



CITY OF SANTA FE

ATTACHMENT A

Planning and Land Use Department Planning Commission Staff Report

Case Nos: 2024-(7899)(898)(7900)(8852)
(8853)(8854)(8855)

Hearing Date: September 5, 2024

Applicant: Beckner Road Partnership, LLC

Request: Master Plan Amendment, General Plan Amendments & Rezoning

Location: The property is located SE of the Las Soleras/Beckner Rd roundabout & South of the Rail Runner Rd/Beckner Rd roundabout, & on the South side of Beckner Rd, being Tracts 19-26, within the Las Soleras Master Plan.

Case Mgr.: Daniel A. Esquibel

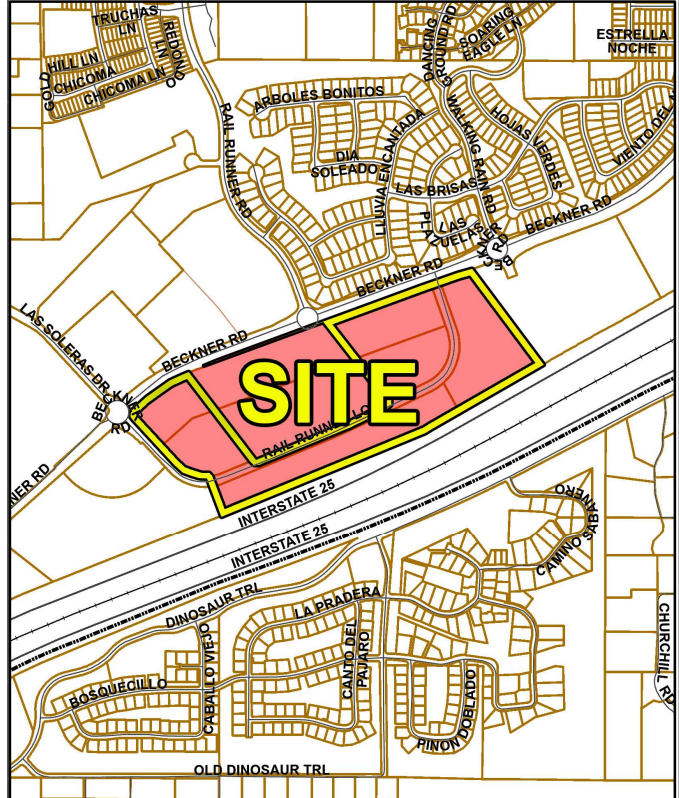
Existing Zoning: C-1 (General Office), MU (Mixed Use), and BIP (Business Industrial Park)

Overlay: Suburban Archaeological Review District

Pre-app. Mtg.: September 28, 2023

ENN Mtg.: November 14, 2023

Proposal: The Applicant's project includes 7 applications: an amendment to the Las Soleras Master Plan, 3 General Plan Amendments, (GPA) 3 rezonings (RZ), and a request to reduce the La Rambla Trail easement width from 90 feet to 45 feet. The GPAs change the Future Land Use Map designations from "Transitional Mixed Use, Business Commercial, and Commercial Office" to "Community Commercial". The RZs change the Official City Zoning Map designations from MU, BIP, and C-1, to C-2.



Case #2024-7899. Las Soleras Master Plan Amendment. Orion-West LLC, Agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a Master Plan Amendment to the Las Soleras Master Plan, changing the zoning from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet, on a property located southeast of the Las Soleras / Beckner Rd roundabout, south of the Rail Runner Rd / Beckner Rd roundabout on the south side of Beckner Rd, encompassing Tracts 19-26 within the Las Soleras Master Plan. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-7898. Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and also that the Planning Commission recommend that the Governing Body approve an additional General Plan Amendment changing the existing General Plan Future Land Use Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from Commercial Office Use to Community Commercial. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case # 2024-7900. Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning. Orion-West LLC, Agent for Beckner Road Partnership, Owner, asks the Planning Commission to recommend that the Governing Body approve a rezoning, changing the Official Zoning Land Use Map designation for Tracts 21 and 26, comprising approximately 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and that the Planning Commission also recommend the Governing Body to change the existing Official Zoning Map designation for Tracts 23 and 24, comprising 13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) Use to C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8852. Las Soleras Master Plan Tract 19 General Plan Amendment. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 9.11 acres from Transitional Mixed Use to Community Commercial, for a property, described as Tract 19 on the Las Soleras Master Plan located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8853. Las Soleras Master Plan Tract 19 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, requests approval of a Rezoning to change the existing Official Zoning Land Use Map designation for approximately 9.11 acres from MU (Mixed Use) Use to C-2 (General Commercial). The property, known as Tract 19 of the Las Soleras Master Plan, and is located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8854. Las Soleras Master Plan Tract 20 General Plan Amendment. Orion-West LLC., agent for

Beckner Road Partnership, LLC, Owner, asks the Planning Commission to recommend the Governing Body approve a General Plan Amendment changing the existing General Plan Future Land Use designation for approximately 10.70 acres from Commercial Business Use to Community Commercial, on a property described as Tract 20 on the Las Soleras Master Plan, and located south of the Rail Runner Loop. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

Case #2024-8855. Las Soleras Master Plan Tract 20 Rezoning. Orion-West LLC, agent for Beckner Road Partnership, LLC, Owner, ask the Planning Commission to recommend the Governing Body approve a rezoning changing the existing Official Zoning Land Use Map designation for approximately 10.70 acres from BIP (Business Industrial Park) to C-2 (General Commercial) on a property described as Tract 20 on the Las Soleras Master Plan, and located southwest of the Walking Rain Road / Beckner Road roundabout. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov)

I. RECOMMENDATION

The Land Use Department recommends **APPROVAL** of the following cases, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A":

1. Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Case #2024-7898: Las Soleras Tracts 21, 23, 24, and 26 General Plan Amendment,
3. Case #2024-7900: Las Soleras Tracts 21, 23, 24, and 26 Rezoning,
4. Case #2024-8852: Tract 19 General Plan Amendment,
5. Case #2024-8853: Las Soleras Tract 19 Rezoning,
6. Case #2024-8854: Las Soleras Tract 20 General Plan Amendment, and
7. Case #2024-8855: Las Soleras Tract 20 Rezoning

Seven motions are required for these Cases:

1. Recommend the Governing Body approve or deny Case #2024-7899: Las Soleras Master Plan Amendment allowing General Plan Amendments and Rezonings for Las Soleras Tracts 21, 23, 24, and 26,
2. Recommend the Governing Body approve or deny Case #2024-7898: Las Soleras Master Plan Tracts 21, 23, 24, and 26 General Plan Amendment, subject to the Master Plan conditions listed in Section II, Table 1 "*Master Plan Conditions*", and Master Plan Technical Corrections listed in attachment "A",
3. Recommend the Governing Body approve or deny Case #2024-7900: Las Soleras Master Plan Tracts 21, 23, 24, and 26 Rezoning,
4. Recommend the Governing Body approve or deny Case #2024-8852: Tract 19 General Plan Amendment
5. Recommend the Governing Body approve or deny Case #2024-8853: Las Soleras Master Plan Tract 19 Rezoning,
6. Recommend the Governing Body approve or deny Case #2024-8854: Las Soleras Master Plan Tract 20 General Plan Amendment, and
7. Recommend the Governing Body approve or deny Case #2024-8855: Las Soleras Master Plan Tract 20 Rezoning

II. Master Plan Conditions

Table 1 Master Plan Conditions

#	Condition of approval	Dept/Division	Completed By:
1	The Applicant shall submit a Master Sign Plan to be included with the Master Plan amendment as a permanent component of future development of the Project. This Master Sign Plan must comprehensively address the design, placement, and specifications of all signs within the project area to ensure compatibility with the historic and rural character and visual openness of the Historic Route 66 (I-25) corridor and acknowledge the significance of development of the project along the primary entrance into Santa Fe. This requirement shall apply to the entire project area, irrespective of any future subdivision or ownership change, and must be adhered to by all current and subsequent owners or developers.	Land Use/ Current Planning Division	Prior to recording the Master Plan

III. EXECUTIVE SUMMARY

The Governing Body approved the Las Soleras Master Plan (Master Plan) on February 11, 2009, encompassing approximately 539 acres with a mix of uses including low, medium and high-density residential; community and regional commercial; business industrial park; mixed-use; institutional uses; office and open space. The original master plan concept proposed a walkable mixed-use neighborhood focused on an anticipated Rail Runner transit stop. The mix of uses was intended to approximate the citywide balance of residential and nonresidential uses, set among extensive open spaces.

