

City of Santa Fe, New Mexico

Attachment C

Applicant Submittals

1. A 2780 South Meadows Rd MyG PLUD-04_General_Plan_Amendment
2. B 2780 South Meadows Rd PLUD-07_Rezoning
3. C 2780 Montoya Y Garcia REVISED Ap Letter
4. C2 2780 South Meadows Rd ENN Meeting Notes
5. D 2780 South Meadows Rd County Parcel.300 FT BUFFER
6. D1 2780 South Meadows Rd County Parcel Info
7. D1 2780 South Meadows Rd Mailing Owners
8. D2 2780 South Meadows Rd Mailing Tenants 1 of 2
9. D3 2780 South Meadows Rd Mailing Tenants 2 of 2
10. D4 2780 South Meadows Road Map 300' Buffer
11. E 2780 South Meadows Road Boundary Survey
12. F1 2780 South Meadows Road LOR Package
13. F2 2780 South Meadows Rd Lot of Record
14. G 2780 South Meadows Road MAP Future Land Use
15. H 2780 South Meadows Road MAP Zoning
16. I1 2780 South Meadows Rd south meadows-row-plats
17. I2 2780 South Meadows Rd SM Road Project1
18. I3 2780 South Meadows Rd south meadows-row-plats-24
19. I4 2780 South Meadows Rd south meadows-row-plats-25
20. I5 2780 South Meadows south meadows-row-plats-23
21. J Letter Application REVISED 1/23/26



APPLICATION RESOURCES

PLANNING AND LAND USE DEPARTMENT RESOURCES

MISSION: The mission of the Planning Division is to review development applications for compliance with the City's [land development code](#) and department policies while providing information, guidance, and the highest possible level of customer service to applicants, neighborhoods, and the City's quasi-judicial decision-making bodies.

OFFICE: Santa Fe City Hall 200 Lincoln Avenue Santa Fe, NM 87501

WEBSITE: <https://santafenm.gov/land-use/current-planning>

CURRENT AND UPCOMING PUBLIC MEETINGS: <https://santafe.primegov.com/public/portal>

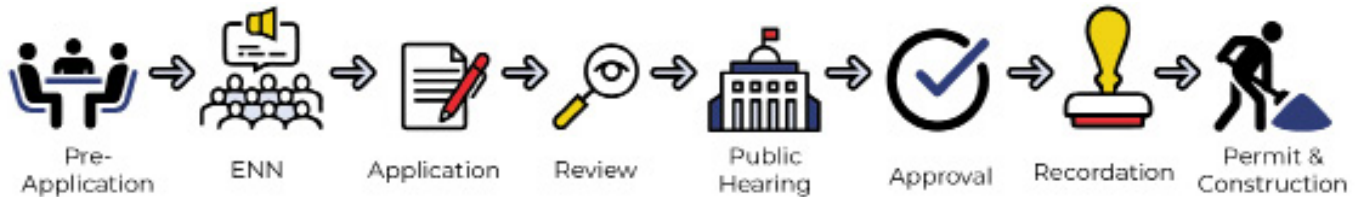
INTERACTIVE GIS MAPS: <https://santafenm.gov/information-technology-telecommunications/gis>

SANTA FE CITY CODE (SFCC): https://library.municode.com/nm/santa_fe/codes/code_of_ordinances

APPLICATION SUBMISSION AND FEES: All applications shall be submitted electronically as PDF files to planning@santafenm.gov. Incomplete applications, including those missing required submittals will be returned without processing. Application fees will be assessed and invoiced upon acceptance of the application for initial review. Fee tables may be viewed [online](#).

GENERAL QUESTIONS: zoningcounter@santafenm.gov

DEVELOPMENT REVIEW PROCESS



PRE-APPLICATION PHASE

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DEVELOPMENT REVIEW PHASE

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PUBLIC HEARING PHASE

When the City determines that the application is complete, the case is scheduled for a public hearing before the applicable Land Use Board. Notification requirements for public hearings are set forth in [SFCC §14-3.1\(H\)](#). If the application is approved at the public hearing, the city planner will prepare the findings of fact and conclusions of law (FOFCOL) documenting the approval findings, any conditions of approval and an expiration date for the approval, as required.

POST APPROVAL PHASE

When the applicant has met all necessary conditions of approval and technical corrections, the plan or plat is recorded at the County Clerk's office and filed with the City's plat room. The case planner prepares an action letter detailing the approval record. The applicant may then proceed to building permitting and construction.

If you have questions about the requirements please contact your assigned case planner or planning@santafenm.gov.



LAND DEVELOPMENT CODE REFERENCE

GENERAL PLAN AMENDMENT PROCEDURES ([SECTION 14-3.2\(E\) SFCC](#))

Purpose: The general plan is a guide for the city's land use decisions. The regulations, restrictions and policies of the city affecting development of Santa Fe shall be in accordance with the general plan as provided in Section 3-21-5 NMSA 1978. When necessary, the general plan shall be amended in accordance with this section.

Applicability: The general plan must first be amended before any proposed changes in the city's policies on urban area boundaries, annexation, growth, economic development, special review districts or other long-range planning items not in conformance with the general plan may be approved.

1. Criteria for all Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

- a. Consistency 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;
- b. Consistency with other parts of the general plan;
- 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 few landowners at the expense of the surrounding landowners or the general public;
- d. An amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;
- e. Compliance with the extraterritorial zoning ordinances and extraterritorial plans;
- f. Contribution 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. Consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

2. Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

- a. The growth and economic projections contained within the general plan are erroneous or have changed;
- 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.

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application. The City reserves the right to request additional information during the review process. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- | | |
|--|--|
| ☒ Application Letter (intent, location, acreage) | Development Plan (as defined by Section 14-3.8 SFCC 1987, if applicable) |
| ☒ Statement addressing approval criteria | Proof of compliance with conditions of annexation approval (if applicable) |
| ☒ Legal lot of record, legal description | Letter of water and sewer availability |



PARCEL INFORMATION

Project Name: General Plan Amendment for Remaining Portions of Government Lot 17 SHC 1255 ½ TR5, & SHC 1178			
Address: 2780 South Meadows Road		Property Size: 7.01 Acres Total	
Current Use of Land: Residential		Proposed Use of Land: Residential	
Does an annexation application accompany this application? Yes ☒ No		Does an rezoning application accompany this application? ☒ Yes No	
Pre-application Conference Date: 6/23/24		Early Neighborhood Notice (ENN) Meeting Date: 4/24/25	

PROPERTY OWNER INFORMATION

Name (First, Last): Montoya y Garcia, LLC		
Address: P. O. Box 2476		
Street Address		Suite/Unit #
Santa Fe		NM 87504
City		State ZIP Code
Phone: (505) 988-3800	E-mail Address: karl@sommerkarnes.com	

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name: Sommer Karnes & Associates, LLC (Karl H. Sommer)		
Name (First, Last): Karl H. Sommer		
Address: P.O. Box 2476		
Street Address		Suite/Unit #
Santa Fe		NM 87504
City		State ZIP Code
Phone: (505)988-3800	E-mail Address: karl@sommerkarnes.com	
Correspondence Directed To: Owner Applicant ☒ Both		

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:		
2780 South Meadows Road		
I/we authorize Sommer Karnes & Associates, LLC to act as my/our agent to execute this application.		
Signed: Monica Montoya	Date: 8/2025	
Signed: Carlos Garcia	Date: 8/2025	

SIGNATURE

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.	
Signature: Karl Sommer	Date: 8/25



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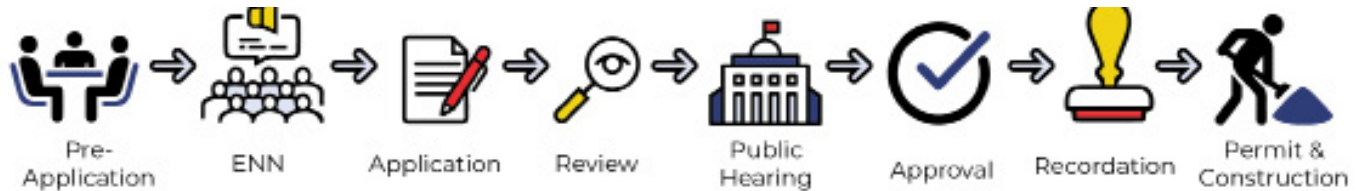
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PUBLIC HEARING PHASE

When the City determines that the application is complete, the case is scheduled for a public hearing before the applicable Land Use Board. Notification requirements for public hearings are set forth in [SFCC §14-3.1\(H\)](#). If the application is approved at the public hearing, the city planner will prepare the findings of fact and conclusions of law (FOFCOL) documenting the approval findings, any conditions of approval and an expiration date for the approval, as required.

POST APPROVAL PHASE

When the applicant has met all necessary conditions of approval and technical corrections, the plan or plat is recorded at the County Clerk's office and filed with the City's plat room. The case planner prepares an action letter detailing the approval record. The applicant may then proceed to building permitting and construction.

If you have questions about the requirements please contact your assigned case planner or planning@santafenm.gov.



LAND DEVELOPMENT CODE REFERENCE

REZONING PROCEDURES AND APPROVAL CRITERIA (SECTION 14-3.5(C) SFCC)

Procedures: All rezonings shall be submitted to the planning commission for review and recommendation at a public hearing. The review shall be based on the approval criteria and a balancing test that considers the prevailing uses and character in the area. Rezoning requests specified in Section [14-4 Zoning Districts](#) and [14-5 Overlay Zoning Districts](#), must be accompanied by a Development Plan application to be reviewed in coordination with the rezoning request.

The Planning Commission shall transmit the application to the governing body, with a recommendation for approval or disapproval. Before taking action, the governing body shall hold a public hearing and may request additional information necessary to ensure compliance with Chapter 14. The governing body shall take final action to approve, approve with conditions or deny the proposed rezoning. After approval the official zoning map shall be amended in accordance with Section [14-4.1\(C\)](#) to note the new zoning designation. If denied, the applicant must wait 12 months to reapply.

Approval Criteria

1. The planning commission and the governing body shall review all rezoning proposals on the basis of the following criteria, and must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:
 - a. one or more of the following conditions exist:
 - i. there was a mistake in the original zoning;
 - ii. there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or
 - iii. a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;
 - b. all the rezoning requirements of Chapter 14 have been met;
 - c. the rezoning is consistent with the applicable policies of the general plan, including the future land use map;
 - d. the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and
 - e. the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.
2. Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:
 - a. allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;
 - b. affect an area of less than two acres, unless adjusting boundaries between districts; or
 - c. benefit one or a few landowners at the expense of the surrounding landowners or general public.

SUBMITTAL CHECKLIST

Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information during the review process. See [Section 14-4](#) and [14-5 SFCC 1987](#) for rezoning regulations related to specific zones. Please submit each of the following items as separate PDF files saved with unique and descriptive file names:

- | | |
|--|---|
| ✓ Application letter (purpose, intent, location, acreage) | Terrain management plans (as required by Section 14-8.2 SFCC 1987) |
| ✓ Statement addressing rezoning approval criteria | Traffic impact analysis (if applicable) |
| ✓ Legal lot of record and legal description | Archaeological Clearance (if applicable) |
| Development plan (see Section 14-3.8 SFCC 1987) (if applicable) | Sewer and Water Plan (including profiles and details), letter of availability (if applicable) |
| ✓ ENN meeting notes | |



PARCEL INFORMATION

Project Name: Rezoning of Remaining Portions of Government Lot 17 SHC 1255 ½ TR5, & SHC 1178	
Address: 2780 South Meadows Road	Property Size: 7.01 Acres Total
Current Zoning: R-3	Proposed Zoning: R-6
Does a Development Plan application accompany this application? Yes ☐ No ☒	
Pre-application Conference Date: 6/23/24	Early Neighborhood Notice (ENN) Meeting Date: 4/24/25
Uniform Parcel Code Number: 910008728, 99312180, 99312181	

PROPERTY OWNER INFORMATION

Name (First, Last): Montoya y Garcia, LLC		
Address: P. O. Box 2476		
Street Address	Suite/Unit #	
Santa Fe	NM	87504
City	State	ZIP Code
Phone: (505) 988-3800	E-mail Address: karl@sommerkarnes.com	

APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

Company Name: Sommer Karnes & Associates, LLC		
Name (First, Last): Karl H. Sommer		
Address: P.O. Box 2476		
Street Address	Suite/Unit #	
Santa Fe	NM	87504
City	State	ZIP Code
Phone: (505)988-3800	E-mail Address: karl@sommerkarnes.com	
Correspondence Directed To: Owner ☐ Applicant ☐ Both ☒		

AGENT AUTHORIZATION (IF APPLICABLE)

I am/We are the owner(s) and record title holder(s) of the property located at:	
0 South Meadows Road	
I/we authorize Sommer Karnes & Associates to act as my/our agent to execute this application.	
Signed: Monica Montoya	Date: 8/25
Signed: Carlos Garcia	Date: 8/2025

SIGNATURE

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning requirements.	
Signature: Sommer Karnes & Associates	Date: 8/2025

SOMMER KARNES & ASSOCIATES LLP

Mailing Address

Post Office Box 2476
Santa Fe, New Mexico 87504-2476

Street Address

125 Lincoln Ave
Suite 221
Santa Fe, NM 87501

Telephone:(505) 989-3800
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Karl H. Sommer, Attorney at Law
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John R. Fox Attorney at Law
johnf@sommerkarnes.com
Of Counsel

August 2025

VIA EMAIL TO
VIA EMAIL

Joel Cruz-Haber
Daniel Esquibel
Planning and Land Use
City of Santa Fe
202 Lincoln Ave
Santa Fe, NM 87501

Re: Letter of Application for General Plan Amendment and Rezoning
Montoya y Garcia, LLC – Property Owner and “Applicant”
Section 31 T17N, R19E, Remaining Portions of Government Lot 17 SHC 1255 1/2
TR5, & SHC 1178 (Parcel #'s 910008728, 99312180, 99312181) - the ("Property")

Dear Joel and Dan:

Submitted with this letter are the applications for a General Plan Amendment and Rezoning of the 7.01 acres of property commonly known as Section 31 T17N, R19E, Remaining Portions of Government Lot 17 SHC 1255 1/2 TR5, & SHC 1178. This letter provides background for the application and addresses the City Code approval criteria for both applications. No development is proposed as part of these applications. The General Plan Amendment application requests that the existing future land use designation for a portion of the property of Very Low Density Residential be changed to Low Density Residential and the rezoning application requests that the existing R-3 zoning be changed to R-6. This letter includes assessment of compatibility with the Southwest Santa Fe Community Area Master Plan.

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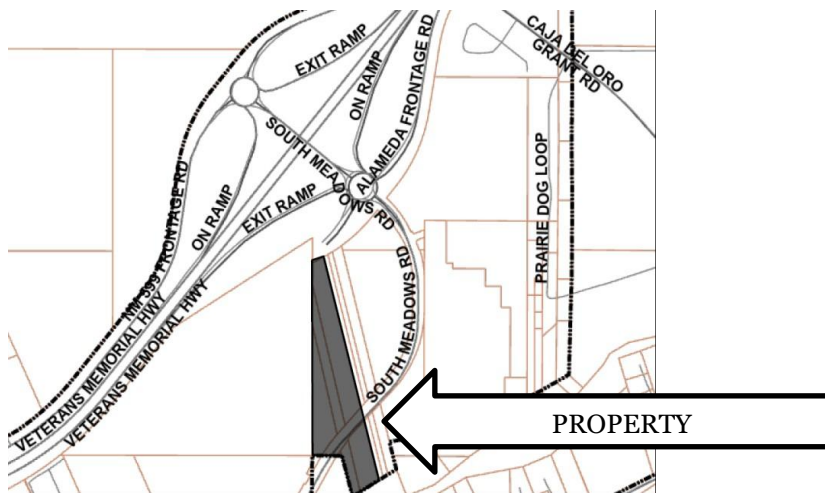
City of Santa Fe

June 3, 2025

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1. Background and Existing Planning and Zoning.

The vacant Property is located south of the South Meadows Road interchange with NM 599/Veterans Memorial Highway. The Property and surrounding properties were annexed to the City as part of the 2008 City-County settlement agreement and the City has planned the area for intensive residential and commercial development including multiple development approvals. Consistent with the City Code, upon annexation the Property was zoned R-3 until otherwise classified. (514-4.1.E.4)



The Property is bisected by South Meadows Road which is proposed as primary vehicular access because of its convenient access to NM 599 and south to Agua Fria Road. Alameda Frontage intersects South Meadows Road just north of the Property. Also, a road is planned to connect South Meadows Road to Kate's Way which may be a secondary vehicular access point at the north end of the Property.

The Properties comprise five (5) legal lots of record – three (3) adjacent to the northern boundary of South Meadows Road (the “Northern Lots”) and two (2) (the “Southern Lots”). As you can see from the portion of the current Future Land Use Map attached hereto as Exhibit A, the Northern Lots are planned for “3-7 Dwelling Units” per acre and “7-12 Dwelling Units” per acre. The Southern Lots are planned for “3-7 Dwelling Units” per acre, “1-3 Dwelling Units” per acre, and “Open Space”. Both the Northern and Southern Lots are zone R-3. (See Exhibit B - Portion of Zoning Map).

The Property is unimproved and vacant. The property owned by The Rodriguez Trust is vacant, with the same two General Plan designations as the Northern Lots, namely - “3-7 Dwelling Units” per acre and “7-12 Dwelling Units” per acre. and zoned R-3. In proximity toward the northeast of the Property is the Madera Apartment Community and zoned R-

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21. Further east is unincorporated Agua Fria Village, located in Santa Fe County. The Gerhart Apartment Community is to the South of the Property and zoned RM-1. To the west is vacant property is a 30-acre parcel owned by the State of New Mexico which is under a long-term lease by the City of Santa Fe and zoned C-2 General Commercial.

2. General Plan Amendment Approval Criteria

The following addresses the approval criteria for the requested General Plan amendment. To approve a General Plan amendment the following criteria must be met:

- A. consistency 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;

In recent years, the City Council has acted to zone the vacant annexed area between the South Meadows interchange and Agua Fria Village for intensive urban development. The applications are consistent with the Council's designation of the Madera Apartment property west of the Property as R-21. This residential development will provide residential uses for up to approximately 42 gross density, together with accessory uses. Adding 42 gross density homes to the existing housing stock will enhance the Council's desire to provide badly needed housing. Approval of the applications will also increase efficient use of infrastructure that will be developed as part of the approved projects in the immediate vicinity of the Property and will provide for the highest and best use of the Property in light of the City's planning decisions for the area.

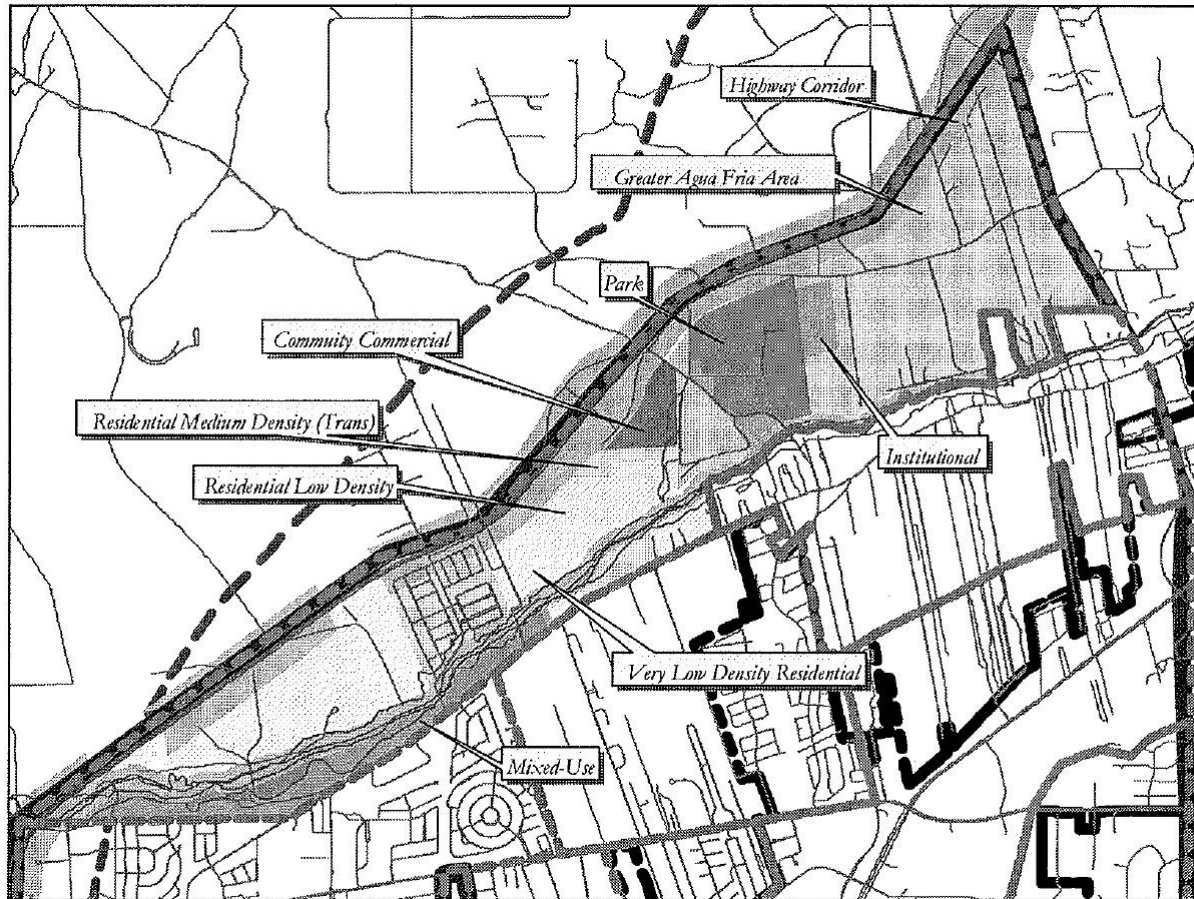
The Property is within the Southwest Santa Fe Community Area Master Plan (SWCAMP) "River Corridor Plan Area – Residential Medium Density (Transitional)" Map 2.6.5:

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City of Santa Fe

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Map. 2.6.5. Proposed Future Land Uses for the River Corridor Plan Area

The proposal is completely consistent with the Plan's future land use designation. The Plan states that new corridor developments are intended to be community focused rather than regional and should integrate with existing and future neighborhoods. (Plan, p. 60) U.S. Census data for 2020 identified that the County of Santa Fe's population was over 150,000; exceeding the Urban Area population increase of 17,000-25,000 residents projected for 2020. This population growth elevated the importance for updated growth management strategies established in the General Plan.

Consistent with the approval criteria that development have "access and availability of infrastructure" the proposed designation and planned community commercial land uses are supported by existing infrastructure including utilities and transportation infrastructure. Making most effective use of areas already planned for community commercial neighborhood-serving development is consistent with the growing need for commercial services in this area.

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B. consistency with other parts of the general plan;
By approving the "3-7 Dwelling Units" per acre land use designation on the Northern Lots, the City provided policy direction for the residential uses at the scale proposed, namely to provide housing at the R-7 level within the discrete planning area east of the South Meadows/NM 599 interchange. The Application furthers this policy by expanding the amount of land available for residential uses.

Given the City's focus and previous decisions that this area is appropriate for intensive urban development, approval of the applications will enhance the efficient use of existing roadway, water, sewer and other utilities serving this planning area while furthering a compact urban form and efficient development pattern as addressed by Growth Management section of the General Plan. (Chapter 4.1)

The City's selection of this area for intensive urban use makes effective use of the substantial investment in the South Meadows Drive/NM 599 interchange. The intensification of residential uses will provide housing opportunities. Proximity of the interchange and NM 599 provides for more efficient access compared to other areas reliant on the existing city street network for vehicular circulation. The location of the Property and its community residential uses will further the implementing transportation policies of Chapter 6 including decreasing reliance on the automobile by allowing residents to access the commercial uses developing in the area within walking distances to the Property. (Chapter 6)

B.1.Southwest Santa Fe Community Area Master Plan (the "Master Plan"). The Property is located within the Master Plan, which is part of the General Plan. The Property is within the River Corridor Neighborhood Plan area. The following addresses consistency of the GPA application with relevant Master Plan provisions.

The Master Plan recognizes that the neighborhood is and remains the basic building block of the community and that complimentary to the neighborhoods are mixed-use commercial areas located within a reasonable walking distance. (p.5) The Master Plan further states "new neighborhoods should be connected to adjacent commercial areas (or within easy walking or driving distance." (P. 57) As addressed above, the City has recently approved over 400 dwellings east of the NM 599/Veterans Memorial Highway located immediately north, south and west of the Property.

- 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

The City's adoption of the Community Commercial future land use designation for the adjacent to the Property on the west demonstrates that designation of an additional 7.01 acres of residential uses will be consistent with the prevailing planned use and character in the area.

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City of Santa Fe

August, 2025

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- (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

The Application is consistent with this requirement, as the Property is 7.01 acres.

- (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

As addressed above, approval of the amendment will enhance the provision of residential opportunities in close proximity to Community Commercial center., thereby furthering multiple General Plan policies. The requested amendment will enhance the viability of the adjacent residentially designated property.

- D. an amendment is not required to conform with Subsection 14-3.2.(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;

As indicated by the City's adoption of the Community Commercial future land use designation for the property to the west, the amendment will enhance promotion of the general welfare by increasing the provision of residential uses that will support the Community Commercial uses at an appropriate location within an area of approved medium density residential development.

- E. compliance with extraterritorial zoning ordinances and extraterritorial plans;

The Property and its vicinity were annexed to the City pursuant to the 2008 Settlement Agreement between the City and County, which included adoption of a 20-year urban growth boundary along NM 599. A fundamental purpose of the Settlement Agreement was to direct future urban development to the City thereby relieving pressure for development and associated urban sprawl within the more rural County lands. The Property to the west was zoned residential as part of the annexation process, thereby establishing the City's land use policy for provision of residential uses within this area. The proposed amendment is consistent with and will enhance the provision of residential uses within an area planned and approved for medium density residential use. F.contribution 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

As addressed above, over a decade ago, the City designated the Property residential. Approval of the amendment will enhance the provision of the already approved uses allowed by these designations within a planning.

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The proposed general plan amendment and rezoning provide an avenue to contribute to a coordinated, adjusted and harmonious development of Santa Fe that benefits an area on the west side of Santa Fe suffering from a lack of services. The proposal and planned uses contribute to the future needs that promote convenience and prosperity of the area contributing to the general welfare, efficiency and economy of an area that the governing body has already planned for community commercial uses.

G. consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

As addressed in sections A and B 1, above, the Property is located within the SWCAMP. The SWCAMP includes the Property as part of the neighborhood pattern designation and identifies a residential uses for both the Northern and Southern Lots. (Map 2.6.5) Approval of the application would include the Property within the Residential Medium Density – Transition Community Commercial future land use designation. Sections A and B1 address conformity of the proposed General Plan amendment with applicable provisions of the SWCAMP.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties . The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback , landscaping or other means, and a finding must be made that:

- (a) the growth and economic projections contained within the general plan are erroneous or have changed;
- (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.

The Application proposes only to change the General Plan Future Land Use a minor change in the designation of the Property from Low Density Residential to Medium Density Residential. The Application does not propose any amendments to the land use policies section of the general plan and therefore, the additional criteria set forth in this section do not apply.

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Nonetheless, the proposal complies with the referenced criteria. As to subsection a, as addressed in section 1 .A, above, residential development subject to the SWCAMP has surpassed its additional density targets. City information indicates that while the SWCAMP projected 2.5 to 10 units per acre, actual development densities range from 5 to 20 units per acre. The proposed general plan amendment reflects a growing community need for residential uses in the previous growth projections.

As to subsection b, the Governing Body has already designated the adjacent 16.3 acres for community commercial development. There is a very limited amount of existing and planned community commercial uses in the area and approval of the general plan amendment will increase the viability and effectiveness of the planning already undertaken by the Governing Body and will serve the 400+ residential dwellings planned and approved in the immediate vicinity.

As to subsection c, as addressed in this letter, there is an increased demand for residential uses on the west side of Santa Fe and the Governing Body has already planned for those uses.

3. Statement Addressing Rezoning Approval Criteria

The following addresses the approval criteria for the requested rezoning. To approve a rezoning:

(a) one or more of the following conditions exist:

(i) there was a mistake in the original zoning;

There was no mistake in adopting the R-3 zoning designation for the Property.

(ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

The 2008 settlement agreement between the City and County of Santa Fe memorialized a mutual policy effort to minimize urban sprawl and direct future urban development within the City of Santa Fe. The South Meadows interchange was built as part of the NM 599 Bypass project in the late 1990's, which created vehicular access to the area east of NM 599 including the Property. The increased residential density (both actual and planned) of surrounding properties for both residential and commercial uses, the City made the policy decision that this area is appropriate for the proposed level of residential uses.

(iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

As addressed above, rezoning the Property from R-1 to R-6 will build on the City's policy decision in designating the area for Medium Density Residential uses as part of

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annexation of the area to the City when the City made the decision to provide for residential uses within an area planned for Medium Density Residential use. Approval of the Application will maximize returns on the investments made to enact the City-County settlement agreement and to build NM 599 including the South Meadows interchange, providing residential uses within approved neighborhoods and enhancing Santa Fe's compact urban form.

- (2) all the rezoning requirements of Chapter 14 have been met.

We assert that all the rezoning requirements of Chapter 14 have been met. Evidence for this is provided in the other responses provided within this application.

- (3) the rezoning is consistent with the applicable policies of the General Plan, including the future land use map.

In conjunction with and prior to consideration of the rezoning request, the Applicant has requested that the Governing Body the General Plan's Future Land Use Map (FLUM) to change its designation from Very Low Density Residential (1-3 dwellings per acre) to Medium Density Residential. Approval of the General Plan amendment would provide for consistency with this requirement prior to the Governing Body's consideration of the request that the FLUM be amended.

- (4) the amount of land proposed for the rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.

The city has not quantified the rate and growth over time. As addressed in the response to the first General Plan amendment criteria, above, residential development in the vicinity has surpassed density targets. The proposed rezoning and planned land uses reflect a growing community need for residential uses. The Property exceeds the two-acre threshold set forth in 14-3.5(C)(2)(b).

- (5) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

The Property is served by the Highway 599/South Meadows interchange and is in an area of ongoing development. In conjunction with those development activities, streets, sewer and water lines have been and are being extended into the area east of the interchange. Development of the Property is planned to occur in conjunction with development of the adjacent 16.3 acre parcel to the west and such development will be required to ensure provision of streets and services to the project in compliance with Chapter 15. Substantial existing park land exists just to the east of the Property within Romero Park. The closest fire station is Fire Station 8 located at 6796 Jaguar about 2.5 miles from the Property. As

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the west side of Santa Fe continues to develop, additional fire services in the area will be needed and development of the Property and adjacent 16.3 acre property will generate funds that can be used to maintain adequate levels of fire service.

- (6) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:
- (a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;
 - (b) affect an area of less than two acres, unless adjusting boundaries between districts; or
 - (c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

Recognizing that the vicinity of the Property has been planned and some residential projects have been approved, the zoning districts and approved projects show that the area on the east side of the South Meadows interchange is planned for a mix of residential and neighborhood-serving commercial uses. The SWCAMP provides a finer level of detail regarding the desired uses. The Plan includes the Property within an area planned for Medium Density Residential designation. Amendment of the General Plan Future Land Use designation for the Property from Very Low Density Residential to Medium Density Residential is part of the Application and the Governing Body will consider that request prior to the rezoning application. Should that request be approved, then the proposed rezoning will be consistent both with the Future Land Use Designation as well as applicable General Plan policies as addressed herein. The 7.01-acre Property is more than 2 acres and therefore meets the requirements of subsection b.

