



AGENDA

REGULAR MEETING OF
THE PLANNING COMMISSION
AUGUST 05, 2021 AT 6:00 PM
MEETING VIRTUALLY

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, the ban on public gatherings in excess of those permitted in the current Public Health Order, and the need to incorporate technology and practices to re-institute in-person meetings consistent with the limitations established by the Order, the Planning Commission meeting will be conducted virtually.

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=QWNzUVFSRjl6YjZvcnR2TFVhK082UT09> and use password: 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:

- 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



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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 but **must** provide advance notice to City staff. Please contact Noah Berke (505-490-5930, nlberke@santafenm.gov) at least seventy-two (72) hours in advance of the meeting and provide your **full name, address, and the phone number** you will be using to call in to the teleconference. Without your phone number, the chair will not be able to recognize you to speak at the meeting.
- 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 MINUTES:

1. July 1, 2021

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

G. NEW BUSINESS

1. Policy Subcommittee recommendations for Cannabis Legislation.
2. **Case #2021-3809. Southside Teen Center Development Plan.** Wilson & Company, Agent for the City of Santa Fe, owner, requests final development plan approval for construction of a new teen center to be located at the southwest corner of Valentine Way and Country Club Road, approximately 500 feet north of Jaguar Drive. The teen center will comprise a building of 17,188 sq. ft. to be constructed and operated by the City of Santa Fe, along with on-site parking and open space area(s). The property



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is located within the Tierra Contenta Master Plan Area Phase 1A, as Tract 11, zoned PRC (Planned Residential Community) and is approximately 1.81 acre in size. (John Neunuebel, Case Manager, jcneunuebel@santafenm.gov 955-6656.)

3. **Case #2021-3804. Villa Sendero Development Plan Amendment for Phase II.** Dekker/Perich/Sabatini - Will Gleason, Agent, for Villa Sendero, LLC, CSM Properties, LTD, Owner, requests approval of a Development Plan Amendment. The Applicant requests approval of Phase II of the project to include 24 additional multi-family units on a parcel, approximately 1-acre in size, to the southwest of the subject property, directly south of the Fashion Outlets of Santa Fe. The Amendment to Phase II also includes a fitness building, to replace an apartment building in Phase I, resulting in a net gain of 6 units to the Villa Sendero project to 258 units and minor changes to a drive aisle and multi-use trail. The property is approximately 11.4 acres, zoned C-2 (General Commercial) and is located at 5132 Beckner Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325)
4. **Case #2021-3805. Aleksander Estates Subdivision General Plan Amendment.** Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests approval of a General Plan Future Land Use Amendment to change the designation from Low Density Residential (1 dwelling unit per acre) and (1-3 dwelling units per acre) to (3-7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).
5. **Case #2021-3806. Aleksander Estates Subdivision Rezoning.** Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests approval of rezoning from R-1 (1 dwelling unit per acre) to R-7 (7 dwelling units per acre) for approximately 8.38 acres of land located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).
6. **Case #2021-3807. Aleksander Estates Subdivision Preliminary Development Plan.** Montoya Land Use Consulting, Agent, Next Generation Contracting, Inc., Owner, requests preliminary development Plan approval of a preliminary subdivision for 59 single-family residential



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lots on approximately 8.38 acres. The property is zoned R-1 (Residential and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

7. **Case #2021-3808. Aleksander Estates Preliminary Subdivision Plat.** Montoya Land Use Consulting, Agent, for Next Generation Contracting, Inc., Owner, requests preliminary subdivision plat approval for 59 single-family residential lots on approximately 8.38 acres of vacant land. The property is zoned R-1 (Residential- one dwelling unit per acre) and is located on the east side of Kates Way, north of South Meadows Road. (Donna Wynant, AICP, Case Manager, djwynant@santafenm.gov, 955-6325).

H. **STAFF COMMUNICATIONS**

I. **MATTERS FROM THE COMMISSION**

J. **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.