Since adoption in 2009, there have been 4 amendments to the Las Solares Master Plan:

- A. September 9, 2015
 - i. Realignment of roads, reconfiguration of open space and trail, reconfiguration and reduction of park land and the reconfiguration of land tracts.
- B. September 24, 2016
 - i. Establish alternative height and setback standards for the R-6 and R-12 residentially zoned districts of Las Soleras for Estancias de Las Soleras and Ross's Peak.
- C. September 12, 2018

- i. Rezoning from MU (Mixed Use) to R-21 (Residential-twenty-one dwelling units per acre) and a reduction in the 90-foot utility, access, and trail corridor to 45 feet (La Rambla).
- ii. Amending Las Soleras Master Plan condition related to dust control

D. October 31, 2019

- i. Rezoning from R-6 to R-10 for Las Soleras Tract 13

IV. COMPARISON MAPS OF ZONING AND THE FUTURE LAND USE MAP

Figure 1 depicts a comparison between the 2010 Future Land Use Map (left), illustrating the land uses at the time of adoption of the Master Plan and Annexation into the City, and the current 2024 Future Land Use Map designations (right). The primary differences being within the project area where 4 lots (lots 21,23,24 and 26) were annexed in as Community Commercial (red) and are now designated as commercial office (light purple). There has also been an expansion of residential low density (yellow) and residential high density (goldenrod) and a reduction in Transitional Mixed Use (mauve) north of Beckner Road.

Figure 1 2010 / 2024 Future Land Use Map Comparison

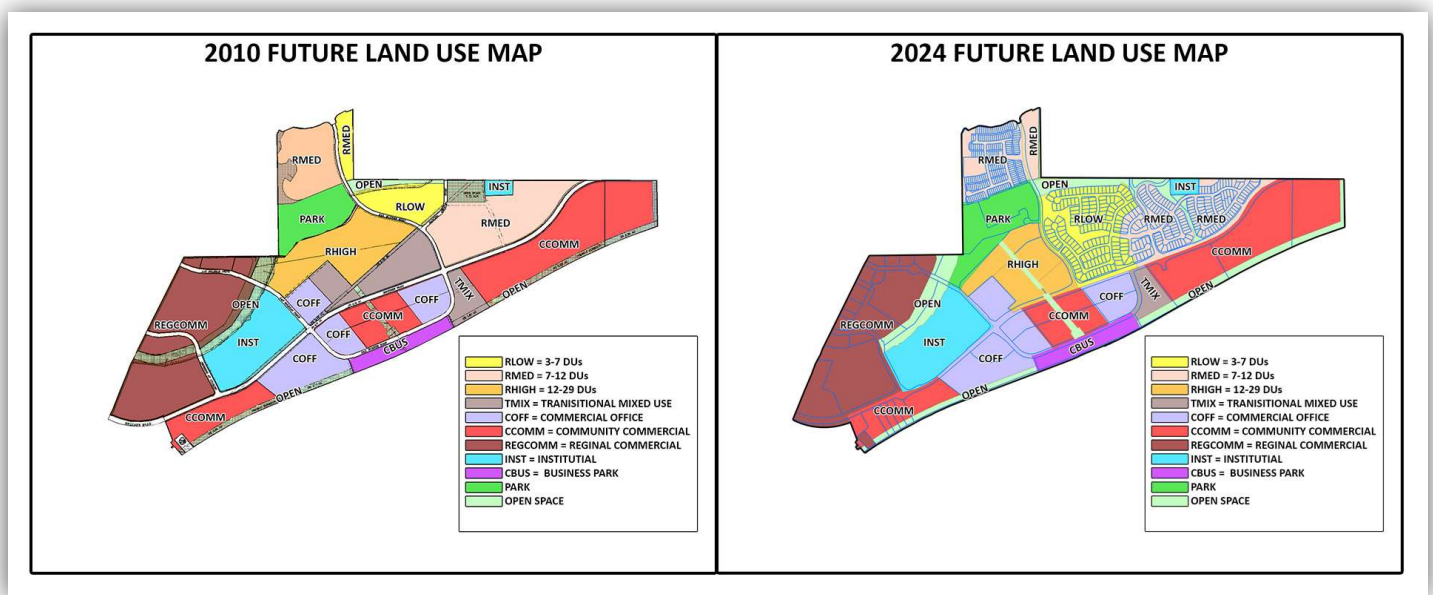
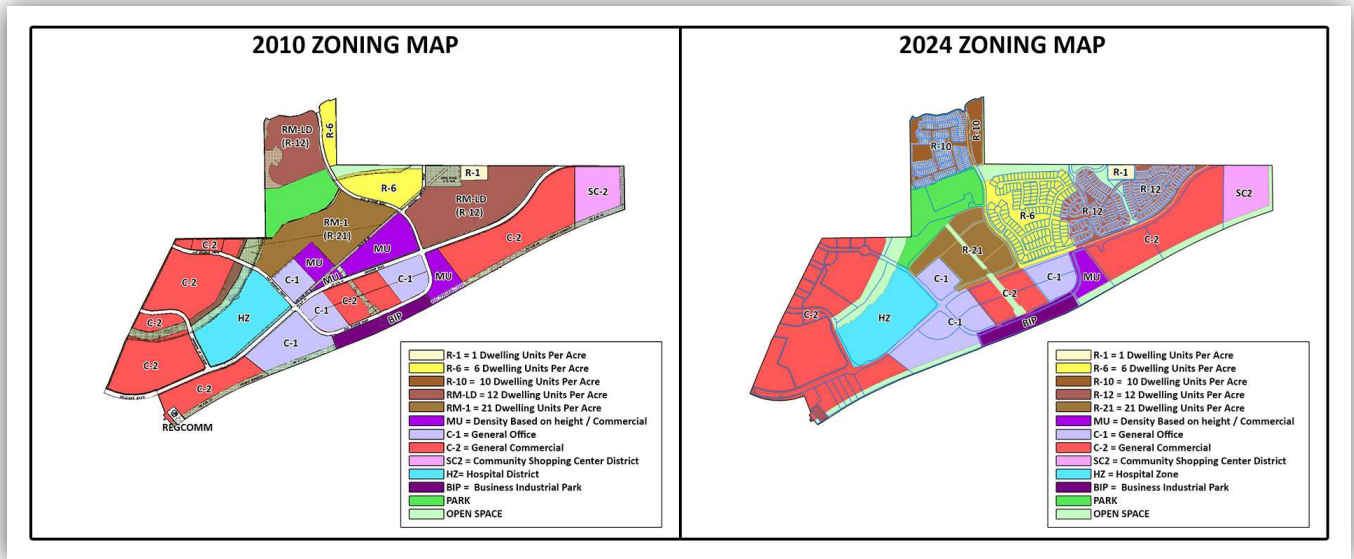


Figure 2 depicts a comparison between the 2010 Zoning Map established at annexation and the 2024 Zoning Map. The primary difference being a reduction in Mixed Use zoning (purple) in favor of more residential uses north of Beckner Road.

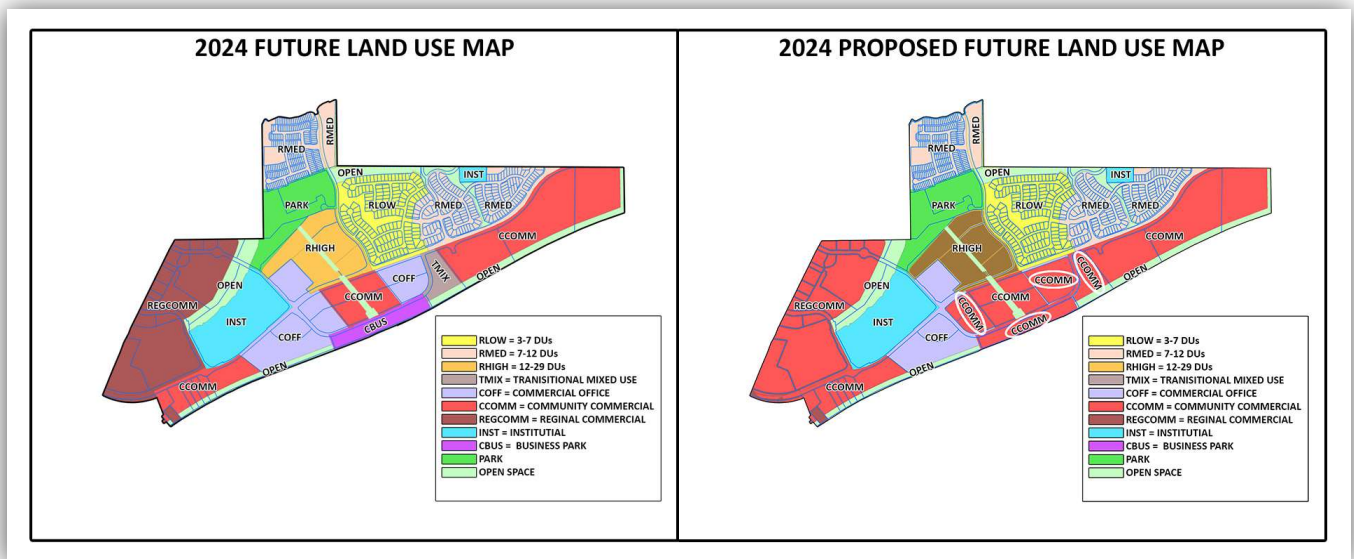
Figure 2 2010 Master Plan Zoning and 2024 Zoning Map Comparison



The Applicant’s Proposed Changes

Figure 3 compares the existing 2024 Future Land Use Map and the applicant’s proposed changes, from Commercial office (light purple), Business Park (dark purple), and Transitional Mixed Use (mauve) to Community Commercial (red).

