2024-9461:
Rezone: R-1 to Mixed Use
1372 , 2743 Boylan Ln, 2745 Boylan Cr

Agent: Victoria Dalton – Dalton Land Insights LLC.
Owner: Larry Boylan
Case Planner: Joel Cruz Haber

General Location

Red = Cerillos
Green = St. Michaels
Yellow = Siler
Pink = Agua Fria
Orange = Alameda

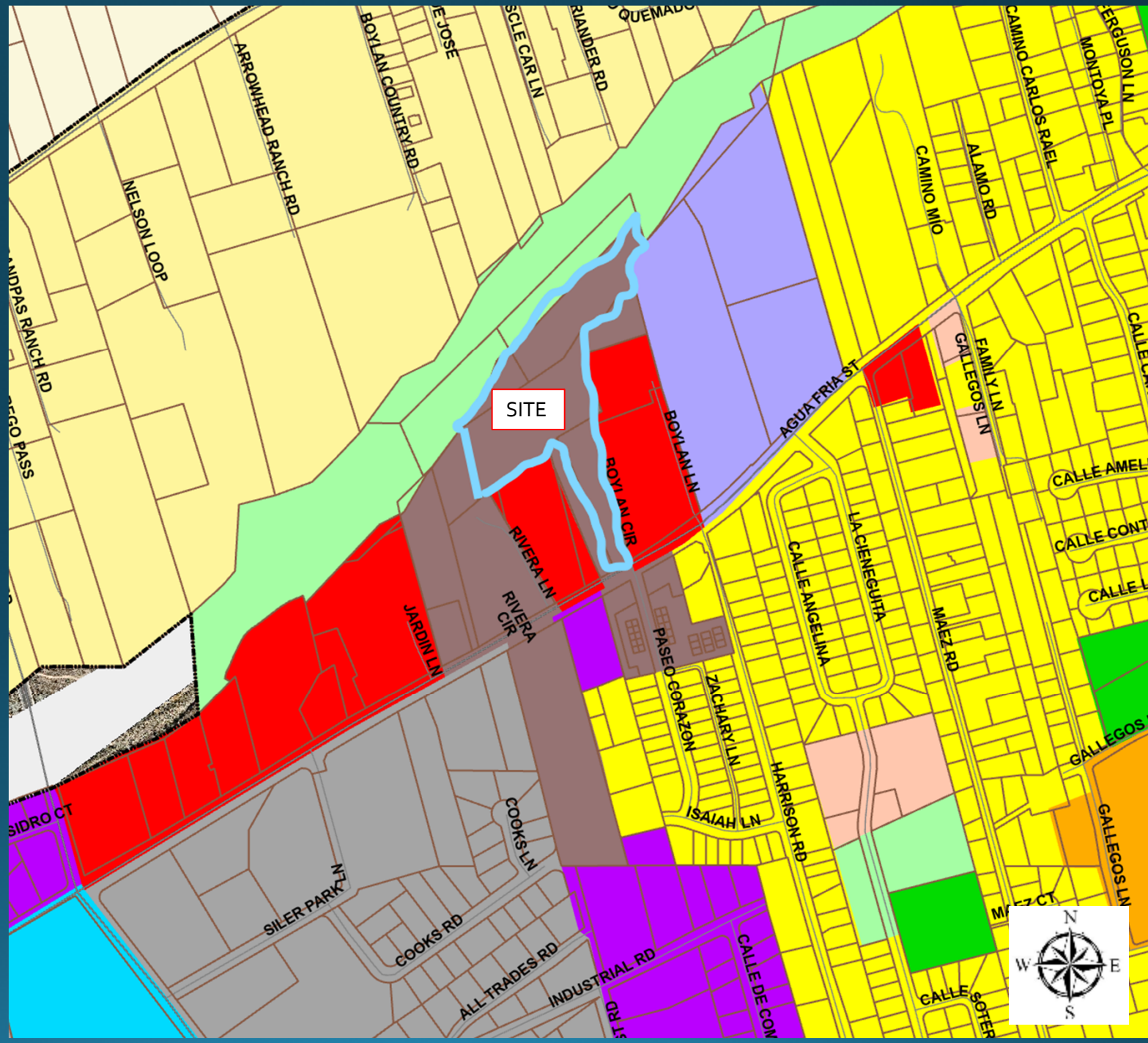


Vicinity Map



1999 General Plan: Future Land Use Map (FLUM)

- 1 dwelling per acre
- 1-3 dwellings per acre
- 3-7 dwellings per acre
- 7-9 dwellings per acre
- 7-12 dwellings per acre
- 12-29 dwellings per acre
- Regional Commercial
- Community Commercial
- Neighborhood Center
- Transitional Mixed Use
- Business Park
- Office
- Industrial
- Public/Institutional
- Open Space
- Parks




