

City of Santa Fe
Governing Body
Findings of Fact and Conclusions of Law

Case #2025-10706

1600 Saint Michaels Drive Midtown Master Plan Amendment

Owner's/Applicant's Name – Metropolitan Redevelopment Agency

Agent's Name – NV5, Inc.

THIS MATTER came before the Governing Body for public hearing on December 10, 2025, (“Hearing”) upon the application (“Application”) of NV5, Inc. (“Agent”) for Metropolitan Redevelopment Agency (“Applicant”).

The Applicant requests to amend the Midtown Master Plan, modifying the development, sub-zone, façade, and design standards in sections 5.4, 5.5, 5.6, and 5.8, respectively (Case No. 2025-10706).

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

FINDINGS OF FACT

1. SFCC 1987 Section 14-3.9(B)(3) sets out approval criteria and requires the Planning Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Master Plan Amendment.
2. On July 17, 2025, the Planning Commission recommended the Governing Body approve Case #2025-10706.
3. In this case, the Applicant sought an amendment to the Master Plan standards in sections development, sub-zone, façade, and design standards, 5.4, 5.5, 5.6 and 5.8.
4. SFCC 1987 Section 14-3.9(B) sets out procedures for master plan and requires the Commission to hold a public hearing, review the Application, and make a recommendation to the Governing Body.
5. The property is approximately 64 acres, located at 1600 Saint Michaels Drive.

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6. The Applicant attended a pre-application conference held by the Land Use Director, on March 19, 2025.
7. The Applicant conducted an ENN meeting on June 3, 2025, virtually via Zoom. The Agent, Applicant, and City land use staff ("Staff") attended the ENN meeting. Several members of the public attended the ENN meeting.
8. The Applicant submitted their Application to Staff on June 18, 2025.
9. At the July 17, 2025, Planning Commission ("Commission") public hearing, the Commission held a duly notified public hearing and recommended approval to the Governing Body for case #2025-10706.
10. The Findings of Fact Conclusions of Law and Order from the July 17, 2025, Commission hearing were approved at the September 4, 2025, public hearing.
11. 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)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].
12. The Applicant effected notice by: mailing out notice via first-class mail to property owners within 300 feet of the subject property on November 24, 2025; and posting the required City sign on the property from November 24, 2025, to December 24, 2025.
13. At the Hearing, the Governing Body received reports from Staff, as well as testimony and evidence from the Applicant's agent prior to making a decision. The Governing Body opened the hearing to public comment, and nobody from the public provided comment in person or via Zoom.
14. The Governing Body closed public comment and Councilor Cassutt moved to approve case #2025-10706, seconded by Councilor Faulkner, and was approved unanimously.

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), the Applicant properly sent first class mail letters to neighbors within a 300' radius of the property and erected signposts announcing the date, time, and location of the ENN meeting.

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2. The Applicant properly conducted the ENN meeting on June 3, 2025, pursuant to SFCC 1987 Section 14-3.1(F).
3. The Applicant has the right under the SFCC to propose the master plan amendment of the Property. Pursuant to SFCC 1987 Section 14-3.9(C)(2)(c), special standards and guidelines are normally more restrictive than the general standards contained in Chapter 14. All aspects of land use and development within a master planned area that are not addressed by a special guideline or standard are subject to the general standards of Chapter 14.
4. Pursuant to SFCC 1987 Section 14-3.9(C)(4), 14-3.9(C)(5), and 14-3.19(D)(3) the Planning Commission may take action to recommend approval or denial of a master plan amendment and the Governing Body may take action to amend a master plan.
5. SFCC 1987 Section 14-3.9(C) and 14-3.19(D)(3) sets out procedures for a master plan and requires the Commission to hold a public hearing, review the Application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or denial.
6. Pursuant to SFCC 1987 Section 14-3.9(D)(1)(a), the Governing Body finds that the master plan amendments continue to meet the community vision and goals outlined in the Midtown master plan and directly align with the intent of the General Plan, which has identified the Future Land Use of the parcel as “Transitional Mixed-Use” and within the designated “Infill Area.”
7. Pursuant to SFCC 1987 Section 14-3.9, the Governing Body finds that the Application is complete as required by Chapter SFCC 1987, 14-3.9(D)(1) “Necessary Findings”, and the master plan request meets and is consistent with all master plan approval criteria and Necessary Findings required by SFCC 1987, Section 14-3.9(D)(1);
 - (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 applicable use regulations and development standards of those districts;
 - (c) development of the master plan will contribute to the coordinated and efficient development of the community;
 - (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.

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8. 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.
9. The Governing Body has the power and authority to review, approve or deny Case #2025-10706: 1600 Saint Michaels Drive Master Plan standards in sections development, sub-zone, façade, and design standards, 5.4, 5.5, 5.6 and 5.8.
10. The Applicant met the applicable Submittal Requirements.
11. The Governing Body approved the Master Plan Amendment because the Application met all applicable Code criteria.

WHEREFORE, IT IS ORDERED ON THE 15TH DAY OF January, 2026, BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Governing Body approved the Master Plan Amendment in sections development, sub-zone, façade, and design standards, 5.4, 5.5, 5.6 and 5.8., as requested in the Application for Case #2025-10706.

Michael Garcia
Mayor

Date:

FILED:

Geralyn F. Cardenas
Interim City Clerk

Date:

APPROVED AS TO FORM:



Frank Ruybalid
Assistant City Attorney

Date: