



(date stamp)

MASTER PLAN APPLICATION

Parcel Information

Project Name: Midtown Land Development Plan

Address: 1600 St. Michaels Drive, Santa Fe NM, 87505 Property Size: 64 Acres

Current Use of Land: Vacant, derelict Proposed Use of Land: Mixed-Use

Does a Rezoning application accompany this application? YES NO Are any variances required? YES NO

Preapplication Conference Date: June 9, 2022

Early Neighborhood Notice (ENN) meeting date: July 14, 2022 Zoning: R-5 (Current) C-2 PUD (Proposed)

Property Owner Information

Name: City of Santa Fe

Address: 200 Lincoln Avenue PO Box 909

Street Address Santa Fe *Suite/Unit #* NM 87504

City Santa Fe *State* NM *ZIP Code* 87504

Phone: (505) 955-6949 E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: City of Santa Fe

Name: Lee Logston

Address: 500 Market Street 2nd Floor

Street Address Santa Fe *Suite/Unit #* NM 87501

City Santa Fe *State* NM *ZIP Code* 87501

Phone: (505) 955-6914 E-mail Address: lrlogston@santafenm.gov

Correspondence Directed to: Owner Applicant Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 1600 St. Michaels Drive

I/We authorize Lee Logston to act as my/our agent to execute this application.

Signed: rich brown Date: Aug 9, 2022

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:

<input checked="" type="checkbox"/> Letter of Application (intent, location, acreage)	<input checked="" type="checkbox"/> Statement addressing approval criteria	<input checked="" type="checkbox"/> Legal Lot of Record, Legal Description	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Archaeological Clearance (if applicable)	<input checked="" type="checkbox"/> Traffic Impact Analysis (if required)	<input checked="" type="checkbox"/> Proof of Compliance with Conditions of Annexation Approval (if applicable)	<input checked="" type="checkbox"/> Sewer and Water Plan (including profiles and details) (Water & Sanitary Sewer Master Plan)	<input type="checkbox"/>
<input type="checkbox"/>				

Master Plan Submittal Requirements, as defined by Section 14-3.9(C) SFCC 1987:

Applicants for developments that require master plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

- (a) existing conditions on the site and within the vicinity;
- (b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
- (c) proposed changes to the zoning of land within the master plan area and the types, extent and intensity of land uses that are proposed;
- (d) the proposed boundaries of tracts comprising the various land use areas and development phases;
- (e) proposed modifications to the infrastructure serving the site, including locations of utilities and public and private streets and driveways and traffic control measures;
- (f) the phases of development, if applicable;
- (g) if public or private infrastructure is proposed to be constructed in phases, a plan for the timing, financing and responsibility for infrastructure construction;
- (h) a development water budget as required by Section 14-8.13;
- (i) for master plans involving five or more acres of land, the land use director may require an analysis of the fiscal impact to the city of providing utility and other municipal services to the area.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Lee Logston Date: 8/15/2022

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

Signature: *Richard Brown*

Email: rdbrown@santafenm.gov



(date stamp)

GENERAL PLAN AMENDMENT APPLICATION

Parcel Information

Project Name: Midtown General Plan Amendment

Address: 1600 St. Michaels Drive, Santa Fe, NM 87505 Property Size: 64 acres

Current Use of Land: Vacant, Derelict Proposed Use of Land: Mixed-Use

Does an annexation application accompany this application? YES NO Does a rezoning application accompany this application? YES NO

Early Neighborhood Notice (ENN) meeting date: July 14, 2022

Preapplication Conference Date: June 9, 2022

Property Owner Information

Name: City of Santa Fe

First Last

Address: 200 Lincoln Avenue PO Box 909

Street Address Suite/Unit #

Santa Fe NM 87504

City State ZIP Code

Phone: (505) 955-6949 E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: City of Santa Fe

Name: Lee Logston

First Last

Address: 500 Market Street 2nd Floor

Street Address Suite/Unit #

Santa Fe NM 87501

City State ZIP Code

Phone: (505) 955-6914 E-mail Address: llogston@santafenm.gov

Correspondence Directed to: Owner Applicant Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 1600 St. Michael's Drive

I/We authorize Lee Logston to act as my/our agent to execute this application.

Signed: rich brown Date: Aug 9, 2022

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.2 SFCC 1987)

Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:

<input checked="" type="checkbox"/>	Letter of Application (intent, location, acreage)	<input checked="" type="checkbox"/>	Statement addressing approval criteria*	<input checked="" type="checkbox"/>	Legal Lot of Record, Legal Description	<input type="checkbox"/>	Development Plan (as defined by Section 14-3.8 SFCC 1987, if applicable)	<input type="checkbox"/>	Proof of Compliance with Conditions of Annexation Approval (if applicable)
<input type="checkbox"/>	Letter of Water and Sewer Availability	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

***General Plan Amendment Approval Criteria (Section 14-3.2(E) SFCC 1987)**

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

- (a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;
- (b) consistency with other parts of the general plan;
- (c) the amendment does not:
 - (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
 - (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
 - (iii) benefit one or few landowners at the expense of the surrounding landowners or the general public;
- (d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;
- (e) compliance with the extraterritorial zoning ordinances and extraterritorial plans;
- (f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
- (g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

- (a) the growth and economic projections contained within the general plan are erroneous or have changed;
- (b) no reasonable locations have been provided for certain land uses for which there is a demonstrated need; or
- (c) conditions affecting the location or land area requirements of the proposed land use have changed, for example, the cost of land space requirements, consumer acceptance, market or building technology.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning and annexation requirements.

Signature: Lee Logston Date: 8/15/2022

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After you application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

Signature: *Richard Brown*

Email: rdbrown@santafenm.gov



(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: Midtown Rezoning Property Size: 64 acres

Address: 1600 St. Michaels Drive, Santa Fe, NM 87505

Current Zoning: R-5 Proposed Zoning: C-2 PUD (Planned Unit Development)

Does a Development Plan application accompany this application? YES NO

Preapplication Conference Date: June 9, 2022 UPC Code Number: Multiple

Early Neighborhood Notice (ENN) meeting date: July 14, 2022

Property Owner Information

Name: City of Santa Fe

First Last

Address: 200 Lincoln Street PO Box 909

Street Address

Suite/Unit #

Santa Fe

NM 87504

City

State ZIP Code

Phone: (505)955-6914 E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: City of Santa Fe

Name: Lee Logston

First Last

Address: 500 Market Street 2nd Floor

Street Address

Suite/Unit #

Santa Fe

NM 87501

City

State ZIP Code

Phone: (505)955-6914 E-mail Address: lrlogston@santafenm.gov

Correspondence Directed to: Owner Applicant Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 1600 St. Michaels Drive

I/We authorize Lee Logston to act as my/our agent to execute this application.

Signed: rich brown Date: Aug 9, 2022

Signed: _____ Date: _____

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6647 with any questions.

Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

One (1) 24"x36" or 11"x17" scalable plan set and 1 CD or Flashdrive with a PDF copy are required. Submittal requirements may vary based on the individual application and the requested zoning district. The City reserves the right to request additional information at any time during the review process. See Section 14-4 and 14-5 SFCC 1987 for rezoning regulations related to specific zones. Please include the following and check box to indicate submittal:

<input checked="" type="checkbox"/> Letter of Application (intent, location, acreage)	<input checked="" type="checkbox"/> Narrative addressing approval criteria below	<input checked="" type="checkbox"/> Legal Lot of Record, Legal Description	<input type="checkbox"/> Development Plan (see Section 14-3.8 SFCC 1987)	<input type="checkbox"/> Landscape, Parking and Lighting Plan, Signage Specifications
			<input type="checkbox"/> No Development Plan	
<input type="checkbox"/> Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	<input checked="" type="checkbox"/> Traffic Impact Analysis (<i>if required</i>)	<input type="checkbox"/> Archaeological Clearance (<i>if applicable</i>)	<input type="checkbox"/> Sewer and Water Plan (including profiles and details), letter of availability (<i>if applicable</i>)	<input type="checkbox"/> Phasing Plan (<i>if applicable</i>)
<input checked="" type="checkbox"/> ENN Meeting Notes				

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(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:

- (a) 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;
- (b) all the rezoning requirements of Chapter 14 have been met;
- (c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;
- (d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and
- (e) 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.

(2) 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:

- (a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;
- (b) affect an area of less than two acres, unless adjusting boundaries between districts; or
- (c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

- (1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;
- (2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a preapplication meeting to verify that the attached proposal is in compliance with the City's zoning requirements.

