



# AGENDA

REGULAR MEETING OF  
THE PLANNING COMMISSION  
JUNE 01, 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/82057843474>

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

**Webinar ID:** 820 5784 3474

**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.

#### 1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT AGENDA

5. APPROVAL OF MINUTES:

- a. May 4, 2023

6. APPROVAL OF FINDINGS/CONCLUSIONS

- a. [Case #2022-6103. Villas de las Soleras Unit 3 Preliminary Subdivision Plat. \(POSTPONED FROM MAY 4, 2023\)](#)
- b. [Case #2022-6134. 1864 Paseo de Vista Rezoning.](#)
- c. [Case #2023-6488. 1864 Paseo de Vista Master Plan](#)
- d. [Case #2023-6487. 3900 Constellation Drive Setback Variance.](#)

7. CONSENT

- a. [Case #2023-6657. 3978 Rufina Street Development Plan Approval Extension.](#) NM Land Solutions LLC, Agent, for Alfredo Garcia via Manuel Garcia, Owner, requests approval of a Development Plan Approval Extension for a development plan to construct an 88,822 square foot hotel with 100 guest rooms on one lot currently totaling approximately 9.825 acres. The extension is requested in conjunction with case #2023-6658, Lot Line Adjustment and Easement Vacations for 4075, 4085 Cerrillos Road, 3978 Rufina Street and 4701 San Ignacio Roads, which would reduce the subject property to approximately 3.25 acres. The property is zoned C-2 (Community Commercial). (Daniel Alvarado, Case Manager, [djalvarado@santafenm.gov](mailto:djalvarado@santafenm.gov), 955-6670)

## 8. OLD BUSINESS

- a. **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) **(POSTPONED FROM MAY 4, 2023 AND TO BE POSTPONED TO JULY 6, 2023)**

## 9. NEW BUSINESS

- a. **Case #2023-6484. ~~5251~~ 5101 Las Soleras Drive and 4822 Rail Runner Road Development Plan.** JenkinsGavin, Inc., Agent, for Keystone Companies, Inc., Applicant, requests development plan approval for a 183-dwelling multi-family development plan totaling ~~217,523~~ 226,226 square feet of new construction. The Property is approximately 28.59 acres identified as Lots 9A-2 and 11-B of the Las Soleras Master Plan. The project site is zoned R-21 (Residential - twenty-one dwelling units per acre), located within the Suburban Archaeological Review District. (Dan Esquibel Case Planner, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov)) (Dan Esquibel, Case Manager, [daesquibel@santafenmgov](mailto:daesquibel@santafenmgov) 955-6587)
- b. **Case #2023-6655. 2200 Old Pecos Trail Final Plat.** Montoya Land Use Consulting, Inc., Agent for Pierre Amestoy, Applicant, request Final Plat approval for a 25-lot residential subdivision with innovative street design. The property is zoned R-3 (three dwelling units per acre) and within the following Overlay Districts: South Central Highway Corridor and Suburban Archaeological Review District. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov), 955-6587) **(TO BE POSTPONED TO JULY 6, 2023)**
- c. **Case #2023-6658. 4075, 4085 Cerrillos Road, 3978 Rufina Street and 4701 San Ignacio Road Lot Line Adjustment and Easement Vacations.** NM Land Solutions LLC, Agent, for Plaza Camino Real NM LLC, Owner, requests approval of a lot line adjustment and easement

vacations to allow for the development of an 88,822 square foot hotel with 100 guest rooms effecting four lots totaling approximately 21.31 acres. The lot line adjustment and easement vacations requests are made in conjunction with case #2023-6657, Development Plan Approval Extension for 3978 Rufina Street. The properties are zoned C-2 (Community Commercial). (Daniel Alvarado, Case Manager, [djalvarado@santafenm.gov](mailto:djalvarado@santafenm.gov), 955-6670). **(WITHDRAWN)**

10. **STAFF COMMUNICATIONS**
11. **MATTERS FROM THE COMMISSION**
12. **ADJOURNMENT**