



Planning and Land Use Department Planning Commission Staff Report

<p>Case No: 2025-11526 (Final Subdivision Plat)</p> <p>Hearing Date: December 4, 2025</p> <p>Applicant: Homewise, Inc.</p> <p>Agent: JenkinsGavin, Inc.</p> <p>Request: Final Subdivision Plat</p> <p>Location:</p> <p>Case Mgr.: Rebekah Clouser</p> <p>Zoning: PRC (Planned Residential Community)</p> <p>Overlay: Suburban Archaeological Review District</p> <p>Pre-application Mtg.: March 12, 2025</p> <p>ENN Mtg.: May 29, 2025</p>	
<p>Proposal: Final Plat approval for 16 development tracts and 6 open space tracts, innovative street designs.</p>	

Case #2025-11526. Tierra Contenta Final Subdivision Plat. JenkinsGavin, Inc., Agent for Homewise, Inc., owner and applicant (“Applicant”), requests review and approval of a Final Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and Innovative Street Design. The subject lots are 216.5 acres and are located at 6120, 6130, 6150, and 6135 Paseo del Sol. The lots are zoned Planned Residential Community District (PRC) and lie within the Suburban Archaeological Review District. (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

I. RECOMMENDATIONS

Staff recommends the Planning Commission **APPROVE** Case 2025-11526 “Tierra Contenta Phase 3 A Final Subdivision Plat and Innovative Street Design,” subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A1 “*Table of Conditions of Approval and Technical Corrections*” and Attachment A2: “*Development Review Team Complied Comments (as amended)*”.

One motion will be required:

- a. Approve or deny Case #2025-11526 a Final Subdivision Plat for 16 development tracts and 6 open space tracts for a total of 22 tracts and innovative street designs on approx. 216.5 acres, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A1: *"Table of Conditions of Approval and Technical Corrections"* and Attachment A2: *"Development Review Team Compiled Comments (as amended)."*

II. EXECUTIVE SUMMARY

The subject property is owned by Homewise and is located at 6120, 6130, 6150, and 6135 Paseo del Sol. The property is accessed from the Herrera Drive roundabout on the east and Jaguar Road on the west. The property is approximately 216.5 acres in size, zoned PRC (Planned Residential Community) and located within the Suburban Archeological Review District.

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."*

The final plat application before the Planning Commission substantially conforms to the preliminary plat as approved at the November 6, 2025, hearing. The Applicant has complied with the conditions of approval and technical corrections required from the Preliminary Subdivision Plat approval.

Staff's analysis finds that, subject to the conditions of approval and technical corrections outlined in this report and included in Attachment A1, the Applicant has satisfied Subsection 14-3.7(C) *"Approval Criteria"* for the final subdivision plat application (the "Application").

III. PROJECT ANALYSIS

A. Property Information and Proposal

The Applicant is requesting a final subdivision plat for Tierra Contenta Phase 3A with 16 development tracts, six open space tracts, and roadway infrastructure (the "Project"). The roadway infrastructure includes the extension of Paseo del Sol West from Jaguar Drive east to Herrera Drive roundabout, internal community loop road (Cinto Norte), utilities, stormwater management, landscaping, lighting and community trails.

B. Archaeological Review

The Project requires an archeological clearance permit. 6120, 6130, 6150, and 6135 Paseo del Sol parcels lie within the Suburban Archaeological Review District. Chapter 14, SFCC, Article 14-3.13(B)(3) (*Suburban Archaeological Review District*) states:

In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:

(a) All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over ten (10) acres.

Staff confirmed that the Applicant complied with the archeological clearance requirement and archaeological approval from the City of Santa Fe Archaeological Review Committee (ARC) was received on July 6, 2023.

C. Access, Street Design and Traffic Access

The Project includes the roadway infrastructure, including the extension of Paseo del Sol West from Jaguar Drive east to the Herrera Drive roundabout, internal community loop road (Cinto Norte), utilities, stormwater management, landscaping, lighting and community trails, for Tierra Contenta Phase 3A and Phase 3B, as shown in the Tierra Contenta Master Plan Amendment #1.

The roadway infrastructure and proposed community trails met all conditions and corrections and substantially comply with the preliminary plat. These requirements can be found in Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*.

Public Works' Traffic Engineering Division reviewed the Applicant's submitted traffic report and traffic addendum for the Project and had comments for the subdivision, included in Attachment A2: *Development Review Team Complied Comments (as amended)*. The comments included recommendations that a right turn lane analysis should be conducted for the intersection of Jaguar Drive and Paseo del Sol and the inclusion of the intersection of Herrera and Cerrillos Road to the Traffic Impact Analysis ("TIA").

Prior to development of the first tract within the subdivision, the applicant for the first development tract will be required to address comments from the TIA. All intersections studied in the TIA will continue to operate at acceptable levels of service through the horizon year 2040. All future subdivisions within Phase 3 will be required to submit a traffic impact analysis.

D. Parks and Open Space

In residential areas, the Santa Fe City Code requires 5' landscaped¹ buffers between the edge of the street and the sidewalk. See SFCC § 14-9.2(C)(6)(g), providing that "specific construction and engineering standards" include "in areas zoned for residential development, planting strips are required between the edge of pavement and the edge of the required sidewalks. Planting strips must have a width of not less than five (5) feet".

¹ A "planting strip" is defined as a "linear landscaped area typically located within or adjoining a parkway." SFCC 2025 §14-12.1, "Definitions", "Planting Strip"

The City's Parks and Open Space Division, as a member of the Development Review Team ("DRT") has proposed including a condition that requires the planting strips to be placed on the opposite side of the sidewalk, away from the roadway, so that the sidewalk does not have a landscaped buffer to separate it from the roadway. (see Attachment A1, Condition 24) ("Condition 24").

Land Use Department staff recommends **against** adopting Condition 24, on the grounds that Condition 24 is inconsistent with the Code. There are no exceptions that would allow the sidewalk to be moved.

E. Terrain Management and Stormwater

The Applicant is proposing six open space tracts that are approximately 69.34 acres primarily located around the perimeter of the Project where the Applicant proposes to locate centralized stormwater ponding. The Applicant has included two alternate means of compliance in the Project for stormwater pond landscaping and irrigation standards per SFCC Section 14-2.11(C)(1) that were approved with the preliminary subdivision plat. The final subdivision plat substantially conforms to all conditions and corrections from the preliminary subdivision plat. These requirements can be found in Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*.

One condition of note is the Applicant will work with the City Engineer to field identify locations for safety fencing near ponds that are greater than three feet in depth (see Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*).

