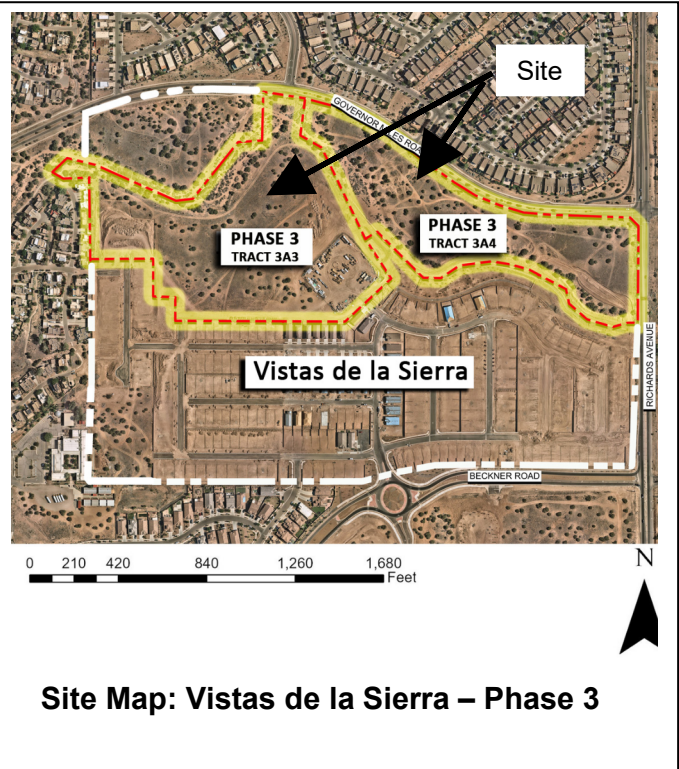




CITY OF SANTA FE

Planning and Land Use Department Planning Commission Staff Report

Case No:	2025-11006
Hearing Date:	November 6, 2025
Applicant:	Forestar (USA) Real Estate Group, Inc.
Agent:	Liaison Planning Services, Inc.
Request:	Subdivision Development Plan
Location:	3800 Governor Miles Road
Case Mgr.:	Claudia Kath
Zoning:	R-5
Overlay:	Suburban Archaeological
Pre-app Mtg:	June 12, 2025
ENN Mtg:	August 22, 2025
Proposal:	Preliminary Subdivision Plat approval for 128 residential lots on 24.423-acres on 2 separate parcels: Tract #3A3 - 16.653 acres and Tract #3A4 - 7.77 acres.



Case #2025-11006. Vistas de la Sierra Phase 3. Liaison Planning Services, Inc., Agent, for Forestar (USA) Real Estate Group, Inc., owner and applicant (“Applicant”), requests review and approval of a Preliminary Subdivision Plat, per § 14-3.7(B)(3) of the Land Development Code, for a 128-lot residential subdivision in Phase 3 of the Vistas de la Sierra subdivision. The Phase 3 property is a 24.42-acre parcel located at 3800 Governor Miles Road and west of Richards Avenue. Phase 3 consists of 2 separate tracts. Tract #3A3 is 16.653 acres and Tract 3A4 is 7.77 acres. The subject property is zoned R-5 (residential 5 units per acre). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of **Case # 2025-11006, Vistas de la Sierra Phase 3 Preliminary Subdivision Plat**, subject to conditions of approval and technical corrections as outlined in Attachment A of this report.

One motion will be required for this case:

- **Approve or deny** Case # **2025-11006, Vistas de la Sierra Phase 3, Preliminary Subdivision Plat**, subject to conditions of approval as outlined in this report and technical correction listed in Attachment A.”

