

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2023-27**

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10 **A RESOLUTION**

11 **AMENDING THE LAS SOLERAS MASTER PLAN TO REFLECT AN INCREASED**  
12 **DENSITY FROM SIX UNITS PER ACRE TO TEN UNITS PER ACRE, LOCATED AT**  
13 **4601 RAIL RUNNER ROAD, AND WITHIN THE VILLAS DE LAS SOLERAS**  
14 **DEVELOPMENT, WITHIN THE CITY OF SANTA FE, STATE OF NEW MEXICO**  
15 **(CASE #2021-3811. VILLAS DE LAS SOLERAS UNIT 3 MASTER PLAN AMENDMENT).**  
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17 **WHEREAS**, on February 11, 2009, the Governing Body approved annexation of property  
18 known as Las Soleras Subdivision, to the City of Santa Fe along with General Plan Amendments,  
19 Rezoning, and a Lot Line Adjustment and Road Dedication Plat, subject to 50 conditions of  
20 approval; and

21 **WHEREAS**, on September 9, 2015, the Governing body approved Case No. 2014-123  
22 which approved amendments to the Las Soleras Master Plan, which included the realignment of  
23 roads, reconfiguration of open space and trails, reconfiguration and reduction of park land, and the  
24 reconfiguration of land tracts; and

25 **WHEREAS**, the agent for the owner of the subject property has submitted an application

1 to amend the Las Soleras Master Plan ("Master Plan"); and

2           **WHEREAS**, amending the Master Plan requires early neighborhood notification meetings  
3 and an early neighborhood notification meeting was held on April 14, 2021; and

4           **WHEREAS**, amendment of a master plan requires the following findings:

5                   (a)     the master plan is consistent with the general plan;

6                   (b)     the master plan is consistent with the purpose and intent of the zoning  
7 districts that apply to, or will apply to, the master plan area, and with the applicable use  
8 regulations and development standards of those districts;

9                   (c)     development of the master plan area will contribute to the coordinated and  
10 efficient development of the community; and

11                   (d)     the existing and proposed infrastructure, such as the streets system, sewer  
12 and water lines, and public facilities, such as fire stations and parks, will be able to  
13 accommodate the impacts of the planned development; and

14           **WHEREAS**, review by the Planning Commission is required by Subsection 14-3.19(D) of  
15 the Land Development Code, and the Planning Commission reviewed and recommended denial of  
16 the amendment to the Master Plan on September 2, 2021.

17           **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**  
18 **CITY OF SANTA FE** that the proposed master plan amendment is consistent with the general  
19 plan; the purpose and intent of the applicable zoning districts, and the applicable use regulations  
20 and development standards of those districts; the development will contribute to the coordinated  
21 and efficient development of the community; and the existing and proposed infrastructure will be  
22 able to accommodate the impacts of the proposed development.

23           **BE IT FURTHER RESOLVED THAT** the Master Plan for a Tract of land more  
24 particularly described in Exhibit A, known as Tract 13 of the Las Soleras Master Plan, is amended,  
25 as attached hereto as Exhibit B.

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PASSED, APPROVED, and ADOPTED this 31<sup>st</sup> day of May, 2023.



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ALAN WEBBER, MAYOR

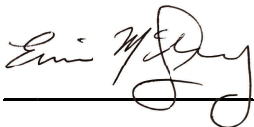
ATTEST:



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KRISTINE MIHELIC, CITY CLERK

APPROVED AS TO FORM:



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ERIN K. McSHERRY, CITY ATTORNEY