticipated to the south.</i></p> <p><i>The building facing Contenta Ridge is 3-stories and is across the street from newly constructed two-story townhomes. This building is set back a minimum of 78 feet from the property line. Also, relative to Contenta Ridge, the townhomes are uphill from the street level and the 3-story building proposed is downhill from the street level such the apparent height of the two buildings will be similar. This building also includes portals on each floor facing Contenta Ridge, reducing the visual impact of the massing of the building.</i></p> <p><i>The buildings facing the street are limited to one- and two-stories along Plaza Central where one- and two-story single-family homes are across the street. The apartments will be distributed into 17 buildings across the site rather than being located in fewer, larger buildings as is more typical of apartment complexes. This reduces the apparent density of the project and better integrates with the massing pattern of the neighborhood. The proposed buildings are designed in a Pueblo-style massing that echo the neighboring architectural style and the broader regional Santa Fe Style.</i></p> <p><i>The proposed project will create a transition to the C-2, General Commercial District, to the south which allows a greater range of commercial and retail uses in denser development patterns.</i></p> <p><i>The Tierra Contenta Design Standards for Phase 2C designates the project site as being Village Commercial. A now-expired master plan for the area envisioned office buildings and multi-family housing for the subject property. Of those two uses, multi-family is more compatible with the surrounding residential uses. The office and multi-family housing was envisioned as a transition from the townhomes to the north, the single-family homes across the street, and the future retail uses to the south.</i></p> <p><i>Additionally, the TC Guidelines include design criteria for the site. These have been incorporated into the project design and approved by the Tierra Contenta Architectural Review Committee. These design standards include:</i></p> <p><i>Chapter 1, Introduction, Section C2, Foster Architectural Variety states:</i></p>	

Variety in the architecture of Tierra Contenta is an important characteristic of the community. These standards are intended to produce coherent, pedestrian oriented neighborhoods, not to limit the creativity of innovative designers. Like the Tierra Contenta Master Plan, these standards apply to all property in Tierra Contenta and are intended to provide a measure by which all aspects of improvements- whether for streets and infrastructure, residences, commercial or civic buildings - are evaluated in comparison to the Tierra Contenta Master Plan.

Chapter 1, Introduction, Section C3, Encourage Innovation states:

Notwithstanding the specific requirements of these design standards and the city code, the designer, developer, and reviewer are to be guided by the TC vision and goals. Innovative design is encouraged within the Tierra Contenta development, and strict adherence to the design standards and/or city code may tend to inhibit innovation. These design standards have been written with the intent of balancing the standards necessary for providing a measure of conformance with the flexibility necessary to allow innovation. The vision and goals of Tierra Contenta are provided in the design standards to give designers, developers and reviewers a basis for assessing innovative features that might be proposed, and an arbiter for conflicts that might arise between an innovative proposal and health and safety issues.

Developers are encouraged to discuss aspects of design that may be at variance with these standards or city code with city staff, TCC staff, and the TC Architectural Review Committee as early in the process as possible. When variances are requested due to an innovative design concept, recognition of the innovation as having a positive effect on Tierra Contenta may serve as a basis of variance approval, however, the developer must clearly demonstrate the innovation is the basis for the variance.

Chapter 1, Introduction, Section D.2.c, Visual & Aesthetic Goals states the following:

- The development will reflect traditional development patterns in Santa Fe.*
- The development will contain a wide variety of housing types that are fully integrated into each tract.*
- The development will create viewsapes that take advantage of the natural and built environment.*
- The development will not have a "cookie cutter" appearance. Variation must be emphasized.*
- The development will create an inviting and attractive streetscape.*

Chapter IV of the Tierra Contenta Phase 2C Design Standards, Village Commercial Center, addresses the area that includes the subject site and the commercial/retail area to the south. Section C.2, Architectural Review Committee (ARC) Specifications provides specific architectural and design standards for the subject site. The subsections that apply to this project are:

C.2.c, Facades: No facade may consist of an undifferentiated blank wall when facing a public street central plaza or other public or common open space, or non-motorized vehicle path. Frequent windows, displays and landscaping are appropriate measures that add interest to the building. A building with an articulated wall facing the street that does not have at least 60% of its primary facade on the front property line may be approved by the ARC if continuity of the street or plaza frontage is not disrupted. Recessed

entries, small plazas and courtyards are encouraged.

