



**Agenda      Regular Meeting of the Planning  
Commission**  
**July 17, 2025 at 6:00 PM**  
**Council Chambers, City Hall**  
**200 Lincoln Avenue**

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**Procedures for Planning Commission Meeting**

**AMENDED**

**Viewing:** Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/user/cityofsantafe> . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

**Live Public Comment:** Members of the public may provide public comment in person during the public comment portion of the public hearing.

**Virtual Public Comment:** Members of the public may provide public comment virtually during the public comment portion of the public hearing by joining the Zoom meeting by internet or phone using the following link: <https://santafenm-gov.zoom.us/j/81903969054>

**By phone:**+1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 719 359 4580 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US

**Webinar ID:** 819 0396 9054

**Written Comment:** Members of the public may submit public comments by 5 p.m. on the Monday before the meeting via <https://santafenm.gov/land-use/current-planning/public-comment>. Comments will then be published after this deadline. The agenda and packet for the meeting will be posted at <https://santafenm.portal.civicclerk.com/>

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Consent Agenda
6. Approval of Minutes

- a. June 5, 2025
7. Approval of Findings/Conclusions
    - a. **Case #2025-010094. 5211 Las Soleras Dr., Development Plan. (POSTPONED FROM JUNE 5, 2025)**
    - b. **Case #2024-8027. 635 Alto Street Development Plan.**
    - c. **Case #2025-10276. 3439 Cerrillos Rd Rezoning.**
    - d. **Case#2025-10420. 3730 South Meadows Road Final Subdivision Plat.**
  8. Consent
    - a. **Case #2024-8026. Casa De Todos Final Subdivision Plat Time Extension.** Liaison Planning Services, Inc, Agent for Luna Turquzo, LLC owner requests a time extension for the approved final subdivision plat for Casa De Todos (Case# 2021-3355). The Applicant is requesting a 1-year extension to the time allowed for approvals granted by the Planning Commission on May 5, 2024. (Claudia Kath, Case Manager, cmkath@santafenm.gov)
  9. Old Business
  10. New Business
    - a. **Case # 2025-10706. 1600 St. Michaels Dr, Master Plan Amendment.** NV5, Inc, Agent for Daniel Hernandez, Director of the Midtown Redevelopment Agency, applicant, request a master plan amendment to the Midtown Master Plan on 64.22 +/- acres. The property is zoned C-2 PUD (General Commercial Planned Unit Development) and within the Midtown Local Innovation Corridor (LINC) overlay district. (Joel Cruz-Haber, Case Manager, [jacruzhaber@santafenm.gov](mailto:jacruzhaber@santafenm.gov))
    - b. **Case #2025-10172. 4157 & 4161 Walking Rain Rd Special Use Permit.** JenkinsGavin, Inc., Agent for Charter Schools Development Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a special use permit -for construction of a 22,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The Property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel Cruz-Haber, Case Manager, [jacruzhaber@santafenm.gov](mailto:jacruzhaber@santafenm.gov)) **(POSTPONED FROM JUNE 5, 2025)**
    - c. **Case #2025-10189. 4157 & 4161 Walking Rain Rd Development Plan Amendment.** JenkinsGavin, Inc., Agent for Charter Schools Development

Corporation (CSDCPC Monte Del Sol, LLC), Applicant, requests approval of a development plan amendment for construction of a 22,432 square foot gymnasium, classrooms, office space, and outdoor amenities. The property is approximately 6.30 acres and is identified as Tract Q-1 and Tract 16 of the Las Soleras Master Plan. The Property is located within the Suburban Archaeological Review district and zoned PRC (Planned Residential Community) and R-1 (Residential – one dwelling unit per acre). (Joel Cruz-Haber, Case Manager, [jacruzhaber@santafenm.gov](mailto:jacruzhaber@santafenm.gov)) **(POSTPONED FROM JUNE 5, 2025)**

- d. **Case #2025-10037. 1111 Ocate Road.** Liaison Planning, Agent, for the Santa Fe Civic Housing Authority, Applicant, requests Development Plan approval to construct approximately 80,491 square feet of new construction for affordable housing on 5.64± acres. The site is zoned C-2 (General Commercial) and is located at 1111 Ocate Road. (Claudia Kath, Case Manager, [cmkath@santafenm.gov](mailto:cmkath@santafenm.gov))
- e. **Case #2024 – 8901. 2768 Agua Fria Rezoning.** JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Applicant, requests approval to rezone a 4.12 acre lot from its current land use designation of MU (Mixed Use) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review District. (Joel Cruz-Haber, Case Manager, [jacruzhaber@santafenm.gov](mailto:jacruzhaber@santafenm.gov)) **(POSTPONED FROM JUNE 5, 2025)**
- f. **Case #2024 – 8902. 2768 Agua Fria Master Plan.** JenkinsGavin, Agent, for Cold Water Development Fund QOZF, LLC, Applicant, requests approval of a master plan on a 4.12-acre lot to develop a 130-unit mixed-use residential and nonresidential community. The property is located within the River and Trails Archaeological Review District. (Joel Cruz-Haber, Case Manager, [jacruzhaber@santafenm.gov](mailto:jacruzhaber@santafenm.gov)) **(POSTPONED FROM JUNE 5, 2025)**
- g. **Case #2024-9318 9320. 7205 Plaza Central Development Plan.** Pax Consulting., Agent, for Zydeco LLC., owner and applicant (“Applicant”) requests approval of a Development Plan for up to 165 units, a clubhouse, swimming pool and neighborhood coffee shop a property address located at 7205 Plaza Central and is zoned C-1 (light industrial). It consists of a 6.91-acre lot as the result of a lot line adjustment, zoned C-1. (Alexa Hempel, Case Manager, [anhempel@santafenm.gov](mailto:anhempel@santafenm.gov)). **(TO BE POSTPONED TO AUGUST 7, 2025)**

11. Staff Communications

12. Matters from the Commission

13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.