

City of Santa Fe, New Mexico

memo

DATE: January 9, 2025

TO: Governing Body

VIA: Randy Randall, Interim Community Development Director
Heather L. Lamboy, AICP, Planning and Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Daniel A. Esquibel, Interim Planning Manager, Current Planning Division

1. CONSIDERATION OF A RESOLUTION

General Plan Amendment. Case #2024-7898. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use Map designation for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres, from Commercial Office Use to Community Commercial.

2. CONSIDERATION OF A RESOLUTION

General Plan Amendment. Case #2024-8852. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from Transitional Mixed Use to Community Commercial.

3. CONSIDERATION OF A RESOLUTION

General Plan Amendment. Case #2024-8854. Orion-West LLC, agent for Applicant, Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the General Plan Future Land Use designation for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop from Commercial Business Use to Community Commercial.

4. CONSIDERATION OF A RESOLUTION

Master Plan Amendment. Case #2024-7899. Orion-West LLC, Agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt a Resolution to amend the Las Soleras Master Plan land use designations on Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to a uniform classification of C-2 (General Commercial), and to reduce the width of the Utility and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet on the south side of Beckner Road.

5. CONSIDERATION OF BILL NO. 2025-1

Rezoning. Case #2024-7900. Orion-West LLC, Agent for Applicant, Beckner Road Partnership, asks the Governing Body to adopt Bill 2025-01 to rezone Las Soleras Tracts 21 and 26, +/- 8.18 acres, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, from C-1 (General Office) to C-2 (General Commercial).

6. CONSIDERATION OF BILL NO. 2025-2

Rezoning. Case #2024-8853. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, ask the Governing Body to adopt Bill 2025-2 to rezone Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout, from MU (Mixed Use) to C-2 (General Commercial).

7. CONSIDERATION OF BILL NO. 2025-3

Rezoning. Case #2024-8855. Orion-West LLC, agent for Applicant Beckner Road Partnership, LLC, asks the Governing Body to adopt Bill 2025-3 to rezone Las Soleras Tract 20, +/-10.70 acres located southwest of the Walking Rain Road / Beckner Road roundabout, from BIP (Business Industrial Park) to C-2 (General Commercial).

I. Planning Commission Recommendations:

On September 5, 2024, the Planning Commission (“Commission”) recommended the Governing Body take the following actions:

1. **APPROVE** Case #2024-7899. Las Soleras Master Plan Amendment, changing land use designations for Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26, from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) from 90 feet to 45 feet, subject to the Master Plan conditions listed in Section III, Table 1 “Master Plan Conditions” and Master Plan Technical Corrections listed in attachment “A”.
2. **APPROVE** Case #2024-7898. General Plan Amendment for Las Soleras Tracts 21, 23, 24, and 26 from Commercial Office Use to Community Commercial.
3. **APPROVE** Case #2024-7900. Rezoning for Las Soleras Tracts 21, 23, 24 and 26 from C-1 (General Office) to C-2 (General Commercial).
4. **APPROVE** Case #2024-8852. General Plan Amendment for Las Soleras Tract 19, from Transitional Mixed Use to Community Commercial.

5. **APPROVE** Case #2024-8853. Rezoning for Las Soleras Tract 19, from MU (Mixed Use) to C-2 (General Commercial).
6. **APPROVE** Case #2024-8854. General Plan Amendment for Las Soleras Tract 20, from Commercial Business Use to Community Commercial.
7. **APPROVE** Case #2024-8855. Rezoning for Las Soleras Tract 20, from BIP (Business Industrial Park) to C-2 (General Commercial).

