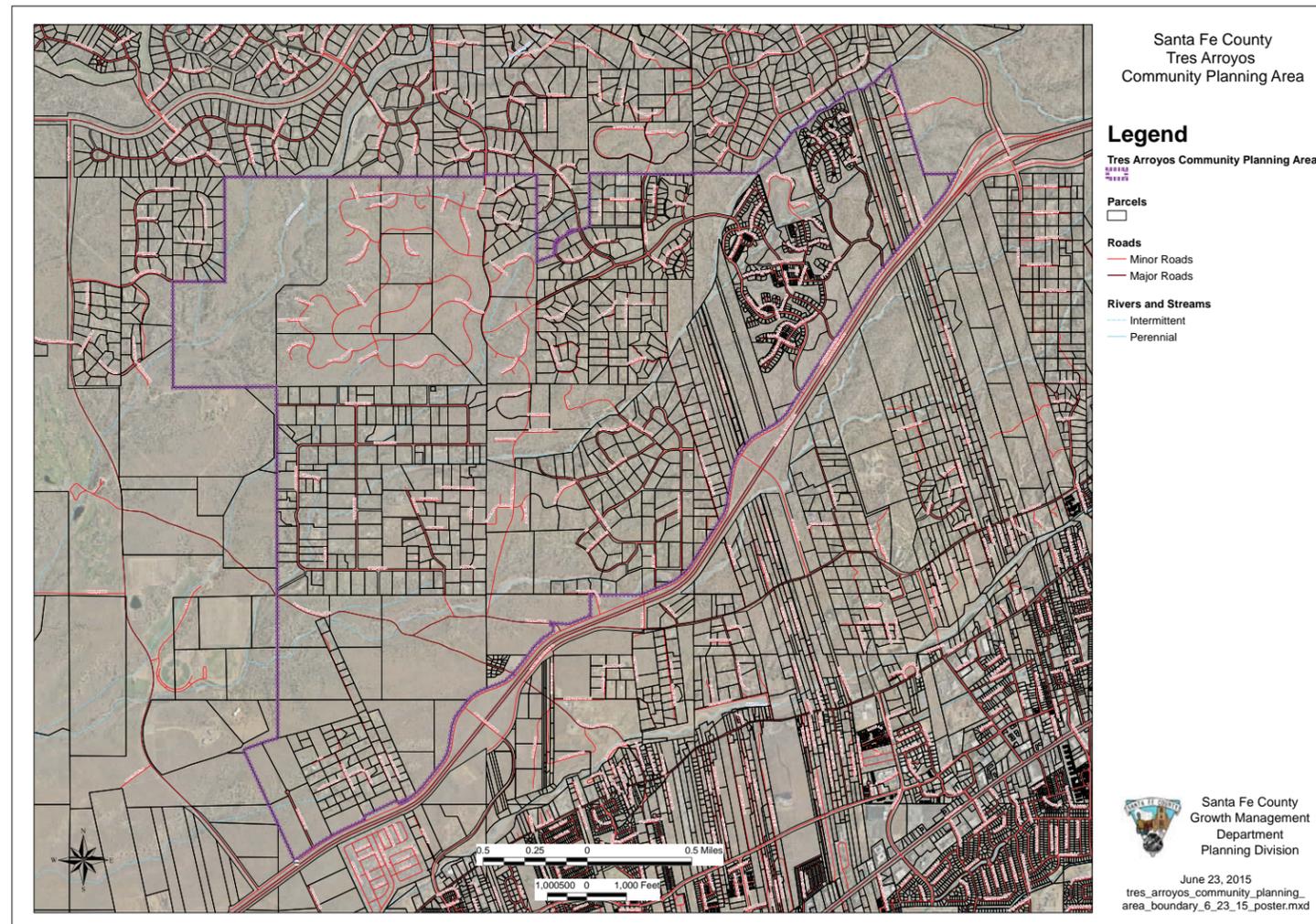


Tres Arroyos del Poniente Community Plan

Tres Arroyos del Poniente Planning Area Boundary

Welcome!



- This is an open house.
- Please sign in and get a name tag.
- We invite you to walk around and view all the posters.
- We are here to answer any questions regarding the process, the drafts and the anticipated outcomes.
- Please feel free to add any comments to the posters.
- Please discuss any questions or comments with your neighbors and County staff.
- Grab a drink and some snacks.

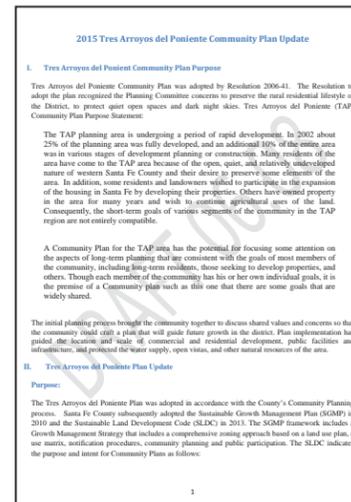
Why are we here?

1. Community Planning was started in Santa Fe County in 1998 as an innovative way to work directly with communities in addressing local needs in planning for future growth. County staff have worked with community members in many communities to create plans that serve as a guide for future development, land use, community facilities, projects and programs for the specific community.
2. Adopted community plans are adopted by the Board of County Commissioners which are amendments to the County-wide growth management plan.
3. Ordinances are then developed from the Community plans to create the standards and regulations needed to implement the goals and specific land uses requirements identified in the community plan.
4. In 2010, the County adopted the Sustainable Growth Management Plan (SGMP) to replace the County's 1996 Growth Management Plan. All existing and any new community plans were adopted, as amendments to the SGMP and are an active element of the County-wide comprehensive plan.
5. In 2013, the County adopted the Sustainable Land Development Code (SLDC) which is the new framework for County-wide land use and zoning regulations.
6. In 2015, the BCC established Planning Communities to work with County staff and initiated a Community Planning Process to:
 - a. Update existing Community Plans, as needed, and to amend the SGMP with those updates.
 - b. Develop Community District Overlays to serve as separate sections of the SLDC and identify land use regulations specifically tailored to the individual community.
 - c. The Planning Process has also identified zoning specifically tailored to the local community, using the standards identified in the SLDC.
7. The reason we have invited you here is to meet with your family, neighbors and staff who have helped work on the Community Planning Update process and to get your feedback on the work that has been completed.

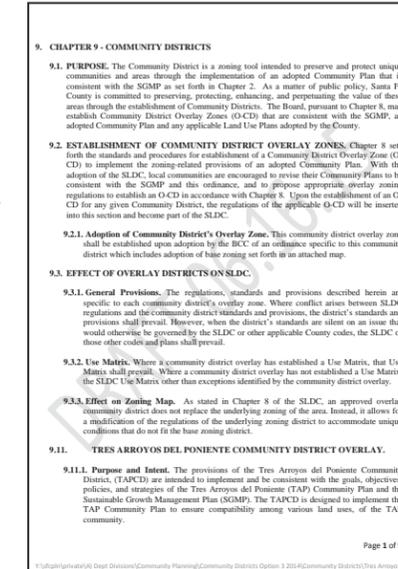


Tres Arroyos del Poniente Community Plan
Santa Fe County, New Mexico

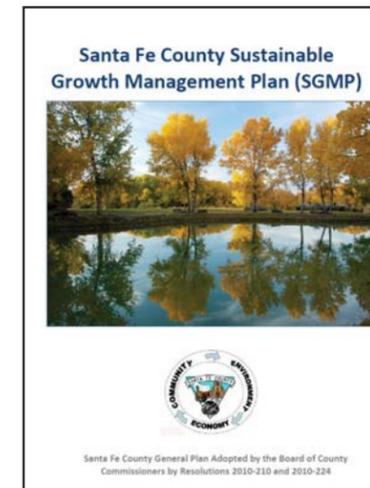
TAP Plan Adopted by the BCC in Resolution 2006-41.



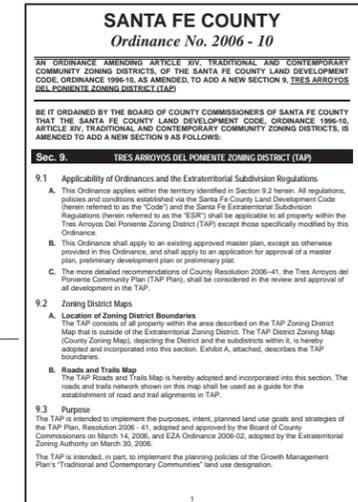
The TAP 2015 Plan Update will be an amendment to the Plan and SGMP.



