



CITY OF SANTA FE

Planning and Land Use Department Board of Adjustment Staff Report

Case No: 2026-012069
Hearing Date: June 2, 2026
Owner: RZX Property, LLC.
Agent/Applicant: Daltons Land Insights, LLC.
Request: Conditional Use Permit
Location: 27698/27700 W. Frontage Road
Case Mgr.: Claudia Kath
Zoning: C-2 (general Commercial)
Overlay: N/A
Pre-app. Mtg.: January 1, 2026
ENN Mtg.: February 4, 2026
Proposal: The Applicant requests approval of a Special Use Permit to construct a 29,920 sq.ft. storage facility on +/-4.92 acres. The property is zoned C-2 (General Commercial).



SITE LOCATION MAP

Case #2026-012069. 27698/27700 West Frontage Road Conditional Use Permit. Daltons Land Insights, LLC., Agent/Applicant (“Applicant”), for RZX Property, LLC., owner (“Owner”), requests approval of a Conditional Use Permit for a 29,920 square foot storage facility on +/-4.92 acres. The property is zoned C-2 (General Commercial). (Claudia Kath, Case Manager, cmkath@santafenm.gov).

I. RECOMMENDATION

Staff recommends **APPROVAL** of Case #2026-012069, subject to conditions of approval and technical corrections noted in Attachment A of this report.

One motion will be required in this case:

- a. **Approve or deny** Case #2026-012069 *Conditional Use Permit*, subject to the conditions of approval and technical corrections recommended by staff in Attachment A.



Figure 1: - Overall Site Plan Illustrative

II. EXECUTIVE SUMMARY

The subject property consists of two adjoining parcels at 27698 and 27700 West Frontage Road that are currently vacant. The property is located north of Interstate 25 and the Rail Runner tracks, west of Country Boarding Kennels and east of Top Dog Pet Resort.

In 2016, the Board of Adjustment approved a Special Use Permit and Variance for a self-storage facility at this same site. A grading permit was issued in 2019. However, construction did not proceed and approvals have since expired.

The applicant is proposing a revised design that complies with current code and requests Conditional Use approval for a self-storage facility totaling approximately 29,920 square feet across seven buildings, with about 300 units. Development would occur in phases based on demand and need for additional storage units.

III. EXISTING CONDITIONS

The subject property is owned by RZX Property LLC. The Legal Lot of Record for the subject tracts was established through a recorded land division plat, filed in the records of the Santa Fe County Clerk's Office (Book 828, Page 41). Copies of the warranty deed and the recorded plat are included in the application materials in Attachment C of this report.



Figure 2: - Existing Conditions Plan



Figure 3: - Existing View of Site from Frontage Road



Figure 4: - Existing View of Site from Southbound I-25

IV. PROJECT ANALYSIS

a. Project Zoning

- The proposed project is currently zoned C-2 (General Commercial). The proposed Development Plan complies with the C-2 zoning standards. Required dimensional standards and proposed development are captured in Table 1 *Dimensional Standards for C-2 District*.

