





City of Santa Fe, New Mexico

memo

DATE: February 11, 2026

TO: Governing Body

VIA: Heather L. Lamboy, AICP Planning and Land Use Director 
Maggie Moore, Assistant Land Use Director 
Dan Esquibel, Planning Manager 

FROM: Joel Cruz-Haber, Planner Senior, Current Planning Division 

CONSIDERATION OF BILL 2025-24

Rezoning. Case #2024-8901. JenkinsGavin Inc, Agent for Cold Water Development Fund QOZF, LLC, Owner/Applicant, asks the Governing Body to adopt Bill 2025-24 to rezone 4.12-acres located at 2768 Agua Fria from MU (Mixed -Use) to C-2 (General Commercial).(Joel Cruz Haber, Case Manager, jacruzhaber@santafenm.gov)

CONSIDERATION OF A RESOLUTION

Master Plan. Case #2024-8902. JenkinsGavin Inc, Agent for Cold Water Development Fund QOZF, LLC, Owner/Applicant, asks the Governing Body to adopt a resolution to approve a Master Plan to develop a 130 dwelling-unit multi-family project, including 5,000 Square Feet of commercial space located at 2768 Agua Fria.

I. Planning Commission Recommendations:

On, July 17, 2025, the Planning Commission (the "Commission") recommended the Governing Body take the following actions:

1. **APPROVE** Case #2024-8901. Rezoning the property at 2768 Agua Fria from MU (Mixed-Use) to C-2 (General Commercial).
2. **APPROVE** Case #2024-8902. Approving a Master Plan for 2768 Agua Fria for a 130 dwelling unit multi-family project with 5,000 square feet of commercial space subject to conditions of approval and technical corrections.

II. Sample Motions:

Two (2) motions will be required, in the following order:

1. **1. Move to approve or deny** Case #2024-8901, adopting Bill 2025-24, changing the official Zoning Map designation from MU (Mixed-Use) to C-2 (General Commercial) for the property located at 2768 Agua Fria.

2. Move to approve or deny Case #2024-8902, adopting Resolution 2025-- for a Master Plan for a 130 dwelling unit multi-family project with 5,000 square feet of commercial space for the property located at 2768 Agua Fria, subject to conditions and technical corrections.

III. Executive Summary

Cold Water Development Fund QOZF, LLC (the “Applicant”), through its agent, JenkinsGavins Inc (the “Agent”), requests a rezoning (the “Rezoning”) and master plan (the “Master Plan”) for the property located at 2768 Agua Fria (the “Proposal”). The Rezoning is from MU (Mixed-Use) to C-2 (General Commercial) and the Master Plan consists of a 130 dwelling-unit multifamily project with 5,000 square feet of commercial space. The Proposal provides a framework for development at 2768 Agua Fria that is complimentary to other multi-family developments within the greater Agua Fria area. The Proposal satisfies the applicable approval criteria and supports the goals expressed in Santa Fe City Code (SFCC), Chapter 14 and the General Plan.

The Applicant and City Planning and Land Use Department staff (“Staff”) had a pre-application conference on December 7, 2023, to discuss the Proposal. The Applicant hosted Early Neighborhood Notification (ENN) meetings on January 24, 2024, and April 23, 2024. On July 17, 2025, the Commission held a public hearing to review Cases #2024-8901 and 8902 during which the Commission heard reports from Staff (see Attachment A “Planning Commission Packet”), testimony and evidence from the Applicant, and public comments by interested members of the public. The Commission found that the Proposal was consistent with the General Plan and that all approval criteria had been met.

The Commission recommended that the Governing Body approve Case #2024-8901 and 8902. On September 4, 2025, the Planning Commission adopted Findings of Fact and Conclusions of Law for Cases #2024-8901 and 8902 (see Attachment B “Planning Commission Approved Findings of Fact and Conclusions of Law”) and Commission Minutes, (see Attachment C “Planning Commission Minutes”), reflecting its findings from the public hearing.

