

**City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law**

Case # 2025-10766

2780 S. Meadows Rd., parcel numbers 99312180 and 99312181

Owner's/Applicant's Name – Montoya y Garcia LLC,

Agent's Name – Sommer Karnes & Associates LLP

THIS MATTER came before the Planning Commission ("Commission") for public hearing on May 7, 2026 ("Hearing") upon the application ("Application") of Montoya y Garcia LLC ("Applicant"), represented by Sommer Karnes & Associates LLP ("Agent").

The Applicant requests a General Plan Amendment to the Future Land Use Map ("FLUM") to change approximately 0.70 acres of land on parcel numbers 99312180 (0.27 acres) and 99312181 (0.46 acres) at 2780 S. Meadows Rd. ("Property") from Very Low Density to Low Density ("Amendment").

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission ("Commission") hereby FINDS, as follows:

FINDINGS OF FACT

1. SFCC 1987 § 14-3.2(E)(2) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the General Plan Amendment.
2. In this case, the Applicant sought a General Plan Amendment.
3. SFCC 1987 § 14-3.2(B) sets out applicability standards for Amendments to the General Plan that is required to ensure the official zoning map provided in SFCC § 14-4.1(C) (Zoning Districts) is in conformance with the General Plan, §14-3.5(C)(2) Rezoning, Approval Criteria. Case # 2025-10767 is the associated rezoning application. The Applicant proposes to rezone a parcel approximately 7 contiguous acres at 2780 South Meadows Rd. from R-3 ("3 Dwelling Units per acre") to R-6 ("6 Dwelling Units per acre").
4. SFCC 1987 § 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) a pre-application conference [SFCC 1987 §14-3.1(E)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-3.1(F)(2)(a)(iii)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-3.1(H)-(I)].

5. The Applicant attended a pre-application conference on May 23, 2024.
6. The Applicant conducted an ENN meeting on April 24, 2025, virtually via Zoom. The Agent, Applicant, and City Staff attended the ENN meeting. The Applicant team presented an overview of the proposed development. No members from the public attended the ENN.
7. At the Planning Commission hearing, the Commission received reports from the City Staff, as well as testimony and evidence from the Applicant's agent prior to making a decision. The Commission opened the hearing to public comment; no members of the public testified in opposition of the project with concerns about amending the General Plan.
8. Once the Chair closed the Public Hearing, the Commission discussed a motion and voted to recommend the Governing Body approve the General Plan Amendment.

CONCLUSIONS OF LAW

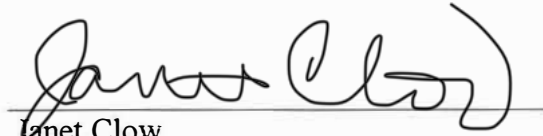
Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. Pursuant to SFCC 1987 § 4-3.1(H)(1), notice of the ENN meeting was properly given.
2. The ENN meeting was properly conducted, pursuant to SFCC 1987 § 14-3.1(F).
3. Pursuant to SFCC 1987 § 14-3.2(E)(1)(a-g), the Commission finds:
 - a) The Amendment is consistent with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure; and
 - b) The Amendment is consistent with other parts of the general plan; and
 - c) The Amendment does not:
 - (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
 - (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
 - (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public; and
 - d) The Amendment is not required to conform to SFCC 1987, Section 14-3.2(E)(1)(c), if it promotes the general welfare or has other adequate public advantage or justification; and
 - e) The Amendment is in compliance with extraterritorial zoning ordinances and

- extraterritorial plans; and
 - f) The Amendment contributes to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
 - g) The Amendment is in consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.
4. Pursuant to SFCC 1987 § 14-3.2(E)(2)(a-c) the Commission finds:
 - a. the growth and economic projections contained within the general plan are erroneous or have changed; and
 - b. no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or
 - c. conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.
 5. Pursuant to SFCC 1987 § 14-3.2(E)(1)(a-g) and §14-3.2(E)(2)(a-c) the Commission finds that the Applicant submittal is a complete application as required by Chapter SFCC 1987, § 14-3.2(E)(1), "Approval Criteria," and the General Plan Amendment request does meet all approval criteria required by SFCC 1987, § 14-3.2(E)(1).
 6. Pursuant to SFCC 1987 § 14-3.2(E)(1)(a), the Commission finds that the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, are able to accommodate the proposed General Plan Amendment.
 7. Pursuant to SFCC 1987 § 14-3.1, all procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
 8. The Commission has the power and authority to review and recommend the Governing Body approve Case # 2025-10766 at 2780 S. Meadows Rd., General Plan Amendment.
 9. The Applicant met the applicable Submittal Requirements.
 10. Pursuant to SFCC 1987 § 14-3.2(D)(1), Land Use Director Review and Recommendation, and § 14-3.2(D)(2), Planning Commission Review and Recommendation, the Commission recommended the Governing Body approve the requested General Plan Amendment, determining the application has met all applicable code criteria for approval of the proposed General Plan Amendment.

**WHEREFORE, IT IS ORDERED ON THE 4TH DAY OF JUNE, 2026, BY THE
PLANNING COMMISSION OF THE CITY OF SANTA FE:**

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the General Plan Amendment as requested in the application for Case # 2025-10766.


Janet Clow
Chairperson

6/11/2026
Date:

FILED:



Geralyn F. Cardenas
City Clerk *alc*

06/12/2026
Date:

APPROVED AS TO FORM:


Frank Ruybalid
Assistant City Attorney

06/08/2026
Date: