



MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
JULY 07, 2022 AT 6:00 PM
VIRTUAL MEETING

A. ROLL CALL

Members Present:

Members Excused:

Commissioner Mark Hogan
Commissioner Pilar Faulkner
Commissioner Brian Gutierrez
Commissioner Janet Clow
Commissioner Jessica Eaton Lawrence
Commissioner Dominic Sategna
Member Carly Piccarello
Member Jay Toya
Member Zulema Hiniojos-Fall
Member Grant Alexander
Member Gurushabad Mirando
Member Phil Lucero

Others Attending:

None

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. June 2, 2022

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2021-4379. Caja del Oro Subdivision Preliminary Development Plan.
2. Case #2021-4381. Caja del Oro Subdivision Preliminary Subdivision Plat.



MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
JULY 07, 2022 AT 6:00 PM
VIRTUAL MEETING

3. Case #2022-4942. 2339 Botolph Road Rezoning.
4. Case #2022-4756. 2750 Boylan Circle Development Plan.

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2022- 5205. 455 St. Michaels Drive Cancer Center Master Plan Amendment.** JenkinsGavin Inc., Agent, for CHRISTUS St. Vincent Regional Medical Center, Owner, requests approval of a Master Plan Amendment to the existing CHRISTUS St. Vincent Campus Master Plan to develop a 79,620 square foot Regional Cancer Center located at 455 St. Michaels Drive. The property is zoned HZ (Hospital Zone), is within South Central Highway Corridor Overlay District. The parcel is 7.407 acres within the approximately 47 acre campus. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov (mailto:djalvarado@santafenm.gov), 955-6670). **(POSTPONED FROM JULY 7, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 7TH MEETING AND IS NOW CLOSED.**
2. **Case #2022- 5206. 455 St. Michaels Drive Cancer Center Development Plan** JenkinsGavin Inc., Agent, for CHRISTUS St. Vincent Regional Medical Center, Owner, requests approval of a development plan to establish development standards for a 79,620 square foot Regional Cancer Center located at 455 St. Michaels Drive. The property is zoned HZ (Hospital Zone), is within South Central Highway Corridor Overlay District. The parcel is 7.407 acres within the approximately 47 acre campus. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov (mailto:djalvarado@santafenm.gov), 955-6670). **(POSTPONED FROM JULY 7, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 7TH MEETING AND IS NOW CLOSED.**
3. **Case #2022- 5208. 455 St. Michaels Drive Cancer Center Height Variance.** JenkinsGavin Inc., Agent, for CHRISTUS St. Vincent Regional Medical Center, Owner, requests approval of a height variance to the 25' height limitation in the South Central Highway Corridor Overlay District to develop a 79,620 square foot Regional Cancer Center located at 455 St.



MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
JULY 07, 2022 AT 6:00 PM
VIRTUAL MEETING

Michaels Drive. The property is zoned HZ (Hospital Zone), is within South Central Highway Corridor Overlay District. The parcel is 7.407 acres within the approximately 47 acre campus. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov (mailto:djalvarado@santafenm.gov), 955-6670). **(POSTPONED FROM JULY 7, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 7TH MEETING AND IS NOW CLOSED.**

4. **Case #2022- 5209. 455 St. Michaels Drive Cancer Center Slope Variance.** JenkinsGavin Inc., Agent, for CHRISTUS St. Vincent Regional Medical Center, Owner, requests approval of a Slope Variance to permit the disturbance of 30% slopes to develop a 79,620 square foot Regional Cancer Center located at 455 St. Michaels Drive. The property is zoned HZ (Hospital Zone), is within South Central Highway Corridor Overlay District. The parcel is 7.407 acres within the approximately 47 acre campus. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov (mailto:djalvarado@santafenm.gov), 955-6670). **(POSTPONED FROM JULY 7, 2022) ALL PUBLIC COMMENT FOR THIS ITEM WAS HEARD AT THE JULY 7TH MEETING AND IS NOW CLOSED.**
5. **Case #2022- 5397. 3007 S Saint Frances Drive Development Plan Amendment.** JenkinsGavin Inc., Agent, for Vincent's Legacy, LLC, Owner, requests approval of a development plan amendment for the conversion of Santa Fe Suites from a 128-unit extended stay residential suite hotel to a 123-unit multi-family residential community. The property is zoned SC-1 (neighborhood shopping center district) and is within South Central Highway Corridor Overlay District. The parcel is approximately 4.58 acres within the approximately 23 acre shopping center. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov (mailto:djalvarado@santafenm.gov), 955-6670).
6. **Case #2022- 5398. 3007 S Saint Frances Drive Rezoning.** JenkinsGavin Inc., Agent, for Vincent's Legacy, LLC, Owner, requests approval of a rezoning to remove the parcel from the South Central Highway Corridor (SCHC) Protection Overlay District in order to allow for the existing density of 35.5 dwellings per acre, which exceeds the allowable density of 21 dwellings per acre in the SCHC Overlay. The property is zoned SC-1 (neighborhood shopping center district) and is within South Central Highway Corridor Overlay District. The parcel is approximately 4.58 acres within the approximately 23 acre shopping



MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
JULY 07, 2022 AT 6:00 PM
VIRTUAL MEETING

center. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov (mailto:djalvarado@santafenm.gov), 955-6670).

7. **Case #2022-5393. 7261 Airport Road Development Plan.** Orion-West LLC., Agent MBR 7261 Airport Road LLC, Applicant (Buyer), Request Development Plan approval to construct 261,000 square feet of new construction for a 221-unit multi-family apartment complex. The project is a 7.96-acre lot zoned C-2 (General Commercial) within the Airport Road Overlay and River and Trails Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov (mailto:daesquibel@santafenm.gov), 955-6587) **(TO BE POSTPONED TO AUGUST 4, 2022)**

H. STAFF COMMUNICATIONS

1. Update on Affordable Housing Crisis in Santa Fe – ~~Maggie Moore~~, Planning Manager **Alexandra Ladd, Director, Office of Affordable Housing**

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

Liaison

Chair