Figure 3 2024 Future Land Use Map Comparison



The General Plan describes Community Commercial Office as providing:

Sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.

The General Plan describes Business Park as:

Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include research and development related uses, light manufacturing, wholesaling, distribution and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed.

The Business Park designation on the Future Land Use Map of the General Plan is intended to encompass the 11, Light Industrial District, and the IP, Industrial Park District, existing zoning categories. It is recommended that both districts be re-examined for allowable uses and appropriate standards. It is further recommended that the IP zoning district be restructured with a stronger emphasis on research and development, offices, and related uses, to be developed in a master planned landscaped setting, and that the district name be modified to Business and Industrial Park in order to reflect these changes.

For new development and for rezonings within the Business Park designation, the appropriateness of 1 versus BIP (IP) is determined by the nature of adjacent land uses. Where an area designated Business Park on the Future Land Use map is adjacent to non-residential zoning, an existing non-residential use, or non-residential Future Land Use, then that area may be considered for 11 zoning. Where an area designated Business Park on the Future Land Use map is adjacent to residential zoning, an existing residential use, or residential Future Land Use, then that area may be considered for IP (BIP) zoning.

The General Plan describes Transition Mixed Use as:

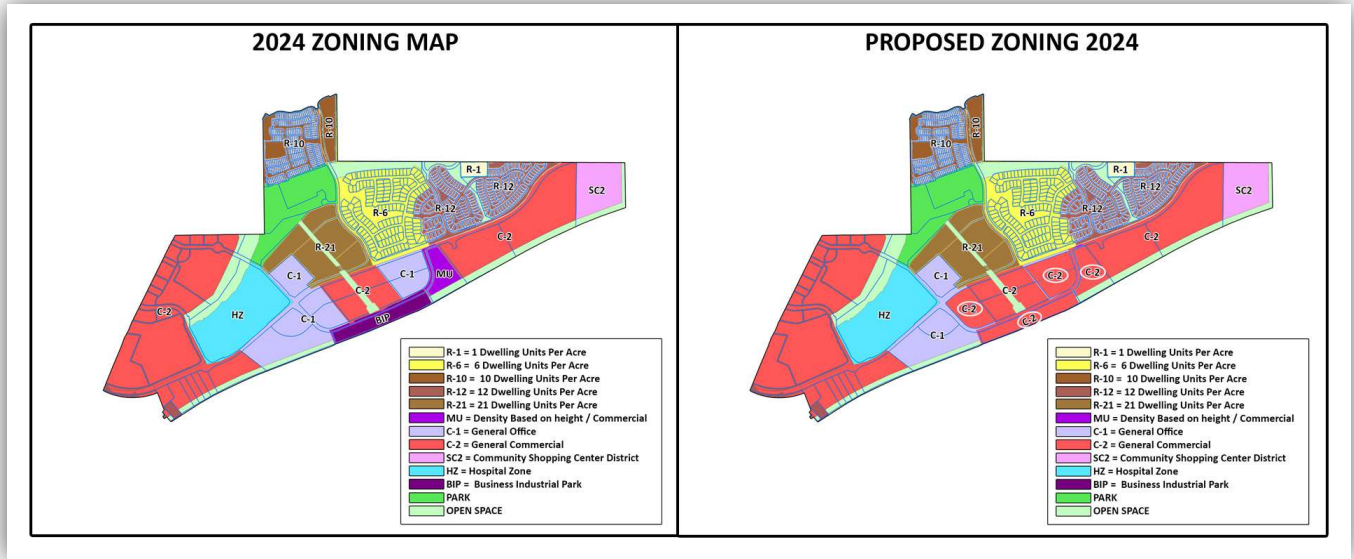
...mixed-use development, providing a variety of commercial (specific locations for big box retail), residential, and institutional opportunities.

The General Plan describes Office as:

This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate.

Figure 4 compares the Applicant's proposed changes to the City Zoning Map, namely replacing C-1 (General Office), BIP (Business Industrial Park) and MU (Mixed Use) with C2 (General Commercial).

Figure 4 Existing and Proposed Zoning Map Comparison



Zoning Modifications

Table 2 “Zoning Acreage Change” depicts acreage changes affected by Master Plan Amendments for Las Solares Master.

Table 2 Zoning Acreage Change

Zoning	2010 Annexation (Acreages+/-)	2024 Current Zoning (Acreages +/-)	Proposed Changes (Acreages+/-)
R-1	3.02	3.02	3.02
R-6	28.96	46.9	46.9
RM-LD (R-10 & R-12)	102.66	81.19	81.19
RM-1 (R-21)	43.69	28.59	28.59
MU	37.49	9.11	0
C-1	50.29	50.45	30.75
C-2	171.5	171.5	239.47 211.01
SC-2	20.21	20.21	20.21
HZ	39.03	39.03	39.03
BIP	10.7	10.7	0

Park	21.4	31.1	31.1
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Figure 5 Line Graph

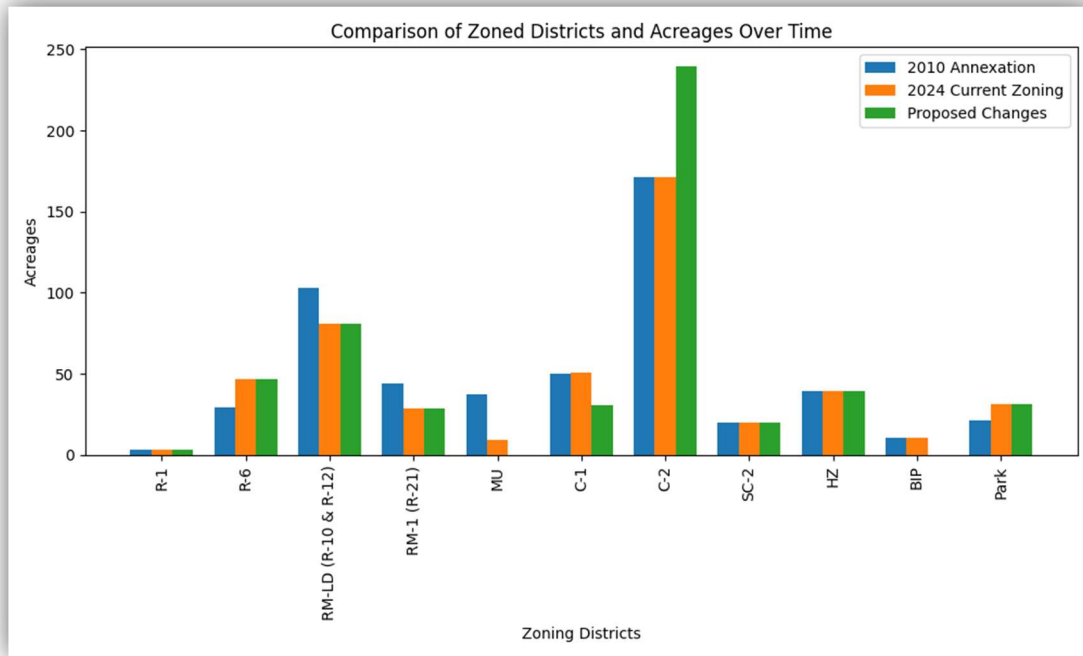


Figure 5, together with Figures 1-4 and Table 2 present an overview of modifications across various zoning categories, from the annexation agreement established in 2010 to the present year, and the applicants requested amendments. Figures 1-5 offer a general view of how acreages within the Master Plan area have changed across different zoning categories over time. The Master Plan amendment proposes modifications to the Master Plan zoning designations for Tracts 19, 21, 23, 24, and 26. The Master Plan amendment eliminates two zoning categories—MU (Mixed Use) from 9.11 acres to 0; and BIP (Business Industrial Park) from 10.7 acres to 0 acres—while reducing the area zoned as C-1 (General Office) from 50.45 acres to 30.75; and increasing those areas zoned as C-2 (General Commercial) from 171.5 acres to 239.47. In addition to the zoning changes, the applicant seeks to reduce the width of the 90-foot Utility, Access, and Trail Corridor (La Rambla Trail) to 45 feet.

Relevant Chapter 14 Zoning District purpose statements:

14-4.3(A) C-1 Office and Related Commercial District

The purpose of the C-1 office and related commercial district is to provide areas for government offices; professional and business offices; medical and dental offices or clinics; personal care facilities for the elderly ; and hospitals , laboratories, pharmacies and related complementary businesses that provide sales or service of office equipment, medical and dental supplies and office supplies. This

district serves as a transitional buffer between more intense commercial use districts and residential districts.

14-4.3(B) C-2 General Commercial District

The C-2 general commercial district includes areas along streets carrying large volumes of traffic where commercial uses are appropriate. Regulations are designed to guide future additions or changes so as to discourage extension of existing and formation of future strip commercial development , to preserve the carrying capacity of the streets and to provide for off-street parking and loading.

14-4.3(H) BIP Business and Industrial Park District

1) Purpose

(a) The purpose of the BIP district is to provide locations for the development of jobs in research and development activities and in offices, institutions and limited light industrial settings. The BIP district regulations intend to ensure that district locations may be adjacent to residential and commercial areas with minimum buffering.

(b) It is also the purpose of the BIP district to allow related uses that complement or support the primary employment-based uses to create a functional and pedestrian-friendly development.

2) Rezoning Requirements

(a) Property is eligible for rezoning to BIP if the property is a minimum of four acres in size and all other applicable requirements of Chapter 14 are satisfied.

(b) Rezoning to BIP requires consideration and approval by the planning commission and governing body of a master plan or development plan for the property as provided in Sections 14-3.8 and 14-3.9.”

14-4.3(L) MU Mixed-Use District

1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative infill and development of underused and vacant land and buildings in Santa Fe. This zoning category allows office, commercial and residential uses in the same building or on the same property . MU zoning should accomplish the following goals:

(a) control sprawl by creating a more efficient use of land and more opportunities for infill ;

(b) promote affordable housing and economic development by emphasizing a variety of land uses

- (c) promote creative and flexible land uses within Santa Fe;*
- (d) foster alternative means of transportation, including transit, bicycles and walking;*
- (e) promote infill development and pedestrian-oriented streetscapes in currently underused parking areas and along existing roadway corridors; and*
- (f) promote shared parking areas in the design and development of mixed-use projects.*

(2) Rezoning Requirements

- (a) Application for rezoning to MU is not allowed for residentially zoned properties located in historic districts, as shown on the official zoning map.*
- (b) Rezoning to MU requires consideration and approval by the planning commission and governing-body of preliminary or final development plans for the property as provided in Section 14-3.8.*

As districts expand, contract, or are eliminated, the urban fabric of the Los Soleras Master Plan area shifts. Expansion of C-2 zones might encourage more robust commercial development but could risk higher traffic and reduced pedestrian safety and less open space. Shrinking or eliminating MU districts could undermine efforts to increase urban density and mixed-use developments, potentially leading to greater vehicle dependence and loss of vibrant, multi-functional urban areas. Changes in BIP zoning could affect the availability of land for high-tech and industrial jobs, impacting local employment landscapes. Conversely, growth in C-1 areas could promote quieter, service-based environments but might limit opportunities for larger commercial ventures. Each adjustment to these zoning districts needs to be considered carefully to balance growth, community needs, and infrastructure capabilities.

The Applicant complied with Subsections 14-3.1(E) "*Pre-Application Conferences*," 14-3.1(F) "*Early Neighborhood Notification Procedures*," and 14-3.1(H) "*Notice Requirements*."

Staff's analysis finds that the Applicant met the approval criteria as outlined in Subsection 14-3.9(D) for Master Plans, Subsection 14-3.2(E) for amendments to the General Plan, and Subsection 14-3.5(C) for the rezoning request across all 7 case requests.

V. PROJECT ANALYSIS

A. Property Information:

Tracts 19, 20, 21, 23, 24, and 26 are vacant tracts of land measuring 9.11, 10.70, 4.70, 7.27, 6.18, and 3.48 acres, respectively, totaling approximately 41.44 acres. Tracts 19-23 are located off Rail Runner Loop. Per the approved Las Soleras Master Plan the Applicant will align Railrunner Loop to with the Railrunner Road Roundabout. Currently, Rail Runner Loop aligns with the Solares Drive/Beckner Road intersection at a roundabout on the west end and lies between the intersections of Rail Runner Road and Walking Rain Road/Beckner Road, each featuring roundabouts, at the east juncture. The eastern intersection will be realigned with the Rail Runner Road and Beckner Road intersection roundabout. Tracts 24 and 26 are located off Beckner Road (Reference Figure 6 "*Tract Location*").

Figure 6 Tract Location

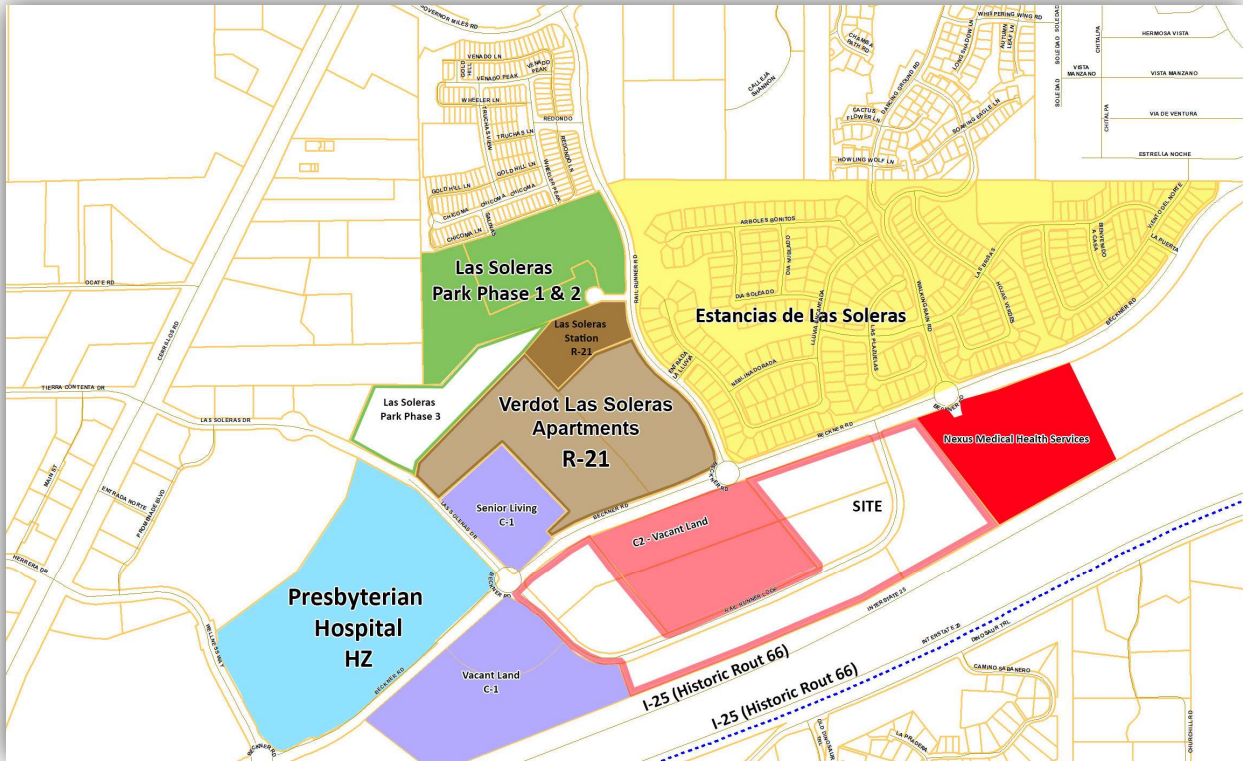


B. Adjacent Uses

Table 3 Nearby Development (Reference Figure 7 “Adjoining Uses”)

Direction	Zoning
North	C-1 (General Office) 5011 Las Soleras Dr, R-21 (Residential - 21 dwelling units per acre) Verdot apartments, R-6 (Residential – dwelling units per acre) Estancias De Las Soleras
West	C-1 (General Office) vacant land
East	C-2 (General Commercial) - Nexus Medical Health Services
South	I-25 (Historic Rout 66)

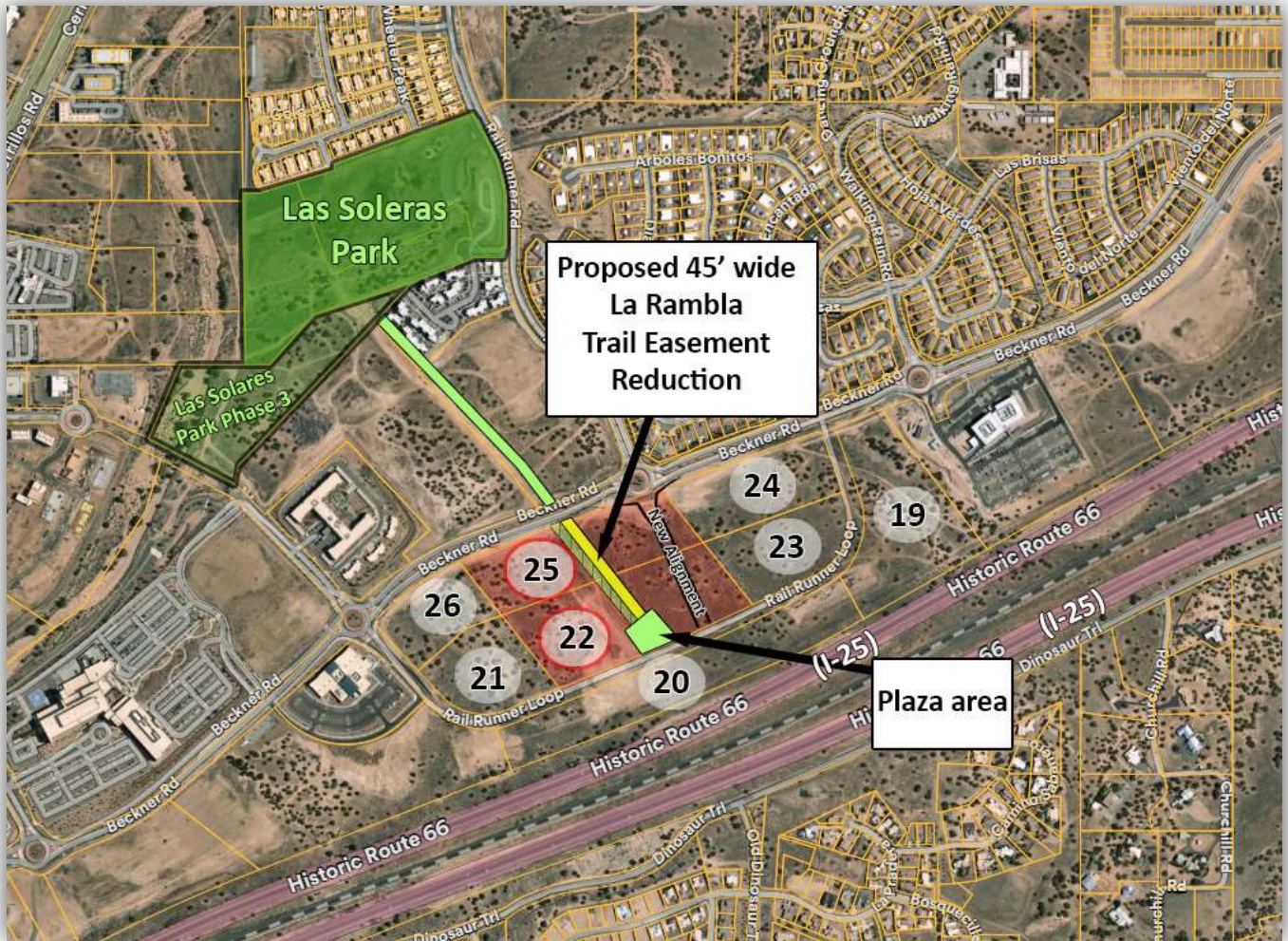
Figure 7 Adjoining Uses



C. La Rambla Trail Easement

In addition to general plan amendments and rezoning requests, the application includes the realignment of Rail Runner Loop. The realignment is required as a condition of the Las Solares Master Plan, and the Applicant is adhering to the required realignment condition. The applicant also seeks approval to reduce the La Rambla that traverses across Los Solares Tracts 22 and 25,. Tracts 22 and 25 are also currently owned by the applicant and will be integrated into future development, but they are not part of the current application as they are already zoned C2. The Master Plan amendment proposes reducing the La Rambla, originally established in 2010 as 90 feet wide, to 45 feet to align with the Rambla Trail width set by a previous Las Soleras Master Plan Amendment approved in 2019. Additionally, the applicant proposes the flexibility to adjust the location of the larger Plaza open space area anywhere along the Rambla between Beckner Road and Rail Runner Loop Road (Reference Figure 7 “La Rambla Trail Easement.”).

Figure 8 La Rambla Trail Easement



VI. PROPOSED INFRASTRUCTURE

The City Code requires that proposed infrastructure can accommodate the impacts of the proposed development. “[T]he 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.” SFCC 1987, § 14-3.5(C)(1)(e). The Development Review Team (“DRT”) concluded that City resources and infrastructure can accommodate the proposed request. See Attachment a, “DRT Comments”.

VII. EARLY NEIGHBORHOOD NOTIFICATION MEETING

The Applicant conducted a virtual Early Neighborhood Notification Meeting (ENN) via Zoom on November 14, 2023. No members of the public attended the ENN. The Applicant complied with all notice and other procedural requirements as per City Code Section 14-3.1(F).

VIII. APPROVAL CRITERIA – MASTER PLAN

Section 14-3.9 Necessary Findings: (A) and (D):

Table 4 Master Plan

<p>Criteria 1 (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’s Response (Master Plan):</p> <p><i>“The requested Master Plan amendment to allow a uniform Land Use Classification of Community Commercial and a Uniform C-2 District across Las Soleras Master Plan Tracts 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following General Plan policy goals are supported:</i></p> <p><i>Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.</i></p> <p><i>Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.</i></p> <p><i>Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and</i></p> <p><i>Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.</i></p> <p><i>Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and</i></p> <p><i>Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.</i></p> <p><i>Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and</i></p> <p><i>Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and</i></p> <p><i>Policy 9-2-G-5: Promote small business.</i></p> <p><i>The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.</i></p> <p><i>Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the</i></p>	

Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial.”

Staff Response (Master Plan):

Staff agrees with the Applicant’s response. The proposed Master Plan is consistent with several policy goals of the City of Santa Fe General Plan. Despite the elimination two zoned districts (Mixed Use and Business Industrial Park) originally envisioned in the Las Soleras Master Plan, the Master Plan still maintains the potential for a diverse range of uses as allowed within the C-2 District.

Staff finds that the Master Plan meets Criterion 1 (14-3.9(D)(1)(a).

<p>Criteria 2 (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;</p>	<p>Criterion Met: (Yes/No) YES</p>
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Applicant’s Response (Master Plan):

“This Master Plan amendment is consistent with Zoning patterns and districts already in the immediate area. Except for the MU District and BIP District of Tracts 19 and 20 respectively, and the SC2 District of parcel 17 at Richards Road; the Las Soleras Master Plan Zoning between I-25 and Beckner is predominately C-2, General Commercial with some C-1, Office and Related Commercial. This application’s request a uniform C-2 District across Tracts 19-26 is consistent with adjacent Zoning Districts and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.”

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment aligns with the predominant zoning patterns in the area, which primarily are uses (multifamily and nonresidential) allowed within a C-2 District. The variety of C-2 uses, ranging from residential to light industrial, adheres to the Las Soleras Master Plan's original intent to foster a mix of uses, despite the proposed elimination of both Mixed Use and Business Industrial Park Districts, while also responding to current market demands. The master plan continues to maintain a broad spectrum of uses within the C-2 District, supporting the potential for a coherent and strategically planned environment that accommodates both commercial and residential developments within the Master Plan.

Staff finds that the Master Plan meets Criterion 2 (14-3.9(D)(1)(b)).

Criteria 3 (14-3.9(D)(1)(c)): development of the master plan area will contribute to the coordinated and efficient development of the community;

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

Applicant’s Response (Master Plan):

"This Master Plan amendment will significantly enhance the site’s ability to deliver an efficient, thoughtful development via a uniform C-2 Zoning District as it will offer flexibility in establishing meaningful lot configurations and the location of various services (including full-service dining) within the site. These services will benefit not only the users of Tracts 19-26 but also the surrounding neighborhood as it continues to grow. This will also attract interested businesses and companies in search of a new office. Finally, this development will trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System."