As addressed herein, development of the Property for Medium Density Residential uses will benefit the planned residential development in the immediate vicinity of the Property by providing needed housing. If you have any questions about the application, please let me know.

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Sincerely,

A handwritten signature in blue ink, reading "Karl H. Sommer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Karl H. Sommer

cc: Montoya y Garcia

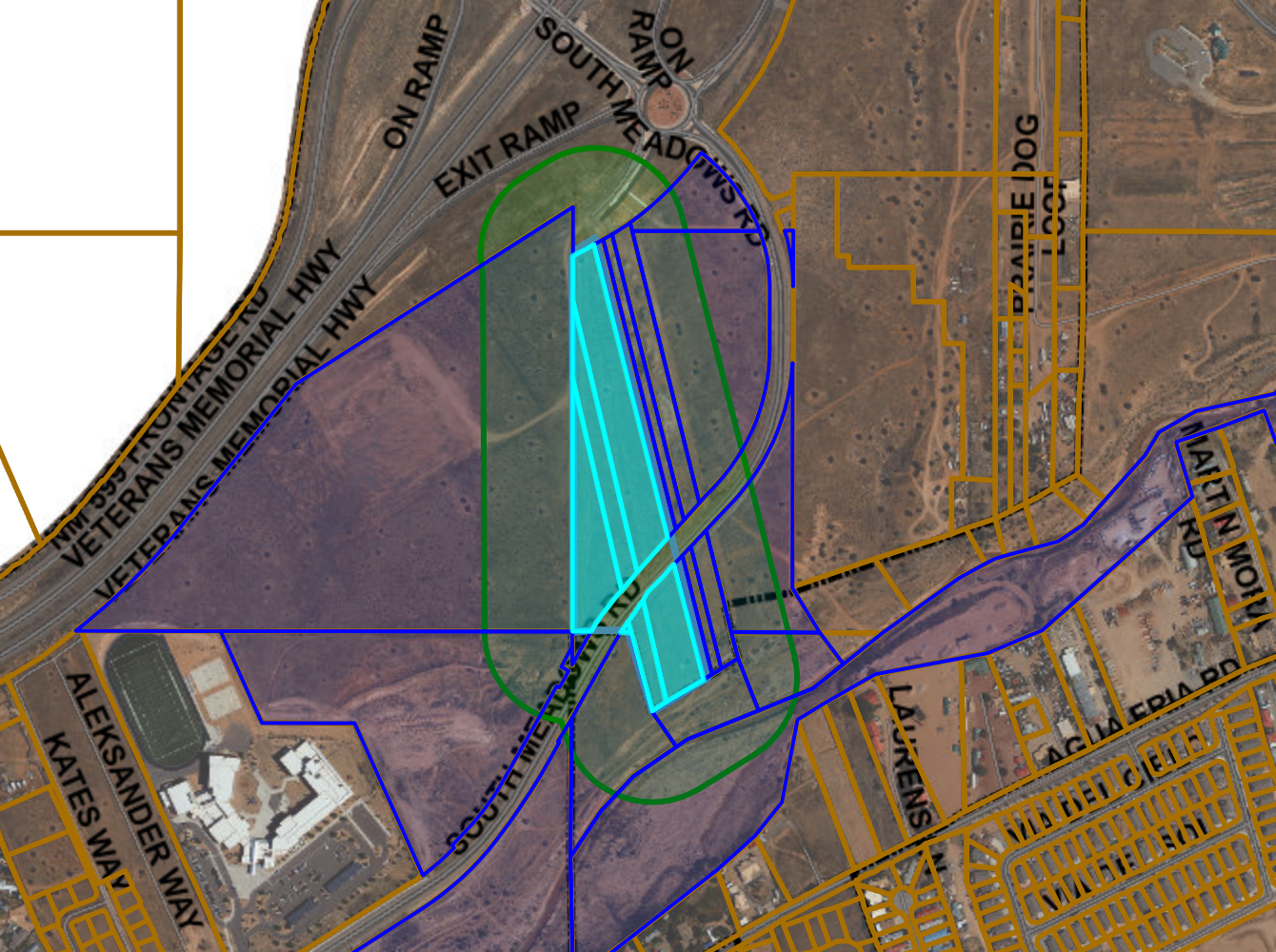
EARLY NEIGHBORHOOD NOTIFICATION MEETING NOTES

Dear City of Santa Fe Current Planning Division:

Sommer Karnes & Associates on behalf of Montoya y Garcia, LLC, held an Early Neighborhood Notification Meeting on Thursday, April 24, 2025 at 5:30PM via zoom to discuss a proposed General Plan Amendment and Rezoning of the 7.01 acres of property commonly known as Section 31 T17N, R19E, Remaining Portions of Government Lot 17 SHC 1255 ½ TR5, & SHC 1178. The General Plan Amendment application requests that the existing future land use designation for a portion of the property of Very Low Density Residential be changed to Low Density Residential and the rezoning application requests that the existing R-3 zoning be changed to R-7.

City staff were the only attendees at this meeting. No public parties attended the meeting.

Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to input.



VETERANS MEMORIAL HWY

ON RAMP

EXIT RAMP

ON RAMP

SOUTH MEADOWS RD

PRairie DOG LOOP

MARTIN MOORE RD

LAURENS

AGUA FRIA RD

ALEKSANDER WAY

KATES WAY

(1) Parcel Number: 910008728
UPC: 1049097006028000000
Physical Address:
0 SOUTH MEADOWS RD
SANTA FE , NM 87507
Owner Name:
MONTROYA Y GARCIA LLC
Tax Code Area: CI-N
Legal Description:
T17N R 9E S31, LOT 17, 1.47 AC~
Acres: 1.47
Plat Book/Page: 745/023
Current Deed: 2011699 REC 05/09/2023
Previous Deed: 2010920 REC 04/27/2023
Neighborhood: SouthWest R1 to R4
Property Class: VAC

(2) Parcel Number: 99312180
UPC: 1049097015040000000
Physical Address:
0 SOUTH MEADOWS RD
SANTA FE , NM 87507
Owner Name:
MONTROYA Y GARCIA LLC
Tax Code Area: CI-N
Legal Description:
T17N R9E S31, TRACT 4, 1.652 AC~
Acres: 1.652
Plat Book/Page: 156/6
Current Deed: 2011699 05/09/2023
Previous Deed: 2010920 04/27/2023
Neighborhood: SouthWest R1 to R4
Property Class: VAC

(3) Parcel Number: 99312181
UPC: 1049097021053000000
Physical Address:
0 SOUTH MEADOWS RD
SANTA FE , NM 87507
Owner Name:
MONTROYA Y GARCIA LLC
Tax Code Area: CI-N
Legal Description:
T17N R9E S31, TRACT 3, 3.931 AC~
Acres: 3.931
Plat Book/Page: 156/6
Current Deed: 2010920 REC 04/27/2023
Previous Deed:
Neighborhood: SouthWest R1 to R4
Property Class: VAC

STORM RIVER, LLC
PO BOX 908
SANTA FE , NM 87504-0908

C.BREWER & CO, LLC
PO BOX 4175
SANTA FE , NM 87502-4175

STATE OF NEW MEXICO
PO BOX 2087
SANTA FE, NM 87504

CITY OF SANTA FE
200 LINCOLN AVE
SANTA FE , NM 87501-1904

SANTA FE COUNTY
PO BOX 276
SANTA FE , NM 87504-0276

FOREST SERVICE
301 DINOSAUR TRL
SANTA FE , NM 87508-1560

RODRIGUEZ, MILTON A (TRUST)
2378 CAMINO MELITON
SANTA FE, NM 87501

THE RODRIGUEZ TRUST & ETAL
2371 CAMINO MELITON
SANTA FE , NM 87507-3234

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2800 SOUTH MEADOWS RD APT 727
Santa Fe, NM 87507

Current Tenant
2800 SOUTH MEADOWS RD APT 734
Santa Fe, NM 87507

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Santa Fe, NM 87507

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Santa Fe, NM 87507

Current Tenant
2800 I1 SOUTH MEADOWS RD
Santa Fe, NM 87507

Current Tenant
2800 I2 SOUTH MEADOWS RD
Santa Fe, NM 87507

Current Tenant
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Santa Fe, NM 87507

Current Tenant
2800 I4 SOUTH MEADOWS RD
Santa Fe, NM 87507

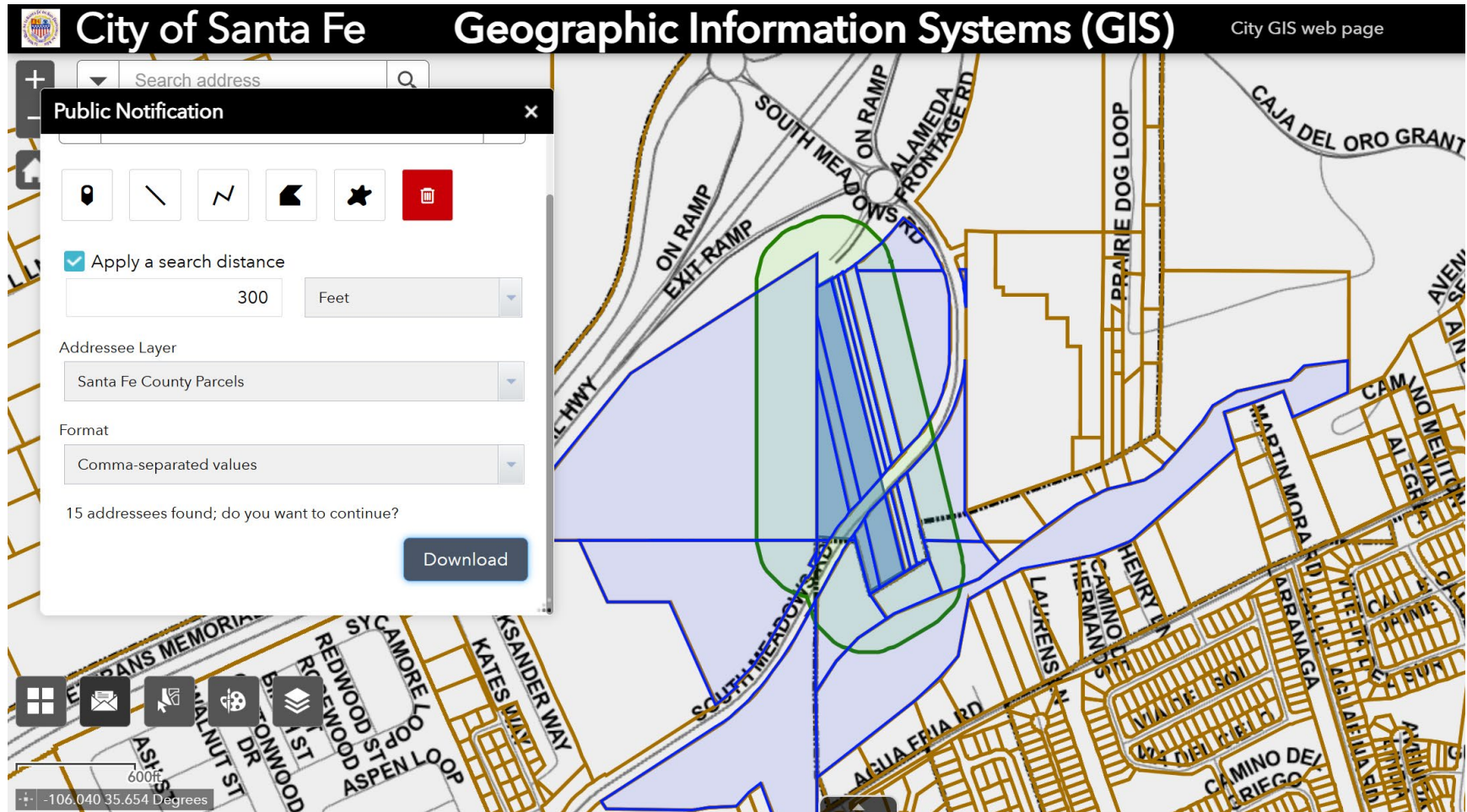
STORM RIVER, LLC OR TENANTS
2800 SOUTH MEADOWS RD
SANTA FE , NM 87507

C.BREWER & CO, LLC OR TENANTS
2200 SOUTH MEADOWS RD
SANTA FE , NM 87507

FOREST SERVICE OR TENANTS
2300 SOUTH MEADOWS RD
SANTA FE , NM 87507

CITY OF SANTA FE OR TENANTS
2500 S MEADOWS RD
SANTA FE , NM 87507

2780 South Meadows Road – 300' Buffer



N.M. STATE HIGHWAY 599 — SANTA FE BYPASS
NMSHD RIGHT OF WAY MAP PROJECT NO. ST-7649(203)-2

SANTA FE COUNTY PUBLIC NOTICE

THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANY WAY REPRESENT OFFICAL COUNTY APPROVAL OF THIS PLAT.

LEGEND AND NOTES

- DENOTES POINT TOLER CAP NMPLS#11599 OR AS NOTED
- DENOTES POINT SET THIS SURVEY
- DENOTES POINT CALCULATED
- ⊙ DENOTES BLM OR NMDOT MONUMENT

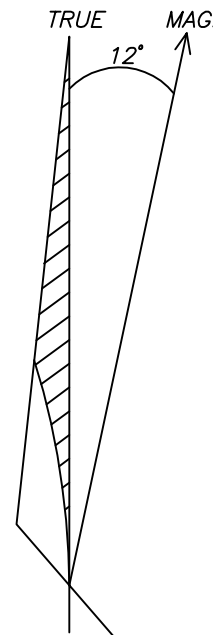
- — — — — DENOTES EDGE OF EASEMENT
- ○ — — — — — DENOTES EDGE OF SOUTH MEADOWS ROW
- x — — — — — DENOTES FENCE LINE

1. BASIS OF BEARING IS FROM "BOUNDARY SURVEY OF EXTERIOR DATA FOR LOTS AS SHOWN" BY RICHARD A. CHATROOP, NMPLS # 11011 AND FILED IN THE OFFICE OF THE SANTA FE CO. CLERK IN PLAT BK.361, PG.042.
2. DATA IN () IS FROM PLAT REFERENCE#5 WHERE IT DIFFERS FROM DATA SHOWN.
3. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

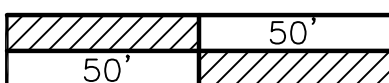
PLAT REFERENCES

THE FOLLOWING PLATS WERE USED IN THE DETERMINATION OF LOT LINES AND RIGHT-OF-WAYS AND ARE RECORD DOCUMENTS FOR THIS PLAT.

1. "PLAT OF SURVEY FOR RICHARD MONTOYA" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 264, PG. 030 ON JAN. 25TH, 1994. OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
2. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SUBDIVISION OF SECTION AND SURVEY OF LOTS" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 12/02/1993.
3. "TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN NEW MEXICO DEPENDENT RESURVEY AND SURVEY" BY THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT SANTA FE, NEW MEXICO ACCEPTED 03/20/2007.
4. "SOUTH MEADOWS ROAD EXTENSION PROJECT" SANTA FE COUNTY PUBLIC WORKS DEPARTMENT, BY STEPHEN J. TOLER NMPLS#11599 DATED APRIL, 2007. FILED IN PLAT BOOK 743, PGS. 24 & 25 SANTA FE COUNTY CLERKS OFFICE.
5. "BOUNDARY SURVEY OF GOVERNMENT LOT 17" BY RICHARD A. CHATROOP NMPLS#11011, AND FILED IN PLAT BOOK 745, PG. 023 IN THE OFFICE OF THE COUNTY CLERK SANTA FE COUNTY, NEW MEXICO.
6. "NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP NEW MEXICO PROJECT NO. ST-7649(203)-2 SANTA FE COUNTY", BY THOMAS G. KLINGENHAGEN NMPLS#5978.



