



MINUTES

REGULAR MEETING OF
THE PLANNING COMMISSION
APRIL 04, 2024 AT 6:00 PM
VIRTUAL MEETING

A. ROLL CALL

Members Present:

Members Excused:

Commissioner Mark Hogan
Commissioner Pilar Faulkner
Commissioner Brian Gutierrez
Commissioner Janet Clow
Commissioner Jessica Eaton Lawrence
Commissioner Dominic Sategna
Commissioner John Hiatt
Member Grant Alexander
Member Gurushabad Mirando
Member Phil Lucero

Others Attending:

None

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. February 1, 2024

E. APPROVAL OF FINDINGS/CONCLUSIONS

1. Case #2023-7639. 1309 S. St. Francis Drive Rezoning.

6. OLD BUSINESS

G. NEW BUSINESS

1. Case #2023-7079. **Bungalows on Cerrillos Development Plan.** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests Development Plan approval to construct approx. 186,600 square feet of



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new construction for a 141-unit multi-family one- and two-story housing development. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov) **(POSTPONED FROM MARCH 7, 2024) (TO BE POSTPONED TO MAY 2, 2024)**

2. **Case #2023-7662. Bungalows on Cerrillos variance (Setback).** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests a variance from SFCC 14-5.5 (B)(4)(iii) CRHC Cerrillos Road Highway Protection District of building setbacks in zone 4 from 45 feet to no more than 34 feet. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov) **(POSTPONED FROM MARCH 7, 2024 AND MAY 2, 2024 APRIL 4, 2024)**
3. **Case #2023-7663. Bungalows on Cerrillos variance (Slopes).** Orion-West LLC., Agent for Advanced Acquisitions LLC, Applicant, requests A variance from SFCC 14-8.2(D)(2)(b) Terrain Management standards prohibiting disturbances of natural slopes of thirty percent (30%) for an approximate area of 4,800 square feet. The subject property is approx. 19.26-acres and located at 27794 W I-25 Frontage Road, zoned C-2 (General Commercial). (Dan Esquibel, Case Manager, daesquibel@santafenm.gov) **(POSTPONED FROM MARCH 7, 2024 AND MAY 2, 2024 APRIL 4, 2024)**
4. **Case #2024-7771. 160 Lorenzo Road Certificate of Compliance.** Sommer, Karnes & Associates, LLP, Agent, for Jay Jay Shapiro, Owner, requests approval of a Certificate of Compliance for a legal lot of record for a lot that is non- compliant with SFCC 1987 Subsection 14-3.7 Subdivisions of Land. The property is zoned R-5 (five residential units per acre) and consists of an approximately .20 acre lot with one dwelling unit. (Carly Venditti, Case Manager, cavenditti@santafenm.gov, (505) 955-6656)

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION



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J. ADJOURNMENT

11. CONSENT

- a **Case# 2024-7811. Vista de la Sierra Subdivision Phase 3 Time Extension.** Jennifer Jenkins, Agent for Forestar (USA) Real Estate Group, Inc., Applicant requests a time extension for the approved Final Subdivision Plat for Vista de la Sierra Phase 3 (Case #2020-2924). The applicant is requesting a 1-year extension to the time allowed for approvals granted by the Planning Commission on January 21, 2021. (Maggie Moore, Case Manager, mmoore@santafenm.gov)

12. APPROVAL OF CONSENT AGENDA

Liaison

Chair