



AGENDA

REGULAR MEETING OF
THE PLANNING COMMISSION
FEBRUARY 02, 2023 AT 6:00 PM
COUNCIL CHAMBERS
CITY HALL
200 LINCOLN AVENUE

AMENDED

PROCEDURES FOR PLANNING COMMISSION MEETING:

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/user/cityofsantafe> . The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Members of the Public may join and participate in the meeting in person or online by Zoom here:

Join on Zoom: <https://santafenm-gov.zoom.us/j/81600994199>

By phone: US: +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 931 3860 or +1 689 278 1000 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 816 0099 4199

Written Public Comment: Members of the public may submit written public comments by 5 p.m. on the Monday prior to the meeting either <https://santafe.primegov.com/public/portal> or by emailing the case manager listed in the appropriate case in the agenda. Any non-text comments, including maps, graphics or presentations must be submitted by email to the appropriate case manager by 5 PM on the Monday prior to the meeting.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. December 1, 2022

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2022-6012. Caja Del Oro Final Development Plan.
2. Case #2022-6013. Caja Del Oro Final Subdivision Plat.
3. Case #2022-5899. 5200 Beckner Road Development Plan Amendment.

F. OLD BUSINESS

G. NEW BUSINESS

1. CONSIDERATION OF BILL NO. 2023-8. (Mayor Webber)
An Ordinance Amending Section 14-6.2(l) to Permit Cannabis Retailers Wholly Owned by a Tribe Within Four Hundred (400) Feet of Another Retailer if the Other Retailer Initiates its Application for a Cannabis Retail License After the Retailer Wholly Owned by a Tribe. (Pat Feghali, Assistant City Attorney: pfeighali@santafenm.gov, 955-6501)

Committee Review:

Governing Body (Introduced): 01/11/2023

Governing Body (Public Comment): 01/25/2023

Planning Commission: 02/02/2023

Public Works and Utilities Committee: 02/06/2023

Governing Body (Public Hearing): 02/22/2023

2. **Case #2022-6015. LKS Multifamily Apartment Complex Development Plan.** JenkinsGavin, Inc., Agent, for LKS, LLC, Owners, requests a development plan approval for an 86 dwelling unit development, including 70 apartments and 16 townhomes at 3974 Fields Lane. The

approximately 6.165-acre property is zoned MU (Mixed Use) and is in the Airport Road Overlay District. (Lani McCulley, LJMcCulley@santafenm.gov 505-955-6124)

3. **Case #2022-6201. Windmill Hill at Las Placitas Compound Preliminary Subdivision Plat.** Liaison Planning, agent for Michael Blum, requests Preliminary Subdivision Plat approval for three single-family residential lots on 1.48± acres. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District. (Lani McCulley, LJMcCulley@santafenm.gov, 505-955-6124) **(TO BE POSTPONED TO MARCH 2, 2023)**
4. **Case #2022-6202. Windmill Hill at Las Placitas Compound Variance.** Liaison Planning, agent for Michael Blum, requests a variance to reduce the minimum street width from 38 feet to the width of existing access easements of 29 feet and 20 feet. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District. (Lani McCulley, LJMcCulley@santafenm.gov, 505-955-6124) **(TO BE POSTPONED TO MARCH 2, 2023)**
5. **Case #2022-6133. Paseo De Vistas General Plan Amendment.** JenkinsGavin, Inc., Agent for Cerro Del Norte Partners, LLC, Applicant, requests request a General Plan Amendment from Residential Low Density (3-7 dwellings per acre) to Residential Very Low Density (1-3 dwellings per acre). The property is approximately 31.00 acres located at 1864 Paseo De Vista, and within the following Overlay Districts: Suburban Archaeological Review District, River and Trails Archaeological Review District, Escarpment Over lay District and Mountain and mapped as Difficult Terrain.(Dan Esquibel, Case Manager, daesquibel@santafenmgov 955-6587) **(TO BE POSTPONED TO APRIL 6, 2023)**
6. **Case # 2022-6134. Paseo De Vistas Rezoning.** JenkinsGavin, Inc., Agent for Cerro Del Norte Partners, LLC, Applicant, request a rezoning from R-1 (Residential: one dwelling unit per acre) to R-2

(Residential: two dwelling units per acre). The property is approximately 31.0 acres located at 1864 Paseo De Vista, zoned R-1 (Residential: one dwelling unit per acre) and within the following Overlay Districts: Suburban Archaeological Review District, River and Trails Archaeological Review District, Escarpment Overlay District and Mountain and mapped as Difficult Terrain. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov 955-6587) **(TO BE POSTPONED TO APRIL 6, 2023)**

7. **Case #2022-6141. 2868 Rufina Development Plan.** JenkinsGavin, Inc Agent, for Homewise, LLC, Owner, requests approval of a development plan for a mixed-use development including 60 dwelling units and approximately 13,400 SF of Commercial space on a ±2.394-acre parcel. The development is located in a C-2 zoning district. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

8. **Case #2022-6136. 4250 Cerrillos Road Residence Inn Development Plan** JenkinsGavin Inc., Agent, for Santa Fe Mall Property Owner, LLC, Owner, requests approval of a development plan to establish development standards for a 127-room residential suite hotel located at 4250 Cerrillos Road. The property is zoned SC-3 (Planned Shopping Center). The parcel is 2.355 acres within the Santa Fe Place Mall. (Daniel Alvarado, Case Manager, djalvarado@santafenm.gov, 955-6670).

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.