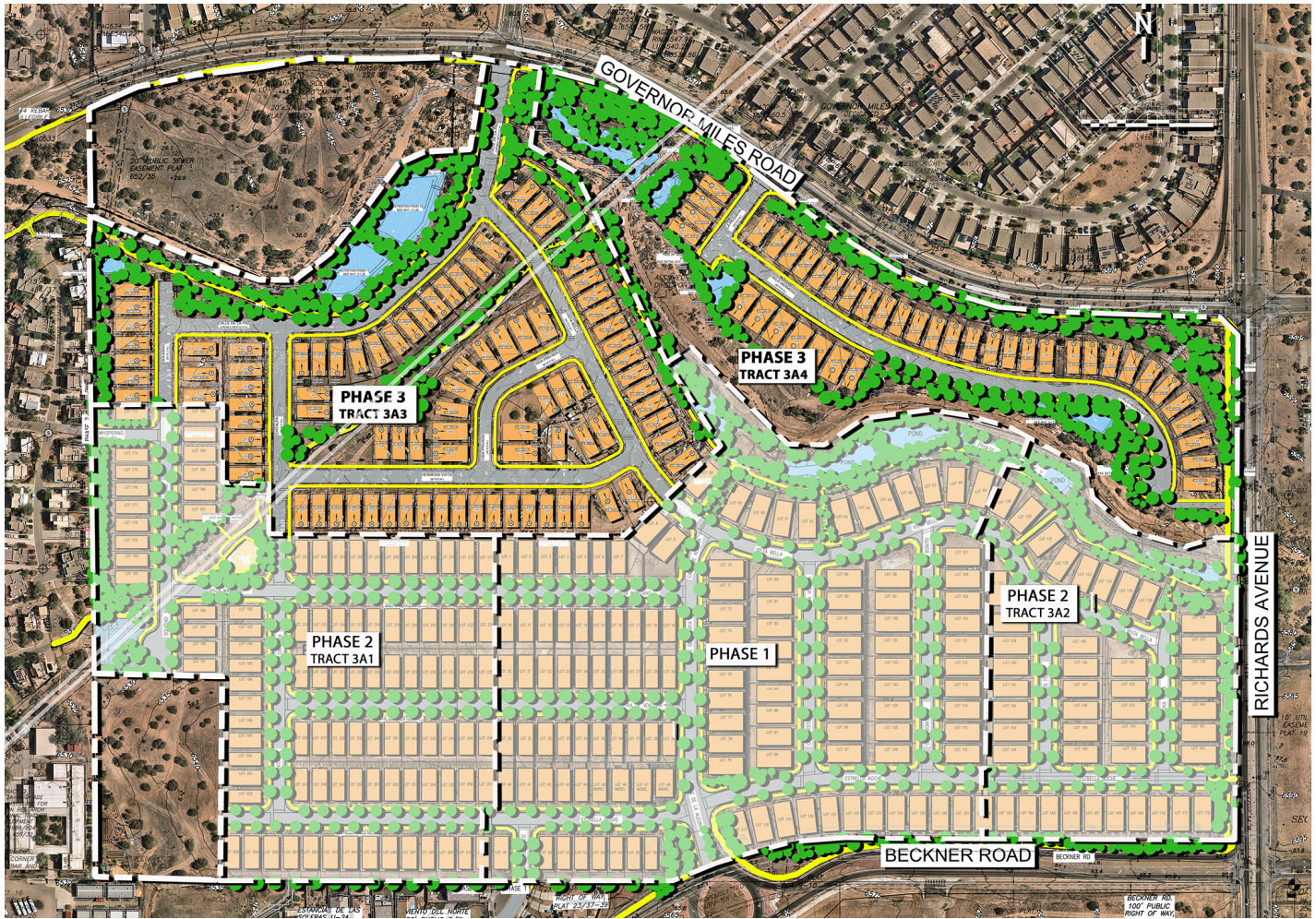


Figure 1 – Overall Vistas de la Sierra Subdivision Phases 1-3

II. EXECUTIVE SUMMARY

Vistas de la Sierra encompasses approximately 94.07-acres of land west of Richards Avenue and north of Beckner Road, formerly known as “Beaty South,” which was annexed into the City of Santa Fe in 2007 (“Ordinance 2007-30 Annexation Agreement and Rezone Ordinance”) See Attachment D. Originally proposed as a 523-lot multi-phased development, the property was rezoned in 2007 from R-1 to the R-5 zoning district (residential 5 units per acre). The annexation agreement included a Master Plan for the property that was described as “conceptual in nature and that the design may be modified through the subdivision platting process without the necessity for a Master Plan amendment.” Staff has determined that deviations from the original Master Plan can be approved or denied by the Planning Commission through the subdivision platting process and would not necessarily require an amendment to the Master Plan.

The applicant is proposing to increase the number of lots by six (6) compared to the total previously approved for Phase 3 in 2020. In accordance with Ordinance No. 2007-30, “the phasing, timing, and lot count in each phase may be modified from time to time as part of the subdivision platting process. Such changes shall not necessitate a Master Plan amendment.”

Table 1 - Vistas de la Sierra Phases

Vistas de la Sierra Phases	Residential Lots	Acres
Phase 1	128	19.89
Phase 1 – Tracts 1 & 2	Open Space	9.52
Phase 1 – Tract U	Future Development	9.68
Phase 1 – Tract W	Public Schools	3.14
Phase 1 - Tract L	Park Area	2.97
Phase 2A	46	8.82
Phase 2B	97	15.69
Phase 3A	87	16.65
Phase 3B	41	7.77
Total	399	94.07

