CITY OF SANTA FE, NEW MEXICO

BILL NO. 2026-19

A BILL

REZONING AN APPROXIMATELY +/- 1.695-ACRE LOT AT 1202 WEST ALAMEDA STREET FROM C-2 PUD (GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT), WITH AN EXISTING PERMITTED USE LIMITED TO A "FEED BIN STORE", TO C-2 PUD (GENERAL COMMERCIAL PLANNED UNIT DEVELOPMENT) WITH EXPANDED PERMITTED USES TO INCLUDE: RESIDENTIAL; RETAIL; FOOD AND BEVERAGES; OFFICE; WOODSHOP (LIGHT ASSEMBLY AND MANUFACTURING); STORAGE; AND ARTS AND CRAFTS STUDIO, GALLERY OR SCHOOL; AND CONCURRENT APPROVAL OF A FINAL DEVELOPMENT PLAN FOR THE PROPERTY PURSUANT TO SFCC SECTION 14-4.1.A.3.III (CASE NOS. 2026-12047 AND 2026-12048).

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The following real property (the "Property"), located within the municipal boundaries of the city of Santa Fe, which is restricted to and classified as General Commercial Planned Unit Development (C-2 PUD) with a use limited to "Feed Bin Store" is now restricted to

and reclassified as C-2 PUD with expanded permitted uses as detailed in Section 2:

Parcels of land comprising approximately 1.695 acres generally located at 1202 West Alameda Street, lying within Section 23, T. 17 N., R. 9 E., N.M.P.M., City of Santa Fe, New Mexico, more fully described in the Legal Description, attached hereto and incorporated by reference as Exhibit A.

Section 2. The official C-2 PUD Use List adopted by City of Santa Fe Ordinance No. 2006-49 is amended to conform to the expanded Use List for the Property as listed:

A. Residential

B. Retail

C. Food and beverages

D. Office

E. Woodshop (light assembly and manufacturing)

F. Storage

G. Arts and crafts studio, gallery, or school

Section 3. A further height restriction is imposed on the PUD, such that in no instance shall any structure within the PUD exceed a maximum height of 2 (two) stories.

Section 4. Pursuant to SFCC 1987, Section 14-4.1.A.3.III, rezoning to C-2 PUD includes approval of a Final Development Plan and related Conditions, attached hereto and incorporated by reference as Exhibit B.

Section 5. Pursuant to SFCC 1987, Section 2-2.4, this Ordinance shall be published by title and general summary and shall become effective five (5) days after publication.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2026.

_____

MICHAEL GARCIA, MAYOR

ATTEST:

_____

GERALYN F. CARDENAS, CITY CLERK

APPROVED AS TO FORM:

Marcos D. Martínez

Marcos D. Martínez (Oct 9, 2026 11:04:05 MDT)

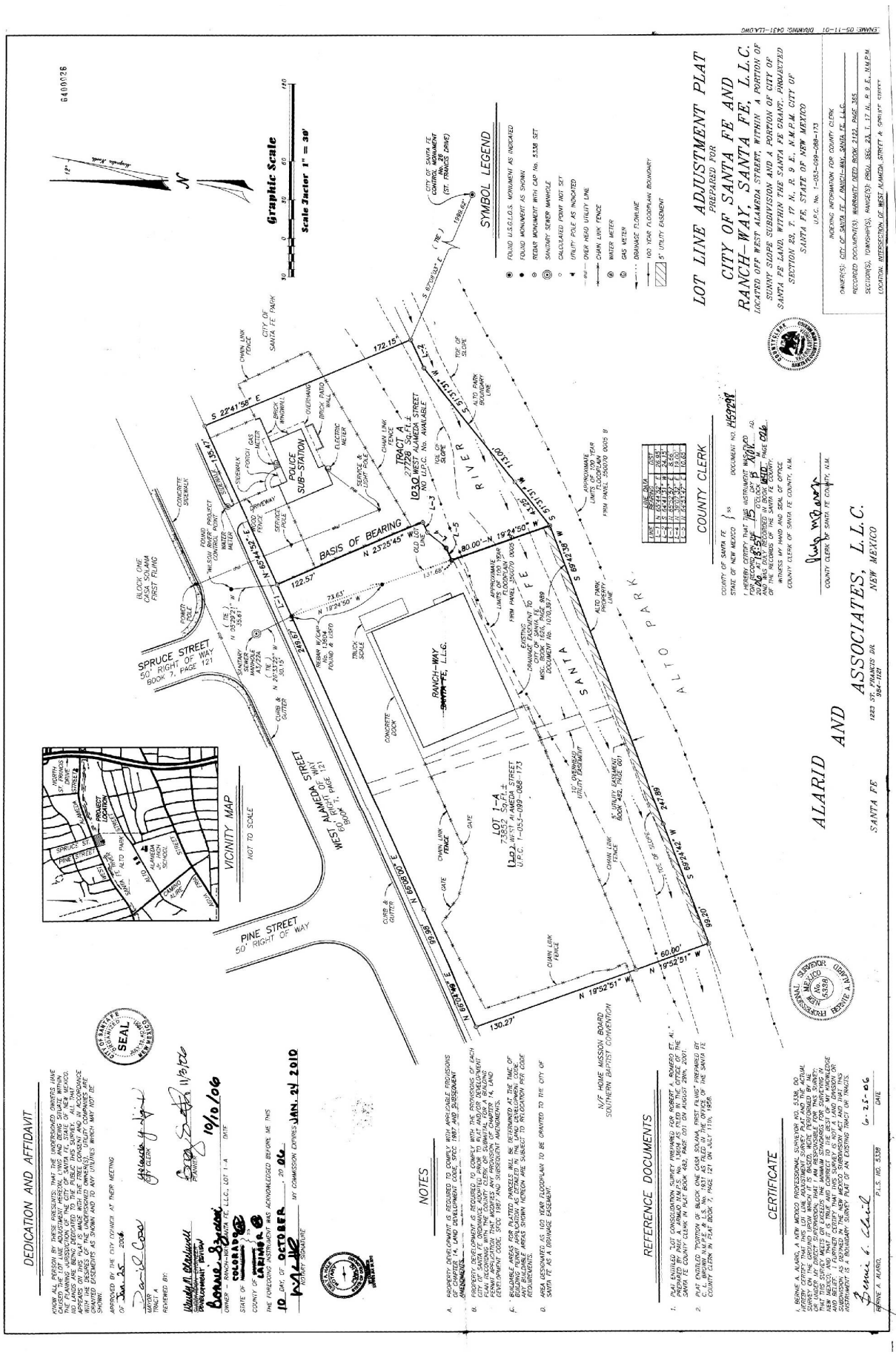
MARCOS D. MARTÍNEZ, CITY ATTORNEY

Legislation/Land Use Legislation/ Bills/2026-19 (B)/Feed Bin

City of Santa Fe, New Mexico

Exhibit A

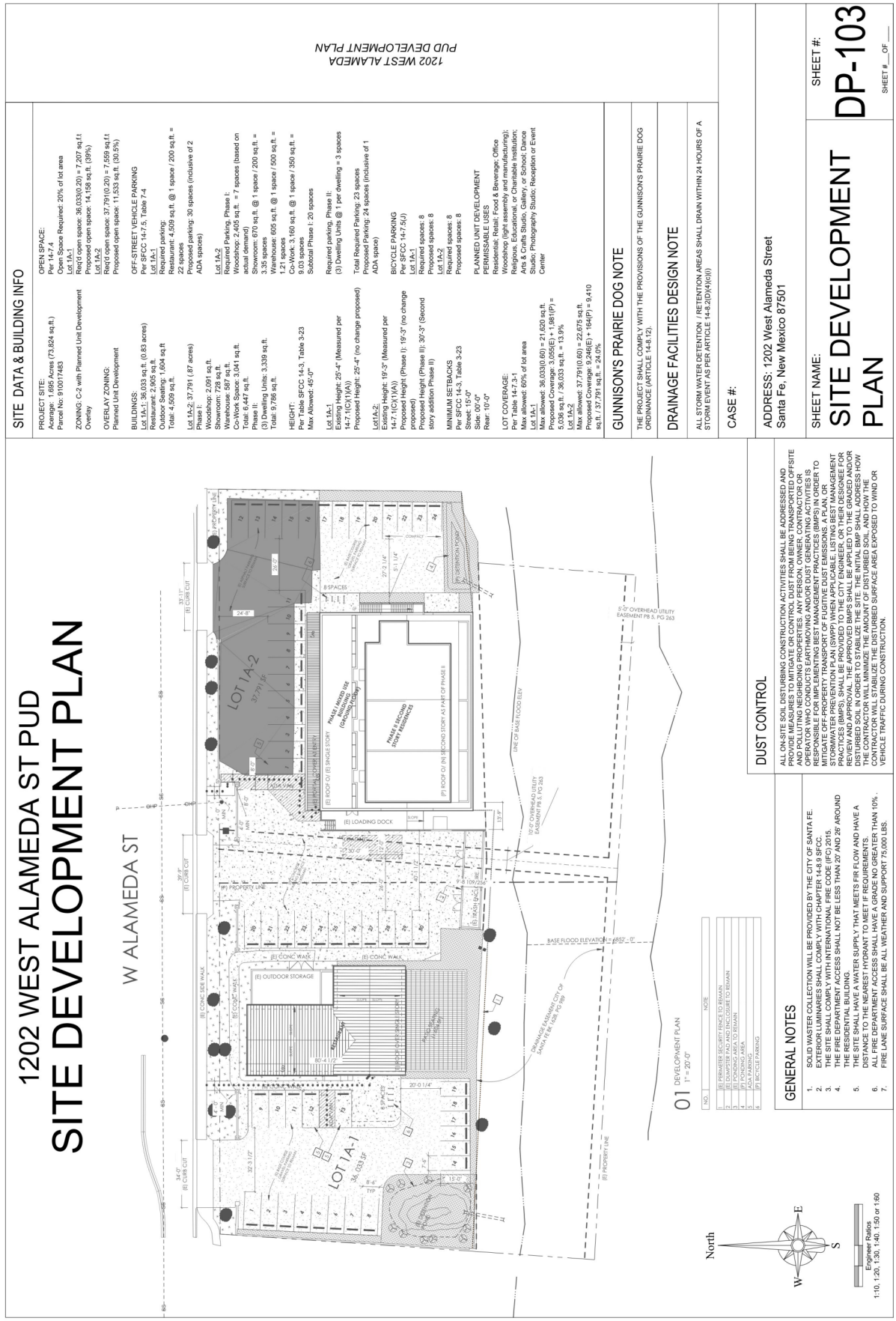
Bill 2026-19
1202 West Alameda Street
Legal Lot of Record


