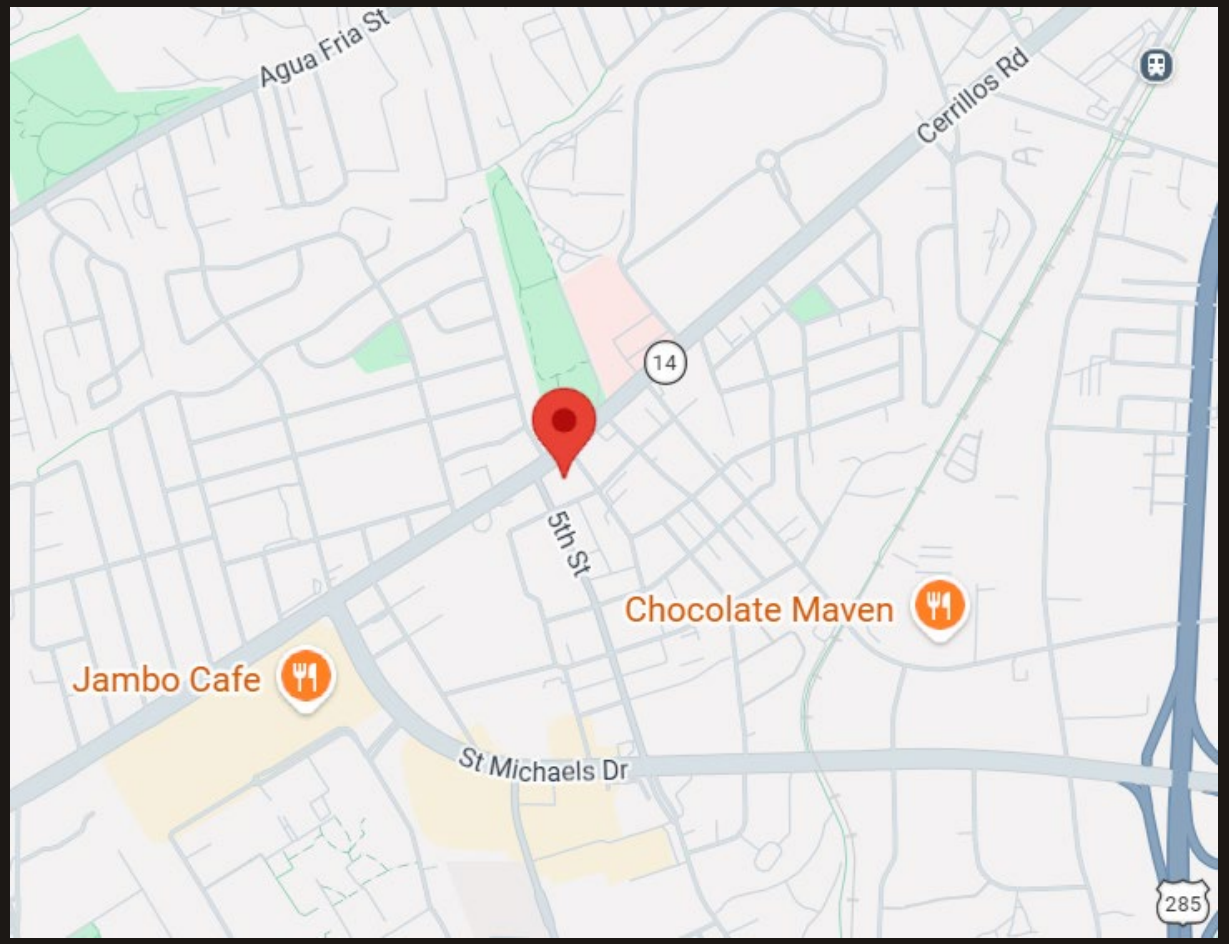
CITY OF SANTA FE | GOVERNING BODY

Appeal of Planning Commission's Approval of Development Plan for 1802 Cerrillos Road

