

Justin S. Greene
Commissioner, District 1

Lisa Cacari Stone
Commissioner, District 2

Camilla Bustamante
Commissioner, District 3



Adam Fulton Johnson
Commissioner, District 4

Hank Hughes
Commissioner, District 5

Gregory S. Shaffer
County Manager

PRE-APPLICATION NEIGHBORHOOD MEETING REPORT

DATE: July 27th, 2026, from 6:00 PM to 7:30 PM

LOCATION: Madrid Volunteer Fire Station (5 Firehouse Ln, Madrid, NM 87010)

WHO: Santa Fe County Planning Staff and the Madrid Planning Committee

TOPIC: **Legislative Amendments to the Madrid Community District Overlay**

The list of persons and organizations invited to the meeting, copy of notice, attendees, and meeting materials are all attached to this report.

MEETING SUMMARY:

- This was the **Sixth community meeting** to discuss the proposed amendments to the Madrid Community District Overlay.
- Staff recapped all of the proposed amendments the community discussed at previous meetings as well as the minor technical and grammatical changes the County Attorney's Office recommended.
- A community member had a concern about the permitting of "Garage Lots" that are not along Main Street. Staff learned that some properties are designated as "Garage Lots" in their Plat. Based on that feedback, staff will add a brief statement to the proposed amendment allowing the use of those properties for parking.
- At the request of a community member who emailed staff prior to the meeting, the Committee briefly discussed the "Auto Repair" commercial use and generally agreed that allowing them to be a Conditional Use is better than keeping them Prohibited so they are better regulated.
- The Committee discussed the difference a bicycle dealer and a motorcycle/ATV dealer and the need to differentiate them in the use table, specifically that bicycle shops should be permitted and motorcycle shops should be conditional.
- The Committee discussed the mini-golf use and changed it to a permitted use.



Madrid Planning Committee | Meeting 06

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Monday, July 27th @ 6:00PM

- I. **Welcome, Introductions, & Meeting Guidelines** ~ 15 minutes
- II. **Updates from Legal Review** ~ 5 minutes
- III. **Review of Amendments + Open Discussion** ~ 60 minutes
 - “Auto Repair” Use
 - Use Matrix or any Overlay-related topic
- IV. **Adoption Schedule** ~ 5 minutes
 - **1st Hearing: SLDC Hearing Officer ~ Thursday, August 13th @ 3:00PM**
 - **2nd Hearing: Planning Commission ~ September 17th @ 4:00PM**
 - 3rd Hearing: Board of County Commissioners ~ TBD
 - Attend virtually or in-person!
- V. **Adjournment** ~ before 7:30PM

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All agendas, handouts, and meeting updates will be posted on the “Madrid Community Planning” webpage on the County website:

<https://bit.ly/madridplanning2026>

For any questions/comments, please contact **Nate Crail, Senior Community Planner**, at 505-986-2452 or ncrail@santafecountynm.gov

ACRONYM DEFINITIONS

A	Accessory use
APA	American Planning Association
C	Conditional use
CN	Commercial Neighborhood Zoning District
DCI	Development of Countywide Impact
LBCS	Land-Based Classification Standards
MCD	Madrid Community District
NAICS	North American Industry Classification System
O-RC	Rural Commercial Overlay
P	Permitted use
PI	Public Institutional Zoning District
RUR	Rural Zoning District
SGMP	Sustainable Growth Management Plan
SLDC	Sustainable Land Development Code
TC	Traditional Community Zoning District
X	Prohibited use

Use Table Labels and Meaning:

Permitted Use: The letter “P” indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of the SLDC.

Accessory Use: The letter “A” indicates that the listed use is permitted only where it is accessory to a use that is permitted or conditionally approved for that district. Accessory uses shall be clearly incidental and subordinate to the principal use and located on the same tract or lot as the principal use.

Conditional Use: The letter “C” indicates that the listed use is permitted within the zoning district only after review and approval of a Conditional Use Permit in accordance with Ch. 4.

Prohibited Use: The letter “X” indicates that the use is not permitted within the district.