

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

Case # 2025-11625

1335 Camino de Jacobo Development Plan

Owner's/Applicant's Name – County of Santa Fe

Agent's Name - Autotroph

THIS MATTER came before the Planning Commission (Commission) for public hearing on May 7, 2026, (Hearing) upon the development plan application (Application) of Autotroph as Agent for the County of Santa Fe (Applicant).

The Application pertains to the property located at 1335 Camino de Jacobo totaling approximately 5.92 +/- acres (Property). The subject parcels are currently vacant and are located on the eastern side of Camino de Jacobo and north of Cerrillos Road at Airport Road. The site is bordered by the Jacob D. Martinez Community Housing to the north, future Staybridge Suite under construction to the east, Extra Space Storage to the south, and Mena's Coachworks to the west. The proposed Nueva Acequia Apartments is a 100 percent affordable multifamily development sponsored by Santa Fe County in partnership with TWG Development, an affordable and senior housing developer. The project will be constructed in two phases. Phase 1 will include two buildings: Building 1 with 106 units for families and Building 2 with 53 units for seniors. Each building has a maximum height of 45 feet, consistent with C-2 zoning. Phase 2 proposes a future daycare facility within Building 1 for approximately 70 children.

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

FINDINGS OF FACT

1. The Applicant requested approval of a two-phased Development Plan, to construct two 45-foot high, four-story buildings, and one 28.5-foot-high building totaling 148,145 square feet of new construction. The uses include a 159-unit multi-family community with a day care facility. The subject properties comprise 5.92 +/- acres, located within the Suburban Archaeological Review District, and are zoned C-2 (General Commercial).
2. At the hearing, the Commission received reports from the City's Land Use Staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
3. 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)(iv)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 § 14-3.1(H)-(I)].
4. The Applicant attended a pre-application conference on July 24, 2025, with City Land Use Department Staff (City Staff).
5. The Applicant conducted an ENN meeting for this project. The Applicant gave notice of

- the ENN meetings to neighbors and neighborhood associations within 300 feet of the subject property and posted posters on the subject property.
6. The Applicant held the virtual ENN meeting on October 16, 2025. The ENN meeting was attended by members of the Applicant team, City Staff, and three members of the public.
 7. City staff reviewed the application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
 8. Staff recommended that the Commission approve the development plan, subject to certain conditions (the Conditions) and the technical corrections set forth in the Staff Report and Attachments.
 9. Pursuant to SFCC 1987 Section 14-2.3(C)(1), the Commission has the authority to review and approve development plans.
 10. Under SFCC 1987 Section 14-3.8(B)(3)(a), a new development with a gross floor area of thirty thousand (30,000) square feet or more requires approval of a development plan.
 11. SFCC 1987 Section 14-3.8 establishes certain procedures for development plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-3.8(D).
 12. SFCC 1987 Section 14-3.8(C)(1) requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC Submittal Requirements.
 13. SFCC 1987 Section 14-3.8(D)(1) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before approving a development plan.
 14. Pursuant to SFCC 1987 Section 14-3.8(D)(2), the Commission “may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the general plan.”
 15. The Commission finds that the conditions and technical corrections set forth in the Staff Report and attachments are necessary to accomplish the proper development of the area and to implement the policies of the general plan.
 16. Staff added a Condition of Approval during the Planning Commission hearing to be implemented by the Applicant in the Development Plan.

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, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
2. Pursuant to SFCC 1987 Section 14-2.3(C)(1) and Section 14-3.8(B)(4), the Commission has authority to review and approve this final development plan.
3. 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.
4. Pursuant to SFCC 1987 Section 14-3.8(C)(1), the Applicant met the applicable Submittal

Requirements.

5. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(a), the Commission finds that it has the authority to review the Development Plan under SFCC 1987 Sections 14-2.3(C)(1), 14-3.8(B)(4), and Table 14-2.1-1.
6. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(b), the Commission finds that the Development Plan will not adversely affect the public interest.
7. The Governing Body has implemented the General Plan and ordinances to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest.
8. This project serves the public interest through the provision of much-needed affordable housing.
9. Pursuant to SFCC 1987 Section 14-3.8(D)(1)(c), the Commission finds that the multi-family use and any associated buildings are compatible with and adaptable to buildings, structures, and uses of the abutting property and other properties in the vicinity of the premises under consideration.
10. The Commission approves the Development Plan subject to the conditions and technical corrections recommended by Staff because all applicable code requirements and criteria for preliminary development plan approval have been met.
11. The Commission approves the Condition of Approval added by Staff during the hearing which reads as follows:

“Final approval of the Development Plan will occur at the time of recordation of the Development Plan at the County Clerk’s office with signatures of the Planning Commissioners, City Engineer, Planning and Land Use Director Planning Manager, Water Division, and Affordable Housing.

a) The Planning and Land Use Director shall be allowed to continue working with the County to mitigate impacts and coordinate development review and approval, allowing for alternative means of compliance for the roadway, bike lane, and traffic impacts and the implementations and modifications of conditions, without returning to the Planning Commission for approval.

b) removal of Conditions 17 & 18”

WHEREFORE, IT IS ORDERED ON THE 4th DAY OF JUNE, 2026, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission approves the development plan for the Property, as requested in the application for Case # 2025-11625, subject to the Conditions of Approval and Technical Corrections attached herewith. The development plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC 1987 Subsection 14-3.19(B)(6). If the development plan approval expires, approval of any corresponding preliminary development plan expires simultaneously pursuant to SFCC 1987 Section 14-3.19(B)(4).

Janet Clow, Chair

Date

FILED:

Geraldyn F. Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date