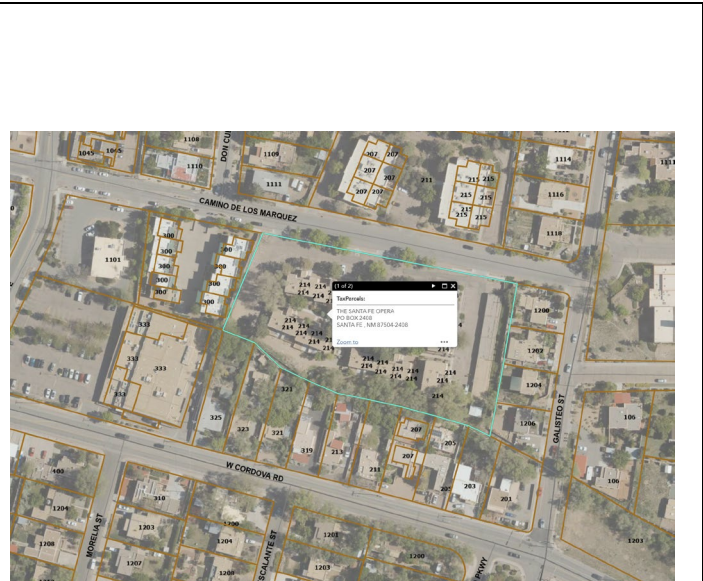




Planning and Land Use Department Planning Commission Staff Report

Case Number	#2025-11386
Hearing Date	February 5, 2025
Agent	Jenkins Gavin
Applicant	Santa Fe Opera
Request	Development Plan
Location	214 Camino de los Marquez
Case Manager	Nathan Lindquist
Zoning	R-29 (Residential)
Overlay	Suburban & River/Trails Archeological Review Districts
ENN Meeting	September 29, 2025
Proposal	The Applicant requests approval of a development plan for up to 83 dwelling units on a 2.5-acre parcel.



Site Map

Case #2025-11386. 214 Camino de los Marquez. JenkinsGavin, Agent, for Santa Fe Opera, Owner and Applicant (“Applicant”), requests approval of a Development Plan for up to 83 multifamily residential units. The property is located with the Suburban Archeological and River and Trails Archeological Review Districts and consists of +/- 2.5-acre, zoned R-29 (Residential). (Nathan Lindquist, Case Manager, njlindquist@santafenm.gov).

I. RECOMMENDATION:

Staff recommends the Planning Commission **APPROVE** Case #20225-11386, “214 Camino de los Marquez Development Plan,” subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of this report.

One motion will be required for this case:

- **APPROVE** or **DENY** Case #2025-11386, “214 Camino de los Marquez Development Plan,” subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff’s report.

II. EXECUTIVE SUMMARY

The subject property is located at 214 Camino de los Marquez, between Don Diego Avenue and Galisteo Street. The Property currently includes 50-units of multifamily housing in four buildings (Axton Apartments) owned by Santa Fe Opera that provides seasonal housing for their technical apprentices, and during the off-season, seasonal leases for renters or other workers. The Project involves the demolition of all four existing two-story buildings and associated carports. The proposed development will have two three-story buildings with 83 multifamily units on the same site to house additional seasonal technical apprentices for Santa Fe Opera. This property is 2.5 acres and zoned R-29. The applicant applied for and was approved a rezoning in May 2025 from R-21 to R-29.

This Project was submitted prior to January 1, 2026, and is being reviewed under the previous version of the Land Development Code.

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."

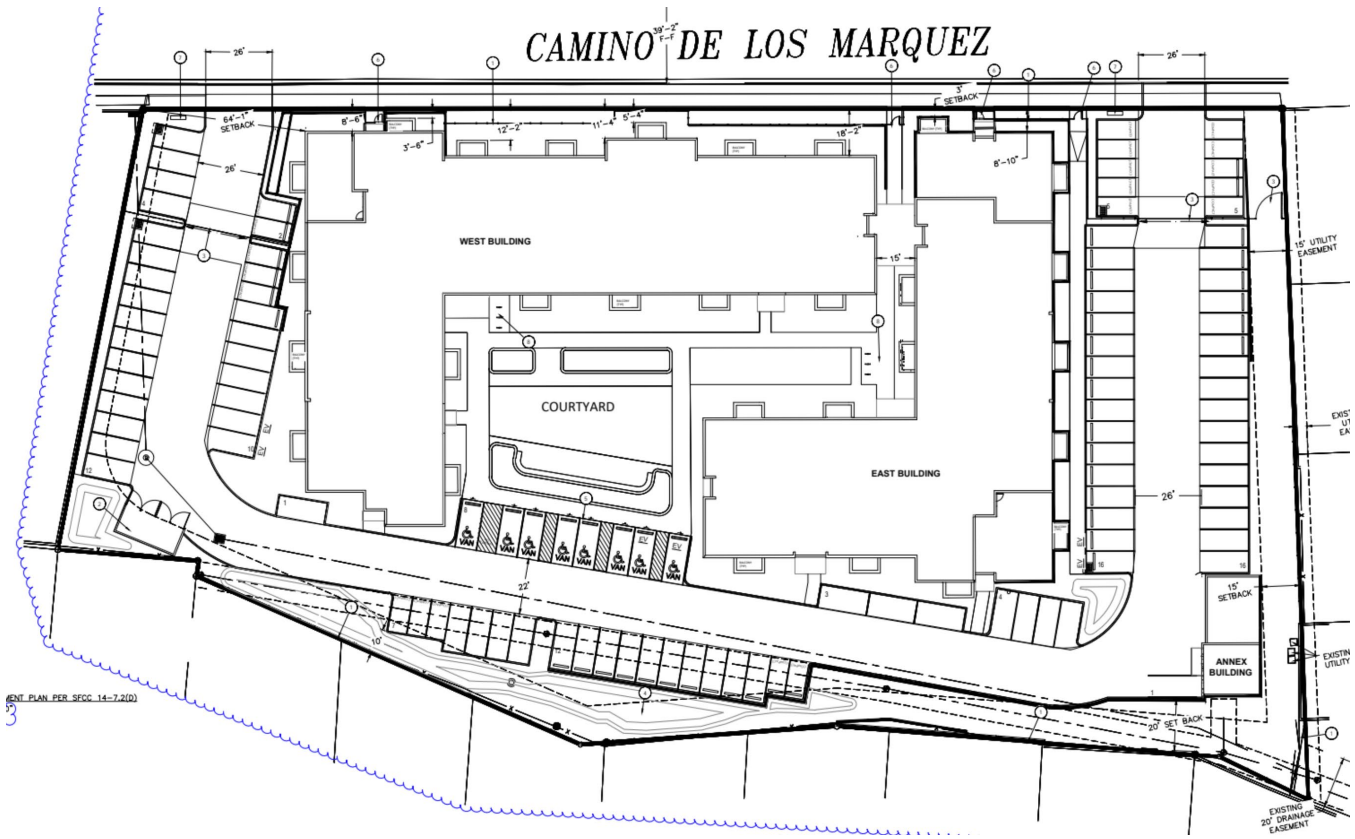
Staff's analysis finds that the Applicant has addressed the necessary findings per Subsection 14-3.8(D) "Approval Criteria" and recommends **APPROVAL** subject to conditions identified in Attachment A “Conditions of Approval & Technical Corrections.”

III. PROJECT ANALYSIS OF DEVELOPMENT PLAN

A. Project Description

The proposed development (“Project”) includes two (2) buildings composed of eighty-three (83) residential units, including seventy (70) two-bedroom apartments and thirteen (13) one-bedroom apartments. Common open space is proposed as internal courtyards. Parking is provided along the west, south and east portions of the site. The project also features streetscape, landscaping, and drainage improvements.

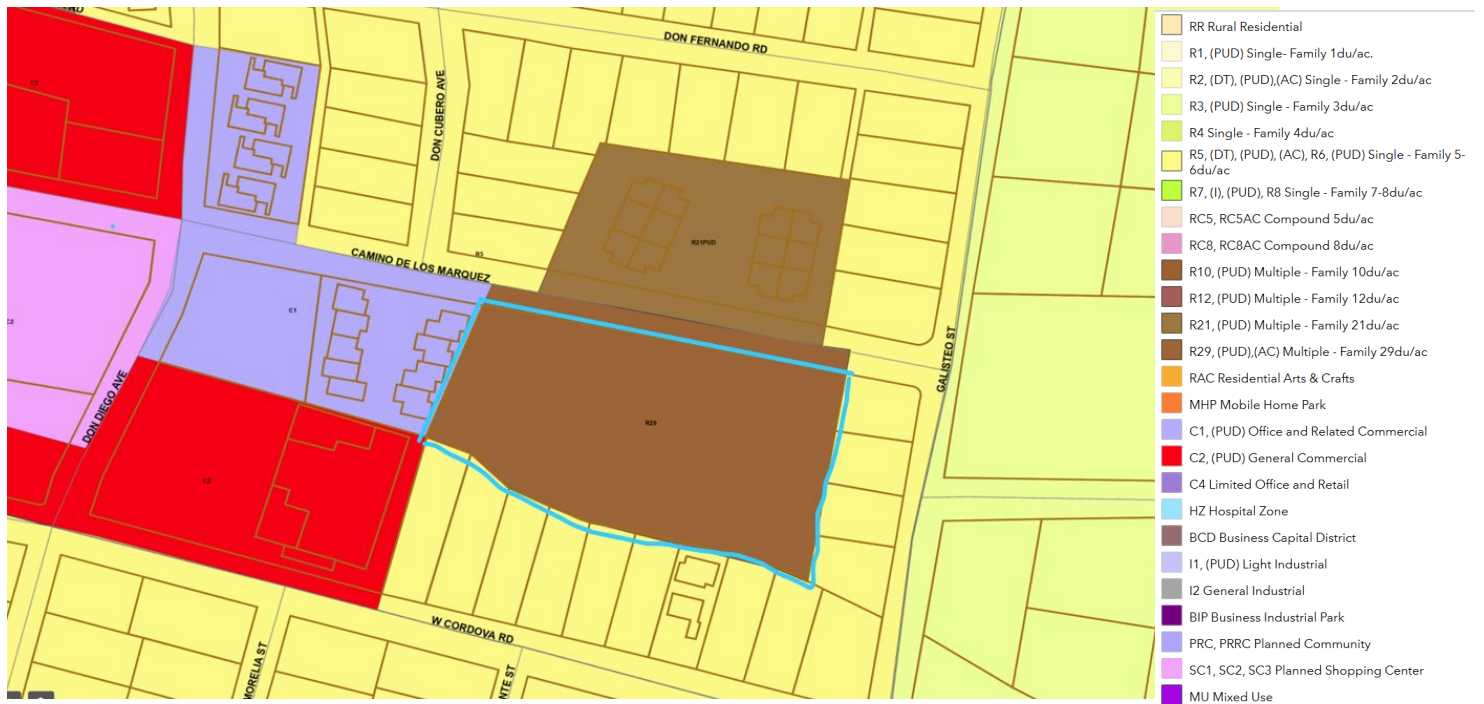
Figure 1: Site Plan of proposed new Santa Fe Opera housing at 214 Camino de los Marquez



B. Zoning

The existing zoning for the neighborhood surrounding 214 Camino de los Marquez is shown in Figure 2. The property is zoned R-29 (Residential, 29 dwelling units per acre). In May 2025 the property was approved by the Governing Body to be rezoned from R-21 PUD to R-29. Surrounding properties are zoned R-3 (Residential, 3 dwelling units per acre), R-5 (Residential, 5 dwelling units per acre), R-21 PUD (Planned Urban Development, 21 units per acre) C-1 (Commercial Office), and C-2 (General Commercial).

Figure 2: Surrounding zoning



C. Existing Conditions and Surrounding Land Use

The existing use of the property is a 50-unit apartment complex with detached carports. Surrounding uses include two-story condominium projects as well as single-family residential uses. To the west are a number of commercial service and shopping uses in the Cordova Road area.

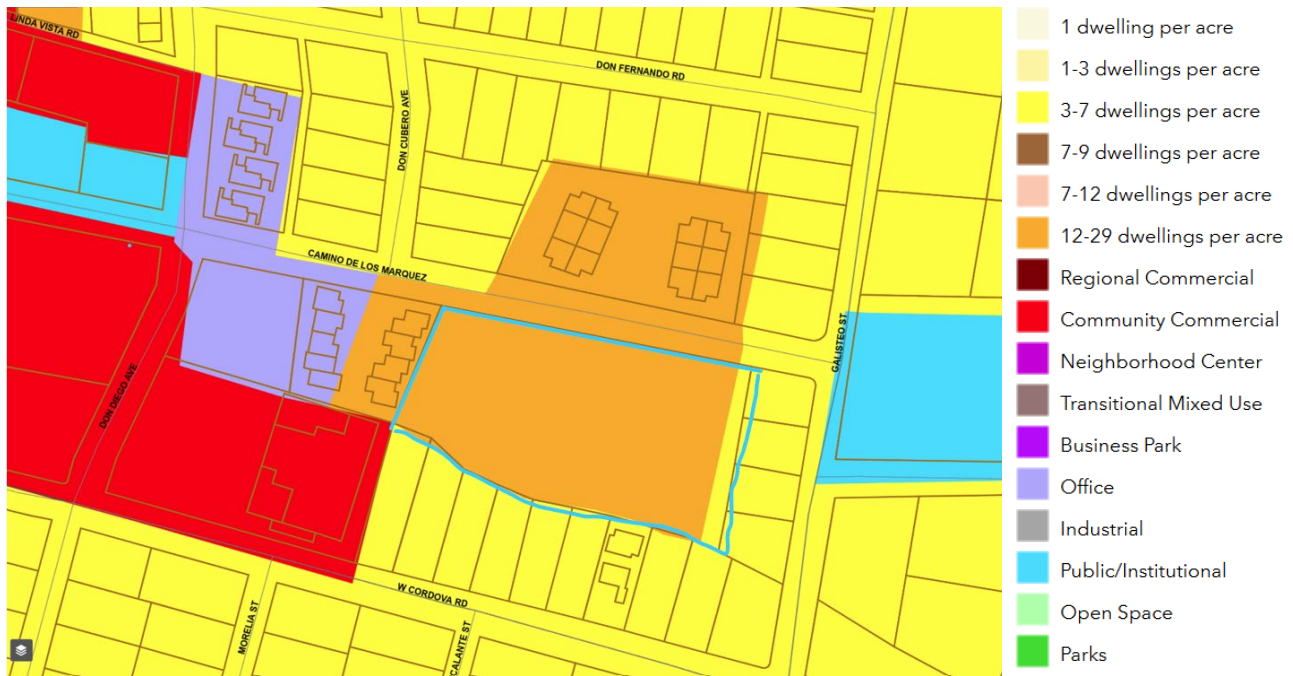
Figure 3: Existing 50-unit apartment complex and surrounding land uses



D. General Plan Future Land Use

The future land use zoning map illustrates “High Density Residential - 12-29 dwellings per acre” for the property. The surrounding properties are a mix of community commercial, office, institutional, and lower density residential designations.

Figure 4: Future Land Use Map



E. Zoning Standards

The Project is in compliance with the R-29 zoning standards as shown in Table 1 below.

Table 1: Zoning Standards

Requirement	R-29	Proposed
Height	36' Maximum	36' feet. Note that a 4' parapet above 36' feet is allowed by code.
Lot Coverage	40% Maximum	33%
Open Space	250 square feet per unit is required. Multiplied by 83 units, 20,750 sq ft of open space is required.	27,800 sq ft
Building Setbacks (<i>Note: Development Plan setbacks are flexible, see Section F below</i>)	Street: 7 feet Side: 15 feet Rear: 20 feet	Street: 3 feet Side: 64 feet Rear: 55 feet
Density:	Maximum 29 dwelling units per acre, with an additional 15% density bonus for meeting Santa Fe Homes Program requirement.	2.5 acres x 29 units per acre = 72.53 units + 15% SFHP density bonus = 83 units.

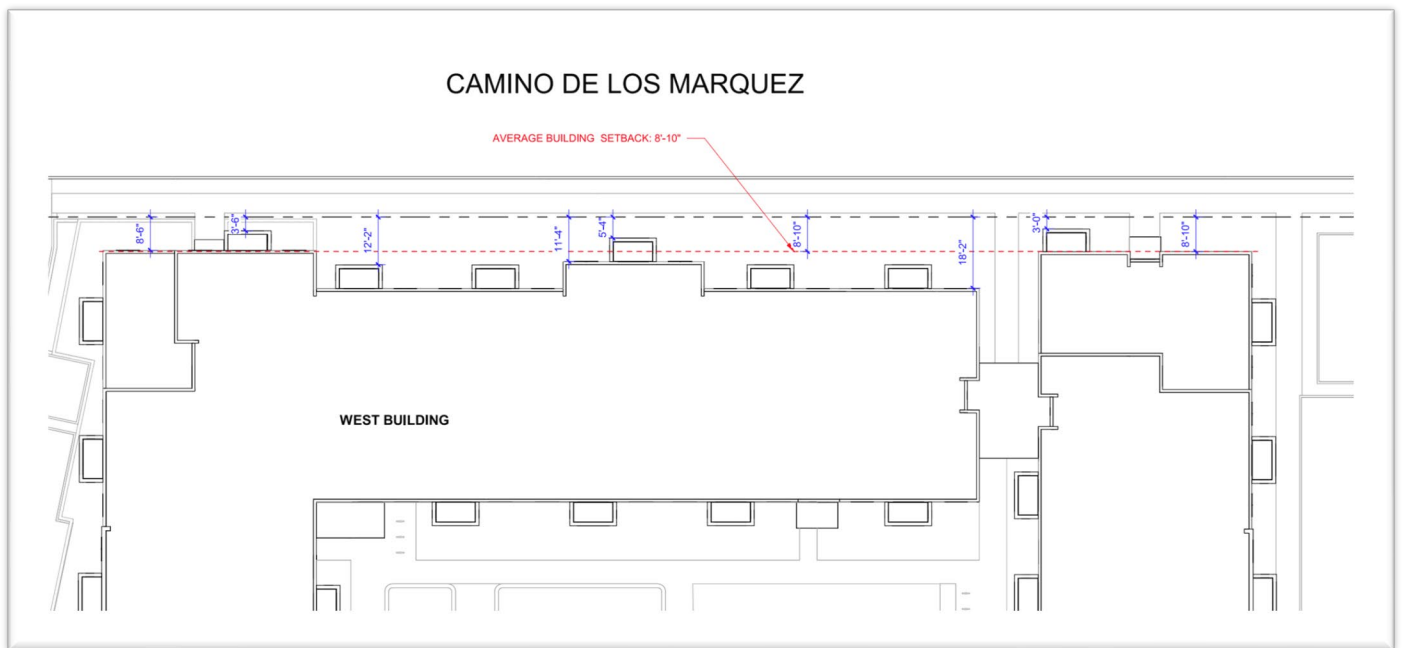
The applicant has proposed paying a fee-in-lieu of providing affordable units on site.

F. Street Setbacks

The standard “street setback” in a R-29 zoning district is 7 feet. However, SFCC 14-7.2(d)(1) allows lesser setbacks to be approved via a Development Plan. If the Planning Commission approves a lesser setback, the code states that “the required yards shall be based upon their relationship to the overall development and their relationship to surrounding properties”.

The applicant’s request is to allow a setback of 3 feet from Camino de los Marquez for a small portion of the new buildings, as shown in Figure 5 below. Overall, the proposed buildings would have an average street setback of 8 feet-10 inches as shown in Figure 5; therefore, the average setback is greater than the 7 feet required by code. The bumpouts of the buildings with a 3-foot stepbacks benefit the overall project by breaking up the massing of the building and providing private balconies/porches for residents. By moving the buildings closer to the street, the project creates a walkable streetscape and preserves greater distance from neighbors at the rear yard of the project. The streetscape is improved by the replacement of the existing parking lot that fronts Camino de los Marquez.

Figure 5: Street setbacks along the north façade of the project facing Camino De los Marquez



G. Architecture

The applicant achieves 230 architectural points for the project, exceeding the required 180 points. The project includes balconies, porches, and building stepbacks on all publicly facing sides of the building (see projections identified on Figure 7 below), as well as an internal courtyard for resident use. At the east and west corners of the buildings, the third story includes a stepback to two stories (see “stepbacks” identified on Figure 7 below). These architectural elements provide breaks in the massing that are compatible with the neighborhood.



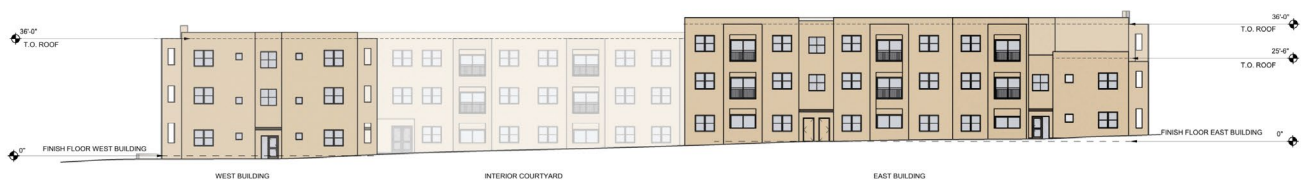
East Elevation (partially visible from Camino De los Marquez):



North Elevation (facing Camino De los Marquez):



South Elevation (facing rear of the property):



H. Access and Traffic

The Project includes two driveway access points onto Camino de los Marquez. A Traffic Impact Analysis (TIA) for this Project evaluated transportation conditions before and after the proposed development. The study was prepared in accordance with the requirements of the City of Santa Fe (CoSF) Public Works Department and the traffic study scoping meeting held on August 12, 2025. The study determined that additional traffic from the project would not negatively impact adjacent intersections, and that all analyzed intersections continue to operate at acceptable levels of service. Only minor off-site improvements which includes sidewalk improvements and driveway aprons accommodating sight-triangles were recommended by the

study. Conditions of Approval and Technical Review comments can be found in Attachment A.

A 5-ft sidewalk will be constructed along the property's frontage on Camino De los Marquez, which will improve the existing 3- to 4-foot sidewalk currently on site. Because proposed parking will be located to the side and rear of the buildings, there will be no parking on the street frontage (other than parallel parking) and fewer driveways. The reduction in driveways reduces potential pedestrian/vehicle conflicts. The property is also served by Santa Fe Trails Bus Routes 4 and 6, with bus stops on Don Diego Ave. and Galisteo St. It is a 15-minute bus ride to the Santa Fe Place Mall, which serves as a transport hub to routes 1, 2, 4, 5, 6, 21, 22, and 26. The Development Review Team has identified Conditions of Approval and Technical Corrections the applicant must meet, found in Attachment A.

I. Parking

The Land Development Code requires 104 parking spaces for the project, including 8 ADA spaces with 2 van accessible spaces. The applicant has provided 106 parking spaces including 8 ADA Spaces (2 Van Accessible). Twelve bicycle parking spaces on outdoor racks will be provided, meeting the requirements of code.

The Land Use Technical Review Division has reviewed the development plan for parking compliance with the Americans with Disabilities Act (ADA). Conditions of Approval and Technical Review comments can be found in Attachment A.

J. Grading and Drainage/Terrain Management

The redevelopment project meets the standards of the Land Development Code for grading, drainage, and terrain management. The Development Review Team has identified Conditions of Approval and Technical Corrections the applicant must meet, found in Attachment A.

K. Signage

A freestanding monument sign that identifies the name of the project is proposed.

L. Utilities

The property is currently served by a 6-inch waterline via Camino de los Marquez which runs along the length of the property. The projected annual water budget for the additional 26 units to be constructed is 5.03 Acre Feet per Year (AFY).

The property is currently served by a sewer line in Camino de los Marquez which extends approximately 55 feet along the northwest boundary of the property and then continues west to approximately 79 feet, terminating at a manhole at Don Cubero Avenue. The City Wastewater Division previously determined that both the sewer line, which was constructed in the 1930s, and manhole are outdated and compromised. As required by the Wastewater Division, the Applicant has submitted an approved financial guaranty to reconstruct the sewer line and manhole prior to the permitting of any demolition or development of the property.

The Development Review Team has identified Conditions of Approval and Technical Corrections the applicant must meet, found in Attachment A.

M. Archaeology

The Project is split between the Suburban Archaeological Review District and the Rivers and Trails Archaeological Review District. As the latter is more restrictive, per City code, its regulations apply to the project. The project has received clearance from the Archaeological Review Board.

N. Affordable Housing

The proposed density depicted in the development plans includes a 15% density bonus available for projects complying with the Santa Fe Homes Program (SFHP) via a fee-in-lieu application (SFCC 14-8.11). The 15% density bonus increases the number of units allowed from 72 units (2.5 acres x 29 units/acre = 72.53 units) to 83 units.

O. Landscaping

A tree survey was conducted to assess all significant trees on the property and all efforts will be made to preserve healthy existing trees, particularly those as having potential to remain in the proposed interior courtyard and communal open space along with five significant Green Ash trees along Camino de los Marquez (see Figure 10 and 11). Additional required vegetation will include a combination of deciduous and evergreen trees, shrubs, and ornamental and native grasses. Street trees will be replanted along Camino de los Marquez if necessary. Plant selections focus on drought-tolerant, native species that are viable in urban/semi-urban settings.

The Development Review Team has identified Conditions of Approval and Technical Corrections the applicant must meet, found in Attachment A. Additional landscaping is required along the east, west, and southern property lines to best buffer the subject property to adjacent residential properties.

Figure 10: Landscaping Plan

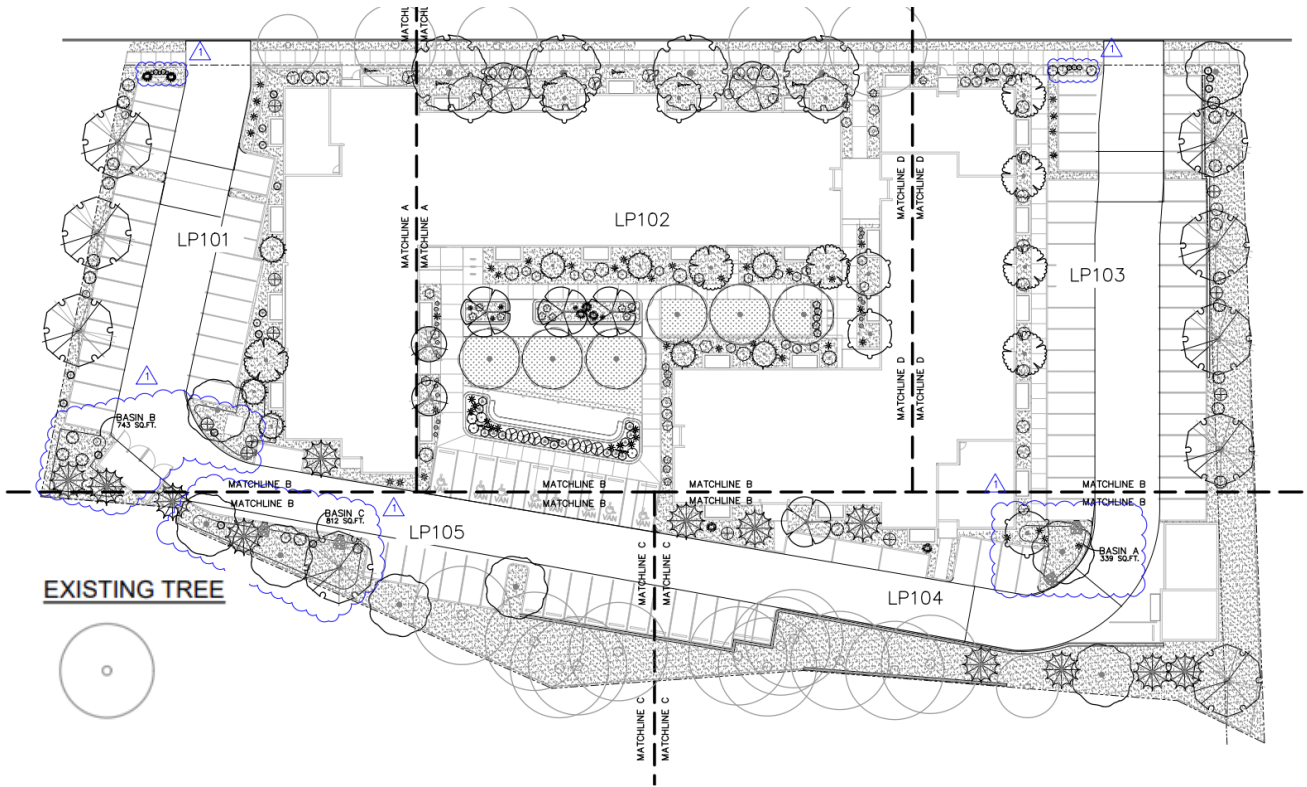
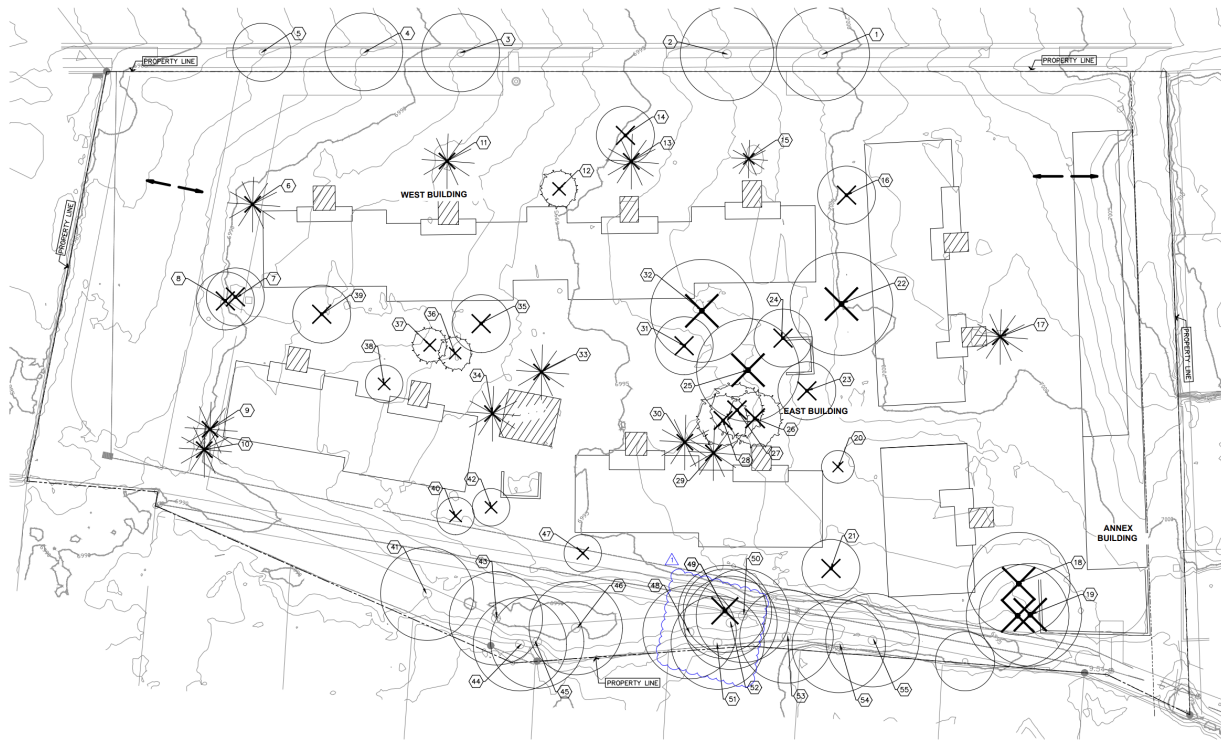
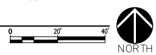









Figure 11: Tree Preservation Plan. Note that many trees are anticipated to be saved.



A1 OVERALL TREE PRESERVATION PLAN
SCALE: 1"=20'-0"



PLANT LEGEND

-  DECIDUOUS TREE TO BE REMOVED
-  JUNIPER TREE TO BE REMOVED
-  PINE TREE TO BE REMOVED
-  DECIDUOUS TREE TO REMAIN
-  JUNIPER TREE TO REMAIN
-  PINE TREE TO REMAIN
-  PROPERTY LINE

IV. APPROVAL CRITERIA

<p>Development Plan Approval:</p> <p>SFCC Section 14-3.8 governs the authority, procedures, and restrictions for development plans. Prior to approving a Development Plan, the Planning Commission must make certain findings based off the approval criteria, or impose Conditions of Approval to ensure compliance with Chapter 14 and other applicable rules and regulations. The Criteria for approval of Development Plans are detailed below:</p>	
<p>Criterion 1: that the Planning Commission has the authority and is empowered to approve the development plan under the section of Chapter 14 described in the application;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response:</p> <p><i>SFCC §14- 2.3 (C)(1) states, "...the planning commission shall review and approve or disapprove various specific development plans, requests, and subdivision plats. When specifically authorized by Chapter 14, the decision of the planning commission is final, subject to any appeal right provided in this chapter."</i></p>	
<p>Staff Response:</p> <p>Santa Fe City Code (SFCC) Subsection 14-2.3(C)(1) authorizes the Planning Commission to review and approve or disapprove development plans.</p>	
<p>Criterion 2: that approving the development plan will not adversely affect the public interest; and</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response:</p> <p><i>The Project does not adversely affect public interest but serves the public interest through the construction of essential updated housing with an increase in units from 50 to 83. These units also benefit Santa Fe residents in the Opera off-season by providing 6-month leases in a desired location for traveling professionals and others needing lodging of this term. The location is within walking distance of public transportation and several amenities such as retail services, pharmacies, restaurants, and places of employment. The public interest is further served through investment in redevelopment of the 43-year-old project, providing much needed upgrades and beautification.</i></p>	
<p>Staff Response:</p> <p>The term "Public Interest" is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff reviewed the development plan application in accordance with these ordinances and has found that the development</p>	

plan will not adversely affect the public interest as detailed in Staff's report.

Criterion 3: that the 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.

Criterion Met:
(Yes/No)
YES

Applicant Response:

The subject property is located near the St. Francis and Cordova Road corridor and in the Don Diego Neighborhood, which is a diverse mixed-use area comprising a variety of residential, commercial, and institutional uses, including multi-family and single-family development, churches, restaurants, and retail. The proposed residential use and scale of the Project are compatible with land uses in the vicinity; and the addition of quality multi-family housing aligns with the General Plan's policies regarding infill development, mixed-use, and a mix of housing types in all neighborhoods. The pueblostyle vernacular aligns with both the neighborhood and with respect to materiality and color scheme as shown in the elevations.

Staff Response:

The proposed multi-unit residential development meets the architectural points required in SFCC 14-8.7(1), blends in color and design with neighboring properties, and complies with the massing, density, and height standards of the R-29 zoning district. The design also includes features like porches and patios to further break up large massing. The proposed buildings will be set back from adjacent properties to help mitigate the impact of height.

Approval of Increase in Maximum Height - Staff Recommendation for Approval: YES

SFCC 14-7.2(E)(1) states, “A height up to thirty-six (36) feet in R-21 and R-29 districts may be approved provided that the request is part of a development plan or special use permit requiring approval by a land use board or the governing body. In evaluating the proposed height, the following factors shall be considered:”

Factor (a): if the future land use designation shown on the general plan is high density residential;

Applicant Response:

The site is designated High Density Residential (12-29 dwelling units per acre) on the Future Land Use Map along with the property to the north of Camino de los Marquez.

Staff Response:

The High-Density Residential designation of this property on the Future Land Use Map fulfills Factor(a).

Factor (b): the need for the increased height; however, financial gain or loss shall not be the sole determining factor;

Applicant Response: *the height increase allows for more housing units with a varied unit mix.*

Staff Response:

A height of 36 feet allows the property to provide housing for more of Santa Fe’s workforce and seasonal residents, meeting the goals of the General Plan.

Factor (c): if the height is needed to make the proposed development more affordable, what level of affordability will be provided and how that affordability will be guaranteed long term;

Applicant Response: *N/A*

Staff Response: This factor is not applicable to the project, because there are no affordable units in the project.

Factor (d): heights of existing buildings in the vicinity;

Applicant Response:

Buildings in the subject property neighborhood are typically one and two story. As described in the 2024 rezoning analysis, Urban Form/Higher Densities - Growth Management Methods 4.1: “In both ‘infill’ and ‘future growth’ areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows. This approach does not necessarily require greater building height but rather greater massing on specifically identified infill sites within the Urban Area.” The rezoning approved in 2025 supports the General Plan’s emphasis on higher densities and a compact urban form by increasing the allowable density on the property. This higher density is essential for maximizing land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the development and its preceding rezoning align with the city’s vision of creating a more sustainable urban environment.

Staff Response:

The project’s height of three stories (36’) is greater than neighboring properties which are one or two stories. However, as noted in the applicant’s response, the General Plan encourages higher densities. The project is also sensitive to neighboring properties by stepping back to two stories at the corners. The site has been designed so that driveways and parking will separate the buildings from adjacent residential structures, which helps to mitigate the overall impact of height.

Factor (e): impacts of the increased height upon the neighborhood and the community so that the increased height does not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of Chapter 14 and in the general public's interest.

Applicant Response: *The building is 36 feet in height but includes 2-story stepped down corners at the northwest and northeast frontages as well as the southeast corner, to help integrate into the neighborhood and maximize privacy to the extent possible with adjacent 1 and 2 story single family homes and condominiums. The additional two to four feet consists of parapet to screen rooftop equipment.*

Staff Response:

The project has large setbacks on the sides of the property that directly border residential properties: including an 85-foot setback on the east side, a 64-foot setback on the west side, and a 55-foot setback on the south side. This limits the amount that the project’s density has on other properties. For example, if compared with the construction of a hypothetical two-story building with the minimum allowed setbacks (15 to 20 feet), this three-story building with much larger setbacks can be considered not to impact the neighbors to a greater extent than a project meeting the base standard of the district would.

Approval of Increase in Maximum Density – Staff Recommendation for Approval: YES

SFCC 14-7.2(F)(1) states, “Residential density up to twelve dwelling units per acre in an R-12 district; up to twenty-one dwelling units per acre in an R-21 district; and up to twenty-nine dwelling units per acre in an R-29 district may be approved provided that the proposed density is part of a development plan or special use permit requiring approval by a land use board or the governing body. The following factors shall be considered:”

Factor (a): if the future land use designation shown on the general plan is high density residential;

Applicant Response: *The site is designated High Density Residential (12-29 dwelling units per acre) on the Future Land Use Map. In addition, in the General Plan, the site is designated as an Infill Area.*

Staff Response: The High Density Residential designation on the Future Land Use Map fulfills Factor (a).

Factor (b): the need for the increased height; however, financial gain or loss shall not be the sole determining factor;

Applicant Response: *The increase in density allows for the development of more housing. At 11 dwellings per acre along with the SFHP density bonus, the maximum density will be 33 dwelling units per acre.*

<p>Staff Response: The increase in density allows the project to meet the needs of more of Santa Fe’s workforce and seasonal residents.</p>
<p>Factor (c): densities of existing developments in the vicinity;</p>
<p>Applicant response: <i>The proposed density of 33 dwellings per acre for the subject property is compatible with the surrounding area includes a variety of residential densities, ranging from single family (R-3 & R-5) to multi-family (R-21/PUD and C-1 & 2 Commercial Districts).</i></p>
<p>Staff Response: The surrounding area includes a variety of multifamily developments, commercial developments, and single-family uses. The proposed multifamily development of 33 dwelling units per acre is compatible with the mix of densities in the neighborhood.</p>
<p>Factor (d): impacts of the increased density on the neighborhood and the community so that the increased density does not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of Chapter 14 and in the general public's interest.</p>
<p>Applicant Response: <i>The Project’s current density is 20 units per acre, and the proposed density is 33 units per acre, resulting in an increase of 13 units per acre. As detailed throughout this report, the increased density includes an enhanced redesign of the property that is sensitive to the surrounding neighborhood, including generous side and rear yard setbacks, particularly where adjacent to single family residences, 2-story stepped-down corners, and side yard landscape buffering.</i></p>
<p>Staff Response: The project’s density is compatible with the neighborhood and does not interfere with the enjoyment of other properties, particularly because the project has large setbacks on the sides of the property that directly border residential properties: including an 85-foot setback on the east side, a 64-foot setback on the west side, and a 55-foot setback on the south side. This limits the amount that the project’s density has on other properties. For example, if compared with the construction of a hypothetical two-story building with the minimum allowed setbacks (15 to 20 feet), this three-story building with much larger setbacks can be considered to have a lower impact on the adjacent neighbors to a greater extent than a project meeting the base standard of the district would.</p>

V. EARLY NEIGHBORHOOD NOTIFICATION

The applicant conducted an Early Neighborhood Notification Meeting on September 29, 2025. City staff, consultants, and members of the public were in attendance. The applicant presented a slide show that featured conceptual project plans and other relevant information. Some neighbors attending the ENN made comments in favor of the Project, and others made comments to express concern over the three-story height and the private balconies for the apartments. During the May 2025 rezoning public hearing at Planning Commission, neighbors also expressed concerns over the height of the building.

VI. EXPIRATION

Per SFCC Section 14-3.19(B)(4) “Approval of a final development plan, or any development plan for which

no preliminary development plan was required, shall expire three years after final action approving it unless actual development of the site or offsite improvements has begun and is continued pursuant to SFCC 14-3.19(B)(6).” If the plan is approved, the expiration date will be March 12, 2029.

VII. ATTACHMENTS

ATTACHMENT A: Conditions of Approval and Technical Corrections

ATTACHMENT B: Development Review Team (DRT) Comment Forms

ATTACHMENT C: Maps and Photos

ATTACHMENT D: Early Neighborhood Notification (ENN) Packet

ATTACHMENT E: Applicant Materials

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

Title	Name	Initials
Department Director	Heather Lamboy, AICP	<i>HLL</i>
Assistant Department Director	Maggie Moore	<i>MM</i>
Planner Manager	Daniel A Esquibel	<i>DAE</i>
Planner Senior	Nathan Lindquist	<i>NJL</i>