City of Santa Fe, New Mexico

memo

DATE: October 6, 2026

TO: Governing Body

VIA: Heather L. Lamboy, AICP Planning and Land Use Director HLL
Maggie Moore, Assistant Land Use Director MRM
Dan Esquibel, Planning Manager *DAE*

FROM: Claudia Kath, Planner Senior, Current Planning Division CMK

EXECUTIVE SUMMARY

The proposed bill would rezone a +/- 1.695-acre lot at 1202 West Alameda Street from C-2 Planned Unit Development ("PUD") with an existing permitted use limited to a "feed bin store" (which stems from City of Santa Fe Ordinance 2006-49), to C-2 PUD 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. Under SFCC 1987 Section 14-2.1.F.4.IV.c.1 and Section 14-4.1.A.3.III, the Governing Body's approval of a PUD requires concurrent assessment of a Final Development Plan for the Property. As such, if approved, Bill No 2026-19 would simultaneously approve the PUD change and the Final Development Plan for the Property. Additionally, the Planning Commission approved a two-story maximum height for the buildings on the property. This height restriction is incorporated in the Conditions of Approval, which is attached to the bill with the Final Development Plan as Exhibit B. The Applicant indicates in the Development Plan that the proposed height of the Feed Bin building will be 30'-3" and the proposed height of the Hay Barn will be 25'-4".

CONSIDERATION OF 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). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

.

I. **Planning Commission Recommendations:** On August 6, 2026, the Planning Commission (the "Commission") recommended the Governing Body take the following action:

a. **APPROVE Case #2026-12047**. Rezoning the property located at 1202 West Alameda Street, +/- 1.69 acres 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.

b. **APPROVE Case #2026-12048**, Adopting a Development Plan for the property located at 1202 W. Alameda Street, +/- 1.69 acres, subject to the Conditions in Memo Attachment C, that would 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.

II. Sample Motions: One motion will be required in this case:

a. **Move to approve or deny** Case #2026-12047 and Case #2026-12048, adopting Bill 2026-19 changing the official Zoning Map Designation for ±1.69-acres located at 1202 West Alameda Street from C-2 PUD (feed bin use only) to C-2 PUD (Residential, Retail, Food & Beverage, Office, Woodshop, Storage, Arts & Crafts Studio, Gallery, School, and Restaurant uses) and concurrent approval of the Final Development Plan for the Property, subject to the Conditions in Memo Attachment C

III. ATTACHMENTS

A. *Planning Commission Packet – August 6, 2026*
B. *Planning Commission Approved Findings of Fact and Conclusions of Law (Case #: 2026-12047 - Rezone)*
C. *Planning Commission Approved Findings of Fact and Conclusions of Law (Case #: 2026-12048 - Development Plan)*
D. *Planning Commission Minutes of August 6, 2026*
E. *Bill 2026-19 Changing the Official Zoning Map 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.*