Appeal #2026-012950-APPL

November 18, 2026 | Natalie Cauley, Assistant City Attorney

Project Location



Site at a glance

ADDRESS

1802 Cerrillos Road, 1750 Cerrillos Road, 1361 Fourth Street, 3rd Berry Avenue

ZONING DISTRICT

C-2

SITE AREA

2.72 acres

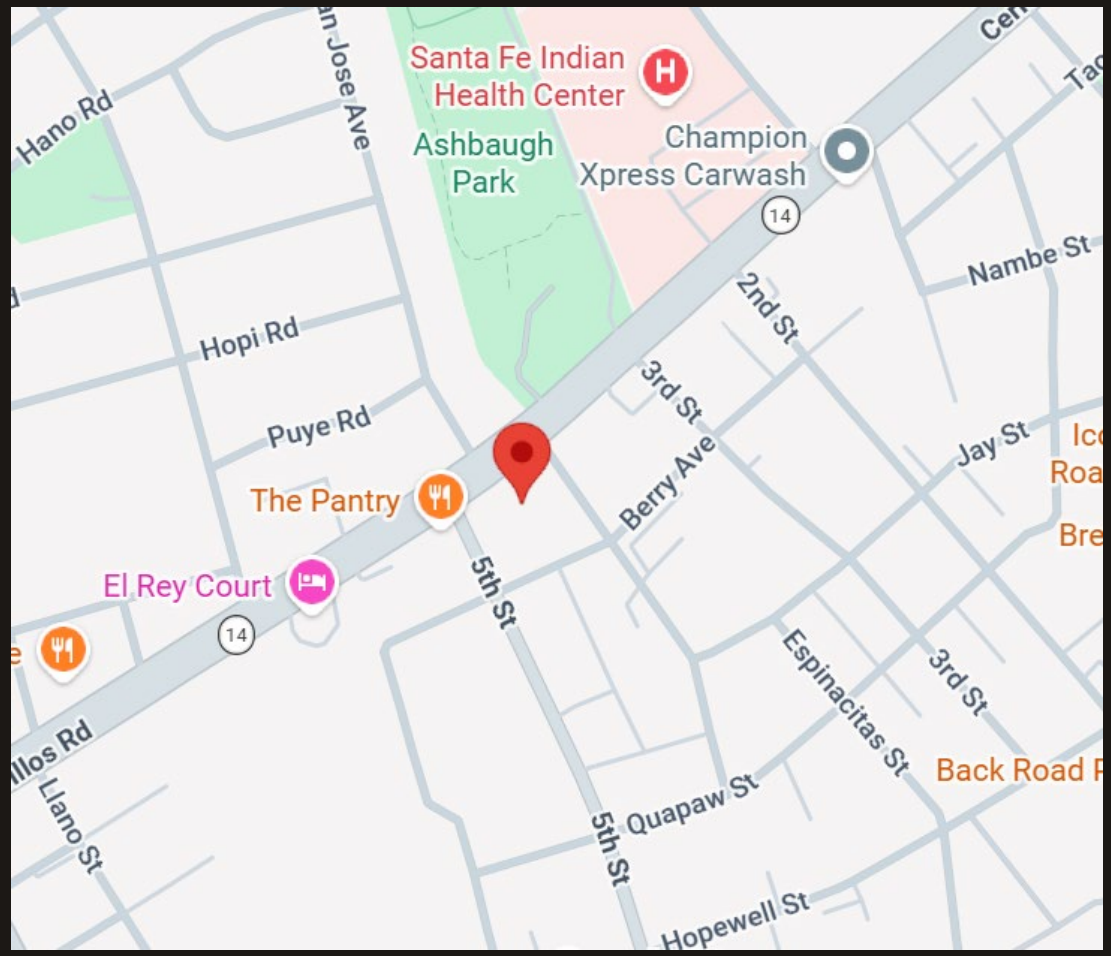
PROPOSED USE

Self-storage facility, creative office suites, community dog park

APPLICANT

Amatren LLC

Project Location



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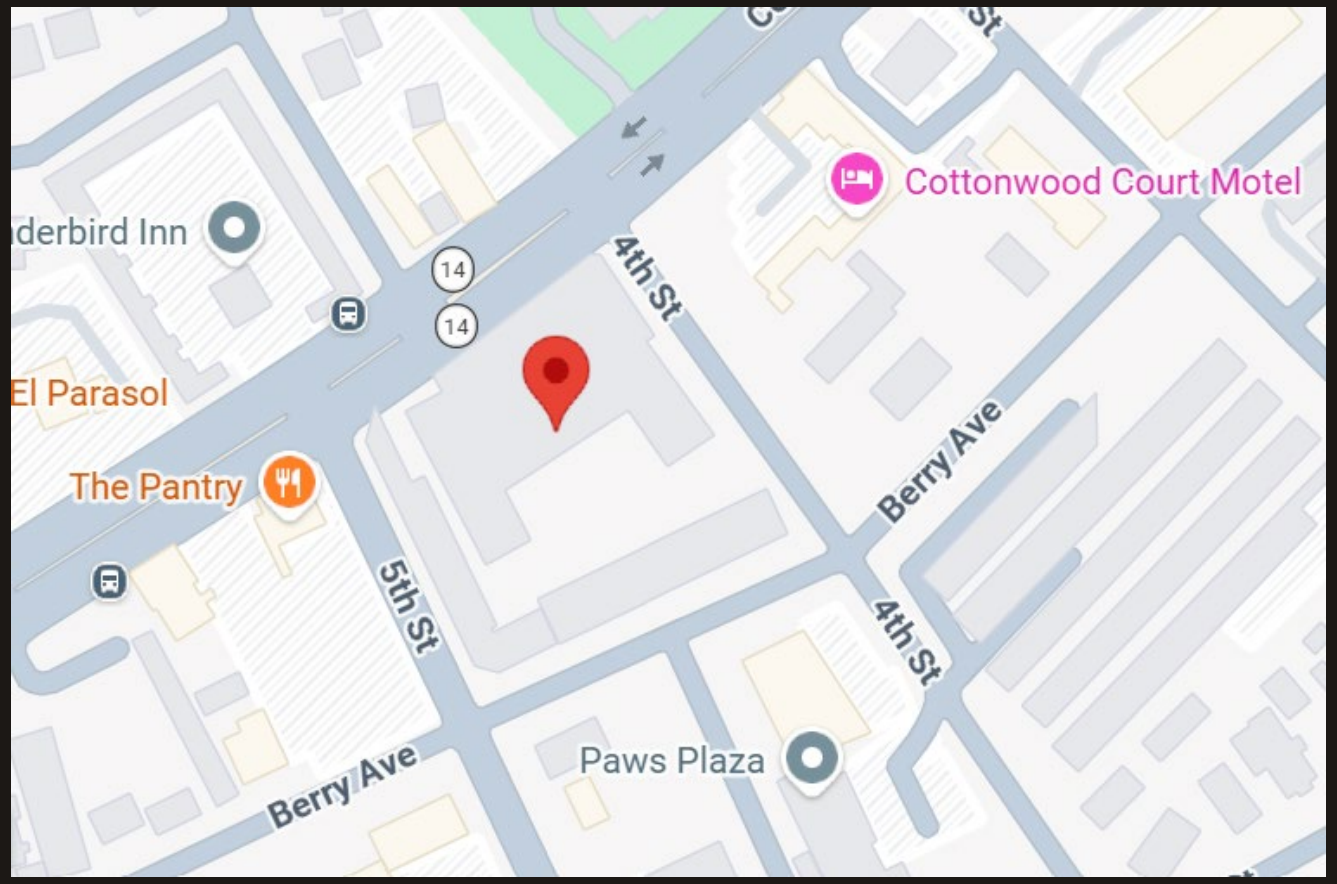