Signature: Lee Logston

Date: 8/15/2022

[Updated 12-20-19](#)

Signature: *Richard Brown*

Email: rdbrown@santafenm.gov



(date stamp)

**TEXT AMENDMENT
APPLICATION
14-3.3**

Text Amendment Proposal

Please describe the proposed or requested text amendment, including the article and section to be amended, along with any new text that is proposed:

The application seeks to amend the language of 14-5.5(D) Midtown Local Innovation Corridor (Midtown LINC) Overlay District to accommodate the unique design and development standards that will be imposed on the Midtown Site by adoption of the Midtown Master Plan. The effect of the text amendment is that the Midtown Site will still be subject to the standards of the Midtown LINC Overlay, but will also have additional standards included in the C-2 PUD Zoning & Land Development Plan.

Applicant/Agent Information

Company Name: City of Santa Fe

Name: Lee Logston

First Last

Address: 500 Market Street 2nd Floor

Street Address Suite/Unit #

Santa Fe NM 87501

City State ZIP Code

Phone: (505) 955-6914 E-mail Address: lrlogston@santafenm.gov

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, we will contact you regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Please contact the Land Use Department staff at (505) 955-6585 with any questions.

Public Hearings

All proposed text amendments shall be submitted to the Planning Commission for review and recommendation at a public hearing, except for proposed amendments to Sections 14-2.6 and 14-5.2, on which the Historic Districts Review Board shall review and issue recommendations; to Sections 14-2.7, 14-3.13 and 14-5.3, on which the Archaeological Review Committee shall review and issue recommendations; and to Section 14-8.13, on which the Public Utilities Committee shall review and issue recommendations. The Land Use Board's review and recommendation shall be based on the approval criteria set forth in Subsection 14-3.3(B). A land use board shall hold a public hearing on a text amendment and make a recommendation if directed to do so by the Governing Body. Before taking action on a proposed text amendment, the Governing Body shall hold a public hearing. After reviewing the Land Use Director's and Planning Commission's recommendations and any comments made at the public hearings, the Governing Body shall take final action to approve, approve with amendments, or deny the proposed text amendment.

Criteria and Findings

All text amendments shall be reviewed on the basis of the following criteria:

- (1) compliance with law;
- (2) consistency with the general plan ;
- (3) consistency with other policies adopted by the governing body ;
- (4) consistency with the purpose and intent of Chapter 14 and of the section being amended;
- (5) consideration of how the amendment relates to other provisions of the Santa Fe City Code and the avoidance of unintended consequences; and
- (6) consistency with any approved neighborhood conservation overlay districts.

Signature

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Signature: Lee Logston Date: 8/15/2022

Updated 01-25-19



(date stamp)

GENERAL PLAN AMENDMENT APPLICATION

Parcel Information

Project Name: Adjacent Parcel General Plan Amendment

Address: Various Property Size: 24.62 acres

Current Use of Land: Office, Institutional Proposed Use of Land: Mixed-Use

Does an annexation application accompany this application? YES NO Does a rezoning application accompany this application? YES NO

Early Neighborhood Notice (ENN) meeting date: July 14, 2022

Preapplication Conference Date: June 9, 2022

Property Owner Information

Name: City of Santa Fe

First Last

Address: 200 Lincoln Avenue PO Box 909

Street Address Suite/Unit #

Santa Fe NM 87504

City State ZIP Code

Phone: (505) 955-6949 E-mail Address: _____

Applicant/Agent Information (if different from owner)

Company Name: City of Santa Fe

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Phone: (505) 955-6914 E-mail Address: llogston@santafenm.gov

Correspondence Directed to: Owner Applicant Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 1600 St. Michael's Drive

I/We authorize Lee Logston to act as my/our agent to execute this application.

Signed: rich brown Date: Aug 9, 2022

Signed: _____ Date: _____

Submittal Checklist (Requirements found in Section 14-3.2 SFCC 1987)

Six (6) 24"x36" plan sets and one (1) CD are required. Please include the following:

<input checked="" type="checkbox"/> Letter of Application (intent, location, acreage)	<input checked="" type="checkbox"/> Statement addressing approval criteria*	<input checked="" type="checkbox"/> Legal Lot of Record, Legal Description	<input type="checkbox"/> Development Plan (as defined by Section 14-3.8 SFCC 1987, if applicable)	<input type="checkbox"/> Proof of Compliance with Conditions of Annexation Approval (if applicable)
<input type="checkbox"/> Letter of Water and Sewer Availability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