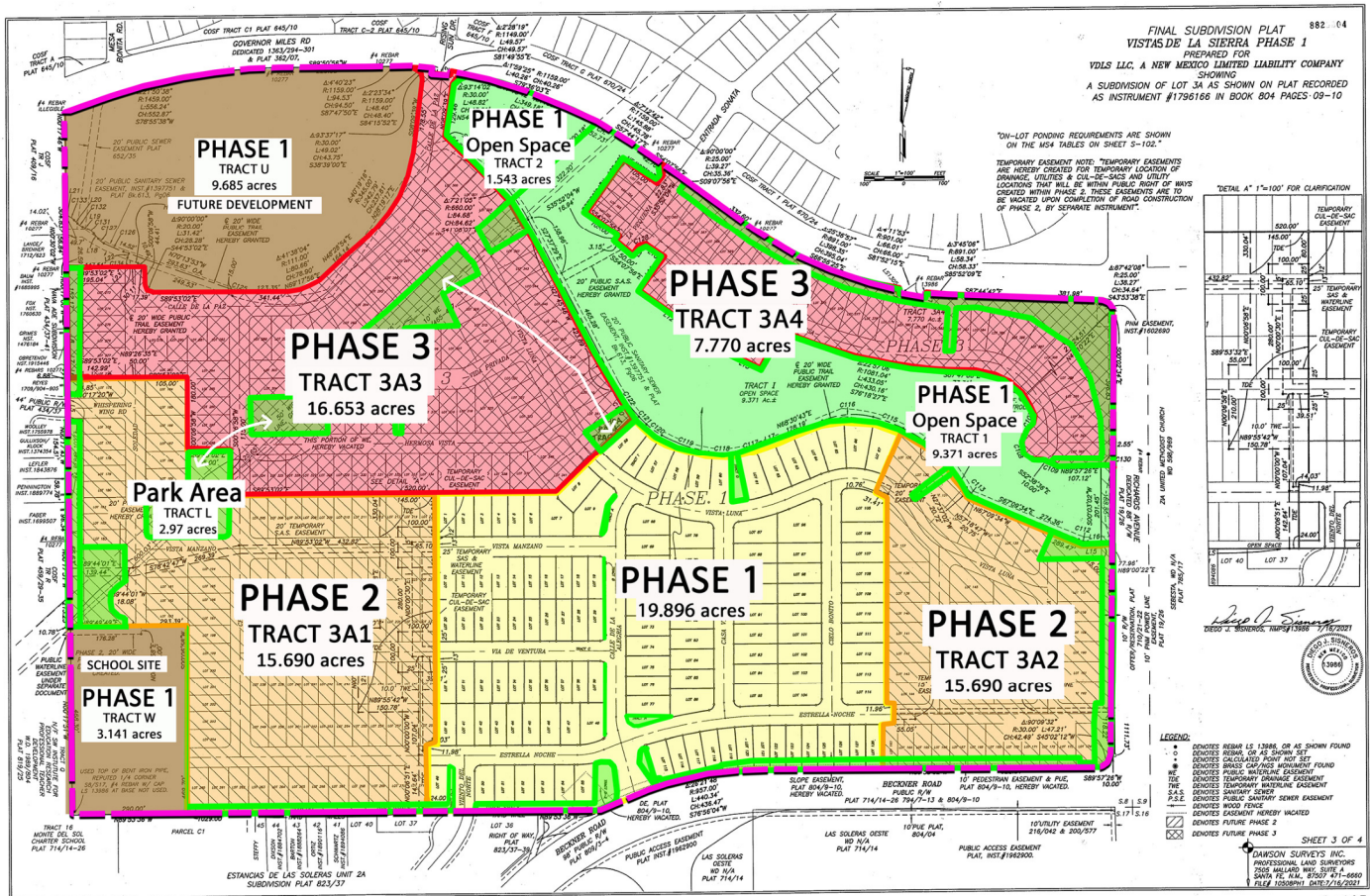


Figure 3 - Vistas de la Sierra Phasing Plan

III. EXISTING CONDITIONS

Vistas de la Sierra Phase 3 is currently vacant land with the Arroyo Chamiso traversing through the center between Tracts 3A3 and 3A4. The property is located along the south side of Governor Miles Road, at the southwest corner of Richards Avenue, south of Villa Sonata, east of the Nava Ade subdivision, and north of Beckner Road and the Estancias de Las Soleras subdivision. Currently, Phases 1 and 2 are under active construction and partially occupied.



Figure 4 – Trail at Phase 1



Figure 5 – Arroyo at Phase 1



Figure 6 - Zoning Map

Table 2 - Zoning and Adjacent Properties

	Existing Development	Zoning
North	Single family residential (Villa Sonata subdivision)	R-5 (Residential -five dwelling units per acre)
West	Single family residential (Nava Ade subdivision)	PRC (Planned Residential Community)
South	Single family residential (Estancias de Los Soleras & vacant land south of Beckner Road)	R-12 (Residential -twelve dwelling units per acre), and SC-2 (Planned Shopping Center District)
East	Single family residential (Mission Viejo subdivision, school & church)	R-1 (Residential -one dwelling unit per acre)

The proposed subdivision, zoned R-5, is consistent with the Future Land Use Map which indicates 3-7 dwelling units per acre.

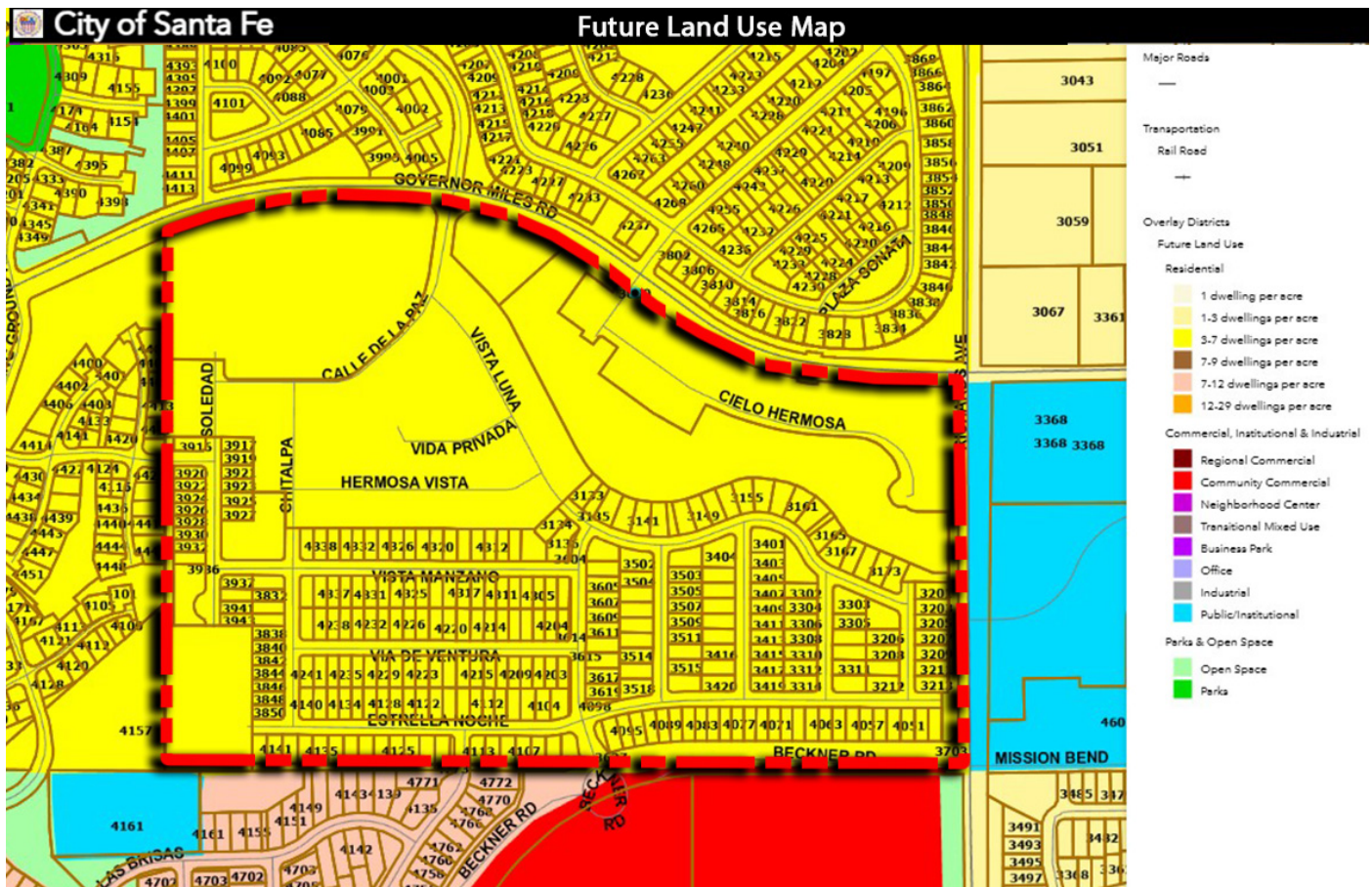


Figure 7 - Future Land Use Map

IV. PROJECT ANALYSIS – DEVELOPMENT AND DESIGN STANDARDS

The Applicant has complied with all applicable subsections of Santa Fe City Code (“SFCC”) Section 14-3.1 General Provisions. The City’s Development Review Team (DRT) reviewed the Application for compliance with applicable City Code sections. Staff’s analysis identifies the Application has satisfied Subdivision Approval Criteria in accordance with SFCC Section 14-3.7(B)(3) subject to conditions of approval and technical corrections in this report and included herewith as “Attachment A”.

Table 3 - Phase 3 Dimensional Requirements

Vistas de la Sierra Phase 3	
Zoning	R-5 (Residential - five dwelling units per acre)
Total Units	128 (an increase of 6 units from the previously approved 2020 Subdivision for Phase 3)
Affordable Units	In accordance with Santa Fe Homes Program, 25 lots will be developed for affordable homes (20% of the 128 lots)
Gross Density	5.24 units /acre
Lot Size	There will be 115 lots at 4,200 sq.ft. and 13 lots at 5,600 sq.ft.
Street Setback	10 feet
Side Setback	5 feet from side property line for the first floor and 5 feet for the second story if variance is granted
Rear Setback	15 feet or 20% average lot depth
Maximum Height	24 feet
Required parking per parcel	Min. 2 off-street spaces
Extra street parking	.5 spaces x 128 lots = 64 spaces required for on-street quest parking

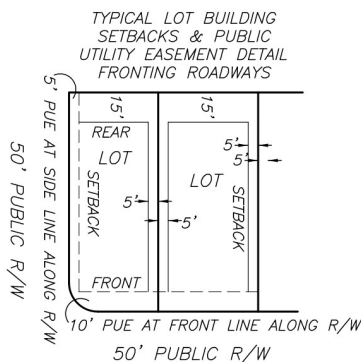


Figure 8 - Example Lot Dimensions

LEGEND

- LOT = 40' x 105' (MIN.) (115 LOTS TOTAL)
- LOT = 50' x 112' (MIN.) (13 LOTS TOTAL)
- AFFORDABLE HOUSING (25 LOTS)

TOTAL LOTS (3A + 3B) = 128

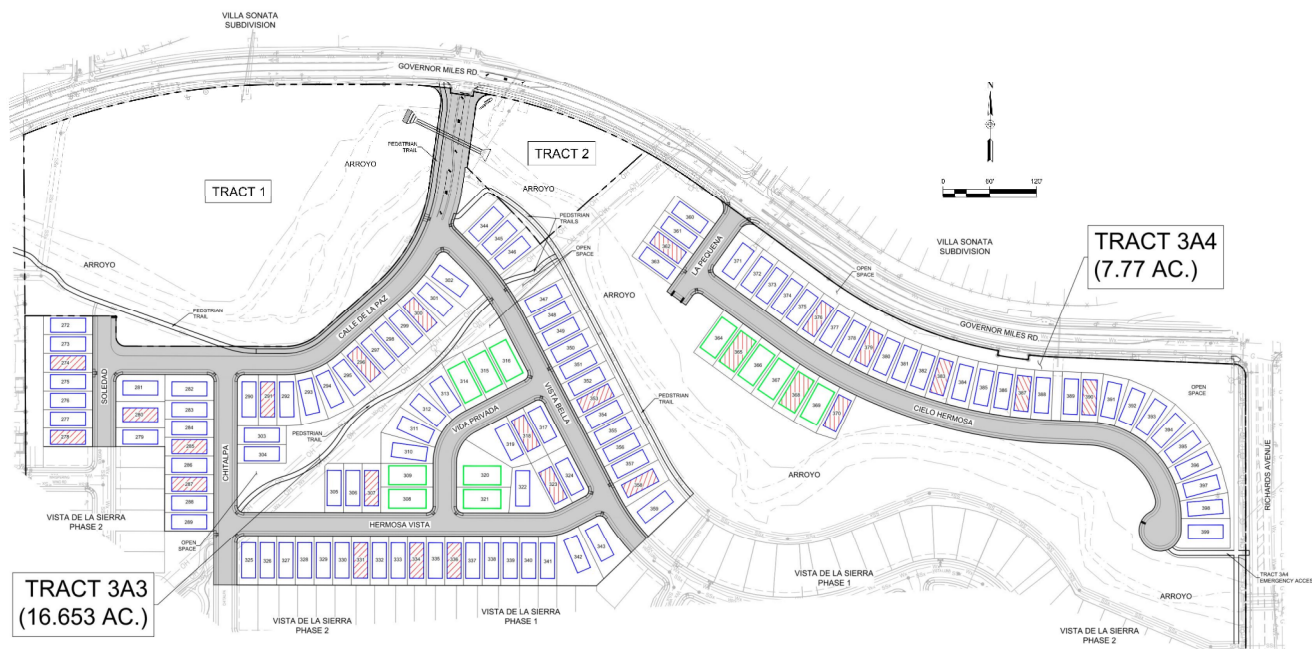


Figure 9 - Phase 3 Site Plan

A. Utilities

1. **Fire Protection S FCC 1987, §12-1** – Where the number of dwelling units exceeds 30 in any given single family residential subdivision, the Fire Marshal requires separate and approved fire apparatus access roads that meet the requirements of Section D104.3 of the Fire Code. The preliminary subdivision plat is therefore designed with emergency access to Richards Avenue at two points; at the east end of Cielo Hermosa where it ends in a cul-de-sac and where Estrella Noche terminates at Richards Avenue just north of the Beckner Road intersection. These emergency access connections will be gated and equipped with Knox boxes. In Phase 3A, seven (7) fire hydrants are proposed and in Phase 3B, three (3) are proposed. The Fire Marshal reviewed the Preliminary Subdivision Plat and the DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

2. **Water & Sewer S FCC 1987, §25-3 & 4-** The Project will be served with City water, sewer, and dry utilities. There is an existing 16-inch water main between the arroyo and Governor Miles Rd. New drainage infrastructure, walls and ponds are proposed to be constructed over this main. Particular attention should be given to this area to not disrupt the water mainline. New 10-inch and 8-inch public waterlines will be constructed in the roadways connected to this line, as well as existing off-site water mains at the following locations: Governor Miles Road (two locations), Beckner Road, Richards Ave. (two locations), and Whispering Wing. New 8-inch public sewer lines will be constructed in the roadways, which will connect to the public trunk line adjacent to the arroyo. In addition, sewer connections are proposed at Viento del Norte and an existing line in Nava Ade. The Water and Wastewater divisions reviewed the Preliminary Subdivision Plat and the DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