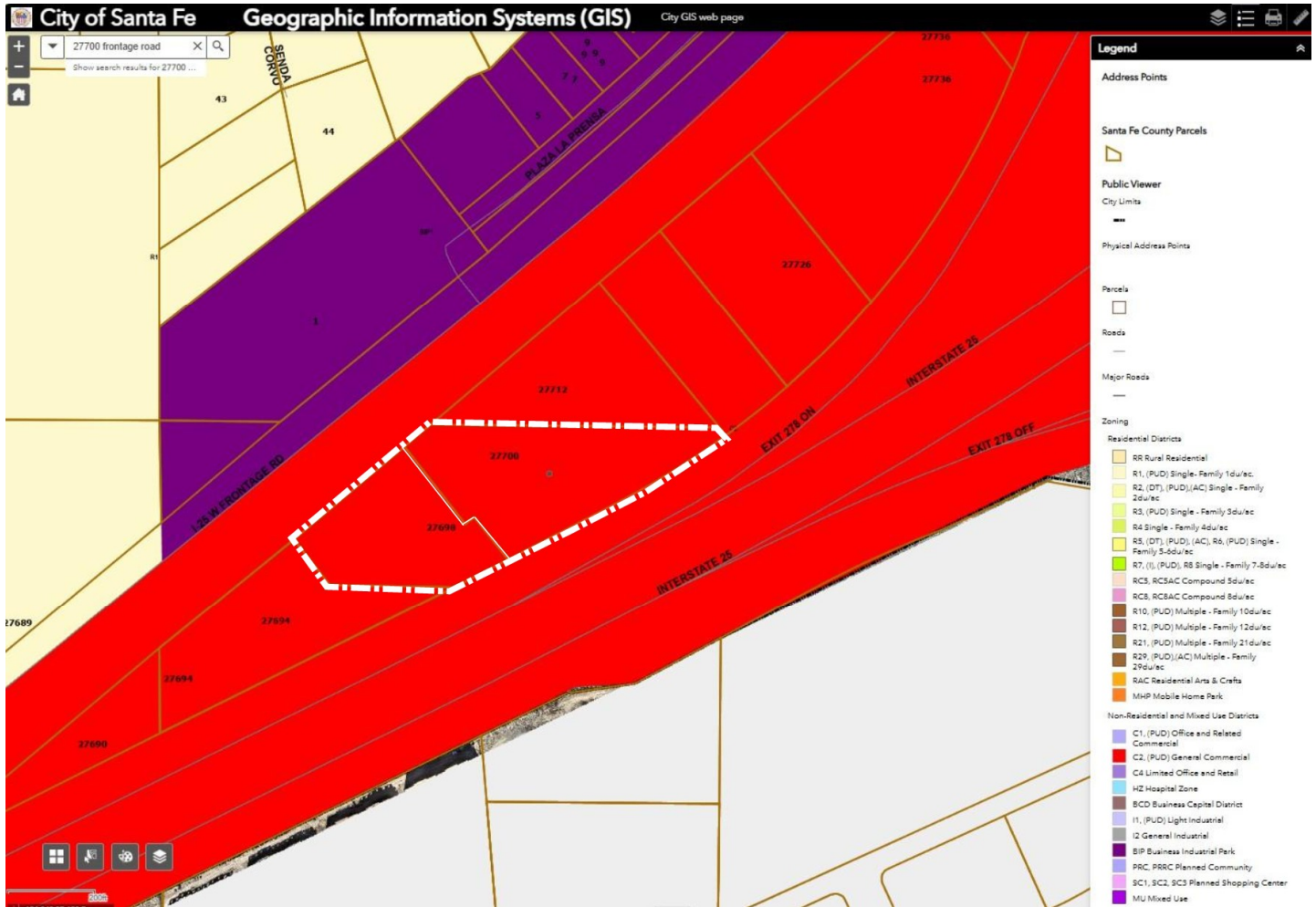


Figure 5: - Current Zoning Map

Table 1. *Dimensional Standards for C-2 District*

Element	Requirement	Proposed
Height	45 feet	14.8 feet
Setbacks	Street: 15 feet Side: 0 feet Rear: 10 feet	Street: 26.25 feet Side: 28.08 feet Rear: 59 feet
Open Space	20%	34.47% of total lot area
Lot Coverage	60%	28.7 %

e. Access and Parking

- As noted in SFCC 14-7.5 - Table 7-4, a total of 30 parking spaces are required – one per 10 storage units. There will be 300 storage units on the site. The Applicant has provided 2 parking spaces for ADA as required by City standards in 14-7.5 Table 7-5.

f. Traffic

- The New Mexico Department of Transportation (NMDOT) has determined that an access permit will be required for access to the state highway system. This process will be carried out in accordance with the provisions of the NMDOT State Access Management Manual (SAMM).

g. Landscaping and Outdoor Lighting

- The majority of the existing landscape surrounding the project site will remain undisturbed. Proposed landscaping includes a low- to moderate-water-use plant palette with trees screening the project from I-25. Additionally, street trees as required in 14-8.4.F will be installed on private property at the front of the project along the Frontage Road.
- The Applicant has submitted Landscape, Irrigation, and Outdoor Lighting Plans that will require modifications prior to issuance of the building permit. Most notably, footcandle light levels as noted in 14-8.6.D.1 & 2 shall be met, nuisance glare shields shall be installed on all fixtures, and any fixtures facing I-25 shall be deleted from the plan.

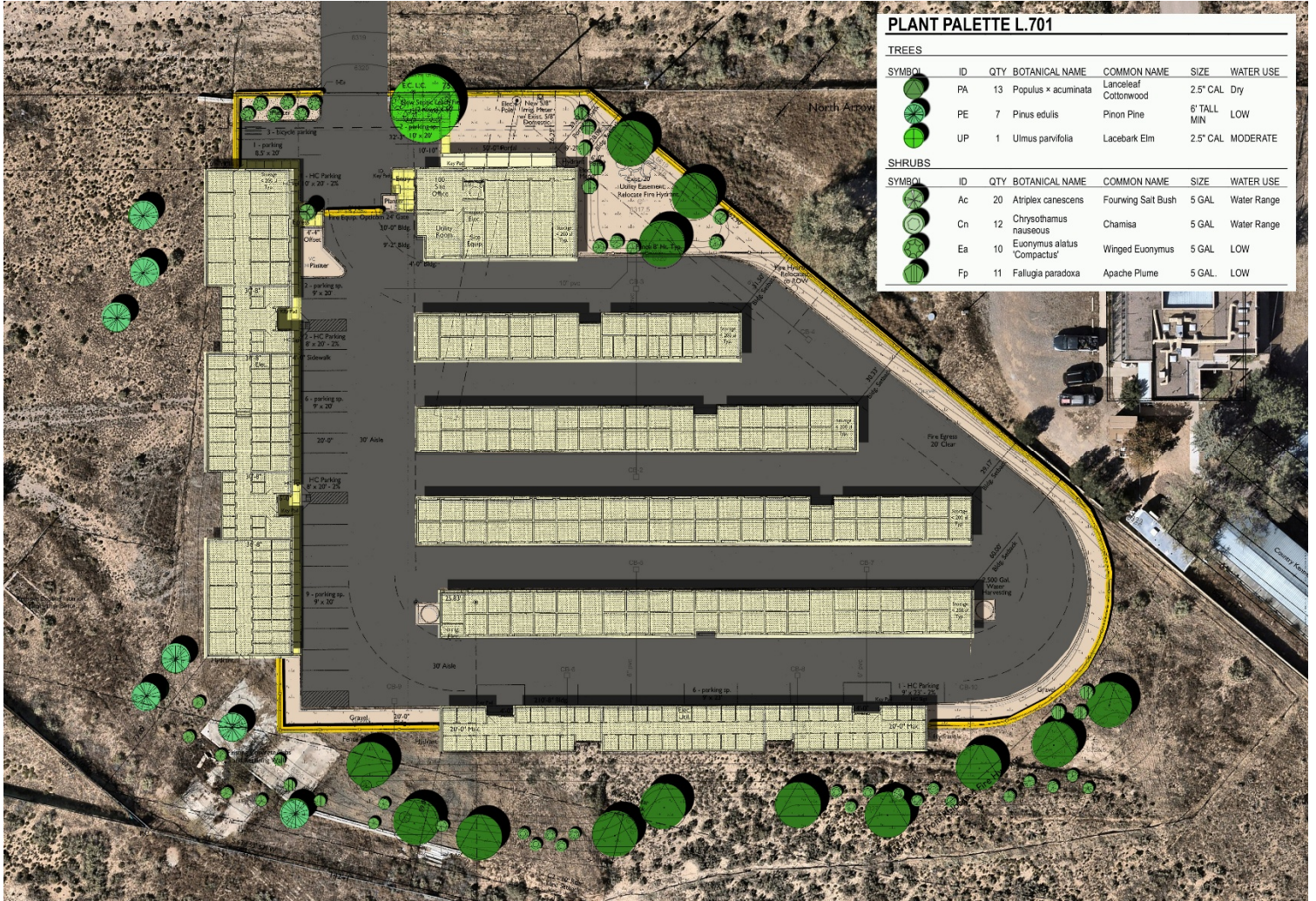


Figure 7: - Planting Plan



Figure 8: - Photometric Plan

h. Grading and Drainage

- The site slopes from north to south at approximately 4%. There are existing concrete pads and gravel access drives that will be removed at the time of construction. Stormwater will be managed through detention ponds, catch basins and pipe outlets.

