



Planning and Land Use Department Planning Commission Staff Report

Case No's: 2025-10766 & 2025-10767

Hearing Date: May 7, 2026

Agent: Sommer Karnes & Associates LLP.

Owner: Montoya y Garcia LLC

Request: General Plan Amendment & Rezoning

Location: 2780 S. Meadows Rd parcel #'s
910008728, 99312180, 99312181

Case Mgr.: Joel Cruz-Haber

Current Zoning: R-3

**Current Future
Land Use:** Very Low Density

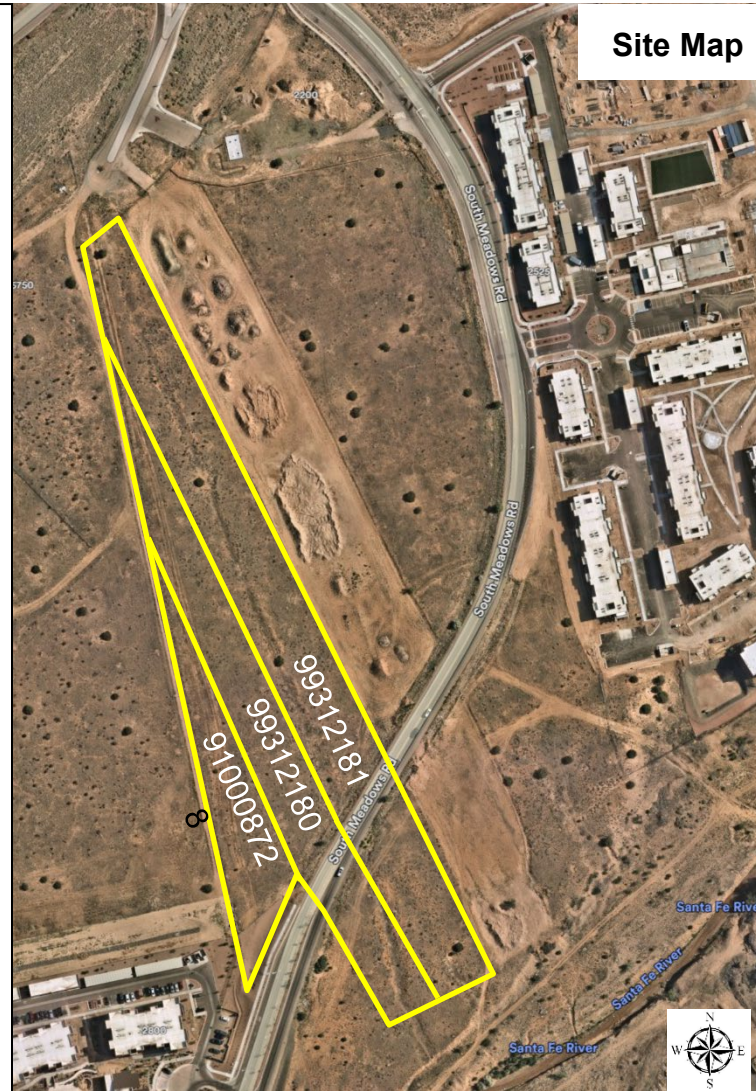
Overlay: Rivers and Trails Archeological District

Master Plan: None

Pre-app Mtg: May 23, 2024

ENN Mtg: April 24, 2025

Proposal: The applicant requests approval for General Plan Amendment to the Future Land Use Map, change ≈ 0.70 acres of land from "Very Low Density" to "Low Density" and Rezoning from R-3 (three dwelling units per acre) to R-6 (six dwelling units per acre) for three contiguous parcels totaling ≈ 7 acres.



Site Map

Case #2025 – 107066 General Plan Amendment. Sommer Karnes and Associates, LLP, Agent, for Montoya y Garcia LLC, Owner, requests approval for a General Plan Amendment to the future land use map for two contiguous lots consisting of a portion of land approx. 0.70-acres located at 2780 S Meadows Rd. from “Very Low Density” to “Low Density” (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov, (505) 955-6684).

Case #2025 - 107067 Rezoning. Sommer Karnes and Associates, LLP, Agent, for Montoya Y Garcia LLC, Owner, requests approval for a rezoning of three contiguous lots consisting of approx. 7.01-acres located at 2780 S Meadows Rd from R-3 (residential, three dwelling units per acre) to R-6 (residential, six dwelling units per acre) (Joel Cruz-Haber, Case Manager, jacruzhaber@santafenm.gov, (505) 955-6684).

I. RECOMMENDATION:

City Planning and Land Use Department staff (“Staff”) recommends **the Planning Commission recommend the Governing Body approve Case #2025 – 10766, General Plan Amendment and Case #2025 – 10767, Rezoning.**

Two motions will be required for this case:

- 1. Recommend the Governing Body approve or deny Case #2025-10766, General Plan Amendment.*
- 2. Recommend the Governing Body approve or deny Case #2025-10767, Rezoning.*

II. EXECUTIVE SUMMARY:

This application was submitted on May 12, 2025, and is being reviewed under the Land Development Code (“Code”) that was in effect prior to January 1, 2026. The property consists of three contiguous parcels (910008728, 99312180, 99312181) totaling approximately 7-acres, located at 2780 S. Meadows Road, directly Southwest from the South Meadows and Veterans Memorial Highway interchange, and bisected by South Meadows Road (the “Property”) (Figure 1).

A pre-application meeting was held on May 23, 2024 with the City’s “Development Review Team” (“DRT”) to discuss the scope of the request and actionable steps to proceed with their proposal. To initiate the Early Neighborhood Notification (“ENN”) process, the applicant (“Applicant”) sent letters to neighbors within 300’ of the Property, posted signs on the Property, and sent certified mail to neighbors within 100’ on April 9, 2025. The ENN meeting was hosted by the Applicant over Zoom on April 24, 2025, with staff attendance and zero attendees from the public. The Applicant requests that the Planning Commission recommend that the Governing Body approve a General Plan Amendment changing the future land use designation on a portion of the Property approximately 0.70 acres in size, from “Very Low Density Residential” to “Low Density Residential”, (“Amendment”), and a rezoning from R-3 (residential, three dwelling units per acre) to R-6 (residential, six dwelling units per acre) (“Rezoning”) on the entirety of the Property. If the Amendment and Rezoning are approved, future development may require a Development Plan and/or Subdivision review subject to the requirements of the code in place at the time

of application¹.

III. PROJECT ANALYSIS

A. Property Information

The City of Santa Fe's Future Land Use Map, ("FLUM") designates a range of possible residential uses for the Property, from *Very Low*, *Low*, to *Medium* (see *Table 1 and Figure 2*) and designates a small portion of the Property immediately adjacent to the Santa Fe River as *Open Space*. The existing residential FLUM designations accommodate a range of densities from 1 dwelling unit per acre up to 12 dwelling units per acre. The Amendment request from *Very Low* to *Low* covers a small portion (approx. 0.70 acres) of parcels 99312180 and 99312181, closest to the Santa Fe River (see Figure 2). The City's zoning map ("Zoning Map") demonstrated in Figure 3 show the Property zoned as 3 Residential units per acre (R-3).