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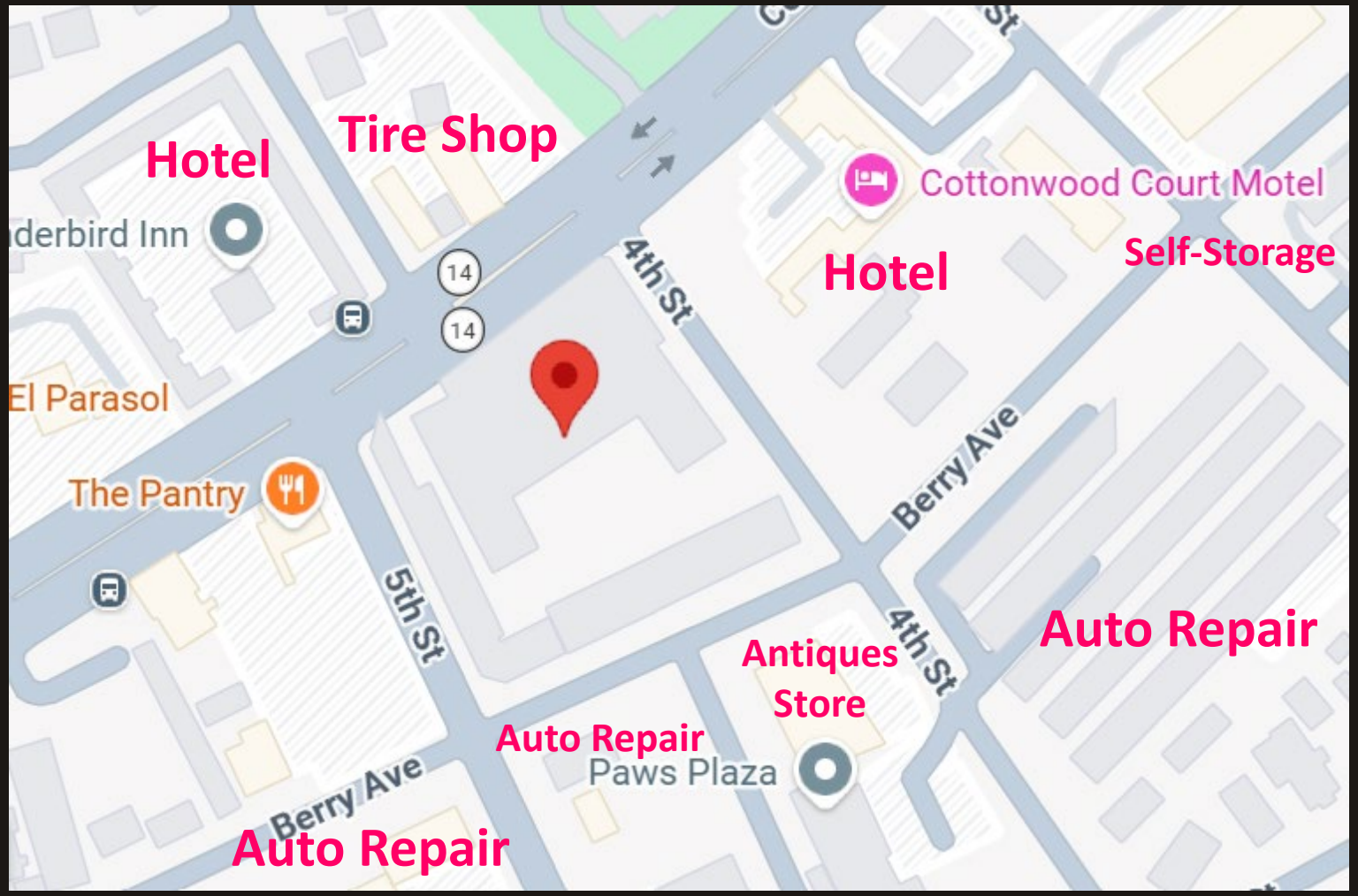
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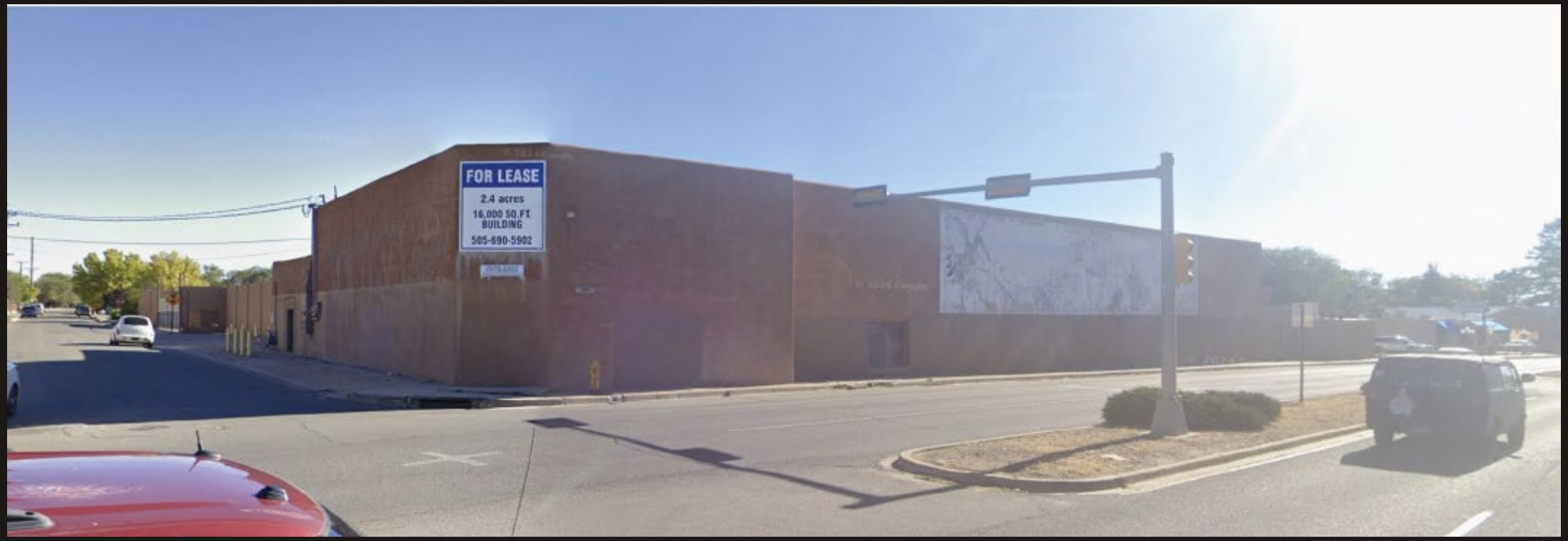
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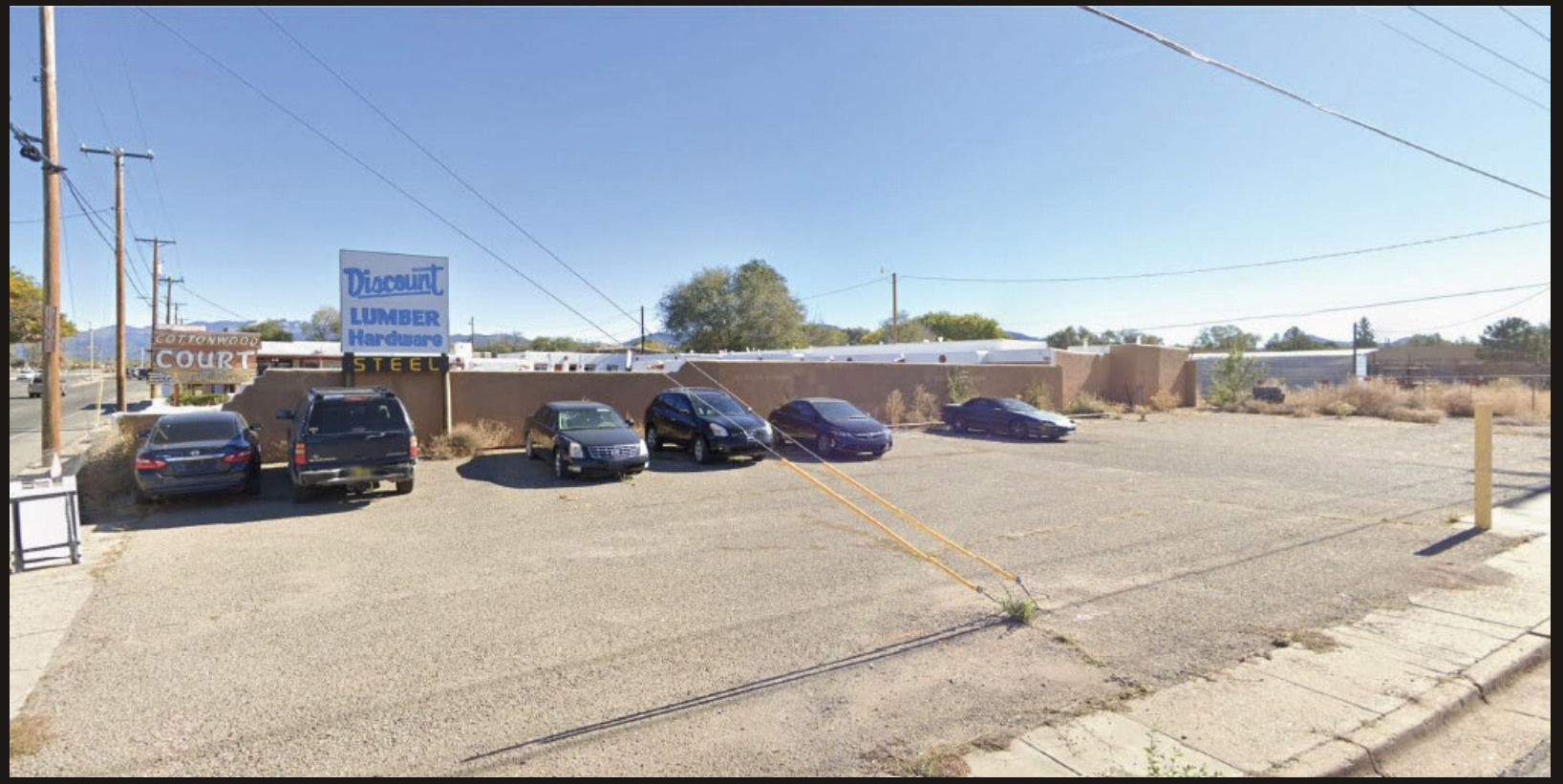