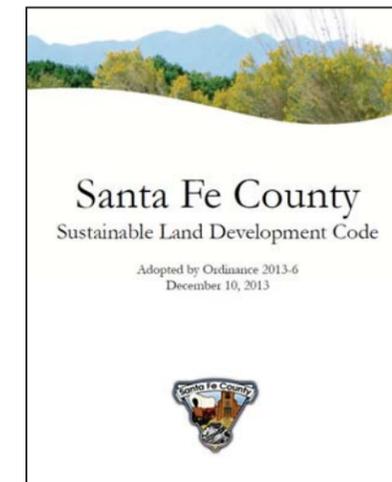
The Proposed TAP Community District Overlay which was informed by the TAP Plan and TAP Ordinance.



The TAP Plan and 2015 Update are amendments to the 2010 SGMP.



TAP Ordinance 2006-10.



The TAP Overlay will be included into the SLDC.

Tres Arroyos del Poniente Community Plan

TAP Plan Timeline:

- December 14, 1999: The Board of County Commissioners (BCC) adopted Resolution 1999-158 which established a Planning Committee and authorized a planning process to start in the community.
- March 14, 2006: The BCC adopted the TAP Plan through Resolution 2006-41.
- November 14, 2006: The BCC adopted Ordinance 2006-10 to create the TAP zoning district.

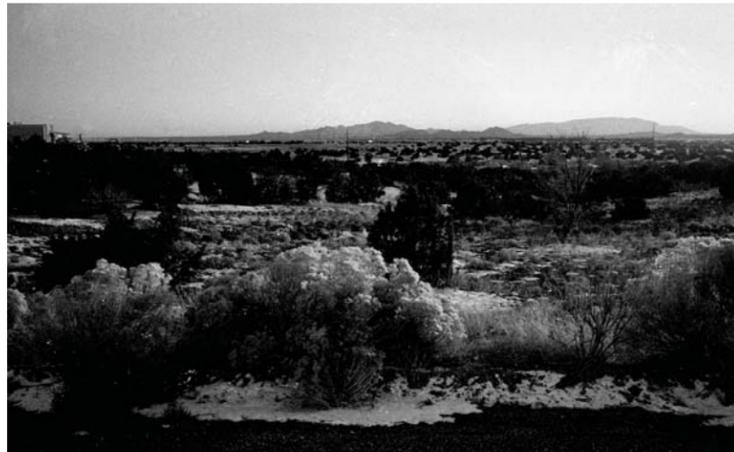
TAP Plan Vision:

“This plan reflects the wishes and desires of the people who reside, own property, and conduct business in the Tres Arroyos del Poniente area. The plan reflects the diversity of interests, and values the social connections and uniqueness of the area. The plan seeks to protect our open spaces and water resources for future generations. The plan integrates diversified housing and economic development, and pays particular emphasis to neighborliness and benefit to local residents. Although we recognize that with growth comes an increase in traffic and congestion, this plan seeks to allow development in such a way as to preserve the rural character of the area.”



Tres Arroyos del Poniente Community Plan
Santa Fe County, New Mexico

Tres Arroyos del Poniente Community Plan Update



**Tres Arroyos del Poniente Community Plan
Santa Fe County, New Mexico**

The TAP Community Plan was adopted in 2006. Since that time the County has adopted new planning frameworks. The Plan is a valuable policy document that continues to be a guiding document for development in TAP.

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 District, to protect quiet open spaces and dark night skies. Tres Arroyos del Poniente (TAP) Community Plan Purpose Statement:

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:

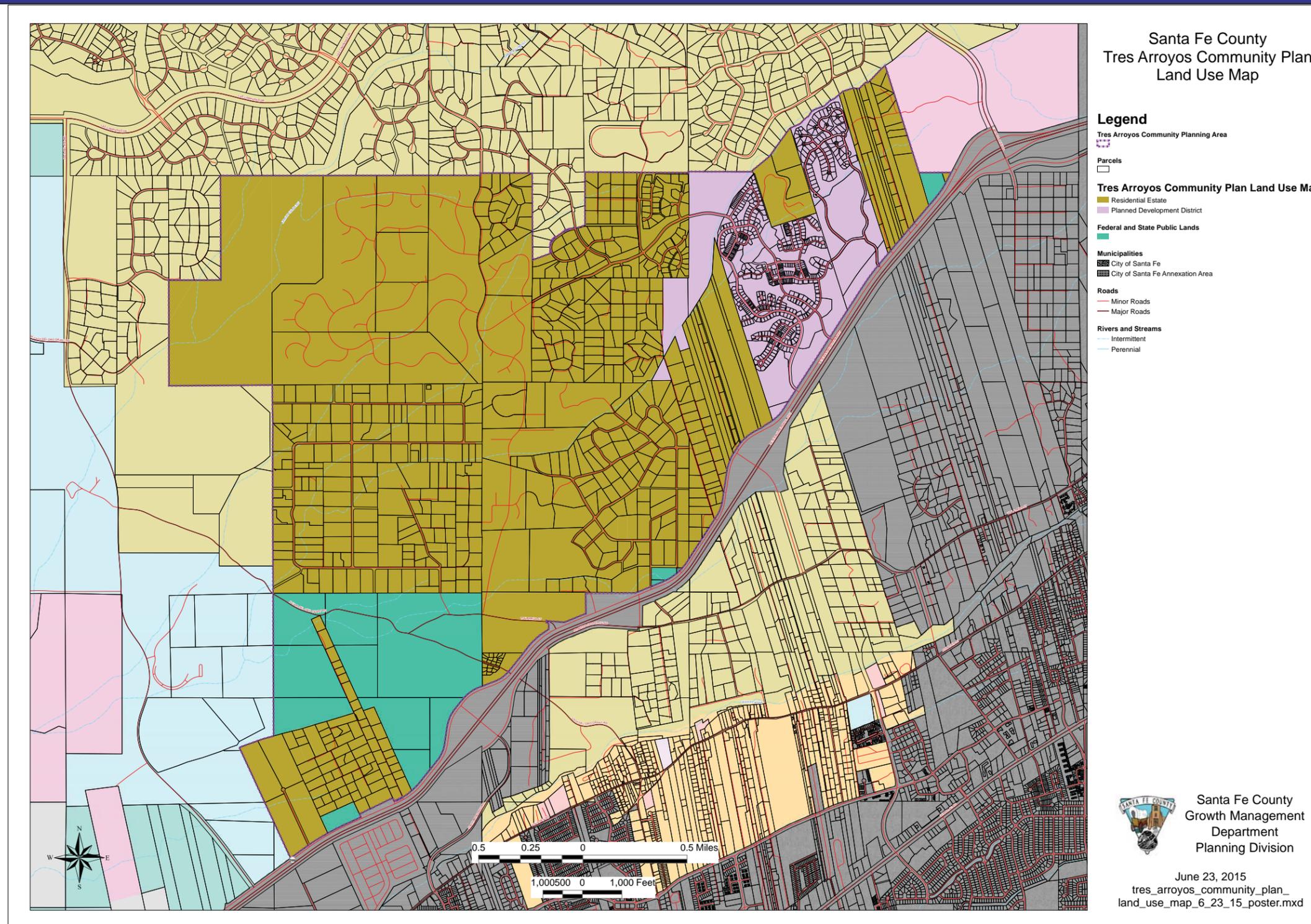
The Tres Arroyos del Poniente Plan was adopted in accordance with the County's Community Planning process. Santa Fe County subsequently adopted the Sustainable Growth Management Plan (SGMP) in 2010 and the Sustainable Land Development Code (SLDC) in 2013. The SGMP framework includes a Growth Management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

1

The 2015 Plan Update contains transition language to better incorporate it as part of the SGMP.

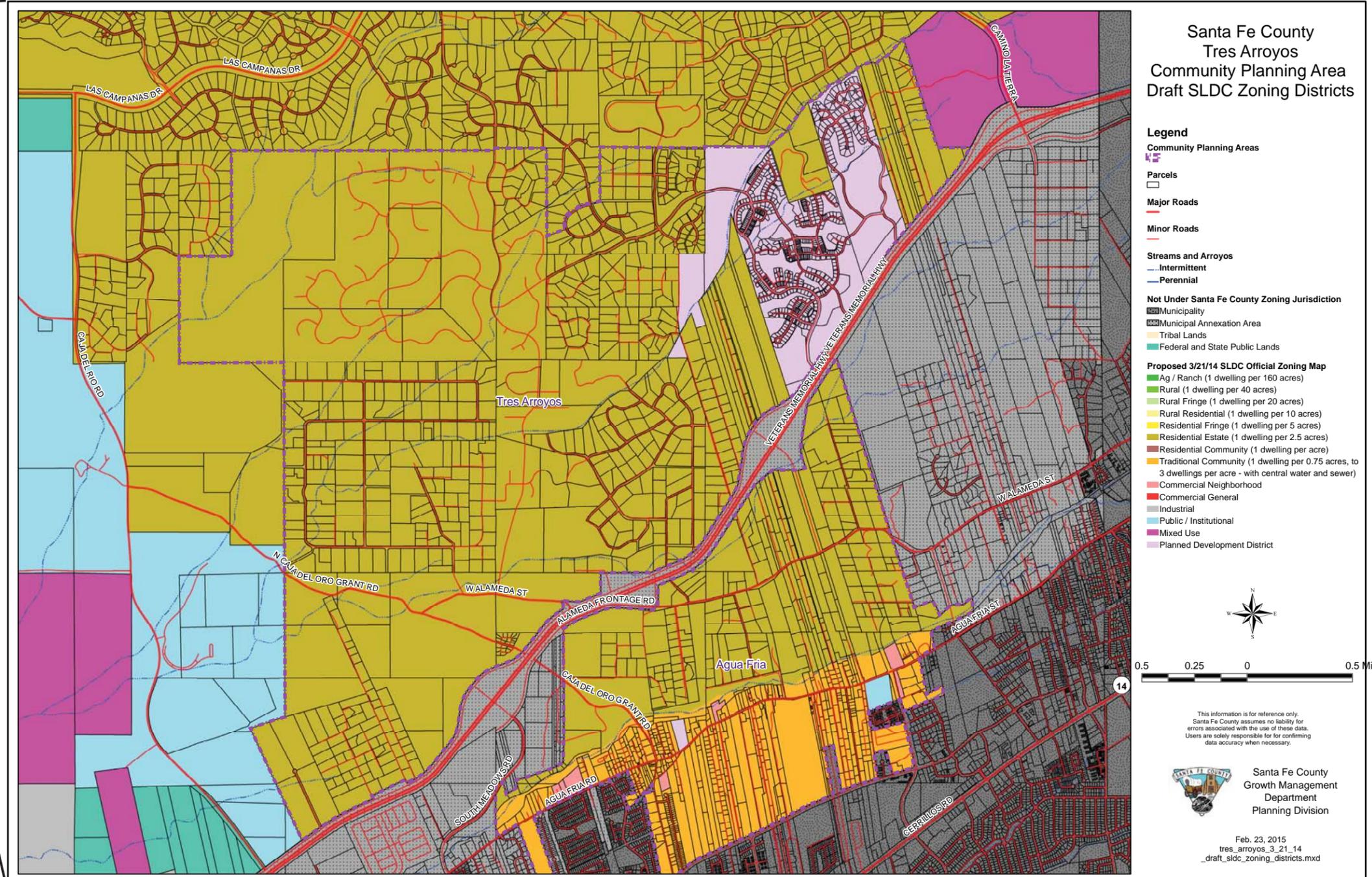
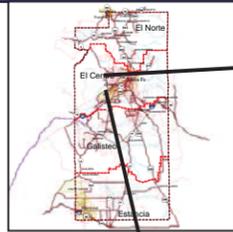
This update also contains issues that didn't fit into the current planning process, but that are very important and need to be part of future planning processes. A land use map was a large part of this process and is included in the update. Current demographics for the area are also included.

Tres Arroyos del Poniente Community Land Use Map



The above Land Use Map was created during this Community Planning Process.

Tres Arroyos del Poniente Community Proposed Zoning



The Land Use Map from the TAP Planning Process was used to create the proposed zoning map. Land use purpose statements were compared to the zoning district descriptions, parcel sizes and existing uses to propose the above zoning districts. This proposed zoning map will be part of the Official Zoning Map when it goes forward with the adoption process.

