



City of Santa Fe, New Mexico

memo

DATE: January 16, 2026

TO: Governing Body

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

FROM: Alexa Hempel, Planner Senior, Current Planning Division 

1. CONSIDERATION OF A RESOLUTION

General Plan Amendment. Case #2025-11028. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for +/- 3.87 acres, located at 2904 Rufina St (Lot 3) from Industrial and Business Park to Community Commercial.

2. CONSIDERATION OF BILL NO. 2025-27

Rezoning. Case #2025-11029. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt Bill No. 2025-27 to rezone +/- 3.87 acres located at 2904 Rufina St (Lot 3) from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial).

3. CONSIDERATION OF A RESOLUTION

Master Plan. Case #2025-11030. JenkinsGavin, LLC, Agent for Applicant Girls, Inc., of Santa Fe, asks the Governing Body to adopt a Resolution creating a Master Plan for a +/- 55,478 sq ft youth center on +/- 4.27 acres located at 2904 Rufina St (Lots 3 and 2A, 2-2).

I. Planning Commission Recommendations:

On November 6, 2025, the Planning Commission recommended the Governing Body take the following actions:

1. **APPROVE** Case #2025-11028. 2904 Rufina St Lot 3 General Plan Amendment from Industrial and Business Park to Community Commercial.
2. **APPROVE** Case #2025-11029. 2904 Rufina St Lot 3 Rezoning from I-1 and I-2 to C-2.
3. **APPROVE** Case #2025-11030. 2904 Rufina St Lots 3 and 2A, 2-2 Master Plan, subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

II. Sample Motions:

Three (3) motions will be required, in the following order:

1. **Move to approve or deny** Case #2025-11028, adopting a resolution (the “Future Land Use Map Amendment Resolution”) to amend the General Plan Future Land Use Map designation from Industrial and Business Park to Community Commercial for +/- 3.87 acres (Lot 3) located at 2904 Rufina St.
2. **Move to approve or deny** Case #2025-11029, adopting Bill No. 2025-27, changing the official Zoning Map designation from I-1 (Light Industrial) and I-2 (General Industrial) to C-2 (General Commercial) for +/- 3.87 acres (Lot 3) located at 2904 Rufina St.
3. **Move to approve or deny** Case #2025-11030, adopting a resolution (the “Master Plan Resolution”) for a Master Plan of a +/- 55,478 sq ft youth center on +/- 4.27 acres (Lots 3 and 2A, 2-2) at 2904 Rufina St., subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff’s report.

III. Executive Summary

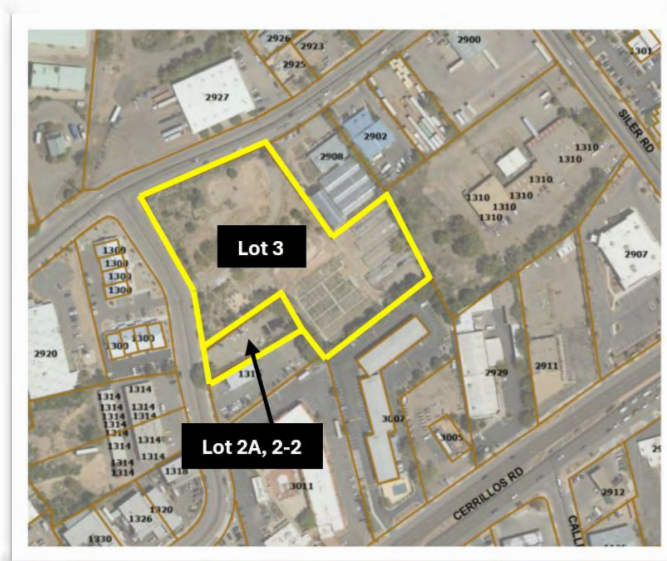


Figure 1 - Site Location

(General Commercial) (the “Rezoning”).

