



Agenda

**2nd Amendment - Regular
Meeting of the Planning
Commission
September 4, 2025 at 6:00 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Procedures for Planning Commission Meeting

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/83966939144>

By phone:+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 +1 253 205 0468 US +1 312 626 6799 US (Chicago) +1 360 209 5623 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

Webinar ID: 899 1051 1259

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. July 17, 2025
 - b. [June 5, 2025](#)
7. Approval of Findings/Conclusions
- a. **Case # 2025-10706. 1600 St. Michaels Dr, Master Plan Amendment.**
 - b. **Case #2025-10189. 4157 & 4161 Walking Rain Rd Development Plan Amendment.**
 - c. **Case #2025-10037. 1111 Ocate Road.**
 - d. **Case #2024 – 8901. 2768 Agua Fria Rezoning.**
 - e. **Case #2024 – 8902. 2768 Agua Fria Master Plan.**
 - f. **Case #2025-10172. 4161 Walking Rain Road Special Use Permit.**
8. Consent
9. Old Business
10. New Business
- a. **Case #2024 – 9461. 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle, Rezoning.** NM Land Solutions, LLC, Agent, for Larry Boylan, Owner, requests approval for a rezoning of a 5.96-acre lot located from R1 (Residential- one dwelling unit per acre) to C-2 (General Commercial). The property is located within the River and Trails Archaeological Review district and West Santa Fe River Corridor (Nathan Lindquist, Case Manager, njlindquist@santafenm.gov). **(TO BE POSTPONED TO OCTOBER 2, 2025)**
 - b. **Case #2025-10781. 195 Brownell-Howland Rd Variance Request.** Palo Santo Designs, Agent, for Seonaidh Davenport and Brian Sharon, Owners and Applicants ("Applicant"), requests a variance from SFCC 14-5.6(D)(1) to erect an addition to the home at 195 Brownell-Howland Road atop existing patios. The home is legal nonconforming in the Escarpment-Ridgetop Overlay, on a 5.079-acre lot, zoned R-1 (Alexa Hempel Case Manager, anhempel@santafenm.gov).
 - c. **Case #2024 – 8195. 1625 Paseo de Peralta, Alvord Inn – Development Plan.** Andy Duettra, owner and Applicant, represented by Agent, Wayne Lloyd, requests approval of a development plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District (Rebekah Clouser, Case Manager, reclouser@santafenm.gov).

- d. **Case #2024-9320. 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 (office and related commercial). It consists of a 7.9-acre lot as the result of a lot line adjustment, zoned C-1. (Alexa Hempel, Case Manager, anhempel@santafenm.gov). **(POSTPONED FROM JULY 17, 2025)**

11. Staff Communications

- a. Discussion of innovative street design.

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.