

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

Case #2024-9320

7205 Plaza Central Development Plan

Owner's/Applicant's Name - Zydeco, LLC

Agent's Name - Pax Consulting

THIS MATTER came before the Planning Commission (“Commission”) for public hearing on October 16, 2025 (“Hearing”) upon the application (“Application”) of Pax Consulting, as agent for Zydeco, LLC. (“Applicant”).

The Applicant requests final development plan (“Development Plan”) approval for a 165-unit multi-family residential development located at 7205 Plaza Central totaling approximately 7.9 acres (Property) in size. The Property is zoned C-1 (Office and Related Commercial).

After conducting a public hearing (“Hearing”) and having heard from City Planning and Land Use Staff (“Staff”) and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. Pursuant to SFCC 1987 Section 14-2.3(C)(1) and Section 14-3.8(B)(4), the Commission has the authority to review and approve development plans.
2. SFCC 1987 Section 14-3.1 sets out the following procedures for a development application: (a) a pre-application conference [SFCC § 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
3. Applicants for development plans are required to attend pre-application conferences with Staff under SFCC 1987 Section 14-3.1(E)(1).
4. The Applicant attended a pre-application conference on June 27, 2024.
5. Pursuant to SFCC 1987 Section 14-3.1(H), applicants are required to give notice of ENN meetings.
6. The Applicant gave notice of the ENN meetings by posting signs on three (3) locations on the property, and mailing notice to all tenants and property owners within 300 feet of the property. No neighborhood associations were located within 300 feet of the property, and none were mailed notice.
7. Pursuant to SFCC 1987 Section 14-3.1(F), the Applicant held virtual ENN meetings on the Application on August 20, 2024, and September 30, 2024. The Project team, members of Staff, and members of the public attended the ENN meeting. Members of the public voiced concerns about construction impacts, traffic impacts, affordable housing, architectural design, neighborhood amenities, and gentrification.
8. Staff reviewed the Application, related materials, and other information that the Applicant submitted for conformity with applicable SFCC requirements. Staff also provided the Planning Commission a written report of Staff’s findings (Staff Report) that evaluated the factors relevant to the Application.
9. Staff recommended that the Commission approve the Application subject to certain conditions (“Conditions”) and technical corrections set out in the Staff Report and exhibits.
10. At the Hearing, 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.

11. The project proposed in the Development Plan exceeds 30,000 square feet. Pursuant to SFCC 1987 Section 14-3.8(B)(3)(a), a new development with a gross floor area of thirty thousand (30,000) square feet or more requires the Commission to approve a development plan.
12. SFCC 1987 Section 14-3.8 establishes procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
13. SFCC 1987 Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC (“Submittal Requirements”).
14. SFCC 1987 Section 14-3.8(D)(1) 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 development plan.
15. Pursuant to SFCC 1987 Section 14-3.8(D)(2), the Commission “may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.”
16. The Commission finds that the Conditions and technical corrections set forth in the Staff Report and exhibits are necessary to accomplish the proper development of the area and to implement the policies of the general plan.

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 14-2.3(C)(1) and Section 14-3.8(B)(4), the Commission has authority to review and approve this final development plan.
2. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
3. The information contained in the Staff Report and exhibits is sufficient to establish that the Submittal Requirements have been met. Pursuant to SFCC 1987 Section 14-3.8(C)(1), the Applicant met the applicable Submittal Requirements.
4. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it has the authority to review the Development Plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1.
5. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that the Development Plan will not adversely affect the public interest. The Governing Body has implemented the General Plan and ordinances to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest. This project serves the public interest through the provision of much-needed housing.
6. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the residential 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.
7. The Commission approves the Development Plan subject to the conditions and technical corrections recommended by staff, with the addition of the following condition imposed by the Commission: “Applicant shall work with Staff on the use of highlight colors that Staff find compatible with the design and surrounding context, and the architectural design points. If the Applicant and Staff disagree, the Applicant may come before the Planning Commission on the matter.”

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

The Development Plan for the Project is approved, subject to the conditions of approval and technical corrections set forth in the Staff Report and exhibits. The Development Plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC 1987 Subsection 14-3.19(B)(6), or a time extension is granted pursuant to SFCC 1987 Section 14-3.19(C).

Janet Clow, Chair

Date

FILED:

Andréa Salazar, JD, CFE
City Clerk

Date

APPROVED AS TO FORM:

Rebecca Mnuk-Herrmann
Assistant City Attorney

Date