NORTH



SCALE 1"=50'

STATE OF NEW MEXICO
PLAT BOOK 789, PG.40
UPC#104809474052

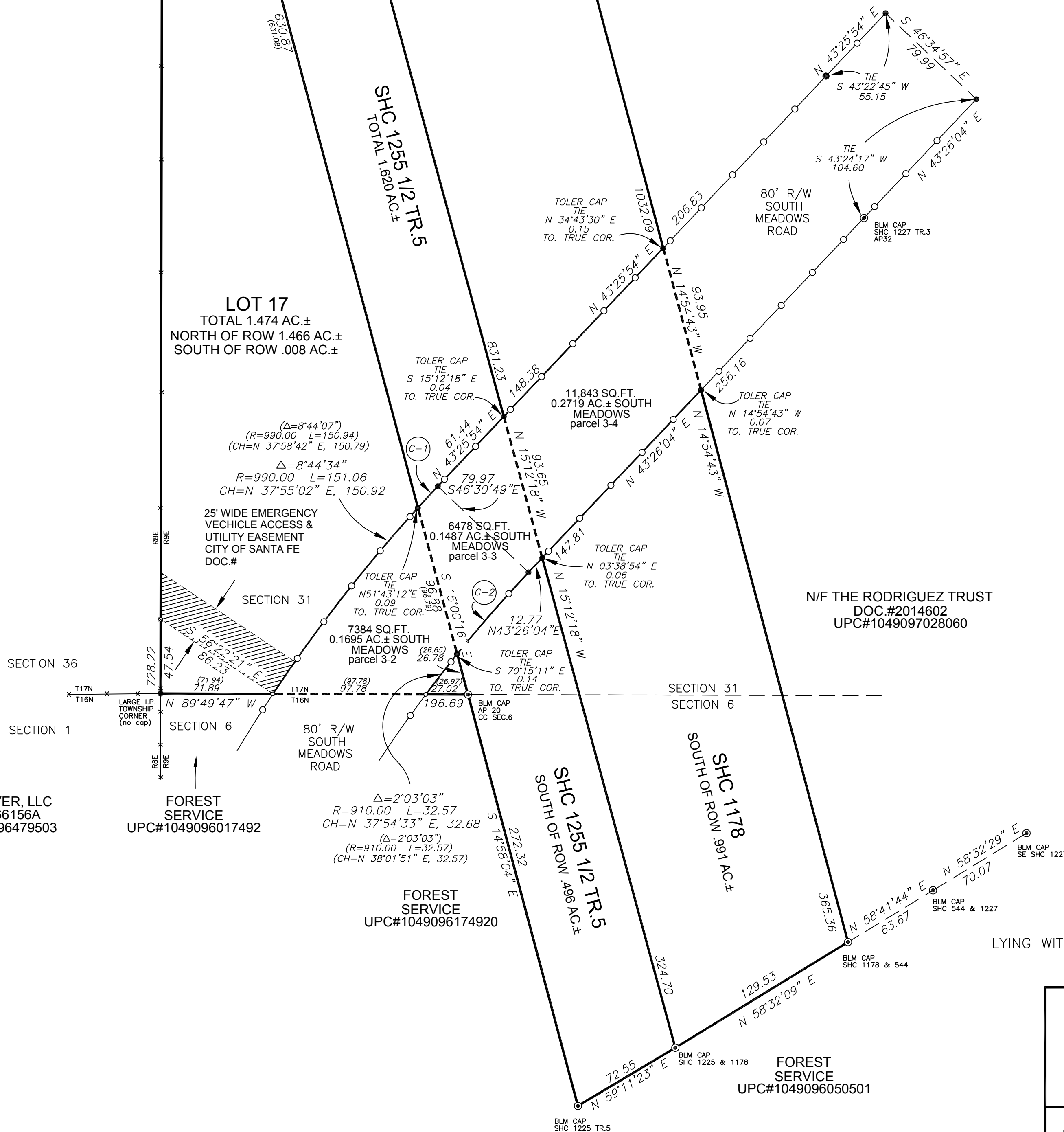
N/F THE RODRIGUEZ TRUST
DOC.#2014602
UPC#1049097028060

RICHARD A. CHATROOP

N.M.P.L.S.#11011

SOUTH MEADOWS ROW INFO

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA
C1	18.74	990.00	N42°49'51"E	18.74	1°05'04"
C2	69.42	910.00	N41°07'23"E	69.40	4°22'15"



COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed
for record on the _____ day of _____ A.D.
20_____, at _____ o'clock _____ m.
and was duly recorded in book _____ of the records of
page _____ of Santa Fe County.

Witness my Hand and Seal of Office
Katharine Clark
County Clerk, Santa Fe County, N.M.

Deputy

BOUNDARY SURVEY OF REMAINING PORTIONS OF

GOVERNMENT LOT 17, SHC 1255 1/2 TR.5 & SHC 1178

LYING WITHIN SECTION 31, T17N, R9E, & SEC.6, T16N, R9E, N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR

NEW MEXICO REGISTRATION NO. 11011

(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS, NM. 87010

INDEXING INFORMATION FOR THE COUNTY CLERK

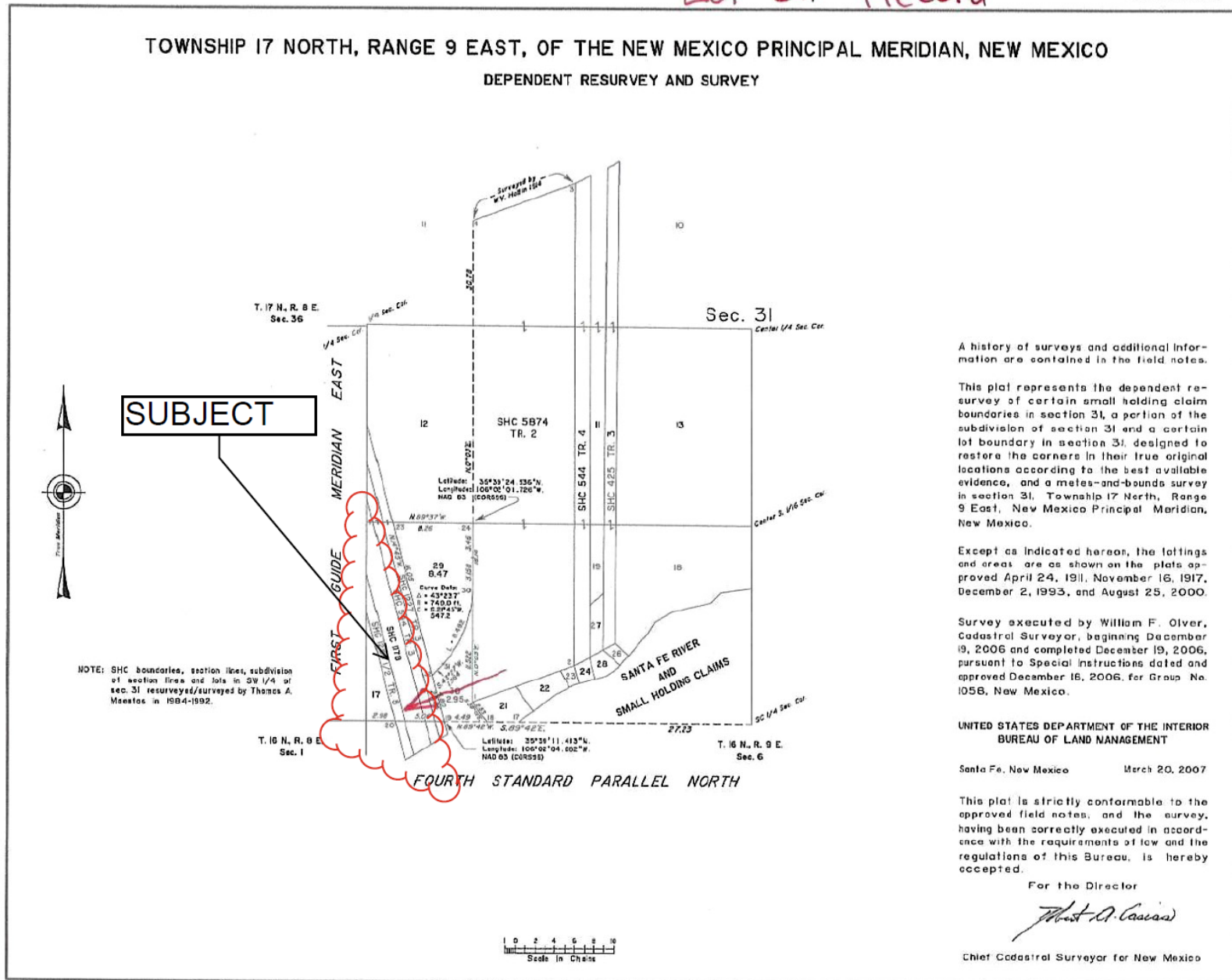
OWNER: MONTOYA Y GARCIA, LLC UPC#1049097015040-SHC 1255 1/2 TR.5
UPC#1049097021053-SHC 1178, UPC#1049097006028-L17
LOCATION: LYING WITHIN SECTION 31, T17N, R9E, & SEC.6, T16N, R9E, N.M.P.M.
SANTA FE COUNTY, NEW MEXICO.

0 South Meadows Road – Lot of Record Package

Page 1 of 3

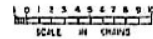
Lot of Record

ORIGINAL



Page 2 of 3

NM-1



CADASTRAL STATEMENT
This plat is the Bureau's Source of Title, and should be used only as a graphic display of the township survey data. Records herein do not reflect title changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to cadastrol through the official survey information.

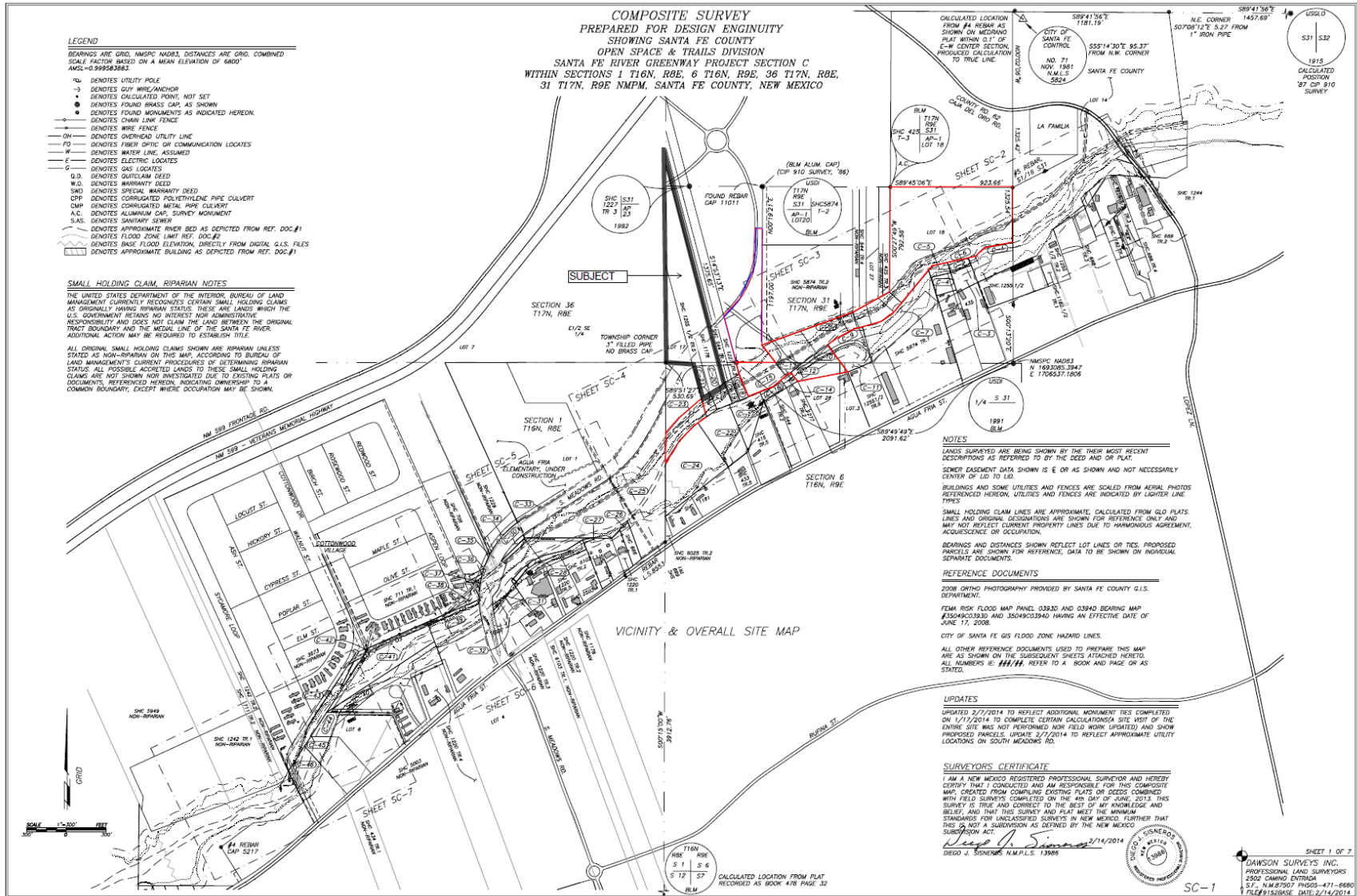
The diagram shows a rectangular domain with a central circular hole. The domain is divided into four quadrants by a vertical line and a horizontal line. The central hole is a circle. The diagram is labeled with 'a' and 'b' at the bottom corners, indicating dimensions.

