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Commissioner, District 5

Katherine Miller
County Manager

Date: October 7, 2015

To: Board of County Commissioners

From: Penny Ellis-Green, Growth Management Director *PEG*
Robert Griego, Planning Manager *RG*

Via: Katherine Miller, County Manager

Item: Presentation of Santa Fe County 2015 Zoning Map Draft

SUMMARY:

This item is a presentation to outline the process for developing the 2015 Zoning Map and to introduce the 2015 Zoning Map update as part of the implementation process for the Sustainable Land Development Code (SLDC).

BACKGROUND:

The Board of County Commissioners (BCC) adopted the Sustainable Growth Management Plan (SGMP) in 2010 as a guidance document that provides policy level direction for future growth in the County. In December 2013, the BCC adopted the Sustainable Land Development Code (SLDC) which provides the regulatory and procedural structures for implementation of the SGMP.

The County released the Zoning Map Adoption draft in March 2014 and initiated a public review process and comment period. Staff held meetings in each of the four Growth Management Areas of the County and held open office hours. The meetings and office hours were advertised in local newspapers, on the County website and through email distribution lists. The BCC held six Special Meetings which discussed the March 2014 Zoning Map Adoption Draft and three of Board meetings were held in different geographic areas of the County. Staff received several hundred public comments through the zoning map adoption process which were presented to the Board during the 2014 Special Meetings. Based on an analysis of the comments and zoning map criteria, staff presented recommendations for changes. In October 2014, the BCC directed staff to prepare major reserved sections, including Overlay Community Districts for adoption at the same time as the zoning map, SLDC amendments, major reserved sections and the Fee ordinance by early fall 2015. In January 2015, the BCC directed staff to work with community planning committees to update community plans, review draft overlay districts and proposed zoning to implement adopted community plans.

Staff has conducted multiple public meetings and has met individually with interested parties to review the zoning map and suggested changes. Changes to the zoning map have been made based on public and community input, correction of previous oversights, correction of data, zoning map criteria and the guiding policies and principles of the SGMP.

The 2015 Zoning Map Adoption Draft presented today reflects the changes recommended by staff to the 2014 Adoption Draft. Major changes from the 2014 Zoning Map Adoption Draft include:

1. Incorporation of proposed zoning from the 13 Community Districts based on planning committee and public input process in accordance with the adopted 2015 Community Plan Updates;
2. Changes to the 330 acre area along NM 599 and Camino La Tierra from Mixed Use to Residential Estate;
3. Addition of Planned Development Districts based on Approved Master Plans and Zoning Map criteria;
4. Changes to the Cuarteles area from Residential Estate to Traditional Community;
5. Created a Resource Protection Overlay and buffer on NM 14 south of the Community College District and adjacent to existing Community District,
6. Made additional changes based on public comments and staff analysis in accordance with approved zoning map criteria; and
7. Added additional properties to Public/Institutional Zoning District in accordance with zoning map criteria.

Concerns were also raised during the zoning map adoption process regarding requests for higher density in specific areas of the County. The proposed SLDC amendments include the Density Bonus section which will allow increased densities in accordance with the procedures which includes clustered development and open space preservation. Additionally, increased densities can be achieved in Mixed Use Districts and Planned Development Districts through the use of Transfer of Development Rights program proposed in the proposed SLDC Amendments.

Staff anticipates presenting the BCC with a request to publish title and general summary of an Ordinance to adopt the Zoning Map at the October 27, 2015 BCC meeting. Once the proposed map is posted, staff will begin the official notification process of every property owner in the County. Property owners will receive notice of the proposed zoning and a description of the adoption process. Staff anticipates that there will be two public hearings before the BCC to allow for public comment and discussion. Staff will also be available to answer questions from individuals during this process. Staff will document questions and requests for changes and that information will be available for review.

