City of Santa Fe
Planning Commission
Findings of Fact and Conclusions of Law

Case # 2024-9461
1372 Boylan Ln, 2743 Boylan Cr, 2745 Boylan Cr.,
Owner's/Applicant's Name – Larry Boylan
Agent's Name – Dalton Land Insights, LLC

THIS MATTER came before the Planning Commission ("Commission") for public hearing on June 18, 2026 ("Hearing") upon the application of Larry Boylan ("Applicant") by Dalton Land Insights, LLC ("Agent").

The Agent and Applicant requests approval for a rezoning of a 5.96-acre lot located at 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle from R-1 (1 dwelling unit per acre) to C-2 (General Commercial).

City Planning and Land Use Department staff ("Staff") recommends the Planning Commission recommend the Governing Body approve Case #2024 – 9461, Rezoning to a less intensive zoning designation of MU (Mixed-Use) subject to Santa Fe City Code ("SFCC") 2026 §14-2.1(3)(VI)(e)(3)(ii.).

After conducting a public hearing and having heard from staff and all interested persons, the Planning Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. SFCC 1987 §14-2.1(D)(3)(VII) sets out approval criteria and requires the Commission to make complete findings of fact sufficient to show that these criteria have been met before recommending the Governing Body approve the Rezoning as recommended by Staff.

2. In this case, the Applicant sought a rezoning from R-1 to C-2.

3. Staff recommended a rezoning to a less intensive zone, MU, pursuant to SFCC 1987 §14-2.1(D)(3)(VI)(e)(3)(ii).

4. SFCC 1987 §14-2.1(D)(3)(VI) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the application, and make a recommendation to the Governing Body.

5. The property, totaling +/5.96 acres, consisting of four contiguous parcels: 910004222 (+/-1.81 acres), 99304501 (+/- 0.4379 acres), 58602155 (+/- 1.0758) and 990008243 (+/- 2.69 acres), located at 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle.

6. 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 § 14-2.1(B)(1)(I)]; (b) an Early Neighborhood Notification ("ENN") meeting [SFCC 1987 § 14-2.1(B)(II)]; and (c) compliance with notice and public hearing requirements [SFCC 1987 §14-2.1(B)(3)(V)-(B)(4)].

7. The Applicant affected notice by: mailing out notice via first-class mail to property owners within 300 feet of the subject property on May 20, 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 May 20, 2026, through the Hearing date.

8. The Applicant attended a pre-application conference on June 13, 2024.

9. The Applicant conducted an ENN meeting on September 26, 2024, virtually via Zoom. The Agent, Applicant, and Staff attended the ENN meeting. An unidentified participant that was having technical difficulties later called via phone to inquire about process and other unrelated questions regarding his prior approved rezoning located at 2749 B Agua Fria St.

10. At the Hearing, the Planning Commission received reports from Staff, as well as testimony and evidence from the Applicant's Agent prior to making a decision. The Commission opened the hearing to public comment, and no members of the public provided testimony, either in-person or by Zoom.

11. Once Commission Vice Chair Smith closed the Public Hearing, Commissioner Mirando moved to recommend the Governing Body approve the rezoning and was seconded by Commissioner McGhee. After discussion, the Planning Commission voted unanimously in favor of the motion to recommend the Governing Body approve the rezoning to MU, subject to Santa Fe City Code 1987 §14-2.1(D)(3)(VI)(e)(3)(ii.).

CONCLUSIONS OF LAW

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

1. Pursuant to SFCC 1987 § 14-2.1(B)(3)(V), the Applicant properly gave notice of the ENN meeting.

2. The Applicant properly conducted the ENN meeting pursuant to SFCC 1987 § 14-2.1(B)(1)(II).

3. The Applicant has the right under the SFCC to propose the rezoning of the property. Pursuant to SFCC 1987 Section 14-2.1(D)(3), any person may submit a written request for rezoning, along with all submissions required by SFCC 1987 Chapter 14 and any other information requested by the land use director as reasonably necessary to determine compliance with Chapter 14.