MISCELLANEOUS INDEX

[illegible]

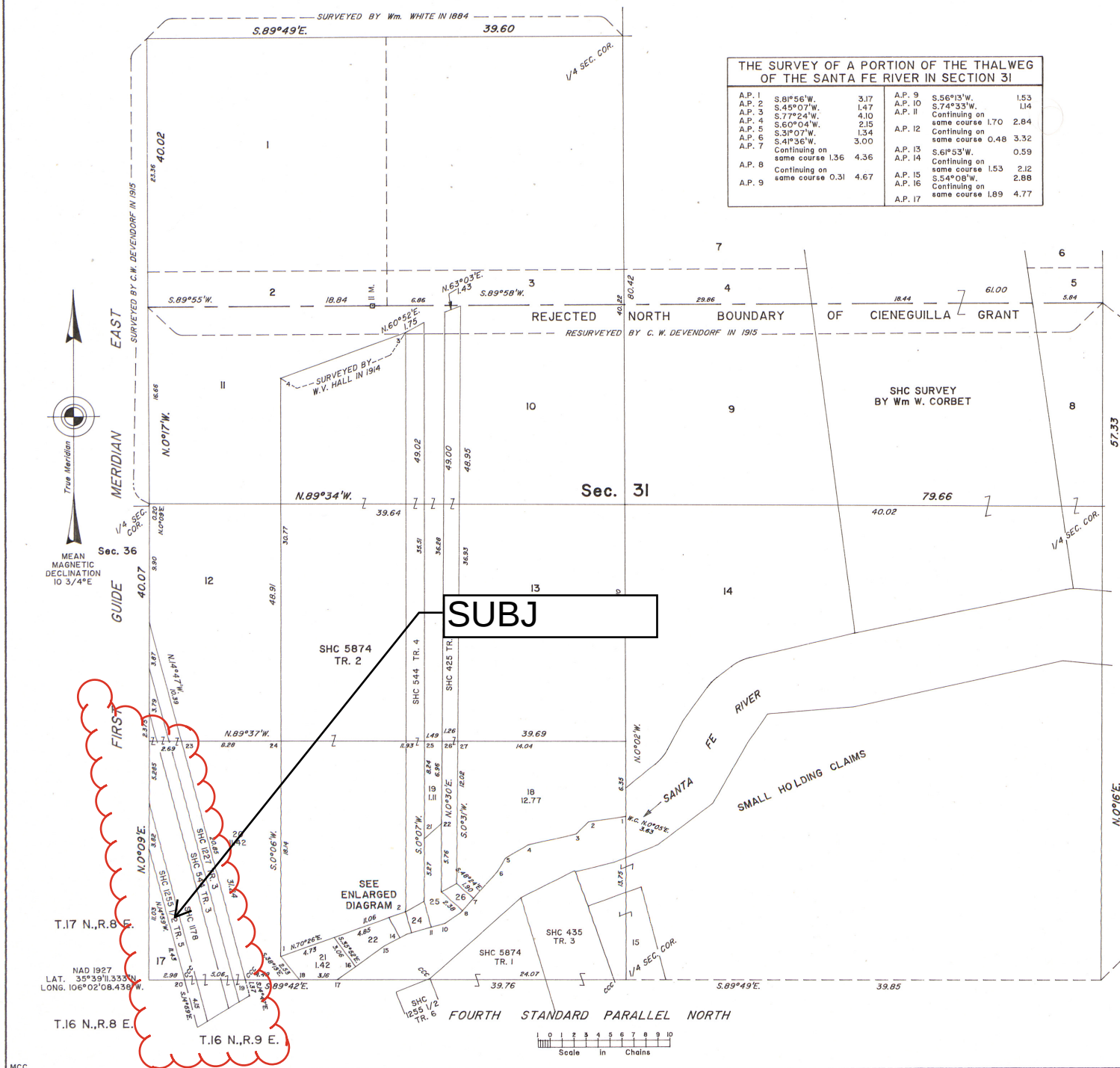
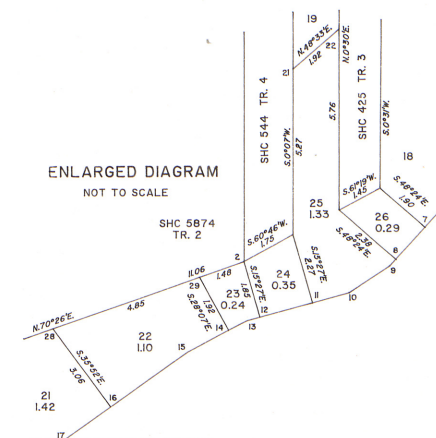
0 South Meadows Road – Lot of Record Package

Page 3 of 3



TOWNSHIP 17 NORTH, RANGE 9 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, NEW MEXICO

DEPENDENT RESURVEY AND SUBDIVISION OF SECTION AND SURVEY OF LOTS

ENLARGED DIAGRAM
NOT TO SCALE

A history of surveys is contained in the field notes.

This plat represents the dependent resurvey of a portion of the Fourth Standard Parallel North, a portion of the First Guide Meridian East, and certain small holding claim boundaries in section 31, designed to restore the corners in their true original location according to the best available evidence, and the subdivision of section 31, the survey of a portion of the thalweg of the Santa Fe River in section 31, and the survey of certain lot boundaries in section 31, Township 17 North, Range 9 East, New Mexico Principal Meridian, New Mexico.

Except as indicated hereon, the lottings and areas are as shown on the plats approved April 24, 1911 and September 26, 1919.

Survey executed by Thomas A. Maestas, Cadastral Surveyor, beginning January 10, 1984, and completed April 18, 1992, pursuant to Special Instructions dated August 18, 1993, for Group No. 826, New Mexico.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Santa Fe, New Mexico December 2, 1993

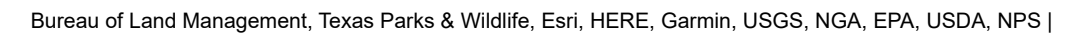
This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

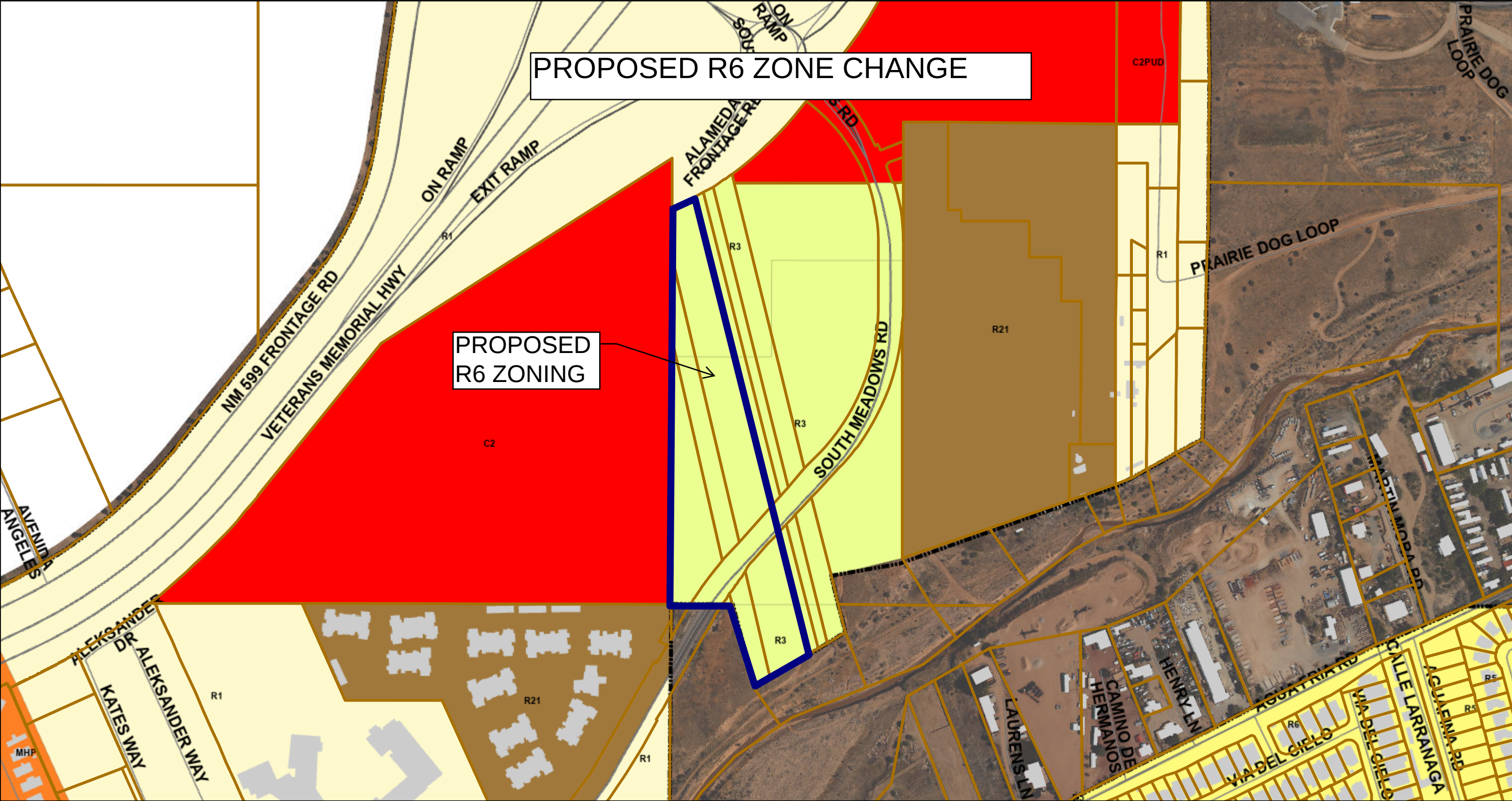
[Signature]

Chief Cadastral Surveyor for New Mexico

FUTURE LAND USE



Web AppBuilder for ArcGIS



2/26/2025, 10:50:34 AM

Santa Fe County Parcels

Building Footprint

Zoning

R1, (PUD) Single- Family 1du/ac.

R3, (PUD) Single - Family 3du/ac

R5, (DT), (PUD), (AC), R6, (PUD) Single - Family 5-6du/ac

R21, (PUD) Multiple - Family 21du/ac

MHP Mobile Home Park

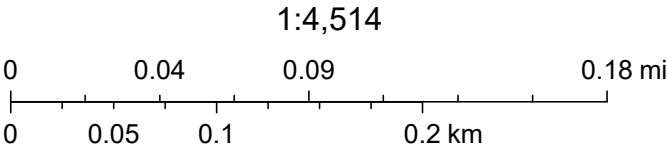
C2, (PUD) General Commercial

Major Roads

Roads

Parcels

City Limits



TITLE SHEET

RIGHT-OF-WAY MAPS

SOUTH MEADOWS ROAD EXTENSION PROJECT

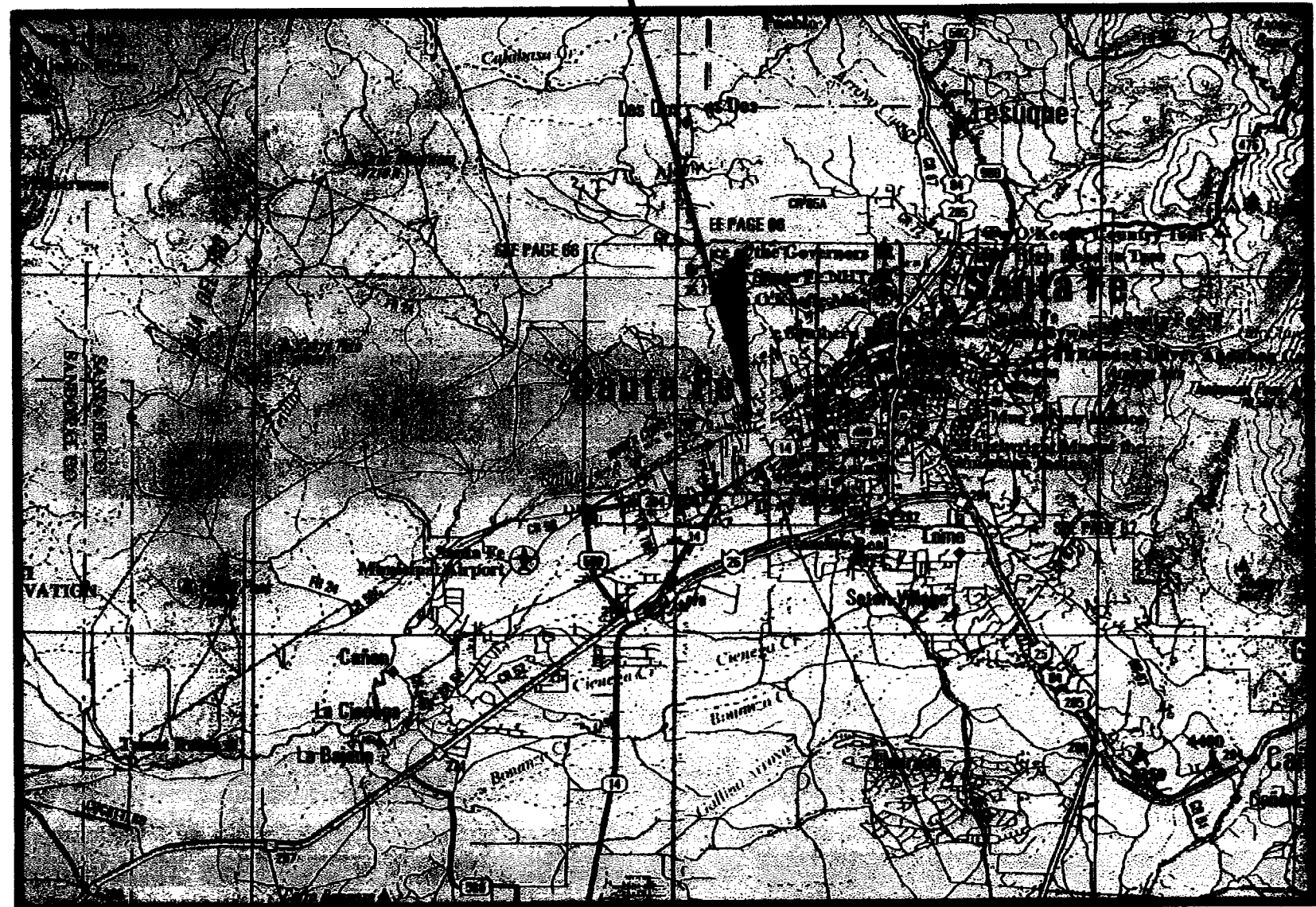
LENGTH OF PROJECT = 0.9497 MILES

LENGTH OF ROW = 0.9050 MILES

INDEX OF SHEETS	
No.	DESCRIPTION
1	TITLE SHEET
1A	PARCEL BLOCK SHEET
2	POB STA. 19+55.99 TO STA. 36+00.00
3	STA. 36+00.00 TO POE STA. 52+00.00
4	STA. 52+00.00 TO POE STA. 69+70.44

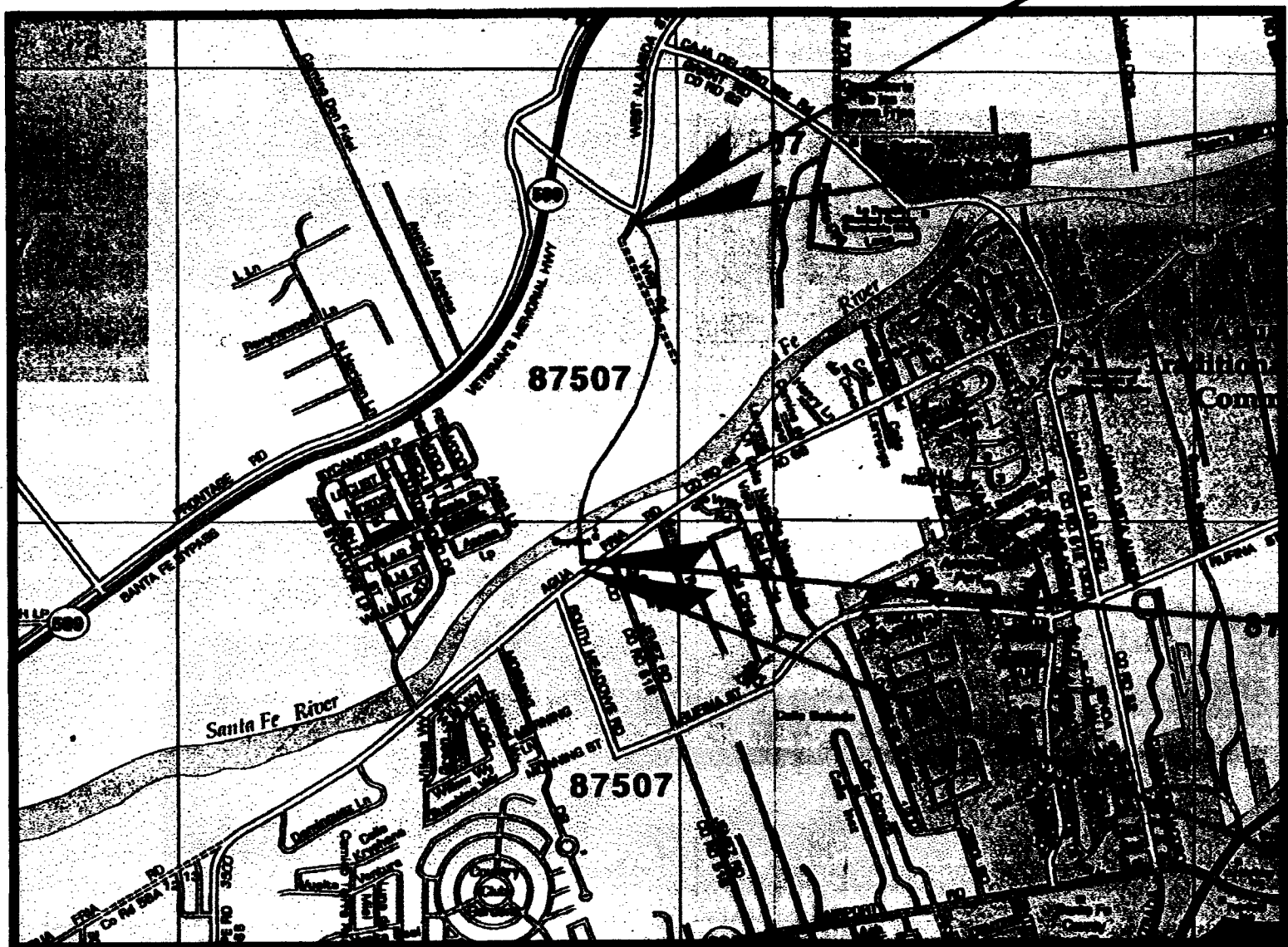
743021

PROJECT SITE



Reference: New Mexico Atlas & Gazetteer
Issued by: DeLorme

VICINITY MAP



Reference: Albuquerque and Santa Fe N.M. Street Atlas
Published by: Mapsco, Inc.

