Land Use Department
Planning Commission Staff Report

Case No's:	2026-13073
Hearing Date:	November 5, 2026
Agent/Applicant:	Spears / Horn, Inc.
Owner:	Gallegos Property Holdings, LLC
Request:	Rezoning
Location:	2509 Siringo Lane
Case Mgr.:	Claudia Kath
Zoning:	R-1
Overlay:	Suburban Archeological Review District
Pre-App Mtg:	August 14, 2025
ENN Mtg:	November 5, 2025
Proposal:	Rezoning R-1 (Residential – One (1) dwelling unit per acre) to R-3 (Residential – Three (3) dwelling units per acre) for +/- 1 acres.



Site Map

Case #2026-13073: 2509 Siringo Lane Rezoning. Spears/Horn Architects, Agent, for Gallegos Property Holdings, LLC,, Applicant, requests approval for the rezoning of a 1.00- acre lot from R-1 (Residential one (1) dwelling unit per acre) to R-3 (Residential three (3) dwelling units per acre). The property is located within the Suburban Archaeological Review District. (Claudia Kath, Case Manager, cmkath@santafenm.gov).

I. RECOMMENDATION:

Staff recommends that the **Planning Commission recommend the Governing Body APPROVE Case #2026-13073: 2509 Siringo Lane Rezoning**, subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

One motion will be required for this case:

- **Recommend the Governing Body APPROVE** or **DENY** Case #2026-13073, "2509 Siringo Lane Rezoning," subject to the Conditions of Approval and Technical Corrections outlined in Attachment A of Staff's report.

II. EXECUTIVE SUMMARY:

Spears / Horn Architecture, Agent, representing Gallegos Property Holdings, LLC, Applicant, requests a rezoning from R-1 (Residential one (1) dwelling unit per acre) to R-3 (Residential three (3) dwelling units per acre). for +/- 1.00 acres, Project.

The subject property is a legal lot of record approved by the City and Recorded in the Office of the Santa Fe County Clerk in Book 8, page 114, instrument no. 238478, on March 8, 1961.

The Applicant has satisfied the procedural requirements of Santa Fe City Code (SFCC) Sections 14-2.1.B.1.I, *Pre-Application Conference*; 14-2.1.B.1.II, *Early Neighborhood Notification (ENN) Meetings*; and 14-2.1.B.3.V, *Notice Requirements*.



Figure 1 – Vicinity Map



Figure 2 – Photo of Property

Based on the analysis contained in this report, Staff finds that the application satisfies the applicable approval criteria of SFCC Sections 14-2.1.D.3.VII *Rezoning Approval Criteria*. Accordingly, Staff recommends that the Planning Commission recommend approval of the application to the Governing Body, subject to the Conditions of Approval and Technical Corrections contained in Attachment A.

III. PROJECT ANALYSIS

a. Zoning

The current City of Santa Fe Zoning Map identifies the subject property as R-1 (Residential, one dwelling unit per acre). The property is adjacent to R-3 zoning districts to the north and east and R-2 zoning districts to the south and west. Within 200 feet of the subject property, an R-21 zoning district is located to the north, and an R-5 zoning district is located to the west.

The proposed zone map amendment would change the property's zoning designation from R-1 to R-3, increasing the maximum residential density allowed under the applicable zoning designation from one to three dwelling units per acre, subject to applicable development standards and other requirements of the

SFCC.