Current Views of the Site



Looking south from Cerrillos Road at northern side of existing structure

Current Views of the Site



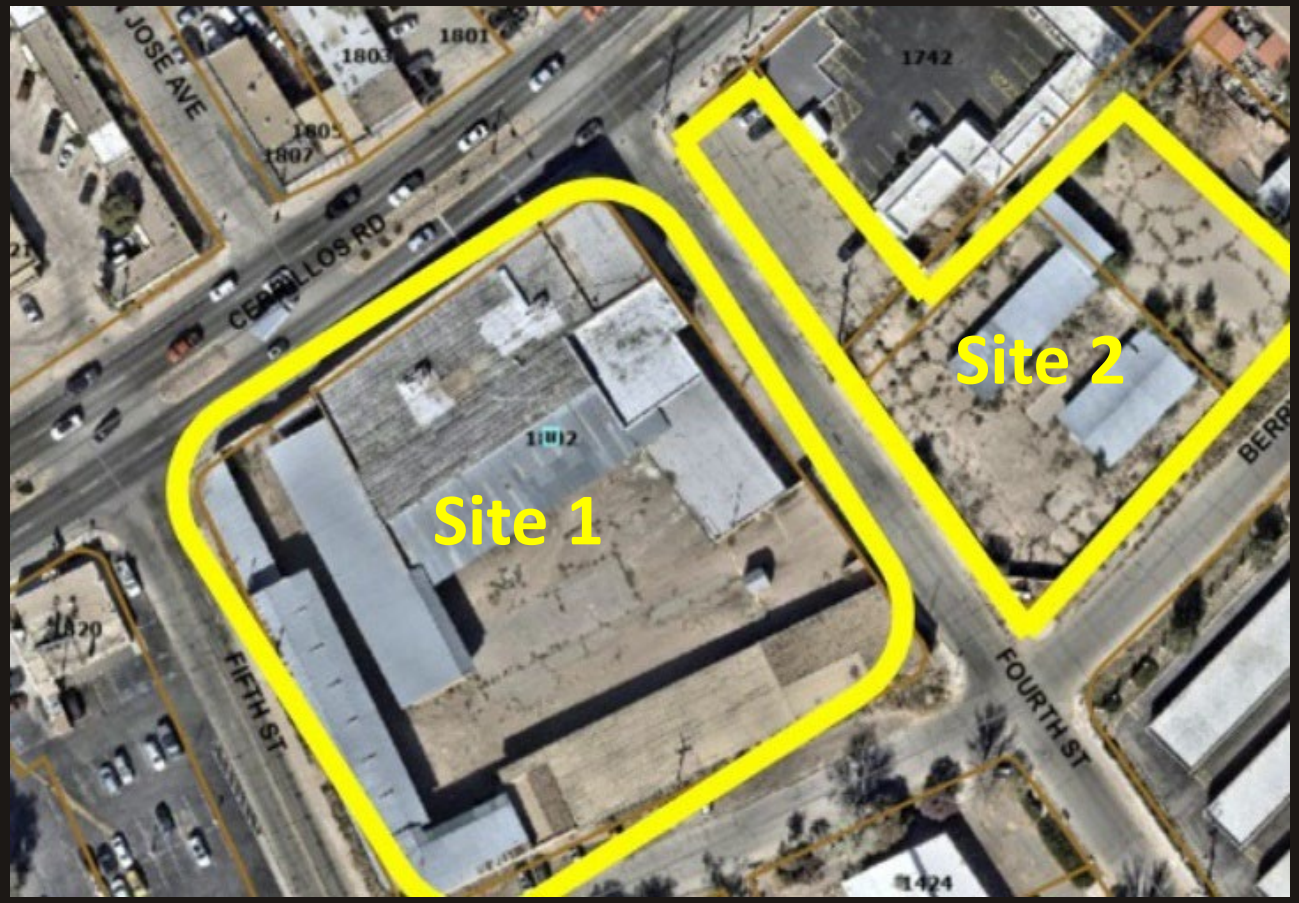
Western side of 1750 Cerrillos Road property

Current Views of the Site



Western side of 1361 Fourth Street Property

Development Plan



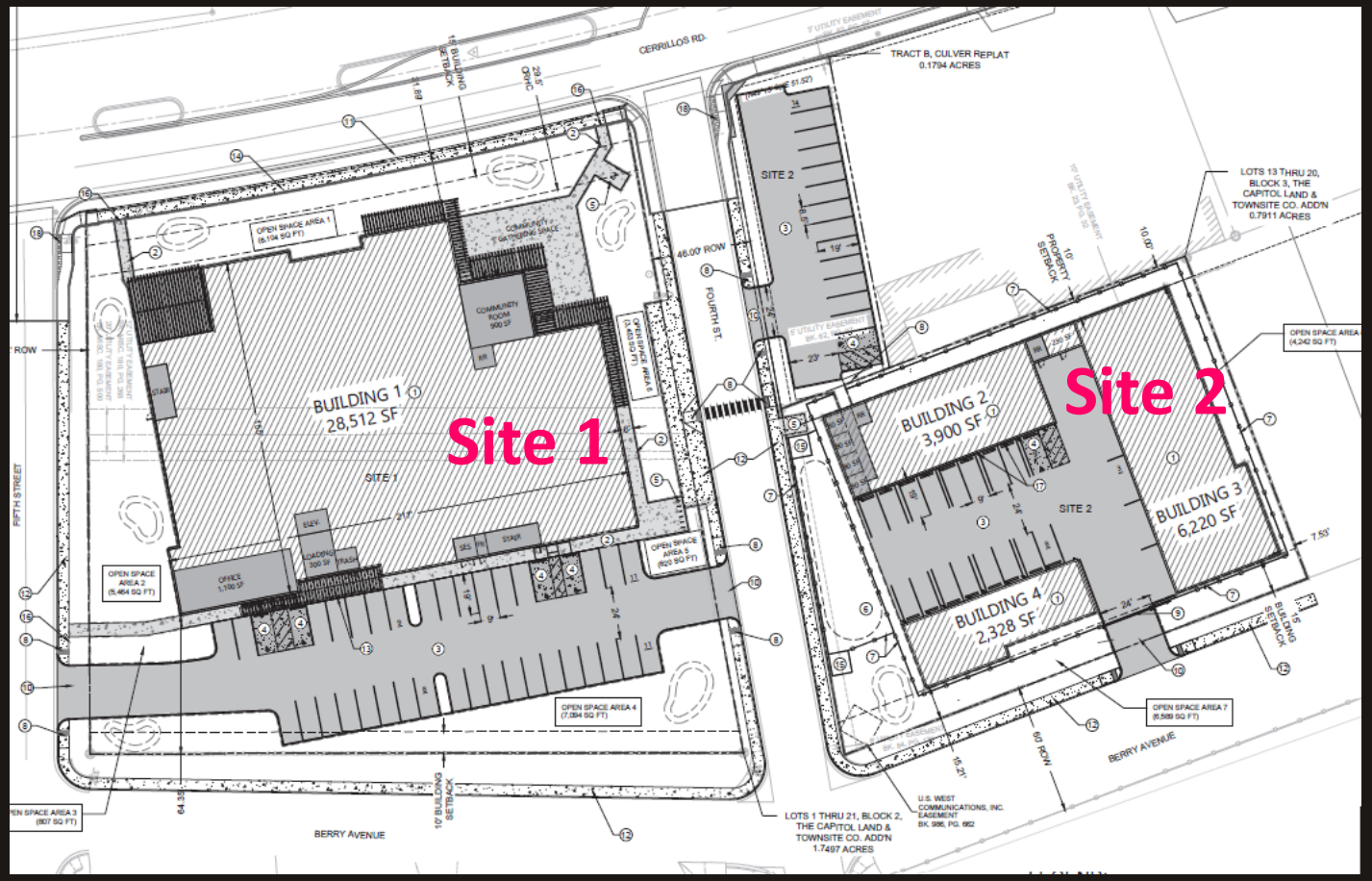
Site 1 – Main Building

1802 Cerrillos Road; indoor self storage plus community office/room space. 29 feet 6 inches tall

Site 2 – East of Fourth Street

1750 Cerrillos remains parking; three one-story creative office/workshop-style storage-suite buildings; dog park

Development Plan

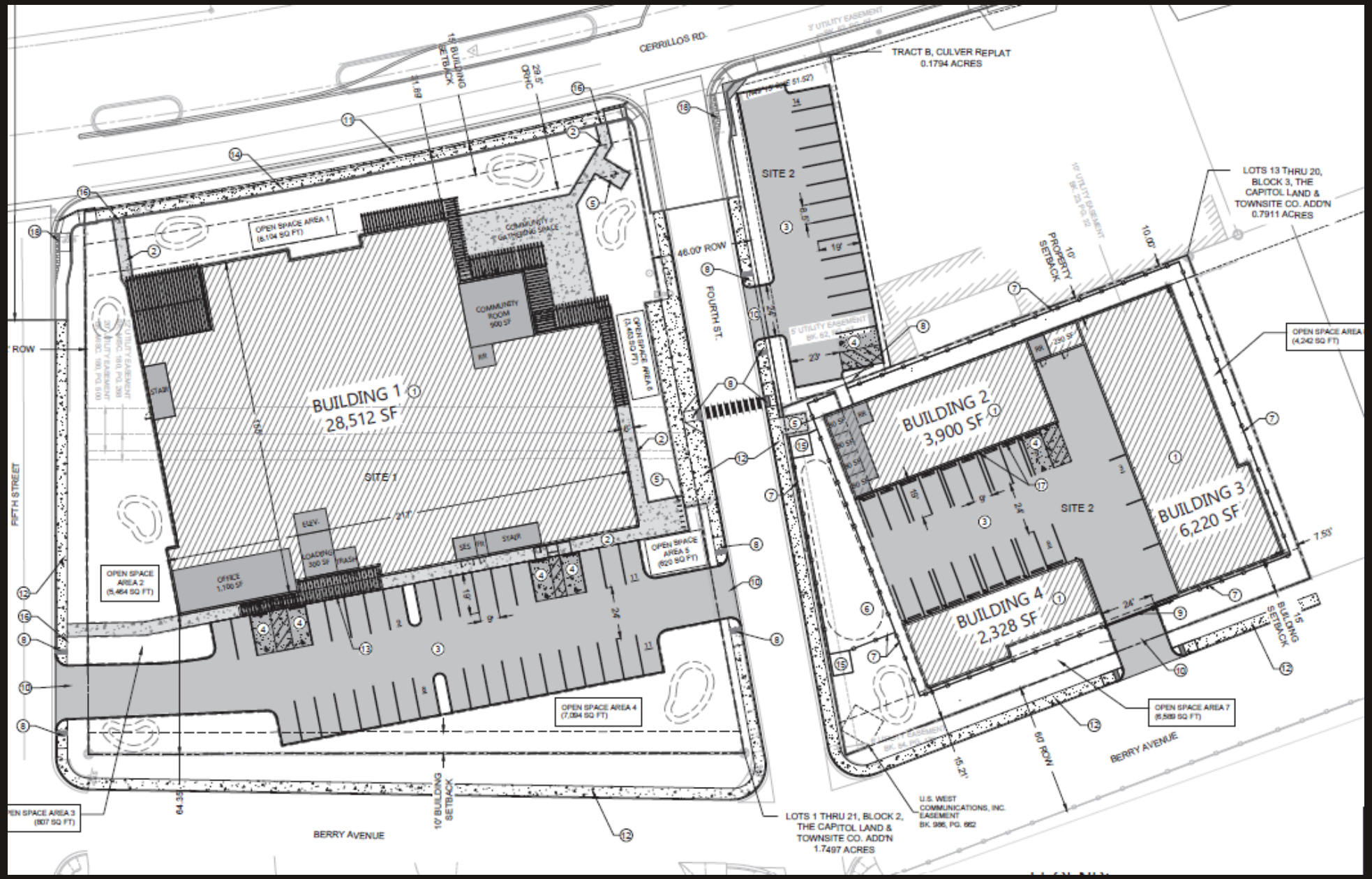


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CERRILLOS RD.
TRACT B, CULVER REPLAT
0.1794 ACRES
SITE 2
LOTS 13 THRU 20,
BLOCK 3, THE
CAPITOL LAND &
TOWNSITE CO. ADD'N
0.7911 ACRES
46.00' ROW
FOURTH ST.
PROPERTY SETBACK
OPEN SPACE AREA 1
(6,104 SQ FT)
COMMUNITY GATHERING SPACE
COMMUNITY ROOM
900 SF
OPEN SPACE AREA 6
(3,453 SQ FT)
BUILDING 1
28,512 SF
SITE 1
BUILDING 2
3,900 SF
BUILDING 3
6,220 SF
BUILDING 4
2,328 SF
OPEN SPACE AREA
(4,242 SQ FT)
OPEN SPACE
AREA 2
(5,464 SQ FT)
OFFICE
1,700 SF
LOADING
300 SF
TRASH
ELEV.
STAIR
OPEN SPACE
AREA 5
(620 SQ FT)
OPEN SPACE AREA 4
(7,094 SQ FT)
OPEN SPACE AREA 7
(6,589 SQ FT)
OPEN SPACE AREA 3
(807 SQ FT)
FIFTH STREET
BERRY AVENUE
10' BUILDING SETBACK
15' BUILDING SETBACK
60' ROW
U.S. WEST
COMMUNICATIONS, INC.
EASEMENT
BK. 986, PG. 662
LOTS 1 THRU 21, BLOCK 2,
THE CAPITOL LAND &
TOWNSITE CO. ADD'N
1.7497 ACRES