LOCATION MAP

CONST. $\mathcal{C}$ Station 69+70.44
End Construction

CONST. $\mathcal{C}$ Station 68+01.16
End Right-of-Way

CONST. $\mathcal{C}$ Station 20+22.64
Begin Right-of-Way

CONST. $\mathcal{C}$ Station 19+55.99
Begin Construction

FINAL MAP JULY 18, 2007
DATE

REVISIONS (OR CHANGE NOTICES)			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			

SANTA FE COUNTY PUBLIC WORKS DEPARTMENT

**SOUTH MEADOWS ROAD
EXTENSION PROJECT**

SANTA FE
NO SCALE

COUNTY
SHEET 1 OF 4

1664116
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
FOR RECORD ON THE 23 DAY OF JULY A.D.
2007 AT 1:23 O'CLOCK
AND WAS FULLY RECORDED IN BOOK 743
PAGE 41-25 OF THE RECORDS OF
SANTA FE COUNTY
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, N.M.
DENNY



PARCEL BLOCK SHEET

RIGHT-OF-WAY ACQUISITION

PARCEL NUMBER	OWNER	AREA		AREA REMAINDER	LARGER PARCEL	NRW ACRES
		ACRES	SQ. FT.	ACRES	ACRES	
2-1	Leeder Construction Inc.	0.3264	14,216	5.0636	5.3900	
2-2	R.L. Leeder Headquarters, LLC	0.0273	1,189	2.7567	2.7840	
2-3	R.L. Leeder Headquarters, LLC	0.0107	465	2.7733	2.7840	
2-4	Cottonwood Village Community, LLC	0.0022	95	76.2178	76.220	
2-5	R.L. Leeder Residential Land, LLC	0.9090	39,595	0.1495 (North) 2.2925 (South) 2.4420 (Total)	3.3510	
2-6	Roddy Leeder	0.1039	4,528	4.0901	4.1940	
2-7	Patricia Romero Landin and Joseph Dominick aka Joe Dominick	0.0398	1,736	34.1862	34.226	
2-8	Roddy Ledder	0.7397	32,222	0.6354 (North) 0.1270 (South) 0.7624 (Total)	1.5021	
2-9	Suerte Del Sur, LLC	3.3214	144,680	38.4056	41.7270	
3-1	Bureau of Land Management	0.4353	18,964	0.1007 (North)* 2.9440 (South) 3.0447 (Total)	3.4800	
3-2	Estate of Richard Paul Montoya c/o Rita B. Montoya	0.1692	7,369	1.4662 (North) 0.0081 (South) 1.4743 (Total)	1.6435	
3-3	Heirs of Vicente Carrillo -- Unknown	0.1489	6,487	1.6262	1.7751	
3-4	Hiers of Juan Lopez -- Unknown	0.2718	11,839	24.3482	24.6200	
4-1	George L. Rodriguez and Shirley A. Rodriguez James A. Rodriguez and Janell Rodriguez Robert A. Rodriguez and Elaine Rodriguez Regina M. Rodriguez	0.0667	2,906	1.0046	1.0713	
4-2	George L. Rodriguez and Shirley A. Rodriguez James A. Rodriguez and Janell Rodriguez Robert A. Rodriguez and Elaine Rodriguez Regina M. Rodriguez	0.0669	2,914	1.0002	1.0671	
4-3	Milton A. Rodriguez	0.1448	6,308	2.1508	2.2956	
4-4	Estate of Richard Paul Montoya	0.6641	28,928	3.4364	4.1005	

* North remainder area of Parcel 3-1 includes the area of 3-CME-3, 0.324 Acres.

CME PARCEL BLOCK

PARCEL NUMBER	OWNER	AREA OF TAKE	
		ACRES	SQ. FT.
2-CME-1	Roddy Leeder	0.0540	2,353
3-CME-1	Suerte Del Sur, LLC	0.0187	815
3-CME-2	Suerte Del Sur, LLC	0.0456	1,987
3-CME-3	Bureau of Land Management	0.0324	1,413
3-CME-4	Bureau of Land Management	0.0138	600
4-CME-1	Bureau of Land Management	0.0137	597

TCP PARCEL BLOCK

PARCEL NUMBER	OWNER	AREA OF TCP	
		ACRES	SQ. FT.
2-TCP-1	Suerte Del Sur, LLC	0.0083	360
2-TCP-2	Roddy Leeder	0.0508	2,213
3-TCP-1	Suerte Del Sur, LLC	0.0096	420

LARGER PARCEL AREAS SHOWN DERIVED FROM:

COPIED FROM RECORD PLAT AND/OR
RECORD DEED:
2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7,
2-9, 3-1, 3-3, 3-4
FIELD SURVEY DATA:
2-8, 3-2, 4-1, 4-2, 4-3, 4-4

FINAL MAP JULY 16, 2007
DATE

REVISIONS (OR CHANGE NOTICES)			
NO.	DESCRIPTION	DATE	BY
1	ADD 2-CME-1	10/01/07	SJT
2	ADD 2-TCP-2	10/01/07	SJT
3			

SANTA FE COUNTY PUBLIC WORKS DEPARTMENT

SOUTH MEADOWS ROAD EXTENSION PROJECT

SANTA FE

COUNTY
SHEET 1A OF 4

Right-of-Way Maps Prepared By:

DATE: July, 2007

SCI JOB No. 2006-052



LOT '1'
SUERTE DEL SUR, LLC

CURVE DATA

No.	Date	Length	Radius	Ch. Bearing	Ch. Dist.
C1	07/08/25	113.41'	910.00'	S33°19'31"W	113.33'
C2	02/03/04	32.56'	910.00'	S37°55'15"W	32.57'
C3	04/22/32	69.50'	910.00'	S41°08'03"W	69.48'
C4	03/24/48	64.74'	990.00'	N31°31'42"E	64.77'
C5	08/14/03	158.37'	990.00'	N42°46'44"E	158.77'
C6	01/03/11	161.77'	990.00'	N42°46'44"E	161.77'

Const. &
PI STA = 40+67.13
D = 2717.20'
T = 225.75'
L = 442.84'
R = 930.00'

R/W Total Curve
A = 2717.20'
L = 466.75'
R = 980.00'
Ch. Bearing = S47°23'58"W
Ch. Dist. = 462.36'

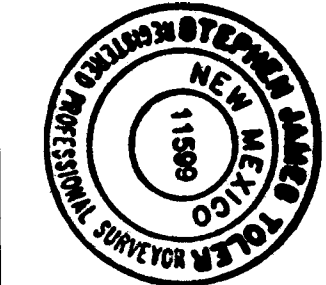
Legend

- = Found U.S.G.L.O. 3" Iron Pipe (Bross cap missing).
- = Found monument on existing Right-of-Way and/or Property Line(s) as noted.
- = Calculated point on existing Right-of-Way and/or Property Line.
- ⊕ = Monument to be set in new Right-of-Way line upon completion of construction.

Surveyor's Certificate

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THESE R/W MAPS ARE AN INTERIM PRODUCT OF PROJECT DESIGN DEVELOPMENT AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND ARE BASED ON ACTUAL FIELD SURVEYS PERFORMED UNDER MY DIRECTION IN JANUARY AND APRIL OF 2007. CONFORMANCE WITH THE STATE OF NEW MEXICO'S MINIMUM STANDARDS FOR RIGHT-OF-WAY SURVEYING WILL OCCUR FOLLOWING ACTUAL ACQUISITION OF RIGHT-OF-WAY REQUIRED BY THE SOUTH MEADOWS EXTENSION PROJECT.

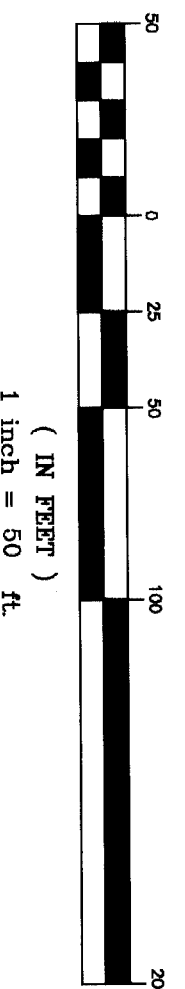
Stephen J. Miller, N.M.P.S. 11599
131 Madison St., N.E.
Albuquerque, N.M. 87108
(505) 266-0935



Section 1, T6N, R8E
Section 6, T6N, R9E
Section 31, T7N, R9E
SANTA FE COUNTY, NEW MEXICO

FOR OWNERS NAMES AND AREAS
OF PARCEL NUMBERS SHOWN,
SEE SHEET 1A OF 4

GRAPHIC SCALE



FINAL MAP JULY 16, 2007

REVISIONS (OR CHANGE NOTICES)			
NO.	DESCRIPTION	DATE	BY
1	ADD SANITARY SEWER EASEMENT	06/04/08 SJT	
2			
3			

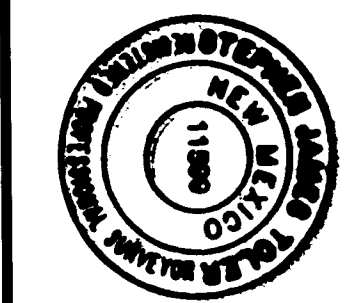
SANTA FE COUNTY PUBLIC WORKS DEPARTMENT
SOUTH MEADOWS ROAD
EXTENSION PROJECT

SANTA FE COUNTY
SCALE 1" = 50'
SHEET 3 OF 4



Right-of-Way Maps Prepared By:
DATE: July, 2007
SD JOB No. 2006-052

Stephane A. Toler, N.M.P.S. 11599
131 Madison St., N.E.
Albuquerque, N.M. 87108
(505) 266-0935

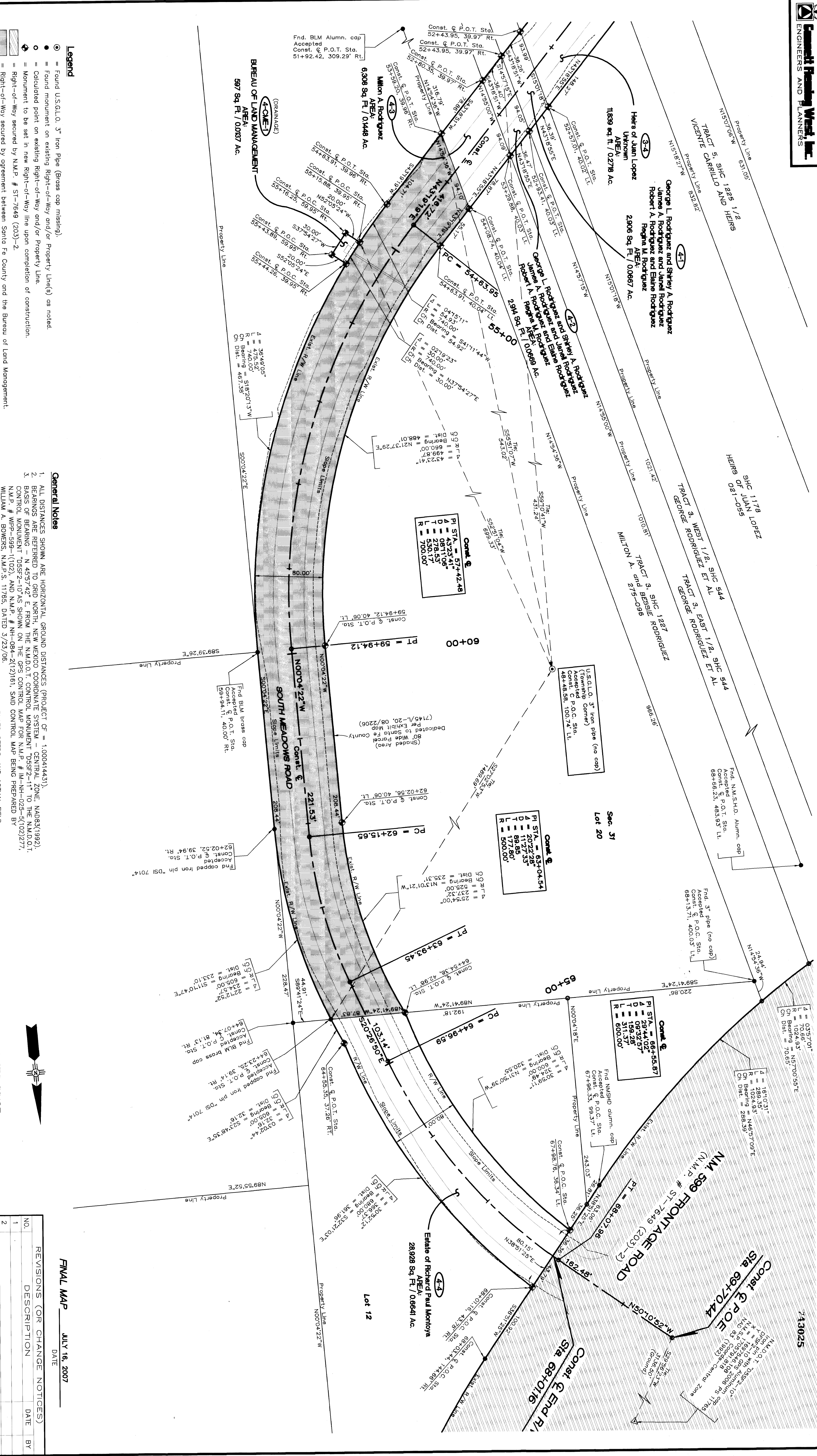


Section 31, T7N, R9E
SANTA FE COUNTY, NEW MEXICO

FOR OWNERS NAMES AND AREAS
OF PARCEL NUMBERS SHOWN,
SEE SHEET 1A OF 4

REVISIONS (OR CHANGE NOTICES)			
NO.	DESCRIPTION	DATE	BY
1			
2			
3			

SANTA FE COUNTY
SANTA FE
SCALE 1" = 50'
SOUTH MEADOWS ROAD
EXTENSION PROJECT
SHEET 4 OF 4



Legend

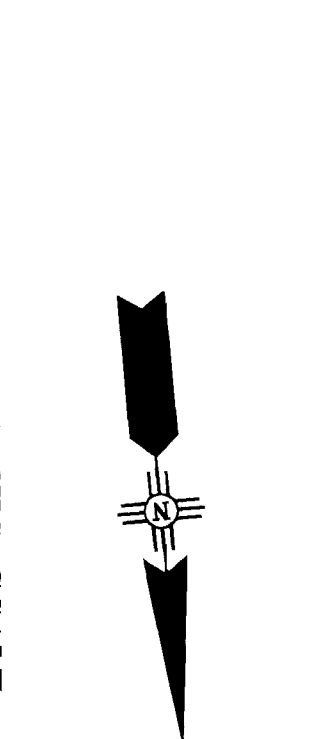
- = Found U.S.G.L.O. 3" Iron Pipe (Brass cap missing).
- = Found monument on existing Right-of-Way and/or Property Line(s) as noted.
- = Calculated point on existing Right-of-Way and/or Property Line.
- = Monument to be set in new Right-of-Way line upon completion of construction.
- = Right-of-Way secured by N.M.P. # ST-7649 (203)-2.
- = Right-of-Way secured by agreement between Santa Fe County and the Bureau of Land Management.

