



Agenda

PLANNING COMMISSION
Thursday, December 6, 2012 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**
MINUTES: November 1, 2012
FINDINGS/CONCLUSIONS: None

E. CONSENT CALENDAR

- 1. **Case #2012-122. High Summit Master Plan and Final Development Plan Time Extension.** Review of Land Use Department Director's approval of a one year time extension for the High Summit Development and Master Plans originally approved by the Extraterritorial Zoning Commission in 2003. Siebert and Associates, agents for Yvette J. Gonzales, Trustee. (Heather Lamboy, Case Manager)

F. OLD BUSINESS

- 1. **Case #2012-30. Bienvenidos General Plan Amendment.** JenkinsGavin Design and Development Inc., agent for Bienvenidos Properties LLC, requests approval of a General Plan Future Land Use Map Amendment to change the designation of 7.62± acres of land from Community Commercial and Transitional Mixed Use to Residential Low Density (3-7 dwelling units per acre). The property is located south of Rufina Street and west of Richards Avenue. (Dan Esquibel, Case Manager) ***The Governing Body remanded this case to the Planning Commission for reconsideration. (TO BE POSTPONED TO JANUARY 3, 2013)***
- 2. **Case #2012-31. Bienvenidos Rezoning to R-5.** JenkinsGavin Design and Development Inc., agent for Bienvenidos Properties LLC, requests rezoning of 7.62± acres of land from R-3 (Residential, 3 dwelling units per acre) to R-5 (Residential, 5 dwelling units per acre). The property is located south of Rufina Street and west of Richards Avenue. (Dan Esquibel, Case Manager) ***The Governing Body remanded this case to the Planning Commission for reconsideration. (TO BE POSTPONED TO JANUARY 3, 2013)***

G. NEW BUSINESS

- 1. An ordinance relating to the Land Development Code, Chapter 14 SFCC 1987 regarding Airport Road, creating a new Section 14-5.11 SFCC 1987 to establish an Airport Road Overlay District and making such other stylistic or grammatical changes that are necessary. (Councilor Dominguez) (Matthew O'Reilly)

2. **Case #2012-109. Villas Di Toscana Development Plan Amendment.** Jon Paul Romero, agent for Vistancia, LLC, requests an Amendment to the Development Plan to privatize the streets, street lighting, landscaping and approved trails. The property is zoned R-3 PUD (Residential, 3 dwelling units per acre, Planned Unit Development) and is located between Governor Miles Road and I-25, east of Camino Carlos Rey. (Dan Esquibel, Case Manager) **(POSTPONED FROM NOVEMBER 1, 2012)**
3. **Case #2012-124. 417 and 419 East Palace Avenue Preliminary Subdivision Plat.** JenkinsGavin Design and Development agent for Palace Avenue Office Suites, LLC, requests Preliminary Subdivision Plat approval for 2 lots on 0.78± acres. The property is zoned BCD (Business Capitol District)/ East Marcy/East Palace Subdistrict. (Dan Esquibel, Case Manager)
4. **Case #2012-117. Arroyo Central (Tierra Contenta Tract 50) Final Subdivision Plat.** David Thomas of the Tierra Contenta Corporation, agent for the Santa Fe Community Housing Trust, proposes Final Subdivision Plat approval for a 24-lot single family residential subdivision. The property is zoned PRC (Planned Residential Community) and is located on the southwest corner of Plaza Central and Contenta Ridge Drive. (Heather Lamboy, Case Manager)
5. **Case #2012-104. Aguafina Rezoning to R-5.** JenkinsGavin Design and Development, agent for Aguafina Development, LLC, requests to rezone 5.73± acres from R-1 (Residential, 1 dwelling unit per acre) to R-5 (Residential, 5 dwelling units per acre). The property is located south of Agua Fria Street and west of Calle Atajo, at 4702 Rufina Street and 4262 Agua Fria Street. (Heather Lamboy, Case Manager)
6. **Case #2012-123. Windmill Hill at Las Placitas Compound Preliminary Subdivision Plat with Variance.** JenkinsGavin Design and Development, agent for Doug and Peggy McDowell, requests Preliminary Subdivision Plat approval for four single-family residential lots on 1.48± acres. A variance is requested to reduce the minimum street width from 38 feet to the width of existing access easements of 29 feet and 20 feet. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). (Donna Wynant, Case Manager)

H. STAFF COMMUNICATIONS

I. MATTERS FROM THE COMMISSION

J. ADJOURNMENT

NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.
***Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk’s Office (955-6520) 5 days prior to the hearing date.**