¹ The provisions now appear at SFCC 1987, 14-2.1D.3 effective January 1, 2026, following recodification.

TABLE 1: Existing Future Land Use Map Evaluation

Parcel Number	Future Land Use Designation (FLUD) Densities	Total Acreage of FLUD Densities	Parcel Acreage
910008728	7-12 DU per acre (RMED), 3-7 DU per acre (RLOW)	≈0.01 ≈1.70	≈1.71
99312180	7-12 DU per acre (RMED), 3-7 DU per acre (RLOW), 1-3 DU per acre, (RVLO), Open Space (POSP)	≈0.28 ≈1.0 ≈0.27 ≈0.11	≈1.66
99312181	7-12 DU per acre (RMED), 3-7 DU per acre (RLOW), 1-3 DU per acre, (RVLO), Open Space (POSOP)	≈1.27 ≈1.98 ≈0.46 ≈0.22	≈3.93

The Code requires that the official zoning map provided for in Section 14-4.1(C) must conform to the 1999 General Plan (the “General Plan”), including the FLUM. The FLUM designates a portion of parcels 993122180 and 99312181 as Very Low Density, which allows one to three dwelling units per acre. The underlying zoning district for the Property is R-3. The applicant is proposing to change the portion of the Property designated as *Very Low Density* to *Low Density*, which is compatible with a range of residential densities from three to seven dwelling units per acre. The Applicant is also requesting to rezone the Property from R-3 to R-6 to be consistent with the General Plan and requested change to the FLUM.

If the requested Amendment and Rezoning are approved, the Property would be consistent with the

Future Land Use Map; therefore, no changes to the future land use map or underlying zoning district would be required for future development consistent with Chapter 14. In addition, the Amendment and Rezone change from Very Low Density to Low Density and R-3 to R-6 reduces the density restrictions established by Low Density and the R-3 District and therefore is more consistent with General Plan policies encouraging infill development² and concentrating the population at greater densities to expand potential for central transit nodes.³ Furthermore, the proposed medium-density development will be comparable to and compatible with nearby development. The character of the area is changing with the growth of the southwestern portion of the city.

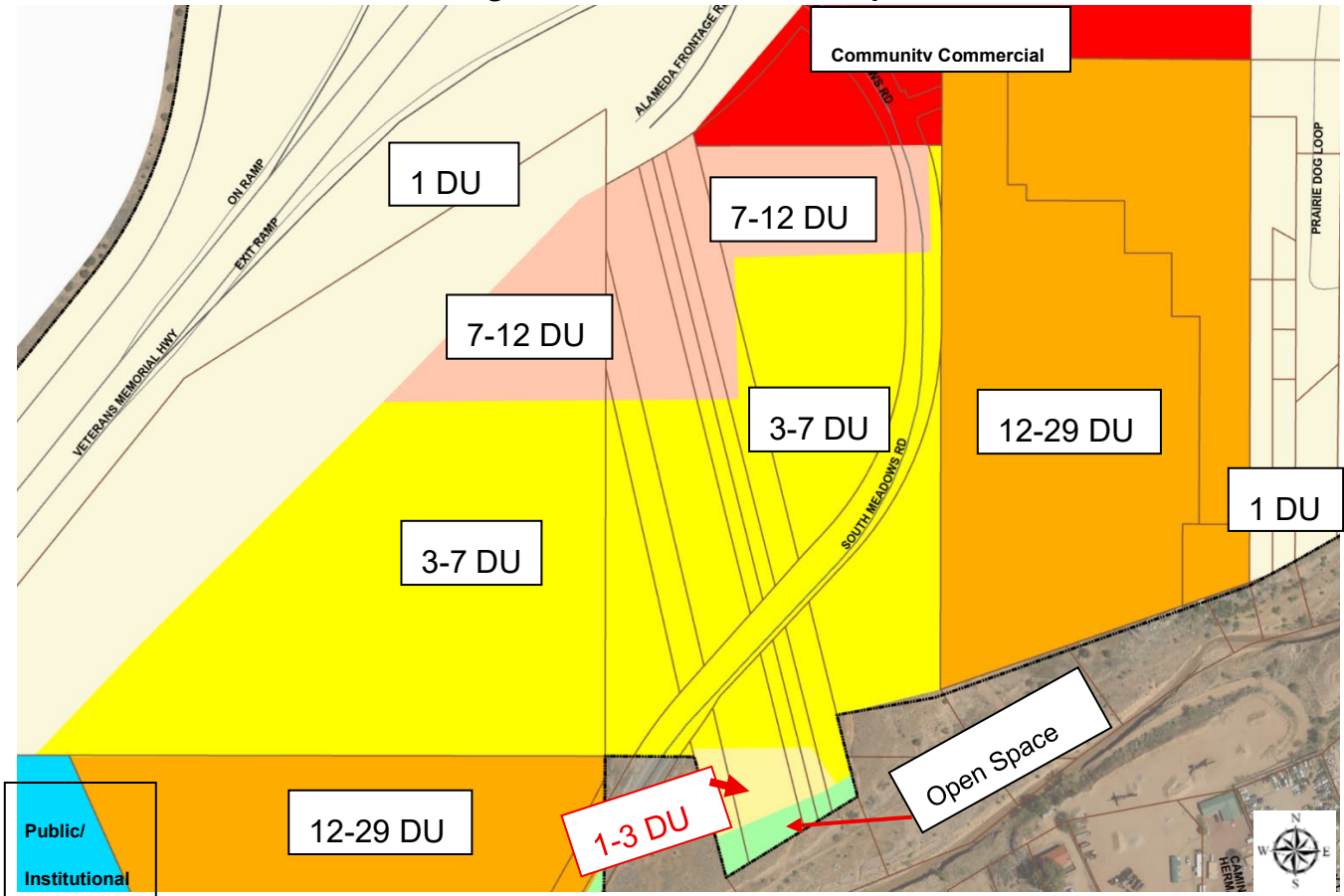
Figure 1: Site (boundary for illustrative purposes only)



² See General Plan Policy 3-G-3: “There 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, including the Railyard property.”

² See General Plan 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.”

Figure 2: Future Land Use Map



B. Zoning and Land Use

Zoning designations for the surrounding properties include R-1 (residential, one dwelling-unit per acre), R-3 (residential, three dwelling-units per acre), C-2 (General Commercial), and R-21 (residential, 21 dwelling-units per acre). The City Zoning Map is shown in Figure 3: “Existing Zoning.” The abutting land uses include Veterans Memorial highway and South Meadows interchange to the north, vacant land to the East, West, and South. Surrounding land uses include single family homes within the Village of Agua Fria, Cottonwood Mobile Home Park, Madera and South Meadows Apartments providing 355 and 240 dwelling units, and El Camio Real Public School (preK-8th) (Table 2). Although the applicant is requesting a change in zoning, the zoning dimensional standards will remain the same for the original and prevailing rezone as set forth in the table of dimensional standards for residential districts per §14-7.2-1 (Table 3).