II. Sample Motions:

Seven (7) motions will be required. Land Use recommends the motions in the following order:

1. **Move to approve or deny** Case #2024-7898, adopting a resolution amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, for Las Soleras Tracts 21 and 26, +/- 8.18 acres, and for Tracts 23 and 24, +/- 13.45 acres.
2. **Move to approve or deny** Case #2024-8852, adopting a resolution amending the General Plan Future Land Use designation from Transitional Mixed Use to Community Commercial, for Las Soleras Tract 19, +/- 9.11 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.
3. **Move to approve or deny** Case #2024-8854, adopting a resolution amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, for Las Soleras Tract 20, +/-10.70 acres, located south of the Rail Runner Loop.
4. **Move to approve or deny** Case #2024-7899, adopting a resolution amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet, subject to conditions of approval and technical corrections.
5. **Move to approve or deny** Case #2024-7900, adopting Bill 2025-01, changing the official Zoning Map designation from C-1 (General Office) to C-2 (General Commercial) for Las Soleras Tracts 21 and 26, +/- 8.18 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout, and Tracts 23 and 24, +/-13.45 acres, located at the southeast quadrant of the Las Soleras / Beckner Road roundabout.
6. **Move to approve or deny** Case #2024-8853, adopting Bill 2025-02 changing the official Zoning Map designation from MU (Mixed Use) to C-2 (General Commercial), for Las Soleras Tract 19, +/-9.11 acres, located southwest of the Walking Rain Road/ Beckner Road roundabout.
7. **Move to approve or deny** Case #2024-8855. adopting Bill 2025-03 changing the official Zoning Map designation from BIP (Business Industrial Park) to C-2 (General Commercial) Las Soleras Tract 20, +/-10.70 acres, located southwest of the Walking Rain Road / Beckner Road roundabout.

are currently zoned C-1 (General Office), MU (mixed use), and BIP (Business Industrial Park) (see Figure 2). A uniform C-2 designation for the project area will allow amenities such as neighborhood grocery stores to exist side-by-side with residences. (Grocery stores and residences could not exist side-by-side in the existing BIP and C-1 districts.) In addition, the rezoning will remove restrictions on ratios for housing versus commercial development (as currently required in the Mixed Use districts). Staff anticipates that these changes will result in more cohesive and pedestrian friendly mixed use development.

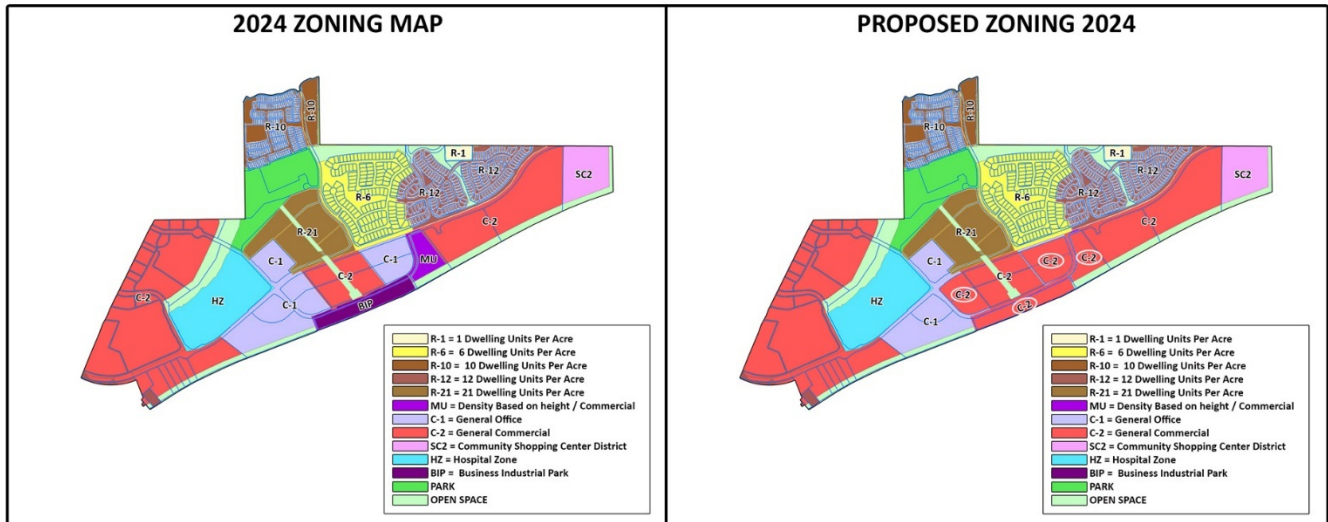


Figure 1 Existing (left) and Proposed Zoning (right)

