

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2025-1

A RESOLUTION

AMENDING THE GENERAL PLAN’S FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL OFFICE TO COMMUNITY COMMERCIAL FOR LAS SOLERAS TRACTS 21 & 26, AN APPROXIMATELY 8.18 ACRE PROPERTY, AND FOR LAS SOLERAS TRACTS 23 & 24, AN APPROXIMATELY 13.45 ACRE PROPERTY, OWNED BY BECKNER ROAD PARTNERSHIP, LLC (CASE NO. 2024-7898).

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

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

WHEREAS, the General Plan states that its guiding policies for economic development are to accomplish the following:

- 1) Promote diversification of the Santa Fe economy;
- 2) Promote increased job opportunities with higher wages for Santa Fe residents;
- 3) Support retail uses that serve the needs of Santa Fe residents and workers;

1 4) Develop and maintain an attractive climate for conducting business in Santa Fe; and

2 5) Promote small businesses; and

3 **WHEREAS**, Orion West, LLC, agent for Beckner Road Partnership, LLC (“Applicant”),
4 applied to amend the General Plan Future Land Use Map for approximately 8.18 acres of land known
5 as Tracts 21 and 26, identified in Attachment A, and 13.45 acres of land known as Tracts 23 and 24,
6 identified in Attachment B (the “Property”), from Commercial Office to Community Commercial
7 (“Proposed Amendment”); and

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

10 **WHEREAS**, Santa Fe City Code 1987, Section 14-3.2 (E), requires that the Governing Body
11 make the following findings to amend the General Plan:

12 a) The amendment is consistent with growth projections for Santa Fe, economic development
13 goals as set forth in a comprehensive economic development plan for Santa Fe and existing
14 land use conditions such as access and availability of infrastructure;

15 b) The amendment is consistent with other parts of the General Plan;

16 c) The amendment does not:

17 i) Allow uses or a change that is significantly different from or inconsistent with the
18 prevailing use and character in the area;

19 ii) Affect an area of less than two acres, except when adjusting boundaries between
20 districts; or

21 iii) Benefit one or a few landowners at the expense of the surrounding landowners or
22 the general public; and

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

25 **WHEREAS**, the amendment is compliant with extraterritorial zoning ordinances and

1 extraterritorial plans; and

2 **WHEREAS**, the amendment contributes to a coordinated, adjusted, and
3 harmonious development of Santa Fe that, in accordance with existing and future needs, best promotes
4 health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and
5 economy in the process of development; and

6 **WHEREAS**, the amendment conforms with other City policies, including land use policies,
7 ordinances, regulations, and plans; and

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

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

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

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

23 **WHEREAS**, on January 9, 2025, the Governing Body held a public hearing on the Proposed
24 Amendment; having reviewed the staff report, the recommendation of the Planning Commission, and
25 the evidence obtained at the public hearing; and determined that the proposed amendment to the General

1 Plan, as recommended by the Planning Commission, meets the approval criteria set forth in Section 14-
2 3.2(E) of SFCC 1987, as follows:

- 3 • the proposed Community Commercial designation aligns with existing and planned
4 commercial developments nearby;
- 5 • Tracts 21 and 26 encompass 8.18 acres and Tracts 23 and 24 encompass 13.45 acres (21.63
6 total acres), both of which exceed the minimum size required for land use amendments;
- 7 • the proposed change does not benefit one or a few land owners and the expense of
8 surrounding land owners or the general public by providing commercial services that
9 benefit the community and provide economic development, supporting community needs;
- 10 • the existing and proposed infrastructure will be able to accommodate the impacts the
11 development; and
- 12 • the amendment contributes to the coordinated, adjusted and harmonious development of
13 Santa Fe; and that the amendment does not conflict with any existing City policies,
14 ordinances or regulations and is in line with the General Plan's goals to balance growth
15 with community serving commercial developments.

16 **NOW, THEREFORE, BE IT RESOLVED THAT** the General Plan's Future Land Use Map
17 is amended to change the designation of the Property from Commercial Office to Community
18 Commercial.