Girls, Inc., of Santa Fe (the “Applicant” or “GISF”), is a non-profit educational institution requesting a general plan amendment, rezoning, and master plan to construct a new educational facility at 2904 Rufina St. Through its agent, JenkinsGavin, LLC, the Applicant requests the general plan amendment (the “Future Lan Use Map Amendment”) to change the General Plan Future Land Use Map (the “FLUM”) designation on a 3.87-acre parcel (Lot 3 -see Figure 1 – Site Location) from Industrial and Business Park to Community Commercial. The rezoning request is to change the zoning of Lot 3 from I-1 (Light Industrial) and I-2 (General Industrial) to C-2

Approval of the General Plan Amendment and Rezoning will allow for consideration of a master plan of Lots 3 and 2A, 2-2, totaling +/- 4.27 acres (the “Master Plan”). The Master Plan proposes a +/- 55,478 sq ft youth center including classrooms, a gymnasium, a gathering space, a teen entrepreneurship center, administrative offices, a caretaker's residence, play areas, a greenhouse, a chicken coop, gardens, and forested pathways on the former Santa Fe Greenhouses nursery site.

The Applicant conducted a pre-application conference on December 12, 2024, and an Early Neighborhood Notification (“ENN”) meeting on July 23, 2025. No members of the public were

present at the ENN meeting. On November 6, 2025, the Planning Commission held a public hearing to review Cases #2025-11028, 2025-11029, and 2025-11030, during which the Planning Commission heard reports from City Planning and Land Use Department staff (the “Staff”), testimony and evidence from the Applicant, and public comments by interested members of the public. All comments from members of the public were in support of the application and generally expressed gratitude for the impact of Girls, Inc., on uplifting and supporting the Santa Fe community, as well as excitement for the opportunity for Girls, Inc., to expand their services. The Planning Commission found that the Future Land Use Map Amendment, Rezoning, and Master Plan were consistent with the General Plan and City of Santa Fe Code (SFCC), and that all approval criteria had been met.

The Planning Commission recommended that the Governing Body approve Case #2025-11028, the Future Land Use Map Amendment, Case #2025-11029, the Rezoning, and Case #2025-11030, the Master Plan (see Attachment A, “Planning Commission Packet”). On December 4, 2025, the Planning Commission adopted Findings of Fact and Conclusions of Law (Attachments B, C, and D), and Planning Commission Minutes (Attachment E, “Planning Commission Minutes November 6, 2025”).

IV. General Plan Amendment Approval Criteria

The City Code requires the Governing Body to review all amendment proposals on the basis of the criteria addressed below and make complete findings of fact “sufficient to show that these criteria have been met” before it recommends approval of any amendment to the general plan. See SFCC 1987, Sec. 14-3.2(E)(1).

Table 1 General Plan Amendment Approval Criteria Analysis

<p>14-3.2(E)(1)(a): Consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>Economic development goals are upheld by the provision of quality childcare programs that support working parents. The 2004 report, Cultivating Santa Fe’s Future Economy, by Angelou Economics, recognizes the important role of quality of life in economic development. In Strategy Four: Economic Development, the report states, “The most successful economic development regions in the U.S. also contain very high quality-of-life amenities. Quality of life encompasses many attributes, including healthcare, safety, parks and recreation, arts and culture, and environmental cleanliness. A quality environment plays a large part in the choice of young, skilled professionals in deciding where to locate. It also plays a significant role in retaining good citizens.” The GISF program is a quality-of-life amenity serving the Santa Fe community and young families, enhancing the attractiveness of Santa Fe for existing residents and newcomers, alike. In addition, GISF will employ approximately 45 staff persons. The new facility will serve the growing southwest part of town, home to a majority of Santa Fe’s families. Lastly, the site has existing access via two public rights-of-way and is currently served by public utility infrastructure.</i></p>	
<p>Staff Response: Staff concurs that the proposed amendment is consistent with Santa Fe's growth management and economic development goals as outlined in the General Plan, Angelou Report, and the 2008 Economic Development Strategy. The amendment supports the City's efforts to direct growth toward areas with existing infrastructure and services and encourages balanced economic development. Overall, the proposal aligns with the General Plan’s vision for sustainable coordinated urban growth and is consistent with Criterion 1.</p>	
<p>14-3.2(E)(1)(b): Consistency with other parts of the general plan;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>This General Plan Amendment conforms to the following General Plan Themes and Policies:</i></p> <p>Themes</p>	

1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.

1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe's families, and educational equity that supports economic opportunities for local youth.

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of ... a designated mix of land uses that provide an adequate balance of service retail and employment opportunities...". The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that “enhance the quality of life” for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

Staff finds that reclassifying Lot 3 as ‘Community Commercial’ is consistent with the General Plan Themes and Policies listed by the Applicant. The reclassification will allow for a youth center that promotes quality of life for Santa Fe residents and economic diversity for the Siler-Rufina area. Additionally, this project will provide infill development consistent with General Plan Themes and Policies.

14-3.2(E)(1)(c):

The amendment does not:

- (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or**
- (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or**
- (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;**

Criterion Met:

(Yes/No)

YES

Applicant Response:

(i) The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.

(ii) The subject parcel comprises 3.87 acres. Nevertheless, the property is adjacent to the Community Commercial designation along its south boundary.

(iii) Contrary to harming surrounding landowners or the general public, this General Plan Amendment, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.

Staff Response:

(i) The Siler-Rufina neighborhood is home to a mix of industrial, commercial, and non-profit organizations. Reclassifying Lot 3 will allow for continued infill development consistent with the character of this area. This reclassification will also create consistency with lots south of this property that are currently classified ‘Community Commercial.’

(ii) Staff finds that the subject parcel is 3.87-acres, exceeding the required 2-acres.

(iii) The General Plan Amendment to reclassify the lot to “Community Commercial” will create the ability to rezone the lot to “General Commercial,” which allows for a variety of uses that have potential to serve the community at large, including the proposed youth center in the Master

Plan. Reclassifying this lot can also encourage the redevelopment of the infill site, stated as a priority in the General Plan under policy 3-G-3.

<p>14-3.2(E)(1)(d): An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>This General Plan Amendment promotes the general welfare, because it will enable the construction of a new GISF youth center, offering after school and summer programs for school-age girls and much-needed support for working parents.</i></p>	
<p>Staff Response: The proposed amendment conforms to the requirements of 14-3.2(E)(1)(c), while also promoting general welfare by allowing for the proposed Master Plan use of a youth center, offering quality care to school aged children and accelerating infill development of this site.</p>	

<p>14-3.2(E)(1)(e): Compliance with extraterritorial zoning ordinances and extraterritorial plans;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: N/A</p>	
<p>Staff Response: N/A</p>	

<p>14-3.2(E)(1)(f): Contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>Redevelopment of this infill site provides for efficient and economic development, leveraging existing infrastructure, and supporting the harmonious development of Santa Fe. This request not only supports the general welfare of the community by providing Santa Fe families with a safe and reliable place to send their children but is the sole motivation for this effort.</i></p>	
<p>Staff Response: Staff agrees with the applicant and finds that reclassifying Lot 3 to ‘Community Commercial’ supports harmonious infill development that is efficient and consistent with properties in the vicinity which have been rezoned from industrial to commercial and subsequently redeveloped (Ord. #2016-44, #2022-4).</p>	

<p>14-3.2(E)(1)(g): Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>The City of Santa Fe Land Use and Urban Design Plan recognizes the Siler Neighborhood as a Mixed-Use Corridor, stating, “Development and redevelopment along these corridors should be encouraged to provide greater density of commercial uses...”. Furthermore, the Plan encourages the re–use of blighted or failing buildings and businesses. The redevelopment of a former, dilapidated nursery on an infill site in the Siler Neighborhood thoroughly aligns with these objectives. Furthermore, the City of Santa Fe Economic Development Department branded the subject neighborhood as the Siler-Rufina Nexus in a recent report issued to spur investment in the City’s Opportunity Zones. In keeping with this effort, the proposed GISF facility is a significant investment in the neighborhood, increasing job opportunities and redeveloping a deteriorated site.</i></p>	
<p>Staff Response: Staff agrees with the Applicant’s response while additionally acknowledging the previous references to the City’s General Plan policies. The proposed change does not conflict with existing city ordinances or regulations and the applicant’s Master Plan and future development plan of the site will conform with the City of Santa Fe’s Land Use Code and Policies.</p>	