The Applicant conducted a pre-application conference on September 28, 2023, and an Early Neighborhood Notification (ENN) meeting on November 14, 2023. On September 5, 2024, the Commission held a public hearing to review Case #2024-7899, Case #2024-7898, Case #2024-7900, Case #2024-8852, Case #2024-8853, Case #2024-8854, and Case #2024-8855 during which the Commission heard reports from City Planning and Land Use Department staff (“Staff”), testimony and evidence from the Applicant, and public comments by interested members of the public. The Commission found that the Master Plan Amendment, three (3) GP Amendments and three (3) Rezoning were consistent with the General Plan and that all approval criteria had been met.

The Commission voted to recommend that the Governing Body *approve* the Project on September 5th, 2024, subject to a condition of approval for the Master Plan Amendment. On October 3, 2024, the Commission adopted Findings of Fact and Conclusions of Law, (Attachment B, “Planning Commission Approved Findings of Fact and Conclusions of Law”) and Commission Minutes (Attachment C, “Planning Commission Minutes”), reflecting its holdings from the public hearing.

IV. General Plan Amendment Approval Criteria

Table 2 analyzes all three (3) proposed General Plan Amendment according to approval criteria as set forth in the Santa Fe City Code, 14-3.2 “Amendments to the General Plan” for Case #2024-7879, Case #2024-8852, and Case #2024-8854.

Table 1 General Plan Amendment Approval Criteria Analysis

<p>General Plan Amendment 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;</p>	<p>Criterion Met: (Yes/No) Yes</p>
<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 General Plan policy goals¹ 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> <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>[Staff has removed three (3) paragraphs here. The Applicant’s full response may be found in Attachment E, Applicant’s materials]</i></p>	

¹ Staff Commentary: the policies referenced in this response are described in the City of Santa Fe 1999 General Plan, available at <https://santafenm.gov/land-use/current-planning/long-range-planning/general-plan-1999>.

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 Report² 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 finds that the General Plan Amendments meet Criterion 1.

Staff agrees with the Applicant's response. The General Plan Amendments for the Tracts align with Santa Fe's growth and economic development strategies. The Applicant cites two (2) strategic documents that are reliable sources for understanding Santa Fe's future growth: the Angelou Plan (“Cultivating Santa Fe's Future Economy Economic Development Strategy, April 2004, by Angelou

² The “Angelou Plan” (referred to by the Applicant as the “Angelou Report”) is a 2004 economic report from Angelou Economics. The Angelou Plan proposes a roadmap for Santa Fe's future economic development efforts based on economic analysis and community input. The Angelou Plan is included as Attachment C, “Economic Strategy”.

Economics) and the 2008 Economic Development Strategy (included here as Attachment C, “Economic Strategy”). The General Plan Amendments are likely to allow for the type of neighborhood and community planning that are encouraged in the 1999 General Plan (see General Plan Themes, I-5). Specifically, the General Plan Amendments will allow for development designed to serve the immediate community, which helps reduce car-dependence and encourages community-oriented development (see General Plan Themes, I-13). Staff agrees that the Applicant’s requested General Plan Amendments are consistent with projected growth patterns as described in both the Angelou Plan and the 2008 Economic Development Strategy.

General Plan Amendment Criterion 2 [14-3.2(E)(1)(b)]: Consistency with other parts of the General Plan;

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

Applicant’s Response: *“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: Staff agrees that Criterion 2 is met.

Staff agrees with the Applicant’s response. The 1999 General Plan Policy Overlay designates the land at issue as an “infill area” (see 1999 General Plan, Chapter 3, “Land Use”, p. 4). Guiding Policy 3-G-3 provides that “[t]here shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area”.