IV. Rezoning Approval Criteria

City Code Section 14-3.5(A) SFCC 2001 sets forth the procedures for Rezonings. Section 14-3.5(C) requires fulfillment of the Rezoning approval criteria as follows:

(1) The Planning Commission and Governing Body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approval any rezoning.

Table 1 provides the Applicant’s responses and Staff’s analysis of the approval criteria subject to §14-3.5(C) and §14-3.5(D).

Table 1. Rezoning Criteria

<p>Criterion 1 (14-3.5(C)(1)(a)): one or more of the following conditions exist:</p> <ul style="list-style-type: none"> (i) There was a mistake in the original zoning; (ii) There has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or (iii) A different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans; 	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant’s Response:</p> <ul style="list-style-type: none"> (i) There was a mistake in the original zoning; N/A (ii) There has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; <p><i>This area has gradually acquired greater density over the years resulting in a diverse neighborhood of suburban residential development patterns, multi-family development, and commercial uses. The most significant and relevant change is the housing shortage that Santa Fe is currently facing. Increasing the supply of all types of housing is critical to accommodating projected growth and addressing affordability. In addition, a key component of economic development is an adequate supply of housing to support a robust workforce. The rezone will directly result in an increase of local housing supply and affordability.</i></p> <ul style="list-style-type: none"> (iii) A different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans. <p><i>The subject property is an ideal location for greater housing density, served by the Santa Fe Trails bus system, proximate to services and employment, and less than half a mile from the Santa Fe River Trail, providing direct access to downtown. Accordingly, the project aligns with General Plan Themes and Policies, such as Affordable Housing, Transportation Alternatives, Economic Diversity, Urban Form/Higher Densities, Community Oriented Development, and Mixed-Use. Furthermore, the project exemplifies the following elements of the General Plan Land Use Framework: Compact Urban Form, Mix of Uses in All New and Existing Neighborhoods, Mix of Housing Types in All Neighborhoods, and Transit Supportive Development. The applicable Themes and Policies of the General Plan are further summarized below:</i></p> <p><i>Affordable Housing Policy 4-4-G-7</i></p> <p><i>This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.</i></p> <p><i>Economic Development Strategic Plan</i></p>	

The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

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 supports the General Plan’s emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city’s vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3

“Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community.”

The project will help meet the community’s housing needs in a sustainable manner. Developing housing in the Agua Fria corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by Route 1 of the Santa Fe Trails bus system.

Compact Urban Form 4-3-G-2

Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)

“Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers.” The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

Staff Response:

- (i) Staff finds that there is no mistake in the current MU zoning.
- (ii) After reviewing aerial imagery, Staff finds that the surrounding area has changed, including the addition of more housing (particularly multi-family housing) and a reduction in

industrial uses. For example, from 2018 to 2024, several multifamily complexes have been constructed in the surrounding area such as, El Camino Crossing Community (which is located behind Escondido restaurant), Siler Yard apartments, Acequia lofts, and the planned Boylan apartments. Furthermore, a review of forthcoming project proposals indicates this trend will likely continue with the addition of more housing and commercial developments along the Agua Fria corridor. Therefore, it is Staff’s conclusion that there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning.

- (iii) The C-2 zoning designation would allow for additional housing density than the current MU zoning. Additionally, the C-2 designation allows for additional flexibility in terms of building form and programming than the MU zoning. Both components better support the General Plan themes including compact urban form, infill, affordable housing and mixed-use development. Since the Rezoning is being submitted concurrently with a Master Plan that proposes a development, the different use category requested in the Rezoning additional housing options, including some affordable units, and is consistent with General Plan themes.

Staff finds the Applicant has addressed this criterion.

Criterion 2 (14-3.5(C)(b)): all the rezoning requirements of Chapter 14 have been met;

**Criterion Met:
(Yes/No)
YES**

Applicant’s Response:

All the rezoning requirements of Chapter 14 have been met.

