City of Santa Fe, New Mexico

memo

Date: October 28, 2026

To: Governing Body

From: Joel Cruz Haber, Senior Planner, Current Planning Division JCH

CC: Heather L. Lamboy, AICP Planning and Land Use Director
Maggie Moore, Assistant Land Use Director
Dan Esquibel, Planning Manager *DAE*

CONSIDERATION OF BILL 2026-17

Rezoning. Case #2024-9461. Dalton Land Insights LLC, Agent for Larry Boylan, Applicant/Owner, asks the Governing Body to adopt Bill 2026-17 to rezone +/- 5.96 acres located at 2743 Boylan Cr, 1372 Boylan Ln, and 2745 Boylan Cr, from R-1 (One dwelling unit per acre) to MU (Mixed-Use). (Joel Cruz Haber, Case Manager, jacruzhaber@santafenm.gov)

I. Planning Commission Recommendation: On, June 18, 2026, the Planning Commission (the "Commission") recommended the Governing Body take the following actions:

a. **APPROVE** Case #2024-9461. Rezoning the property located at 2743 Boylan Cr, 1372 Boylan Ln, and 2745 Boylan Cr, +/- 5.96 acres from R-1 (one dwelling unit per acre) to MU (Mixed-use).

II. Sample Motion:

a. Move to approve or deny Case #2024-9461, adopting Bill 2026-17, changing the official Zoning Map designation from R-1 to MU for four contiguous parcels, 910004222, 99304501, 58602155, 990008243, located at 2743 Boylan Cr, 1372 Boylan Ln, and 2745 Boylan Cr.

III. PLANNING COMMISSION SUMMARY

The Applicant/Owner came to the Commission with a request for a General Plan (GP) amendment from Transitional Mixed Use to General Commercial and a Rezoning from R-1 to General Commercial (C-2) for four contiguous parcels, 910004222, 99304501, 58602155, 990008243, located at 2743 Boylan Cr, 1372 Boylan Ln, and 2745 Boylan Cr. Staff's review found that the request to amend the General Plan and rezone the property to C-2 was incompatible with the West Santa Fe River Corridor Plan and Overlay District and recommended the Commission deny the General Plan Amendment and instead rezone the property to Mixed Use, as this is compatible with the General Plan, the West Santa Fe River Corridor Plan, and the West Santa Fe River Overlay.

The Planning Commission agreed with staff's recommendation and found that the Applicant's request to amend the General Plan did not meet the approval criteria and recommended denial. The Planning Commission found that a rezoning from R-1 to MU complied with the approval criteria, and recommended approval of this zoning change. Since the Commission's recommendation, the Applicant has amended their original request to align with Staff's and the Commission's recommendations. The Applicant has withdrawn their request to amend the General Plan and rezone to C-2, and instead has amended their

SS001.PM5 - 7/95

rezoning request to a rezoning from R-1 to MU. A request to MU is consistent with the Future Land Use Map's designation as Transitional / Mixed Use. Further,after the Commission's hearing the Applicant completed a new assessment of the lot and learned the consolidated acreage is +/- 8.725 acres and not the original estimated acreage of +/- 5.96 acres. The bill caption and content have not been altered from the original noticed 5.96-acre language as the legally significant information are the address and parcel numbers affected by the rezoning, which have not changed.

IV. ATTACHMENTS

Memo Attachment A Planning Commission packet: staff report, applicant submittals, staff documents
Memo Attachment B Planning Commission Findings of Fact and Conclusions of Law (Rezone)
Memo Attachment C Planning Commission minutes of June 18, 2026
Memo Attachment D Letter from Applicant, in agreement with Planning Commission recommendation
Memo Attachment E Letter from Applicant withdrawing their General Plan Amendment Application.
Boylan Land Use Bill 2026-17