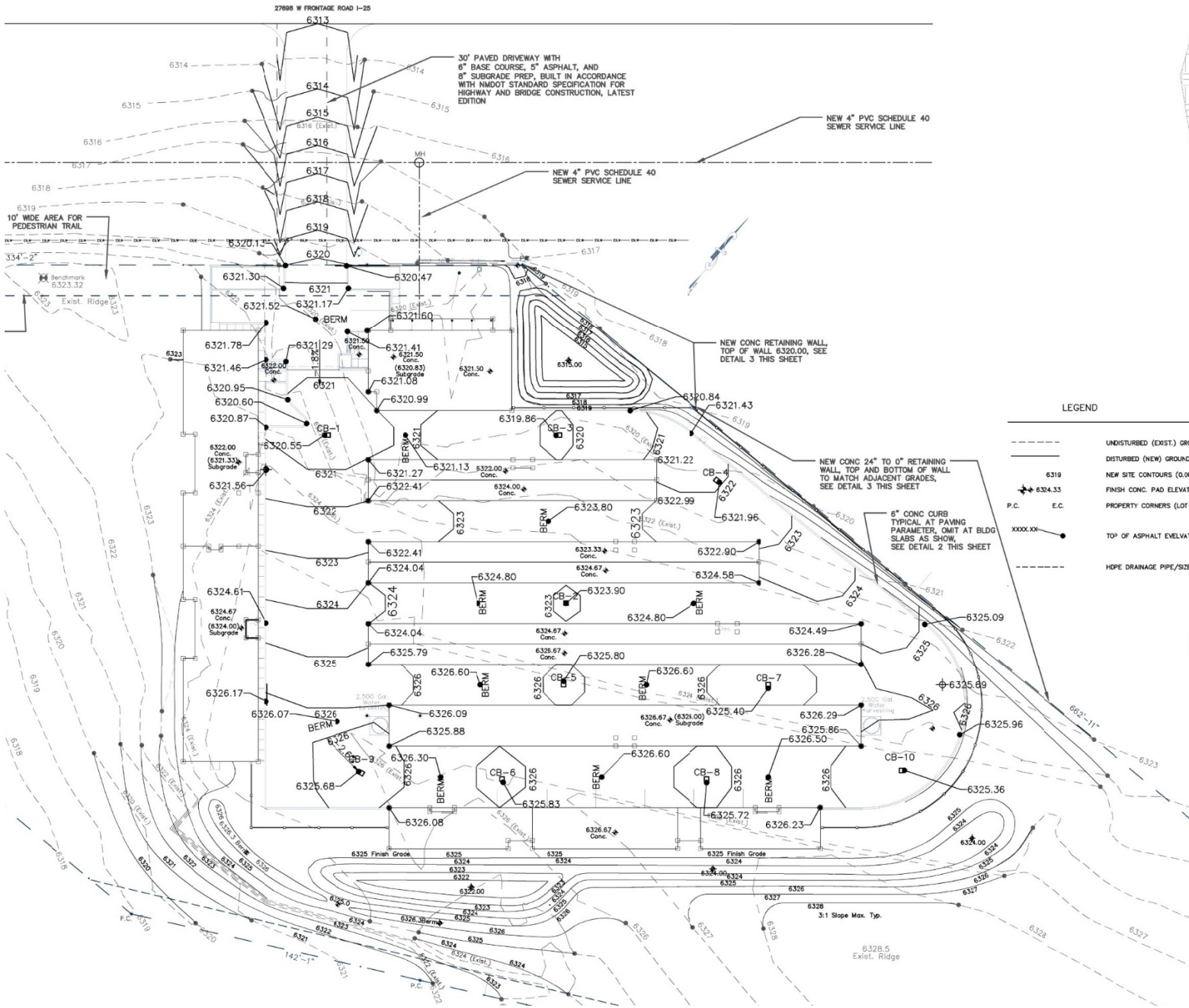


Figure 9: - Grading and Drainage Plan

i. Archaeology

- The State of New Mexico has conducted an archaeological survey and cleared the site for development. No additional archaeological clearance is required.

j. Architecture

- The Applicant is proposing 6 storage buildings and 1 office / utility building which do not exceed 14.8 feet in height. The proposed architecture reflects the traditional Pueblo Style through the use of stucco finishes, earth-tone colors, flat roofs, parapets, and decorative viga and canale details along the façades. The storage unit doors and windows will be a brown color to match the stucco color of the buildings.

- The Applicant has provided elevations of all the building facades and an architectural points analysis. See Attachment C.
- The Applicant has noted the property will operate during daytime business hours and will remain closed overnight.