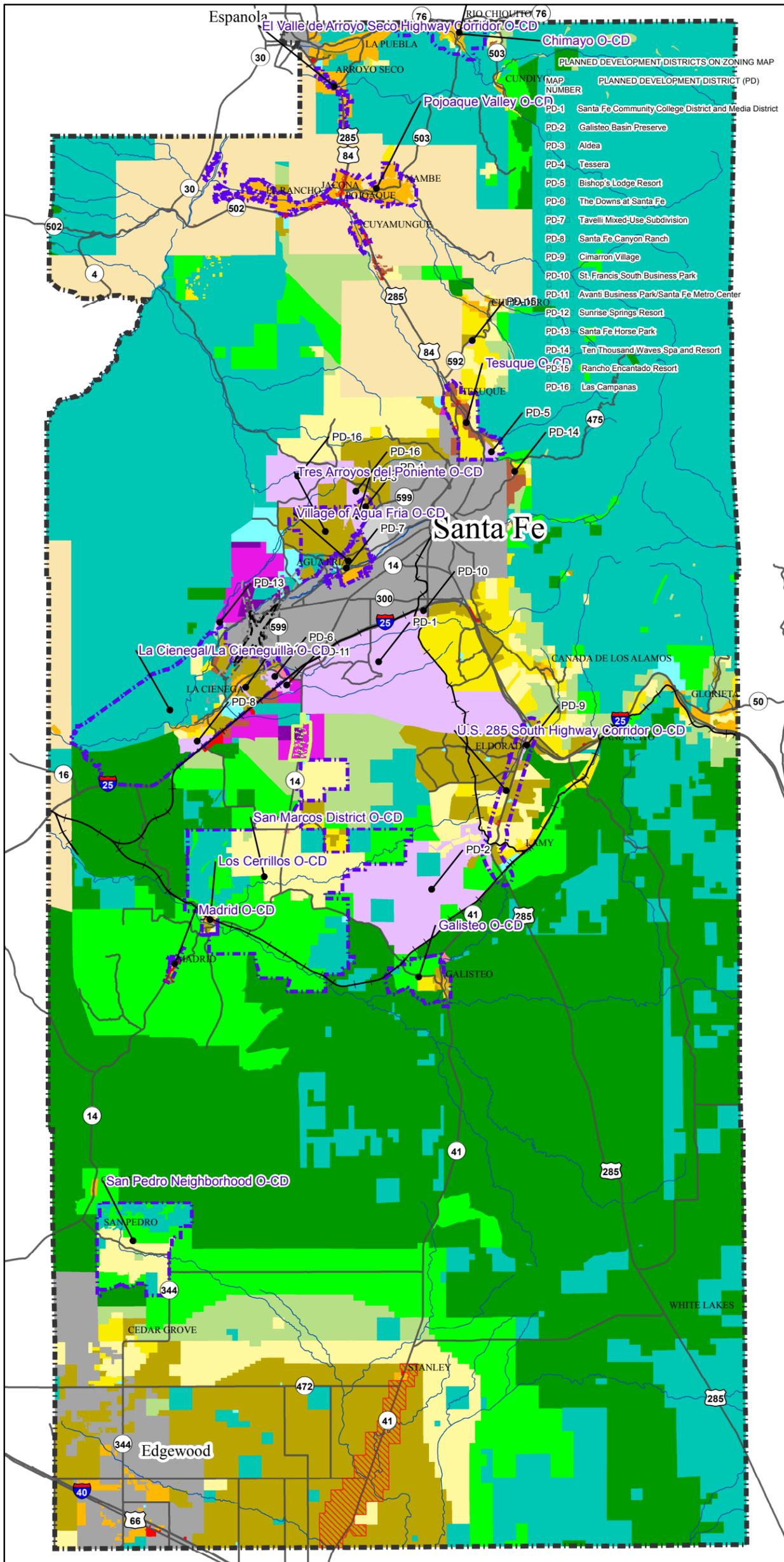
ACTION REQUESTED:

This presentation is for informational purposes as part of a special study session. No action is requested.

ATTACHMENT:

Exhibit A: 2015 Zoning Map Draft

Santa Fe County
Sustainable Land Development Code
Zoning Map
Proposed Draft, October 13, 2015



PLANNED DEVELOPMENT DISTRICTS ON ZONING MAP

MAP NUMBER	PLANNED DEVELOPMENT DISTRICT (PD)
PD-1	Santa Fe Community College District and Media District
PD-2	Galisteo Basin Preserve
PD-3	Aldea
PD-4	Tessera
PD-5	Bishop's Lodge Resort
PD-6	The Downs at Santa Fe
PD-7	Tavelli Mixed-Use Subdivision
PD-8	Santa Fe Canyon Ranch
PD-9	Cimarron Village
PD-10	St. Francis South Business Park
PD-11	Avanti Business Park/Santa Fe Metro Center
PD-12	Sunrise Springs Resort
PD-13	Santa Fe Horse Park
PD-14	Ten Thousand Waves Spa and Resort
PD-15	Rancho Encantado Resort
PD-16	Las Campanas

Legend

Santa Fe County



Not Under Santa Fe County Zoning Jurisdiction

- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Public Lands

Proposed 10/13/15 SLDC Zoning Map

- Ag / Ranch (1 dwelling per 160 acres base density)
- Rural (1 dwelling per 40 acres base density)
- Rural Fringe (1 dwelling per 20 acres base density)
- Rural Residential (1 dwelling per 10 acres base density)
- Residential Fringe (1 dwelling per 5 acres base density)
- Residential Estate (1 dwelling per 2.5 acres base density)
- Residential Community (1 dwelling per acre base density)
- Traditional Community (1 dwelling per 0.75 acres base density)
- Commercial Neighborhood
- Commercial General
- Industrial
- Public/Institutional
- Mixed Use
- Planned Development (PD)

Community Overlay Zoning Districts (O-CD)



Rural Commercial Overlay Zone (O-RC)



Turquoise Trail Environmental and Resource Protection Overlay Zone

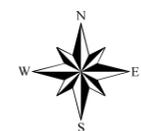


Airport Noise Overlay Zone (O-AN)

- 55 DNL
- 60 DNL
- 65 DNL

Any land or property which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district, shall be construed by default to be located in the Ag / Ranch zoning district, unless otherwise specifically provided for in the Santa Fe County Land Development Code.

Densities referred to on this map and in the text of the County's zoning regulations indicate the gross or overall density of development projects and subdivisions, and do not necessarily indicate the minimum area required for each individual lot.



Santa Fe County
Growth Management
Department
Planning Division

Oct. 7, 2015
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