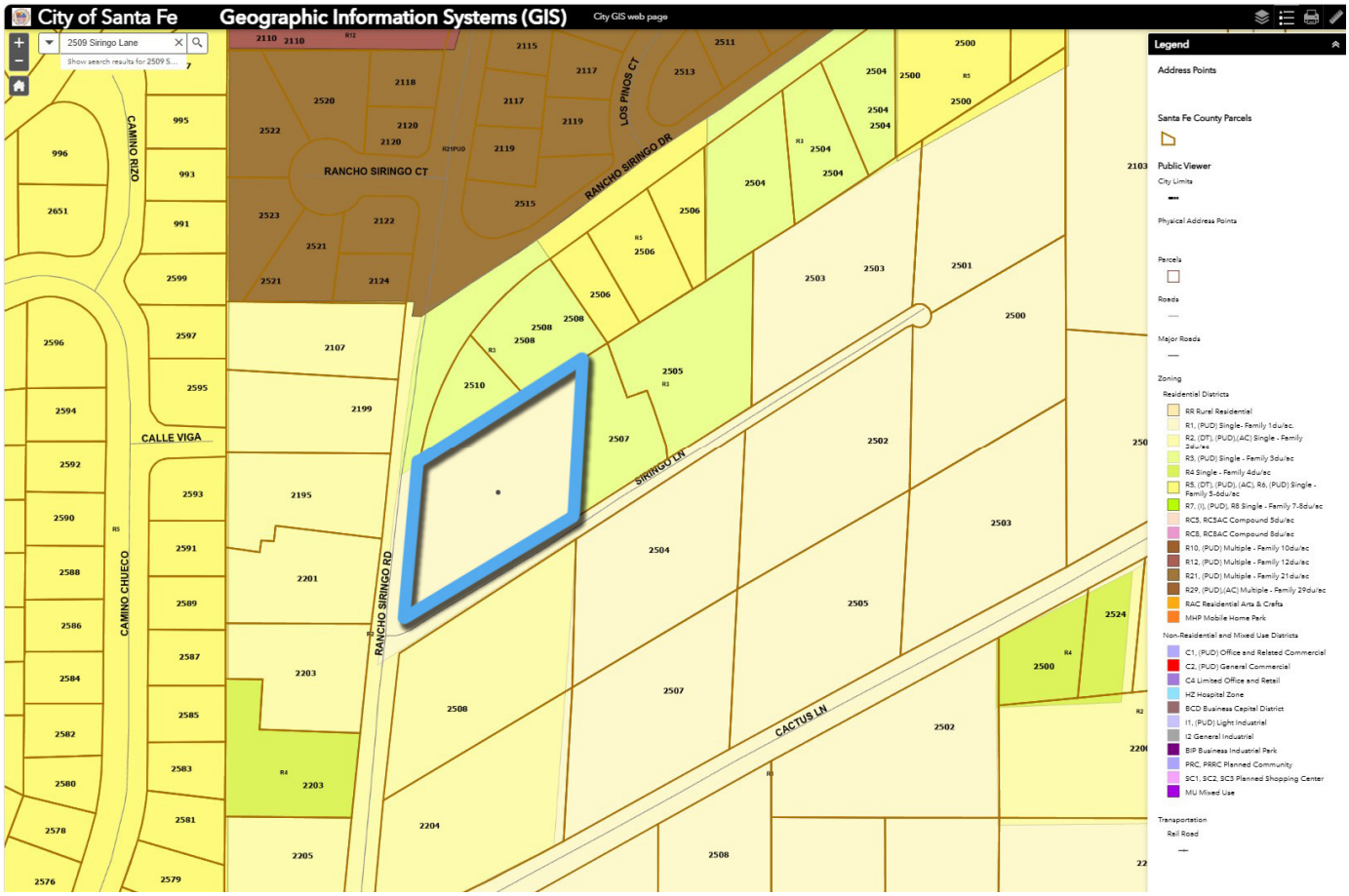


Figure 3 – ***Current Zoning Map***

The Future Land Use Map designates the subject property for a residential density range of 3 to 7 dwelling units per acre. This designation supports residential development at densities consistent with the proposed R-3 zoning district, subject to applicable zoning regulations and development standards.

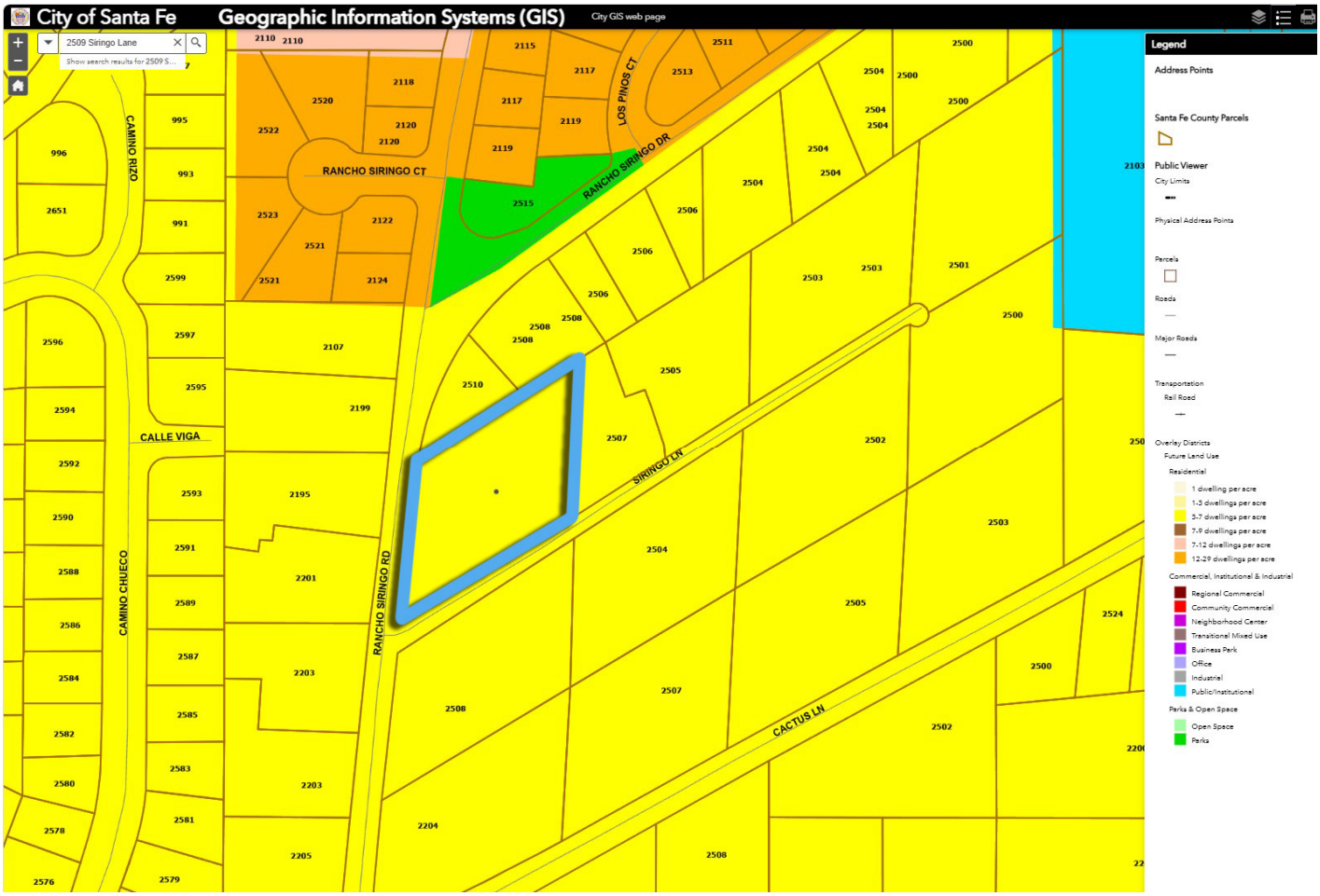


*Figure 4 – **Future Land Use Map***

b. Traffic – §23-3.2

The subject property is currently vacant. Should it be developed in the future, it would have points of ingress and egress onto Siringo Lane. The City Traffic Engineer noted the existing infrastructure can accommodate the impacts of the proposed rezoning and the most intense uses of the property. For any future development on the property, the Applicant would need to provide an "Initial Traffic Assessment". In addition, the Applicant must obtain approval from Public Works for any driveway curb cuts and sidewalk crossings, before a building permit for new construction is approved.