V. Rezoning Approval Criteria

The City Code requires the Governing Body to review all rezoning proposals on the basis of the criteria addressed below, and make complete findings of fact “sufficient to show that these criteria have been met” before it approves a rezoning. See SFCC 1987, Sec. 14-3.5(C).

Table 2 Rezoning Approval Criteria Analysis

<p>14-3.5(C)(1)(a): The planning commission and the 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 approving any rezoning:</p> <p>(a) one or more of the following conditions exist: (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>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response:</p> <p><i>(i) N/A</i></p> <p><i>(ii) This area has evolved over the years into a diverse, mixed-use neighborhood of recreational uses, non-profit institutions, a mix of housing types, and various commercial enterprises. The rezone will support the construction of the proposed GISF facility, which aligns well with this current pattern of development.</i></p> <p><i>(iii) Rezoning the property to C-2 is more advantageous to the community. A vacant site falling into disrepair creates no community benefit. Redevelopment of this infill site vitalizes the neighborhood and supports the provision of critical community services. Furthermore, the rezone request aligns with the Themes and Policies of the General Plan, as summarized below:</i></p> <p>Themes</p> <p><i>1.7.2 Quality of Life. GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.</i></p> <p><i>1.7.4 Economic Diversity. GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe’s families, and educational equity that supports economic opportunities for local youth.</i></p>	

1.7.5 Sustainable Growth. The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.

1.7.9 Urban Form. The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city's vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of ... a designated mix of land uses that provide an adequate balance of service retail and employment opportunities...”. The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community's quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that “enhance the quality of life” for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

(i) Staff did not find a mistake in the original zoning.

(ii) In recent years, the Siler-Rufina area has seen increasing multifamily residential developments and rezonings from industrial to commercial that have changed the character of

the area (Ord. #2016-44, #2022-4). Commercial establishments and non-profit institutions have also come to occupy many industrial spaces surrounding the property. Staff recognizes a change in the character of the area.

(iii) Staff finds the rezoning of this parcel to “General Commercial” to be more advantageous than the currently vacant industrial site. This change encourages redevelopment of the infill site, and the associated Master Plan proposes a quality-of-life amenity to the community, supported by the General Plan.

<p>14-3.5(C)(1)(b): All the rezoning requirements of Chapter 14 have been met.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>All the rezoning requirements of Chapter 14 have been met. A Pre-Application Conference was conducted with the Development Review Team on December 12, 2024, and the Early Neighborhood Notification Meeting was held on July 23, 2025.</i></p>	
<p>Staff Response: Staff finds that the rezoning requirements of Chapter 14 have been met, including SFCC 14-3.1 “Applicable General Provisions,” and SFCC 14-3.5 “Rezoning.” This rezoning application has also been reviewed by the Development review Team (DRT) for compliance with Chapter 14.</p>	

<p>14-3.5(C)(1)(c): The rezoning is consistent with the applicable policies of the general plan, including the future land use map.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>A Request to amend the General Plan Future Land Use Map to Community Commercial accompanies this rezone application, which aligns with the requested C-2 zoning. Furthermore, the project conforms to the General Plan as outlined below:</i></p> <p>Themes</p> <p><i><u>1.7.2 Quality of Life.</u> GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.</i></p> <p><i><u>1.7.4 Economic Diversity.</u> GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe’s families, and educational equity that supports economic opportunities for local youth.</i></p> <p><i><u>1.7.5 Sustainable Growth.</u> The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.</i></p> <p><i><u>1.7.9 Urban Form.</u> The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban</i></p>	

sprawl. By promoting higher-density commercial development, the rezoning aligns with the city’s vision of creating a more sustainable urban environment.

