



AGENDA

REGULAR MEETING OF
THE PLANNING COMMISSION
APRIL 06, 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/87958093636>

By phone: +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 +1 253 215 8782 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 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623

Webinar ID: 879 5809 3636

Written Public Comment: Members of the public may submit public comments, including attachments by 5 p.m. on the Monday before the meeting via the virtual comment "button" at <https://santafe.primegov.com/public/portal>. Comments and attachments will then be published after this deadline.

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. March 2, 2023

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. **Case #2023-6271. 507 and 511 Paseo de Peralta Development Plan.**
2. **Case #2022-4942. 2339 Botolph Road Rezoning.**

F. OLD BUSINESS

G. NEW BUSINESS

1. **Chapter 14 Text Amendment. Chapter 14 Authority for HDRB to Approve Exceptions.** An ordinance relating to the Land Development Code, Chapter 14 SFCC 1987; amending various sections to grant authority to the Historic Districts Review Board (HDRB) to grant exceptions to Section 14-5.2, Historic Districts Overlay. (Heather Lamboy, Case Manager, hllamboy@santafenm.gov, 955-6598) **(POSTPONED FROM MARCH 2, 2023) (TO BE POSTPONED TO MAY 4, 2023)**
2. **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) **(POSTPONED FROM FEBRUARY 2, 2023 AND MARCH 2, 2023)**
3. **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) (POSTPONED FROM FEBRUARY 2, 2023 AND MARCH 2, 2023)

4. **Case #2022-6102. Villas de las Soleras Unit 3 Preliminary Development Plan.** NM Land Solutions, LLC., agent for Pulte Homes, Applicant, requests a Preliminary Development Plan for 40 lots on 6.792 acres. The property is zoned R-6 (Residential, 6 dwelling units per acre) and is within the Suburban Archeological Review District. (Heather Lamboy, Assistant Director, Land Use Department, hllmboy@santafenm.gov, 505-955-6598)
5. **Case #2022-6103. Villas de las Soleras Unit 3 Preliminary Subdivision Plat.** NM Land Solutions, LLC., agent for Pulte Homes, Applicant, requests a Preliminary Subdivision Plat for 40 lots on 6.792 acres. The property is zoned R-6 (Residential, 6 dwelling units per acre) and is within the Suburban Archeological Review District. (Heather Lamboy, Assistant Director, Land Use Department, hllmboy@santafenm.gov, 505-955-6598)
6. **Case #2023-6258. The Cluster Housing at Monte Sereno Development Plan.** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests development plan approval for a residential development plan to construct 50 dwellings with attached garages ranging in size from 1725 square feet to 3425 square feet for a total square footage of up to 200,050 square feet. The Property is approximately 17.06 acres identified as Tracts C, D and E of the Monte Sereno Master Plan. The project site is zoned PRRC, located West of Highway 285, at 2001 Sangre Vista Dr. and 1001 Tesuque Trail Ln, within the Monte Sereno Development and Suburban Archeological Review District.(Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587)
7. **Case #2023-6260. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).** Al Lilly, Agent, for 21 Club Holdings LLC, Owner, requests a variance to Subsections 14-8.2(D)(1) and (D)(2)(b), Terrain and Stormwater Management, for road construction within the project for

the Cluster Housing at Monte Sereno Development Plan. The Property is zoned PRRC, located West of Highway 285, North of Tano Road at 2001 Sangre Vista Dr. and 1001 Tesuque Trail Ln, within the Monte Sereno Development and Suburban Archaeological Review District.(Dan Esquibel Case Planner, daesquibel@santafenm.gov)

8. **Case #2023-6392. 5407 Beckner Road Preliminary Serial Subdivision.** JenkinsGavin, Agent, for AMFP V Beckner, LLC, Owner, request Preliminary Serial Subdivision approval per SFCC 1987 Section 14-3.7 “Subdivision of Land” to divide Lot 1-A, Phase 2 of the 5201 Beckner Rd. Project (11.18 acres) within the Las Soleras Master Plan for an eight-lot subdivision. The property is zoned C-2 (General Commercial), and within the Suburban Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenmgov 955-6587) **(TO BE POSTPONED TO MAY 4, 2023)**

9. **Case #2023-6491. 5407 Beckner Road Final Serial Subdivision.** JenkinsGavin, Agent, for AMFP V Beckner, LLC, Owner, request Final Serial Subdivision approval per SFCC 1987 Section 14-3.7 “Subdivision of Land” to divide Lot 1-A, Phase 2 of the 5201 Beckner Rd. Project (11.18 acres) within the Las Soleras Master Plan for an eight-lot subdivision. The property is zoned C-2 (General Commercial), and within Suburban Archaeological Review District. (Dan Esquibel, Case Manager, daesquibel@santafenmgov 955-6587) **(TO BE POSTPONED TO MAY 4, 2023)**

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.