



# AGENDA

REGULAR MEETING OF  
THE PLANNING COMMISSION  
MAY 04, 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/84878124343>

**By phone:** US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833 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 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

**Webinar ID:** 848 7812 4343

**Public Comment:** Members of the public may submit 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. April 6, 2023

**E. STAFF COMMUNICATIONS**

1. Bicycling and Pedestrian Advisory Committee (BPAC) Strategic Plan FY2023-2033 Presentation – Yolanda Eisenstein, BPAC’s Policy, Planning and Law Subcommittee Chair

**F. APPROVAL OF FINDINGS/CONCLUSIONS**

1. Case #2022-6201. Windmill Hill at Las Placitas Compound Preliminary Subdivision Plat.
2. Case #2022-6202. Windmill Hill at Las Placitas Compound Variance.
3. Case #2022-6102. Villas de las Soleras Unit 3 Preliminary Development Plan.
4. Case #2022-6103. Villas de las Soleras Unit 3 Preliminary Subdivision Plat. **(POSTPONED TO JUNE 1, 2023)**
5. Case #2023-6258. The Cluster Housing at Monte Sereno Development Plan.
6. Case #2023-6260. Monte Sereno Variance to Subsections 14-8.2(D)(1) and (D)(2)(b).

**G. OLD BUSINESS**

**H. 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 AND APRIL 6, 2023)** **(WITHDRAWN, HISTORIC DESIGN REVIEW BOARD TO REVIEW)**
  
2. **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) **(POSTPONED FROM APRIL 6, 2023 AND TO BE POSTPONED TO JUNE 1, 2023)**
  
3. **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) **(POSTPONED FROM APRIL 6, 2023 AND TO BE POSTPONED TO JUNE 1, 2023)**
  
4. **Case #2022-6134. 1864 Paseo de Vista Rezoning.** JenkinsGavin, Inc., Agent, for Cerro Del Norte Partners, LLC, Applicant, requests rezoning from R-1 (Residential: one dwelling unit per acre), to R-3 (Residential: three dwelling units per acre). The property is approximately 31.0 acres zoned R-1 (Residential: one dwelling unit per acre) and located within the Suburban Archaeological Review district, Escarpment Overlay District and Mountainous and difficult Terrain mapped area. (Dan Esquibel, Case Manager, daesquibel@santafenmgov 955-6587)

5. **Case #2023-6488. 1864 Paseo de Vista Master Plan.** JenkinsGavin, Inc., Agent for Cerro Del Norte Partners, LLC, Applicant, requests Master Plan Approval for a future residential project on +/-31.0-acres. The property is approximately 31.0 acres zoned R-1 (Residential: one dwelling unit per acre) and located within the Suburban Archaeological Review district, Escarpment Overlay District and Mountainous and difficult Terrain mapped area (Dan Esquibel, Case Manager, [daesquibel@santafenmgov](mailto:daesquibel@santafenmgov) 955-6587)
  
6. **Case #2023-6486. 3900 Constellation Drive Development Plan.** NM Land Solutions LLC, Agent, for Luxelocker Santa Fe, Owner, request approval of a development plan to establish development standards for a 71,588 square foot storage facility with 83 storage-units located at 3900 Constellation Drive on three lots totaling approximately 3.931 acres. The property is zoned I-1 (Light Industrial) and is within the Airport Road Overlay District, the Southwest Area Masterplan and the Santa Fe Airport Industrial Business Park Masterplan. (Daniel Alvarado, Case Manager, [djalvarado@santafenm.gov](mailto:djalvarado@santafenm.gov), 955-6670)
  
7. **Case #2023-6487. 3900 Constellation Drive Setback Variance.** NM Land Solutions LLC, Agent, for Luxelocker Santa Fe, Owner, request approval of a setback variance to the 100' setback requirement for storage and industrial in the Airport Road Overlay District to develop a 71,588 square foot storage facility with 83 storage-units located at 3900 Constellation on three lots totaling approximately 3.931 acres. The property is zoned I-1 (Light Industrial) and is within the Airport Road Overlay District, the Southwest Area Masterplan and the Santa Fe Airport Industrial Business Park Masterplan. (Daniel Alvarado, Case Manager, [djalvarado@santafenm.gov](mailto:djalvarado@santafenm.gov), 955-6670).

**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.**