Table 2: Surrounding Zoning and Use

Abutting Property	FLUM Designation	Current Zoning	Existing Uses
North	1-DU	R-1	Veterans Memorial Highway
South	N/A	Village of Agua Fria (County)	Santa Fe River/ Vacant
East	3-7DU / 7-12 DU	R-3	Vacant
West	3-7 DU / 7-12 DU / 12-29 DU	C-2 / R-21	Vacant/ Madera Apartments

Figure 3: Existing Zoning

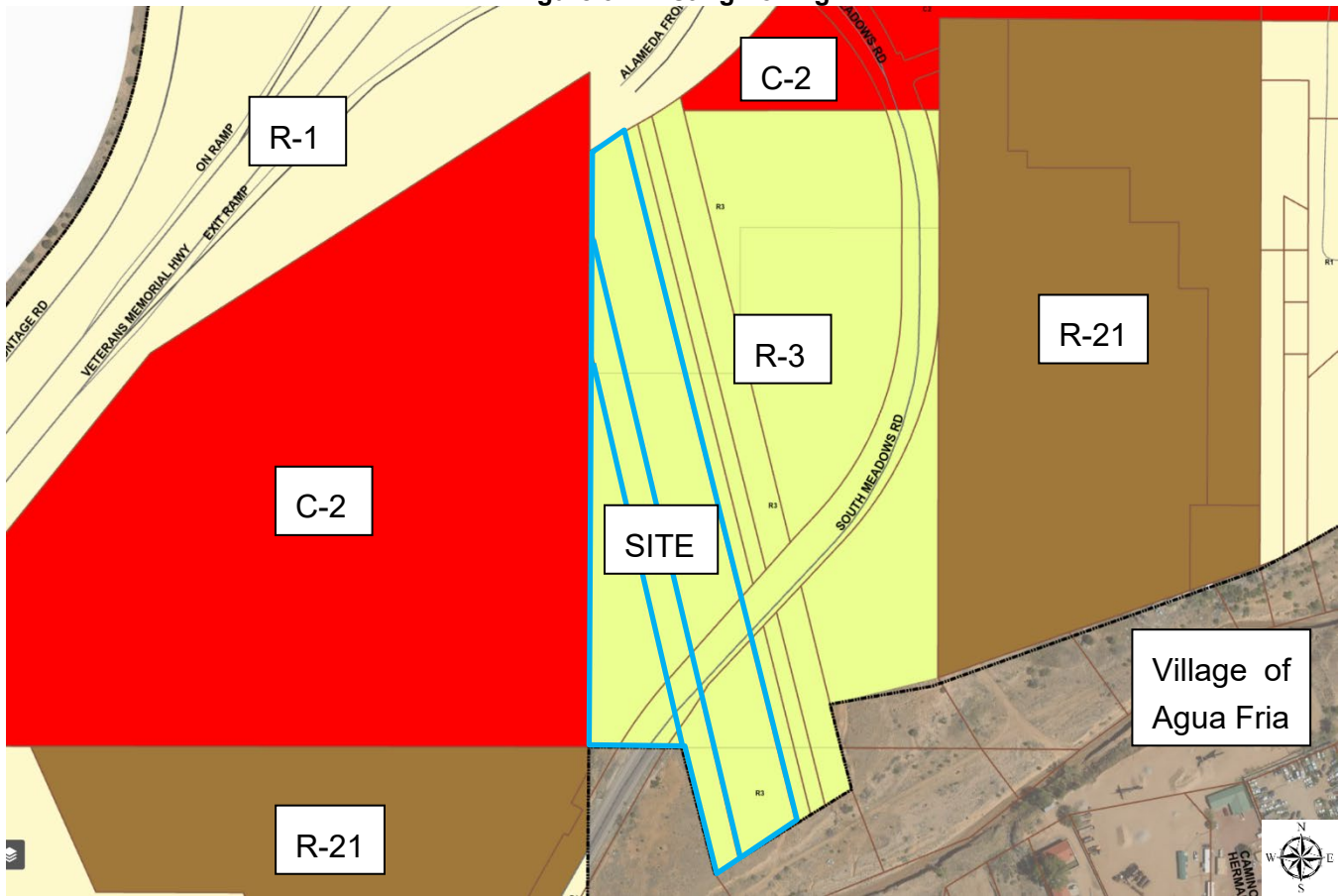


Table 3. Zoning Dimensional Standards

Requirement	R-3 (Current Zoning)	R-6 (Proposed Rezone)
Height	24' (Residential) / 35' (Nonresidential)	24' (Residential) / 35' (Nonresidential)
Setbacks	Street: 7' (20' for carport /garage) Rear: 15' Side: 5'	Street: 7' (20' for carport /garage) Rear: 15' Side: 5'
Open Space	None / Multifamily is 250 sq ft per DU	None / Multifamily is 250 sq ft per DU
Lot Coverage	40% or 50% with private open space	40% or 50% with private open space
Density	3 Dwelling Units Per Acre	6 Dwelling Units Per Acre

C. Legal Lot of Record

The Applicant has provided survey of subdivisions created by the United States Department of the Interior Bureau of Land Management December 2, 1995. Based on staff’s determination, the survey provided established legal lot of record (see Attachment E).