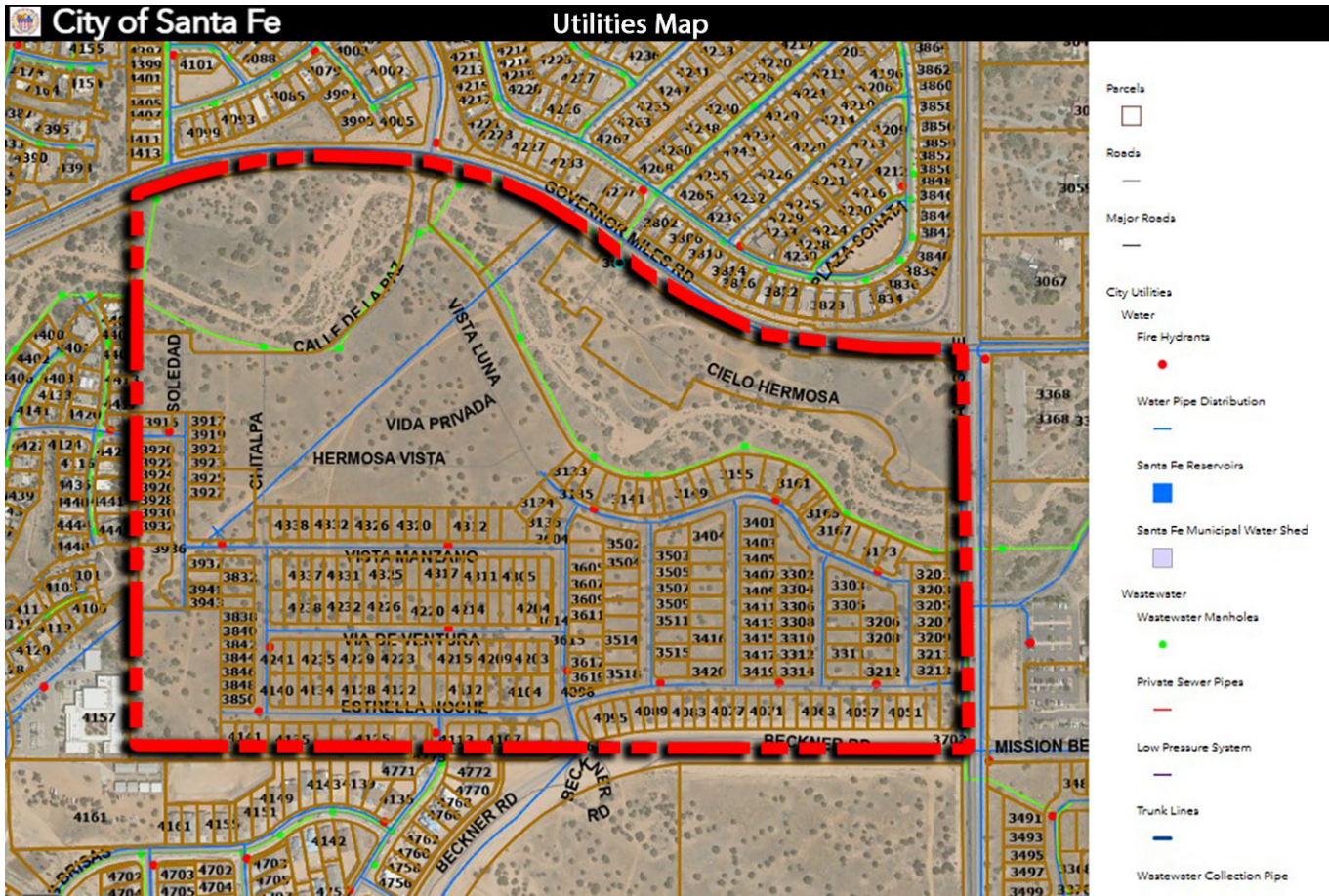


Figure 10 - Utility Map

3. **Water Budget SFCC 1987, §25-9** – Phase 3 of the Vistas de la Sierra development includes six (6) additional single-family residential lots, requiring an amended Development Water Budget and corresponding water rights for the new lots. This phase also adds two (2) SFHP homes to the previously approved Santa Fe Homes Program (SFHP) Agreement. Accordingly, the City of Santa Fe SF Homes Program will need to be updated to include these additional SFHP homes and adjust the associated fee waivers, bringing the total to eighty-one (81) SFHP homes. DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

B. **Traffic SFCC 1987, §12-2.8** - The project is accessed at several points from surrounding streets all of which are public streets including those proposed internal to the development. No streets will be gated, except at the two emergency access easements off Richards Ave. Phase 1 connected Viento del Norte to the Estancias de Las Soleras subdivision and Phase 2 connected to Whispering Wing to Nava Ade. The roundabout was constructed at Beckner Road as part of Phase 1. Access from Governor Miles Road will occur with Phase 3.

The subdivision roads will be built to sub-collector standards within a 50-foot right-of-way with parking on one side of the street. Per the requirements of SFCC Table 14-8.6-1: Parking and Loading Requirements, a minimum of two off-street parking spaces will be provided for each dwelling unit.

The DRT Traffic Engineer has provided comprehensive comments to the Applicant regarding the Traffic Impact

Assessment (TIA). These can be found in the Conditions of Approval and Technical Corrections in Attachment A of this report.

- C. **MPO SFCC 1987, §7-2.1** - The MPO has reviewed the Applicant’s submittal, and the DRT comments can be found in Attachments A & B of the staff report. Several of the comments include ensuring sidewalks are 5-foot minimum in width on Governor Miles & Richards Ave, sidewalks are requested on both sides of Calle de la Paz, crosswalks should include continental stripes, mid-block crossings should be striped, and curb ramps should be oriented in the direction of the pedestrian crossing.
- D. **Terrain and Stormwater Management – SFCC 1987, §14-8.2** – the Land Use Technical Review Division has reviewed the Applicant’s submittal, and the DRT comments can be found in Attachments A & B of the staff report. Most notably, the DRT requests pond #9 be added back into the design, there should be a comprehensive Significant Tree survey (SFCC 1987, §14-8.4(F)(5)), and no plant material should be removed from the arroyo. The grading for the site sits below Governor Miles Road and the streets entering off of that road will slope down towards the arroyo to the housing area.