Tres Arroyos del Poniente Draft Community District Overlay

9. CHAPTER 9 - COMMUNITY DISTRICTS

9.1. PURPOSE. The Community District is a zoning tool intended to preserve and protect unique communities and areas through the implementation of an adopted Community Plan that is consistent with the SGMP as set forth in Chapter 2. As a matter of public policy, Santa Fe County is committed to preserving, protecting, enhancing, and perpetuating the value of these areas through the establishment of Community Districts. The Board, pursuant to Chapter 8, may establish Community District Overlay Zones (O-CD) that are consistent with the SGMP, an adopted Community Plan and any applicable Land Use Plans adopted by the County.

9.2. ESTABLISHMENT OF COMMUNITY DISTRICT OVERLAY ZONES. Chapter 8 sets forth the standards and procedures for establishment of a Community District Overlay Zone (O-CD) to implement the zoning-related provisions of an adopted Community Plan. With the adoption of the SLDC, local communities are encouraged to revise their Community Plans to be consistent with the SGMP and this ordinance, and to propose appropriate overlay zoning regulations to establish an O-CD in accordance with Chapter 8. Upon the establishment of an O-CD for any given Community District, the regulations of the applicable O-CD will be inserted into this section and become part of the SLDC.

9.2.1. Adoption of Community District's Overlay Zone. This community district overlay zone shall be established upon adoption by the BCC of an ordinance specific to this community district which includes adoption of base zoning set forth in an attached map.

9.3. EFFECT OF OVERLAY DISTRICTS ON SLDC.

9.3.1. General Provisions. The regulations, standards and provisions described herein are specific to each community district's overlay zone. Where conflict arises between SLDC regulations and the community district standards and provisions, the district's standards and provisions shall prevail. However, when the district's standards are silent on an issue that would otherwise be governed by the SLDC or other applicable County codes, the SLDC or those other codes and plans shall prevail.

9.3.2. Use Matrix. Where a community district overlay has established a Use Matrix, that Use Matrix shall prevail. Where a community district overlay has not established a Use Matrix, the SLDC Use Matrix other than exceptions identified by the community district overlay.

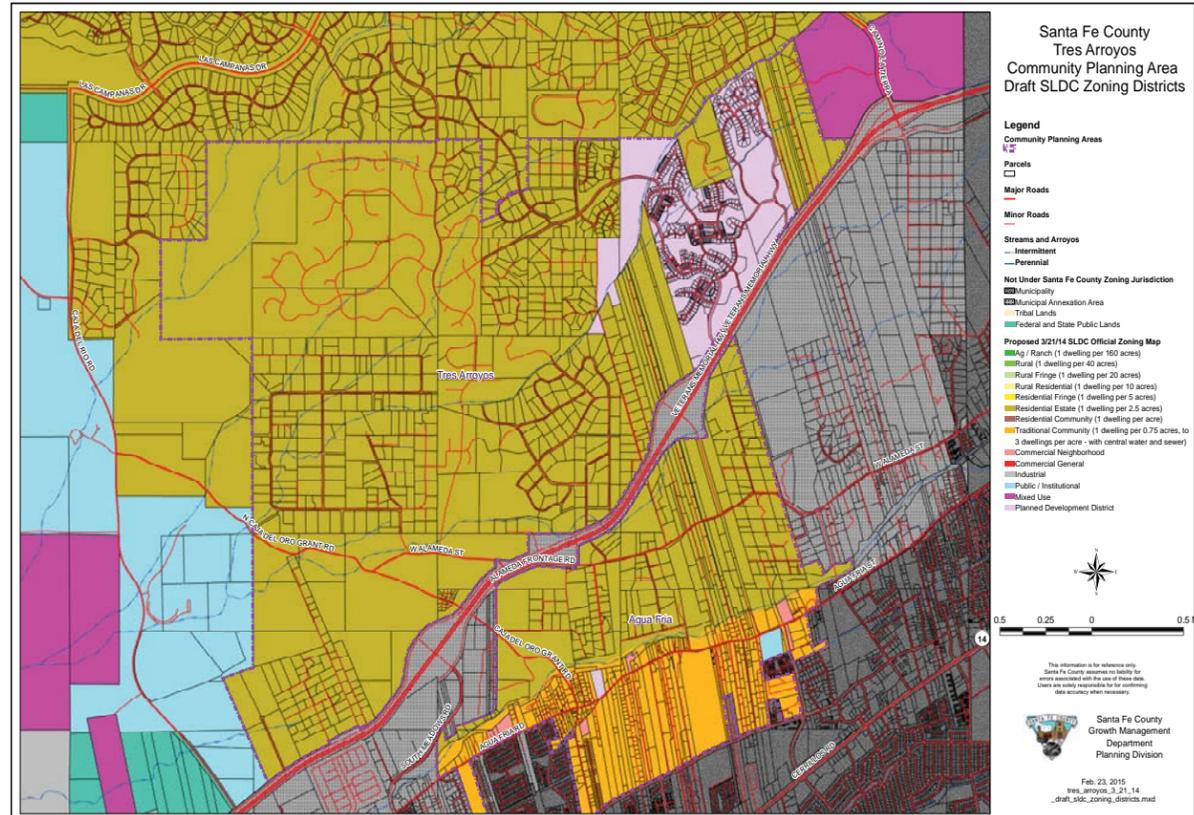
9.3.3. Effect on Zoning Map. As stated in Chapter 8 of the SLDC, an approved overlay community district does not replace the underlying zoning of the area. Instead, it allows for a modification of the regulations of the underlying zoning district to accommodate unique conditions that do not fit the base zoning district.

9.11. TRES ARROYOS DEL PONIENTE COMMUNITY DISTRICT OVERLAY.

9.11.1. Purpose and Intent. The provisions of the Tres Arroyos del Poniente Community District, (TAPCD) are intended to implement and be consistent with the goals, objectives, policies, and strategies of the Tres Arroyos del Poniente (TAP) Community Plan and the Sustainable Growth Management Plan (SGMP). The TAPCD is designed to implement the TAP Community Plan to ensure compatibility among various land uses, of the TAP community.

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Appendix B: Tres Arroyos del Poniente Community District Use Table

May 2015

Use	Function	Structure	Activity	TAPCD Res. Estate	Special Conditions
Residential					
Single family detached units		1110		P	
Single-family attached units		1120		C	
Duplex		1121		C	
Accessory dwelling units		1130		A	
Townhouses				C	
Multifamily dwellings		1202-99		X	
Retirement Housing		1210		X	
Assisted living facility		1230		X	
Life care or continuing care facilities		1240		X	
Skilled nursing facilities		1250		X	
Community Home, NAICS 623210				P	
Barracks		1310		X	
Dormitories		1320		X	
Single room occupancy units		1340		X	Chapter 10
Temporary structures, tents etc. for shelter		1350		C	
Hotels, motels, or other accommodation services					
Bed and Breakfast inn		1310		X	Chapter 10
Rooming and boarding housing		1320		X	
Resorts				X	
Retreats					
Hotels, motels, and tourist courts		1330		X	
Commercial					
Shop or store with drive-through facility		2210		X	
Restaurant, with incidental consumption of alcoholic beverages		2220		X	
Restaurant, with no consumption of alcoholic beverages permitted		2220		X	
Stand-alone store or shop		2230		X	
Department store		2240		X	
Warehouse discount store/superstore		2124 2250		X	
Market shops, including open markets		2260		X	
Gasoline station		2270		X	
Automobile repair and service		2280		X	
Car dealer		2111		X	
Bus, truck, mobile home, or large vehicle dealers		2112		X	
Bicycle, motorcycle, all terrain vehicle dealers		2113		X	
Boat or marine craft dealer		2114		X	
Automotive Parts, accessories, or tires		2115		X	
Gasoline service		2116		X	
Lumberyard and materials		2126		X	
Outdoor resale business		2145		X	
Pawnshops		NAICS 52298		X	

Appendix B: TAPCD Use Table
Page 1

The TAP Community District Overlay along with the proposed zoning map will be one way that the TAP Community Plan will be implemented to direct development in TAP. The Overlay is made of two parts, the regulations and the TAPCD Use Matrix. The land use descriptions on new developments are from the TAP Plan that are not part of the SLDC.

P	Permitted Use: The letter "P" indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of the SLDC.
A	Accessory Use: The letter "A" indicates that the listed use is permitted only where it is accessory to a use that is permitted or conditionally approved for that district. Accessory uses shall be clearly incidental and subordinate to the principal use and located on the same tract or lot as the principal use.
C	Conditional Use: The letter "C" indicates that the listed use is permitted within the zoning district only after review and approval of a Conditional Use Permit in accordance with Chapter 14.
X	Prohibited Use: The letter "X" indicates that the use is not permitted within the district.