

Zoning Map 2015 Public Comments Supplementary Material for BBC Hearing 11.24.2015

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
1	99000328	Harold and Penny	Zuschlag	Request to change from Ag/Ranch to Rural. Most parcels in the area are smaller and property owner would like to be able to create 40 acre parcels.	This is a remote area (Glorieta Mesa) that consists primarily of parcels of 20- to 160-acre or larger size, and generally has poor road access. This area is located within a highly significant habitat area and is identified as "Ag/Ranch" on the SGMP Future Land Use Map. Density bonus section would allow increased density with 75% open space conservation. Recommendation: No Change
2	Lots owned: 910015743; 910015742; 970000103; 910004599; 910004600. Lots sold: 970000496; 970000495; 970000497; 970000498; 970000100; 970000101; and 950003024. Lots requesting change on: 970000496, 970000495, 970000497, 970000498.	Barry	Green	Requesting to change from Rural Fringe to Rural Residential or Residential Fringe because the parcels are in the same area.	The zoning of the area is question reflects a logical progression of densities going southeastward from the Canada de Los Alamos traditional community, based on the average existing parcel size within each particular zoned area. Densities higher than those that are proposed are not advised due to the groundwater availability limitations in this area. Recommendation: No change.
3	910004179	John	Holloman	Requesting to change from Ag/Ranch to Rural because the parcel is not consistent with the zoning in the surrounding parcels.	This is a remote area (Glorieta Mesa) that consists primarily of parcels of 20- to 160-acre or larger size, and generally has poor road access. This area is located within a highly significant habitat area and is identified as "Ag/Ranch" on the SGMP Future Land Use Map. Density bonus section would allow increased density with 75% open space conservation. Recommendation: No Change

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
4	99207233	William G and Linda M	Auto	What happens when the deed requires a parcel to be split into 5 acres but the zoning is residential estate? Requesting a change from Residential Estate to Residential Fringe.	This area is located to the northeast of the Town of Edgewood. The proposed zoning is based on the location and general character of this area, the current hydrologic zone and the availability of central water in the vicinity. Any private deed restrictions that limit densities to 1 dwelling per 5 acres would continue to be in effect, regardless of the zoning district established in the SLDC. Recommendation: No change.
5	All properties along State road 472	William G & Linda M	Auton	The deeds on at least 5 require 5 acres. Requesting a change from Residential Estate to Residential Fringe.	This area is located to the northeast of the Town of Edgewood. The proposed zoning is based on the location and general character of this area, the current hydrologic zone and the availability of central water in the vicinity. Any private deed restrictions that limit densities to 1 dwelling per 5 acres would continue to be in effect, regardless of the zoning district established in the SLDC. Recommendation: No change.
6	General Comment	William G and Linda M	Auton	Parcels are deeded as 5 acre lots and no subdivision is permitted.	This area is located to the northeast of the Town of Edgewood. The proposed zoning is based on the location and general character of this area, the current hydrologic zone and the availability of central water in the vicinity. Any private deed restrictions that limit densities to 1 dwelling per 5 acres would continue to be in effect, regardless of the zoning district established in the SLDC. Recommendation: No change.

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
7	General Comment			Website is not user friendly.	No change requested.
8	126000619	Steven	Rudnick	All of Eldorado is zoned 1.75 acres, how is the zoning designation justified for Residential Estate?	The proposed "RES-E" zoning in the Eldorado development corresponds to overall gross density of the Eldorado subdivision (1 dwelling per 2.5 acres), which includes the roads, open space, and wilderness areas that are part of the Eldorado development. Recommendation: No change.

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
9	12905633	Dan and Cyndi	Korzec	I live on lot 99305416. Across HWY 285 is parcel 99305 416. The color code is a red but the parcel description on page 2 calls for residential. Exactly what is the zoning calling for? The color code on the map is Commercial General. If it is commercial, I am against it. This is all residential area. There is enough commercial off of Vista Grande. Can my property be commercial as well then?	The property referred to is in the U.S 285 South Corridor District and is identified as residential estate. Sites for commercial use along this segment of U.S. 285 have been designated in the corridor plan, in order to provide for commercial uses to serve the population in the surrounding area, but avoid strip commercial development or significant intrusions into surrounding residential areas. Recommendation: No change.
10	58601312	Francois- Marie	Patorni	Unhappy with the proposed zoning of the 44 acres next to Las Campanas being proposed Commercial Neighborhood.	The "Commercial Neighborhood" zoning on these two parcels reflects the master plan that was approved for the "Placita de la Tierra" project in 1997, which allows for the development of a neighborhood commercial center. The northern 8.7-acre parcel has already been developed for an office. Recommendation: No change.