Staff Response: Staff finds that the rezoning requirements of Chapter 14 have been met: specifically, §14-3.1 “General Provisions” (the authority to file; form of the application; fees paid; pre-application conference and ENN requirements, sign posting and public notice) and the provisions, procedures, and additional requirements of §14-3.5 “Rezoning.” Additionally, the rezoning application has been transmitted and reviewed by the Development Review Team (DRT), whom review and ensure the requirements in Chapter 14 have been met.

Criterion 3 (14-3.5(C)(1)(c)): the rezoning is consistent with the applicable policies of the general plan, including the future land use map;

**Criterion Met:
(Yes/No)
YES**

Applicant’s Response:

The requested C-2 zoning complies with the property’s designation of Transitional Mixed-Use. Furthermore, the project conforms to the General Plan as outlined below:

Affordable Housing Policy 4-4-G-7

This increase in housing supply provided by the project will help alleviate the current housing shortage in Santa Fe. In addition, 10% of the units will be set-aside as affordable units and a 5% fee paid to the Affordable Housing Trust Fund to support future affordable housing efforts.

Economic Development Strategic Plan

The provision of adequate housing opportunities for the workforce is critical to economic development. Furthermore, the project enhances the mixed-use environment of the Agua Fria corridor, whose residents will support local businesses in the vicinity.

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 supports the General Plan’s emphasis on higher densities and a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl, and supporting walkability and transit-oriented development. By promoting higher-density residential development, the rezoning aligns with the city’s vision of creating a more sustainable urban environment.

Community-Oriented Development - Growth Management Methods 4-1-G-3

“Use a full range of growth management methods to achieve a superior quality of life and to ensure a financially and environmentally sustainable community.” The project will help meet the community’s housing needs in a sustainable manner. Developing housing in the Agua Fria corridor provides walkable access to services and employment opportunities. Furthermore, the site is served by Route 1 of the Santa Fe Trails bus system.

Compact Urban Form 4-3-G-2

Rezoning to C-2 supports a more compact urban form by making more efficient use of the land. This is particularly important for infill sites where existing utility and roadway infrastructure can be leveraged without the need for extensive new development. This efficient use of land and infrastructure is a key goal of the General Plan, helping to reduce the environmental impact of development and supporting more sustainable urban growth.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)

“Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers.” The subject property is in a diverse neighborhood of commercial uses and a variety of residential densities. The project adds to this diversity, increasing the housing supply in this mixed-use area. Furthermore, access to public transit, services, and employment make the site an ideal infill location for multi-family development.

Staff Response:

The policy designation for the Property is described in the Future Land Use Map as TMXU (Transitional Mixed Use), which allows a “mixing of compatible land uses within the same tract.” The TMXU definition does not identify an appropriate residential density range, only that development “may include such uses as residential, including single-family and multi-family

residential where the scale and intensity are deemed appropriate...and appropriately scaled retail/services that are intended to primarily serve the residential uses as an added local amenity.”

The rezoning from MU to C-2 accommodates the proposed mix of multi-family and retail uses. The Guiding policies within the General Plan for future land uses not only encourage but recommend mixed use development per 3-G-2. While both MU and C-2 allow for mixed use development, the MU District limits density based on height of structures. The MU District density performance is determined by height of structures per §14-7.3(B)(d)(ii) and does not have density requirements per table §14-7.3-1. The change to C-2 is further supported through the General Plan themes including compact urban form, infill, affordable housing and mixed-use development.

Staff finds that the Applicant has addressed this criterion.

Criterion 4 (14-3.5(C)(d)): the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city;

**Criterion Met:
(Yes/No)
YES**

Applicant Response:

General Plan Figure 4-4, Urban Sub-Areas, designates the subject property and surrounding area as an “Infill Area.” The Growth Management Chapter of the General Plan specifically calls for prioritization of infill development in Santa Fe to maximize the efficient use of public infrastructure, while meeting the demand for urban land or development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is aligned with these strategic directives and responds to community needs for housing in this area of the City. General Plan Section 4.1 states, “In both ‘infill’ and ‘future growth’ areas, the city must encourage higher densities of residential and commercial development than existing zoning often allows” to help “create efficient use of already existing roads and utilities, help ensure cost efficient public transit and provide the type of housing that will be in demand...”.

