



AGENDA

REGULAR MEETING OF
THE PLANNING COMMISSION
APRIL 07, 2022 AT 6:00 PM
MEETING VIRTUALLY

AMENDED

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

Attendance: In response to the State’s declaration of a Public Health Emergency and the Mayor’s Proclamation of Emergency, the Governing Body meeting will be conducted virtually.

Viewing: 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 smartphones, tablets, or computers.

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.. 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 video conference (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.



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• 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 by 5pm the Monday prior to 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. APPOINTMENT OF VICE-CHAIR

E. APPROVAL OF MINUTES:

1. [February 17, 2022 \(POSTPONED FROM MARCH 17, 2022\)](#)

F. APPROVAL OF FINDINGS/CONCLUSIONS

7. CONSENT

- a. **Case #2022-5006. 4149 Fairly Road Development Plan and Special Use Permit Time Extension.** Fredrick Lucas, Agent, for ZZYZX Corporation, Owner, requests a time extension for the Development Plan and Special Use Permit for an Urban Farm Ground Level, greater than one acre, 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, llogston@santafenm.gov, 795-5929).

H. OLD BUSINESS

1. **Case #2021-4648. 3600 and 3740 South Meadows General Plan Amendment.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to Low Density Residential. The property is approximately 19.54 acres and zoned R-1 (Residential: one



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dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM FEBRUARY 3, 2022 AND MARCH 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE MARCH 3RD MEETING AND IS NOW CLOSED)**

2. **Case #2021-4649. 3600 and 3740 South Meadows Rezoning.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, rezoning from R-1 (Residential: one dwelling unit per acre), to R-6 (Residential: six dwelling units per acre). The property is approximately 19.54 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM FEBRUARY 3, 2022 AND MARCH 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE MARCH 3RD MEETING AND IS NOW CLOSED)**
3. **Case #2021-4650. 3600 and 3740 South Meadows General Plan Amendment.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request a General Plan Amendment from Park to High Density Residential. The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM FEBRUARY 3, 2022 AND MARCH 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE MARCH 3RD MEETING AND IS NOW CLOSED)**
4. **Case #2021-4651. 3600 and 3740 South Meadows Rezoning.** JenkinsGavin, Inc., Agent, for Homewise, Inc, Applicant, request rezoning of approximately 2.66 acres from R-1 (Residential: one dwelling unit per acre), to R-21 (Residential: twenty-one dwelling unit per acre). The property is approximately 2.66 acres and zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(POSTPONED FROM FEBRUARY 3, 2022 AND MARCH 3, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE MARCH 3RD MEETING AND IS NOW CLOSED)**

I. NEW BUSINESS



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1. **CONSIDERATION OF BILL NO. 2022-__.** (Councilor Cassutt)
An Ordinance Amending Table 14-6.1-1 of the Land Development Code, The Table of Permitted Uses, to Permit Small and Large Preschool and Daycare Facilities in all Zoning Districts Except Industrial Districts. (Daniel Alvarado, Planner Senior: djalvarado@santafenm.gov, 955-6670; Jesse Guillen, Legislative Liaison: jbg Guillen@santafenm.gov, 955-6518)(**POSTPONED FROM MARCH 17, 2022**)

Committee Review:
Introduced: 02/23/22
Governing Body Public Comment: 03/09/22
Planning Commission: 03/17/22
Economic Development Advisory Committee: 04/13/22
Quality of Life Committee: 04/20/22
Public Works and Utilities Committee: 04/25/22
Governing Body Public Hearing: 05/11/22
2. **Case #2022-4942. 2339 Botulph Road Rezoning.** Liaison Planning Services Inc., Agent, for Shelley Espinoza, Owner, requests rezoning per Chapter 14 SFCC 1987, 14-3.5 "Rezoning" from R-1 (Residential: one dwelling unit per acre) to R-2 (Residential: two dwelling units per acre) for a 1.41-acre lot. The property is located within the Suburban Archeological Review Districts. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) (**TO BE POSTPONED TO MAY 5, 2022**)
3. **Case #2021-4647. Zia Flats Final Development Plan (Zia Station, Phase 1A).** JenkinsGavin, Inc., Agent, for Zia Flats, LLC, Owner, requests Final Development Plan Approval for a 244-unit multi-family development at the northwest corner of St. Francis Drive and Zia Road. The property is zoned C-2 PUD (General Commercial, Planned Unit Development) and is approximately 10.16 acres. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136) (**POSTPONED FROM FEBRUARY 17, 2022 AND MARCH 17, 2022**)
4. **Case # 2021-3662. Zia Station Right of Way Vacation and Dedication Plat.** JenkinsGavin, Inc., Agent, for Zia Station, LLC, Owner, requests approval of a Partial Vacation and Dedication Plat for Galisteo Road for properties located at the northwest and southwest corners of St. Francis



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Drive and Zia Road. The properties are zoned C-2 PUD (General Commercial- Planned Unit Development), and comprise a total of approximately 22.7 acres. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136). **(POSTPONED FROM FEBRUARY 17, 2022 AND MARCH 17, 2022)**

- 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.