

1 CITY OF SANTA FE, NEW MEXICO

2 RESOLUTION NO. 2025-3

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10 A RESOLUTION

11 AMENDING THE GENERAL PLAN’S FUTURE LAND USE MAP DESIGNATION FROM
12 COMMERCIAL BUSINESS USE TO COMMUNITY COMMERCIAL FOR LAS SOLERAS
13 TRACT 20, FOR AN APPROXIMATELY 10.70 ACRE PROPERTY, OWNED BY BECKNER
14 ROAD PARTNERSHIP, LLC (CASE NO. 2024-8854).

15 WHEREAS, on February 9, 2009, the Governing Body of the City of Santa Fe (“City”)
16 adopted the Las Soleras Master Plan (“Master Plan”), a comprehensive plan for Las Soleras; and

17 WHEREAS, on March 11, 2009, the Governing Body adopted the Ordinance 2009-06,
18 annexing an approximately 546-acre property known as the Las Soleras; and

19 WHEREAS, the City’s General Plan states that its guiding policies for economic development
20 are to accomplish the following:

- 21 1) Promote diversification of the Santa Fe economy;
- 22 2) Promote increased job opportunities with higher wages for Santa Fe residents;
- 23 3) Support retail uses that serve the needs of Santa Fe residents and workers;
- 24 4) Develop and maintain an attractive climate for conducting business in Santa Fe; and
- 25 5) Promote small businesses; and

1 **WHEREAS**, Orion West, LLC, agent for Beckner Road Partnership, LLC (“Applicant”),
2 applied to amend the General Plan Future Land Use Map for approximately 10.70 acres of land known
3 as Tract 20, identified in Attachment A (the “Property”), from Commercial Business Use to Community
4 Commercial (“Proposed Amendment”); and

5 **WHEREAS**, amending the General Plan requires an early neighborhood notification (“ENN”)
6 and the Applicant held an ENN on November 14, 2023; and

7 **WHEREAS**, Santa Fe City Code Section 14-3.2 (E) requires that the Governing Body make
8 the following finding for an amendment to the general plan:

- 9 a) The amendment is consistent with growth projections for Santa Fe, economic development
10 goals as set forth in a comprehensive economic development plan for Santa Fe and existing
11 land use conditions such as access and availability of infrastructure;
- 12 b) The amendment is consistent with other parts of the general plan;
- 13 c) The amendment does not:
 - 14 (i) Allow uses or a change that is significantly different from or inconsistent with the
15 prevailing use and character in the area;
 - 16 (ii) Affect an area of less than two acres, except when adjusting boundaries between
17 districts; or
 - 18 (iii) Benefit one or a few landowners at the expense of the surrounding landowners or the
19 general public; and

20 **WHEREAS**, an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it
21 promotes general welfare or has other adequate public advantage or justification; and

22 **WHEREAS**, the amendment complies with extraterritorial zoning ordinances and
23 extraterritorial plans; and

24 **WHEREAS**, the amendment contributes to a coordinated, adjusted, and
25 harmonious development of Santa Fe that, in accordance with existing and future needs best promotes

1 health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and
2 economy in the process of development; and

3 **WHEREAS**, additionally, the amendment conforms with other City policies, including land
4 use policies, ordinances, regulations and plans; and

5 **WHEREAS**, the Applicant's Proposed Amendment aligns with several City policies as
6 articulated in the 1999 General Plan, including, but not limited to, commercial and community serving
7 land uses articulated in Policy 3-G-2, Policy 4-G-2, Policy 4-4-G-4, Policy 4-4-G-6, Policy 9-2-G-1,
8 Policy 9-2-G-2, Policy 9-2-G-3, and Policy 9-2-G-4; and

9 **WHEREAS**, pursuant to SFCC 1987, Section 14-3.2 (B)(2)(b), the Governing Body must
10 amend the General Plan before approving a change to a zoning district designation that is inconsistent
11 with the land use classification shown on the General Plan's future land use map; and

12 **WHEREAS**, pursuant to NMSA 1978, Section 3-19-9 (A), and SFCC 1987, Section 14-
13 3.2(E)(1)(f), the City may amend its General Plan with the general purpose of guiding and
14 accomplishing a coordinated, adjusted, and harmonious development of the City which will, in
15 accordance with existing and future needs, best promote health, safety, morals, order, convenience,
16 prosperity or the general welfare as well as efficiency and economy in the process of development; and

17 **WHEREAS**, the Planning Commission reviewed evidence related to the Proposed
18 Amendment, held a public hearing on the Proposed Amendment on September 5, 2024, and
19 recommended the Governing Body approve the Proposed Amendment; and

20 **WHEREAS**, on January 9, 2025, the Governing Body held a public hearing on the Proposed
21 Amendment, having reviewed the staff report, the recommendation of the Planning Commission, and
22 the evidence obtained at the public hearing, and having determined that the proposed amendment to the
23 General Plan, as recommended by the Planning Commission, meets the approval criteria set forth in
24 Section 14-3.2(E) of SFCC 1987 as follows:


- 25 • the Proposed Amendment's Community Commercial designation aligns with existing and

1 planned commercial developments nearby;

- 2 • Tract 20 encompasses approximately 10.70 acres, which exceeds two acres;
- 3 • the Proposed Amendment does not benefit one or a few landowners and the expense of
- 4 surrounding landowners or the general public by providing commercial services that
- 5 benefit the community and provide economic development, supporting community needs;
- 6 • the existing and proposed infrastructure will be able to accommodate the impacts the
- 7 development;
- 8 • the Proposed Amendment contributes to the coordinated, adjusted and harmonious
- 9 development of Santa Fe; and
- 10 • the Proposed Amendment does not conflict with any existing City policies, ordinances, or
- 11 regulations and is in line with the General Plan’s goals to balance growth with community
- 12 serving commercial developments.

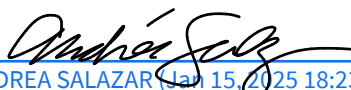
13 **NOW, FURTHER, BE IT RESOLVED THAT** the General Plan’s Future Land Use Map is
14 amended to change the designation of the Property from Commercial Business Use to Community
15 Commercial.

16 PASSED, APPROVED, and ADOPTED this 10th day of January, 2025.

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19 Alan Webber (Jan 15, 2025 18:21 MST)

20 ALAN M. WEBBER, MAYOR

21 ATTEST:

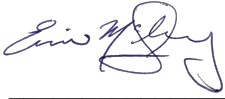
22 
23 ANDREA SALAZAR (Jan 15, 2025 18:23 MST)

24 ANDRÉA SALAZAR, CITY CLERK

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1 APPROVED AS TO FORM:

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4 ERIN K. MCSHERRY, CITY ATTORNEY

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Legislation/Land Use Legislation/2025-3(R)/Las Soleras Tract 20 Amending General Plan

ATTACHMENT A

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 17 AND 18, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 19, LOS SOLERAS ,AS THE SAME IS SHOWN AND DESIGNATED ON THE BECKNER ROAD DEDICATION PLAT PREPARED FOR PRESBYTERIAN HEALTHCARE SERVICES, SPECTRUM ACQUISITION SANTA FE, LLC, LAS SOLERAS VILLAGE, LLC, LAS SOLERAS CENTER, LLC AND BECKNER ROAD EQUITIES, LLC, RECORDED IN THE SANTA FE COUNTY CLERK;S OFFICE ON OCTOBER 31, 2016, IN BOOK 809, PAGES 3-4, TOGETHER WITH LOT 20, LAS SOLERAS, AS THE SAME IS SHOWN AND DEDICATED ON THE LOT LINE ADJUSTMENT PLAT THEREOF FILED IN THE COUNTY CLERK'S OFFICE OF SANTA FE COUNTY ON MARCH 4, 2010, IN BOOK 714, PAGES 14-26, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (U.S. SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 19 BEING A FOUND REBAR WITH YELLOW PLASTIC CAP PLS NO. 13986, LYING ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 25 FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS N 60°49'43" E, A DISTANCE OF 215.15 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 60°48'43" W, A DISTANCE OF 608.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°57'12" W, A DISTANCE OF 99.29 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 60°58'43" W, A DISTANCE OF 60.13 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND ROW T-RAIL "650+16.30;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 1606.05 FEET, A RADIUS OF 11309.16 FEET, A DELTA ANGLE OF 08°08'12", A CHORD BEARING OF S 64°53'40" W, AND A CHORD LENGTH OF 1604.71 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND ROW T-RAIL"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 68°58'55" W, A DISTANCE OF 254.66 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND 5/8" REBAR;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 20°59'34" W, A DISTANCE OF 258.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 90.10 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 14°01'41", A CHORD BEARING OF N 74°42'30" E, AND A CHORD LENGTH OF 89.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

ATTACHMENT A

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 67°41'37" E, A DISTANCE OF 888.57 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 135.50 FEET, A RADIUS OF 2500.00 FEET, A DELTA ANGLE OF 03°06'20", A CHORD BEARING OF N 66°08'27" E, AND A CHORD LENGTH OF 135.48 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 64°35'17" E, A DISTANCE OF 664.33 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 542.82 FEET, A RADIUS OF 368.00 FEET, A DELTA ANGLE OF 84°30'54", A CHORD BEARING OF N 22°20'43" E, AND A CHORD LENGTH OF 494.93 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986"

THENCE ALONG THE EAST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, N 19°56'08" W, A DISTANCE OF 346.29 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'02", A CHORD BEARING OF N 02°54'27" W, AND A CHORD LENGTH OF 14.64 FEET, TO AN ANGLE POINT, LYING AT THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF BEKCNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 70°03'52" E, A DISTANCE OF 246.88 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 37°29'43" E, A DISTANCE OF 854.55 FEET TO THE POINT OF BEGINNING, CONTAINING 19.7979 ACRES (862,397 SQUARE FEET), MORE OR LESS.