1999 General Plan Guiding Policy 3-G-2 encourages mixed commercial/residential development throughout the City “[t]here shall be a mix of uses and housing types in all parts of the city.” Additionally, much of the land near the Project site, along Cerrillos Road and I-25, is already

designated Community Commercial by the Future Land Use Map³. The General Plan Amendments will uniformly classify Las Soleras Master Plan Tracts 19 – 26 as Community Commercial, which will allow for development throughout the Project site that is consistent with the General Plan goal of encouraging mixed uses in all parts of the City.

General Plan Amendment Criterion 3 [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 (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): Criterion 3 is met.

The Applicant’s response does not contain enough detail to fully address all subsections of this criterial. 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 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.

³ See City of Santa Fe Future Land Use Map, *available at* <https://santafenm.gov/FutureLandUse.pdf> (12/30/2024).

<p>General Plan Amendment 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;</p>	<p>Criterion Met: (Yes/No) N/A</p>
<p>Applicant’s Response: <i>“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.”</i></p> <p>Staff Response: Criterion 14-3.2(E)(1)(c) is met, and therefore no further justification is needed at this time.</p>	
<p>General Plan Amendment Criterion 5 [14-3.2(E)(1)(e)]: compliance with extraterritorial zoning ordinances and extraterritorial plans;</p> <p>Staff Response: There are no extraterritorial zoning ordinances or extraterritorial plans that affect the Property.</p>	<p>Not Applicable</p>
<p>General Plan Amendment 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;</p>	<p>Criterion Met: (Yes/No) Yes</p>
<p>Applicant’s Response: <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: Staff finds that Criterion 6[14-3.2(E)(1)(f)] is met.</p> <p>Staff agrees with the applicant’s response, in that a Community Commercial designation across the entire Project site would provide an opportunity for growth that is consistent with 1999 General Plan Guiding Policy 3-G-2 (“[t]here shall be a mix of uses and housing types in all parts of the city”) and allow development that, aligns well with the adjacent land uses. The Amendment promotes more coordinated and harmonious development of the Las Solares Master Plan within Santa Fe area, consistent with past discussions under Criteria 1, 2, and 4. 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>General Plan Amendment Criterion 7 [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’s Response: <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: Staff agrees with the Applicant’s response. The General Plan Amendments are consistent with multiple City policies that support the proposed change. The General Plan Amendments do not conflict with any existing city ordinances or regulations.</p> <p>Additionally, the Project meets all applicable Code criteria. The General Plan Amendments foster a harmonious development strategy, promote general welfare, and correspond with adjacent land uses and broader city policies, ensuring there are no conflicts with existing regulations.</p> <p>Staff finds that Criterion 7[14-3.2(E)(1)(g)] is met.</p>	
<p>General Plan Amendment Criterion 8 [14-3.2(E)(2)] Additional Criteria for Amendments to Land Use Policies</p> <p>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;</p> <p>(b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or</p> <p>(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>Not Applicable</p>
<p>Staff Response: The Applicant is not required to document compliance with Criterion 8, since the application does not amend land use policies.</p>	

V. APPROVAL CRITERIA – MASTER PLAN AMENDMENT

Table 2 provides the Applicant’s responses and staff’s analysis of the Master Plan approval criteria, 14-3.9 “Master Plan”, for Case #2024-7899 Las Soleras Master Plan Amendment.

According to City Code Section 14-3.9 (B)(3), “[f]inal actions by the governing body... concerning rezonings... shall include a specific finding or determination that the action complies with all applicable provisions of the master plan.” Consequently, it is Staff’s recommendation that the Governing Body consider the Master Plan Amendment before considering the Applicant’s proposed Rezoning.

Staff recommends *conditional approval* of the Master Plan Amendment, effective upon approval of the relevant rezonings and an additional condition. As further discussed in the Planning Commission Staff Report, Staff finds that the Master Plan Amendment meets the criteria for approval, subject to a condition that the Master Plan Amendment include a “Master Sign Plan” that comprehensively addresses the design, placement, and specifications of all signs within the project area that are compatible 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. (See Attachment A, p. 4). Staff proposes that the Applicant must complete this condition prior to recording the Master Plan Amendment.

