

City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law
Case #2024-7999
2981 Galisteo Road Development Plan

Owner / Applicant: Anchorum / St. Vincent

Agent: JenkinsGavin / Jennifer Jenkins

Property: 2981 Galisteo Road, Santa Fe, New Mexico

THIS MATTER came before the Planning Commission ("Commission") for public hearing on August 6, 2026 ("Hearing") upon the application ("Application") submitted on behalf of Anchorum St. Vincent ("Applicant").

The Applicant requests Development Plan approval to construct a 65,937-square-foot, 80-bed skilled nursing facility at 2981 Galisteo Road. The property consists of approximately 6.325 acres, is zoned BIP - Business Industrial Park, and is located within the Suburban and River & Trails Archaeological Review Districts.

After conducting a public hearing and having heard from City Planning and Land Use Staff ("Staff"), the Applicant, members of the public, and interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. Staff reviewed the Application, related materials, Development Review Team comments, public-process materials, technical reports, notice and posting materials, final Water Plan materials, final Development Water Budget materials, and other submitted information for conformity with applicable requirements of Chapter 14 of the Santa Fe City Code and other applicable City requirements.
2. Staff provided the Planning Commission a written Staff Report evaluating the factors relevant to the Application and recommended approval subject to the Conditions of Approval and Technical Corrections set forth in Attachment A to the Staff Report.
3. The Staff Report and record identify the request as Development Plan approval for a 65,937-square-foot, two-story, 80-bed skilled nursing facility on approximately 6.325 acres at 2981 Galisteo Road.
4. The property is zoned BIP - Business Industrial Park and is within the Suburban and River & Trails Archaeological Review Districts.
5. The required Early Neighborhood Notification meeting for the Application was held on February 27, 2024. The public-process record includes questions and comments related to

traffic on Galisteo Road, the Galisteo Road horizontal curve, congestion at Rodeo Road / Galisteo Road, pedestrian crossing safety, parking and trip generation, Galisteo Road pavement condition, lighting, loading, facility operations, landscaping, and the proposed multi-use trail.

6. A courtesy follow-up / supplemental outreach meeting was held on May 28, 2026. No members of the public or interested persons attended that meeting, the meeting concluded early, and no public comments were received at that meeting.

7. The Staff Report Package includes notice, posting, mailing, and public-process materials in Attachment C-2. Updated notice proof and posting photographs were incorporated into Attachment C-2 before final Staff Report Package transmittal.

8. The Application underwent Development Review Team review. The record includes Staff review, Development Review Team comments, Applicant responses, technical reports, and conditions and technical corrections addressing remaining review items.

9. The Development Plan provides access from Galisteo Road aligned with Avenida La Cerca and includes internal access drives, parking areas, fire access, utility infrastructure, grading, drainage, landscaping, lighting, pedestrian improvements, and trail-related improvements.

10. The current Development Plan record identifies 40 required parking spaces and 80 provided parking spaces. The Applicant provided a parking count justification explaining that the proposed parking supply is based on the facility operating program, employee count, shift demand, visitor demand, and care-facility operations.

11. The revised Traffic Impact Analysis supports the proposed access location, driveway spacing, sight distance, and traffic analysis. The record identifies an existing failing southbound-left movement at Rodeo Road / Galisteo Road, but the revised Traffic Impact Analysis states that the existing failure is not created or materially impacted by the proposed skilled nursing facility.

12. Water Division and the Santa Fe Fire Department signed the final Water Plan for the project. The signed Water Plan includes public water infrastructure, domestic service, irrigation service, fire service, fire hydrant infrastructure, backflow prevention, utility crossing details, and private-hydrant maintenance requirements.

13. Water Resources approved the project's Alternative Final Development Water Budget. The Staff Report Package includes the Water Resources approval memorandum, supporting usage data, Utility Service Application / Water Budget Evaluation materials, and related Water Plan / Development Water Budget materials in Attachment D.

14. The revised Terrain Management Report supports the terrain and drainage analysis. The record identifies stormwater attenuation, grading, drainage, erosion-control, sediment-control, dust-control, and site-stabilization requirements addressed through the Staff Report and Attachment A.