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
11	54048640	Patricia	Paris	Is this parcel in the Village of Agua Fria? What is the zoning designation?	The property identified is within the Agua Fria Community District. Recommendation: No change.
12	239207572	Dolores	Borland	I would like to know how my parcels of land are zoned . I could not tell by the map you submitted to me.	No Change requested.
13	Eldorado	Steven	Rudnick	It looks to me as if all of Eldorado has been put into a 2.5 acres residential zone [Residential Estate] which is kind of interesting since all 2800 of us are on about 1.5 acres average and the covenants call for 1 acre. There are platted properties of about 1.5 acres that are undeveloped but for sale on my street. Please explain what this means.	The proposed "RES-E" zoning in the Eldorado development corresponds to overall gross density of the Eldorado subdivision (1 dwelling per 2.5 acres), which includes the roads, open space, and wilderness areas that are part of the Eldorado development. Recommendation: No change.

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
15	4519 Agua Fria St	Albert	Montano	<p>This property received master plan, preliminary and final development plan for the storage and sale of landscape materials. The proposed Commercial Neighborhood zoning would limit the uses of the prior approval. The property owner is requesting a PDD in order to have the ability to amend his existing plan to include uses within the PDD designation that are not allowed in the Commercial Neighborhood district.</p> <p>Requesting a change from CN to PDD.</p>	<p>This property is within the Agua Fria Community District. The Commercial Neighborhood designation is based on an approved master plan. The approved master plan uses are allowed as conditional uses in the Agua Fria "Commercial Neighborhood" zoning district. Therefore, no change is recommended. Recommendation: No change.</p>
16	940001522	Edmund	Shedd	<p>The property owner would like to be able to have two dwelling units on his 19.95 acres of land. The zoning for the area is 10 acres per dwelling unit [Rural Residential] and being a half acre shy a second dwelling with that much property seems unreasonable.</p>	<p>A change proposed to the SLDC would allow administrative minor deviations to the density requirements of 0.5% which would allow two lots on 19.95 acres. Recommendation: No change.</p>

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
17	186009084 AND 184981222	Victor	Archuleta	<p>Surrounding parcels are a combination of Rural Residential and Residential Community.</p> <p>Requesting a change from Rural Residential to Residential Estate.</p>	<p>This is subdivided area south of Rio Chiquito, where the lots are generally in the 6- to 12-acre range, with an average lot size of 9.65 acres. The parcels in question are 8.4 and 5.75 acres, respectively. This area is in SDA-3 and is not served by a water system and proposed zoning is in accordance with zoning map criteria. Recommendation: No change.</p>
18	218 CAMINO LA TIERRA (Tax Parcel Number: 910017463) & TOWN CENTER AT LAS CAPANAS (Tax Parcel Number: 990003334)	Steven and Maria	Hidalgo	<p>Requesting a change from CN - Commercial Neighborhood to RES-E - Residential Estate for 218 Camino La Tierra and Town Center at Las Campanas.</p> <p>Unhappy that Public Hearing (1st) is scheduled during holiday week</p> <p>Concerned public comments are being ignored.</p>	<p>The "Commercial Neighborhood" zoning on these two parcels reflects the master plan that was approved for the "Placita de la Tierra" project in 1997, which allows for the development of a neighborhood commercial center. The northern 8.7-acre parcel has already been developed for an office. Recommendation: No change.</p>
19	910003717	Jerry	Martinez	<p>Request approval to subdivide my current 2.5 acres into two 1.25 acres. This will help me to provide property for my children who are native Santa Fe, NM residents.</p>	<p>This property is shown as "Residential Estate" in the La Cienega/La Cieneguilla Community Plan. The predominate existing lot size in the area is about 2.5 acres. This area is not currently served by a central water or sewer system. Allowing higher densities in this area is not desirable, based on maintaining the existing character of the area, and due to groundwater constraints. An accessory dwelling unit could be constructed in accordance with the SLDC. Recommendation: No change.</p>

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
20	78310975	Chrisanne	Finefrock	Requesting a change from Rural to Rural Residential. She expects to build single family home on the 16+ acres.	This area is located on the Madrid Plateau, and is in SDA-3. Existing parcels below the minimum lot could be developed as of right in accordance with the SLDC. Establishing zoning that would increase base density to 10- or 20-acre lots is not desirable due to zoning map criteria, groundwater constraints, remoteness, generally poor road access, and its low-density rural character. Recommendation: No change
21	910011414	Robert	Tillman	Request for a change from Residential Estate to Commercial Neighborhood.	This property is within the La Cienega and La Cienguilla Plan District. The property does not have zoning and this request was addressed through the planning process. The decision was made not to designate the subject parcel for commercial use at this time, although it was noted by the planning committee that the property owner still has the option of submitting a rezoning request for commercial neighborhood zoning. Recommendation: No change.

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
22	36 ((950000308), 48 (26008680) and 50 (950000307) Pinon Jay Trail,	Janice B and Gary S	Heikenen	The parcel at 50 Pinon Jay Trail has two zones - the main pie shaped body is Residential Estate (as are the other two lots) and the upper portion which is a "tongue" that follows Pinon Jay Trail towards the end is listed as Residential Fringe. We'd like the entire parcel to be zoned Residential Estate instead of splitting it into two zones. Please advise us of your decision by email at your earliest convenience. Cell is 906-370-6568 for clarification of comments. We are out of state and unable to attend the meetings, or meet with you in person. However, we hope to build in the near future.	This property is divided into two zoning districts Res-E and Res-F. The area is located in SDA-2 and the entire parcel in question contains 3.6 acres. Based on this information and since only a limited area is involved, it is recommended that the northern 1.15 +/- acres of this parcel be changed to include the entire parcel into "Residential Estate". Recommendation: Change the portion of Parcel 950000307 (1.15 +/- acres) from "Residential Fringe" to "Residential Estate".
23	970002296	Jerry	Lebo	Request for a change from Rural-Residential to Residential Fringe based on proximity to Chimayo and Cundiyo.	This is subdivided area south of Rio Chiquito, where the lots are generally in the 6- to 12-acre range, with an average lot size of 9.65 acres. The parcel in question is 10.1 acres. This area is in SDA-3 and is not served by a water system and proposed zoning is in accordance with zoning map criteria. Recommendation: No change.

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
24	Campbell Corp. Parcel State Highway 14 and 344	Campbell	Corp	Request for a change from Ag/Ranch to Rural.	This is an area of approximately 2,410 acres that has been subdivided into 15 parcels of about 160 acres each. These lots have been created by exemption. The Campbell Corporation owns most of these parcels, and also owns extensive areas to the south, in the Town of Edgewood, and to the west, in Bernalillo County and is largely located along the Turquoise Trail National Scenic Byway.. The San Pedro community lies to the east, which consists mainly of parcels in the 10- to 40-acre range. The entire area in question is in SDA-3 and is not served by a central water system. Proposed zoning for this area is in accordance with zoning map criteria. Recommendation: No change.
25	Light Industrial along Hwy 14	Walter	Wait	Request for a change from Light Industrial to Rural Fringe.	Property identified in this area is identified in the SGMP as Industrial Light. Staff has met with the property owners representatives regarding the proposed zoning. Reviewing a proposal from the property owner Recommendation: Move Industrial Light from State Road 14 one mile west to be immediately south of the existing proposed light industrial area adjacent to NM National Guard armory. This would address concerns related to visual impacts from industrial uses along SR 14 and Turquoise Trail Scenic Byway.

