

1 CITY OF SANTA FE, NEW MEXICO

2 RESOLUTION NO. 2026-

3

4

5

6

7

8

9

10

A RESOLUTION

11

ADOPTING A MASTER PLAN FOR ONE TRACT OF LAND LOCATED AT 2768 AGUA

12

FRIA ROAD, WITHIN THE CITY OF SANTA FE, AND COMPRISING OF

13

APPROXIMATELY 4.12 ACRES. (CASE NO. 2024-8902)

14

WHEREAS, Jenkins Gavin Inc, (“the Agent”) for the owner of one tract of land located at 2768 Agua Fria Road comprising approximately 4.12 acres, submitted a Master Plan application for Cold Water Development Fund QOZF, LLC (“the Applicant”), to develop a 130-unit mixed-use community (“Master Plan”); and

18

WHEREAS, SFCC 1987, Sections 14-3.9(C)(4) and 14-3.9(C)(5)¹, require the Planning Commission to review and make recommendation of the Master Plan; and

20

WHEREAS, the Master Plan requires an early neighborhood notification (“ENN”) meeting, and two ENN meetings were held on January 24, 2024, and April 23, 2024; and

22

WHEREAS, approval of a Master Plan requires the following findings as set forth in SFCC 1987, Section 14-3.9(D)(1)²:

23

¹ The provisions now appear at SFCC 1987, 14-2.1F.5(IV)(a) effective November 24, 2025, following recodification.

² The provisions now appear at SFCC 1987, 14-2.1F.5(IV)(a), effective November 24, 2025, following recodification.

- 1 (a) The Master Plan is consistent with the general plan;
- 2 (b) The Master Plan is consistent with the purpose and intent of the zoning districts that apply to,
3 or will apply to, the master plan area, and with the applicable use regulations and development
4 standards of those districts;
- 5 (c) Development of the Master Plan area will contribute to the coordinated and efficient
6 development of the community; and
- 7 (d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and
8 public facilities, such as fire stations and parks, will be able to accommodate the impacts of the
9 planned development; and

10 **WHEREAS**, the Planning Commission reviewed evidence related to the Master Plan and held a
11 public hearing on July 17, 2025; and

12 **WHEREAS**, based on the Planning Commission Staff Report, necessary findings made by
13 staff, exhibits, and the testimony and evidence presented at the public hearing, the Planning
14 Commission voted to recommend approval of the Master Plan with changes as recommended by staff
15 and found that all applicable review criteria in SFCC 1987, Section 14-3.9(D)(1)³, have been met, as
16 follows:

- 17 (a) The Master Plan is consistent with the General Plan and complies with land use themes
18 and guiding policies, including Sustainable Growth, Affordable Housing, Character,
19 Mixed Use, and Compact Urban Form, as established in Section 3-1 and 3-G-3 of the
20 General Plan. The Master Plan is also consistent with the General Plan’s Growth
21 Management strategies in Chapter 4, City Character in Chapter 5, Infrastructure and Public
22 Services in Chapter 7, and the overall General Plan Themes set forth in Chapter 1. The
23 Master Plan further complies with the Future Land Use Map, which designates this parcel
24 as “Transitional Mixed-Use”.

³ The provisions now appear at SFCC 1987, 14-2.1F.5(IV), effective November 24, 2025, following recodification.

1 (b) The proposed Master Plan is consistent with the purpose and intent of the C-2 zoning
2 district and has been conditioned to meet specific design criteria that shall apply when a
3 Development Plan application is submitted. The review process provided technical
4 corrections and conditions of approval to ensure all applicable standards for a C-2 district
5 have been met such as permitted uses, parking, lot size, lot coverage, minimum setbacks,
6 and height of structures per SFCC 1987, Section 14-7.3-1⁴.

7 (c) The Master Plan proposes an efficient use of an increasingly rare large infill parcel and
8 provides a transition in intensity between high-intensity industrial uses to lower intensity
9 residential uses, while also providing additional retail opportunities to serve the
10 surrounding area. The project will be in close proximity to several transportation options
11 and the growing commercial and entertainment district around the Siler Road and Rufina
12 Street intersection.

13 (d) Land Use staff and the Departmental Review Team (DRT) encompassing fire, water,
14 wastewater, public works, terrain management, traffic, and landscaping, reviewed the
15 proposed infrastructure based on the regulations established in Chapter 14 of the Santa Fe
16 City Code. Based on staff analysis and DRT's review, the proposed infrastructure can
17 accommodate the impact of the site. The lot is currently vacant and does not contain
18 existing infrastructure. However, landscaping requirements will require replacement of any
19 trees that are removed at the time of construction. Individual DRT technical corrections
20 and conditions of approval apply.

21 **WHEREAS**, on February 11, 2026, the Governing Body held a public hearing on the Master
22 Plan and, having reviewed the staff report, the recommendation of the Planning Commission, and the
23 evidence obtained at the public hearing, determines that the proposed Master Plan, as recommended by

⁴ The provisions now appear at SFCC 1987, 14-3.3(5)(Table 3-23: Commercial Districts/ Building Standards. , effective November 24, 2025, following recodification.

1 the Planning Commission, meets the approval criteria set forth in SFCC 1987, Section 14-3.9(D)⁵.

2 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
3 **CITY OF SANTA FE** that the proposed Master Plan is consistent with the General Plan; is consistent
4 with the purposed and intent of the applicable zoning districts and the applicable use regulations and
5 development standards for those districts; will contribute to the coordinated and efficient development
6 of the community; and that the existing and future infrastructure will be able to accommodate the
7 impacts of future development.

8 **BE IT FURTHER RESOLVED THAT** the Master Plan for the approximately 4.12-acre
9 Property located at 2768 Agua Fria, Santa Fe, New Mexico, described in Exhibit A, is adopted.

10 PASSED, APPROVED, and ADOPTED this 11th day of February 2026.

11
12 _____
13 MICHAEL GARCIA, MAYOR

14 ATTEST:

15
16 _____
17 GERALYN F. CARDENAS, INTERIM CITY CLERK

18 APPROVED AS TO FORM:

19
20 Marcos Martinez
21 [Marcos Martinez \(Jan 30, 2026 15:08:07 MST\)](#)
22 MARCOS MARTINEZ, INTERIM CITY ATTORNEY

23
24 *Legislation/2026/Resolutions/ Land Use/ 2768 Agua Fria Rezoning Master Plan*

⁵ The provisions now appear at SFCC 1987, 14-2.1F.5(IV), effective November 24, 2025, following recodification.