West Santa Fe
River Corridor Plan
Adopted by City Council December 13, 2017 (Resolution 2017-87)

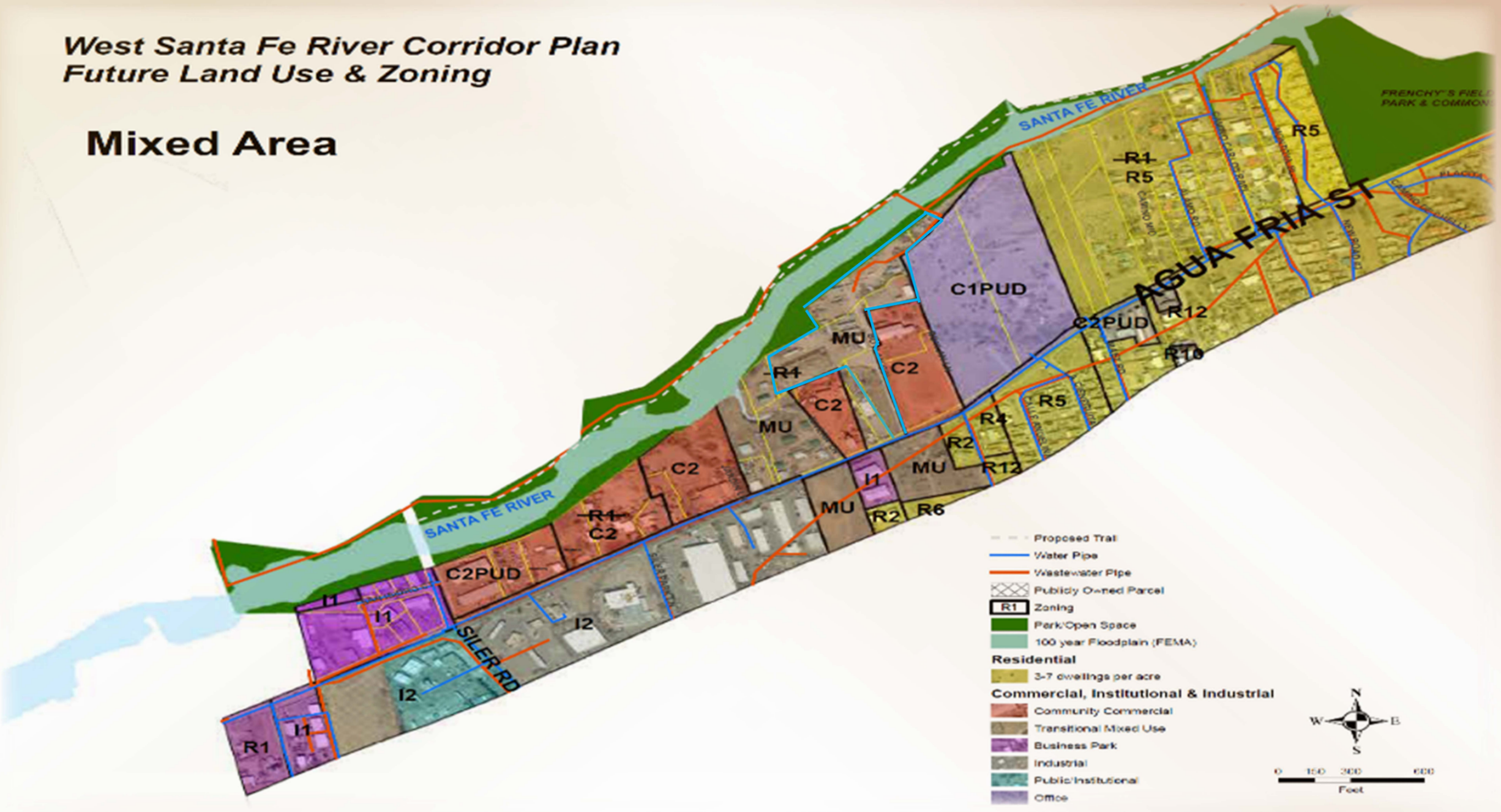
West Santa Fe River Corridor Plan

- *“This plan recommends that all parcels in the Mixed Area that are currently designated Residential, 1 dwelling per acre on the Future Land Use Map and/or currently zoned R1, Single-Family Residential be re-designated and re-zoned. The intent is to create a reasonable transition from more intense commercial uses near Siler Road to less intense residential uses near Frenchy’s Park. Multi-Family, rental and affordable housing is encouraged within the density ranges recommended.” – pg. 28 West Santa Fe River Corridor Plan*

- *. “Parcels zoned R1 with a Future Land Use re-designation to Transitional Mixed Use should be re-zoned MU, Mixed Use”*

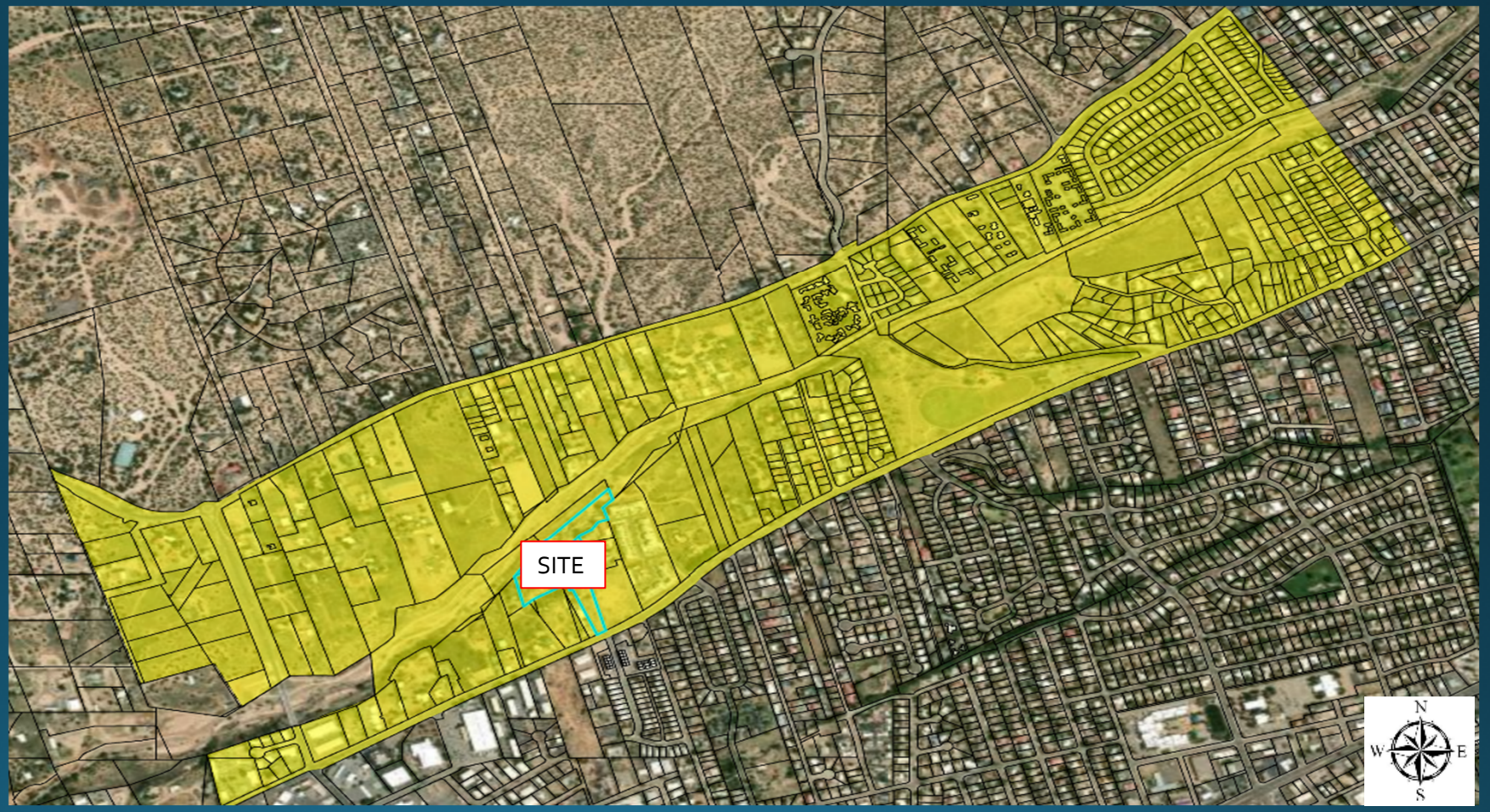
West Santa Fe River Corridor Plan
Future Land Use & Zoning

Mixed Area



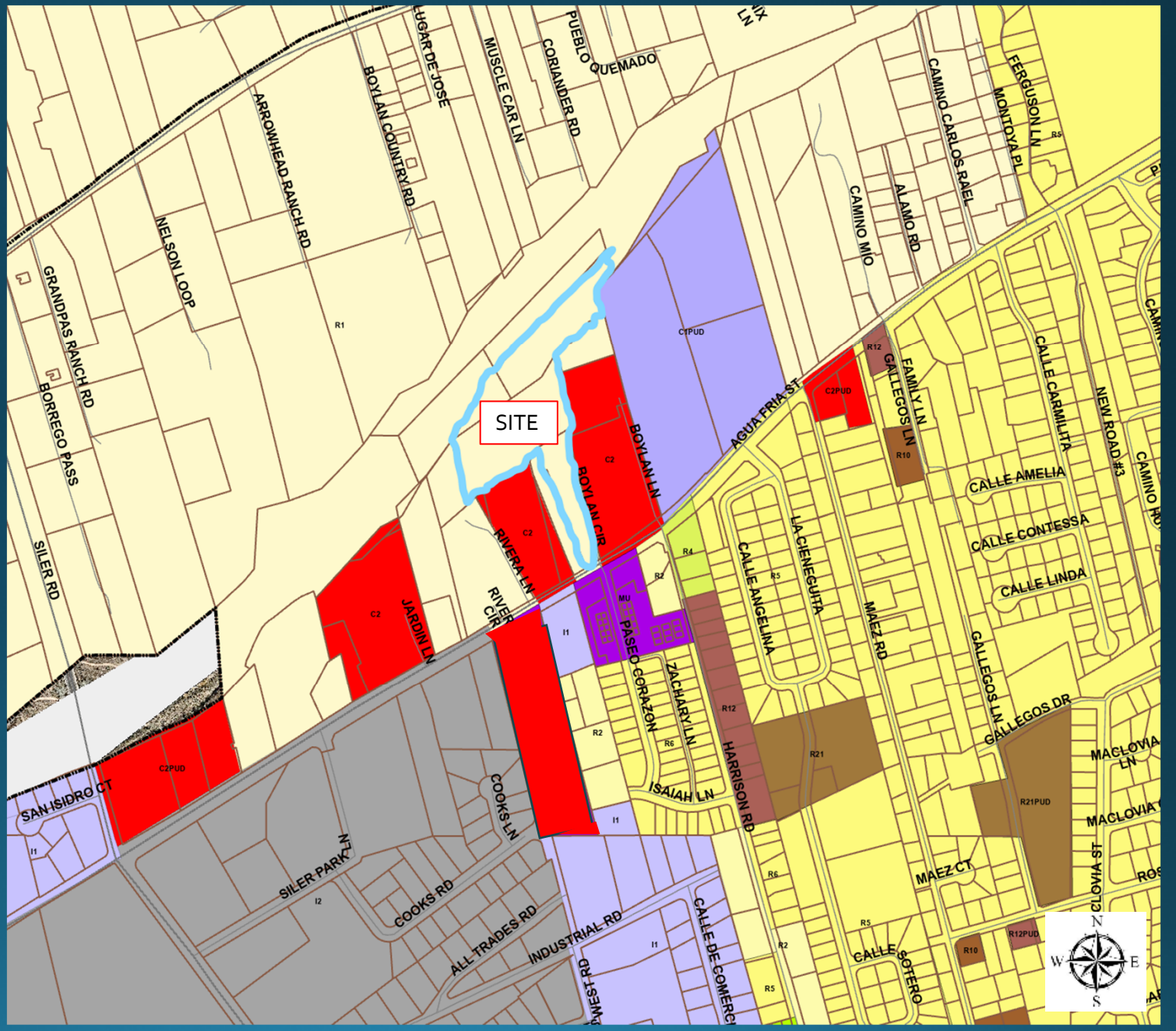
Santa Fe River Corridor Overlay

- Restricts height of structures to 28’ in height.
- Agua Fria Street: 30 feet, or 20 percent of lot depth, whichever is less, from the Agua Fria Street frontage property line.
- Subdivisions with 5-25 or more homes shall dedicate 10% of land as common open space – in lieu of park dedication to City



Current Zoning: R-1

- RR Rural Residential
- R1, (PUD) Single- Family 1du/ac.
- R2, (DT), (PUD),(AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6, (PUD) Single - Family 5-6du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R29, (PUD),(AC) Multiple - Family 29du/ac
- RAC Residential Arts & Crafts
- MHP Mobile Home Park
- C1, (PUD) Office and Related Commercial
- C2, (PUD) General Commercial
- C4 Limited Office and Retail
- HZ Hospital Zone
- BCD Business Capital District
- I1, (PUD) Light Industrial
- I2 General Industrial
- BIP Business Industrial Park
- PRC, PRRC Planned Community
- SC1, SC2, SC3 Planned Shopping Center
- MU Mixed Use



