

City of Santa Fe, New Mexico

memo

DATE: February 5, 2026

TO: Planning Commission (Consent Agenda)

VIA: Land Use Director, Heather Lamboy AICP, ^{HL}
Maggie Moore, Assistant Land Use Director ^{MM}
Daniel A Esquibel, Planner Manager ^{DE}

FROM: Claudia Kath, Senior Planner, Current Planning Division

Case #2026-11807. 7261 Airport Road Development Plan Time Extension. Orion-West, LLC, Agent, MBR 7261 Airport Road LLC, Applicant (Buyer), Request Development Plan approval to construct 261,000 square feet of new construction for a 221-unit multi-family apartment complex. The project is a 7.96-acre lot zoned C-2 (General Commercial) within the Airport Road Overlay and River and Trails Archaeological Review District.

I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant's request for a second one-year time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-3.19(C).

II. APPLICATION OVERVIEW

The 7261 Airport Road Development Plan approval consists of 221 dwelling units constructed on a 7.96-acre lot. The Agent states that the extension is necessary to allow the owner sufficient time to evaluate the impacts of the August 2025 ruling against the City of Rio Rancho in favor of the Pueblo of Sandia. That ruling may impede water rights transfers currently under review by the New Mexico Office of the State Engineer (OSE) for diversions located south of Sandia Pueblo. The Applicant's identified water rights originate from such a diversion. The case has been appealed, and a decision is pending. Construction is anticipated to begin in the third quarter of 2026, subject to the timing and outcome of the appeal. (See Attachment C). This constitutes the second of two time extension requests permitted under SFCC Section 14-3.19(C).

The following provides a timeline of the history of the 7261 Airport Road Project development approvals:

- August 4, 2022 – Development Plan Approval by the Planning Commission – expiring

August 4, 2025

- September 12, 2024 – 1st Time Extension Request submitted by Applicant
- November 21, 2024 – Approval of 1st Time Extension Request by Planning Commission – expiring August 23, 2026
- January 9, 2026 – 2nd Time Extension Request submitted by Applicant

As stated in the approval criteria, the administrative extension may not approve revisions to the development or amendments to the conditions of approval. If any amendment, or change to the conditions of approval were requested, those requests would need to be considered by the Planning Commission through the full public hearing process, including the requirement of an Early Neighborhood Notification (ENN) meeting.

III. APPROVAL CRITERIA

Section 14-3.19(C) SFCC 1987 Time Extensions

(2) Administrative Extensions

- (a) The land use director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.
- (b) Administration time extensions approved by the land use director, pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body, are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

IV. ATTACHMENTS:

ATTACHMENT A: Findings of Fact Conditions of Law – August 18, 2022

ATTACHMENT B: Planning Commission Minutes - November 21, 2024

ATTACHMENT C: Applicant Time Extension Request Letter – January 9, 2026

ATTACHMENT D: Final Development Plan drawings