Surveyor's Certificate

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THESE MAPS ARE AN INTERIM PRODUCT OF PROJECT DESIGN DEVELOPMENT AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND ARE BASED ON ACTUAL FIELD SURVEYS PERFORMED UNDER MY DIRECTION IN JANUARY AND APRIL OF 2007. CONFORMANCE WITH THE STATE OF NEW MEXICO'S MINIMUM STANDARDS FOR RIGHT-OF-WAY SURVEYING WILL OCCUR FOLLOWING ACTUAL ACQUISITION OF RIGHT-OF-WAY PROVIDED BY THE SOUTH MEADOWS EXTENSION PROJECT.

General Notes

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES (PROJECT CF = 1.00041443).
2. BEARINGS ARE REFERRED TO GRID NORTH, NEW MEXICO COORDINATE SYSTEM - CENTRAL ZONE, NAD83(1982).
3. BASIS OF BEARING - N 55° 37' 46" E FROM THE N.M.D.O.T. CONTROL MONUMENT "D5572-1" TO THE N.M.D.O.T. CONTROL MONUMENT "D5572-4" AS SHOWN ON THE GPS CONTROL MAP FOR N.M.P. # JM-NH-025-5(102)277.
4. N.M.P. # WHP-598-(1102) AND N.M.P. # NH-084-2(12)161, SMD CONTROL MAP BEING PREPARED BY WILLIAM A. BOWERS, N.M.P.S. SHOWN HEREON WAS COMPILED USING PLATS, DEEDS, AND ACTUAL FIELD SURVEYS.
5. EXISTING ROADWAY SURVEYS.
6. BASIS OF STATIONING FOR NEW ROADWAY CONSTRUCTION CENTERLINE IS SANTA FE COUNTY PUBLIC WORKS DEPARTMENT SOUTH MEADOWS EXTENSION PROJECT.
7. ALL POINT STATION AND OFFSET VALUES ARE BASED ON THE NEW ROADWAY CONSTRUCTION CENTERLINE ALIGNMENT UNLESS OTHERWISE NOTED.
8. FOUND MONUMENTS WERE ACCEPTED THIS SURVEY UNLESS OTHERWISE NOTED.



FINAL MAP JULY 16, 2007
DATE

Sec. 1

TRACT 11
COTTONWOOD VILLAGE
MOBILE HOME PARK

8/41 Told Curve
D = 774.33'
R = 889.13'
Ch. Bearing = N21°17'17"E
Ch. Dist. = 814.88'

Find. capped pin "MEDRANO"
Accepted & P.O.C. Sta.
24+112.24, 460.89' Lt.

2-24
Cottonwood Village Community, LLC
AREA:
95 sq. ft. / 0.0022 Ac.

Exist. 30' Sanitary Sewer Easement
by Dec. filed 08/13/1991, 746/274

CURVE DATA

No.	Delta	Length	Radius	Ch. Bearing	Ch. Dist
C1	05°35'52"	58.94'	603.31'	S02°08'53"E	58.92'
C2	10°56'48"	134.36'	703.28'	N02°05'53"E	134.16'
C3	07°56'08"	23.08'	703.28'	N02°05'25"E	23.08'
C4	02°02'04"	24.97'	703.28'	N28°47'43"W	24.97'
C5	01°59'07"	24.35'	703.28'	N50°48'21"E	24.35'
C6	22°19'24"	274.01'	703.28'	N42°57'34"E	272.28'

LINE DATA

L1	N45°16'43"E	21.32'
L2	N45°16'43"E	21.32'

N.M.D.O.T. "05SF2-10"
Iron pin with Aluminum cap
DTSF2-10 GPS 2006 PS 11765
X = 1997596.108
Y = 1525094.185
N.M.S.P. Cordis-Central Zone
NAD 83 (1992)

TRACT B
LEEDER CONSTRUCTION INC.
c/o JODY LEEDER

2-21
Leeder Construction Inc.
AREA:
14.26 sq. ft. / 0.3284 Ac.

N.M.D.O.T. "05SF2-11"
Iron pin with Aluminum cap
DTSF2-11 GPS 2006 PS 11765
X = 1692471.888
Y = 1700544.356
N.M.S.P. Cordis-Central Zone
NAD 83 (1992)

Find. capped pin "MEDRANO"
Accepted & P.O.C. Sta.
20+63.23, 41.36' Lt.

Find. capped pin "MEDRANO"
Accepted & P.O.C. Sta.
20+03.43, 268.87' Lt.

Const. & P.O.B.
Sta. 19+55.99

Const. & P.O.B.
Sta. 20+22.64

2-22
RL Leeder Headquarters, LLC
AREA:
189 sq. ft. / 0.0273 Ac.

2-23
RL Leeder Headquarters, LLC
AREA:
465 sq. ft. / 0.007 Ac.

2-24
RL Leeder Headquarters, LLC
AREA:
39.595 sq. ft. / 0.9090 Ac.

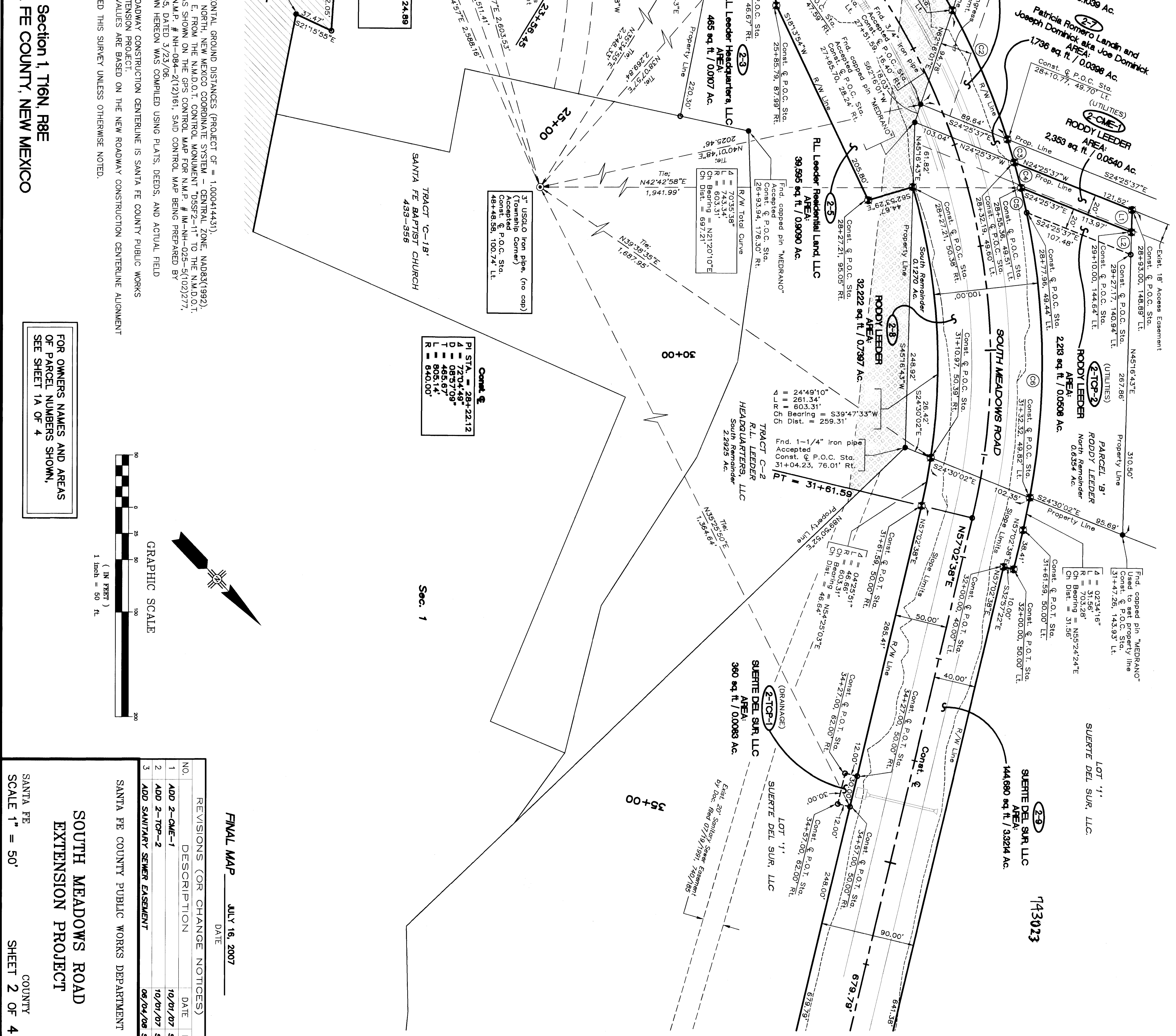
2-25
RL Leeder Headquarters, LLC
AREA:
32.222 sq. ft. / 0.7387 Ac.

2-26
RODDY LEEDER
Parcel 'A'
AREA:
4.528 sq. ft. / 0.1039 Ac.

2-27
Patricia Romero Landin and
Joseph Dominick aka Jose Dominick
AREA:
1.736 sq. ft. / 0.007 Ac.

2-CME-1
RODDY LEEDER
AREA:
2.353 sq. ft. / 0.0540 Ac.

2-28
RODDY LEEDER
Parcel 'B'
AREA:
0.6534 Ac.



Consolidated Planning & Engineers and Planners

Section 1, T16N, R8E

SANTA FE COUNTY, NEW MEXICO

South Meadows Road Extension Project

Scale 1" = 50'

Sheet 2 of 4

Surveyor's Certificate

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THESE R/W MAPS ARE AN INTERIM PRODUCT OF PROJECT DESIGN DEVELOPMENT AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND ARE BASED ON ACTUAL FIELD SURVEYS PERFORMED UNDER MY DIRECTION IN JANUARY AND APRIL OF 2007. CONFORMANCE WITH THE STATE OF NEW MEXICO'S MINIMUM STANDARDS FOR RIGHT-OF-WAY SURVEYING WILL OCCUR FOLLOWING ACTUAL ACQUISITION OF RIGHT-OF-WAY REQUESTED BY THE SOUTH MEADOWS EXTENSION PROJECT.

Legend

- Found U.S.G.L.O. 3" Iron Pipe (Brass cap missing).
- Found monument on existing Right-of-Way and/or Property Line(s) as noted.
- Calculated point on existing Right-of-Way and/or Property Line.
- Monument to be set in new Right-of-Way line upon completion of construction.
- Right-of-Way secured by local platting action.
- Right-of-Way secured by plot filed 12/20/09 in Book 431, Page 28, Santa Fe County records.
- Exist. Sanitary Sewer Easement as shown on plot filed 06/20/2005 in Book 590, Page 49, Santa Fe County records.

General Notes

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES (PROJECT CF = 1.00041443).
- BEARINGS ARE REFERRED TO GRID NORTH, NEW MEXICO COORDINATE SYSTEM - CENTRAL ZONE NAD83(1992).
- BASIS OF BEARING - N 45°57'42" E FROM THE N.M.D.O.T. CONTROL MONUMENT "05SF2-11" TO THE N.M.D.O.T. CONTROL MONUMENT "05SF2-10" AS SHOWN ON THE GPS CONTROL MAP FOR N.M.P. # M-NH-025-5(10)2277.
- N.M.P. # WPP-599-(10)2, 11765, DATED 3/23/06.
- EXISTING RIGHT-OF-WAY AS SHOWN HEREON WAS COMPILED USING PLATS, DEEDS, AND ACTUAL FIELD SURVEYS.
- PROPERTY LOCATION SURVEYS.
- BASIS OF STATIONING FOR NEW ROADWAY CONSTRUCTION CENTERLINE IS SANTA FE COUNTY PUBLIC WORKS DEPARTMENT SOUTH MEADOWS EXTENSION PROJECT.
- ALL POINT STATION AND OFFSET VALUES ARE BASED ON THE NEW ROADWAY CONSTRUCTION CENTERLINE ALIGNMENT UNLESS OTHERWISE NOTED.
- FOUND MONUMENTS WERE ACCEPTED THIS SURVEY UNLESS OTHERWISE NOTED.

FOR OWNERS NAMES AND AREAS OF PARCEL NUMBERS SHOWN, SEE SHEET 1A OF 4

GRAPHIC SCALE

1 inch = 50 ft.

FINAL MAP JULY 16, 2007

REVISIONS (OR CHANGE NOTICES)

NO.	DESCRIPTION	DATE	BY
1	ADD 2-CME-1	10/01/07	SJT
2	ADD 2-TOP-2	10/01/07	SJT
3	ADD SANITARY SEWER EASEMENT	08/04/08	SJT

SANTA FE COUNTY PUBLIC WORKS DEPARTMENT

SOUTH MEADOWS ROAD EXTENSION PROJECT

Scale 1" = 50'

COUNTY

SHEET 2 OF 4

SOMMER KARNES & ASSOCIATES LLP

Mailing Address

Post Office Box 2476
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Street Address

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Suite 221
Santa Fe, NM 87501

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Karl H. Sommer, Attorney at Law

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Joseph M. Karnes, Attorney at Law

jmk@sommerkarnes.com

John R. Fox Attorney at Law

johnf@sommerkarnes.com

Of Counsel

November 10, 2025

VIA EMAIL TO

VIA EMAIL

Joel Cruz-Haber
Daniel Esquibel
Planning and Land Use
City of Santa Fe
202 Lincoln Ave
Santa Fe, NM 87501

Re: Letter of Application for General Plan Amendment and Rezoning
Montoya y Garcia, LLC – Property Owner and “Applicant”
Section 31 T17N, R19E, Remaining Portions of Government Lot 17 SHC 1255 ½
TR5, & SHC 1178 (Parcel #'s 910008728, 99312180, 99312181) - the ("Property")

Dear Joel and Dan:

Submitted with this letter are the applications for a General Plan Amendment and Rezoning of the 7.01 acres of property commonly known as Section 31 T17N, R19E, Remaining Portions of Government Lot 17 SHC 1255 ½ TR5, & SHC 1178. This letter provides background for the application and addresses the City Code approval criteria for both applications. No development is proposed as part of these applications. The General Plan Amendment application requests that the existing future land use designation for a portion of the property of Very Low Density Residential be changed to Low Density Residential and the rezoning application requests that the existing R-3 zoning be changed to R-7. This letter includes assessment of compatibility with the Southwest Santa Fe Community Area Master Plan.

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City of Santa Fe
November 10, 2025
Page 3 of 11

1. Background and Existing Planning and Zoning.

The vacant Property is located south of the South Meadows Road interchange with NM 599/Veterans Memorial Highway. The Property and surrounding properties were annexed to the City as part of the 2008 City-County settlement agreement and the City has planned the area for intensive residential and commercial development including multiple development approvals. Consistent with the City Code, upon annexation the Property was zoned R-3 until otherwise classified. (514-4.1.E.4)



The Property is bisected by South Meadows Road which is proposed as primary vehicular access because of its convenient access to NM 599 and south to Agua Fria Road. Alameda Frontage intersects South Meadows Road just north of the Property. Also, a road is planned to connect South Meadows Road to Kate's Way which may be a secondary vehicular access point at the north end of the Property.

The Properties comprise five (5) legal lots of record – three (2) adjacent to the northern boundary of South Meadows Road (the “Northern Lots”) and two (2) (the “Southern Lots”). As you can see from the portion of the current Future Land Use Map attached hereto as Exhibit A, the Northern Lots are planned for “3-7 Dwelling Units” per acre and “7-12 Dwelling Units” per acre. The Southern Lots are planned for “3-7 Dwelling Units” per acre, “1-3 Dwelling Units” per acre, and “Open Space”. Both the Northern and Southern Lots are zone R-3. (See Exhibit B - Portion of Zoning Map).