Staff Response (Master Plan):

Staff agrees with the applicant's response. The amendment to C-2 zoning provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such

as full-service dining and more. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth. Moreover, the rezoning of the property will facilitate future development that is expected to trigger the completion of the Las Soleras Bridge and the expansion of the Las Soleras Trails System, further enhancing the area's coordinated development. The Las Soleras Master Plan originally contained a Rail Runner Stop. However, the Rail Runner stop was canceled during Governor Martinez's Term in office. It is unclear if the Rail Runner Stop will occur at Las Soleras in the Future.

Staff finds that the Master Plan meets Criterion 3 (14-3.9(D)(1)(c)).

<p>Criteria 4 (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>
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Applicant Response (Master Plan):

"The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application. The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request."

Staff Response (Master Plan):

Staff generally agrees with the applicant's response regarding the minimal impact of the proposed amendment on utility systems and the adequacy of existing infrastructure to support the proposed changes. Although the applicant's "Conceptual Test Fit" land plan, included in the application, evaluates the amendment's impact on area traffic, water, and sewer utilities, is not an actionable item on the agenda and cannot be used to establish compliance with the criteria.

While the Traffic Division agrees with the Traffic Analysis provided by the applicant, it has raised certain points for consideration regarding future phases of the project:

1. Per the original approved Master Plan note 46A, Beckner Road must be constructed as a four-lane major arterial in accordance with Chapter 14 of the City Code, unless otherwise approved by the City of Santa Fe Public Works Department, consistent with an approved or amended TIA.
2. The updated traffic study supports the eventual completion of a 4-lane facility on Beckner Road, as stipulated in the original Master Plan.

Additionally, Fire Preventions comments have outlined necessary precautions and requirements for

future development:

1. A comprehensive assessment of fire service capacity and requirements should be conducted for all substantial new master plan developments.
2. Before construction begins, the water division and fire department must approve all infrastructure, including hydrants and water lines.
3. An all-weather access road capable of supporting a 75,000-pound fire apparatus must be provided before any combustible materials are brought onto the site.

The Water Division did not *“have any concerns at this time from a water engineering standpoint. The existing 12” main in Beckner should be able to accommodate the changes being proposed with no issues. For the future developments that come in under the general plan and master plan, the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.”*

The Wastewater Division has *“determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.”*

The Parks Division raised no concerns for the project.

Staff finds that the Master Plan meets Criterion 4 (14-3.9(D)(1)(d)).

IX. General Plan

14-3.2 *“Amendments to the General Plan”* establishes approval criteria for amendments to the General Plan.

Table 5 General Plan Amendment Criteria

Criterion 1 [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;	Criterion Met: (Yes/No) YES
<p>Applicant’s Response (General Plan Amendment): <i>“The requested General Plan Amendment to allow a uniform Land Use Classification of Community Commercial across Las Soleras Master Plan parcels 19 – 26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:</i></p> <p><i>Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.</i></p> <p><i>Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.</i></p> <p><i>Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and</i></p> <p><i>Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.</i></p>	

*Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and
Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and
Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and
Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and
Policy 9-2-G-5: Promote small business.*

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of parcels 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of parcels 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road.

The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of parcels 19 – 26 with a uniform Land Use classification of Community Commercial.

Growth Projections, Economic Diversification, and Community Development are also addressed within this amendment. The proposed amendment is consistent with the goals and policies of community services outlined in the General Plan, which states the guiding policies for economic development are to: 1) Promote diversification of the Santa Fe economy, 2) Promote increased job opportunities with higher wages for Santa Fe residents, 3) Support services that serve the needs of Santa Fe residents and workers, 4) Develop and maintain an attractive climate for conducting business in Santa Fe, and 5) Promote small businesses.

Santa Fe County's population is projected to reach approximately 156,151 in 2024, reflecting a growth rate of 0.13% over the past year according to the most recent United States Census data. This projected growth highlights the need for adaptive planning and development to accommodate increasing residential and commercial demands.

The Angelou Report further emphasizes the importance of diversifying Santa Fe's economic base to ensure

sustained growth within the community (p. 15) and advocates for community development strategies that enhance both the local economic landscape and the quality of life for residents (p. 40). Aligning with these goals, the Economic Development Division Strategy for Implementation outlines objectives to attract high-wage jobs and develop a workforce capable of supporting innovative sectors (p. 3-4).

The proposed amendment enables the land to support these economic development policies by allowing for a greater variety of developments, which would better meet the needs of different ages, incomes, and family sizes. Additionally, it is strategically designed to create space for diverse industries to expand and prosper, encouraging the creation of community hubs that attract investment and generate high-quality employment opportunities. This supports Santa Fe's growth projections and the targeted diversification of its economic base, facilitating development that enhances the economic landscape and community well-being."

Staff Response (General Plan Amendment):

Staff agrees with the Applicant's response. The proposed amendment for Las Soleras Tracts 19-26 aligns with Santa Fe's growth and economic development strategies. By citing strategic documents like the Angelou Report and the 2008 Economic Development Strategy, the response demonstrates that the amendment supports city policies on economic diversification and infrastructure development. The Applicant's use of demographic data underscores the amendment's relevance to current and future community needs, ensuring it contributes to Santa Fe's long-term prosperity and resilience.

Staff finds that the proposed amendment meets Criterion 1 [14-3.2(E)(1)(a)].

Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;	Criterion Met: (Yes/No) YES
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Applicant's Response (General Plan Amendment):

"This request is consistent with other General Plan Land Use Classification in the immediate Las Soleras Master Plan area (See City of Santa Fe Future Land Use Map included with this application).

Las Soleras Master Plan Tracts 19 – 26 are immediately adjacent to Community Commercial Tracts to the East. In addition, Tracts 22 and 25 are already designated Community Commercial. More Community Commercial along with Regional Commercial Land Use designations can be found a short distance to the West between I-25 and Beckner Road and then again North of Beckner Road just West of the Presbyterian hospital tract.

In fact, it could be observed that the existing land use classifications for Tracts 19 and 20 currently designated as Transitional Mixed Use and Business Park are the designations not consistent with the adjacent General Plan classifications which are a majority Community Commercial and Office.

The infrastructure serving Las Soleras is relatively new and it is also designed to accommodate the build out of the Master Plan including expansion of roads, trails and utilities as vacant Tracts are developed."

Staff Response (General Plan Amendment):

Staff agrees with the applicant's response. The applicant's request is to uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial. A Community Commercial classification aligns with the existing land use patterns nearby, where adjacent and nearby Tracts are already designated as Community Commercial. Eliminating the Transitional Mixed Use and Business Park designations for Tracts 19 and 20 resolves inconsistencies with the surrounding areas, streamlining the land use classifications and enhancing urban coherence.

As illustrated in this report (Figures 3 and 4) the Future Land Use Map, Tracts immediately adjacent to the east of Tracts 19 – 26 are already designated as Community Commercial. Additionally, Tracts 22 and 25 within the targeted area are currently classified as Community Commercial. Furthermore, there are areas designated Community and Regional Commercial only a short distance from the subject property to the west between I-25 and Beckner Road and to the north near the Presbyterian hospital.

The fact that Tracts 19 and 20 are currently designated as Transitional Mixed Use and Business Park, respectively, seems inconsistent with the predominantly Community Commercial and Office designations in the vicinity. This suggests that the proposed amendment to Community Commercial could harmonize the land use classifications in this part of the Las Soleras Master Plan area.

Moreover, the infrastructure in place serving Las Soleras—including roads, trails, and utilities has been designed to support the Master Plan as vacant Tracts are developed.

Staff finds that the proposed amendment meets Criterion 2 [14-3.2(E)(1)(b)].

<p>Criterion 3 [14-3.2(E)(1)(c)]: the amendment does not:</p> <ul style="list-style-type: none"> (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 	<p>Criterion Met: (Yes/No) YES</p>
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Applicant Response (General Plan Amendment):

“(i) Response:
With the exception of the Transitional Mixed Use and Business Park Classifications of Tracts 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses. The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.”

“(ii) Response:
The site and Tracts in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.

(iii) Response:
As noted above, the Community Commercial land use classification is consistent with land use designations and patterns already assigned to adjacent Tracts within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Tracts 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.

Staff Response (General Plan Amendment):
Response to (i):

The applicant's response to item "(i)" of Criterion 3 focuses on reclassifying Tracts 19 and 20 from Transitional Mixed Use and Business Park to Community Commercial, matching the existing nearby uses of Community Commercial and Office. This standardizes land use according to the area's predominant commercial orientation. However, the response lacks specific details on how the changes for additional tracts (21, 23, 24, and 26) fit with their existing land use or if they conflict with the prevailing use and character of their surroundings.

The lack of detailed information on tracts 21, 23, 24, and 26 leaves a gap in determining full compliance with this criterion.