LOT LINE ADJUSTMENT PLAT
PREPARED FOR
CITY OF SANTA FE AND
RANCH-WAY, SANTA FE, L.L.C.
LOCATED OFF WEST ALAMEDA STREET, WITHIN A PORTION OF
SUNNY SLOPE SUBDIVISION AND A PORTION OF CITY OF
SANTA FE LAND, WITHIN THE SANTA FE GRANT, PROJECTED
SECTION 23, T. 17 N., R. 9 E., N.M.P.M. CITY OF
SANTA FE, STATE OF NEW MEXICO
U.P.C. No. 1-053-089-088-173
INDEXING INFORMATION FOR COUNTY CLERK
OWNER(S): CITY OF SANTA FE / RANCH-WAY, SANTA FE, L.L.C.
RECORDED DOCUMENT(S): WARRANTY DEED BOOK 2132, PAGE 365
SECTION(S), TOWNSHIP(S), RANGE(S): PROJ. SEC. 23, T. 17 N., R. 9 E., N.M.P.M.
LOCATION: INTERSECTION OF WEST ALAMEDA STREET & SPRUCE STREET
SYMBOL LEGEND
FOUND U.S.G.L.O.S. MONUMENT AS INDICATED
FOUND MONUMENT AS SHOWN
REBAR MONUMENT WITH CAP No. 5338 SET
SANITARY SEWER MANHOLE
CALCULATED POINT NOT SET
UTILITY POLE AS INDICATED
OVER HEAD UTILITY LINE
CHAIN LINK FENCE
WATER METER
GAS METER
DRAINAGE FLOWLINE
100 YEAR FLOODPLAIN BOUNDARY
5' UTILITY EASEMENT
Graphic Scale
Scale factor 1" = 30'
VICINITY MAP
NOT TO SCALE
PROJECT LOCATION
WEST ALAMEDA STREET
SPRUCE ST.
PINE ST.
ALTO PARK
ALAMEDA JR. HIGH SCHOOL
CAMINO SIRINGO
SIRINGO RD.
SPRUCE STREET
50' RIGHT OF WAY
BOOK 7, PAGE 121
PINE STREET
50' RIGHT OF WAY
WEST ALAMEDA STREET
60' RIGHT OF WAY
BOOK 7, PAGE 121
BASIS OF BEARING
N 23°25'45" W
TRACT A
2.7728 Sq.Ft.±
1030 WEST ALAMEDA STREET
NO U.P.C. No. AVAILABLE
POLICE SUB-STATION
RANCH-WAY SANTA FE, L.L.C.
LOT 1-A
73,552 Sq.Ft.±
1202 WEST ALAMEDA STREET
U.P.C. 1-053-089-088-173
SANTA FE RIVER
ALTO PARK
CITY OF SANTA FE
CONTROL MONUMENT
(ST. FRANCIS DRIVE)
1286.62'
S 87°09'33" E
172.15'
S 22°41'58" E
S 89°42'42" E
247.88'
99.20'
N 19°52'51" W
60.00'
N 66°08'09" E
99.98'
130.27'
S 66°08'09" W
248.87'
N 23°25'45" W
122.57'
N 19°24'50" W
73.63'
80.00'
S 19°24'50" E
131.68'
S 23°25'45" E
115.00'
N 19°24'50" W
41.25'
S 89°42'42" E
247.88'
N 66°08'09" E
99.98