Table 2 Master Plan Amendment Approval Criteria Analysis

Criterion 1 (14-3.9(D)(1)(a)): the master plan is consistent with the general plan;	Criterion Met: (Yes/No) YES
<p>Applicant’s Response (Master Plan): <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> <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> <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> <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> <i>Policy 9-2-G-1: Promote diversification of the Santa Fe economy; and</i> <i>Policy 9-2-G-2: Promote increased job opportunities with higher wages for Santa Fe residents; and.</i> <i>Policy 9-2-G-3: Support retail uses that serve the needs of Santa Fe residents and workers; and</i> <i>Policy 9-2-G-4: Develop and maintain an attractive climate for conducting business in Santa Fe; and</i> <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</i></p>	

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 (Master Plan): Staff finds that the Master Plan meets Criterion 1 is met.

Staff agrees that the Master Plan Amendment is consistent with the proposed General Plan Amendments. The Master Plan Amendment still maintains the potential for a diverse range of uses as allowed within the C-2 District and allows for neighborhood-focused development as described in the policies referenced in the Applicant’s response, above.

Criterion 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;

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

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 finds that Criterion 2 is met.

Staff agrees with the Applicant's response. The Master Plan Amendment is consistent with the Rezonings proposed for the area. . The variety of C-2 uses, ranging from residential to light industrial, are consistent with the Las Soleras Master Plan's original scheme to foster a mix of uses, by allowing for a more cohesive, neighborhood-focused development scheme across the Project site than Mixed Use, BIP, and C1, which restrict certain types of development to certain parts of Project site. . .

Criterion 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): Criterion 3 is met.

Staff agrees with the applicant's response. The Master Plan Amendment provides enhanced flexibility in site design, enabling optimal lot configurations and the strategic placement of various services, such as full-service dining throughout the entire Project site, and more, which would not be allowed with the current combination of zoning restrictions. This approach addresses the evolving needs of the surrounding neighborhood. The diverse mix of uses is likely to stimulate local economic growth.

Criterion 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:

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

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 finds that Criterion 4 is met.

Staff generally agrees with the Applicant's response regarding the minimal impact of the Master Plan 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, the Applicant's test 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 Applicant's Traffic Analysis, the Traffic Division has raised certain points for consideration regarding future phases of the project (See Attachment B, Development Review Team (DRT) Comments):

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 Traffic Impact Analysis.
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”, however, it noted that “the specific requirements for new public water infrastructure will be evaluated at the time of application for each phase of the project.” See Attachment B, DRT Comments.

The Wastewater Division has “determined that the existing and proposed sewer system infrastructure will be able to accommodate the impacts of the proposed development.” See Attachment B, DRT Comments.

The Parks Division raised no concerns for the project. See Attachment B, DRT Comments.

VI. Rezoning Approval Criteria

SFCC 1987, Sec. 14-3.5(C) requires the Governing Body to consider approval criteria for all rezoning proposals, and make complete findings of fact with respect to each criterion “sufficient to show that these criteria have been met”, before the Governing Body approves a rezoning. Table 3, below, contains analysis of the three (3) Rezoning requests for Case #2024-7900, Case #2024-8853, and Case #2024-8855.

Table 3 Rezoning Las Soleras Master Plan Tracts 19, 20, 21, 23, 24 and 26

<p>Rezoning Criterion 1 (14-3.5(C)(1)(a)) one or more of the following conditions exist:</p> <ul style="list-style-type: none"> (i) there was a mistake in the original zoning; (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans; 	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant’s Response (Rezoning from C-1, MU, and BIP to C-2):</p> <p><i>(i) “Not applicable”</i></p> <p><i>(ii) “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 – 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.”</i></p> <p><i>(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:</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>	

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: Criterion 1 is met.