Response to (ii):

Staff agrees with the applicant response to item "(ii)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to (iii):

Staff agrees with the applicant response to item "(iii)." The proposal to classify these Tracts as Community Commercial reflects the existing land use designations of adjacent areas and does not disproportionately benefit a single or small group of landowners at the expense of others. Instead, it is likely to provide broader economic benefits through job creation, enhanced tax revenues, and expanded service offerings, thus serving the general public interest.

Staff did not find sufficient detail within in the Applicant's response to address Criterion 3 [14-3.2(E)(1)(c)]. However, based on Staff's own investigation, which included review of the applicant's submittals, and all other material included in the attachments to this Report, Staff is able to conclude that the proposed amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area, does not affect an area of less than two acres, and does not benefit one or a few landowners at the expense of the surrounding landowners or the general public. Therefore, it is Staff's conclusion that the proposed amendment is consistent with Criterion 3.

Criterion 4 [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;	Criterion Met: (Yes/No) YES
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Applicant's Response (General Plan Amendment):

"The proposed amendment conforms with the requirements of 14-3.2(E)(1)(c), but also offers public advantage as the effective and accelerated development offered by this amendment will result in the completion of additional Las Soleras infrastructure including the Las Soleras Bridge crossing Arroyo de Los Chamisos."

Staff Response (General Plan Amendment):

Staff agrees with the Applicant's response. The proposed amendment promotes general welfare by accelerating development in the Las Soleras area, which includes completing the Las Soleras Bridge over Arroyo de Los Chamisos. This infrastructure enhancement directly benefits the public.

Staff agrees with the Applicant's response. The proposed a General Plan Amendment that offers significant public advantages. Specifically, the Applicant highlights that the effective and accelerated development resulting from the amendment will facilitate the completion of critical infrastructure, notably the Las Soleras Bridge crossing Arroyo de Los Chamisos. This critical infrastructure is as a benefit to the general welfare, indicating that the amendment provides substantial public advantages beyond mere compliance, thereby satisfying the conditions set forth in Criterion 4.

Staff finds that the proposed amendment meets Criterion 4 [14-3.2(E)(1)(d)].

Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;	Not Applicable
Criterion 6 [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;	Criterion Met: (Yes/No) YES
<p>Applicant’s Response (General Plan Amendment): <i>“A consistent land use designation of Community Commercial for Tracts 19-26 along with allowable uses found in a C-2 Zoning District is more consistent with the adjacent land uses. It will further provide for a more thoughtful and accelerated development necessary to expand the Las Soleras trails system, deliver the Las Soleras Bridge, and offer the potential of an expanded job base and additional retail and/or food and beverage service to the surrounding neighborhood.</i></p> <p><i>In addition, approval of this application will increase the chances a Rail Runner rail stop may one day serve the Las Soleras Master Plan.”</i></p> <p>Staff Response (General Plan Amendment): Staff agrees with the applicant's response. The applicant's proposal for a uniform Community Commercial land use designation across Tracts 19-26, combined with the uses allowed under C-2 Zoning, aligns well with the adjacent land uses. This alignment promotes a more coordinated and harmonious development of the Las Soleras Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4.</p> <p>The application outlines several key benefits that contribute to the overall welfare of the community. These include the expansion of the Las Soleras trails system and the construction of the Las Soleras Bridge, which are anticipated to improve local infrastructure and connectivity significantly. Furthermore, the potential for increased job opportunities and additional retail and food services directly supports the economic and social prosperity of the neighborhood.</p> <p>Staff finds that the Criterion 6[14-3.2(E)(1)(f)] is met.</p>	
Criterion 7 [14-3.2(E)(1)(g)]: consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.	Criterion Met: (Yes/No) YES
<p>Applicant’s Response (General Plan Amendment): <i>“Development resulting from the approval of the proposed amendment will conform with the City of Santa Fe land use policies and the conditions of development as set forth in the Las Soleras Master Plan. Approval of this amendment does not set any new precedent and is compatible with the spirit and intent of the Las Soleras Master Plan and community as currently developed.”</i></p> <p>Staff Response (General Plan Amendment): Staff agrees with the applicant’s response. The applicant has referenced multiple policies that support the proposed change, which is in line with the criteria for a General Plan amendment. This proposed change does not conflict with any existing city ordinances or regulations. The applicant asserts that the development from this amendment will conform to the City of Santa Fe's land use policies and adhere to the conditions outlined in the Las Soleras Master Plan.</p> <p>The applicant's response aligns with the discussions under Criteria 1, 2, 4, and 6. These criteria collectively highlight that the amendment fosters a harmonious development strategy, promotes general welfare, and corresponds with adjacent land uses and broader city policies, ensuring there are no conflicts with existing</p>	

regulations.	
Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.	
<p>Criterion 8 [14-3.2(E)(2) Additional Criteria for Amendments to Land Use Policies In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:</p> <p>(a)the growth and economic projections contained within the general plan are erroneous or have changed;(b)no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or(c)conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.</p>	<p>Criterion Met: (Yes/No) Not Applicable</p>
The Applicant is not required to document compliance with Criterion 2, since the application does not amend land use policies.	

X. ZONING APPROVAL CRITERIA

Section 14-3.5(A) and (C) SFCC 2001 sets forth approval criteria for rezoning as follows:

(1) 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:

Table 6 Rezoning from R-3 to C-2

<p>Criteria 1 (14-3.5(C)(1)(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’s Response (Rezoning): Response to Criterion (1)(a)(i): <i>“Not applicable”</i></p> <p>Response to Criterion (1)(a)(ii): <i>“As noted in the application letter, the location of Rail Runner Road was constructed almost 900 feet west of its originally planned termination onto Beckner. Per the Las Soleras Master Plan this will necessitate relocation of the Rail Runner Loop Road at Beckner and within Tracts 19 - 26. This loop road realignment has left the lot configurations of Tracts 19 – 26 contrary to efficient development.</i></p> <p><i>Las Soleras Tracts 19-26 have been referenced collectively as triggers for various infrastructure development –</i></p>	

most notable the Las Soleras Bridge. It can also be argued that the existing zoning districts of MU and BIP for Tracts 19 and 20 are not consistent with the adjacent zoning districts that are primarily C-2 with some C-1. MU and BIP are found nowhere else within the Las Soleras Master Plan. To address the change in location of Rail Runner Roads negative impact on Master Plan Tracts 19-26, employing a uniform C-2 Zoning would be consistent with adjacent uses and an appropriate solution for addressing the issue.”

Response to criterion (1)(a)(iii):

“As noted in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.

Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and

Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and

Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and

Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

Policy 9-2-G-5: Promote small business.

The Las Soleras Master Planned community has had a significant amount of residential development since its inception in 2009. While this residential expansion has been much needed and generally in keeping with the intent of the Master Plan it has also created a need for local services in support the local Las Soleras community. The uniform classification to Community Commercial will provide greater flexibility to address the market demand for these services that could include neighborhood focused retail and restaurants. It is also consistent with the intent of the Las Soleras Master Plan for this area.

Conversely, this residential base has also created a capacity to support new business and health care service providers that offer higher wages for Santa Fe residents. The most recent example of this is the Nexus Health Medical Office and Cancer Center immediately east and adjacent to parcel 19. This project will open in July of 2024 bringing higher paying medical related jobs to the area. The Presbyterian Hospital that opened in 2019 is another recent example. The expectation is that this trend toward medical focused practices and related services could continue – and indeed be enhanced if the level of development as offered with Community Commercial is allowed. Several of these medical practices and services will qualify as small businesses.

The development of Tracts 19 – 26 will be subject to a set of established design guidelines offering consistent design elements addressing architecture, landscaping, and lighting to name a few. The intent is to create a sense of place along with health-oriented community activity across the entire 57.63 acres. The guidelines will of course be consistent with SFCC requirements.

Access to the site is good from both a vehicular, bike, or pedestrian point of view. However, allowing a uniform Community Commercial classification will accelerate the development of Tracts 19 – 26 and thereby the delivery of both expanded Las Soleras trails and the Las Soleras Bridge that will cross the Arroyo de Los Chamisos offering another option to access the area to and from Cerrillos Road. The existing infrastructure for water and sewer installed in Beckner Road along with future infrastructure prescribed in the Las Soleras Master Plan will support the build out of Tracts 19 – 26 with a uniform Land Use classification of Community Commercial.”