City of Santa Fe, New Mexico

Exhibit B

Bill 2026-19
1202 West Alameda Street
Development Plan
and
Conditions of Approval


1202 WEST ALAMEDA ST PUD
SITE DEVELOPMENT PLAN
W ALAMEDA ST
LOT 1A-1
34,033 SF
LOT 1A-2
37,791 SF
01 DEVELOPMENT PLAN
1" = 20'-0"
North
Engineer Ratios
1:10, 1:20, 1:30, 1:40, 1:50 or 1:60
SITE DATA & BUILDING INFO
1202 WEST ALAMEDA
PUD DEVELOPMENT PLAN
GENERAL NOTES
1. SOLID WASTER COLLECTION WILL BE PROVIDED BY THE CITY OF SANTA FE.
2. EXTERIOR LUMINARIES SHALL COMPLY WITH CHAPTER 14-8.9 SFCC.
3. THE SITE SHALL COMPLY WITH INTERNATIONAL FIRE CODE (IFC) 2015.
4. THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' AND 26' AROUND THE RESIDENTIAL BUILDING.
5. THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIR FLOW AND HAVE A FIRE HYDRANT TO MEET IFC REQUIREMENTS.
6. ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%.
7. FIRE LANE SURFACE SHALL BE ALL WEATHER AND SUPPORT 75,000 LBS.
DUST CONTROL
ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES. ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPS) IN ORDER TO MEET ALL OFF-SITE IMPACTS REQUIREMENTS OF CITY CODES AND ORDINANCES. A PLAN, OR SIMILAR STORMWATER PREVENTION PLAN (SWPP) WHEN APPLICABLE, LISTING BEST MANAGEMENT PRACTICES (BMPS), SHALL BE PROVIDED TO THE CITY ENGINEER, OR THEIR DESIGNEE FOR REVIEW AND APPROVAL. THE APPROVED BMPS SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE. THE INITIAL BMP SHALL ADDRESS HOW TRACKING OF MUD ONTO PUBLIC ROADS WILL BE MINIMIZED. SHALL ADDRESS HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.
GUNNISON'S PRAIRIE DOG NOTE
THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).
DRAINAGE FACILITIES DESIGN NOTE
ALL STORM WATER DETENTION / RETENTION AREAS SHALL DRAIN WITHIN 24 HOURS OF A STORM EVENT AS PER ARTICLE 14-8.2(D)(4)(c)(ii)
CASE #:
ADDRESS: 1202 West Alameda Street
Santa Fe, New Mexico 87501
SHEET NAME:
SITE DEVELOPMENT PLAN
SHEET #:
DP-103
SHEET # __ OF ____

City of Santa Fe, New Mexico

Attachment A-1

REVISED August 6, 2026

Table of Conditions of Approval and Technical Corrections

A-1: Table of Conditions of Approval
A-2: Table of Technical Corrections
A-3: Development Review Team Compiled Comments

- Land Use
- Fire Protection
- Parks & Open Space
- Water Division
- Water Resources
- Wastewater Division
- Environmental Services