Staff Response:

SFCC 1987, Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will “affect an area of less than two acres.” The Property is 4.12-acres and therefore exceeds the required two acres. The project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of the growth of the city. The project is located within the “Infill Area” identified in the Growth Management Chapter of the General Plan, figure 4-4 Urban Sub-Areas, and proposes a development that meets the needs of the community while being served by sufficient infrastructure including roads, utilities and transit. Furthermore, the infill development area represents the highest priorities for public investment for infrastructure and city services. The “urban area” as designated in the General Plan promotes the development of

new housing units within the designated “infill area,” which includes vacant infill sites per the growth management section, 4.4.1, of the General Plan. Therefore, the subject parcel is geographically located that sufficiently meets the projected growth rate goals for the city of 30,000 additional residents by 2020 (General Plan 4.3.1).

Staff finds the applicant as addressed this criterion.

<p>Criterion 5 (14-3.5(C)(1)(e)): 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 proposed development.</p>	<p>Criterion Met: (Yes/No) YES</p>
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Applicant’s Response:

The subject property is served by existing roadways and public water and sewer infrastructure. In addition, the site is proximate to the Santa Fe River Trail, providing access to the City’s network of urban trails and open space.

Staff Response:

Staff from the relevant City departments, including water, wastewater and traffic engineering have reviewed the rezoning criteria and have determined that the property is sufficiently served by infrastructure so long as the Applicant meets the conditions and technical corrections identified in this report. Notably, the project is located near the Santa Fe River Trail, and Frenchy’s Field Park. Additional improvements to the on- and off-site infrastructure may be required when a Development Plan is submitted.

Staff finds the applicant as addressed this criterion.

<p>Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:</p> <ul style="list-style-type: none"> (a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area; (b) affect an area of less than two acres, unless adjusting boundaries between districts; or (c) benefit one or a few landowners at the expense of the surrounding landowners or general public. 	<p>Criterion Met: (Yes/No) YES</p>
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Applicant’s Response:

The proposed project aligns well with numerous General Plan policies and principles, as addressed above. Furthermore, it is a model of the type of infill development that the General Plan specifically encourages, adding to the mix of housing types in the neighborhood, providing 13 affordable apartment homes, creating a transition between lower and higher intensity land uses, and creating higher density housing adjacent to a transit corridor.

Staff Response:

- A. The existing zoning of mixed-use/multifamily (MU) is consistent with the prevailing/proposed general commercial (C-2) and character of the area and the Future Land Use identified in the General Plan. For example, land use classification within the greater Agua Fria area have evolved from a rural character to take on a more suburban character. The proposed rezone will help preserve the lifestyle and character of semirural residential areas while providing for sensitive urban development, mixed use of land uses, and residential densities allowed in C-2 districts.
- B. The property is 4.12 acres therefore, larger than 2 acres.
- C. The Applicant did not directly address this criterion; however, supporting information is provided throughout the report. While the rezoning enables the development of the subject property, it does not benefit the landowner at the expense of the surrounding landowners or the public. The Master Plan proposes a mix of residential and neighborhood-scale commercial uses that align with General Plan Policies for infill, multimodal access, and increased housing supply. The project includes 130 new residential units, with 10% set aside as affordable housing and a 5% fee contribution to the City's Affordable Housing Trust Fund, thereby supporting broader community housing goals. The Applicant also facilitates a potential future street connection between Isiah Lane and Cooks Road, advancing long-term transportation connectivity. All site improvements will be the developer's responsibility, and no public costs are transferred. The rezoning facilitates the implementation of a coordinated land use strategy with clear community benefits.

Staff finds the Applicant has addressed this criterion

§14-3.5(D)(1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;

**Criterion Met:
(Yes/No)
YES**

Applicant's Response:

The Applicant is prepared to construct necessary infrastructure improvements to accommodate future development on the property in accordance with the Traffic Impact Analysis and applicable City regulations.

