CITY OF SANTA FE

Governing Body
October 14, 2026

Cases # 2026-12047 & 2026-12048: 1202 West Alameda Street

Rezone & Development Plan Approval

Request to approve a rezoning and final development plan for the +/-1.695-acre lot at 1202 West Alameda Street to establish a new PUD overlay expanding the allowed uses in the existing PUD overlay (Ord. #2006-49). The property is zoned C-2 PUD.

Agent: JenkinsGavin, Inc.
Applicant: Boyd & Allister, LLC
Case Planner: Claudia Kath

Location and Vicinity Map



Site Plan


CASA SOLANA
FIRE STATION
W ALAMEDA ST
EX. FEED - BIN
1202 West Alameda St
EX. HAY BARN
LOT 1A-1
LOT A-2
CHURCH
ALTO STREET PARK
NORTH

Site Photos



Figure 2 - Existing Feed Bin



Figure 3 - Existing Hay Barn

Timeline for 1202 West Alameda Street:

1958 – original Feed Bin building constructed for Dooley Feed

1999 – Ordinance 1999-8 approved by City Council to rezone the property from R-10 to C-2PUD

2001 – Planning Commission approved a Development Plan for the site

2006 – Ordinance 2006-53 approved by City Council to grant a time extension with Preliminary Development Plan approval and the 1999 zoning to C-2 PUD – rezone approval had a sunset

2007 – Development Plan approved by the Planning Commission on Feb 1, 2007

2023 – Feed Bin store closed

2026 – August 6, 2026 –Planning Commission recommended the Governing Body approve the rezone and development plan

Rezoning Approval Criteria SFCC 1987, § 14-2.1.D.3

Criterion 1

Criterion 1 (SFCC 1987, § 14-2.1.D.3.VII.a.1) requires that 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;

Criterion 1

- No change to surrounding area
- Expand allowed uses in existing C-2 PUD overlay;
- No change to underlying C-2 zoning;
- Alignment with General Plan themes and policies:

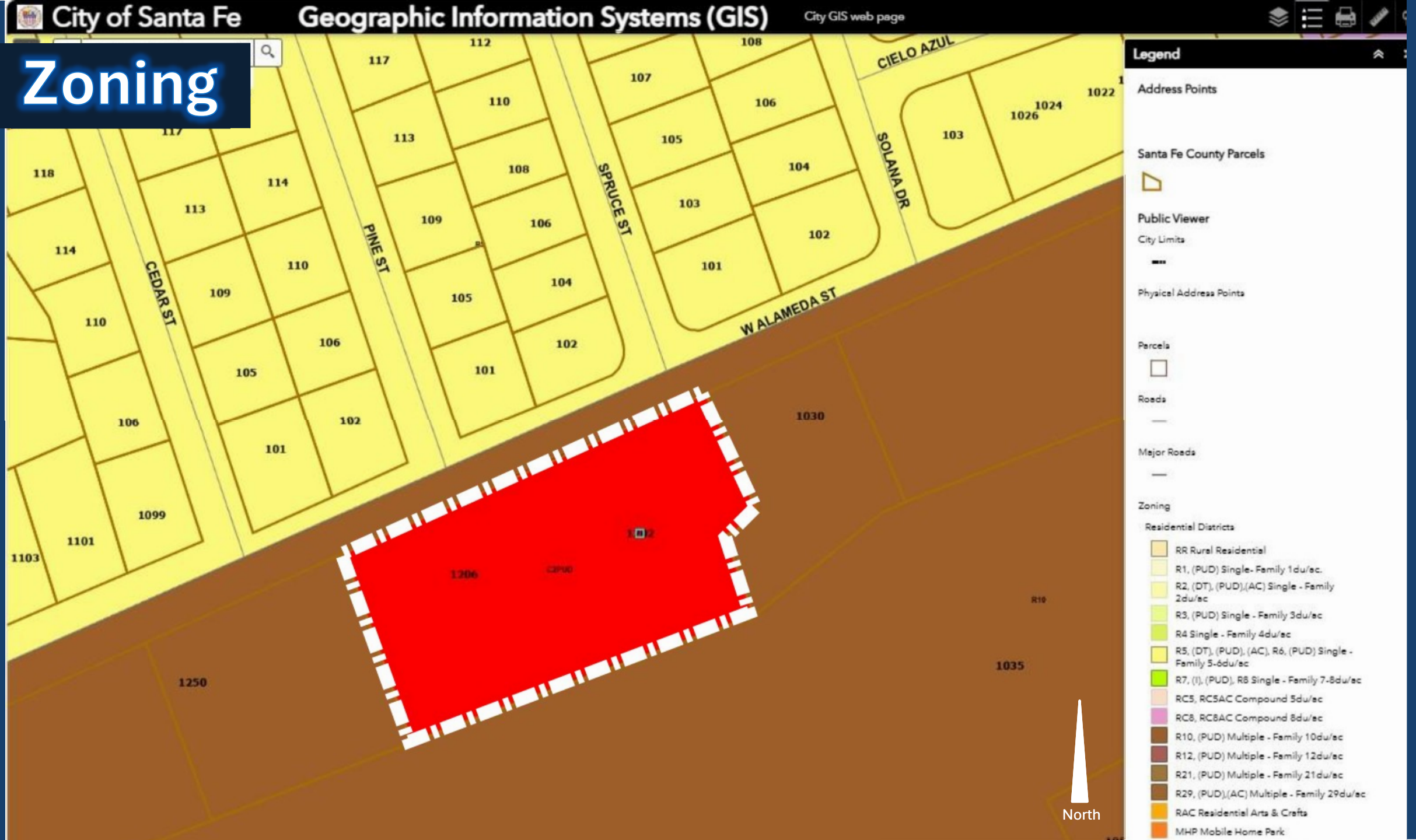
Themes

- Quality of Life
- Sustainable Growth
- Community-Oriented Development

Policies

- Infill development
- Mix use of housing types
- Adaptive reuse of property

Zoning

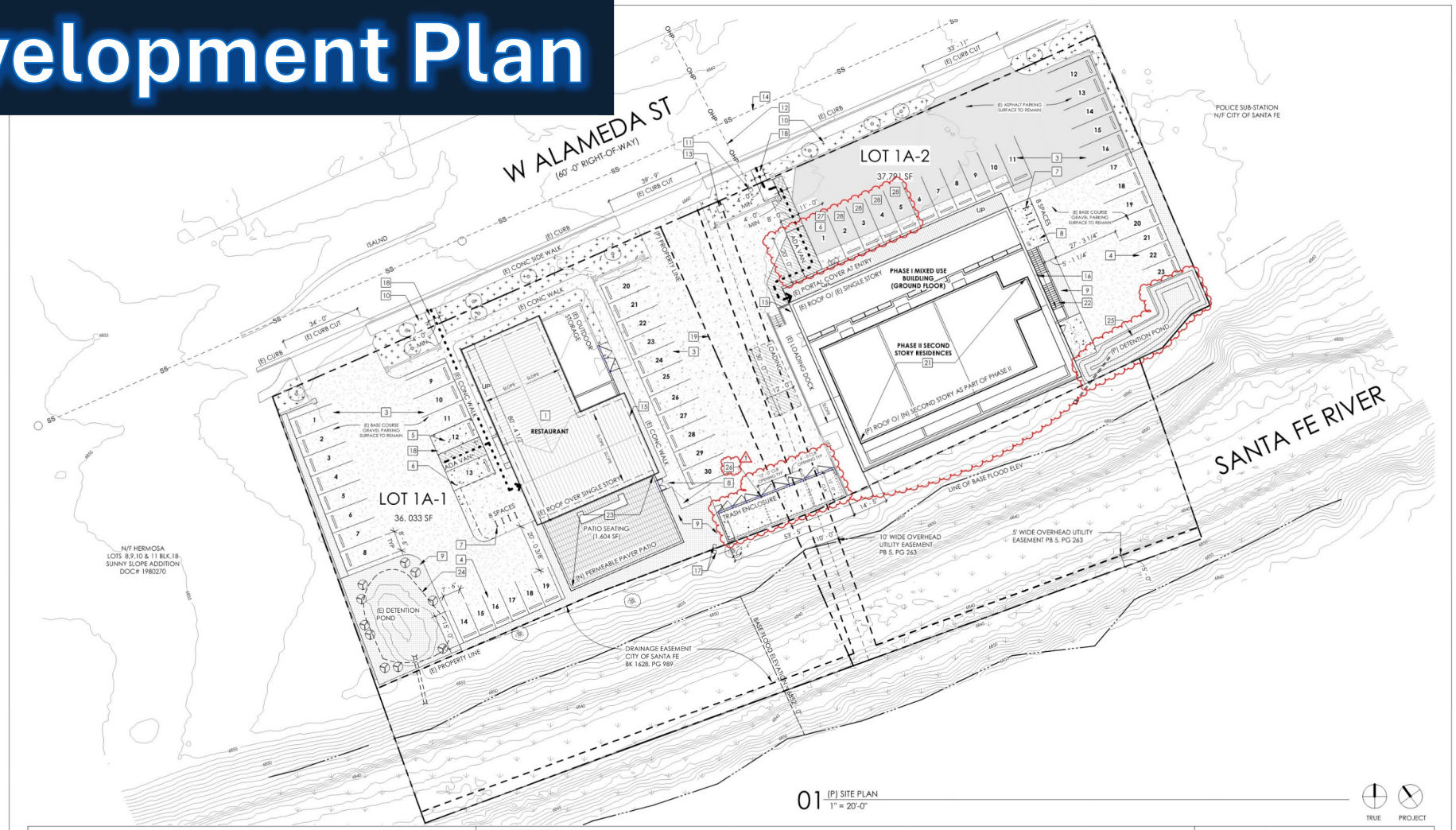

City of Santa Fe
Geographic Information Systems (GIS)
City GIS web page
CIELO AZUL
SOLANA DR
SPRUCE ST
PINE ST
CEDAR ST
W ALAMEDA ST
1030
1035
1250
1206
North
Legend
Address Points
Santa Fe County Parcels
Public Viewer
City Limits
Physical Address Points
Parcels
Roads
Major Roads
Zoning
Residential Districts
RR Rural Residential
R1, (PUD) Single- Family 1du/ac.
R2, (DT), (PUD),(AC) Single - Family 2du/ac
R3, (PUD) Single - Family 3du/ac
R4 Single - Family 4du/ac
R5, (DT), (PUD), (AC), R6, (PUD) Single - Family 5-6du/ac
R7, (I), (PUD), R8 Single - Family 7-8du/ac
RC5, RC5AC Compound 5du/ac
RC8, RC8AC Compound 8du/ac
R10, (PUD) Multiple - Family 10du/ac
R12, (PUD) Multiple - Family 12du/ac
R21, (PUD) Multiple - Family 21du/ac
R29, (PUD),(AC) Multiple - Family 29du/ac
RAC Residential Arts & Crafts
MHP Mobile Home Park

