

**City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law**

Case # 2025-10767

2780 S. Meadows Rd., Parcel Numbers: 910008728, 99312180, and 99312181

Owner's/Applicant's Name – Montoya y Garcia, LLC

Agent's Name – Sommer Karnes & Associates, LLP

THIS MATTER came before the Planning Commission (“Commission”) for public hearing on May 7, 2026, (“Hearing”) upon the application of Montoya y Garcia, LLC, (“Applicant”) for Sommer Karnes & Associates, LLP (“Agent”).

The Applicant requests approval for a rezoning of a +/-7.00 acres contiguous parcels; 910008728 (1.71 acres), 99312180 (1.66 acres), and 99312181 (3.93 acres). located at 2780 S. Meadows Rd. (“Property”) from R-3 (Low Density Residential - Three [3] dwellings per acre) to R-6 (Medium Density Residential – Six [6] dwellings per acre).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission (“Commission”) hereby FINDS, as follows:

FINDINGS OF FACT

1. SFCC 1987 Section 14-3.5(C) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Rezoning.
2. In this case, the Applicant sought a rezoning from R-3 to R-6.
3. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the application, and make a recommendation to the Governing Body.
4. The property, totaling +/-7 acres, consists of three contiguous parcels: 910008728 (1.71 acres), 99312180 (1.66 acres), and 99312181 (3.93 acres), located at 2780 S. Meadows Rd.
5. SFCC 1987 Section 14-3.1 sets out certain procedures to be followed on the application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-3.1(E)]; (b) an Early Neighborhood Notification (“ENN”) meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].
6. The Applicant effected notice by: mailing out notice via first-class mail to property owners within 300 feet of the subject property on April 22, 2026; mailing out notice via certified mail to those within 100 feet; e-mailing neighborhood associations within 300

feet; and posting the required City sign on the property from April 22, 2026, through the hearing date.

7. The Applicant attended a pre-application conference on May 23, 2024.
8. The Applicant conducted an ENN meeting on April 24, 2025, virtually via Zoom. The Agent, Applicant, and City land use staff (“Staff”) attended the ENN meeting. No members of the public attended the ENN meeting.
9. At the Hearing, the Planning Commission received reports from Staff, as well as testimony and evidence from the Applicant’s agent prior to making a decision. The Commission opened the hearing to public comment, and no members of the public provided testimony, either in-person or by Zoom.
10. Once the Chair closed the Public Hearing, Commissioner McGhee moved to recommend the Governing Body approve the rezoning and was seconded by Commissioner Barber.
11. After discussion, the Planning Commission voted unanimously in favor of the motion to recommend the Governing Body approve the rezoning.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 Section 14-3.1(H)(1), the Applicant properly gave notice of the ENN meeting.
2. The Applicant properly conducted the ENN meeting pursuant to SFCC 1987 Section 14-3.1(F).
3. The Applicant has the right under the SFCC to propose the rezoning of the property. Pursuant to SFCC 1987 Section 14-3.5(A)(1)(d), any person may submit a written request for rezoning, along with all submissions required by the SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14 Submittal Requirements.
4. Pursuant to SFCC 1987 Table 14-2.1-1: Review and Decision-Making Bodies and Responsibilities, and SFCC 1987 Section 14-3.5(B)(1), and 14-3.5(C), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.
5. SFCC 1987 Section 14-3.5(B) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or denial.
6. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(a)(iii), the Commission finds that the rezoning would increase density in the central area of the City and would therefore directly align with the intent of the General Plan, which has identified the Future Land

Use of the parcel as “Medium Density Residential” and within the designated “Infill Area.”

7. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(b), the Commission finds that the application is complete, and the rezoning request meets all rezoning approval criteria required by SFCC 1987 Section 14-3.5(C).
8. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(c), the Commission finds that the rezoning is consistent with General Plan themes and policies, such that the rezoning from R-3 to R-6 is merited. The rezoning request satisfies all rezoning approval criteria.
9. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(d), the Commission finds the rezoning provides sufficient information to address SFCC 1987 Section 14-3.5(C)(1)(d). The rezoning to R-6 is consistent with the General Plan Future Land Use Map of Residential Low Density (RLOW -- 3-7 Dwelling Units Per Acre) and Residential Medium Density (RMED – 7-12 Dwelling Units Per Acre). Additionally, the increased density would be compatible with surrounding development patterns.
10. Pursuant to SFCC 1987 Section 14-3.5(C)(1)(e), the Commission finds that 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.
11. Pursuant to SFCC 1987 Section 14-3.5(C)(2), the Commission finds:
 - a. The prevailing use and character of the area is primarily high-density and with mixed-use commercial uses along South Meadows Road with some single-family residential. The rezoning from R-3 residential to R-6 will be consistent with the prevailing character pattern in the area.
 - b. The property is greater than two acres in size.
 - c. The increase in density enhances compliance with the City’s adopted General Plan, which serves the interest of the general public. The neighborhood contains high-density, multi-family developments at a frequency and density greater than single-family homes in the transition area. This was intended by the General Plan to take place at this location since 1999 and the Santa Fe Southwest Area Master Plan in 2005.
12. Pursuant to SFCC 1987 Section 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
13. The Commission has the power and authority to review, approve or deny Case # 2025-10767 regarding +/-7 acres in three contiguous parcels: 910008728 (1.71 acres), 99312180 (1.66 acres), and 99312181 (3.93 acres), located at 2780 S. Meadows Rd.
14. The Applicant met the applicable submittal requirements.
15. The Commission recommended the Governing Body approve the rezoning because the application met all applicable Code criteria.

WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF JUNE, 2026, BY THE

Case # 2025-10767

Rezone from R-3 to R-6 at 2780 S. Meadows Rd.

PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning from R-3 to R-6 as requested in the application for Case # 2025-10767.

Janet Clow
Chairperson

Date:

FILED:

Geraldyn F. Cardenas
Interim City Clerk

Date:

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date: