

2015 Tres Arroyos del Poniente Community Plan Update

I. Tres Arroyos del Poniente Community Plan Purpose

Tres Arroyos del Poniente Community Plan was adopted by Resolution 2006-41. The Resolution to adopt the plan recognized the Planning Committee concerns to preserve the rural residential lifestyle of the planning area, to protect quiet open spaces and dark night skies. Tres Arroyos del Poniente (TAP) Community Plan Purpose Statement is as follows:

The TAP planning area is undergoing a period of rapid development. In 2002 about 25% of the planning area was fully developed, and an additional 10% of the entire area was in various stages of development planning or construction. Many residents of the area have come to the TAP area because of the open, quiet, and relatively undeveloped nature of western Santa Fe County and their desire to preserve some elements of the area. In addition, some residents and landowners wished to participate in the expansion of the housing in Santa Fe by developing their properties. Others have owned property in the area for many years and wish to continue agricultural uses of the land. Consequently, the short-term goals of various segments of the community in the TAP region are not entirely compatible.

A Community Plan for the TAP area has the potential for focusing some attention on the aspects of long-term planning that are consistent with the goals of most members of the community, including long-term residents, those seeking to develop properties, and others. Though each member of the community has his or her own individual goals, it is the premise of a Community plan such as this one that there are some goals that are widely shared.

The initial planning process brought the community together to discuss shared values and concerns so that the community could craft a plan that will guide future growth in the district. Plan implementation has guided the location and scale of commercial and residential development, public facilities and infrastructure, and protected the water supply, open vistas, and other natural resources of the area.

II. Tres Arroyos del Poniente Plan Update

Purpose:

The Tres Arroyos del Poniente Plan was adopted in accordance with Santa Fe County's Community Planning process. The County subsequently adopted the Sustainable Growth Management Plan (SGMP) in 2010 and the Sustainable Land Development Code (SLDC) in 2013. The SGMP framework includes a Growth Management Strategy that includes a

comprehensive zoning approach based on a land use plan, a use matrix, notification procedures, community planning and public participation. The SLDC indicates the purpose and intent for Community Plans as follows:

The Community Plan is intended to identify development and growth impacts for an area and provide strategies and land use recommendations including a future land use plan consistent with the SGMP.

A Community Plan is intended to permit communities to recommend adoption of particular land use regulations based on the needs and goals of the community and shall conform to the procedures set forth in the SLDC, and to subsequently update plans as necessary due to changing circumstances.

The purpose for the 2015 TAP Community Plan Update is to provide an update to the existing plan in order to ensure that the plan is consistent with the County's adopted SGMP and to ensure that the plan is implemented through the Official Zoning Map and SLDC.

III. Transitional Overview

In January 2015, the Board established the TAP Planning Committee and authorized it to work with County staff to develop a Community Plan Update, review proposed and draft a community district zoning and community district overlay for amendments to SGMP and SLDC. Provisions in the existing plan that are inconsistent with the SGMP will be superseded through this plan update. Community Plans and updates will be implemented through the establishment of an Overlay District in Chapter 9 of the SLDC and through adoption of the base zoning districts through the Official Zoning Map. The following sections of the existing TAP Plan will amend the SGMP:

1. Use Matrix

The land uses and design standards in the existing TAP Plan will be superseded through the Community District Overlay in Chapter 9 of the SLDC which has been drafted in accordance with the Community Plan Update process.

2. Procedures

Procedures identified through the TAP Plan will be superseded by the policies and procedures identified in the SGMP and SLDC.

3. Land Use Plan Update

The Land Use Map reflects the proposed land use categories. Below is a breakdown of the two distinct development areas in the TAP planning area.

Residential Estate. The purpose of the TAP Residential Estate land use category is to preserve the rural character of the community and is appropriate for single-family development with options for clustering, agricultural related uses and low to medium impact home occupations and businesses. Dark night skies, quiet open space and trails for walking biking and horse-back riding are important in this area. Clustering shall be encouraged to limit long term maintenance costs of water and sewer systems.