D. Fire Prevention and Emergency Access

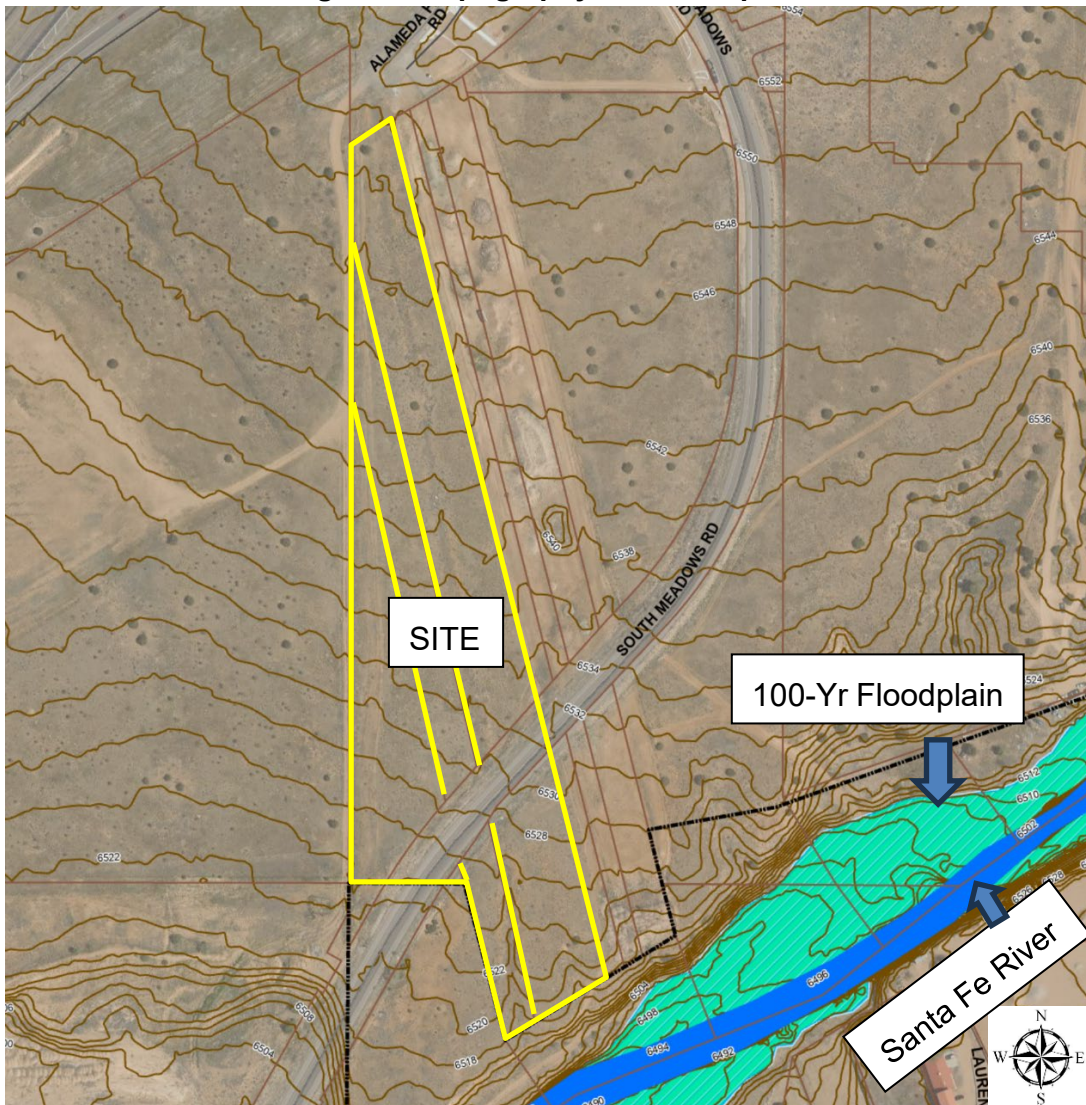
Infrastructure and onsite development are not being proposed with the requested Amendment and Rezoning. At the time of development, at least one through street that traverses the entire developed

area shall be provided for every 10-acres of development per §14-9.2(D)(3) and at least two connections to the existing road network points shall be provided for every 500' where feasible per §14-9.2(D)(4). It is likely that one road work connection will be off South Meadows Rd, located south of the Property and the second connection will be off Alameda Frontage Rd, located north of the Property.

E. Terrain Management

Infrastructure and onsite development are not being proposed with the requested Amendment and Rezoning. At the time of development, a drainage and terrain management plan shall be submitted to address drainage report, slope analysis, significant tree count, and lighting plan with the associated Development Plan. Staff's analysis of the site has determined the Property does not have slopes that exceed 30%. The northern portion of the Property has an elevation of 6,550 feet and gradually decreases to an elevation of 6,520 feet, a slope totaling approximately 2% traversing the Property (Figure 4). Although the Santa Fe River is located south of the Property, the Property is not located within the FEMA 100-year floodplain (Figure 4).

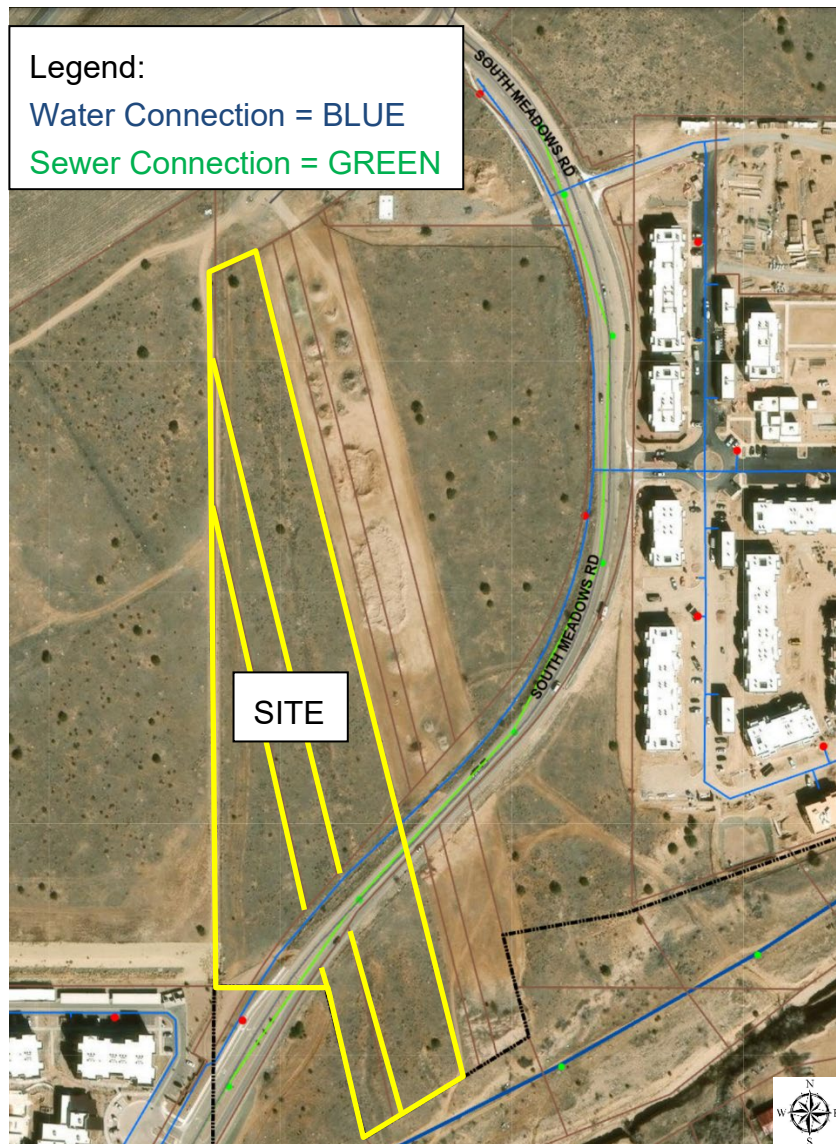
Figure 4: Topography and Floodplain



F. City Utilities

Infrastructure and onsite development are not being proposed with the requested Amendment and Rezoning. At the time of development, a water plan, water budget, and wastewater plan shall be provided to the City of Santa Fe Water and Wastewater for division for review. The Property is located within 200 feet of a water and sewer line (Figure 5), therefore, at the time of development, connections to city utility services shall be made.

Figure 5: Utilities



G. Archaeology

The Property is in the River and Trails Archaeological District and has not received archeological clearance. The Applicant shall submit an archaeology survey whether or when a development plan application is submitted. Archaeological clearance is not required at this time but shall be required prior to approval of any final development plan or plat for this project per SFCC 1987, §14-3.13(B)(2).