1.7.11 Community-Oriented Development. As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.

1.7.12 Mixed-Use. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).

Policies

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of ... a designated mix of land uses that provide an adequate balance of service retail and employment opportunities...”. The Siler-Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community’s quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that “enhance the quality of life” for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls Inc. youth center directly fulfills these objectives.

Staff Response:

The rezoning alone does not align with the Future Land Use designation of this parcel which currently includes “Industrial” and “Business Park.” However, the applicant is requesting a General Plan Amendment to designate the Future Land Use of this parcel “Community Commercial,” which would align with the rezoning and proposed Master Plan use of a youth center. The project aligns with other themes and policies of the General Plan including but not limited to quality of life, sustainable growth, urban form, and community-oriented development.

<p>14-3.5(C)(1)(d): The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of</p>	<p>Criterion Met: (Yes/No) YES</p>
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<p>urban land sufficient to meet the amount, rate and geographic location of the growth of the city.</p>	
<p>Applicant Response: <i>General Plan Figure 4-4, Urban Sub-Areas, designates the 3.87-acre 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 in order to maximize the efficient use of public infrastructure, while meeting the demand for urban land for development and directing new growth towards the historic core of the city rather than on the undeveloped fringes. The proposed infill project is in alignment with these strategic directives and is responsive to community needs for public services and community engagement 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...”.</i></p>	
<p>Staff Response: SFCC Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will “affect an area of less than two acres.” This Parcel is 3.87-acres and therefore exceeds the required 2-acres.</p> <p>The Project meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of growth of the city. The Project is located within an infill area and proposes to meet the needs of the community while being served by sufficient infrastructure.</p>	

<p>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>
<p>Applicant Response: <i>The subject property is served by existing roadways and public water and sewer infrastructure. Since the program includes the development of over 2.7 acres of outdoor recreational space, the GISF facility will not affect the capacity of area parks.</i></p>	
<p>Staff Response: Staff from the relevant City departments, including water, wastewater, and traffic engineering have reviewed the zoning criteria as it relates to the Master Plan and determined that the property is sufficiently served by infrastructure so long as the Applicant meets the Conditions of Approval and Technical Corrections identified in Attachment A of this report.</p>	

<p>14-3.5(C)(2)(a): 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>	<p>Criterion Met: (Yes/No) YES</p>
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Allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;	
Applicant Response: <i>The proposed youth center is consistent with the character of the diverse Siler-Rufina neighborhood, which is home to several non-profit community organizations, including The Food Depot, Kitchen Angels, and Homewise.</i>	
Staff Response: The Applicant stated in response to (1)(a)(iii) the General Plan Themes and Policies that this project aligns with. Staff finds that this use fits the surrounding Siler neighborhood which is currently a mix of industrial, commercial, and multi-family dwellings.	

14-3.5(C)(2)(b): Affect an area of less than two acres, unless adjusting boundaries between districts; or	Criterion Met: (Yes/No) YES
Applicant Response: <i>The subject parcel is 3.87 acres.</i>	
Staff Response: The subject parcel is 3.87-acres, therefore exceeding the required 2-acres for a rezoning.	

14-3.5(C)(2)(c): Benefit one or a few landowners at the expense of the surrounding landowners or general public.	Criterion Met: (Yes/No) YES
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Applicant Response: <i>Contrary to harming surrounding landowners or the general public, this rezone, and the new GISF youth center it will enable, provides numerous benefits. The redevelopment of the vacant site with a new, modern facility, inclusive of 2.7 acres of open space, will revitalize the property and beautify the neighborhood. Furthermore, GISF is an important community service organization that mentors school-age girls with dynamic after school and summer programs.</i>	
Staff Response: The C-2 Zoning for Lot 3 is consistent with the existing land use patterns in adjacent areas south of the parcel. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, the Master Plan of a youth center for this site is anticipated to bring broader economic benefits, such as increased employment and expanded services, which would serve the general public interest.	