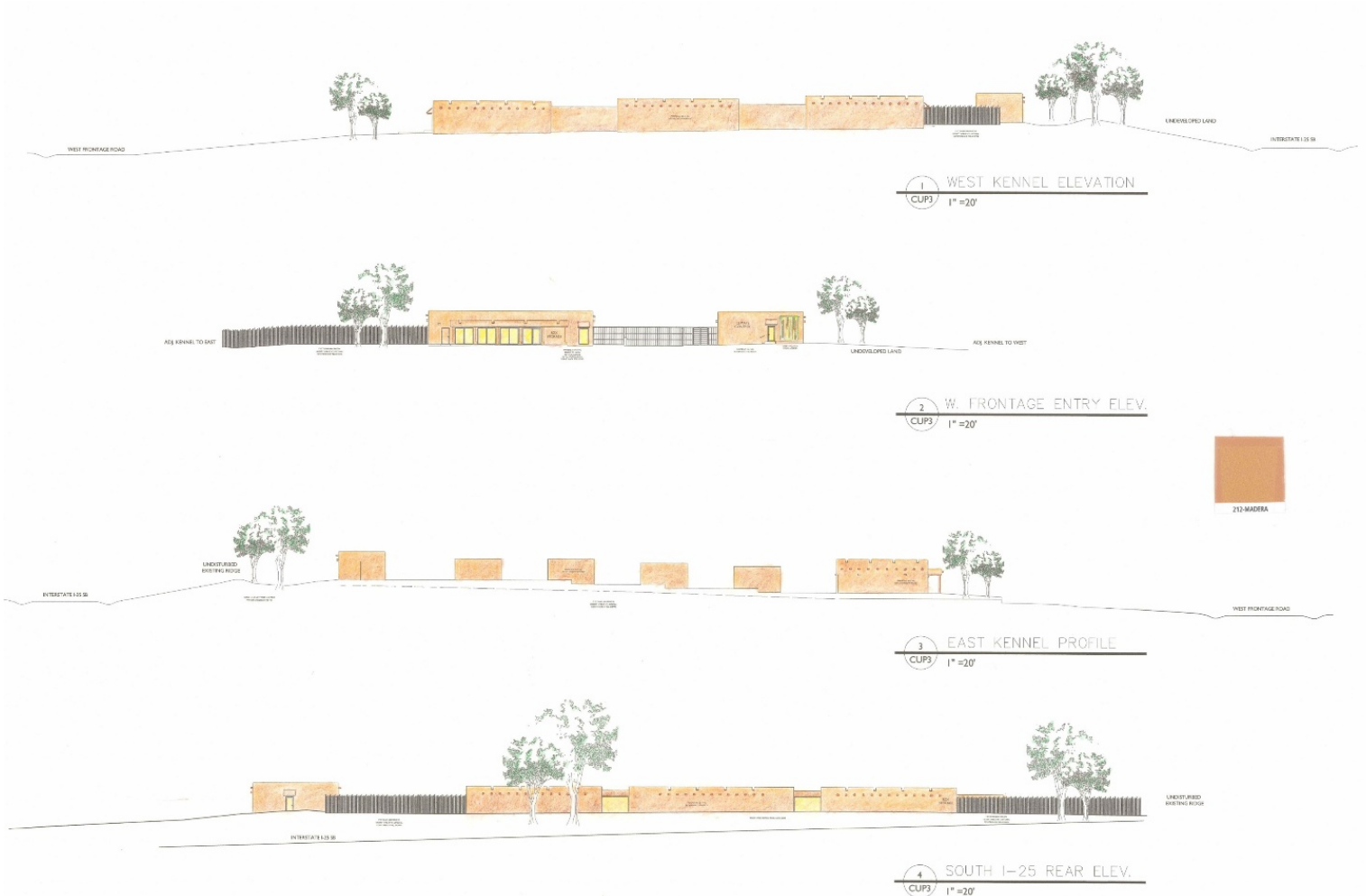


Figure 10: - Architectural Elevations

V. CONDITIONAL USE PERMIT APPROVAL CRITERIA SECTION §14-2.1.F

SFCC §14-2.1.F.2.IV.a details the approval criteria for a special use permit:

<p>Criterion 1: Necessary Finding §14-2.1.F.2.IV.a.1 That the land use board has the authority under the section of Chapter 14 described in the application to grant a conditional use permit;</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>Chapter 14-2.2 gives authority to the Board of Adjustment to grant approval of conditional use requests.</i></p>	