*Figure 5 – **Potential Future Development***

c. Fire Prevention - §12-2.1

Emergency vehicle access will be maintained in accordance with the currently adopted International Fire Code (IFC), including fire apparatus access and fire flow requirements (IFC Sections 102.3 and 102.4), the International Building Code, and applicable City ordinances.

d. Sewer – § 22-3.1

Each future lot or unit shall have a separate private sewer service connection to the existing public sewer main in Siringo Lane.

e. Water - § 25-1.10

Existing water lines are in Siringo Lane and Rancho Siringo Road. An approved metered services agreement will be required to install new domestic water and irrigation services. Each lot shall be served by separate City water service.



Figure 6 – Utility Plan

The Applicant will be required to address conditions of approval and technical corrections identified by the City's Water Resources and Water Engineering Divisions following the public hearing process. These requirements include, but are not limited to, obtaining an approved Agreement to Construct and Dedicate

(ACD), executing an Agreement for Metered Service (AMS), and installing separate irrigation meters. Additional details regarding water-related requirements are provided in Attachment A.

Staff finds that the proposed rezoning can be adequately served by the City's water and wastewater system, subject to compliance with all applicable service requirements and conditions of approval.

f. Grading and Terrain Management - §14-8.2

The subject property gently slopes from northeast to southwest at an approximate 2 percent grade. The site is mostly covered in native grasses and a few trees. The existing primary drainage is an even surface flow across the lot. When future development is proposed, the Applicant will need to provide sufficient Terrain Management drawings that comply with the SFCC.



Figure 7 – Existing Conditions Grading Plan with 1-foot contours

g. Archaeology – §14-7.2

The property lies within the Suburban Archaeological Review District. Chapter 14, SFCC, Article 14-3.13(B)(3) “Suburban Archaeological Review District" states:

> *In this district, an archaeological clearance permit shall be required prior to approval of the final development plan or plat for the following projects:*
>
> *I. All annexations, rezonings, subdivisions, planned unit developments, or other development requiring approval by the Planning Commission, having over ten acres in size.*

The DRT Conditions of Approval and Technical Corrections may be found in Attachment A of this report.

IV. REZONING APPROVAL CRITERIA SECTION 14-2.1.D.3

SFCC Section 14-2.1.D.3 governs the authority, procedures, and restrictions for Rezonings. Prior to recommending approval of a Rezoning, the Planning Commission must make certain findings based off the approval criteria in SFCC Section 14-2.1.D.3.VII, below:

Criterion 1: 14-2.1.D.3.VII.a.1: **The planning commission and the governing body shall review all rezoning proposals on the basis of the criteria provided in this section, and the reviewing entities must make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any rezoning:** **1. 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.**	**Criterion Met:** (Yes/No): **YES**
Applicant Response: *i. This does not apply to our application* *ii. The most significant and relevant change that applies to our application is the surrounding lots and neighborhoods have changed their zoning from an R-1 to R-(2, 3, 4, and 5) zoning. In addition, we would like to change our property from an R-1 to an R-3 zoning to reflect and match the surrounding area and neighborhood.* *iii. The rezone request aligns with the General Plan Themes and Polices such as Urban Form, Review Process, and Implementation. In addition, the project reflects the Future Land Use Code and Future Zoning Map.*	

Themes

i.Urban Form

Promote a compact urban form and encourage sensitive / compact infill development.

The R-3 zoning will allow the property owner to provide / build more units on the existing lot encouraging a sensitive and compact infill. The city must encourage higher density residential developments than existing zoning often allows. This will also utilize existing streets and infrastructure such as utilities and would not require additional infrastructure to be implemented. In addition, Policies 4-1-G-1 and 3-G-2 will be met as it recognizes that managing growth will enhance the quality of life for Santa Feans and there shall be a mix of uses and housing types in all parts of the city.

Compact Urban Form 4-3-G-2

Rezoning to a higher density supports a more compact urban form by making more efficient use of the land. This is particularly important in this case as the property will utilize existing utilities and roadway infrastructure without a need for extensive new development.

Mix of Housing Types in All Neighborhoods (3.3 Land Use Framework)

Future Land Use (figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers.

The property is located in a diverse neighborhood single-family and multi-family developments. Maintaining the single-family use of the property but allowing the density to increase will keep the mix of housing types in the neighborhood consistent.

Review Process

Streamline the planning and develop review processes.

The 1999 General Plan calls for the zoning of the property to be designated or categorized as residential 3 – 7 units per acre. This will help the City of Santa Fe Land Use Department with other properties requesting a similar rezoning application.

Implementation

Ensuring consistency between the General Plan, implementing ordinances (including zoning and impact fees), and Capital Improvements Program (CIP)

The 1999 General Plan calls for the zoning of the property to be designated or categorized as residential 3 – 7 units per acre. This will allow the City of Santa Fe to introduce the implementation of the 1999 General Plan to the surrounding properties. In addition, policy 3-G-1 will be met as there shall be consistency between the general plan and the city's land use development laws.

Staff Response:

i. Staff has not identified a mistake in the subject property's current R-1 zoning designation. Upon annexation of the Rancho Siringo area into the City of Santa Fe, the property was assigned R-1 zoning by default. Over time, development patterns and land-use conditions in the area have evolved, with select properties, including parcels in the vicinity of the subject property, having been rezoned to allow for higher residential densities.

Adjacent subdivisions and parcels that border the subject property range from R-2, R-3, R-4, R-5 and R-21. The General Plan gives policy direction to encourage infill development within the City (4-4 Growth Management – The Urban Area; Policy 4-4-G-1; "Promote infill residential development in the same historical pattern as has traditionally occurred, to make more efficient use of infrastructure)." The proposed R-3 zoning would better achieve the General Plan's intention for higher density single-family housing and infill development to be located in this area.

ii. Staff finds that individual property owners over time have rezoned parcels from R-1 to R-2 and R-3 adjacent to the subject property which has altered the overall character of the area and justifies the subject rezone request. The city-wide housing shortage constitutes a change in the character of the surrounding area.

iii. Staff finds that rezoning the subject property from R1 to R3 is consistent with the Future Land Use Map which categorizes the area as residential 3 – 7 units per acre.

Staff finds that Criterion 1, Section 14-2.1.D.3.VII.a.1, is met.

Criterion 2: 14-2.1.D.3.VII.a.2: **All the rezoning requirements of Chapter 14 have been met.**	**Criterion Met:** (Yes/No): **YES**

Applicant Response:
The proposed rezoning of 2509 Siringo Lane, has been prepared for review in accordance with the applicable rezoning requirements of Chapter 14 of the City of Santa Fe Land Development Code. The request is intended to facilitate a family transfer and lot split, subject to compliance with applicable zoning and subdivision regulations. The application addresses the applicable rezoning approval criteria, including consistency with the City of Santa Fe General Plan, compatibility with surrounding land uses, consistency with City growth policies, and the adequacy of existing or proposed infrastructure and public facilities. We will and have complied with applicable application, notification, public hearing, and review procedures, and will provide any additional documentation required by the city. All mailing and emailing requirements have been met for the ENN meeting. Applicant also acknowledges the public hearing notice requirements and the special provisions for rezone applications requiring notice via certified mail, return receipt, to all property owners within one hundred (100) feet of the subject parcel.

Staff Response:
Staff finds that the rezoning requirements of Chapter 14 have been met: specifically, section 14-2.1.B "Common Review Procedures" (the authority to file; form of the application; fees paid; pre-application conference and ENN requirements, sign posting and public notice) and the provisions, procedures, and additional requirement of section 14-2.1.D.3 "Rezonings."

Staff finds that Criterion 2, Section 14-2.1.D.3.VII.a.2, is met.

Criterion 3: 14-2.1.D.3.VII.a.3: **The rezoning is consistent with the applicable policies of the general plan, including the future land use map.**	**Criterion Met:** (Yes/No): **YES**

Applicant Response:
The project conforms to the General Plan as outlined below:

Themes

1.7.9 Urban Form
Promote a compact urban form and encourage sensitive / compact infill development.
The R-3 zoning will allow of the property owner to provide / build more units on the existing lot encouraging a sensitive and compact infill. This will also utilize existing streets and infrastructure such as utilities and would not require additional infrastructure to be implemented.