Staff Response (Rezoning):

- (i) The applicant addressed the first criteria “(i)” as “Not Applicable.” Staff analysis found that there was no mistake in the original zoning.
- (ii) Staff partially agrees with the Applicant's response. The Applicant, along with the information provided in this report, effectively demonstrates a significant change in the character of the Las Soleras neighborhood since 2010, which may justify the proposed zoning changes. The Applicant’s response acknowledges all the Tracts in the context of the infrastructure project, but it primarily focuses on Tracts 19 and 20 in terms of zoning inconsistencies. However, the response does not provide a detailed justification for the zoning changes across all the mentioned tracts (19-26). This lack of comprehensive detail results in an incomplete response to the criteria.
- (iii) Staff agrees with the Applicant's response regarding the rezoning of Tracts 19-26 to a uniform Community Commercial C-2 district, which is in line with Santa Fe's growth and economic development plans. This rezoning supports a variety of uses, enhances pedestrian environments, and promotes economic self-sufficiency by balancing residential and employment opportunities. The rezoning is designed to meet increasing local service demands due to residential growth since 2009, supporting sectors like healthcare and retail that provide higher-wage jobs and meet community needs. Furthermore, the development aligns with the Las Soleras Master Plan, ensuring consistency in community design and infrastructure. Notable infrastructure improvements like the Las Soleras Bridge and trail expansions are also planned, enhancing community access and supporting the overall benefits of this rezoning proposal.

Staff finds that the Criterion 1 [14-3.5(C)(1)(a)] is met.

Criteria 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;	Criterion Met: (Yes/No) YES
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Applicant’s Response (Rezoning):
“Yes, all zoning requirements of Chapter 14 have been met.”

Staff Response (Rezoning): Staff Agrees with the applicant. The application provides all components to address the criteria for a rezoning request. Criterion 2 [14-3.5(C)(1)(b)] is met.

Criteria 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
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Applicant’s Response (Rezoning):

As previously noted and in the companion application requesting a General Plan Amendment rezoning to a uniform Community Commercial C-2 district across parcels 19-26 is consistent with the City of Santa Fe growth projections and economic development goals. Specifically, the following policy goals are achieved:

Policy 3-G-2: There shall be a mix of uses and housing types in all parts of the city.

Policy 4-1-G-2: Concentrate population at greater densities in developing areas with centrally located neighborhood centers to encourage pedestrian scale development, reduce auto dependence, and provide central transit nodes.

Policy 4-4-G-4: Promote a balance between residential development and new employment opportunities in detailed plans prepared for future growth areas; and

Policy 4-4-G-6: Promote a balance between residential and employment-based development in order to achieve self-sufficiency within larger projects.

Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and

Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.

Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and

Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and

Policy 9-2-G-5: Promote small business.

This rezoning request will be consistent with the General Plan upon approval of the companion General Plan Amendment application.

Staff Response (Rezoning):

Staff agrees with the Applicant's response that the rezoning to a uniform Community Commercial C-2 district across Tracts 19-26 aligns with the City of Santa Fe's General Plan and economic development goals. The proposal matches city policies on diverse land uses, reduced auto dependence, and balanced growth, supporting the future land use map.

Staff finds that Criterion 3 [14-3.5(C)(1)(c)] is met.

Criteria 4 (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 urban land sufficient to meet the amount, rate and geographic location of the growth of the city;	Criterion Met: (Yes/No) YES
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Applicant’s Response (Rezoning):

“The total acreage under consideration is 57.63, which is in conformance with the criteria set forth in the City Code. Once again, the rezoning application is consistent with the General Plans Goals for Growth Management.”

Staff Response (Rezoning from R-3 to C-2): Staff agrees with the Applicant’s response, the land proposed for rezoning is greater than 2 acres.

Staff finds that Criterion 4 [14-3.5(C)(1)(d)] is met.

Criteria 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.	Criterion Met: (Yes/No) YES
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Applicant’s Response (Rezoning):

“The net impact of this amendment on the utility system infrastructure is minimal and the existing infrastructure is more than adequate to accommodate this request. To demonstrate this, the applicant has developed a Conceptual Test Fit land plan included with this application.

The Conceptual Test Fit has been used to evaluate the impact of this requested Master Plan amendment on area Traffic, as well as Water and Sewer Utilities. A TIA, Sewer and Water Evaluation Letter, Conceptual Water Plan and Conceptual Sanitary Sewer Plan are all included with this application to show the existing infrastructure can accommodate this amendment request.”

Staff Response (Rezoning):

Staff agrees with the Applicant’s response that the existing infrastructure is claimed to be adequate for the proposed development. However, this assertion is primarily based on comments from the Traffic Division, Fire Prevention, Water and Sewer Divisions and Parks Division. It is important to note that the "Conceptual Test Fit" land plan, while included, cannot be used to establish compliance with the criteria since it is not an actionable item on the agenda. Additionally, Development Review Team (DRT) evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development.

Staff finds that Criterion 5 [14-3.5(C)(1)(e)] is met.

Criteria 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:

- (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.**

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

Applicant’s Response (Rezoning):

Response to 14-3.5(C)(2)(a):

“With the exception of the Transitional Mixed Use and Business Park Classifications of Parcels 19 and 20 respectively, the Land Use Classifications in the Las Soleras Master Plan between I-25 and Beckner are predominately Community Commercial and with some Office. This applications request is consistent with adjacent land use and meets the intent of the original intent Las Soleras Master Plan to develop a variety of mixed commercial uses.

The two projects currently open or under construction boarding the East and West side of the site are both Medical Office projects.”

Response to 14-3.5(C)(2)(b):

“The site and parcels in question exceed 2 acres both individually and collectively, thereby satisfying this requirement.”

Response to 14-3.5(C)(2)(c):

“As noted, the Community Commercial land use classification in concert with a C-2 Zoning District is consistent with land use designations and patterns already assigned to adjacent parcels within the Las Soleras Master Plan and does not favor one or a few landowners at the expense of surrounding landowners or the public.

On the contrary, classifying Parcels 19-26 as Community Commercial will provide economic benefit to the public through a variety of potential development options bringing employment, an increased sales and property tax base along with expanded services.”

Staff Response (Rezoning):

Response to 14-3.5(C)(2)(a):

The Applicant's response mainly focuses on Tracts 19 and 20, discussing their current zoning and the proposal to change them to Community Commercial. Although the response mentions that the broader area predominantly features Community Commercial and Office zones, it does not provide detailed information on the land use classifications for each of the other tracts from 19 to 26. Thus, the response does not comprehensively address all the tracts involved in the rezoning proposal.

Response to 14-3.5(C)(2)(b):

Staff agrees with the applicant response to item "(b)." The Tracts involved in the amendment collectively exceed 2 acres.

Response to 14-3.5(C)(2)(c):

Staff agrees with the Applicant's response. The C-2 Zoning for Tracts 19-26 is consistent with the existing land use patterns in adjacent areas within the Las Soleras Master Plan. This alignment indicates that the rezoning does not disproportionately benefit a select few at the expense of the wider community. Furthermore, it is anticipated to bring broader economic benefits, such as increased employment, higher property and sales tax revenues, and expanded services, all of which would serve the general public interest.

Staff finds that Criterion 6 [14- (14-3.5(C)(2))] is met.

XI. CONCLUSION:

The Applicant has complied with all application process requirements of Santa Fe City Code 1987, Chapter 14 as follows:

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 on March 9, 2023.
- 2) Pursuant to 14-3.1(F) "Early Neighborhood Notification" (ENN) the Applicant conducted one ENN on November 14, 2023.
- 3) The Applicant has addressed the Master Plan Approval Criteria per Section 14-3.9(D)(1) "Necessary Findings."
- 4) The Applicant has addressed the General Plan Amendment Approval Criteria per Section 14.3-9(E)(1) "Criteria for All Amendments to the General Plan."
- 5) The Applicant has addressed the Rezoning Approval Criteria per Section 14-3.5(C) "Approval Criteria."

The Land Use Department together with the DRT have analyzed the project. The Applicant has addressed all criteria necessary to submit an amendment for review to the Las Soleras Master Plan, Amendment to the General Plan Future Land Use Map and a rezoning for Las Soleras Tracts 19, 21, 23, 24, and 26. The Land Use Department recommends APPROVAL of the Project, subject to the Master Plan conditions listed in Section II, Table 1 "Master Plan Conditions", and Master Plan Technical Corrections listed in attachment "A."

1. Attachments:

Attachment a - Development Review Team (DRT) Comments

Attachment b - Angelou Plan and Economic Development Strategy for May 21, 2008

Attachment c - Maps or Images

Attachment d - Applicant Submittals

APPROVED AS TO FORM:

Title	Name	Initials
Interim Land Use Director	Heather Lamboy	<i>MRM for HLL</i>
Interim Assistant Land Use Director	Maggie Moore	<i>MRM</i>
Interim Land Use Current Planning, Planning Manager	Dan Esquibel	DAE