Staff agrees that a different use category (here, Community Commercial/ C2) is more advantageous to the community as articulated in the General Plan policy sections cited in the Applicant's response. The Rezoning support a variety of uses, enhance walkability, and promote economic self-sufficiency within the master planned area by balancing residential and commercial development opportunities, which provides opportunities for shopping and employment in the immediate area. The Rezoning are 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.

Rezoning Criterion 2 (14-3.5(C)(1)(b)): all the rezoning requirements of Chapter 14 have been met;

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

Applicant's Response:

"Yes, all zoning requirements of Chapter 14 have been met."

Staff Response: Staff agrees with the Applicant's response, above. The Rezoning meet all applicable Chapter 14 requirements. The proposed Rezoning therefore meets Criterion 2.

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

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

Applicant's Response (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 finds that Criterion 3 is met.

Staff agrees with the Applicant's response that rezoning the Tracts to a uniform Community Commercial C-2 district across aligns with the City of Santa Fe's General Plan as proposed to be amended, 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, which designates the area Community Commercial.

Rezoning Criterion 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**

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 finds that Criterion 4 is met.

For City policy regarding the amount of land sufficient to meet Rezoning Criterion 4, Staff looks to City Code General Plan Amendment Criteria, Section 14-3.2(E)(1)(c), which requires in part that an amendment does not "affect an area of less than two acres, except when adjusting boundaries between districts."

Based on this requirement, Staff concludes that the amount of land proposed for rezoning will not create a pocket of inconsistent development and is sufficient to help meet the City's land use goals of creating neighborhood-focused communities that include opportunities for both residential and commercial development.

Rezoning Criterion 5 (14-3.5(C)(1)(e)): the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

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

Applicant's Response:

"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: Staff finds that Criterion 5 is met.

Staff agrees with the Applicant’s response the “subject property can be served by existing roadways and public water and sewer infrastructure.”

Staff agrees with the Applicant’s response that the existing infrastructure is adequate for the proposed development. However, the “Conceptual Test Fit” that the Applicant referenced is not from the City Code and is not a test that the City uses to evaluate projects. Additionally, DRT evaluations have outlined necessary precautions and requirements for future development to ensure that the infrastructure can adequately handle the proposed development, which will be reviewed at the permitting or development plan stage.

Rezoning Criterion 6 (14-3.5(C)(2)): Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

- (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:

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.”

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

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

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

The Rezoning is consistent with applicable 1999 General Plan policies referenced in detail in the analysis of the previous criteria. The Rezoning 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.

VII. 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 September 28, 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.*”

Staff and the DRT have analyzed the Project and found that it meets all applicable Code criteria. 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.”

VIII. ATTACHMENTS

- A. Planning Commission Staff Report
- B. DRT Comments
- C. Economic Strategy
- D. Maps and Images
- E. Applicant’s Materials
- F. Planning Commission Approved Findings of Fact and Conclusions of Law (all case numbers)

G. Planning Commission Minutes

A Resolution Amending the Las Soleras Master Plan land use designations for Tracts 19, 20, 21, 23, 24 and 26 from MU (Mixed Use), BIP (Business Industrial Park), and C-1 (General Office) to C-2 (General Commercial), and reducing the width of the Utility, Access, and Trail Corridor (La Rambla Trail) to from 90 feet to 45 feet.

A Resolution Amending the General Plan Future Land Use Map designation from Commercial Office Use to Community Commercial, with Legal Description.

Bill 2025-01, Changing the Official Zoning Map from C-1 (General Office) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use Map from Transitional Mixed Use to Community Commercial, with Legal Description.

Bill 2025-02 Changing the Official Zoning Map from MU (Mixed Use) to C-2 (General Commercial), with Legal Description.

A Resolution Amending the General Plan Future Land Use designation from Commercial Business Use to Community Commercial, with Legal Description.

Bill 2025-03 Changing the Official Zoning Map from BIP (Business Industrial Park) to C-2 (General Commercial), with Legal Description