

1 CITY OF SANTA FE, NEW MEXICO  
2 PROPOSED AMENDMENT(S) TO RESOLUTION NO. 2026-\_\_\_\_  
3 Case No. 2025-8902 - 2768 Agua Fria Master Plan

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5 Mayor and Members of the City Council:

6 In relation to Resolution No. 2026-\_\_\_\_.

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8 This amendment WILL change the caption. \_\_\_\_\_

9 This amendment WILL NOT change the caption.  X

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11 I intend to propose the following amendment(s),

12  
13 CITY OF SANTA FE, NEW MEXICO  
14 RESOLUTION NO. 2026-  
15 AMENDMENT A – RED – COUNCILOR FEGHALI  
16

17  
18 A RESOLUTION

19 ADOPTING A MASTER PLAN FOR ONE TRACT OF LAND LOCATED AT 2768 AGUA  
20 FRIA ROAD, WITHIN THE CITY OF SANTA FE, AND COMPRISING OF  
21 APPROXIMATELY 4.12 ACRES. (CASE NO. 2024-8902)

22 WHEREAS, Jenkins Gavin Inc, (“the Agent”) for the owner of one tract of land located at  
23 2768 Agua Fria Road comprising approximately 4.12 acres, submitted a Master Plan application for  
24 Cold Water Development Fund QOZF, LLC (“the Applicant”), to develop a 130-unit mixed-use  
25 community (“Master Plan”); and

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

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

5           **WHEREAS**, approval of a Master Plan requires the following findings as set forth in SFCC  
6 1987, Section 14-3.9(D)(1)<sup>2</sup>:

7           (a) The Master Plan is consistent with the general plan;

8           (b) The Master Plan is consistent with the purpose and intent of the zoning districts that apply to,  
9 or will apply to, the master plan area, and with the applicable use regulations and development  
10 standards of those districts;

11           (c) Development of the Master Plan area will contribute to the coordinated and efficient  
12 development of the community; and

13           (d) The existing and proposed infrastructure, such as the streets system, sewer and water lines, and  
14 public facilities, such as fire stations and parks, will be able to accommodate the impacts of the  
15 planned development; and

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

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

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<sup>1</sup> The provisions now appear at SFCC 1987, 14-2.1F.5(IV)(a) effective ~~November 24, 2025~~ January 1, 2026, following recodification.

<sup>2</sup> The provisions now appear at SFCC 1987, 14-2.1F.5(IV)(a), effective ~~November 24, 2025~~ January 1, 2026, following recodification.

<sup>3</sup> The provisions now appear at SFCC 1987, 14-2.1F.5(IV), effective ~~November 24, 2025~~ January 1, 2026, following recodification.

- 1 (a) The Master Plan is consistent with the General Plan and complies with land use themes  
2 and guiding policies, including Sustainable Growth, Affordable Housing, Character,  
3 Mixed Use, and Compact Urban Form, as established in Section 3-1 and 3-G-3 of the  
4 General Plan. The Master Plan is also consistent with the General Plan’s Growth  
5 Management strategies in Chapter 4, City Character in Chapter 5, Infrastructure and Public  
6 Services in Chapter 7, and the overall General Plan Themes set forth in Chapter 1. The  
7 Master Plan further complies with the Future Land Use Map, which designates this parcel  
8 as “Transitional Mixed-Use”.
- 9 (b) The proposed Master Plan is consistent with the purpose and intent of the C-2 zoning  
10 district and has been conditioned to meet specific design criteria that shall apply when a  
11 Development Plan application is submitted. The review process provided technical  
12 corrections and conditions of approval to ensure all applicable standards for a C-2 district  
13 have been met such as permitted uses, parking, lot size, lot coverage, minimum setbacks,  
14 and height of structures per SFCC 1987, Section 14-7.3-1<sup>4</sup>.
- 15 (c) The Master Plan proposes an efficient use of an increasingly rare large infill parcel and  
16 provides a transition in intensity between high-intensity industrial uses to lower intensity  
17 residential uses, while also providing additional retail opportunities to serve the  
18 surrounding area. The project will be in close proximity to several transportation options  
19 and the growing commercial and entertainment district around the Siler Road and Rufina  
20 Street intersection.
- 21 (d) Land Use staff and the Departmental Review Team (DRT) encompassing fire, water,  
22 wastewater, public works, terrain management, traffic, and landscaping, reviewed the  
23 proposed infrastructure based on the regulations established in Chapter 14 of the Santa Fe

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<sup>4</sup> The provisions now appear at SFCC 1987, 14-3.3(5)(Table 3-23: Commercial Districts/Building Standards., effective ~~November 24, 2025~~ January 1, 2026, following recodification.

1 City Code. Based on staff analysis and DRT’s review, the proposed infrastructure can  
2 accommodate the impact of the site. The lot is currently vacant and does not contain  
3 existing infrastructure. However, landscaping requirements will require replacement of any  
4 trees that are removed at the time of construction. Individual DRT technical corrections  
5 and conditions of approval apply.

6 **WHEREAS**, on February 11, 2026, the Governing Body held a public hearing on the Master  
7 Plan and, having reviewed the staff report, the recommendation of the Planning Commission, and the  
8 evidence obtained at the public hearing, determines that the proposed Master Plan, as recommended by  
9 the Planning Commission, meets the approval criteria set forth in SFCC 1987, Section 14-3.9(D)<sup>5</sup>.

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

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

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20 Respectfully submitted,

21 *Patricia Feghali*  
22 Patricia Feghali (Feb 11, 2026 16:06:53 MST)

23 Patricia Feghali, Councilor

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<sup>5</sup> The provisions now appear at SFCC 1987, 14-2.1F.5(IV), effective ~~November 24, 2025~~ January 1, 2026, following recodification.

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APPROVED AS TO FORM:

Marcos Martinez  
Marcos Martinez (Feb 11, 2026 16:00:32 MST)

MARCOS MARTÍNEZ, INTERIM CITY ATTORNEY

ADOPTED: \_\_\_\_\_

NOT ADOPTED: \_\_\_\_\_

DATE: \_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_

GERALYN CARDENAS, INTERIM CITY CLERK