Applicant's Renderings



Retail Entry – Southwest Corner

Applicant's Renderings



Community Center – Northeast Corner

Applicant's Renderings



Community Gathering – Northwest Corner

Applicant's Renderings



Self-Storage Display – Southeast Corner

Applicant's Renderings



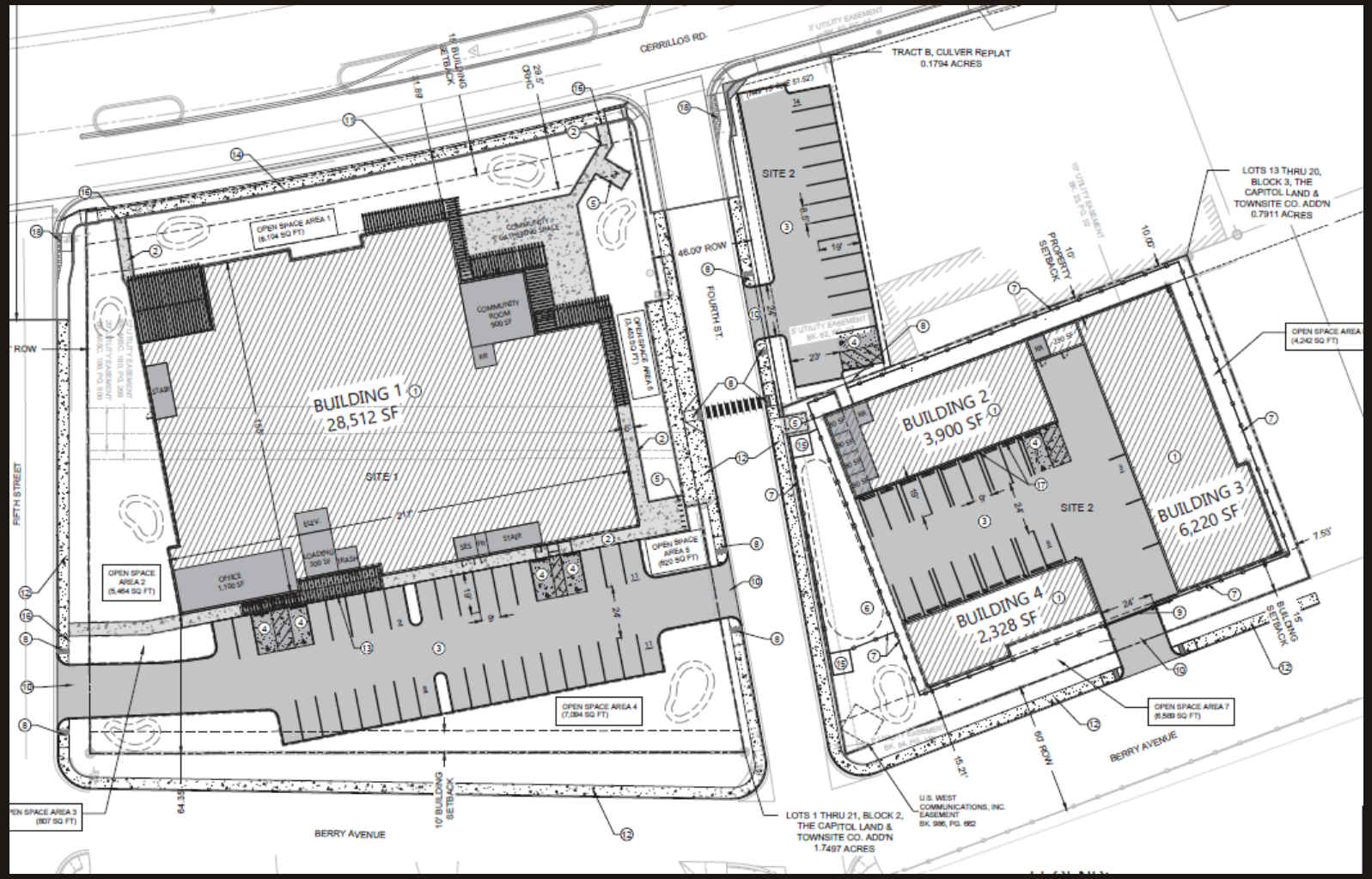
Dog Park/Individual Rentable Space

Applicant's Renderings



Dog Park/Individual Rentable Space

Traffic



Traffic Assessment

10 AM peak-hour trips and
17 PM peak-hour trips

NMDOT Construction

Developer to coordinate with NMDOT on Cerrillos Road frontage

Signage and Striping

Plan to be submitted for review and approval by Public Works prior to building permit

Mural Condition





The Empire Builders mural when first painted in 1980 by Zara Kriegstein and David Pratt

Mural Condition



Planning Commission Condition 44

- Applicant shall reproduce the existing mural on the exterior of the building in a location visible to the public
- A second exterior mural
- Artist(s) must be from Santa Fe
- Mural plan must be submitted prior to recordation

Staff Recommendation

Land Use Staff recommended that the Planning Commission approve the Development Plan, subject to the Conditions of Approval and Technical Corrections.

Development Plan Approval Criteria

To approve a development plan, the Planning Commission must make the following findings:
(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.

SFCC 1987, Section 14-2.1(F)(4)(e)(II)

Development Plan Approval Criteria

(a) That approving the development plan will not adversely affect the public interest

Staff Response:

The term "Public Interest" is not specifically defined in Chapter 14; however, the Governing Body has implemented the General Plan as stated in Subsection Section 14-1.3 (General Purposes). The resulting ordinances establish minimum standards for health, safety and welfare affecting land uses and developments as a means to protect the public interest from within the municipality. Staff reviewed the proposed application in accordance with these ordinances. Subject to Conditions of Approval recommended by staff, the proposed application complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.

Staff Report at p. 11

Development Plan Approval Criteria

(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.

Staff Response:

Staff finds that the proposed uses are compatible with those in the vicinity and that the uses are permitted with a Special Use Permit in the C-2 zoning district. Adjacent uses to the project include hotels, a fire station, auto shops, a restaurant, and another mini-storage facility (Santa Fe Self Storage). The architectural style of the buildings is compatible with structures in the area, as they will be mostly neutral stucco with some accent materials. The project conforms with all C-2 zoning requirements and eliminates existing nonconformities on the site.

Staff Report at p. 11

Planning Commission's Action

The Planning Commission approved the 1802 Cerrillos Development Plan, subject to the conditions of approval and technical corrections.