1.7.13. Review Process
Streamline the planning and develop review processes.
The 1999 General Plan calls for the zoning of the property to be designated or categorized as residential 3 – 7 units per acre. This will help the City of Santa Fe Land Use Department with other properties requesting a similar rezoning application.

1.7.14 Implementation
Ensuring consistency between the General Plan, implementing ordinances (including zoning and impact fees), and Capital Improvements Program (CIP)

The 1999 General Plan calls for the zoning of the property to be designated or categorized as residential 3 – 7 units per acre. This will allow the City of Santa Fe to introduce the implementation of the 1999 General Plan to the surrounding properties.

Policies

3-G-1 **There shall be consistency between the General Plan and the city's land use development laws (see Section 11 policies)**

3-G-2 **There shall be a mix of uses and housing types in all parts of the city.**

4-1-G-1 **Recognize that managing growth will enhance the quality of life for Santa Feans.**

Staff Response:
Staff agrees with the Applicant on the compatibility of this project with the City General Plan Policies. Staff finds that rezoning the subject property is consistent with the Future Land Use Map which categorizes the area as residential 3 – 7 units per acre. Rezoning could facilitate infill development in an area of the city with the use of existing adequate infrastructure, which would reduce urban sprawl, make efficient use of existing infrastructure and reduce the need for greenfield development.

Staff finds that Criterion 3, Section 14-2.1.D.3.VII.a.3, is met.

Criterion 4: 14-2.1.D.3.VII.a.4: **The amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the**	**Criterion Met:** (Yes/No): **YES**

provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city.	
Applicant Response: *We acknowledge and meet the criterion above, the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies. We would like the property to be classified as Low Density Residential. This consists of 3 to 7 units per gross acre and mainly applies to detached single-family dwellings.*	
Staff Response: Staff finds that rezoning the property from R1 to R3 is consistent with city policies, aligns with the FLUM and follows the trend of rezoning to higher densities in the area. The use of the property is remaining residential. The amount of land proposed for rezoning can support the incremental increase in density from R1 to R3. Staff finds that rezoning the subject parcel could provide for housing needs in the center of the City where infrastructure is already existing and reduce the pressure to accommodate such growth at the edges of the City. Staff finds that Criterion 4, Section 14-2.1.D.3.VII.a.4, is met.	

Criterion 5: 14-2.1.D.3.VII.a.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.**	**Criterion Met:** (Yes/No): **YES**
Applicant Response: *We acknowledge and meet the criterion above, the existing and proposed infrastructure such as streets system, sewer, water lines, and public facilities, such as fire stations and parks will be able to accommodate the impacts of the proposed development. We have provided a "will service notice" from the sewer department and water department. We have also provided a traffic analysis showing there will be little to no impact.*	
Staff Response: Staff from the relevant City departments, including Water, Wastewater, and Traffic Engineering, have reviewed the applicable rezoning criterion and determined that the subject property is adequately served by existing infrastructure, subject to the Applicant's compliance with the Conditions of Approval and Technical Corrections identified in Attachment A of this report. Staff finds that the existing infrastructure is sufficient to accommodate the anticipated impacts of the proposed rezoning and, therefore, Criterion 5, Section 14-2.1.D.3.VII.a.5, is met.	

14-2.1.D.3.VII.b.1: **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:** **1. allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;**	**Criterion Met:** (Yes/No): **YES**

Applicant Response: *The proposed rezone will not alter the established character or land-use pattern of the surrounding neighborhood. The area includes existing properties zoned R-2, R-3, R-4 and R-5, with residential development that reflects the density and permitted uses associated with these zoning classifications. The presence of these properties demonstrates that multiple residential units and varying residential densities are already established components of the neighborhood. Accordingly, the proposed rezone would be consistent with the existing zoning framework and development patterns of the surrounding area and would not introduce a land use that is incompatible with the prevailing residential character of the neighborhood.*	
Staff Response: The prevailing use and character of the area is single-family residential. A density increase from R-1 to R-3 is consistent with the use and character and is supported by the density that is established in the Future Land Use Map of residential 3 –7 units per acre. Staff finds that 14-2.1.D.3.VII.b.1 is met.	