***General Plan Amendment Approval Criteria (Section 14-3.2(E) SFCC 1987)**

(1) Criteria for All Amendments to the General Plan

The planning commission and the governing body shall review all general plan amendment proposals on the basis of the following criteria, and shall make complete findings of fact sufficient to show that these criteria have been met before recommending or approving any amendment to the general plan:

- (a) consistency with growth projections for Santa Fe, economic development goals as set forth in a comprehensive economic development plan for Santa Fe and existing land use conditions such as access and availability of infrastructure;
- (b) consistency with other parts of the general plan;
- (c) the amendment does not:
 - (i) allow uses or a change that is significantly different from or inconsistent with the prevailing use and character in the area; or
 - (ii) affect an area of less than two acres, except when adjusting boundaries between districts; or
 - (iii) benefit one or few landowners at the expense of the surrounding landowners or the general public;
- (d) an amendment is not required to conform with Subsection 14-3.2(E)(1)(c) if it promotes the general welfare or has other adequate public advantage or justification;
- (e) compliance with the extraterritorial zoning ordinances and extraterritorial plans;
- (f) contribution to a coordinated, adjusted and harmonious development of Santa Fe that in accordance with existing and future needs best promotes health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and
- (g) consideration of conformity with other city policies, including land use policies, ordinances, regulations and plans.

(2) Additional Criteria for Amendments to Land Use Policies

In addition to complying with the general criteria set forth in Subsection 14-3.2(E)(1), amendments to the land use policies section of the general plan shall be made only if evidence shows that the effect of the proposed change in land use shown on the future land use map of the general plan will not have a negative impact on the surrounding properties. The proposed change in land use must be related to the character of the surrounding area or a provision must be made to separate the proposed change in use from adjacent properties by a setback, landscaping or other means, and a finding must be made that:

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Signature: Lee Logston Date: 8/15/2022

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Signature: *Richard Brown*

Email: rdbrown@santafenm.gov



(date stamp)

REZONING APPLICATION 14-3.5

Parcel Information

Project Name: Adjacent Parcel Rezoning Property Size: 24.62 acres

Address: 1600 St. Michaels Drive, Santa Fe, NM 87505

Current Zoning: R-5 Proposed Zoning: C-2

Does a Development Plan application accompany this application? YES NO

Preapplication Conference Date: June 9, 2022 UPC Code Number: Multiple

Early Neighborhood Notice (ENN) meeting date: July 14, 2022

Property Owner Information

Name: City of Santa Fe

First Last

Address: 200 Lincoln Street PO Box 909

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Phone: (505)955-6914 E-mail Address: _____

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Submittal Checklist (Requirements found in Section 14-3.5 SFCC 1987)

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<input checked="" type="checkbox"/> Letter of Application (intent, location, acreage)	<input checked="" type="checkbox"/> Narrative addressing approval criteria below	<input checked="" type="checkbox"/> Legal Lot of Record, Legal Description	<input type="checkbox"/> Development Plan (see Section 14-3.8 SFCC 1987)	<input type="checkbox"/> Landscape, Parking and Lighting Plan, Signage Specifications
			<input type="checkbox"/> No Development Plan	
<input type="checkbox"/> Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	<input checked="" type="checkbox"/> Traffic Impact Analysis (<i>if required</i>)	<input type="checkbox"/> Archaeological Clearance (<i>if applicable</i>)	<input type="checkbox"/> Sewer and Water Plan (including profiles and details), letter of availability (<i>if applicable</i>)	<input type="checkbox"/> Phasing Plan (<i>if applicable</i>)
<input checked="" type="checkbox"/> ENN Meeting Notes				

Rezoning Approval Criteria, Sections 14-3.5(C) and (D) SFCC 1987

(C) Approval Criteria

(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:

- (a) 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;
- (b) all the rezoning requirements of Chapter 14 have been met;
- (c) the rezoning is consistent with the applicable policies of the general plan, including the future land use map;
- (d) the amount of land proposed for rezoning and the proposed use for the land is consistent with city policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the city; and
- (e) 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.

(2) 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:

- (a) allow uses or a change in character significantly different from or inconsistent with the prevailing use and character in the area;
- (b) affect an area of less than two acres, unless adjusting boundaries between districts; or
- (c) benefit one or a few landowners at the expense of the surrounding landowners or general public.

(D) Additional Applicant Requirements

- (1) If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;
- (2) If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.

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Signature: Lee Logston

Date: 8/15/2022

[Updated 12-20-19](#)

Signature: *Richard Brown*

Email: rdbrown@santafenm.gov