



# AGENDA

REGULAR MEETING OF  
THE PLANNING COMMISSION  
JULY 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/84640066277>

**By phone:** +1 253 215 8782 US (Tacoma) +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 +1 312 626 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 +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

**Webinar ID:** 846 4006 6277

**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 MINUTES:

- a. June 1, 2023

5. APPROVAL OF FINDINGS/CONCLUSIONS

- a. **Case #2023-6484. 5101 Las Soleras Drive and 4822 Rail Runner Road Development Plan.**

6. 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 JUNE 1, 2023) (TO BE POSTPONED TO AUGUST 3, 2023)**

7. NEW BUSINESS

- a. **Case #2023-6842. Windmill Hill at Las Placitas Compound Final Subdivision Plat.** Liaison Planning, agent for Michael Blum, requests Final 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). A Preliminary Subdivision for the subject property was approved on April 6, 2023 as part of Case

#2022-6201. The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District. (Daniel Alvarado, Case Manager, [djalvarado@santafenm.gov](mailto:djalvarado@santafenm.gov) , 955-6670)

- b. **Case #2023-6655. 2200 Old Pecos Trail Final Subdivision Plat.** Montoya Land Use Consulting, Inc., Agent for Pierre Amestoy, Applicant, requests Final Plat approval for a 25-lot residential subdivision with innovative street design. The property is zoned R-3 (Residential - three (3) dwelling units per acre) and within the following Overlay Districts: South Central Highway Corridor and Suburban Archeological Review District. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov)) **(POSTPONED FROM JUNE 1, 2023)**
  
- c. **Case #2023-6844. El Lucero Crossing General Plan Amendment from Very Low Density Residential Mountain/Corridor to Community Commercial.** Wilson & Company, Agent for Santa Fe's Office of Economic Development, Applicant, requests the Planning Commission recommend the Governing Body approve a Resolution to amend the designation on the Future Land Use Map from VLDR (Very Low Density Residential — one (1) to three (3) dwelling units per acre) Mountain/Corridor (Residential-one (1) dwelling unit per 10 acres) to Community Commercial (Non-Residential) for a +/- 12 acres portion of +/-30.55 acres. The Property is located southwest of the intersection of South Meadows Road and NM-599 and within the River and Trails Archeological Review District. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov))
  
- d. **Case #2023-6846. El Lucero Crossing General Plan Amendment from Low Density Residential to Community Commercial.** Wilson & Company, Agent for Santa Fe's Office of Economic Development, Applicant, requests the Planning Commission recommend the Governing Body approve a Resolution to amend the designation on the Future Land Use Map from LDR (Low Density Residential - Three (3) to seven (7) dwelling units per acres) to Community Commercial (Non-Residential) for a +/-15.5 acres portion of +/-30.55 acres. The Property is located southwest of the intersection of South Meadows Road and NM-599 and within the River and Trails Archeological Review District. (Dan Esquibel,

Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov))

- e. **Case #2023-6845. El Lucero Crossing General Plan Amendment from Medium Density Residential to Community Commercial.** Wilson & Company, Agent for Santa Fe's Office of Economic Development, Applicant, requests the Planning Commission recommend the Governing Body approve a Resolution to amend the designation on the Future Land Use Map from MDR (Medium Density Residential - seven (7) to twelve (12) dwelling units per acres) to Community Commercial (Non-Residential) for a +/- 3.05 acres portion of +/-30.55 acres. The Property is located southwest of the intersection of South Meadows Road and NM-599 and within the River and Trails Archaeological Review District. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov))
  
- f. **Case #2023-6843. El Lucero Crossing Rezoning from R-3 to C-2.** Wilson & Company, Agent for Santa Fe's Office of Economic Development, Applicant, requests the Planning Commission recommend the Governing Body approve an Ordinance to change the designation on the Official Zoning Map from R-3 (Residential - Three (3) dwelling units per acre) to C-2 (General Commercial) for +/-30.55 acres. The Property is located southwest of the intersection of South Meadows Road and NM-599 and within the River and Trails Archaeological Review District. (Dan Esquibel, Case Manager, [daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov))

**8. STAFF COMMUNICATIONS**

**9. MATTERS FROM THE COMMISSION**

**10. 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.**