Landscape Plan

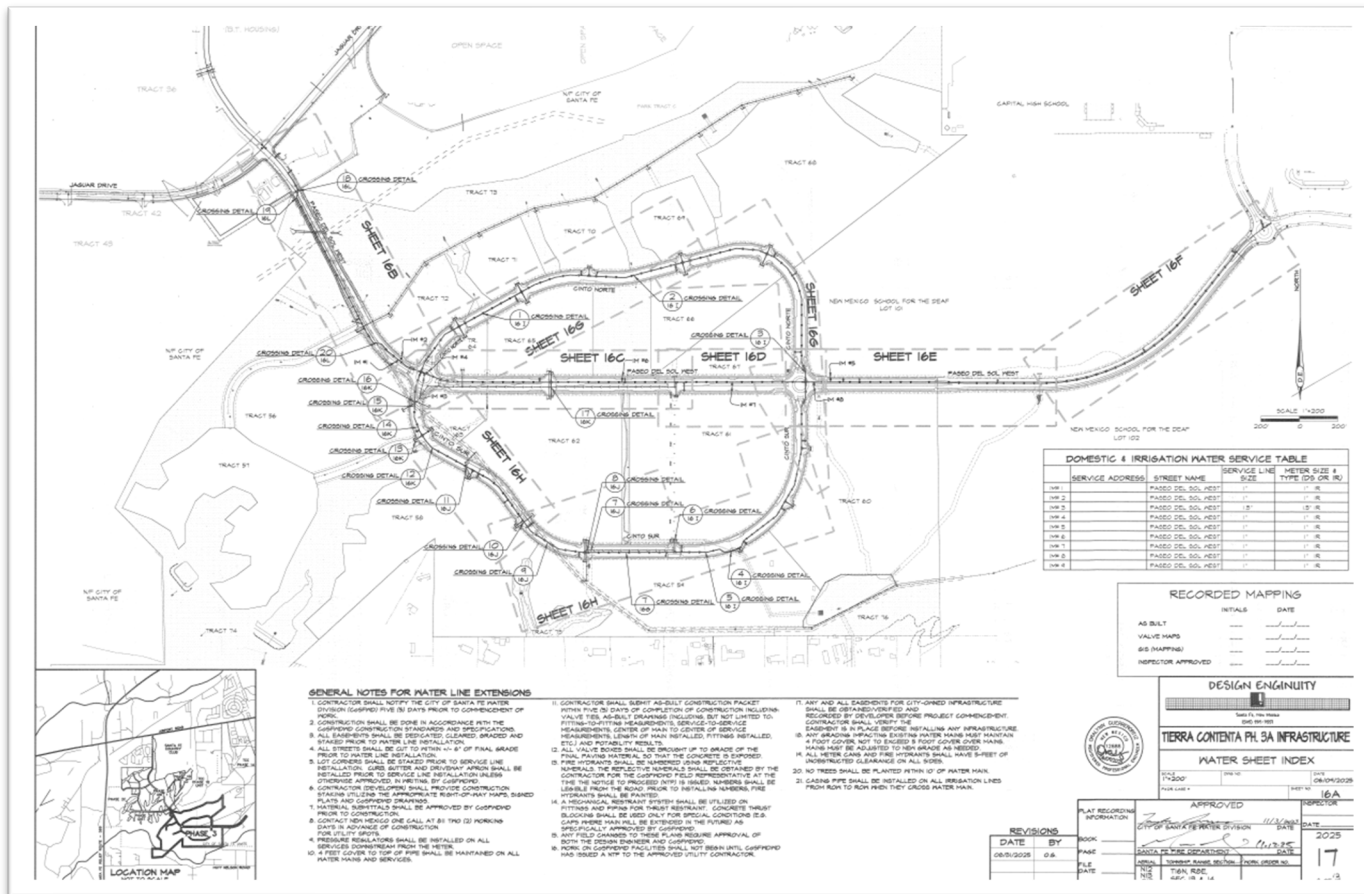
The Land Use Technical Review Division has reviewed the landscape plan for compliance with City Code. The Applicant has complied with landscape comments and technical corrections and include a significant tree survey. In compliance with the Master Plan, all future development tracts will be required to submit significant tree survey to collectively track significant trees for all of Phase 3A. These requirements can be found in Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*.

F. Utilities

Water

The Applicant submitted a water utility plan within the subdivision plan set. The Applicant has complied with water engineering conditions and received an approved water plan, see *Figure 1: Approved Water Plan*. All sheets for the water plan can be found in Attachment B7: Water Plan

Figure 1: Approved Water Plan



The Applicant has complied with Water Resources conditions for an approved water irrigation demand budget at 1.93-acre feet per year (AFY) with a 9.8% contingency. The full irrigation water demand budget can be found in Attachment B9: Water Irrigation Demand Budget. All conditions and comments can be found in Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*.

Wastewater

The Applicant submitted a wastewater plan. The City’s public utilities wastewater division did not have any conditions of approval or technical corrections to the submitted plan. All comments can be found in A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*.

G. Fire Prevention

The Applicant complied with the Fire Marshal’s conditions and provided an unobstructed road width of no less than 20 feet, exclusive of shoulders, for emergency access. (see Attachment A1: *Table of Conditions of Approval and Technical Corrections* and Attachment A2: *Development Review Team Complied Comments (as amended)*).