Attachment A-1

	TABLE OF CONDITIONS OF APPROVAL	Department	To be completed by:
A.	Case #2026-12047: The Planning Commission recommended *"to the Governing Body that they approve the rezone request subject to the Conditions of Approval and Technical Corrections as outlined in the Staff Report with the additional condition that the Applicant be limited to two stories*."	Planning Commission	Prior to Recordation
B.	Case #2026-12048: The Planning Commission recommended *"the Governing Body approve the Development Plan subject to the Conditions of Approval and Technical Corrections outlined in the Staff Report with the added condition of limiting the development to two stories*."	Planning Commission	Prior to Recordation
1	Approval of the final Development Plan (Case #2026-12048) by the Planning Commission shall be considered preliminary until the Governing Body approves the new PUD proposed in Case #2026-12047.	Land Use	Prior to Governing Body
2	Provide a copy of the meeting notes from the ENN	Land Use	Prior to Planning Commission Hearing
3	Provide explanations on how each architectural point criterion is met by this project	Land Use	Prior to Planning Commission Hearing
4	New lot must be addressed	Land Use	Prior to Lot Split Recordation
5	Architectural elevations should be in color with stucco color identified for digital DRT review.	Land Use	Prior to Recordation
6	Architectural elevations should be in black and white (line work) for recording.	Land Use	Prior to Recordation
7	Condition to Case #2027-12047: In alignment with the purpose of SFCC Section 14-7.5.G, "*EV Charging Space Requirements*," staff requires the following EV charging spaces on any new development of the premise of this site established via the PUD. New developments that require 25 or more parking spaces must provide a minimum of 10% EV-capable parking spaces and 3% EV-installed spaces, in alignment with the "*Retail and Personal Service*" line of SFCC Table 7-6.	Land Use	Prior to Planning Commission Hearing

8	Shall comply with the most currently adopted International Fire Code (IFC) and adopted city ordinances upon building permit approval.	Fire	Prior to Building Permit
9	DP-100: Notarized Stormwater Agreement should include inspection and maintenance language also.	Public Works / Parks & Open Space	Prior to Planning Commission Hearing
10	Ponds drain parking lot runoff directly to river without pretreatment. This will require a stormwater quality volume calculation to determine volume of water that must be managed onsite, regardless of predevelopment hydrology controls. See volume calculation.	Public Works / Parks & Open Space	Prior to Planning Commission Hearing
11	Culverts to river require outfall protection and energy dissipation to avoid erosion.	Public Works / Parks & Open Space	Prior to Planning Commission Hearing
12	Dumpster/Grease Traps/Recycling: these facilities are at back of property along river; developers should make sure this has a lip and fencing so that any liquids or floatables are contained to this area and do not trespass to river corridor.	Public Works / Parks & Open Space	Prior to Planning Commission Hearing
13	Developers should refer to City's preferred tree and plant list as this is near the SF River; developers should avoid aggressive/invasive ornamentals that may establish within river corridor.	Public Works / Parks & Open Space	Prior to Planning Commission Hearing
14	An approved Agreement to Construct and Dedicate (ACD) will be required for new fire and domestic water services	Water Division	Prior to Public Hearing
15	An approved Water Plan will be required for all new public water infrastructure and fire services.	Water Division	Prior to Public Hearing
16	A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service	Water Division	At the time of Development
17	Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	Water Division	At the time of Development
18	An approved Development Water Budget including a 9.8% contingency per SFCC 14-8.13(E)(1) will be required. A technical evaluation request for a Development Water Budget needs to be submitted to the City Water Division for review.	Water Resources	Prior to Planning Commission Hearing

19	An Agreement to Construct and Dedicate (ACD) from the Water Division will be required for all new public water infrastructure or fire services. An approved Development Water Budget, including Landscape Irrigation Budget and a 9.8% Contingency is required prior to processing the ACD.	Water Resources	Prior to Building Permit
20	Each lot shall be served by separate water service at the time of development.	Water Resources	Prior to Building Permit
21	An agreement for metered service (AMS) will be required to install new services, including water offset fees	Water Resources	Prior to Building Permit
22	If a sewer service connection is proposed at Lot 1-A-2, a utility easement shall be granted in favor of Lot 1-A-1 to allow for proper access and maintenance.	Wastewater	Prior to Planning Commission Hearing
23	If the sewer service is intended to be shared between properties, a recorded Shared Sewer Agreement shall be filed with the County and a copy provided to the Wastewater Management Division for recordkeeping.	Wastewater	Prior to Building Permit Approval
24	Please confirm whether all feasible options for connecting to the public sewer have been fully evaluated. Additionally, identify where the existing structure on Lot 1-A-1 was previously connected to the sewer system.	Wastewater	Prior to Building Permit Approval
25	Existing trash enclosure was not built to code. Applicant shall redesign to bring the enclosure up to code, including openings be 12 ft wide when open. (SFCC 21-4.6, Exhibit A.1 or A.2)	Environmental Services	Prior to Planning Commission Hearing
26	All development plan, infrastructure, and architectural plan sheets shall be updated to show EV charging spaces	Land Use	Prior to Recordation

Signature: Claudia M. Kath
Claudia M. Kath (Oct 9, 2026 12:27:32 MDT)

Email: cmkath@santafenm.gov