Street View

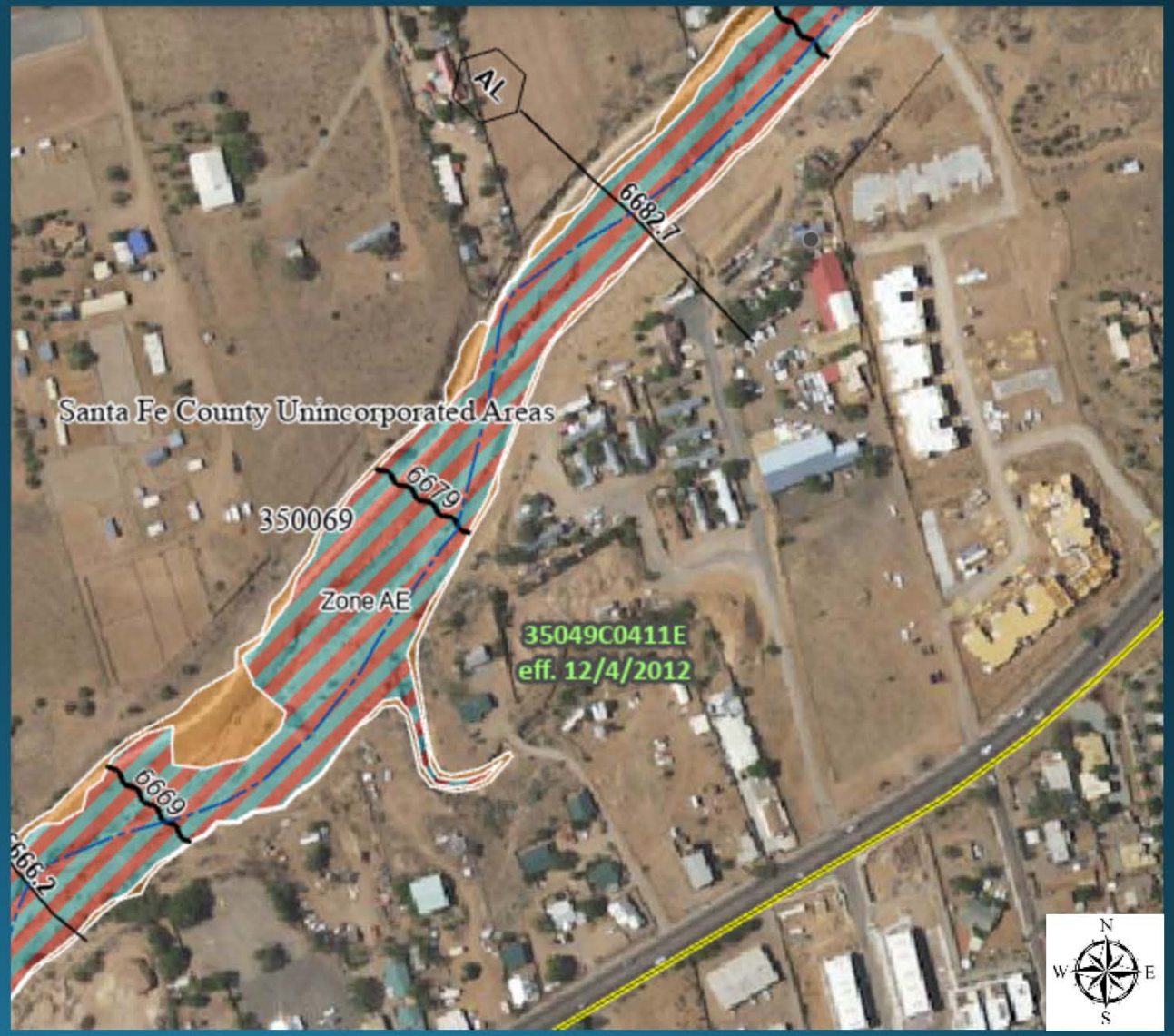


Density and Dimensional Standards:

Standard Type	Mixed Use
Height (feet)	A maximum height of 35 feet shall be permitted where two or more stories are included in a building ; where the mixed-use development is located adjacent to residential uses or residential zoning, all buildings and structures within 70 feet of the adjoining residential property line shall not exceed 25 feet in height.
Setbacks	Street : Equivalent to the minimum yard requirements in any adjoining residential zoning district if not separated by a street ; otherwise none is required. Side: 30 feet from property line when abutting a residential district; 5 feet from property line if not abutting a residential district. Right of way may be counted as part of setback . Rear: 30 feet from property line when abutting a residential district; 10 feet from property line if not abutting a residential district. Right of way may be counted as part of setback .
Open Space	Each dwelling unit shall be provided with a minimum of two hundred fifty (250) square feet of qualifying private or common open space .
Lot Coverage	None, except as may be needed to satisfy other limitations applicable to a MU district
Density	Buildings of twenty-five (25) feet or less in height shall not exceed a maximum of twelve (12) dwelling units per acre and buildings of between twenty-five (25) feet and thirty-five (35) feet or less in height shall not exceed fourteen (14) dwelling units per acre.