SFCC 14-3.5(D): Additional Applicant Requirements

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
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Applicant Response:

The property is currently served by existing public roadway and utility infrastructure. The Applicant is prepared to construct any necessary infrastructure upgrades at the time of property development, and these improvements will be documented in the approved development plans.

Staff Response:

The Traffic Impact Analysis (TIA) submitted by the Applicant identified the need for various streets improvements to the area surrounding the proposed development due to the increased traffic volume a youth center will cause. The Applicant understands these infrastructure improvements and acknowledges that the City may require the developer to construct necessary infrastructure improvements.

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 Response:

The Traffic Impact Analysis identifies the need for a southbound left-turn lane on Rufina Circle serving the north access drive. No other off-site improvements are warranted. The developer is aware that required upgrades by the City of Santa Fe will be at the expense of the developer.

Staff Response:

Additional streets, sidewalks, and curb improvements shall be determined when the Applicant submits a Development Plan for this site. The Applicant acknowledges this criterion.

VI. MASTER PLAN APPROVAL CRITERIA

The City Code requires that approval of a master plan be based on the following findings, and that actions taken by Planning Commission and Governing Body must be at a public hearing. See SFCC 1987, Sec. 14-3.9.

Table 3 Master Plan Approval Criteria Analysis

<p>14-3.9(D)(1)(a): The master plan is consistent with the general plan</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>The proposed Master Plan aligns with various Themes and Polices in the General Plan, as summarized below.</i></p> <p>Themes</p> <p><i><u>1.7.2 Quality of Life.</u> GISF provides an important community service, offering after school and summer programming and enrichment for school age girls throughout Santa Fe.</i></p> <p><i><u>1.7.4 Economic Diversity.</u> GISF supports economic diversity goals through sustainable development, enhancing quality of life for Santa Fe’s families, and educational equity that supports economic opportunities for local youth.</i></p> <p><i><u>1.7.5 Sustainable Growth.</u> The establishment of over 2.7 acres of open space within a dense existing neighborhood supports sustainability goals through preservation of natural outdoor space, enabling best practices with respect to stormwater management.</i></p> <p><i><u>1.7.9 Urban Form.</u> The rezone request supports the redevelopment of this infill site, which has access to existing transportation and utility infrastructure, maintaining a compact urban form. The requested rezone to C-2 maximizes land use efficiency in an urban setting, reducing urban sprawl. By promoting higher-density commercial development, the rezoning aligns with the city’s vision of creating a more sustainable urban environment.</i></p> <p><i><u>1.7.11 Community-Oriented Development.</u> As a community service organization, the proposed GISF facility exemplifies community-oriented development. GISF plays an important role for families in the community, by providing quality out-of-school programs that meet the needs of working parents.</i></p> <p><i><u>1.7.12 Mixed-Use.</u> The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood. Current zoning comprises Parcel #99309296. Lot 3, totaling 3.87 acres, is zoned Light Industrial (I-1) and General Industrial (I-2), and Lot 2, comprising 0.978 acres, is zoned C-2 (General Commercial).</i></p> <p>Policies</p>	

3-G-2 There shall be a mix of uses and housing types in all parts of the City. The proposed rezone is compatible with and expands the existing mix of uses in the Siler-Rufina neighborhood.

3-G-3 There shall be infill development at densities that support the construction of ... a designated mix of land uses that provide an adequate balance of service retail and employment opportunities...”. The Siler- Rufina neighborhood exemplifies this policy through a vibrant mix of commercial, institutional, and residential uses, and the proposed GISF will contribute to this existing diversity.

4-1-G-3 Use a full range of growth management methods to achieve a superior quality of life to ensure a financially and environmentally sustainable community. As a local community service organization, GISF contributes to the community’s quality of life through mentoring school-age girls and serving working parents with quality after school and summer programming.

9-3-G5 through 9-3-G7 explicitly calls for programs and facilities that “enhance the quality of life” for children and youth, including grants and spaces for after-school, education, life-skills, and recreation. A Girls, Inc., youth center directly fulfills these objectives.