<p>Staff Response: Per Santa Fe City Code (SFCC) §14-2.2.E.2: <i>“The governing body hereby delegates its authority, as set forth generally in Chapter 3, Articles 19 through 21 NMSA 1978, to the BOA as described in this section, except those powers retained to the governing body in the Santa Fe City Code. In addition, the governing body delegates authority to the BOA to hear appeals, variances, and conditional use approvals as provided in Chapter 14.”</i></p>	
<p>Criterion 2: Necessary Finding §14-2.1.F.2.IV.a.2 That granting the conditional use permit does not adversely affect the public interest, and</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>Granting the special use permit will not adversely affect the public interest because the project is designed to complement and align with surrounding land uses. fostering local economic activity, it encourages growth and revitalization in the area, creating jobs and supporting local businesses. Furthermore, the enhancement of community vibrancy through this project will contribute positively to the social and economic fabric of the neighborhood, demonstrating that the variance serves the public interest. Overall, the project will promote a more dynamic, engaged, and economically viable community, ultimately benefiting residents and visitors alike.</i></p>	
<p>Staff Response: The term <i>“Public Interest”</i> is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. Staff has reviewed the proposed development plan application in accordance with Chapter 14. Subject to staff recommended conditions of approval, the proposed development plan complies with minimum standards of Chapter 14 SFCC and would not adversely affect the public interest.</p>	
<p>Criterion 3: Necessary Finding §14-2.1.F.2.IV.a.3 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.</p>	<p>Criterion Met: (Yes/No) YES</p>
<p>Applicant Response: <i>The proposed development is situated in an area characterized by established commercial activities, which supports its compatibility with surrounding properties. To the east, the existing veterinary clinic serves a similar clientele, reinforcing the notion that the proposed use is in harmony with neighboring businesses. To the west, the dog kennel shares a common purpose related to animal care, further cementing the compatibility of the development.</i></p> <p><i>The proximity to the I-25 W. Frontage Road allows for seamless access and visibility, essential for a commercially viable operation. Additionally, the nearby Business Industrial Park to the north creates a robust commercial environment that can benefit the proposed use by fostering mutual customer bases. To the south, the I-25 Interstate and Rail Runner train tracks establish a significant transportation corridor, enhancing accessibility for clients and services. This strategic location not only supports the intended use but also allows for potential future adaptations of the buildings, should the need arise. Overall, the proposed building(s) and use are well-positioned to coexist and thrive within this evolving commercial landscape.</i></p>	

Staff Response:

The Project will comply with applicable City code requirements regarding height, setbacks, mass and scale, architectural style, landscaping, lighting and open space. Staff agrees with the Applicant that the proposed use for the site will be compatible and adaptable to surrounding commercial and industrial properties in the vicinity.

VI. EARLY NEIGHBORHOOD NOTIFICATION

The applicant properly noticed for the Early Neighborhood Notification meeting in accordance with 14-3.1(H). An ENN meeting was held on February 4, 2026. No members of the community attended.

VII. EXPIRATION

The Conditional Use Permit shall expire three (3) years from the date of final action by the Board of Adjustment as provided in SFCC §14-2.1.B.5.VI.a. Should the Board approve the Conditional Use Permit, the expiration of the permit shall be three years from the adoption of the Findings of Fact and Conclusions of Law or 35 days after the date of the hearing. Approval of the Conditional Use Permit may be extended as provided in SFCC §14-2.1.B.5.VI.F.3.

VIII. ATTACHMENTS

ATTACHMENT A: 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

ATTACHMENT B: Maps and Figures

- B-1: Maps and Figures

ATTACHMENT C: Applicant Materials

- C-1: Letter of Intent – Conditional Use Permit
- C-2: Legal Lot of Record
- C-3: Warranty Deed
- C-4: Grading and Drainage Plans
- C-5: Surrounding Studio Landscape Plans
- C-6: Traffic Waiver Request
- C-7: Architectural Site and Roof Plans
- C-8: Conditional Use Permit Drawings
- C-9: Photometric Plan
- C-10: Light Fixture Sheets
- C-11: Threshold Analysis - Traffic
- C-12: Existing Topo Survey
- C-13: Tree Survey Plan
- C-14: Approved Water & Hydrant Plan
- C-15: Utility Service Application
- C-16: County Sewer As Builts

ATTACHMENT D: Early Neighborhood Notification

D-1: ENN Packet

APPROVED AS TO FORM BY THE BOARD OF ADJUSTMENT AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy, AICP	HLL
Assistant Department Director	Maggie Moore	MM
Planning Manager	Daniel Esquibel	DAE
Planner Senior	Claudia Kath	CK