



# AGENDA

REGULAR MEETING OF  
THE PLANNING COMMISSION  
MAY 06, 2021 AT 6:00 PM  
ATTEND VIRTUALLY

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## AMENDED

### SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT

**Attendance:** In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than five (5) people, the Planning Commission meeting will be conducted using Zoom.

**Viewing on YouTube:** Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most computers, mobile devices, or smartphones. A video recording of the meeting will be posted on YouTube and available for viewing after the meeting.

**Attending on Zoom:** Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted at <https://santafe.primegov.com/public/portal> at least seventy-two (72) hours before the meeting: <https://www.santafenm.gov/events>. The direct Zoom link is: <https://us02web.zoom.us/j/82698785348?pwd=QWNzUVFSRjI6YjZvcnR2TFVhK082UT09> and use Passcode: 951196.

**Attending Zoom by Phone:** Members of the public can attend the Zoom meeting by phone by dialing:

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 826 9878 5348

**Public Comment:**



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- By video: A person attending the Zoom meeting by using a computer, mobile device, or smart phone may provide public comment during the meeting. Attendees should use the “Raise Hand” function to be recognized by the chair to speak at the appropriate time.
  - By phone: A person attending the Zoom meeting by phone may provide public comment during the meeting. Phone attendees should press \*9 to use the “Raise Hand” function to be recognized at the appropriate time.
  - In writing: A person may submit written public comments in at least seventy-two (72) hours in advance of the meeting via the virtual comment “button” at <https://santafe.primegov.com/public/portal>.

**A. ROLL CALL**

**B. PLEDGE OF ALLEGIANCE**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF CONSENT AGENDA**

**E. APPROVAL OF MINUTES:**

1. [March 18, 2021](#)
2. April 1, 2021
3. April 15, 2021

**F. APPROVAL OF FINDINGS/CONCLUSIONS**

1. Case #2020-2999. 4250 Cerrillos Road Santa Fe Place Mall Apartments Development Plan.

**G. CONSENT**

1. **Case #2021-3413. 4149 Fairly Road Special Use Permit and Development Plan Time Extension.** Fredrick Lucas, Agent, for ZZYZX Corporation, Owner, requests a time extension for the Special Use Permit for an Urban Farm Ground Level, greater



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than one acre, and Development Plan on four separate parcels that total approximately 9.8 acres of land. The properties are located at 4149 Fairly Road and are zoned R-5 (Residential – five dwelling units per acre) and R-1 (Residential – one dwelling unit per acre). (Lee Logston, Case Manager, [lrlogston@santafenm.gov](mailto:lrlogston@santafenm.gov), 955-6136).

## H. OLD BUSINESS

## I. NEW BUSINESS

1. CONSIDERATION OF BILL NO. 2021-\_\_\_. (Councilor Abeyta and Councilor Lindell). An Ordinance Amending Subsection 14-3.7(F), Notes 15 and 16 of Table 14-7.2-1, and Subsection 14-9.6(B) to Allow the Minimum Lot Size to be 1.25 Acres for a Lot Created Through an Inheritance or Family Transfer Subdivision and that Results in Only One Additional Lot; Amending Subsection 14-7.2(B) to Require Rounding Down of the Calculation of Maximum Number of Dwelling Units for a Family Transfer Subdivision Where Neither Public Sewer nor Public Water are Available; and Amending Subsection 14-9.6(A) to Require Proof of Adequate Septic and Well Assurances Prior to the Approval of an Inheritance or Family Transfer Subdivision that Lacks Public Sewer and Water. (Eli Isaacson, Planning and Land Use Director: [esisaacson@santafenm.gov](mailto:esisaacson@santafenm.gov), 955-6830)

### **COMMITTEE REVIEW:**

Introduced: 3/31/21

Planning Commission: 5/6/21

Public Works and Utilities Committee: 5/11/21

Governing Body (request to publish): 5/12/21

Governing Body (public hearing): 6/9/21

2. **Case #2021-3353. Champion Xpress Car Wash Development Plan.** JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests development plan approval to construct a 4,431 square foot structure with 6,716 of roofed area for a fully automated car wash. The property is located at 4410 Cerrillos Road. The property is approximately 2.95 acres and is zoned SC3 (Regional Shopping Center District). (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 955-6587)



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3. **Case #2021-3354. 4410 Cerrillos Road Car Wash Special Use Permit.** JenkinsGavin, Inc., Agent, for Santa Fe Mall Property, LLC, Owner, requests approval of a Special Use Permit to allow vehicle service establishment in a Regional Shopping Center District (SC3). The property is approximately 2.95 acres and is zoned SC3 (Regional Shopping Center District). (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 955-6587)
4. **Case #2021-3355. 4323 and 4319 Airport Road Casa de Todos Final Subdivision.** Liaison Planning Services, Inc., Agent, for Casa de Todos, LLC, Owner, requests final subdivision plat approval for 58 single-family residential lots located at 4323 and 4319 Airport Road. The properties are zoned R-6 (Residential- six dwelling units per acre) and total approximately 10.3 acres. (Lee Logston, Case Manager, [llogston@santafenm.gov](mailto:llogston@santafenm.gov), 955-6136).

J. STAFF COMMUNICATIONS

K. MATTERS FROM THE COMMISSION

L. ADJOURNMENT

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