Proposed Amendments to June 2019 Draft

# Staff Recommended Changes

Based on feedback from the public, Staff recommends changes in the following categories:

* Clarification of planning terms such as, “context-sensitive standards”
* Remove Proposed Rural Commercial and Agriculture Overlay Zones and map on p. 46-47 of Public Presentation Draft Plan and modify Strategy 5.1 to remove references to Overlay Zones
* Integrate concepts of Rural Commercial and Agriculture Overlay Zones into Land Use Plan on p. 43 of Public Presentation Draft Plan
* Strengthen emphasis on water conservation in Goal 1, adding action statements to enhance water enforcement and water conservation
* Add Actions in Goal 3 to address emergency preparedness (especially for elderly residents) and internet service
* Add Actions into Goal 4 to support bike trails

# Integrate Concepts of Rural Commercial and Agriculture Overlay

Based on feedback from the public and consultation with County management, Staff recommends removing the Overlay Zones and instead putting emphasis agriculture, arts and small-scale commercial within the Land Use Plan on p. 43. Supporting these uses through changes to the Use Table of Chapter 9 of the SLDC removes the necessity of doing a zoning map amendment and would also clarify the development review process pertaining to uses within San Marcos District. The modified Land Use Plan below, reflecting the emphasis on agriculture, arts and small-scale commercial takes the concepts of the Overlay Zones and lays the foundation for these changes to be made in the San Marcos Community District Overlay Use Table.

## Proposed Land Use Plan to Replace Rural Commercial and Agriculture Overlays:

*The San Marcos District Land Use Plan aims to further the community’s goals. The Land Use Plan reflects the elements outlined in the community planning process and brings them together into an actionable framework to guide future development decisions, zoning and regulations, and capital improvement projects. The Land Use Plan is intended to help align the community vision with the County’s policy documents relating to development and land use, environmental stewardship, and economic conditions. During the process to develop this Plan, the themes of arts, agriculture, and small-scale business arose as important activities to enable in carrying San Marcos traditions into the future. These uses should be integrated into future changes to regulations that apply to San Marcos Community District Overlay.*

*Arts and Agricultural uses support the history and future vision of the San Marcos District. San Marcos has a strong historical connection between the people who have inhabited the area and the arts and agriculture which are part of the culture and fabric of the community. The 2019 San Marcos District Land Use Plan supports and accommodates agricultural and artistic businesses that do not cause a detriment to the rural residential nature of the community. Appropriate uses include artist studios, agriculture, and ranching with equestrian uses as appropriate based on established land use patterns of the area.*

*The 2019 San Marcos District Land Use Plan accommodates both small-scale commercial and home-based businesses that support a local economy to enable residents to support themselves, including farm stands, home-based galleries, art retail, and small-scale art studio sales. Small scale rural commercial uses compatible with characteristics of the district are appropriate to support the community vision of future economic and ecological sustainability. The area is envisioned to continue as mixed-use area to support neighborhood-scale retail, home businesses, community facilities and agricultural/equestrian facilities. Rural commercial uses are intended to be low-intensity and primarily serving a local audience.*

*The community identified the need to better align the existing and future uses with the Vision for the District. The community strives to preserve, protect and enhance the intrinsic and valued features of the area while enabling residents to build a vibrant local economy. The San Marcos District Plan intends to establish reasonable, context-sensitive standards, appropriate for the independent and rural character of the area. The Land Use Plan provides descriptions of the Land Use Categories based on conditions identified through the planning process to better match the character of the community.*

## June 2019 Draft Language:

*San Marcos Agriculture and Rural Commercial Overlay Zones*

*Through the community planning process, two overlay zones have been proposed to better align with the existing and proposed uses within the district with the vision for the District. These areas are indicated in general terms on the San Marcos Proposed Overlay Zones map. Establishment of these overlays may require an amendment to the County Zoning Map for the implementation of the San Marcos District Plan.*

*Agriculture Overlay. The San Marcos Agriculture Overlay includes Arts to support the vision of the San Marcos District with goals and policies in the Agriculture and Ranching Element of the SGMP, the County’s Code of the West and the County Agriculture and Ranching Implementation Plan. Because of the strong historical connection between agriculture and arts in this area, the Argiculture Overlay places emphasis on artistic uses as well as agricultural uses. The Agriculture Overlay accommodates the development of the agricultural use and artistic businesses that would not cause a detriment to any abutting and nearby residential lands. This overlay is appropriate for areas where artist studios, agriculture, and/or ranching may logically locate because of established land use patterns and/or areas conducive to these uses. The Agriculture Overlay allows a mixture of artistic and agricultural land uses and also establishes appropriate scale and intensity for these uses. The Agricultural Overlay is appropriate for use throughout the San Marcos Community District. The Agriculture Overlay District includes arts and should accomodate both small-scale commercial, home-based businesses including farm stands, home-based galleries, art retail, and small-scale art studio sales.*

*Rural Commercial Overlay. The Rural Commercial is intended to support the vision and needs of the community and to retain the predominantly rural character of the District. Commercial uses that are small in scale are appropriate (i.e. compatible with existing land use patterns, existing residential areas, land ownership characteristics, and geographic features near the property) within this overlay zone in order to support the community vision of future economic and ecological sustainability. Small-scale commercial development should support local employment and provide local services that would not disrupt the scenic viewshed or the quiet and rural nature of the District. The Rural Commercial Overlay is identified in general terms on the San Marcos Proposed Overlay Zones Map. The Rural Commercial Overlay is located along NM 14 within the District both east and west of the highway. This area is envisioned to continue as mixed-use area supporting neighborhood-scale retail, home businesses, community facilities and agricultural/equestrian facilities. Rural commercial uses are intended to be low-intensity and primarily serving a local audience. The area is envisioned to support an arts corridor compatible with existing land use patterns, existing residential areas, local characteristics, and geographic features near the property. The Rural Commercial Overlay District should accommodate small-scale and home-based businesses.*