City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case # 2026-12048
1202 West Alameda Street - Development Plan
Owner's/Applicant's Name – Boyd & Alister, LLC
Agent's Name – Jenkins/Gavin, Inc.

THIS MATTER came before the Planning Commission (Commission) for public hearing on August 6, 2026 (Hearing) upon the Development Plan application (Application) of Jenkins/Gavin as Agent for Boyd & Alister, LLC (Applicant).

The Applicant requests approval of a Development Plan for the +/-1.69-acre property located at 1202 West Alameda Street (Property) pursuant to SFCC Section 14-2.1.A.3.III.b. The Property is zoned C-2 PUD (General Commercial Planned Unit Development) and is in the Rivers and Trails Archeological Review District. The Property is the site of the former Feed Bin store. The +/-1.69-acre property contains two existing buildings with associated parking areas. Adjacent land uses include the River Trail, Alto Street Park, a City fire station, a church, and the Casa Solana neighborhood. The Applicant proposes to redevelop the existing buildings into a mixed-use development while utilizing the existing names associated with the development consisting of:

(1) Feed Bin: a woodshop with associated storage, co-working space, and three residential apartments; and
(2) Hay Barn: a full-service restaurant.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Applicant requested rezoning of the Property to expand the permitted uses under the existing PUD in Case #2026-12047. Pursuant to SFCC 1987 Section 14-4.1.A.3.III, the Applicant must concurrently receive approval of a Development Plan when requesting a PUD rezoning. This requirement led to the present Application requesting approval of a final Development Plan for the +/-1.69-acre property at 1202 W Alameda. The Property is zoned C-2 PUD (General Commercial Planned Unit Development).
2. At the hearing, the Commission received reports from the City's Land Use Staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
3. SFCC 1987 Section 14-2.1 sets out certain procedures to be followed on the Application, including, without limitation: (a) an Early Neighborhood Notification (ENN) meeting [SFCC 1987 §14-2.1.B.1.II.b]; and (b) compliance with notice and public hearing requirements [SFCC 1987 § 14-2.1.B.3.V].
4. The Applicant attended a pre-application conference on December 10, 2025, with City Land Use Department Staff (City Staff).

5. The Applicant conducted an ENN meeting for this project. The Applicant gave notice of the ENN meetings to neighbors and neighborhood associations within 300 feet of the subject property and posted posters on the subject property.
6. The Applicant held the virtual ENN meeting on February 12, 2026. The ENN meeting was attended by members of the Applicant team, City Staff, and six members of the public.
7. City staff reviewed the application, as well as the related materials and information submitted by the Applicant for conformity with applicable SFCC requirements. Staff also provided the Planning Commission with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.
8. Staff recommended that the Commission approve the Development Plan, subject to certain conditions (the Conditions) and the technical corrections set forth in the Staff Report and Attachments.
9. Pursuant to SFCC 1987 Section 14-2.2.D.3.I, the Commission has the authority to review Development Plans.
10. Pursuant to SFCC 1987 14-2.1.F.4.IV.c.1, when the Development Plan is required for rezonings related to a PUD, the plan is reviewed by the Commission at a public hearing and then transmitted to the Governing Body with any recommendations.
11. SFCC 1987 Section 14-2.1.F.4 establishes certain procedures for Development Plan approval including, without limitation, a public hearing by the Commission and a decision based on the criteria set out in SFCC 1987 Section 14-2.1.F.4.V.
12. SFCC 1987 Section 14-2.1.F.4.IV.b, requires the Applicant to submit plans and other documentation that demonstrates conformance with applicable provisions of the SFCC Submittal Requirements.
13. SFCC 1987 Section 14-2.1.F.4.V.b sets out approval criteria for development plans. In conjunction with these criteria, the Commission finds (a) that approving the development plan will not adversely affect the public interest; and (b) that the use and any associated buildings are compatible with and adaptable to buildings, structures and uses of the abutting property and other properties in the vicinity of the premises under consideration.
14. Pursuant to SFCC 1987 Section 14-2.1.F.4.V.c, the Commission may specify conditions of approval that are necessary to accomplish the proper development of the area and to implement the policies of the General Plan.
15. The Commission finds that the conditions and technical corrections set forth in the Staff Report and attachments are necessary to accomplish the proper development of the area and to implement the policies of the general plan, and thereby incorporates to these findings those conditions as Attachment A.
16. The Commission further finds, based in part on oral and written public comment, that "limiting the development to two stories" is a necessary condition to accomplish the proper development of the area and to implement the policies of the General Plan, in line with SFCC 1987 Section 14-2.1.F.4.V.c.18, and modifies Attachment A to include that condition.
17. After discussion at the public hearing, the Planning Commission voted unanimously to recommend the Governing Body approve the final Development Plan request subject to the conditions in Attachment A.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

1. All procedural requirements regarding the ENN meeting and notice of public hearing have been met.
2. The Commission has authority to review the final Development Plan and make recommendations to the Governing Body.
3. The Applicant met the applicable Submittal Requirements.
4. The Commission finds that the Development Plan meets the necessary approval criteria, subject to the conditions and technical corrections in Attachment A, as modified by the Planning Commission.
5. The Governing Body has implemented the General Plan and ordinances to establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest.
6. This project serves the public interest through revitalizing a vacant property, providing services, housing, and employment.
7. The Commission finds that the adaptive reuse of the property is compatible with the diverse nature of the surrounding neighborhood.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF AUGUST 2026, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the development plan for the Property, as requested in the application for Case # 2026-12048, subject to the Conditions in Attachment A, as modified by the Commission. The Development Plan shall expire three years after issuance of this final action unless actual development of the site or off-site improvements has begun and is continued pursuant to SFCC 1987 Subsection 14-2.1.F.4.V.h.3.

Janet Clow, Chair

9/24/26
Date

FILED:

Geralyn F. Cardenas
City Clerk

09/30/2026
Date

APPROVED AS TO FORM:

Natalie Cauley

Natalie Cauley
Assistant City Attorney

9/9/2026

Date

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: 

Email: xivigil@santafenm.gov

26-0412 Boyd and Allister, LLC Case #2026-12048

Final Audit Report 2026-09-30

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