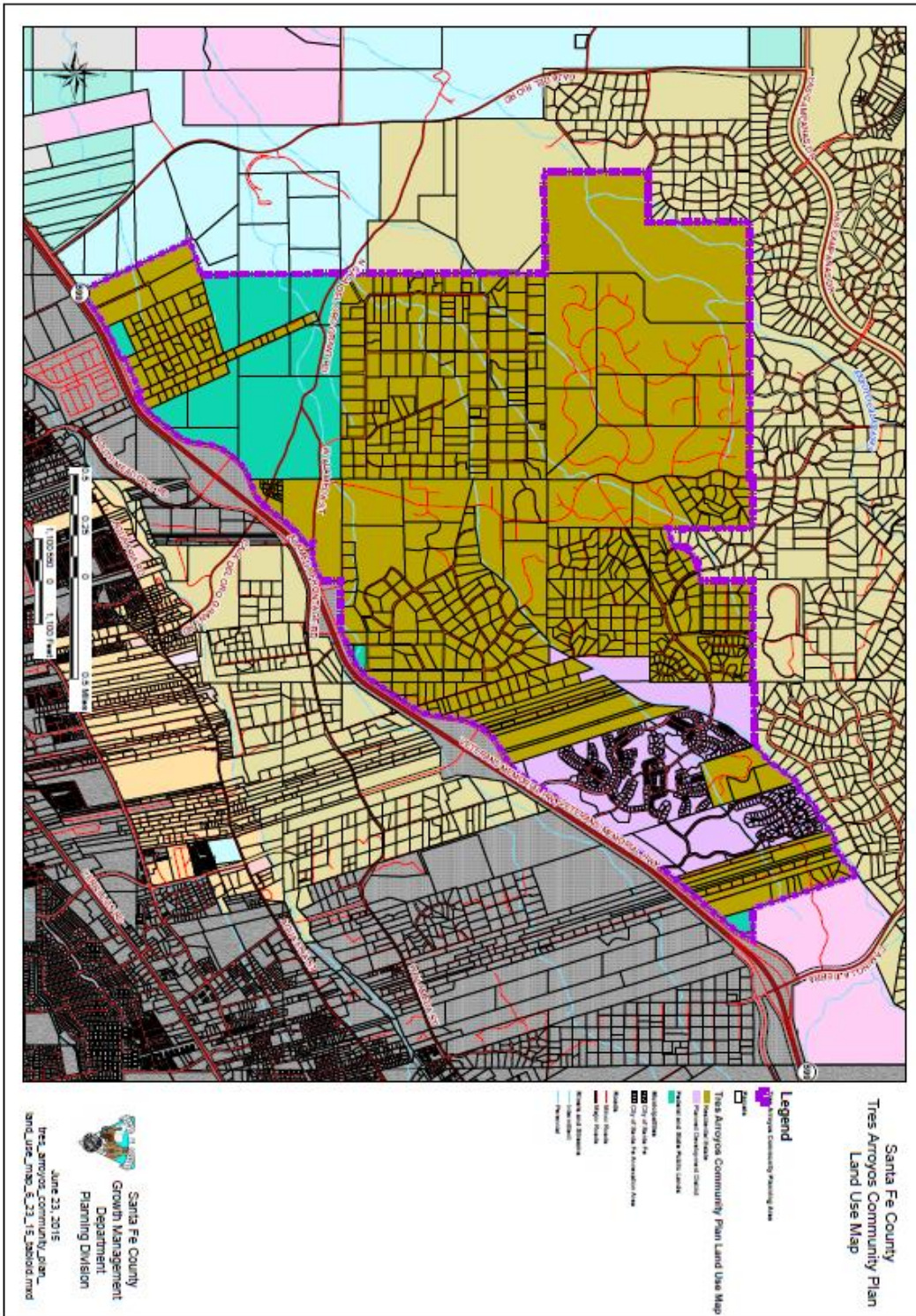
Planned Development District (PDD). Planned Development Districts are included as a land use category in order to recognize existing Master Plan approvals for properties that do not fit a single land use category. Properties within this land use category may be built out in accordance with their approved master plans. PDDs in the TAP area include the Aldea and Tessera master plans.

Federal and State public lands. The SMD planning area includes areas which are under the ownership and jurisdiction of the State and Federal government. These areas are not subject to local government zoning.

4. Land Use Map

The Land Use Map will be an amendment to the Future Land Use Map in the SGMP. The Land Use Map will provide a framework for the base zoning in the Official Zoning Map for the TAP Community District. The TAP Land Use Map is identified as Map 1.

Map 1: TAP Land Use Map



5. Demographics

TAP Demographics	2000	2010
Population	541	5,211
Median Age		
Median Income		
Housing Units	218	2060
Persons per Household		2.53
Own Home		84%
Rent home		16%

The 2000 data is from the TAP plan which based the numbers on Census information.

The 2010 population is based on the housing unit numbers from the County GIS structure data and the average number of persons per household from the 2010 Census data for the census tract that encompasses the area.

IV. Community Issues identified through 2015 Planning Process

- Community members identified that there should be a replacement for the Highway Corridor Plan.
- Community members identified concerns over the safety of NM 599.