4. Pursuant to SFCC 1987 Table 14-2-1: Summary Table of Review Procedures and SFCC 1987 Section 14-2.1(D)(3)(VI)(e)(2), the Commission has the authority to review and recommend the Governing Body approve or deny the rezoning request.

5. SFCC 1987 § 14-2.1(D)(3)(VI) sets out procedures for rezoning and requires the Commission to hold a public hearing, review the application, make a recommendation to the Governing Body, and transmit the application, including any plans, to the Governing Body, together with a recommendation as to findings and conclusions, desirable changes and recommendations for approval or denial.

6. Pursuant to SFCC 1987 § 14-2.1(D)(3)(VI)(e)(3)(ii.)the Commission recommends the Governing Body approve a less intensive rezoning than originally requested by the Applicant, from C-2 to MU.

7. Pursuant to SFCC 1987 §14-2.1(D)(3)(VII), the Commission finds that a different use category is more advantageous to the community. This is because the rezoning would increase density in the central area of the City and would therefore directly align with the intent of the General Plan, which has identified the Future Land Use of the parcel as "Transitional Mixed Use" and within the designated "Infill Area."

8. Pursuant to SFCC 1987 § 14-2.1(D)(3)(VII), the Commission finds that the application is complete and the rezoning from R-1 to MU meets all rezoning approval criteria, including alignment with General Plan theme and policies.

9. Pursuant to SFCC 1987 § 14-2.1(D)(3)(VII), the Commission finds the rezoning provides sufficient information to address SFCC 1987 § 14-2.1(D)(3)(VII)(b). The rezoning to MU is consistent with the General Plan Future Land Use Map of TXMU (Transitional Mixed Use). Additionally, the increased density would be compatible with surrounding development patterns and the West Santa Fe River Corridor Plan.

10. Pursuant to SFCC 1987 § 14-2.1(D)(3)(VII)(a)(5), the Commission finds 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. Pursuant to SFCC 1987 §14-2.1(D)(3)(VII)(b), the Commission finds:
    a. The prevailing use and character of the area is primarily medium to high-density residential multifamily developments, with mixed-use and commercial uses along Alameda Road, with some single-family residential. The rezoning from R-1 residential to MU will be consistent with the prevailing character pattern in the area.
    b. The property is greater than two acres in size.
    c. The increase in density enhances compliance with the City's adopted General Plan, which serves the interest of the general public. The neighborhood contains high-density, multi-family developments at a frequency and density greater than single-family homes in the transition area. This was intended by the General Plan to take place at this location since 2017 when the Governing Body adopted the West Santa Fe River Corridor Plan and overlay district (City Resolution 2017-87)

11. Pursuant to SFCC 1987 §14-2.1(B), all common review procedural requirements regarding the pre-application conference, ENN meeting, and notice of public hearing have been met.

12. The Commission has the power and authority to review, approve or deny Case # 2024-9461 regarding + +/5.96 acres, consisting of four contiguous parcels: 910004222 (+/-1.81 acres), 99304501 (+/- 0.4379 acres), 58602155 (+/- 1.0758) and 990008243 (+/- 2.69 acres), located at 1372 Boylan Lane, 2743 Boylan Circle, and 2745 Boylan Circle.

13. The Applicant met the applicable submittal requirements.

14. The Commission recommends the Governing Body approve the rezoning to MU recommended by Staff because the Application met all applicable Code criteria.

WHEREFORE, IT IS ORDERED ON THE 3RD DAY OF SEPTEMBER , 2026, BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Commission recommends the Governing Body approve the rezoning from R-1 to MU as recommended by Staff for Case # 2024-9461.

Janet Clow
Chairperson

9/24/26
Date:

FILED:

Geralyn F. Cardenas
City Clerk

09/30/2026
Date:

APPROVED AS TO FORM:

Natalie Cauley
Assistant City Attorney

9/9/2026
Date:

Signature: 

Email: xivigil@santafenm.gov

26-0414 Larry Boylan Case #2024-9461

Final Audit Report 2026-09-30

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