Staff Response:

The Traffic Impact Analysis (TIA) submitted by the Applicant has identified off-site infrastructure improvements that include installing a right turn deceleration lane totaling 110 feet and a two-

way left turn lane at the intersection of Agua Fria and the access point of the property (Exhibit C-13). All designs shall satisfy the Manual on Uniform Traffic Control Devices (MUTCD) and the City of Santa Fe requirements.

Staff finds the Applicant has addressed this criterion.

§14-3.5(D)(2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

**Criterion Met:
(Yes/No)
YES**

Applicant’s Response:

Any requisite infrastructure improvements will be determined at the Development Plan stage and will be implemented as part of the project.

Staff Response:

Additional streets, sidewalks, and curb improvements shall be determined if and when the applicant submits a Development Plan application. Furthermore, a 42’ access easement shall be placed near the Southeast corner going through the subject parcel from East to West in the event the City is able to develop a right- of-way connecting Paseo Corazon Street to Cooks Road.

Staff finds the Applicant has addressed this criterion.

V. Master Plan Approval Criteria

City Code §14-3.9 sets out the purpose and procedures for approval of a Master Plan, including submission requirements, applicability, approval criteria and conditions. Before approving a Master Plan the Governing Body must make findings that the proposal meets the approval criteria outlined in §14-3.9(D), or may specify conditions of approval that are necessary to ensure compliance with the provisions of Chapter 14 and further the implementation of the policies of the general plan. Table 2 provides the Applicant’s responses and staff’s analysis of the Master Plan Approval Criteria.

Table 2. Master Plan Approval Criteria

<p>§14-3.9(D)(1): the master plan is consistent with the general plan;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response:</p> <p><i>The proposed Master Plan supports General Plan Theme 1.7.1 – Affordable Housing, which calls on the Planning Commission and Governing Body to “actively participate in the creation of affordable housing” by approving development that creates opportunities for housing to serve</i></p>	

all income segments in all areas of the city. In addition, the following land use principles in General Plan Section 3.3 are embodied by the proposal:

- *Compact Urban Form: As an infill site, the project exemplifies a compact urban form.*
- *Mix of Housing Types in All Neighborhoods: Calls for the integration of diverse housing types close to transit and neighborhood centers. The proposal will enable residential development at a density that will promote a diversity of housing types in the neighborhood.*
- *Quality of Life. The Plan specifically seeks to promote community interests over private interests to ensure the availability of resources, services and amenities to all residents. The Master Plan will enable the future development of much needed market rate and affordable housing, which will serve a diversity of Santa Fe residents.*
- *Sustainable Growth. The project will efficiently utilize existing infrastructure and balance resource protection with meeting community needs through residential infill development. Chapter 4 of the General Plan states, “Promoting infill over development at the periphery of the city is a key component of growth management. Providing a mix of housing densities and products is essential to promoting a balanced socioeconomic profile for all neighborhoods within the city. Infill development can be designed to be fully compatible and to integrate with surrounding neighborhoods, at densities that support the construction of affordable housing.”*

The General Plan specifically calls for a mixture of housing types in all neighborhoods and for the active creation of affordable housing – objectives which this proposal seeks to address by enabling residential development at a density that is compatible with its surroundings and creating the possibility for a diversity of housing types and pricing options.

Staff Response:

The Master Plan is consistent with the General Plan. It complies with land use themes and guiding policies including Sustainable Growth, Affordable Housing, Character, Mixed Use, Compact Urban form established in section 3-1 and 3-G-3. The Master Plan is also consistent with Growth Management strategies in Chapter 4, City Character in Chapter 5, Infrastructure and Public Services in chapter 7, and the overall General Plan Themes set forth in chapter 1. Finally, it also complies with the Future Land Use Map, which designates this parcel as “Transitional Mixed-Use”.

Staff finds the Applicant has addressed this criterion.