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

20
21 
Alan Webber (Jan 15, 2025 18:20 MST)

22 ALAN M. WEBBER, MAYOR
23
24
25

1 ATTEST:

2 
3 ANDREA SALAZAR (Jan 15, 2025 18:21 MST)

4 ANDREA SALAZAR, CITY CLERK

5
6 APPROVED AS TO FORM:

7 
8 _____

9 ERIN K. MCSHERRY, CITY ATTORNEY

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 26, 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 21, 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 TRACT 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 LOT 21 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP I-025-5(36)272 BEARS S 70°40'09" W, A DISTANCE OF 2457.17 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE S 67°40'57" W, A DISTANCE OF 284.62 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 358.43 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 68°54'54", A CHORD BEARING OF N 77°50'38" W, AND A CHORD LENGTH OF 337.21 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N 43°27'11" W, A DISTANCE OF 399.79 FEET TO POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 58.30 FEET, A RADIUS OF 63.00 FEET, A DELTA ANGLE OF 53°01'25", A CHORD BEARING OF N 04°01'30" E, AND A CHORD LENGTH OF 56.24 FEET, TO A POINT OF COMPOUND CURVATURE, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 77.78 FEET, A RADIUS OF 558.00 FEET, A DELTA ANGLE OF 07°59'11", A CHORD BEARING OF N 34°31'42" E, AND A CHORD LENGTH OF 77.72 FEET, TO A POINT OF COMPOUND 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 COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 9.87 FEET, A RADIUS OF 783.00 FEET, A DELTA ANGLE OF 00°43'20", A CHORD BEARING OF N 38°52'56" E, AND A CHORD LENGTH OF 9.87 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 47°56'27" E, A DISTANCE OF 25.29 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 32°17'22" E, A DISTANCE OF 14.94 FEET TO A POINT OF NON-TANGENT 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 NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 248.60 FEET, A RADIUS OF 782.00 FEET, A DELTA ANGLE OF 18°12'53", A CHORD BEARING OF N 51°16'09" E, AND A CHORD LENGTH OF 247.56 FEET, TO A POINT OF COMPOUND 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 COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 110.22 FEET, A RADIUS OF 1450.29 FEET, A DELTA ANGLE OF 04°21'17", A CHORD BEARING OF N 62°33'05" E, AND A CHORD LENGTH OF 110.20 FEET, TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 38°50'23" E, A DISTANCE OF 325.50 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE S 38°49'46" E, A DISTANCE OF 465.57 FEET TO THE POINT OF BEGINNING, CONTAINING 8.1805 ACRES (356,343 SQUARE FEET), MORE OR LESS.

ATTACHMENT B

LEGAL DESCRIPTION

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 17, TOWNSHIP 16 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF TRACT 24, 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 23, 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 SOUTHWEST CORNER OF LOT 23 BEING A SET NO. 5 REBAR WITH PINK PLASTIC CAP "L. MEDRANO PS 11993", LYING ON THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD FROM WHENCE A TIE TO A FOUND RIGHT OF WAY MARKER STATION 660+00 NMP 1-025-5(36)272 BEARS N 73°44'16" E A DISTANCE OF 1409.20 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, FROM SAID POINT OF BEGINNING, N 38°49'41" W, A DISTANCE OF 397.23 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE N 38°49'39" W, A DISTANCE OF 297.31 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF BECKNER ROAD MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 7.73 FEET, A RADIUS OF 45.03 FEET, A DELTA ANGLE OF 09°50'08", A CHORD BEARING OF N 47°57'36" E, AND A CHORD LENGTH OF 7.72 FEET, TO A POINT OF COMPOUND 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 COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 95.45 FEET, A RADIUS OF 663.00 FEET, A DELTA ANGLE OF 08°14'55", A CHORD BEARING OF N 57°00'16" E, AND A CHORD LENGTH OF 95.37 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 70°18'08" E, A DISTANCE OF 17.92 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, N 52°31'45" E, A DISTANCE OF 13.10 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 RIGHT, HAVING AN ARC LENGTH OF 66.93 FEET, A RADIUS OF 476.00 FEET, A DELTA ANGLE OF 08°03'23", A CHORD BEARING OF N 66°04'21" E, AND A CHORD LENGTH OF 66.88 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

ATTACHMENT B

THENCE N 70°04'42" E, A DISTANCE OF 638.46 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 14.86 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 34°03'14", A CHORD BEARING OF S 36°56'58" E, AND A CHORD LENGTH OF 14.64 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF RAIL RUNNER ROAD, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 19°55'23" E, A DISTANCE OF 300.35 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S 19°53'14" E, A DISTANCE OF 45.94 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 13986";

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 439.56 FEET, A RADIUS OF 298.00 FEET, A DELTA ANGLE OF 84°30'49", A CHORD BEARING OF S 22°19'47" W, AND A CHORD LENGTH OF 400.78 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PLS NO. 12352";

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF RAIL RUNNER ROAD, S 64°35'45" W, A DISTANCE OF 346.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.7916 ACRES (470,081 SQUARE FEET), MORE OR LESS.