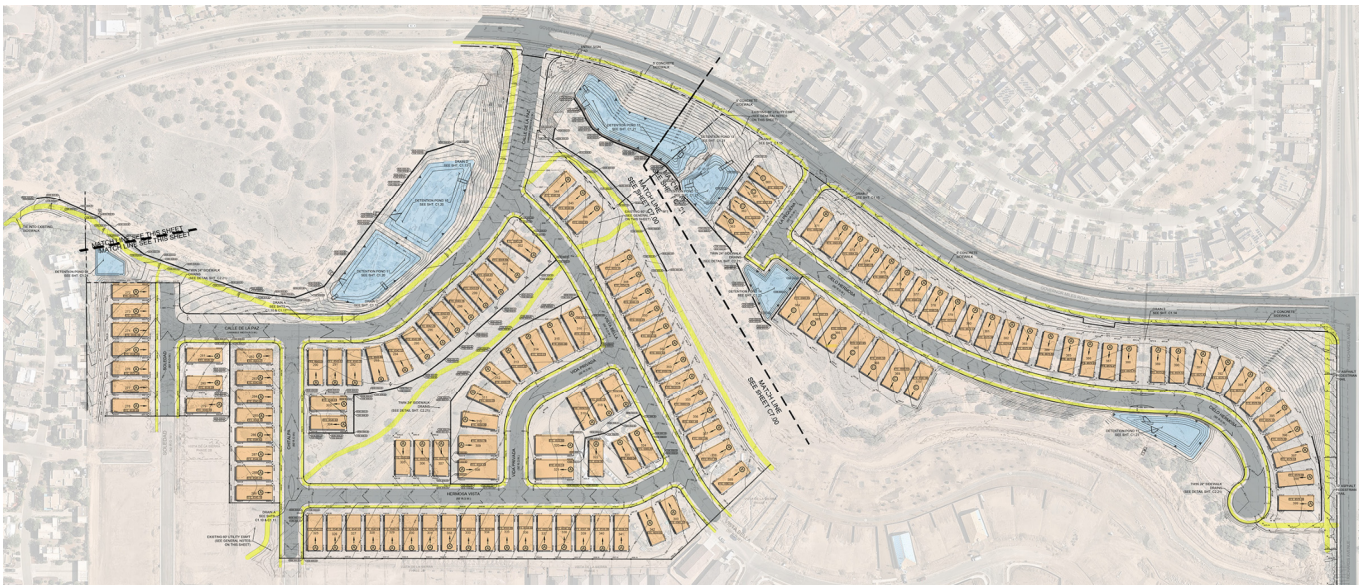


Figure 11 - Grading Plan for Phase 3



Figure 12- Stormwater Ponding Areas

E. **Landscape, Irrigation and Outdoor Lighting- SFCC §14-8.4** - The Technical Review/Landscape, Irrigation and Outdoor Lighting DRT comments can be found in Attachments A & B of the staff report. Most notably the following needs to be provided: street trees at all streets, fencing at stormwater ponds over 3 feet deep, and an outdoor lighting plan with photometric data per 14-8.9(C).

F. **Parks, Open Space and Trails - SFCC §14-8.15 (C)** - In accordance with SFCC 14-8.15(C), the Phase 3 site is required to provide 3.07 acres of open space and .77 acres of parks space. The subdivision exceeds those requirements as calculated below and shown in comparison below with the overall Vistas de la Sierra development:

Phase 3:

Open Space	Required:	0.024 acres/dwelling unit or 3.07 acres
	Provided:	6.20 acres for Phase 3
Parks	Required:	0.006acres/dwelling unit or .77 acres
	Provided:	1.32 acres for Phase 3