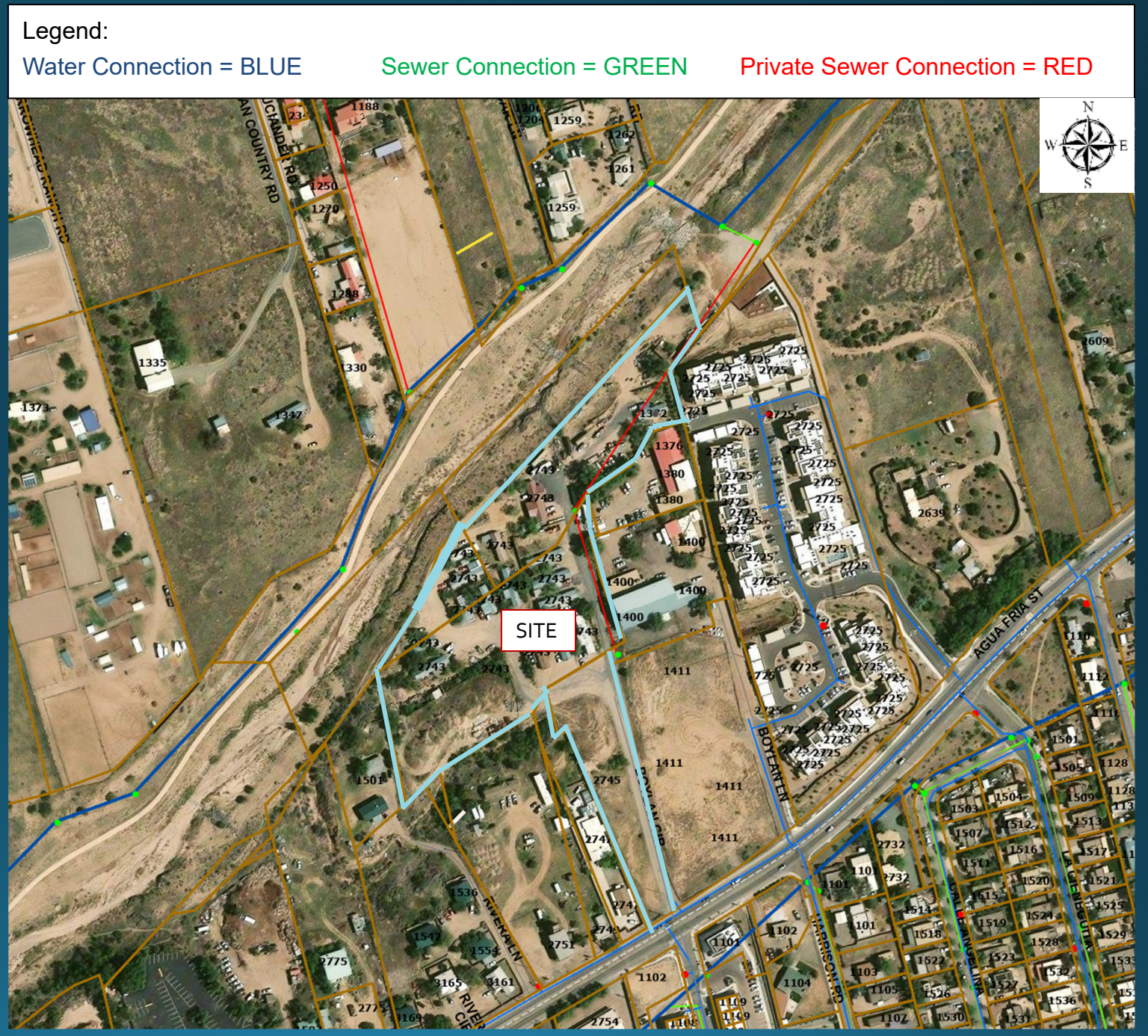
FEMA Flood Zone

- Site abuts a Flood way established by FEMA.
- SF River Overlay District requires a minimum 15’ setback of structures.