The Property is unimproved and vacant. The property owned by The Rodriguez Trust is vacant, with the same two General Plan designations as the Northern Lots, namely -“3-7 Dwelling Units” per acre and “7-12 Dwelling Units” per acre. and zoned R-3. In proximity toward the northeast of the Property is the Madera Apartment Community and zoned R-21. Further east is unincorporated Agua Fria Village, located in Santa Fe County. The Gerhart Apartment Community is to the South of the Property and zoned RM-1. To the west is vacant property is a 30-acre parcel owned by the State of New Mexico which is under a long-term lease by the City of Santa Fe and zoned C-2 General Commercial.

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City of Santa Fe

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2. General Plan Amendment Approval Criteria

The following addresses the approval criteria for the requested General Plan amendment. To approve a General Plan amendment the following criteria must be met:

- A. consistency 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;

The population of the City of Santa Fe is projected to grow at the rate of approximately 10% over the next ten years. The current population of the City of Santa Fe is approximately 91,000. There is a current housing deficit within the City of Santa Fe multi-family dwellings of 4,500 units and single-family dwellings of 2,500 units. The general plan amendment proposes to increase the range of allowable housing to between 3 and 7 dwelling units per acre. It is consistent with the current needs of the City with respect to housing.

Likewise, the City of Santa Fe Economic Development Plan envisions the ability of the City to attract job creating businesses. The availability of housing is imperative for the implementation of the City's economic development goals. The application is consistent with those goals as well.

In recent years, the City Council has acted to zone the vacant annexed area between the South Meadows interchange and Agua Fria Village for intensive urban development. The applications are consistent with the Council's designation of the Madera Apartment property west of the Property as R-21. This residential development will provide residential uses for up to approximately 50 home, together with accessory uses. Adding 50 homes to the existing housing stock will enhance the Council's desire to provide badly needed housing. Approval of the applications will also increase efficient use of infrastructure that will be developed as part of the approved projects in the immediate vicinity of the Property and will provide for the highest and best use of the Property in light of the City's planning decisions for the area.

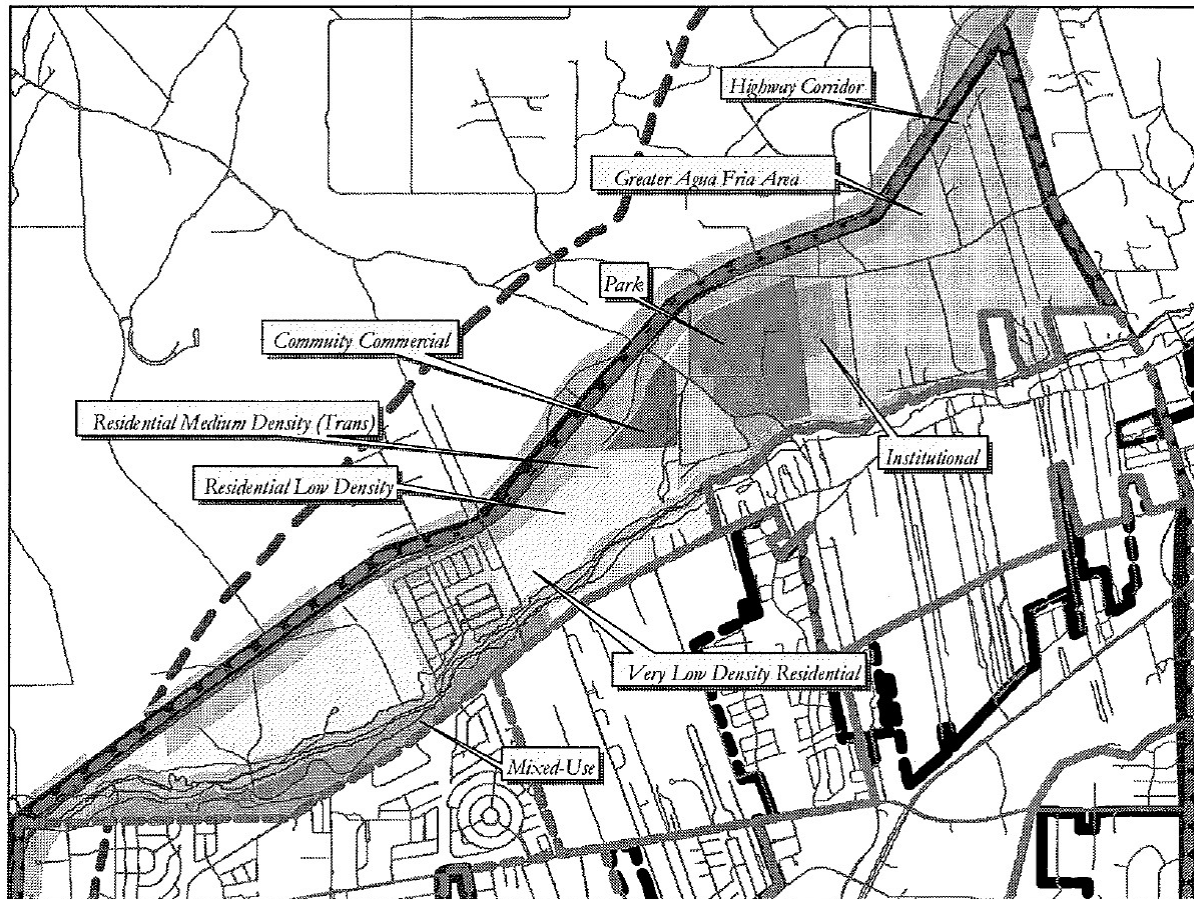
The Property is within the Southwest Santa Fe Community Area Master Plan (SWCAMP) "River Corridor Plan Area – Residential Low Density (Transitional)" Map 2.6.5:

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City of Santa Fe

November 10, 2025

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Map. 2.6.5. Proposed Future Land Uses for the River Corridor Plan Area

The proposal is completely consistent with the Plan's future land use designation. The Plan states that new corridor developments are intended to be community focused rather than regional and should integrate with existing and future neighborhoods. (Plan, p. 60) U.S. Census data for 2020 identified that the County of Santa Fe's population was over 150,000; exceeding the Urban Area population increase of 17,000-25,000 residents projected for 2020. This population growth elevated the importance for updated growth management strategies established in the General Plan.

Consistent with the approval criteria that development have "access and availability of infrastructure" the proposed designation and planned community commercial land uses are supported by existing infrastructure including utilities and transportation infrastructure. Making most effective use of areas already planned for community commercial neighborhood-serving development is consistent with the growing need for commercial services in this area.

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- B. consistency with other parts of the general plan;

By approving the “3-7 Dwelling Units” per acre land use designation on the Northern Lots, the City provided policy direction for the residential uses at the scale proposed, namely to provide housing at the R-7 level within the discrete planning area east of the South Meadows/NM 599 interchange. The Application furthers this policy by expanding the amount of land available for residential uses.

Given the City's focus and previous decisions that this area is appropriate for intensive urban development, approval of the applications will enhance the efficient use of existing roadway, water, sewer and other utilities serving this planning area while furthering a compact urban form and efficient development pattern as addressed by Growth Management section of the General Plan. (Chapter 4.1)

The City's selection of this area for intensive urban use makes effective use of the substantial investment in the South Meadows Drive/NM 599 interchange. The intensification of residential uses will provide housing opportunities. Proximity of the interchange and NM 599 provides for more efficient access compared to other areas reliant on the existing city street network for vehicular circulation. The location of the Property and its community residential uses will further the implementing transportation policies of Chapter 6 including decreasing reliance on the automobile by allowing residents to access the commercial uses developing in the area within walking distances to the Property. (Chapter 6)

B.1.Southwest Santa Fe Community Area Master Plan (the "Master Plan"). The Property is located within the Master Plan, which is part of the General Plan. The Property is within the River Corridor Neighborhood Plan area. The following addresses consistency of the GPA application with relevant Master Plan provisions.

The Master Plan recognizes that the neighborhood is and remains the basic building block of the community and that complimentary to the neighborhoods are mixed-use commercial areas located within a reasonable walking distance. (p.5) The Master Plan further states "new neighborhoods should be connected to adjacent commercial areas (or within easy walking or driving distance." (P. 57) As addressed above, the City has recently approved over 400 dwellings east of the NM 599/Veterans Memorial Highway located immediately north, south and west of the Property.

- 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

The City's adoption of the Community Commercial future land use designation for the adjacent to the Property on the west demonstrates that designation of an additional 7.01 acres of residential uses will be consistent with the prevailing planned use and character in the area. Additionally, the approved and developed land uses adjoining the property and less than a quarter mile away are all residential uses and are therefore consistent with the prevailing character of the area.

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- (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or

The Application is consistent with this requirement, as the Property is 7.01 acres.

- (iii) benefit one or a few landowners at the expense of the surrounding landowners or the general public;

As addressed above, approval of the amendment will enhance the provision of residential opportunities in close proximity to Community Commercial center, thereby furthering multiple General Plan policies. The requested amendment will enhance the viability of the adjacent residentially designated property. The amendment will not benefit the owner of the property at the expense of the surrounding landowner because it will enhance the surrounding landowners' use available on their properties, and the added housing will benefit the general public.

- D. an amendment is not required to conform with Subsection 14-3.2.(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;

As indicated by the City's adoption of the Community Commercial future land use designation for the property to the west, the amendment will enhance promotion of the general welfare by increasing the provision of residential uses that will support the Community Commercial uses at an appropriate location within an area of approved Low density residential development.

As addressed above, over a decade ago, the City designated the Property residential. Approval of the amendment will enhance the provision of the already approved uses allowed by these designations within a planning.

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City of Santa Fe

November 10, 2025

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The proposed general plan amendment and rezoning provide an avenue to contribute to a coordinated, adjusted and harmonious development of Santa Fe that benefits an area on the west side of Santa Fe suffering from a lack of services. The proposal and planned uses contribute to the future needs that promote convenience and prosperity of the area contributing to the general welfare, efficiency and economy of an area that the governing body has already planned for community commercial uses.

G. consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

As addressed in sections A and B 1, above, the Property is located within the SWCAMP. The SWCAMP includes the Property as part of the neighborhood pattern designation and identifies a residential uses for both the Northern and Southern Lots. (Map 2.6.5) Approval of the application would include the Property within the Residential Low Density – Transition Community Commercial future land use designation. Sections A and B1 address conformity of the proposed General Plan amendment with applicable provisions of the SWCAMP.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties . The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback , landscaping or other means, and a finding must be made that:

- (a) the growth and economic projections contained within the general plan are erroneous or have changed;

As to subsection a, as addressed in section 1 .A, above, residential development subject to the SWCAMP has surpassed its additional density targets. City information indicates that while the SWCAMP projected 2.5 to 10 units per acre, actual development densities range from 5 to 20 units per acre. The proposed general plan amendment reflects a growing community need for residential uses in the previous growth projections.

- (b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or

As to subsection b, the Governing Body has already designated the adjacent 16.3 acres for community commercial development. There is a very limited amount of existing and planned community commercial uses in the area and approval of the general plan amendment will increase the viability and effectiveness of the planning already undertaken by the Governing Body and will serve the 400+ residential dwellings planned and approved in the immediate vicinity.

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City of Santa Fe

November 10, 2025

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- (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.

As to subsection c, as addressed in this letter, there is an increased demand for residential uses on the west side of Santa Fe and the Governing Body has already planned for those uses.

3. Statement Addressing Rezoning Approval Criteria

The following addresses the approval criteria for the requested rezoning. To approve a rezoning:

- (a) one or more of the following conditions exist:

- (i) there was a mistake in the original zoning;

There was no mistake in adopting the R-3 zoning designation for the Property.

- (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or

The 2008 settlement agreement between the City and County of Santa Fe memorialized a mutual policy effort to minimize urban sprawl and direct future urban development within the City of Santa Fe. The South Meadows interchange was built as part of the NM 599 Bypass project in the late 1990's, which created vehicular access to the area east of NM 599 including the Property. The increased residential density (both actual and planned) of surrounding properties for both residential and commercial uses, the City made the policy decision that this area is appropriate for the proposed level of residential uses.

- (iii) a different use category is more advantageous to the community, as articulated in the general plan or other adopted city plans;

As addressed above, rezoning the Property from R-1 to R-7 will build on the City's policy decision in designating the area for Low Density Residential uses as part of

SOMMER, KARNES & ASSOCIATES, LLP

City of Santa Fe
November 10, 2025
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annexation of the area to the City when the City made the decision to provide for residential uses within an area planned for Low Density Residential use. Approval of the Application will maximize returns on the investments made to enact the City-County settlement agreement and to build NM 599 including the South Meadows interchange, providing residential uses within approved neighborhoods and enhancing Santa Fe's compact urban form.

- (2) all the rezoning requirements of Chapter 14 have been met.

We assert that all the rezoning requirements of Chapter 14 have been met. Evidence for this is provided in the other responses provided within this application.

- (3) the rezoning is consistent with the applicable policies of the General Plan, including the future land use map.

In conjunction with and prior to consideration of the rezoning request, the Applicant has requested that the Governing Body the General Plan's Future Land Use Map (FLUM) to change its designation from Very Low Density Residential (1-3 dwellings per acre) to Low Density Residential. Approval of the General Plan amendment would provide for consistency with this requirement prior to the Governing Body's consideration of the request that the FLUM be amended.

- (4) the amount of land proposed for the rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.

The city has not quantified the rate and growth over time. As addressed in the response to the first General Plan amendment criteria, above, residential development in the vicinity has surpassed density targets. The proposed rezoning and planned land uses reflect a growing community need for residential uses. The Property exceeds the two-acre threshold set forth in 14-3.5(C)(2)(b).

- (5) the existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development.

The Property is served by the Highway 599/South Meadows interchange and is in an area of ongoing development. In conjunction with those development activities, streets, sewer and water lines have been and are being extended into the area east of the interchange. Development of the Property is planned to occur in conjunction with development of the adjacent 16.3 acre parcel to the west and such development will be required to ensure provision of streets and services to the project in compliance with Chapter 15. Substantial existing park land exists just to the east of the Property within Romero Park. The closest fire station is Fire Station 8 located at 6796 Jaguar about 2.5 miles from the Property. As

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the west side of Santa Fe continues to develop, additional fire services in the area will be needed and development of the Property and adjacent 16.3 acre property will generate funds that can be used to maintain adequate levels of fire service.

(6) Unless the proposed change is consistent with applicable general plan policies, the planning commission and the governing body shall not recommend or approve any rezoning, the practical effect of which is to:

(a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;

Recognizing that the vicinity of the Property has been planned and some residential projects have been approved, the zoning districts and approved projects show that the area on the east side of the South Meadows interchange is planned for a mix of residential and neighborhood-serving commercial uses. The SWCAMP provides a finer level of detail regarding the desired uses. The Plan includes the Property within an area planned for Low Density Residential designation. Amendment of the General Plan Future Land Use designation for the Property from Very Low Density Residential to Low Density Residential is part of the Application and the Governing Body will consider that request prior to the rezoning application. Should that request be approved, then the proposed rezoning will be consistent both with the Future Land Use Designation as well as applicable General Plan policies as addressed herein.

(b) affect an area of less than two acres, unless adjusting boundaries between districts; or

The 7.01-acre Property is more than 2 acres and therefore meets the requirements of subsection b.

(c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

As addressed herein, development of the Property for Low Density Residential uses will benefit the planned residential development in the immediate vicinity of the Property by providing needed housing.

If you have any questions about the application, please let me know.

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Sincerely,

A handwritten signature in blue ink, reading "Karl H. Sommer", with a long horizontal flourish extending to the right.

Karl H. Sommer

cc: Montoya y Garcia