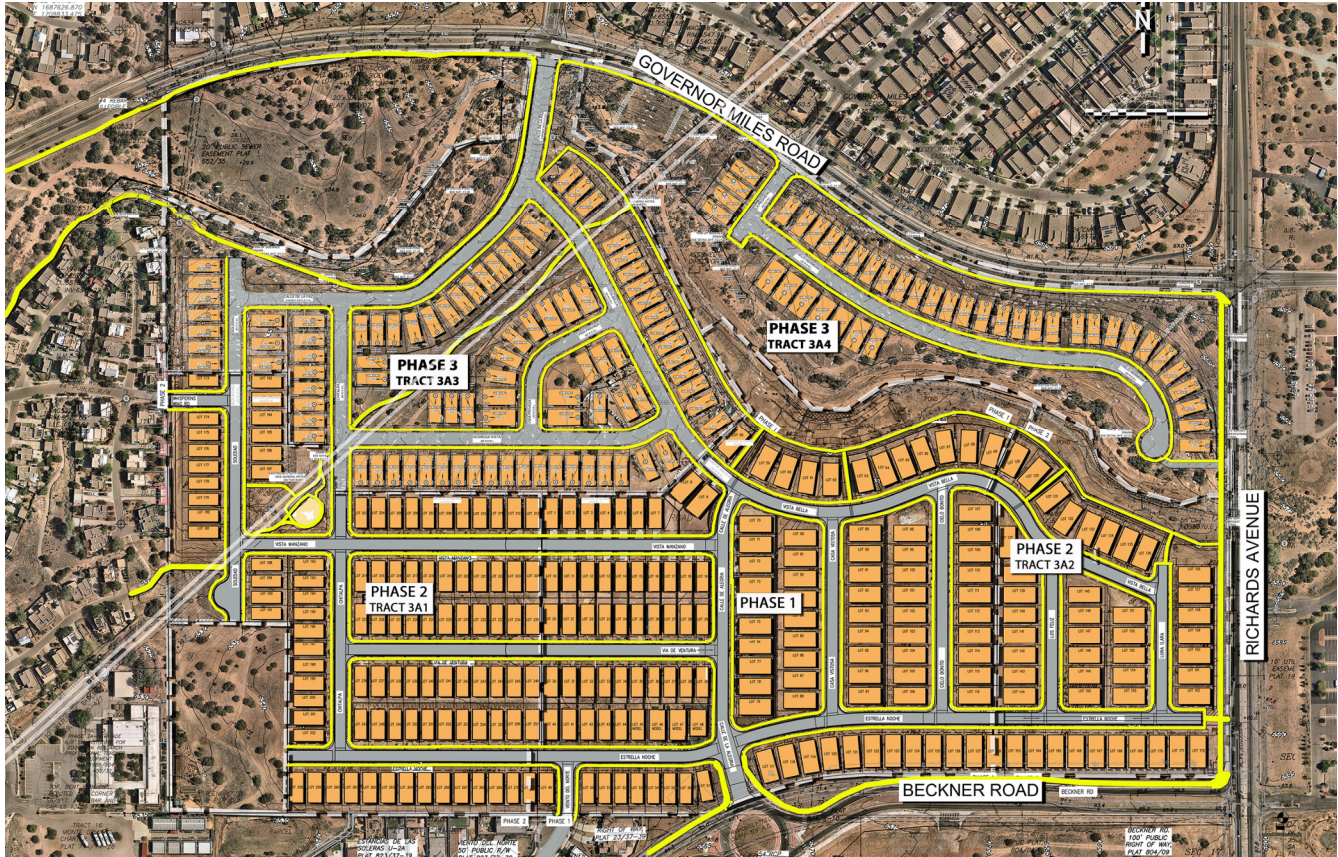


Figure 15- Sidewalks and Trails for Overall Subdivision

As part of the Project, the Applicant will construct sidewalks along Governor Miles Road. All streets within the overall Vistas de la Sierra subdivision will have sidewalks. The trail network will branch off of Governor Miles Road at Calle de la Paz and join the Nava Ade trail. The Vistas de la Sierra property ends to the east at the Nava Ade subdivision property line. The Applicant will continue the trail and join it to the existing Nava Ade trail. The Applicant shifted the trail to the north where it joins the trail in order to bypass existing landscape and sewer manholes.

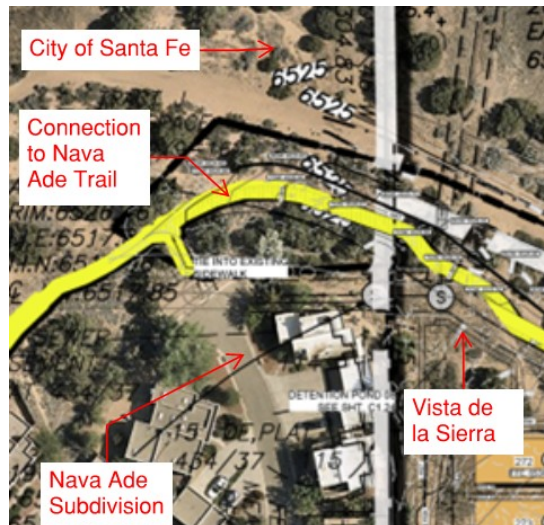


Figure 16- VDLS Phase 3 Trail joining Nava Ade trail

- G. **Santa Fe Homes Program – SFCC 1987, §14-8.11** - In accordance with the provisions of the Santa Fe Homes Program (SFHP), the Phase 3 of the Project will provide 25 lots for affordable homes (20% of the lot total). The recorded SFHP agreement can be found in attachment D. The SFHP Agreement will need to be amended and the additional SFHP Homes added to the Fee Waivers for a total of 81 SFHP Homes.

Table 4 - Calculation for SFHP Requirement

	# of Lots	SFHP multiplier	Affordable Homes
Phase 1	144	0.2	29
Phase 2	127	0.2	27
Phase 3	128	0.2	25
Total All Phases	399		81

- H. **Archaeology SFCC 1987, §14-3.13** - The subdivision is cleared from any further archaeological review.
- I. **Current Construction** - Phase 1 of the Vistas de la Sierra development is nearing completion, with only a few remaining homes under construction. Approximately 50% of the homes in Phase 2B have been built, while home construction has recently commenced in Phase 2A. Phases 3A and 3B are vacant, as are the parcels designated for future development at Governor Miles Road and the dedicated school site. Although several homes are now occupied, the majority of the project area continues to be an active construction zone. Key community features—including parks, ponds, and open space—are still in progress. As illustrated in Figure 13, ongoing construction activities encompass most of the Vistas de la Sierra property.

