



MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
NOVEMBER 03, 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 Hinojos-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. October 20, 2022

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. CONSIDERATION OF RESOLUTION 2022-_____.

Case #2022-5763. Midtown General Plan Amendment. The City of Santa Fe, Agent/Owner, Requests that the Governing Body Approve a Resolution to Amend the Existing General Plan Future Land Use Classification from Public/Institutional to Transitional Mixed-Use for the ±64-Acre Midtown Property at 1600 St. Michaels Drive. (Heather Lamboy,



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Case Manager: hllambo@ santafenm.gov, 505-955-6598)

2. CONSIDERATION OF BILL NO. 2022-24. ADOPTION OF ORDINANCE 2022-_____.

Case #2022-5765. Midtown Rezoning. The City of Santa Fe, Agent/Owner, Requests that the Governing Body Approve an Ordinance to Rezone the ±64-Acre Midtown Property at 1600 St. Michaels Drive from R-5 (5 Residential Dwelling Units Per Acre) to C-2 PUD (General Commercial -Planned Unit Development). The property is within the Midtown LINC Overlay District. (Heather Lamboy, Case Manager, hllambo@ santafenm.gov, 505-955-6598)

3. CONSIDERATION OF BILL NO. 2022-25. ADOPTION OF ORDINANCE NO. 2022-_____.

Case #2022-5766. Midtown LINC Text Amendment. The City of Santa Fe, Agent/Owner, Requests that the Governing Body Approve a Text Amendment to the Midtown Local Innovation Corridor (Midtown LINC) Overlay District, SFCC 1987, Section 14-5.5(D), to Expand the Permitted Uses in the Midtown LINC Overlay District to Include all Qualifying Projects, Update the Name of the Area Formerly known as the Santa Fe University of Art and Design, Format the Use Chart Consistently with the Rest of Chapter 14's Charts, Allow Alternative Open Space Compliance for Institutional Buildings, and Reduce Landscape Area Minimum Requirements Around the Base of Qualifying Residential Projects within the Midtown Planned Unit Development, and Removing an Expired Provision Regarding Review of the Ordinance. (Heather Lamboy, Case Manager, hllambo@ santafenm.gov, 505-955-6598)

4. CONSIDERATION OF RESOLUTION NO. 2022-_____.

Case #2022-5764. Midtown Master Plan. The City of Santa Fe, Agent/Owner, Requests that the Governing Body Approve a Resolution to Adopt the Midtown Land Development Plan, a Master Plan for the ±64-Acre Property Located at 1600 St. Michaels Drive with "Innovative Street Design Standards" Per SFCC 1987, Section 14-9.2(B)(3). The Property is



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Currently Zoned R-5 and within the Midtown LINC Overlay District with a Proposed Zoning of C-2 PUD (See Case #2022-5765). (Heather Lamboy, Case Manager, hllamboy@santafenm.gov, 505-955-6598)

5. CONSIDERATION OF RESOLUTION NO. 2022-_____.
Case #2022-5767. Midtown Adjacent Parcels General Plan Amendment. The City of Santa Fe, Agent, Requests that the Governing Body Approve a Resolution to Amend the Existing General Plan Future Land Use Classification for the City of Santa Fe and New Mexico State-Owned Parcels Comprising ±24-Acres Adjacent to 1600 St. Michaels Drive from Public/Institutional to Transitional Mixed Use. (Heather Lamboy, Case Manager, hllamboy@santafenm.gov, 505-955-6598)

6. CONSIDERATION OF BILL NO. 2022-26. ADOPTION OF ORDINANCE NO. 2022-_____.
Case #2022-5769. Midtown Adjacent Parcels Rezoning. The City of Santa Fe, Agent, Requests that the Governing Body Approve an Ordinance to Rezone the City of Santa Fe and New Mexico State-Owned Parcels Comprising ±24-Acres Adjacent to 1600 St. Michaels Drive from R-5 (5 Residential Dwelling Units Per Acre) to C-2 (General Commercial). The Parcels are within the Midtown LINC Overlay District. (Heather Lamboy, Case Manager: hllamboy@santafenm.gov, 505-955-6598)

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2022-5865. 1840 Paseo de La Conquistadora Subdivision.** Santa Fe Hybrid Homes LLC., applicant, requests final subdivision approval for 4 single-family residential lots totaling 0.8883 acres located in an R-5 district (Residential, five dwelling units per acre). The property is within the River & Trails Archeological Review District. (Lani McCulley, LJMcCulley@santafenm.gov, 505-955-6124)

2. **Case #2022-5505. 6350 Airport Road General Plan Amendment.**



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James Siebert, of James W. Siebert and Associates, Inc., Agent for Dry Creek LLC, Applicant, requests approval of a General Plan Future Land Use Map Amendment to change the Future Land Use Classification from Office to Community Commercial. The property is on approximately 2.2 acres of land on one lot. The property is located at 6350 Airport Road. (Heather Lamboy, Case Manager, hllamboy@santafenm.gov, 955-6598) **(POSTPONED FROM AUGUST 4, 2022)**

3. **Case #2022-5506. 6350 Airport Road Rezoning.** James Siebert, of James W. Siebert and Associates, Inc., Agent for Dry Creek LLC, Applicant, requests rezoning approval from C-1 (Office and Related Commercial District) to C-2 (General Commercial District). The property is on approximately 2.2 acres of land on one lot. The property is located at 6350 Airport Road. (Heather Lamboy, Case Manager, hllamboy@santafenm.gov, 955-6598) **(POSTPONED FROM AUGUST 4, 2022)**
4. **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 dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)
5. **Case #2021-4649. 3600 and 3740 South Meadows Rezoning.** JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, requests a 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)
6. **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)



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7. **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 zoned R-1 (Residential: one dwelling unit per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

8. **Case #2022-5618.3600 and 3740 South Meadows Master Plan.** JenkinsGavin, Inc., Agent for Homewise, Inc., Applicant, requests Master Plan Approval for a future residential project on +/-22.2-acres, to include subdivision, development plan, and construction of a neighborhood park for dedication to the City. The proposed zoning of the properties is R-6 (Residential: six dwelling units per acre) and R-21 (Residential: twenty-one dwelling units per acre). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

Liaison

Chair