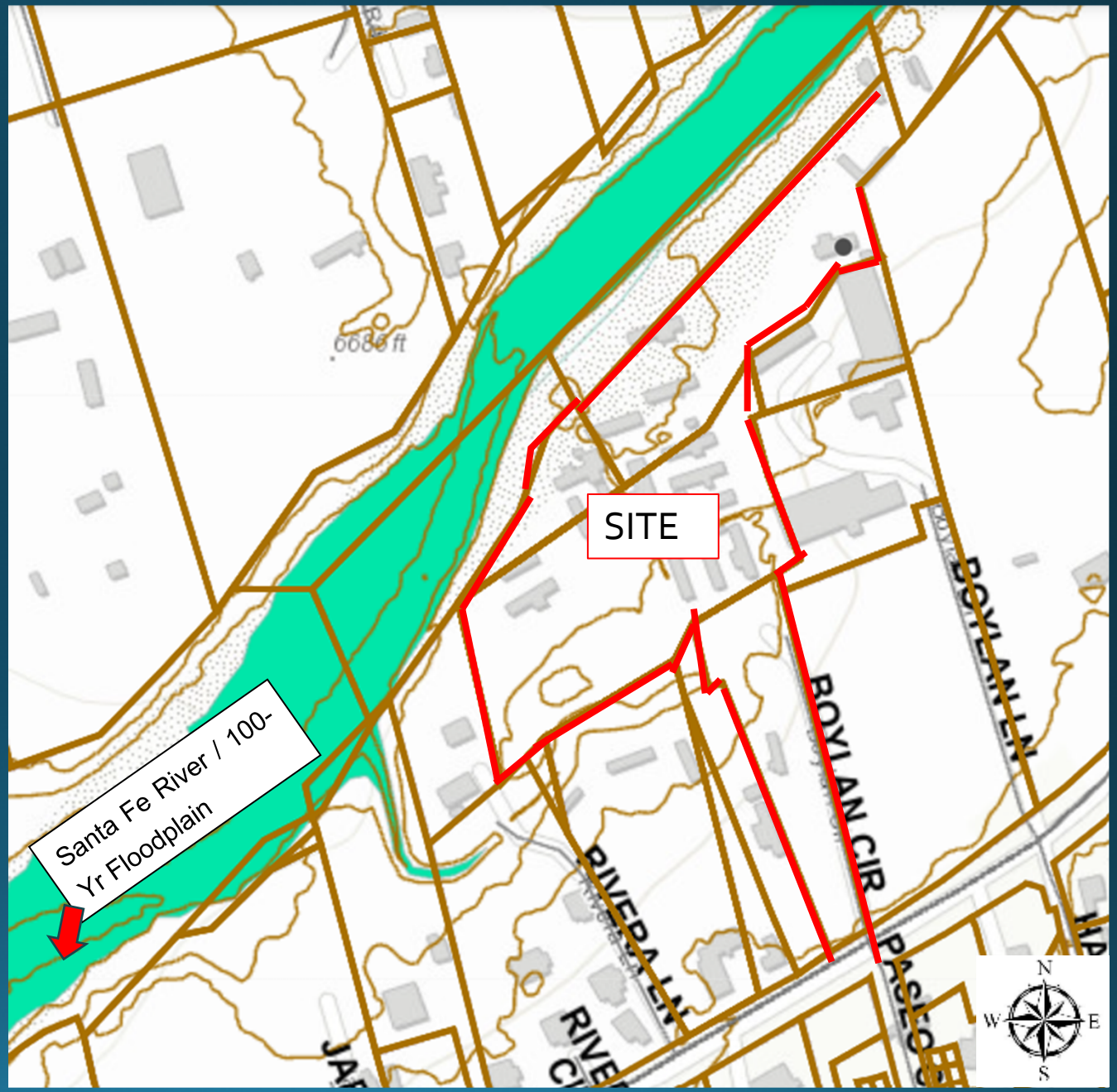
Utilities

- Water and Sewer services located within 200’ of site
- Future connections to City services are required.
- Existing Dwelling Units are on well and a private sewer connection to City services.



Topography

- Site has a fall in elevation from Alameda to the Santa Fe River
- Natural drainage path is SW of parcels into SF River.
- Elevation at entrance is ~ 6710’
- ~Elevation back of property abutting river is ~6,690



Departmental Review Team

- **Parks and Open Space**
  - **No Comment**
- **Water Utility / Budget**
  - Submit water plan with development plan
- **Wastewater**
  - Existing private sewer line will need to connect to public sewer line with future development. No objections.
- **Traffic**
  - **Traffic Impact Analysis will be required for future development. No comment.**
- **MPO**
  - **No Comment**
- **Engineer**
  - Drainage or grading plan not submitted, however, Engineer has requested dirt pile be removed. Agent state's it is for future development in response to staff's initial review letter. (Attachment A)

Zoom ENN – September 26, 2024

- **Early Neighborhood Notification (ENN)**

"An ENN meeting was held on September 26th, 2024, with city staff, along with the property owner, and agent Dalton Land Insights LLC were present. In addition, 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.