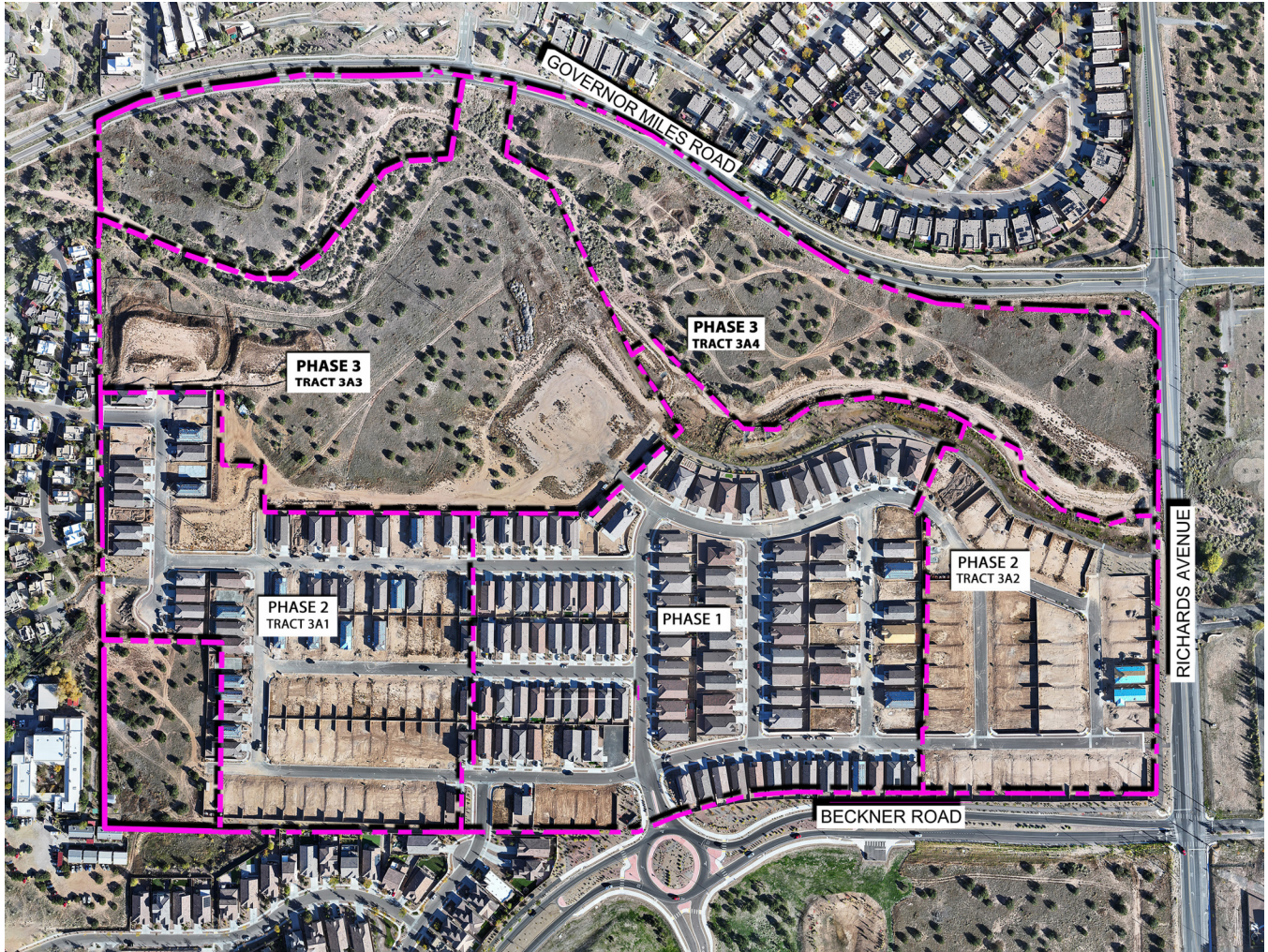


Figure 17 - Current Construction Progress of Phases 1 and 2 - (photo taken 10-21-2025)

V. PRELIMINARY SUBDIVISION PLAT SFCC §14-3.7

SFCC Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. The Criteria for approval of a subdivision plat are detailed 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>
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<p>Applicant Response: All lots will be required to adhere to land development regulations regarding on site ponding, landscaping, open space, and lot coverage. Runoff will be controlled, and setbacks and landscaping will be maintained. The subdivision has been designed to provide each individual lot owner with their own private open space, located outside of buildable areas. This will ensure each property owner has their own private area as desired by this housing type. In order to promote a harmonious development, create quality of life and develop a community; trees will be planted and maintained along the roadways and within the open space. The Project shows due regard for natural features and enhancement of community assets through the provision of open space, and public trail improvements. In addition, bank stabilization and erosion mitigation measures are being constructed along the arroyo to address potential flood hazards for downstream properties.</p>	
<p>Staff Response: The Project shows due regard for natural features and enhancement of community assets through the provision of parks, open space, and public trail improvements. The Project also preserves waterways throughout the site. In addition, bank stabilization and erosion mitigation measures are being constructed along the arroyo to address potential flood hazards for downstream properties.</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 Response: The applicant has demonstrated that all proposed improvements meet requirements for utilities, buildable areas, open space, landscaping, setbacks and easements. Each lot has building areas no more than the required 40% allowable and each individual lot will meet regulations for maintaining runoff onsite. Homes will not be built within area subject to runoff accumulation. A minor arroyo crosses the property, bisecting the property into north and south usable parcels, The overall site is gently sloped and suitable for development.</p>	
<p>Staff Response: There is no FEMA flood plain on the property. The site is gently sloped and suitable for development. Areas that are in waterways prone to flooding are not platted for residential occupancy.</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>

Applicant Response: <i>The proposed subdivision plat meets all standards of Chapter 14, Article 9 regarding infrastructure design, improvements and dedication standards. The proposed design illustrates a subdivision that meets all regulatory standards. The applicants have made every effort to address all issues.</i>	
Staff Response: The Subdivision Plat complies with the standards of Chapter 14, Article 9.	
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
Applicant Response: <i>The property is vacant; no non-conformities exist. There is no request for a variance.</i>	
Staff Response: The property contains no existing nonconformities. Nonconformities are not being created with this subdivision plat.	
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.	Criterion Met: (Yes/No) YES
Applicant Response: <i>There are no requests for an exception.</i>	
Staff Response: The property contains no existing nonconformities. Nonconformities are not being created with this subdivision plat.	

VI. EARLY NEIGHBORHOOD NOTIFICATION

The applicant properly noticed for the Early Neighborhood Notification meeting in accordance with SFCC 1987, §14-3.1(H). An ENN meeting was held on August 22, 2025. Approximately 25 community members attended. The applicant presented the Vistas de las Sierra Subdivision Phase 3. See Attachment C.

Concerns raised by attendees of the public included limiting construction traffic through Nava Ade, arroyo embankments, Nava Ade trail connection, dust control during construction, flood control, affordable units, construction timeline, turn lanes and crosswalks at Governor Miles Rd, and parks / playgrounds.

VII. EXPIRATION

Per SFCC Section 14-3.19(B)(3) Approval of a preliminary subdivision plat shall expire three (3) years after final action and adoption of the Findings of Fact and Conclusions of Law. Therefore, if approved, the preliminary subdivision plat will expire on November 6, 2028.

VIII. ATTACHMENTS

- ATTACHMENT A: Conditions of Approval and Technical Corrections
 1. Table of Conditions of Approval

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

ATTACHMENT B: Maps and Figures

1. Maps and Figures

ATTACHMENT C: Applicant Materials

1. Letter of Intent
2. Archaeological Clearance
3. Preliminary Subdivision Plat
 - a. Legal Lot of Record
 - b. Fire Access Plan
 - c. Landscape and Irrigation Plans
 - d. Phasing Plan
 - e. Signage Plan and Specifications
 - f. Site Plan
 - g. Street Details
 - h. Street Lighting Plan
 - i. Utility Plan (Water and Sewer)
 - j. Terrain Management Drainage Plan
 - k. Terrain Management Grading Plan
 - l. Terrain Management – SWPPP
 - m. Terrain Management - Topo & Slope Analysis
4. ENN Packet
5. Traffic Impact Analysis
6. Water Utility Service Application
7. Prairie Dog Certification
8. Housing Agreement

ATTACHMENT D: Annexation Agreement and Santa Fe Homes Program Agreement

1. Ordinance 2007-30 – Annexation Agreement of Beaty South
2. Santa Fe Homes Program Affordable Housing Agreement

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

Title	Name	Initials
Land Use Director	Heather M. Lamboy	HLL
Assistant Land Use Director	Maggie Moore	MRM
Planning Manager	Daniel Esquibel	DAE
Planner Senior	Claudia Kath	CK