IV. GENERAL PLAN AMENDMENT APPROVAL CRITERIA

SFCC Section 14-3.2(E) and (E)(2) sets forth approval criteria for a General Plan Amendment as follows:

(1) The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

Table 1: General Plan Amendment Approval Criteria

<p>Criterion a (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:</p>	
<p>The population of the City of Santa Fe is projected to grow at the rate of approximately 10% over the next ten years. The current population of the City of Santa Fe is approximately 91,000. (United States Census Bureau v2024 Estimate) According to population projections, the city will require 1,702 ownership units and 1,045 rental units to accommodate household growth by 2030. (City of Santa Fe City of Santa Fe Five Year Affordable Housing Strategic Plan, Sec. II, p. 31) The general plan amendment proposes to increase the range of allowable housing to between 3 and 7 dwelling units per acre. It is consistent with the current needs of the City with respect to housing.</p>	
<p>Likewise, the City of Santa Fe Economic Development Plan envisions the ability of the City to attract job creating businesses. The availability of housing is imperative for the implementation of the City’s economic development goals. The application is consistent with those goals as well.</p>	
<p>In recent years, the City Council has acted to zone the vacant annexed area between the South Meadows interchange and Agua Fria Village for intensive urban development. The applications are consistent with the Council’s designation of the Madera Apartment property west of the Property as R-21. If rezoned to R-6, this residential development will provide residential density for up to approximately 42 market rate homes and 8 affordable homes, together with accessory uses. Adding 50 homes to the existing housing stock will enhance the Council’s desire to provide badly needed housing. Approval of the applications will also increase efficient use of infrastructure that will be developed as part of the approved projects in the immediate vicinity of the Property and will provide for the highest and best use of the Property in light of the City’s planning decisions for the area.</p>	
<p>The Property is within the Southwest Santa Fe Community Area Master Plan (SWCAMP) "River Corridor Plan Area – Residential Low Density (Transitional)" Map 2.6.5 (Attachment E).</p>	
<p>The proposal is completely consistent with the Plan’s future land use designation.</p>	
<p>The Plan states that new corridor developments are intended to be community focused rather than regional and should integrate with existing and future neighborhoods. (Plan, p. 60) U.S. Census date</p>	

for 2020 identified that the County of Santa Fe's population was over 150,000; exceeding the Urban Area population increase of 17,000-25,000 residents projected for 2020. This population growth elevated the importance for updated growth management strategies established in the General Plan. Consistent with the approval criteria that development have "access and availability of infrastructure" the proposed designation and planned community commercial land uses are supported by existing infrastructure including utilities and transportation infrastructure. Making most effective use of areas already planned for community commercial neighborhood-serving development is consistent with the growing need for commercial services in this area.

Staff Response:

The Property is located within the Southwest Santa Fe Community Area Master Plan, a general plan amendment adopted by Governing Body in 2005 to review the characteristics, challenges, and development to propose neighborhood patterns in 7 neighborhoods that harmonious with the area. The subject Property is located in the River Corridor Plan area. Proposed development patterns include creating public easements to allow community access to the river, an increase in density ranging from 2.5 to 10 dwelling units per acre and maintaining long-lots between the River and Agua Fria to be harmonious with the Greater Agua Fria Area.

The 1994 county housing plan study projected an addition of 800-1,100 housing units in the greater Agua Fria area by 2020. Since the adoption of the 1999 General Plan, the Traditional Agua Fria Historic Community has increased its boundary, reducing the size of the Greater Agua Fria Area; and therefore, the acreage of land available for development has decreased and altered consistency with growth projections for Santa Fe and Santa Fe County.

Since the adoption of the 1999 General Plan which includes growth projections and economic development goals for the Greater Agua Fria Area, the boundary for the Greater Agua Fria has decreased in size to increase the boundary for the Traditional Village of Agua Fria (Attachment B). The change in boundaries has altered the growth and economic projections contained within the General Plan, making them erroneous. Although growth projections have not been met by the General Plan, aspects of the General Plan such as availability and access to infrastructure is consistent with the General Plan as there are city water and sewer services able to accommodate medium to high density development (Figure 5).

4-4-I-3: "Ensure that all residential development within the future growth areas is built at minimum gross density of three units per acre, and an average of five units per acre, where topography allows.

4-4-I-5: "Support rezonings requests for those specifically identified infill sites at densities consistent with those established in this Plan."

4-4-I-6: "The target density for new infill residential development, in order to address affordable housing goals, is a minimum of 5 units per acre (net) with seven units per acre (net) preferred. The actual net density proposed for an infill site should be keeping the density range shown for the property in Future Land Use (Figure 2) and should propose a reasonable increase in density over the surrounding neighborhood. The design of the infill project must reflect the character of the surrounding

neighborhoods, while maintaining a balance between land use and the traffic carrying capacity of existing streets.”

Staff finds the Applicant has addressed this criterion.

Criterion b (14-3.2(E)(b)): consistency with other parts of the general plan ;

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

Applicant’s Response:

By approving the “3-7 Dwelling Units” per acre land use designation on the Northern Lots, the City provided policy direction for the residential uses at the scale proposed, namely to provide housing at the R-7 level within the discrete planning area east of the South Meadows/NM 599 interchange. The Application furthers this policy by expanding the amount of land available for residential uses.

Given the City's focus and previous decisions that this area is appropriate for intensive urban development, approval of the applications will enhance the efficient use of existing roadway, water, sewer and other utilities serving this planning area while furthering a compact urban form and efficient development pattern as addressed by Growth Management section of the General Plan. (Chapter 4.1)

The City's selection of this area for intensive urban use makes effective use of the substantial investment in the South Meadows Drive/NM 599 interchange. The intensification of residential uses will provide housing opportunities. Proximity of the interchange and NM 599 provides for more efficient access compared to other areas reliant on the existing city street network for vehicular circulation.

The location of the Property and its residential community uses will further the implementing transportation policies of Chapter 6 including decreasing reliance on the automobile by allowing residents to access the commercial uses developing in the area within walking distances to the Property. (Chapter 6)

Southwest Santa Fe Community Area Master Plan (the "Master Plan"). The Property is located within the Master Plan, which is part of the General Plan. The Property is within the River Corridor Neighborhood Plan area. The following addresses consistency of the GPA application with relevant Master Plan provisions.

The Master Plan recognizes that the neighborhood is and remains the basic building block of the community and that complimentary to the neighborhoods are mixed-use commercial areas located within a reasonable walking distance. (p.5) The Master Plan further states "new neighborhoods should be connected to adjacent commercial areas (or within easy walking or driving distance." (P. 57) As addressed above, the City has recently approved over 400 dwellings east of the NM 599/Veterans Memorial Highway located immediately north, south and west of the Property.

Staff Response:

Staff agrees with the applicants findings regarding how the project is consistent with the General Plan and Southwest Santa Fe Community Area Master Plan’s intensification of density and transportation

goals that are accomplished through existing infrastructure that had not existed over a decade ago.