Also, a phone call was received prior to the ENN meeting from a property Adjoiner that was in favor of the project and agreed that obtaining general plan amendment and rezoning seemed like the proper path forward for the lots in question." – Agent's report

Public Notice Requirements

- Public hearing signs were posted on 9/15/2026. Updated 10/13/26
- Mailers were also sent on 9/15/26, including certified mail to properties within 100'.
- Notice posted in the New Mexican legal section 9/15/2026
- At the October 14, 2026 public hearing, the Governing Body voted to postpone the public hearing October 28, 2026

Approval Criteria Rezone:

- **Staff finds Agent has met approval criteria established in 14-3.5(C)(1).**
  - **Met criteria for less intensive zone district than originally requested.**
  - **Recommend staff's findings – consistent with the General Plan (Attachment A)**

Planning Commission Recommendation

- At the June 18th public hearing, the Planning Commission ("Commission")voted to recommend the Governing Body **approve Case #2024 – 9461, Rezone to a less intensive zoning designation than originally requested from R-1 to MU.**

Motions Required:

- motion will be required in this case:

1. Approve or deny Bill # 2026-17, Rezoning an Approximately 5.96-Tract of Contiguous Parcels(910004222, 99304501, 58602155, 990008243) Located at 2745 Boylan Circle, 2743 Boylan Circle, and 1372 Boylan Lane, From R-1 (One-Dwelling Unit Per Acre) to MU (Mixed-Use) Case No. 2024-61