14-2.1.D.3.VII.b.2: **2. Affect an area of less than two acres, unless adjusting boundaries between districts; or**	**Criterion Met:** (Yes/No): **YES**
Applicant Response: *The rezone will not adjust any boundaries between districts.*	
Staff Response: The proposed rezone is for a lot less than 2 acres in size. Because the property lies directly adjacent to other properties that are already zoned R-3 so the request meets the standard for adjusting boundaries between adjacent districts. Staff finds that rezoning the subject parcel could meet r housing needs where infrastructure already exists and reduce pressure to accommodate such growth at the edges of the City. Staff finds that 14-2.1.D.3.VII.b.2 is met.	

14-2.1.D.3.VII.b.3: **3. Benefit one or a few landowners at the expense of the surrounding landowners or general public.**	**Criterion Met:** (Yes/No): **YES**
Applicant Response: *The rezone will not benefit one or a few landowners at the expense of the surrounding landowners or general public. The request is not intended to provide an undue benefit to any individual landowner at the expense of neighboring properties or the general public. The proposed division will be evaluated to ensure that it does not create unreasonable impacts on surrounding properties or adversely affect public facilities and services. Accordingly, the rezoning is intended to support a reasonable property division for family purposes while respecting the interests of neighboring landowners and the broader community.*	
Staff Response: While the rezoning from R1 to R3 will benefit the existing landowner by allowing them to build additional housing, city review has found that the impacts to the surrounding landowners or general	

public can be mitigated or is negligible. The use remains residential, so it poses no compatibility issues with the surrounding landowners. The nominal density increase is in line with the public's goals and vision as articulated in the General Plan including infill development, compact urban form, and a mix of housing types in all neighborhoods. The adjacent land use patterns for the area are consistent with the General Plan Policy. The proposed density for the subject property is not more intense than that of several nearby subdivisions. Staff finds that the level of infill made possible by the proposed rezoning is, overall, beneficial to the City and consistent with the General Plan. Staff finds that the proposed rezoning would not occur at the expense of the surrounding landowners or the general public, as this neighborhood already contains planned subdivisions with single-family homes at a higher density. The character, height, massing, screening etc. of any future development on the subject property will be subject to the applicable review processes and must meet all criteria related to compatibility with the existing development in the neighborhood. The subject parcel will blend in with the existing character of the Rancho Siringo area.

Staff finds that 14-2.1.D.3.VII.b.3 is met.

V. EARLY NEIGHBORHOOD NOTIFICATION

The Applicant held an Early Neighborhood Notification ("ENN") meeting on November 5, 2025. Members of the Applicant's team, City Staff, and approximately 10 members of the public were in attendance. The Applicant team presented an overview of the project and received questions. Neighbors were generally supportive of the rezone and future development but requested additional setbacks, no modular homes, compatible housing styles, and privacy fencing. Meeting notes from the ENN can be found in Attachment D-2.

VI. ATTACHMENTS:

ATTACHMENT A: Conditions of Approval and Technical Corrections
- A-1: Table of Conditions of Approval
- A-2: Table of Technical Corrections
- A-3: Development Review Team Compiled Comments

ATTACHMENT B: Maps and Figures
- B-1: Maps and Figures

ATTACHMENT C: Applicant Materials
- C-1: Letter of Intent
- C-2: Statement Addressing Rezone
- C-3: Legal Lot of Record
- C-4: Warranty Deeds
- C-5: Existing Site Plan
- C-6: Proposed Site Plan
- C-7: Civil Drawings

ATTACHMENT D: Early Neighborhood Notification
- D-1: ENN Packet
- D-2: ENN Meeting Notes

APPROVED BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	*MRM*
Planning Manager	Daniel Esquibel	*DAE*
Planner Senior	Claudia Kath	*CK*