The proposed amendment also meets the following General Plan policy and goals:

General Plan Policy 3-G-3: “There 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, including the Railyard property” And;

General Plan 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” And;

“This classification mainly applies to detached single-family dwellings but attached single-family units or multifamily units may be permitted, provided each unit has ground-floor living area and private outdoor open space”, per General Plan Policy 3.5.

Criterion c (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’s Response:

(i) The City's adoption of the Community Commercial future land use designation for the adjacent to the Property on the west demonstrates that designation of an additional 7.01 acres of residential uses will be consistent with the prevailing planned use and character in the area. Additionally, the approved and developed land uses adjoining the property and less than a quarter mile away are all residential uses and are therefore consistent with the prevailing character of the area.

(ii) The Application is consistent with this requirement, as the Property is 7.01 acres.

(iii) As addressed above, approval of the amendment will enhance the provision of residential opportunities in close proximity to Community Commercial center, thereby furthering multiple General Plan policies. The requested amendment will enhance the viability of the adjacent residentially designated property. The amendment will not benefit the owner of the property at the expense of the surrounding landowner because it will enhance the surrounding landowners’ use available on their properties, and the added housing will benefit the general public.

Staff Response:

(i) The requested Amendment does not allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in area: the use is residential and staying residential. Recent residential development within the SWCAMP and particularly the River Corridor Plan Area has surpassed density targets due to the demand for additional housing. The uses surrounding the Property consists of high-density multifamily developments, vacant land zoned C-2, which allows for multi-family with no density restrictions, a K-8th grade school a nonresidential use and the Veteran’s Memorial Highway (transportation). The area consists of high-density neighborhood style development making the proposed Amendment from Very Low Density to Low Density in alignment with prevailing uses and character of the area.

(ii) Although the portion of land being Amended from Very Low Density to Low Density only affects an area totaling ≈.73 acres, when adjusting boundaries between districts, a 2-acre minimum is not required to be met.

(iii) Although there is no proposed development currently, the cost of developing a property is at the responsibility of the property owner. Financial and surety agreements shall be arranged prior to recording a development plan or issuing a building permit.

The Applicant has addressed this criterion.

Criterion d (14-3.2(E)(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 Response:

As indicated by the City's adoption of the Community Commercial future land use designation for the property to the west, the amendment will enhance promotion of the general welfare by increasing the provision of residential uses that will support the Community Commercial uses at an appropriate location within an area of approved Low density residential development.

As addressed above, over a decade ago, the City designated the Property residential. Approval of the amendment will enhance the provision of the already approved uses allowed by these designations within a planning.

Staff Response:

The proposed amendment conforms with §14-3.2(E)(1)(c). It will provide additional housing options, including affordable housing, for the community.

Staff finds the applicant as addressed this criterion.

Criterion e (14-3.2(E)(1)(e)): compliance with extraterritorial zoning ordinances and extraterritorial plans;	Criterion Met: (Yes/No) YES
Applicant's Response: Not applicable	
Staff Response: Not Applicable.	
Criterion f (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 ; and	Criterion Met: (Yes/No) YES
Applicant's Response: The proposed general plan amendment and rezoning provide an avenue to contribute to a coordinated, adjusted and harmonious development of Santa Fe that benefits an area on the west side of Santa Fe suffering from a lack of services. The proposal and planned uses contribute to the future needs that promote convenience and prosperity of the area contributing to the general welfare, efficiency and economy of an area that the governing body has already planned for community commercial uses.	
Staff Response: The Applicant's response does not clearly tie the request to coordinated, adjusted and harmonious development, nor does it clearly address how the requested change fits into the Southwest Santa Fe Community Area Master Plan or River corridor framework. The Applicant's response refers to a "lack of services," and that the Governing Body has already planned for community commercial uses but does not support or clearly address Criterion 14-3.2(E)(1)(f). The Applicant partially addresses the criterion, but Staff's Analyses is needed to establish that the amendment supports coordinated and harmonious development, is generally consistent with the SWCAMP Master plan, and promotes the general welfare, efficiency and economy of an area. It is clear that changes to the area have expanded opportunities for residential development in the area with existing and planned infrastructure, increases the City's housing stock, and supports development patterns that can help attract needed services to the area all of which promotes the " <i>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.</i> " Staff finds that the proposed amendment supports coordinated and harmonious development, is	

generally consistent with the Southwest Santa Fe Area Master Plan, and with compliance with Chapter 14 and other applicable requirements, satisfies criterion 14-3.2(E)(1)(f).

Criterion g (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
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Applicant’s Response:

As addressed in sections A and B 1, above, the Property is located within the SWCAMP. The SWCAMP includes the Property as part of the neighborhood pattern designation and identifies a residential uses for both the Northern and Southern Lots. (Map 2.6.5) Approval of the application would include the Property within the Residential Low Density – Transition Community Commercial future land use designation. Sections A and BI address conformity of the proposed General Plan amendment with applicable provisions of the SWCAMP.

Staff Response:

The Property is in the Archeological River and Trails Review District and shall receive Archeological clearance prior to receiving approval for a development plan or building permit for any proposed future development on site. Additionally, the Property is located within the River Corridor Plan Area established in Southwest Santa Fe Community Master Plan (SWCAMP) (Attachment B, Pg. 41-47) in the Summer of 2005.”Through collaboration with constituents and local stakeholders, the SWCAMP determined there was a shift towards a de-emphasis of uses related to the Santa Fe River and an emphasis on urban and suburban development because of City utilities extending north of the Santa Fe River.” (Attachment A-2, Pg. 42) Moreover, the report calls for the creation of easements along the Santa Fe River for the purpose of public access and protection of the river as a valued natural resource. As a result, the southern portion where the Property abuts the Santa Fe River has a future land use designation as Open Space (Figure 2). The proposed amendment does not include changing the Open Space designation in the FLUM; therefore, it is in conformance and consideration with that portion of the SWCAMP.

Furthermore, SWCAMP mentions “The remaining areas designated as rural protection areas have been recommended as a “Residential Very Low Density” future land use designation since these areas are predominately vacant. In literal translation, the densities typically would not fall within the 1-3 du/ac, but rather somewhere within the 2.5 to 10 acres per dwelling unit range. The City’s General Plan provides no corresponding future land use category, which would accommodate this range of density, therefore, the most function classification was the designation suggested,” (Attachment A, SWCAMP pg.45).

The proposed Amendment is in conformance with the desired density in the area and continuation of the character of the Traditional Agua Fria Village. Future development shall ensure public access to

the Santa Fe River and maintain long-lot form.

Staff finds the Applicant has addressed this criterion.

