



Opportunity for Public Comment on April 6

Upcoming: Two Governing Body Special Sessions on Proposed Zia Station Development

The Governing Body will hold a public hearing this week on a proposed development project located at the southwest and northwest corners of Zia Road and St. Francis Drive. The public hearing will take place over the course of the two special meetings, scheduled for Tuesday, April 6 at 6:00 p.m. and Thursday, April 8, at 6:00 p.m. The staff presentation, applicant presentation, and public comment portion of the hearing is scheduled for Tuesday, April 6; the Governing Body will also receive written public comments on April 6 (instructions below). On Thursday April 8, public comment will not be taken; the Governing Body will ask questions and deliberate and is scheduled to vote.

The Zia Station proposal by a private developer is for a mixed-use, transit-oriented development that would include 384 dwelling units, 84,000 square feet of office, and 36,000 square feet of restaurant/retail on approximately 21 acres. The proposal is comprised of five cases, which will be considered concurrently at the upcoming public hearing:

- Two General Plan amendments;
- A rezoning request to exclude the property from the South Central Highway Corridor Overlay District (SCHC);
- A C-2 PUD (Planned Unit Development) rezoning request; and
- A preliminary development plan that establishes building footprints, parking, open space, and allowed uses and housing density for the site.

Included in this proposal is the request to amend the boundaries of the SCHC to exclude the property from the overlay district to allow for the construction of three-story buildings. The existing SCHC overlay restricts buildings to 25 feet (two stories). The Applicant proposes to make 10% of the units affordable for a period of 10 years, and maintains that the additional height and density is necessary for providing affordable units on site.

The City of Santa Fe Planning Commission has voted to recommend that the Governing Body approve all five cases. The Governing Body will make the final decision to approve or deny each case.

If the Governing Body approves all requests, the Applicant will also need to pursue preparation of final development plans for phased development of the site to proceed with construction. Each final development plan for any individual sub-phase will require Planning Commission approval, with opportunity for public comment. These sub-phases must substantially conform to the preliminary development plan. In order to vacate the current alignment of Galisteo Road, the Applicant will need to pursue a separate process through the Governing Body, which will require a public hearing with opportunity for public comment.

If the Governing Body denies the request to amend the boundaries of the SCHC overlay district, then it will also reject the C-2 PUD rezoning request and the development plan, because those approvals are tied to the height requested in the SCHC request.

Instructions for providing public comment at the April 6 meeting via Zoom are listed on the April 6 Agenda, available at the following link:
<https://santafe.primegov.com/public/portal>

To submit written comments before 1:00 p.m. on April 6, go to <https://santafe.primegov.com/public/portal> and click on the blue “comment” icon to the right of the listing for the April 6 meeting.