15. The record supports findings that the Development Plan is in the public interest, is compatible and adaptable with the surrounding assisted living / institutional care, medical, commercial, transportation, and residential context, and complies or can comply with applicable Chapter 14 Development Plan requirements subject to Attachment A.
16. The Staff Report and Attachment A address Water Plan compliance, Development Water Budget compliance, Fire / emergency access, private hydrant responsibilities, terrain and drainage, wastewater, landscaping, lighting, parking, accessibility, traffic, access, trail coordination, archaeology, review district requirements, and related final plan / permit / construction / ongoing compliance items.
17. The Planning Commission heard the matter on August 6, 2026. The Commission received the Staff Report, Staff presentation, Applicant presentation, public testimony, Attachment A, the Technical Corrections, the Development Review Team record, the final Water Plan / Development Water Budget materials, public-process materials, and other materials in the record prior to making its decision.
18. Members of the public spoke at the Hearing. Public testimony included concerns regarding existing roadway conditions, traffic and access in the Galisteo Road / Rodeo Road area, and the loss of existing open space on the subject property. The Commission did not adopt any amendment to the Staff Report or Attachment A based on those comments.
19. The Commission discussed the existing failing Galisteo Road / Rodeo Road intersection movement identified in the traffic record and considered neighborhood concerns regarding existing roadway condition and potential future disrepair. The record supports approval because the revised Traffic Impact Analysis identifies the existing failing movement as not created or materially impacted by the proposed skilled nursing facility, and remaining traffic, access, circulation, pedestrian, trail, and public-infrastructure items are addressed through the Staff Report, technical review, and Attachment A conditions.
20. The Commission asked Staff to carry forward the themes raised by neighborhood commenters regarding existing road conditions, neighborhood awareness, future budgeting / planning work, and the community concern about losing the existing undeveloped open space. The Commission did not add a condition or amend Attachment A based on that request.
21. The Commission adopted the Staff Report, Attachment A: Conditions of Approval and Technical Corrections, and the Staff Report findings without amendment. Attachment A was not modified by Planning Commission action.
22. The Commission voted 6-0 to approve the Development Plan, with Commissioner Mirando making the motion and Commissioner McGhee seconding. Commissioners Clow, McGhee, Mirando, Rieland, Kapin, and Barber voted aye. Commissioner McReynolds recused.

23. The conditions and technical corrections set forth in Attachment A are necessary to accomplish proper development of the area, ensure compliance with applicable City requirements, and address remaining technical review items at the appropriate final plan, recordation, permit, construction, certificate of occupancy, or ongoing compliance stage.

CONCLUSIONS OF LAW

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

1. The Commission has jurisdiction and authority to review the Application and approve the Development Plan under SFCC 1987 14-2.1(F)(4)(II)(b)(6).
2. The applicable procedural requirements, including Early Neighborhood Notification, notice, posting, public hearing, and Planning Commission review, have been satisfied based on the record before the Commission.
3. The Staff Report, Attachment A, Development Review Team comments and responses, public-process materials, Applicant materials, final Water Plan, final Development Water Budget approval materials, technical reports, hearing testimony, and other materials in the record constitute substantial evidence supporting the Commission's approval.
4. The Commission concludes that it has authority to approve the Development Plan.
5. The Commission concludes, pursuant to the required approval criteria in SFCC 1987 14-2.1(F)(4)(V)(b), that the Development Plan will not adversely affect the public interest, is compatible and adaptable with abutting and nearby buildings, structures, and uses, and satisfies or can satisfy applicable Chapter 14 Development Plan review requirements, subject to Attachment A conditions and technical corrections.
6. The Commission concludes that the Development Plan is supported by the signed Water Plan, approved Alternative Final Development Water Budget, Development Review Team review, revised Traffic Impact Analysis, revised Terrain Management Report, public-process record, and recommended conditions and technical corrections.
7. The Commission concludes that the existing failing movement at Rodeo Road / Galisteo Road does not preclude Development Plan approval because the revised Traffic Impact Analysis states that the existing failing movement is not created or materially impacted by the proposed skilled nursing facility, and the record includes conditions and technical corrections addressing traffic, access, circulation, pedestrian, trail, and related public-infrastructure requirements.
8. The Commission concludes that public testimony and neighborhood concerns regarding roadway conditions and existing open space were considered as part of the record, and that approval with Attachment A conditions remains appropriate based on the Staff Report, technical record, and hearing testimony.

9. The Commission approves the Development Plan subject to Attachment A: Conditions of Approval and Technical Corrections, as included in the final Staff Report Package and adopted without amendment by the Commission.

ORDER

WHEREFORE, IT IS ORDERED by the Planning Commission of the City of Santa Fe that Case #2024-7999, 2981 Galisteo Road Development Plan, is approved subject to the Conditions of Approval and Technical Corrections set forth in Attachment A, as included in the final Staff Report Package and adopted without amendment by the Planning Commission.

The Applicant shall comply with Attachment A: Conditions of Approval and Technical Corrections and all applicable City requirements before the applicable Development Plan recordation, building permit, construction, inspection, certificate of occupancy, water-service connection, or ongoing operational stage identified in Attachment A.

The Development Plan approval shall expire three years after final action in accordance with SFCC 1987 14-2.1(F)(4)(IV)(h)(3) unless actual development of the site or off-site improvements has begun and is continued, or a time extension is granted pursuant to applicable City procedures.

Signature Blocks

Planning Commission Chair

Date

FILED: City Clerk

Date

APPROVED AS TO FORM: City Attorney / Assistant City Attorney

Date