§14-3.9(D)(2): 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 the applicable use regulations and development standards of those districts

Criterion Met:
(Yes/No)
YES

Applicant Response:

The C-2 zoning district is a robust mixed-use zoning category that supports both commercial uses and multi-family development at higher densities. The proposed mixed-use development will serve as an appropriate transition from the more intense commercial uses to the west and

the residential development patterns to the east. Furthermore, the Master Plan demonstrates compliance with Chapter 14 development standards with respect to height, lot coverage, parking, open space, terrain management, and landscaping.

Staff Response:

The proposed Master Plan is consistent with the purpose and intent of the C-2 zoning district and have been conditioned to meet specific design criteria that shall apply when a Development Plan application is submitted. The review process provided technical corrections and conditions of approval to ensure all applicable standards for a C-2 district have been met such as uses, parking, lot size, lot coverage, minimum setbacks, and height of structures per section 14-7.3-1.

Staff finds the applicant as addressed this criterion.

§14-3.9(D)(3): development of the master plan area will contribute to the coordinated and efficient development of the community;

Criterion Met:
(Yes/No)
YES

Applicant Response:

The Master Plan includes provisions for pedestrian and vehicular connectivity to the surrounding area, as called for in the General Plan. In addition, the subject property makes efficient use of existing infrastructure as an infill site – a value repeatedly emphasized in the General Plan. Furthermore, as stated above, the development program proposed by the Master Plan will serve to achieve a transition between lower intensity residential land uses to the east and the higher intensity commercial uses to the west. Transitions like this are critical to the coordinated development of the community and serve to buffer residential neighborhoods from areas of high intensity land uses.

Staff Response:

The Master Plan proposes an efficient use of an increasingly rare large infill parcel. It provides a transition in intensity between high-intensity industrial uses to lower intensity residential uses, while providing additional retail opportunities to serve the immediate vicinity. The project will be in close proximity to several transportation options and the growing commercial and entertainment district around the Siler and Rufina intersection.

Staff finds the Applicant has addressed this criterion.

§14-3.9(D)(4): 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.

Criterion Met:
(Yes/No)
YES

Applicant Response:

The existing roadway and utility infrastructure are adequate to serve the project. The Traffic Impact Analysis (TIA) demonstrates that the roadway network has the capacity for the proposed development, with the potential construction of a right turn deacceleration lane at the site access.

Staff Response:

The proposed infrastructure has been reviewed based on the regulations established in chapter 14 by land use staff and the Departmental Review Team (DRT) encompassing, fire, water, wastewater, public works, terrain management, traffic, and landscaping.

Based on the analysis of staffs and DRT's review, it is determined the proposed infrastructure can be accommodate the impacts of the site. The lot is vacant therefore, existing infrastructure is not present at the site however, landscaping requirements will require significant trees that are removed be replaced at the time of construction. Individual DRT technical corrections and conditions of approval can be found in Attachment A of this report.

Staff finds the Applicant has addressed this criterion.

VI. CONCLUSION

The Applicant has complied with all application process requirements for a Rezoning and a Master Plan as described in the City Code:

a) The Applicant complied with the following steps required by the Santa Fe City Code:

1) Pursuant to 14-3.1(E) "Pre-application," the Applicant conducted a pre-application conference on December 7, 2023.

2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN), the Applicant conducted two ENNs on January 24, 2024, and April 23, 2024.

3) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) and 14-3.5(D) "Approval Criteria."

4) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D).

The Commission has analyzed the Proposal and found that it meets all applicable Code criteria and recommends APPROVAL of the Proposal.

VII. ATTACHMENTS

- A. Planning Commission packet*
- B. Planning Commission Findings of Fact and Conclusions of Law (Master Plan)
Planning Commission Findings of Fact and Conclusions of Law (Rezone)*
- C. Planning Commission minutes of July 17, 2025*
- D. Written public comment from Planning Commission*

E. Applicant Submittals

Bill 2025-24 Changing the Official Zoning Map from Mixed Use (MU) to C-2 (General Commercial), with Legal Description.

Resolution 2025- Adopting a Master Plan for a 130 dwelling unit multi-family project with 5,000 square feet of commercial space for the property located at 2768 Agua Fria, subject to conditions and technical corrections.