Criterion 2

Criterion 2 (SFCC 1987, § 14-2.1.D.3.VII.a.2) requires that all the rezoning requirements of Chapter 14 have been met;

- Pre-application Conference December 10, 2025;
- Early Neighborhood Notification ("ENN") meeting was held virtually via Zoom on February 12th, 2026;
- Planning Commission public hearing recommended approval for Case #: 2026-12047 & 12048 on August 6, 2026.

Development Plan



01 (P) SITE PLAN
1" = 20'-0"

TRUE PROJECT

SITE PLAN GENERAL NOTES

1. CONTRACTOR TO PERFORM HAZARDOUS MATERIAL TESTING PRIOR TO DEMO.
2. CONTRACTOR TO IDENTIFY ALL AREA OF ALL WALL FINISH REMOVAL AND PERFORM WALK-THRU WITH OWNER & ARCHITECT TO VERIFY DEMO SCOPE OF WORK PRIOR TO DEMOLITION.
3. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
4. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
5. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

SITE PLAN KEYNOTES

NO.	NOTE
1	(E) SINGLE STORY COMMERCIAL BLDG W/ (N) PROPOSED ASSEMBLY A-2 OCCUPANCY
2	(E) SINGLE STORY COMMERCIAL BLDG W/ (N) MIXED OCCUPANCY USE
3	(N) OFF STREET PARKING, PER 14-8.6, STANDARD CAR SPACE
4	(N) OFF STREET PARKING, PER 14-8.6, SMALL CAR SPACE
5	(N) OFF STREET PARKING, PER 14-8.6, ADA SPACE
6	(N) OFF STREET PARKING, PER 14-8.6, ADA SPACE VAN ACCESS
7	(N) OFF STREETBIKE PARKING, PER 14-8.6(E) & EXHIBIT D
8	(N) CONCRETE WALKWAY
9	(N) LANDSCAPING TO MEET THE STANDARDS OF SECTION 14-8.4
10	(E) LANDSCAPING TO MEET THE STANDARDS OF SECTION 14-8.4
11	(E) UTILITY POLE
12	(E) OVERHEAD POWER LINES
13	(E) TRANSFORMER CABINET
14	(E) SS MAIN, LATERAL LOCATION TO BE DETERMINED
15	(E) ELECTRICAL SERVICE MAIN

NO.	NOTE
16	(E) GAS SERVICE AND METER
17	(E) WATER SERVICE AND METERS
18	(N) SIDEWALK AND ACCESSIBLE PATH FROM R.O.W.
19	(N) PROPOSED PROPERTY LINE
21	(N) SECOND STORY W/ 3 RESIDENTIAL UNITS (PHASE II)
22	(N) STAIR ACCESS TO SECOND FLOOR UNITS (PHASE II)
23	(N) ENCLOSED PATIO FOR A-2 OCCUPANCY
24	(E) DETENTION POND TO REMAIN
25	(N) DETENTION POND PER CIVIL
26	(E) DUMPSTER PAD AND ENCLOSURE, CONCRETE PAD, WALLS, AND DOORS TO BE MODIFIED TO MEET STANDARDS OF SFCC 21-4.6 EXHIBITS A.1 & A.2
27	(N) EV CHARGING SPACE, PER 14-7.5(G)
28	EV CAPABLE CHARGING SPACE PER 14-7.5(G)

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BLDG EXTENTS
- X.XX' ELEVATION MARKER
- SLOPE ARROW
- ACCESSIBLE ROUTE
- (E) TREE
- (N) SHRUB AND/OR HEDGE
- (E) LANDSCAPE AREA
- (P) LANDSCAPE AREA
- CONCRETE

ERECH TASCHEK ARCHITECTURE

PROJECT

1202 WEST ALAMEDA
PUD DEVELOPMENT PLAN

1202 W ALAMEDA ST
SANTA FE, NM 87501

DRAWING TITLE

SITE PLAN

REVISIONS

STATE OF NEW MEXICO
ERECH MAX TASCHEK
NO. 6184
REGISTERED ARCHITECT

DATE	3.09.2026
JOB NO.	25.02

DRAWING NO.

A1.1

DEVELOPMENT PLAN

Feed Bin Bldg Floor Plan

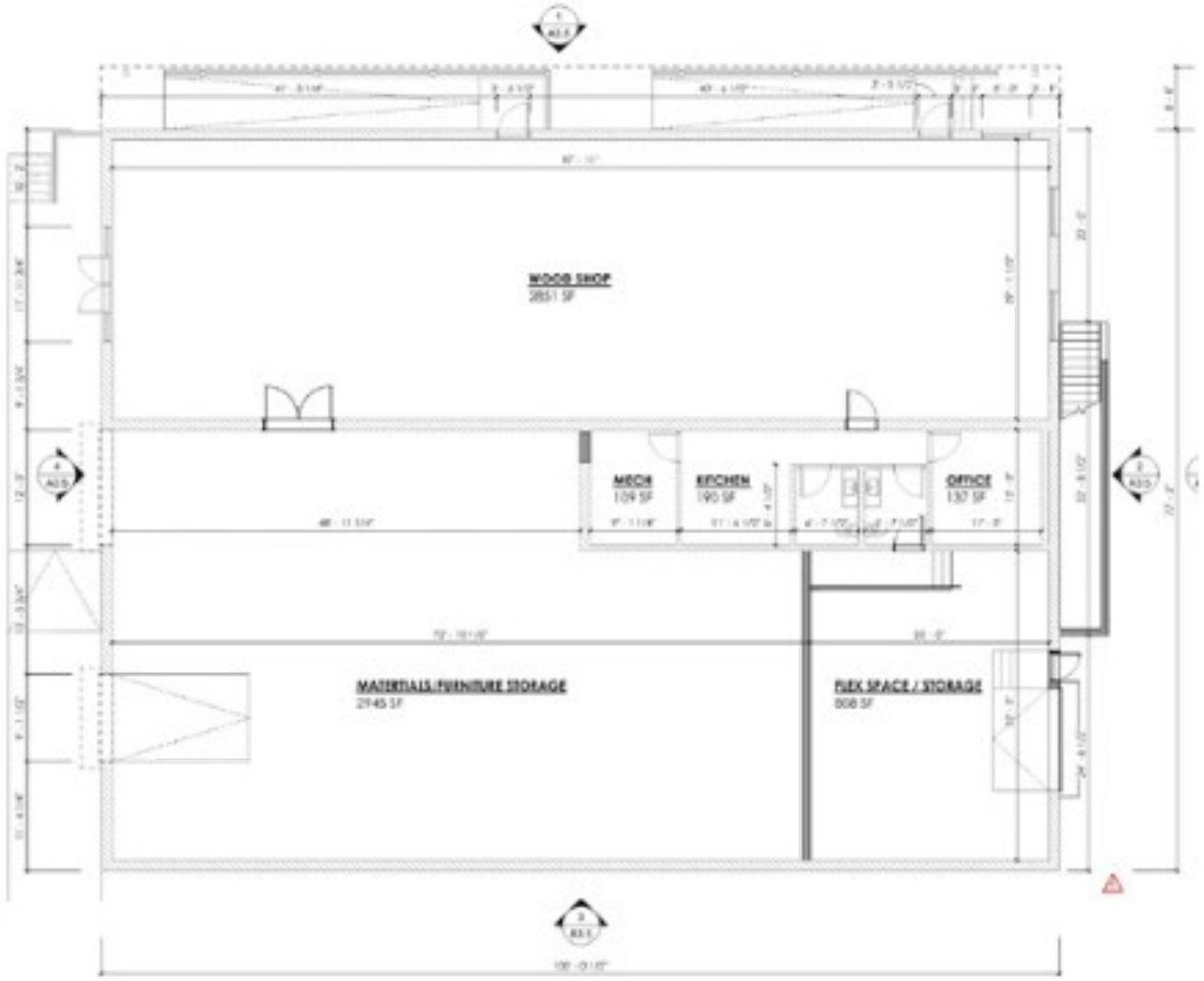


Figure 17 - Feed Bin Ground Floor

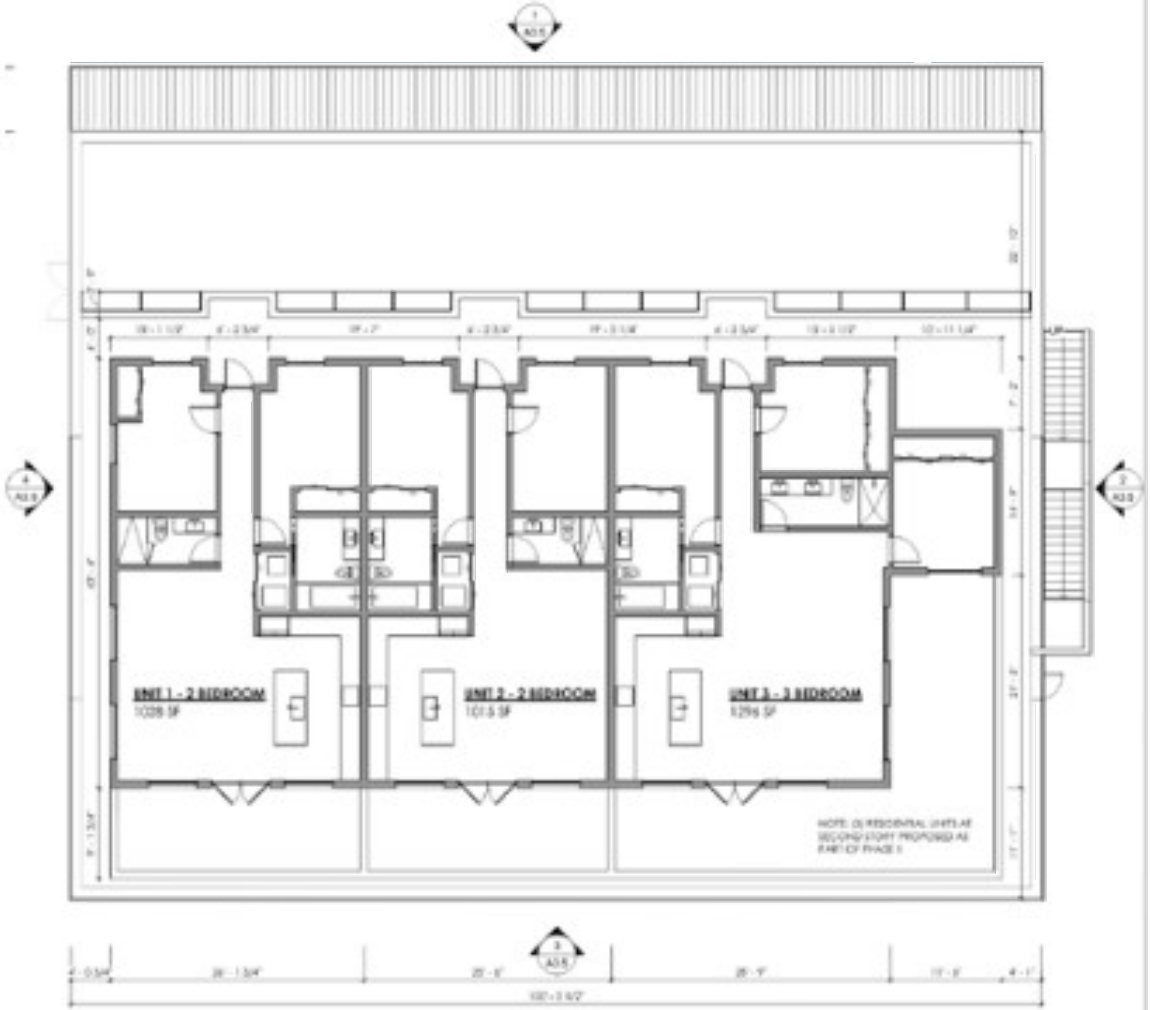


Figure 18 - Feed Bin 2nd Floor

Feed Bin Bldg Elevations



Figure 19 - North/Front



Figure 20 - South/Back



Figure 21 - East Side



Figure 22 - West Side



Figure 23 - North Facade Facing Alameda Street

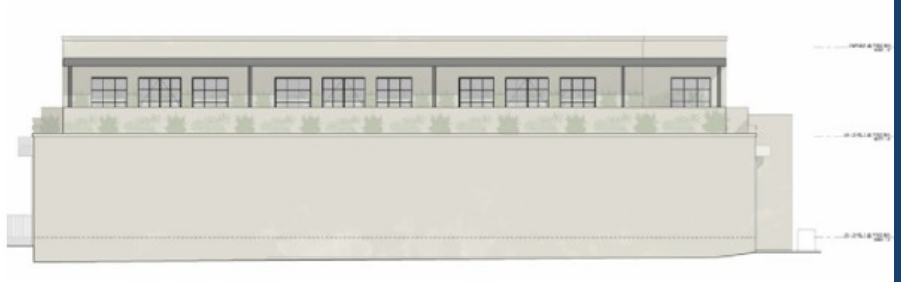


Figure 24 - South Facade Facing Santa Fe River

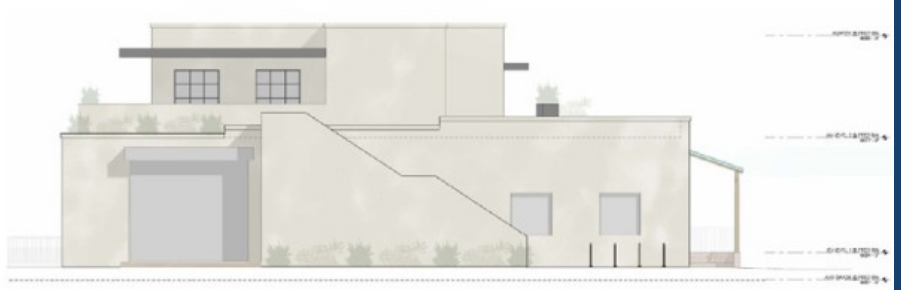


Figure 25 - East/ Facade Facing Fire Station



Figure 26 - West Facade Facing Hay Barn

Hay Barn Floor Plans

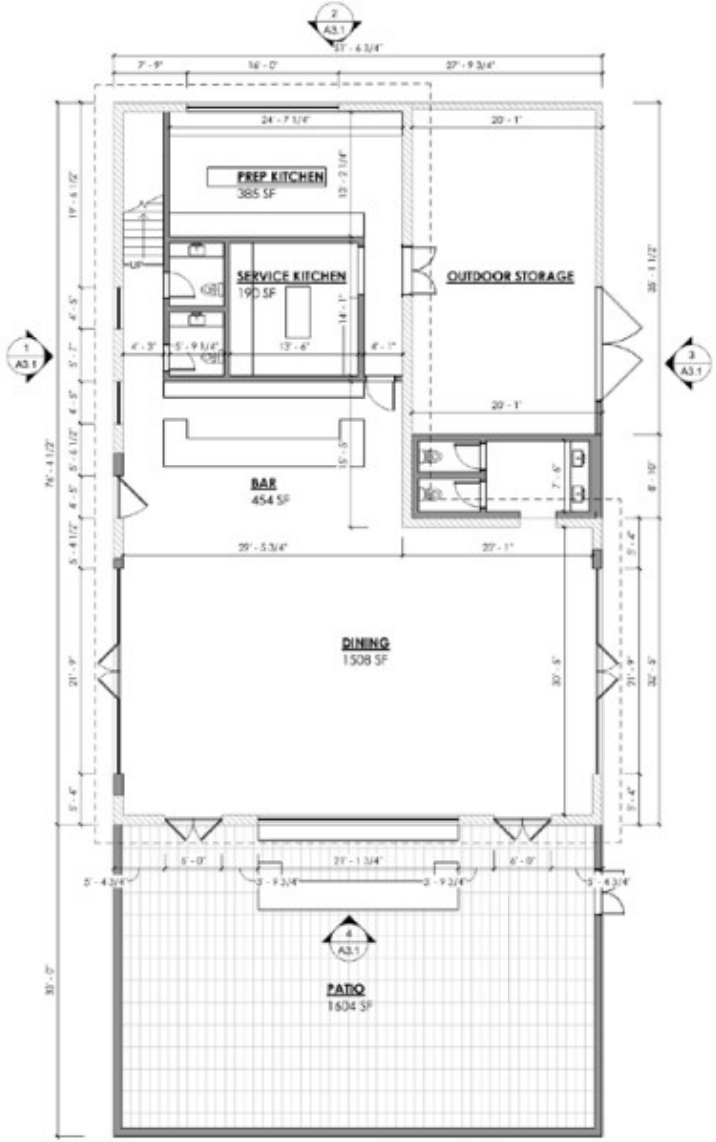


Figure 27 - Hay Barn Ground Floor

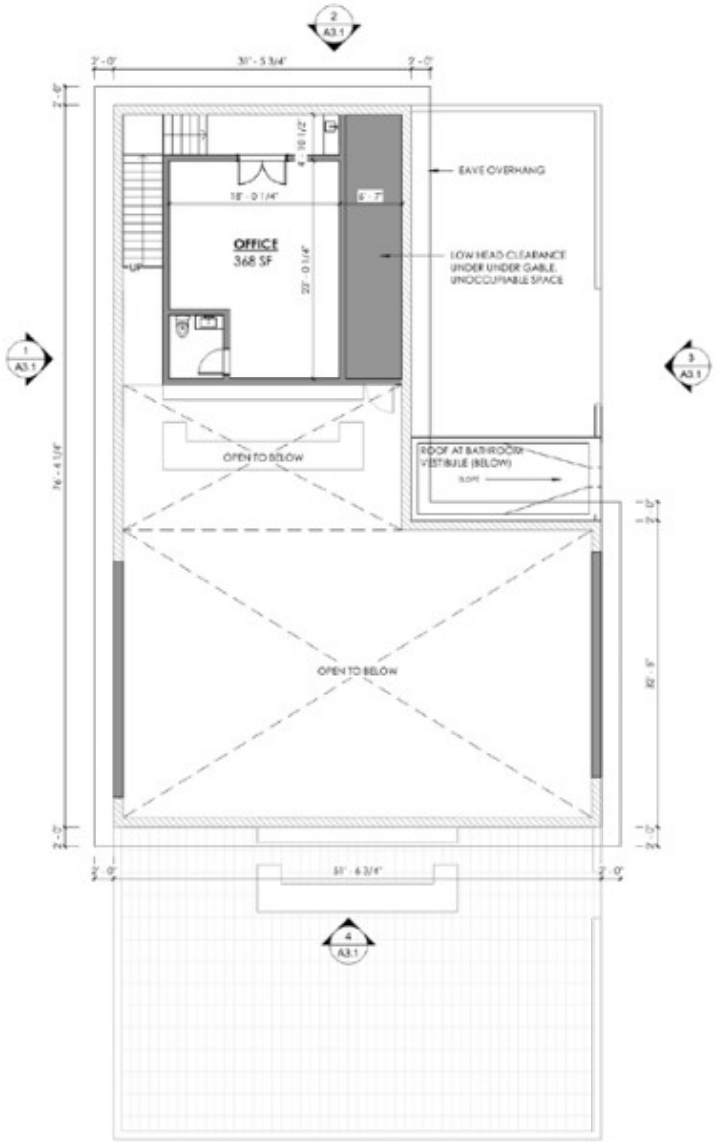


Figure 28 - Hay Barn 2nd Floor

Hay Barn Site Photos



Figure 29 - Hay Barn - North Facade



Figure 30 - Hay Barn - East Facade



Figure 31 - Hay Barn - South Facade



Figure 32 - Hay Barn - West Facade

Criterion 3

Criterion 3 (SFCC 1987, § 14-2.1.D.3.VII.a.3) requires that the rezoning is consistent with the applicable policies of the general plan, including the future land use map.

- No change to underlying C-2 zoning;
- Alignment with General Plan themes and policies:

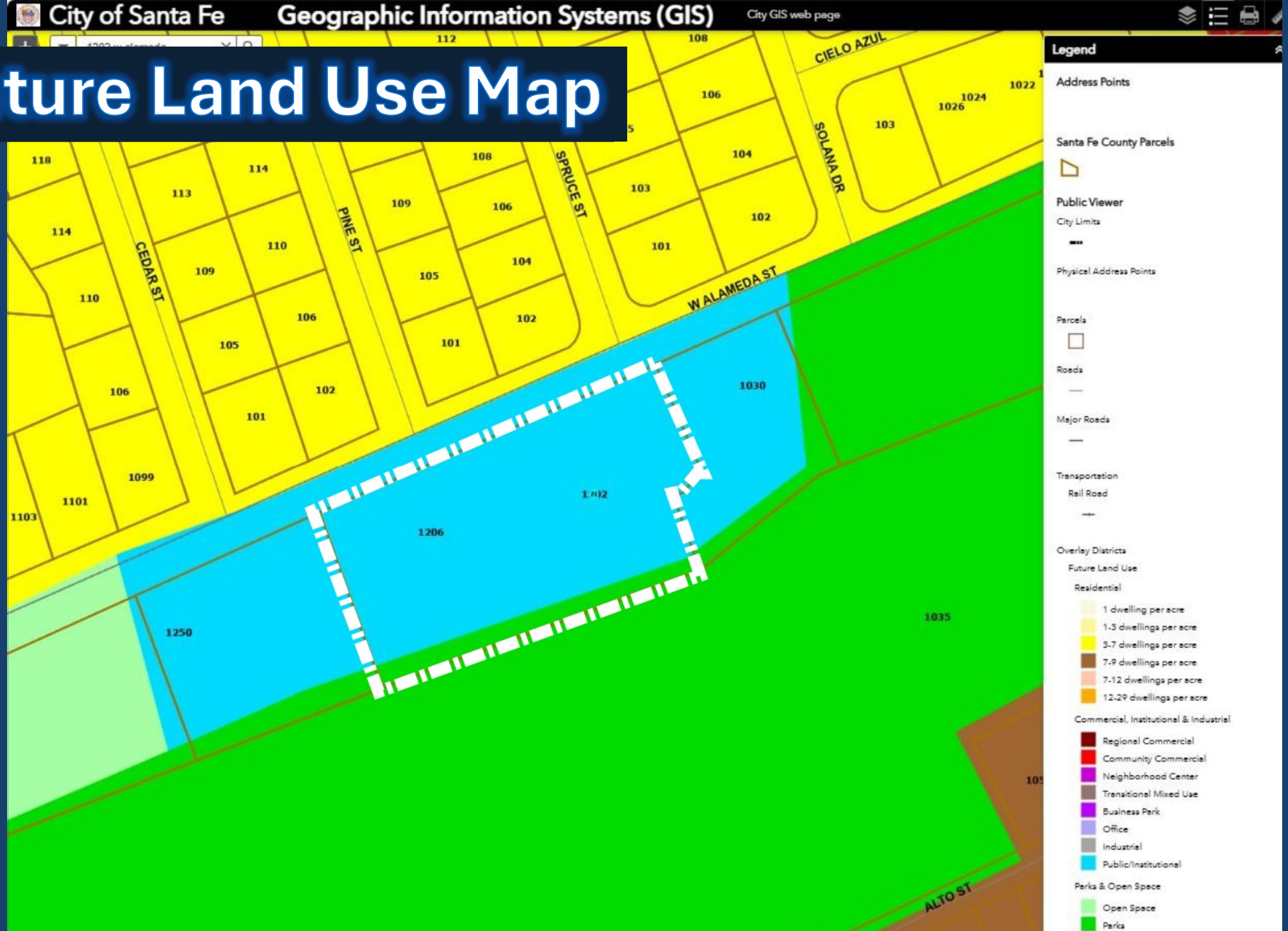
Themes

- Economic Diversity
- Urban Form
- Mixed Use

Policies

- Expand neighborhood uses
- Infill Housing
- Sustainable Community

Future Land Use Map



North

Criterion 4

Criterion 4 (SFCC 1987, § 14-2.1.D.3.VII.a.4) requires that 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.

- No change to underlying C-2 zoning;
- Expand allowed uses in existing C-2 PUD overlay;
- Meets intent of 14-4.1.A.3 Planned Unit Development.