Table 4: SFCC §14-3.2 (E)(2): Additional Criteria for Amendments to Land Use Policies

(2) 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:

Criterion a (14-3.2(E)(2)(a)): the growth and economic projections contained within the general plan are erroneous or have changed;	Criterion Met: (Yes/No) YES
<p>Applicant’s Response:</p> <p>As to subsection a, as addressed in section 1. A, above, residential development subject to the SWCAMP has surpassed its additional density targets. City information indicates that while the SWCAMP projected 2.5 to 10 units per acre, actual development densities range from 5 to 20 units per acre. The proposed general plan amendment reflects a growing community need for residential uses in the previous growth projections.</p>	
<p>Staff Response:</p> <p>The subject Property is located within the River Corridor Plan Area, an area adjacent the Traditional Village of Agua Fria . The 1994 county housing plan study projected an addition of 800-1,100 housing units in the greater Agua Fria area by 2020. Since the adoption of the 1999 General Plan, the Traditional Agua Fria Historic Community has increased its boundary, reducing the size of the Greater Agua Fria Area and therefore, the acreage of land available for development has decreased and altered consistency with growth projections for Santa Fe and Santa Fe County.</p> <p>Since the adoption of the 1999 General Plan which includes growth projections and economic development goals for the Greater Agua Fria Area, the boundary for the Greater Agua Fria has decreased in size to increase the boundary for the Traditional Village of Agua Fria (Attachment B). The change in boundaries has altered the growth and economic projections contained within the general plan, making them erroneous. Although growth projections have not been met by the General Plan, aspects of the General Plan such as availability and access to infrastructure is consistent with the General Plan as there are city water and sewer services able to accommodate medium to high density</p>	

development (Figure 5).

In 2007, the Governing Body adopted the Southwest Area Comprehensive Master Plan (SWACMP) by resolution and formally incorporated it into the General Plan. As such, the SWACMP amended the 1999 General Plan by adding the SWACMP master plan as part of the governing policy framework. Because the SWACMP was incorporated into the General Plan by official action of the Governing Body, both the General Plan and the SWACMP must be reviewed and addressed in connection with any General Plan Amendment. While I understand the SWACMP may be cumbersome to apply, it is nevertheless part of the General Plan and, in many instances, controls over the more general provisions of the 1999 Plan. Therefore, all proposed General Plan changes and rezonings are required to address the SWACMP where relevant.

Staff finds the Applicant has addressed this criterion.

Criterion b (14-3.2(E)(2)(b): no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or

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

Applicant's Response:

As to subsection b, the Governing Body has already designated the adjacent 16.3 acres for community commercial development. There is a very limited amount of existing and planned community commercial uses in the area and approval of the general plan amendment will increase the viability and effectiveness of the planning already undertaken by the Governing Body and will serve the 400+ residential dwellings planned and approved in the immediate vicinity.

Staff Response:

The Future Land Use designation for the subject Properties is Very Low Density residential. The applicant is requesting an amendment to Low Density residential, not a change in land use, therefore, the request is to allow for an incremental increase in the density of the site is in compliance with the General Plan.

Criterion c (14-3.2(E)(2)(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.

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

Applicant's Response:

As to subsection c, as addressed in this letter, there is an increased demand for residential uses on the west side of Santa Fe and the Governing Body has already planned for those uses.

Staff Response:

The conditions affecting the location and area include high-density multifamily development, construction of the S Meadows corridor, and critical utility infrastructure has been provided to the area

because of development within the past 5 to 10 years. The market and Santa Feans demand more housing at infill development sites throughout the City, therefore, the proposed Amendment to increase density in step with the conditions affecting site location and land area.

The Applicant has addressed this criterion.

V. REZONING 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 3: Rezoning Approval Criteria

<p>Criterion 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:</p> <p>(i) There was a mistake in the original zoning;</p> <p>(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; The 2008 settlement agreement between the City and County of Santa Fe memorialized a mutual policy effort to minimize urban sprawl and direct future urban development within the City of Santa Fe. The South Meadows interchange was built as part of the NM 599 Bypass project in the late 1990’s, which created vehicular access to the area east of NM 599 including the Property. The increased residential density (both actual and planned) of surrounding properties for both residential and commercial uses, the City made the policy decision that this area is appropriate for the proposed level of residential uses.</p> <p>(iii) As addressed above, rezoning the Property from R-1 to R-6 will build on the City’s policy decision in designating the area for Low Density Residential uses as part of annexation of the area to the City when the City made the decision to provide for residential uses within an area planned for Low Density Residential use. Approval of the Application will maximize returns on the investments made to enact the City-County settlement agreement and to build NM 599 including the South Meadows interchange,</p>	

providing residential uses within approved neighborhoods and enhancing Santa Fe's compact urban form.

Staff Response:

(i) There was no mistake in the original zoning.

(ii) The surrounding area has gone through a considerable land use change that has altered the character of the surrounding neighborhood to such an extent to justify an increase in density. Since 2000, the surrounding area has been developed with high-density multifamily apartments, the South Meadows Interchange being completed in 2011, and rezones from lower densities to accommodate higher density residential development and infill commercial development.

(iii) The Property is in the infill development area which promotes single family home and multi-family development on vacant land within the Santa Fe City limits. The request will not change the residential use of the Property, only increase the density from R3 to R6. Additionally, the SWCAMP designates the area the Property is located in as “transitional” from low to medium residential density. This transitional area provides a buffer between higher density land-use designations and developments to the East. The higher density adds additional needed housing to the area which provides for greater opportunity and variety of benefits for the community than the current R-1 zoning. The change to R-6 is advantageous to the community to develop much needed services to the area. It is likely with the update of the Land Development Code the R-1 district will be eliminated to help promote additional housing development.

Staff finds the Applicant has addressed this criterion.

Criterion 2 (14-3.5(C)(b)): all the rezoning requirements of Chapter 14 have been met;	Criterion Met: (Yes/No) YES
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Applicant’s Response:

We assert that all the rezoning requirements of Chapter 14 have been met. Evidence for this is provided in the other responses provided within this application.

Staff Response:

Staff finds that the rezoning requirements of Chapter 14 have been met: specifically, §14-3.1 “Applicable General Provisions” (the authority to file; form of the application; fees paid; pre-application conference and ENN requirements, sign posting and public notice) and the provisions, procedures, and additional requirements of §14-3.5 “Rezoning.” Additionally, the rezoning application has been transmitted and reviewed by the Development Review Team (DRT) of whom review and ensure the requirements in Chapter 14 have been met.

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
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Applicant's Response:

In conjunction with and prior to consideration of the rezoning request, the Applicant has requested that the Governing Body the General Plan's Future Land Use Map (FLUM) to change its designation from Very Low Density Residential (1-3 dwellings per acre) to Low Density Residential. Approval of the General Plan amendment would provide for consistency with this requirement prior to the Governing Body's consideration of the request that the FLUM be amended.

Staff Response:

SWCAMP mentions "The remaining areas designated as rural protection areas have been recommended as a "Residential Very Low Density" future land use designation since these areas are predominately vacant. In literal translation, the densities typically would not fall within the 1-3 du/ac, but rather somewhere within the 2.5 to 10 acres per dwelling unit range. The City's General Plan provides no corresponding future land use category, which would accommodate this range of density, therefore, the most function classification was the designation suggested," (Attachment A, SWCAMP pg.45).

If the proposed Amendment to increase the future land use designation of land from very low density to low density, is approved, the proposed Rezoning from 3 dwelling units per acre to 6 will be consistent with the policies of the Southwest Santa Fe Community Area Master Plan, and general plan, including future land use map.