C.2.d, Portals and Porches: A continuous portal across must be built across at least sixty percent (60%) over the main entrance at the front of the building facing street, plaza(s) or other public space. Secondary entrances facing parking areas must have a covered porch or portal across at least thirty percent (30%) of the facade.

C.2.e, windows: Rather than being flush with the exterior wall finish, window frames shall be inset at least one inch (1”) to provide a distinct shadow.

C.2.f, Roof form: Flat roofs entirely concealed from public view by parapets are the preferred roof forms. Other roof forms, including vaulted roofs, compound roofs, or sloping roofs, may be considered for approval especially if a positive effect on the building interior, such as improved day lighting, can be demonstrated. False mansard roofs are prohibited. The ARC may require the screening of any mechanical equipment visible from public areas. If terrain makes screening rooftops impractical this requirement may be waived.

Staff Response:

The proposed multi-unit residential development on the western side of Tierra Contenta intends to serve as a transitional use between adjacent single-family homes and townhomes to the east and the vacant parcel to the south which is zoned C-2 (General Commercial Use). The plan includes a neighborhood café as well as pedestrian and bicycle infrastructure, designed to integrate the Property with the existing community. The proposed architecture meets the architectural points required in SFCC 14-8.7(1), blends in color and design with neighboring properties, and complies with Tierra Contenta’s Design Standards for Phase 2C. The design of the apartments includes many small buildings as opposed to a few large buildings to reduce large massing and better adapt to the surrounding properties. The design also includes features like porches and patios to further break up large massing.

V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted two (2) Early Neighborhood Notification (ENN) meetings one on August 20th, 2024 and another on September 30, 2024, in addition to two (2) prior neighborhood activation meetings at the Southside Library in the summer of 2024. Meetings for the Zorro Blanco development highlighted key community concerns and aspirations. Residents expressed a mix of excitement for addressing Santa Fe’s housing needs and concerns about the project’s fit with the neighborhood. Community members also wrote letters to the Governing Body and Land Use Director expressing concerns over this project.

Themes during the ENNs included the potential to attract quality retail and amenities through higher-density housing, concerns about gentrification and the lack of affordable housing, skepticism about the project benefiting local residents, and worries about property management and infrastructure. Many supported increased housing to spur local retail but emphasized the need for thoughtful community engagement, better integration of neighborhood desires, and transparency in the planning process. The development team clarified timelines and zoning considerations while committing to further outreach and updates. Meeting notes from the Early Neighborhood Notification meetings can be found in Attachment C-10.

VI. EXPIRATION

Per SFCC Section 14-3.19(B)(4) “Approval of a final development plan, or any development plan for which no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to SFCC 14-3.19(B)(6).”

VII. ATTACHMENTS

ATTACHMENT A: Conditions of Approval & Technical Corrections

1. Table of Conditions of Approval
2. Table of Technical Corrections
3. Development Review Team Compiled Comments

ATTACHMENT B: Maps & Photos

1. Aerial View
2. Existing Condition photos
3. Current Zoning Map
4. Future Land Use Zoning Map
5. Tierra Contenta Phase 2C Master Plan

ATTACHMENT C: Applicant Submittals & Development Plan

- C-1: Application Letter
- C-2: Legal Lot of Record
- C-3: Compliance Report of Annexation and Rezoning Conditions of Approval
- C-4: Traffic Impact Study
- C-5: Prairie Dog Clearance letter
- C-6: Water Budget
- C-7: Water Utility Service Application
- C-8: Public School Notification Form
- C-9: Archaeological Clearance
- C-10: Early Neighborhood Notification Meeting Notes & Affidavits
- C-11: Development Plan
- C-12: Letter Acknowledging Architectural Changes
- C-13: Affordable Housing Correspondance
- C-14: Letter Acknowledging Lot Size Adjustment

ATTACHMENT D: Tierra Contenta Annexation Agreement

1. Restated Annexation Agreement
2. Tierra Contenta Revised Annexation Agreement and Master Plan 1993 Sheets

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

Title	Name	Initials
Department Director	Heather Lamboy	<i>HLL</i>
Assistant Department Director	Maggie Moore	<i>MRM</i>
Planner Manager	Daniel A Esquibel	<i>DAE</i>
Planner Senior	Alexa Hempel	<i>ANH</i>