City of Santa Fe
Governing Body
Findings of Fact and Conclusions of Law

Case #'s 2026-12047 & 2026-12048
1202 West Alameda Street – Rezone and Development Plan
Owner's/Applicant's Name – Boyd & Allister, LLC.
Agent's Name – JenkinsGavin, Inc.

THIS MATTER came before the Governing Body for public hearing on October 14, 2026, ("Hearing") upon the application ("Application") of JenkinsGavin, Inc. ("Agent") for Boyd & Allister, LLC ("Applicant").

The Applicant requests approval to rezone the approximately 1.69-acre property located at 1202 West Alameda Street (the "Property") 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. The Applicant concurrently requests approval of a Final Development Plan for the Property.

After conducting a public hearing and having heard from staff and all interested persons, the Governing Body ("Body") hereby FINDS, as follows:

FINDINGS OF FACT

1. On August 6, 2026, the Planning Commission recommended the Governing Body approve Case #'s: 2026-12047 and 2026-12048, pursuant to SFCC 1987 Section 14-2.1.D.3.VI.e.2 and SFCC 1987 Section 14-2.1.F.4.IV.c.1.
2. The Applicant sought to rezone the property 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.
3. The Applicant also sought concurrent approval of a Final Development Plan for the Property pursuant to SFCC Section 14-2.1.F.4.IV.c.1 and 14-4.1.A.3.III.
4. The property is approximately 1.69 acres, located at 1202 West Alameda Street.
5. SFCC 1987 Section 14-2.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC 1987 §14-2.l.B.1]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-2.1.B.1.II.b]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-2.1.B.3.V].
6. The Applicant attended a pre-application conference on December 10, 2025.
7. The Applicant conducted an ENN meeting on February 12, 2026, virtually via Zoom. The Agent, Applicant, and City land use staff ("Staff") attended the ENN meeting. Six members of the public attended the ENN meeting.

8. The Applicant effected notice by: mailing out notice via first-class mail to property owners within 300 feet of the subject property on January 28, 2026; mailing out notice via certified mail to those within 100 feet; e-mailing neighborhood associations within 300 feet; and posting the required City sign on the property from January 28, 2026 to February 12, 2026.
9. The Application was considered by the Planning Commission at a public hearing on August 6, 2026 pursuant to 14-2.1.D.3.VI.e.2.
10. The Planning Commission recommended that the Body approve the rezoning and development plan, subject to the Conditions in Attachment A to the Commission's Findings of Fact and Conclusions of Law. The Commission further found, pursuant to SFCC 1987 Section 14-2.1.B.4.V.d.2, 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, and included that condition in their approval.
11. The Governing Body considered the Planning Commission's recommendation at a public hearing on October 14, 2026. At the hearing, the Governing Body received reports from Staff, as well as testimony and evidence from the Applicant's agent prior to making a decision.
12. The Governing Body analyzed the proposed rezoning under the approval criteria in SFCC 1987 14-2.1.D.3.VI. Pursuant to those criteria, the Governing Body finds:
    (i) Retaining the existing commercial zoning but expanding the permitted uses is more advantageous to the community, as articulated in the General Plan;
    (ii) All the rezoning requirements of Chapter 14 have been met;
    (iii) The rezoning is consistent with applicable policies of the General Plan, including the future land use map's designation for the area as Public/Institutional;
    (iv) The rezoning and proposed uses are 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;
    (v) The existing and proposed public services, facilities and infrastructure, are able to accommodate the impacts of the proposed development;
    (vi) The proposed change is consistent with applicable General Plan policies;
    (vii) The prevailing use and character of the area is primarily mixed-use and includes a variety of civic, recreational, commercial, and residential uses. The expansion of the PUD permitted uses is therefore compatible with the area;
    (viii) The property is less than two acres in size; however, the underlying zoning of C-2 will not be affected and only the uses under the PUD will be expanded;
    (ix) The increase in the PUD allowable uses will benefit the surrounding landowners and general public of the neighborhood community, as evidenced by the public comment provided at the Planning Commission hearing.
13. The Governing Body finds that the Conditions in Attachment A are necessary to accomplish the proper development of the area.
14. The Governing Body specifically finds, pursuant to SFCC 1987 Section 14-2.1.B.4.V.d.2, based in part on oral and written public comment to the Planning Commission, 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, and includes that condition in Attachment A.
15. The Governing Body concurrently finds that approval of the Final Development Plan in Case #2026-12048 is appropriate.

16. Pursuant to the approval criteria for development plans in SFCC 14-2.1.F.4.V.b, the Body finds:
    (i) Approving the development plan will not adversely affect the public interest; and
    (ii) 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.
17. Pursuant to SFCC 14-2.1.F.4.V.c, the Body finds that the conditions in Attachment A are necessary to accomplish the proper development of the area and to implement the policies of the General Plan.

CONCLUSIONS OF LAW

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

1. The Governing Body has the power and authority to review, approve or deny Case #2026-12047 and Case# 2026-12048.
2. All procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.
3. The Applicant has the right under the SFCC to propose the rezoning of the Property.
4. The Application was properly considered and transmitted with recommendations by the Planning Commission pursuant to SFCC 1987 Section 14-2.1.D.3.VI.e.2 and SFCC 1987 Section 14-2.1.F.4.IV.c.1.
5. The Governing Body concurs with the Planning Commission's recommendation and finds that the Application to rezone the Property from C-2 PUD, with a permitted use of feed bin store only, to C-2 PUD, with permitted uses of residential; retail; food and beverages; office; woodshop (light assembly and manufacturing); storage; and arts and crafts studio, gallery, or school, fulfills all rezoning approval criteria, including alignment with General Plan theme and policies, subject to the conditions in Attachment A to these Findings.
6. The Governing Body similarly concurs with the Planning Commission's recommendation and approves the Final Development Plan, subject to the conditions in Attachment A.

WHEREFORE, IT IS ORDERED ON THE 14TH DAY OF OCTOBER, 2026, BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Governing Body approves the Rezoning as requested 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, concurrently approves the Final Development Plan for the Property, as requested in the Application for Case #'s 2026-12047 & 2026-12048.

_____ _____
Michael Garcia Date:
Mayor

FILED:

_____ _____
Geralyn F. Cardenas Date:
City Clerk

APPROVED AS TO FORM:

Marcos D. Martínez
_____ _____
Marcos Martinez Date:
City Attorney

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: Marcos Martinez

Email: mdmartinez@santafenm.gov

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Final Audit Report 2026-11-06

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