Staff Response:

The Master Plan is consistent with the General Plan themes and policies listed by the applicant, including quality of life, economic diversity, sustainable growth, urban Form, community oriented development, and mixed use. The proposed use is currently not supported on the Future Land Use Map, but would be if the General Plan Amendment to change Lot 3 to “Community Commercial” is approved.

14-3.9(D)(1)(b):

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 residential development at higher densities. The proposed GISF youth center is a permissible use in the C-2 district and an appropriate commercial development in the Siler-Rufina neighborhood. Furthermore, the Master Plan demonstrates compliance with C-2 development standards with respect to height, lot coverage, open space, terrain management, and landscaping.

Staff Response:

The Master Plan is consistent with the purpose and intent of the proposed C-2 zoning district and has been conditioned to meet specific design criteria that shall apply when a Development Plan application is submitted. The Master Plan conforms with dimensional standards for C-2 zoning including height, lot coverage, setbacks, and lot size.

<p>14-3.9(D)(1)(c): Development of the master plan area will contribute to the coordinated and efficient development of the community; and</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>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.</i></p>	
<p>Staff Response: The Master Plan proposes efficient use of an infill parcel within the diverse Siler-Rufina area, utilizing existing infrastructure and improving connectivity. This use is an asset to the general welfare of the community as it will allow a quality-of-life amenity to be in a more accessible location for the growing Santa Fe community.</p>	

<p>14-3.9(D)(1)(d): 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.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>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 inclusion of a new left-turn lane serving the north access drive on Rufina Circle.</i></p>	
<p>Staff Response: The proposed infrastructure has been reviewed based on the regulations established in Chapter 14 by Land Use Staff and the Development Review Team (DRT) encompassing fire, water, wastewater, public works, terrain management, traffic, and landscaping. Existing and proposed infrastructure can accommodate the development of this site as proposed, with street modifications as described in the Applicant’s Traffic Impact Analysis. Individual DRT comments can be found in Attachment A of this report.</p>	

VII. CONCLUSION

Upon review of the Applicant’s request, submittal, and written findings, Staff has determined the Applicant has met the approval criteria for the Amendment, Rezoning, and Master Plan established in SFCC 1987, Sections 14-3.2(E), 14-3.5(C) and (D), and 14-3.9(D). Staff also finds that the Applicant has satisfied the requirements of 14-3.1(E), “Pre-Application Conferences,” 14-3.1(F) “Early Neighborhood Notification Procedures,” and 14-3.1(H) “Notice Requirements.”

VIII. ATTACHMENTS

- A. Planning Commission Packet
- B. Planning Commission Approved Findings of Fact and Conclusions of Law (General Plan Amendment)
- C. Planning Commission Approved Findings of Fact and Conclusions of Law (Rezoning)
- D. Planning Commission Approved Findings of Fact and Conclusions of Law (Master Plan)
- E. Planning Commission Minutes November 6, 2025


Resolution – General Plan Amendment changing the Future Land Use of Lot 3 at 2904 Rufina St from Industrial and Business Park to Community Commercial

Bill No. 2024-27 – Rezone Lot 3 at 2904 Rufina St from Light Industrial and General Industrial to General Commercial

Resolution - Master Plan for a youth center on Lots 3 and 2A, 2-2 at 2904 Rufina St

APPROVED AS TO FORM BY:

Title	Name	Initials
Department Director	Heather Lamboy	<i>HLL</i>
Assistant Department Director	Maggie Moore	<i>MRM</i>
Planner Manager	Daniel A Esquibel	<i>DAE</i>
Planner Senior	Alexa Hempel	<i>ANH</i>

Signature: 

Email: hllamboy@santafenm.gov

Signature: 

Email: daesquibel@santafenm.gov

Signature: Alexa Hempel

Alexa Hempel (Feb 18, 2026 13:35:42 MST)

Email: anhempel@santafenm.gov