Neighborhood Map

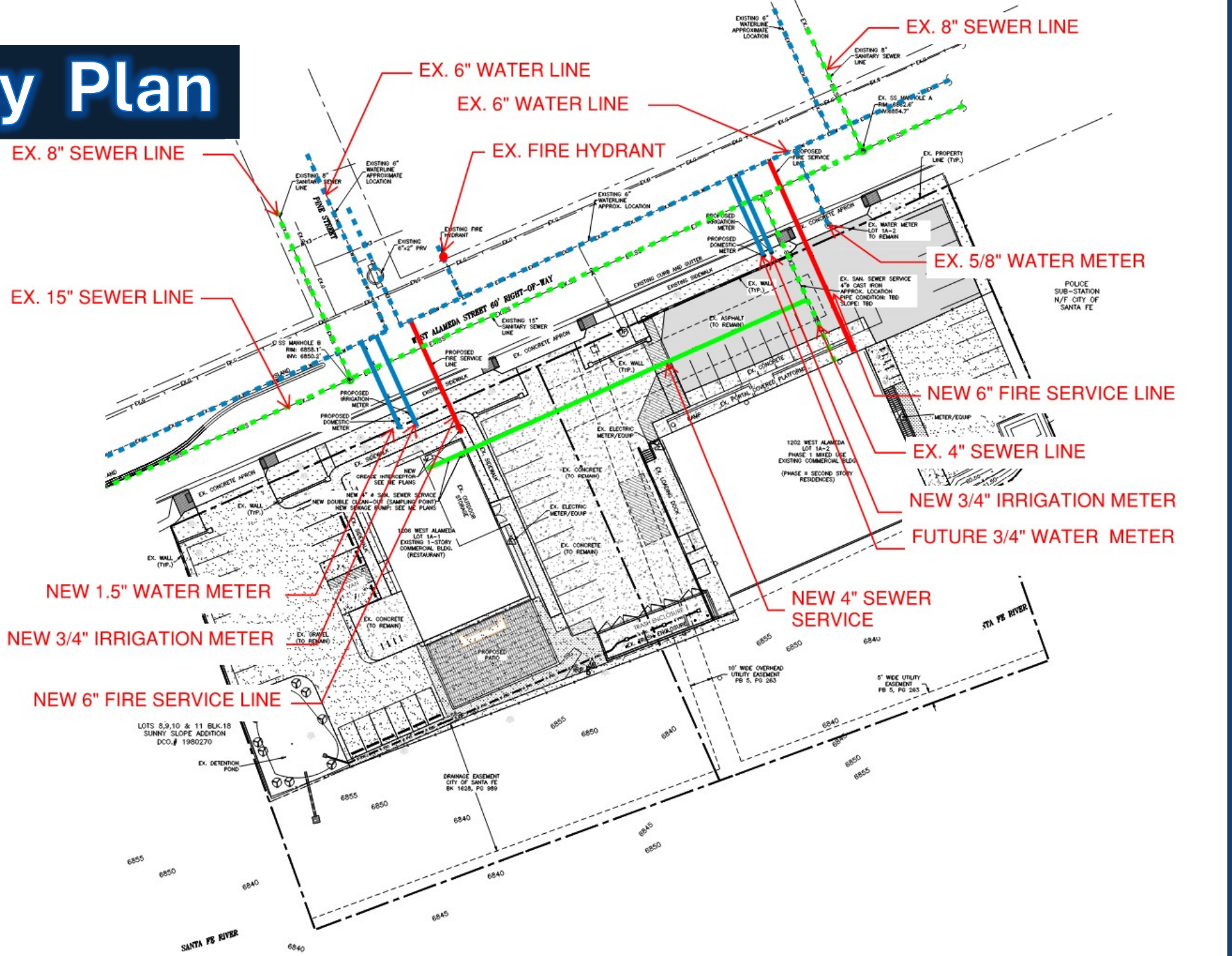


Criterion 5

Criterion 5 (SFCC 1987, § 14-2.1.D.3.VII.a.5) requires that 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.

- Reviewed by DRT;
- Property sufficiently served by infrastructure.

Utility Plan



North

SFCC 1987 14-2.1.D.3.VII.b.1:

SFCC 1987, § 14-2.1.D.3.VII.b.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:

1. allow uses or a change in character significantly different from or inconsistent with the
prevailing use and character in the area;

- Proposed new uses in the PUD overlay fit with existing mixed use area of surrounding neighborhood.

SFCC 1987 14-2.1.D.3.VII.b.2:

2. Affect an area of less than two acres, unless adjusting boundaries between districts;

- No change to underlying C-2 zoning;
- Proposed PUD consistent with applicable General Plan policies and themes.

SFCC 1987 14-2.1.D.3.VII.b.3:

3. Benefit one or a few landowners at the expense of the surrounding landowners or general public;

- Infill development;
- Redevelopment opportunities.

Development Plan:

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).

SFCC 1987 14-2.1.F.4:

14-2.1.F.4 governs the authority, procedures, and restrictions for Development Plans. Prior to recommending approval of a Master Plan the Planning Commission must make certain findings based off the approval criteria in SFCC Section 14-2.1.F.4.V.b:

14-2.1.F.4.V.b.1: That approving the development plan will not adversely affect the public interest.

- Revitalizing dormant property;
- Providing services and employment.

14-2.1.F.4.V.b.2: 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:

- Rehabilitation of existing structures;
- Proposed rezoning compatible with surrounding neighborhood.

The Planning Commission 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.

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”.

ENN & Public Notice Requirements

- Governing Body Public Hearing site posts and letter to property owners posted and sent on September 29, 2026;
- Posted in the New Mexican Legal Section: September 23, 2026;
- Signs visible onsite from 9/29/2026 – 10/14/2026.

Staff's Recommendation & Motion

- The Governing Body should APPROVE Cases #2026-12047 & 12048 *"1202 W. Alameda St"*.

- Two motions will be required for this case:

  - *The Governing Body approve or deny Case #2026-12047 "1202 W. Alameda St. - Rezoning".*

  - *The Governing Body approve or deny Case #2026-12048 "1202 W. Alameda St. - Development Plan".*


CITY OF SANTA FE