V. APPROVAL CRITERIA: FINAL SUBDIVISION PLAT

City Code Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. Subsection 14-3.7(B)(4)(e) states that *“The planning commission shall approve or disapprove the final plat within thirty-five days of the date of it first considers the complete submittal of the plat at a public hearing unless an extension of time is agreed to by the applicant and the planning commission.”*

SFCC 1987, Section 14-3.7(C) sets forth approval criteria for preliminary subdivision plat as follows:

Approval Criteria (§ 14-3.7(C))

<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, except for some steeper slopes adjacent to drainageways the north and west areas. 69.34 acres of natural open space will be preserved, providing trail corridors and outdoor recreation 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 and technical corrections, the proposed final subdivision plat complies with this criterion.</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>plating</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>

<p>Applicant's Response (Final Subdivision Plat): <i>The property is primarily gently sloped. Drainageways and stepper terrain will be protected in open space.</i></p> <p>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 and non-residential occupancy and that the proposed development would not endanger health, safety or welfare or aggravate erosion or flooding hazards. Staff finds that, subject to all conditions of approval and technical corrections, the proposed subdivision plat complies with this criterion.</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>
<p>Applicant's Response (Final Subdivision Plat): <i>The proposed subdivision plat conforms with applicable standards of SFCC C §14-9, and includes Innovative Street Design requests in accordance with §14-9.2(B)(3).</i></p> <p>Staff Response (Final Subdivision Plat): The Project conforms with the preliminary subdivision plat and subject to the conditions of approval and technical corrections complies with the standards of 14-9 Infrastructure Design, Improvement and Dedication Standards. Staff find this criterion has been met.</p>	
<p>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.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant's Response (Final Subdivision Plat): <i>A variance to permit disturbance of 30% slopes was approved by the Planning Commission as part of the Preliminary Subdivision Plat application. No other non-conformities are created with this plat.</i></p> <p>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>	

<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 does not increase the degrees of an existing non-conformity. A variance to permit disturbance of 30% slopes and Innovative Street Design were approved by the Planning Commission as part of the Preliminary Subdivision Plat application.</i></p> <p>Staff Response (Final Subdivision Plat): There are no existing 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>	

VII. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant conducted an Early Neighborhood Notification (“ENN”) meeting virtually via Zoom Video Communications on May 29, 2025. The Applicant presented on the project plans and other relevant information. Attendees included the project team and City staff, and members of the public. Members of the public made statements of support for the Project. Discussion at the ENN centered around concern of construction of the infrastructure and the potential types of development that could be within the subdivision. Comments made by members of the public are included in Attachment B-5 ENN Meeting Submittals.

VIII. EXPIRATION

Per SFCC Section 14-3.19(B)(3) “Approval of a final plat for a subdivision, including a summary plat approved by the land use director and resubdivisions, shall expire three (3) years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously.”

IX. ATTACHMENTS

ATTACHMENT A: Conditions of Approval and Technical Corrections

- A-1. Table of Conditions of Approval and Technical Corrections
- A-2. Development Review Team Complied Comments
- A-3. Preliminary Subdivision Plat Table of Conditions of Approval and Technical Corrections

ATTACHMENT B: Applicant Submittals

- B-1. Final Subdivision Report

B-2. Subdivision Application, Letter of Authorization, Warranty Deeds, ARC Clearance
Tierra Contenta, Address assigned by the City, Cultural Resources Survey, Access Permit,
Prairie Dog Inspection, ARC Action Letter

B-3. Annexation Plat 1986, Master Plan Tierra Contenta Amendment #1, Annexation
Agreement 1994, Tierra Contenta Phase 3A Design Standards

B-4. Traffic Study, Traffic Report Addendum, Drainage Analysis

B-5. ENN Meeting Submittals

B-6. Tierra Contenta Phase 3A Final Subdivision Plat

B-7. Approved Water Plan

B-8. Final Subdivision Plat December 4, 2025, Planning Commission Notice

B-9. Water Irrigation Demand Budget

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	
Planning Manager	Daniel A. Esquibel	DAE
Senior Planner	Rebekah Clouser	RC