The Applicant has addressed this criterion.

Criterion 4 (14-3.5(C)(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 Response:

The city has not quantified the rate and growth over time. As addressed in the response to the first General Plan amendment criteria, above, residential development in the vicinity has surpassed density targets. The proposed rezoning and planned land uses reflect a growing community need for residential uses. The Property exceeds the two-acre threshold set forth in 14-3.5(C)(2)(b).

Staff Response:

SFCC 1987, Section 14-3.5(C)(2)(b) prohibits a rezoning if the rezoning will “affect an area of less than two acres.” The Property is ≈7-acres and therefore exceeds the required two acres. The Rezoning and proposed use is sufficient and meets city policies regarding the provision of urban land sufficient to meet the amount, rate, and geographic location of the growth of the city. The project is located within the “Infill Area” identified in the Growth Management Chapter of the General Plan figure 4-4 Urban Sub-Areas and proposes a development that meets the needs of the community while being served by sufficient infrastructure including roads, utilities and transit. Furthermore, the infill development area represents the highest priorities for public investment for infrastructure and city services. The “Urban Area” has the potential to absorb 1,000 new housing units within the designated “Infill area,” which includes vacant infill sites per the growth management section 4.4.1 of the General Plan. Therefore, the subject parcel is geographically located that sufficiently meets the projected growth rate goals for the city of 30,000 additional residents by 2020 (General Plan 4.3.1). Staff finds the applicant as addressed this criterion.

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 Property is served by the Highway 599/South Meadows interchange and is in an area of ongoing development. In conjunction with those development activities, streets, sewer and water lines have been and are being extended into the area east of the interchange. Development of the Property is planned to occur in conjunction with development of the adjacent 16.3 acre parcel to the west and such development will be required to ensure provision of streets and services to the project in compliance with Chapter 14. Substantial existing park land exists just to the east of the Property within Romero Park. The closest fire station is Fire Station 8 located at 6796 Jaguar about 2.5 miles from the Property. As the west side of Santa Fe continues to develop, additional fire services in the area will be needed and development of the Property and adjacent 16.3 acre property will generate funds that can be used to maintain adequate levels of fire service.

Staff Response:

Although the requested Rezoning does not include a Master Plan or Development Plan to determine how infrastructure would service the Properties, the existing infrastructure abutting and surrounding the Property will be able to accommodate impacts future residential development. The rezoning request was sent to City of Santa Fe agencies for review and determined future development will trigger a Traffic Impact Analysis, water budget, utility plan for connections to City water and sewer services to ensure compliance with Chapter 14. Today, the Property is bisected by South Meadows road, a high transit corridor with available infrastructure for surrounding and abutting uses include high density multifamily projects.

This existing infrastructure supports higher density uses, therefore the existing infrastructure will be able to accommodate the impacts for the proposed increase from low to medium density.

Staff finds the applicant as addressed this criterion.

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**

Applicants' Response:

(a) Recognizing that the vicinity of the Property has been planned and some residential projects have been approved, the zoning districts and approved projects show that the area on the east side of the South Meadows interchange is planned for a mix of residential and neighborhood-serving commercial uses. The SWCAMP provides a finer level of detail regarding the desired uses. The Plan includes the Property within an area planned for Low Density Residential designation. Amendment of the General Plan Future Land Use designation for the Property from Very Low Density Residential to Low Density Residential is part of the Application and the Governing Body will consider that request prior to the rezoning application. Should that request be approved, then the proposed rezoning will be consistent both with the Future Land Use Designation as well as applicable General Plan policies as addressed herein.

(b) The 7.01-acre Property is more than 2 acres and therefore meets the requirements of subsection b.

(c) As addressed herein, development of the Property for Low Density Residential uses will benefit the planned residential development in the immediate vicinity of the Property by providing needed housing.

Staff Response:

(a) The proposed Rezoning will allow for an increase the maximum density from 3 dwelling units per acre to 6. This proposed increase in density is consistent with the infill development goals established in the General Plan and with the character of the area made up of high-density multifamily apartments, 21 and 3 dwelling units per acre districts abutting the Property (Figure 3). Although the proposed Rezoning does not propose a high-density designation, the increase in density is consistent with the

medium to high density uses and not significantly different with the prevailing use and character of the area. SWCAMP mentions “The remaining areas designated as rural protection areas have been recommended as a “Residential Very Low Density” future land use designation since these areas are predominately vacant. In literal translation, the densities typically would not fall within the 1-3 du/ac, but rather somewhere within the 2.5 to 10 acres per dwelling unit range. The City’s General Plan provides no corresponding future land use category, which would accommodate this range of density, therefore, the most function classification was the designation suggested.” (Attachment A, SWCAMP pg.45)

(b) The proposed Rezoning will affect an area totaling ≈ 7 acres and is adjusting the boundaries between districts.

(c) There is no proposed development with Rezone. At the time of development, the property owner shall develop the property at their expense and obtain the necessary surety agreements and bonds to ensure the cost of development is not at the expense of surrounding landowners or general public.

Staff finds the Applicant has addressed this criterion

VI. ATTACHMENTS

ATTACHMENT A: Development Review Team

1. Initial Review Letter 2780 S Meadows Rd
2. Southwest Area Santa Fe Master Plan

ATTACHMENT B: Maps and Photos

1. Future Land Use
2. Current Zoning
3. Aerial Photos
4. Topography
5. Utility Connections
6. Vicinity Map

ATTACHMENT C: Applicant Materials

1. A 2780 South Meadows Rd MyG PLUD-04_General_Plan_Amendment
2. B 2780 South Meadows Rd PLUD-07_Rezoning
3. C 2780 Montoya Y Garcia REVISED Ap Letter
4. C2 2780 South Meadows Rd ENN Meeting Notes
5. D 2780 South Meadows Rd County Parcel.300 FT BUFFER
6. D1 2780 South Meadows Rd County Parcel Info
7. D1 2780 South Meadows Rd Mailing Owners
8. D2 2780 South Meadows Rd Mailing Tenants 1 of 2
9. D3 2780 South Meadows Rd Mailing Tenants 2 of 2
10. D4 2780 South Meadows Road Map 300' Buffer

11. E 2780 South Meadows Road Boundary Survey
12. F1 2780 South Meadows Road LOR Package
13. F2 2780 South Meadows Rd Lot of Record
14. G 2780 South Meadows Road MAP Future Land Use
15. H 2780 South Meadows Road MAP Zoning
16. I1 2780 South Meadows Rd south meadows-row-plats
17. I2 2780 South Meadows Rd SM Road Project1
18. I3 2780 South Meadows Rd south meadows-row-plats-24
19. I4 2780 South Meadows Rd south meadows-row-plats-25
20. I5 2780 South Meadows south meadows-row-plats-23
21. J Letter Application REVISED 1/23/26

VII. APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy, AICP	<i>HLL</i>
Assistant Department Director	Maggie Moore	<i>MM</i>
Planning Division Manager	Dan Esquibel	<i>DAE</i>
Planner Senior	Joel Cruz-Haber	<i>JCH</i>