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
26	910004509	Cathie	Wingert	Request to change the proposed zoning from Residential Estate to Residential Fringe to reflect existing covenants.	This property, commonly known as "Rancho Verano", consists of 205 acres, and is located in the Eldorado Water and Sanitation District, about a half-mile south of Eldorado. There are existing covenants in place that would restrict development. A master plan for forty one 5-acre lots was approved in 1996 for the property in question, although a plat was never recorded subsequent to this master plan approval (which has since expired). Considering the previously-approved master plan and the deed restrictions in place, it is recommended that the 205-acre parcel in question be placed in the "Rural Fringe" zoning district. Recommendation: Change to Residential Fringe.
27	PD2	Roger	Taylor	Requesting that the to be amended portions of PD2 be removed from the Commonwealth Masterplan be zoned Ag/Ranch.	Staff is in process of reviewing proposed zoning for area not included in Master Plan Amendment. Staff has reviewed the area outside of the amended master plan and is recommending the following changes: Outside of the revised PD district, show the northwestern 2,587 +/- acres of the Galisteo Basin Preserve project in the "Rural" zoning district, consistent with the SGMP Future Land Use Map, and show the remainder 6,146 +/-acres of this project (that is not in the revised "Trenza" master plan boundary) to be in the "Ag/Ranch" zoning district. Recommendation: Change PD to approximately 2502 acres (based on latest approved "Trenza" master plan); change area outside of PD to "Rural" (approximately 2,587 acres) and ☐ "Ag/Ranch" (approximately 6,146 acres).

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
28	910009156	John	Finn	Requesting a change from RUR-R [Rural Residential] to RES-F [Residential Fringe].	This area is in the San Marcos District proposed as "Rural Residential" zoning district. The San Marcos District Community Plan analyzed development patterns as a whole within San Marcos and within the individual neighborhoods. Any revisions to the proposed zoning map should be done pursuant to revisions to the San Marcos District Community Plan. Recommendation: No Change.
29	910004343 (Rounsville) (also spelled Rounseville) 960001291 (Henson) 960001293 (Little Bluestem, LLC) 54063744 (Little Bluestem, LLC)	William A	Eklund	Requesting a change from Residential Estate (2.5 acres per DU) to Rural Residential (10 acres per DU).	This area is identified as Residential Estate. There is some concern with long-range groundwater availability in this area and the need to provide a transition between the "Residential Estate" (1 du/2.5 acres) that lies to the east, and the "Rural Residential" areas to the west, which have been developed for 10- to 15-acre lots in the "La Tierra" subdivision which lies to the north and to the west. Therefore, it is recommended that the parcels that lie along the northern and western boundaries of the "Residential Estate" zoning district (a depth of about one-quarter mile) be changed to "Residential Fringe" (1 du/5 acres). Recommendation: Change the parcels that lie along the northern and western boundaries of the "Residential Estate" zoning district (a depth of about one-quarter mile) be changed to "Residential Fringe" (1 du/5 acres). The 114-acre parcel that lies in the southwestern corner of this area would remain "Residential Estate" (1 du/2.5 acres).

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
30	950000210	Richard	Fahey	Requesting a change from RES-E [Residential Estate] to RES-F [Residential Fringe] based on existing covenants.	This subdivision consists of 15 lots located along Camino Nevoso, in the vicinity of Old Las Vegas Highway and Two Trails Road. This area is already subdivided for predominantly 5-acre lots, and is served by the Sunlit Hills water system. The proposed change to Residential Fringe is supported by the community in this area to preserve existing community character and groundwater constraints. Recommendation: Change to "Residential Fringe" zoning, but retain the "Residential Estate" category on SGMP Future Land Use Map.
31	76002603, 940001932, 940001933	Sam	Sloan	Concerned that he will not be able to build on parcels smaller than the proposed zoning districts.	Section 1.11.7. of the SLDC indicates that previously approved and platted land divisions, subdivisions, and the lots created thereby, shall be recognized as legally existing lots. Section 14. 10.3. also recognizes non-conforming status and indicates the right to develop legal lots under the base zoning district in which parcel is located.
32	99303038	Gerard U.	Quintana	Requesting a change from RES-F (5 acres) to RES-E (2.5 acres).	This area is located in SDA-2 and is in the current Homestead hydrologic zone. This area contains substantial steep slope areas which create a significant constraint with respect to further subdivision. The average lot size for this area is about 5 acres. Recommendation: No change.

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
33	La Tierra and Paseo La Tierra	David	Nelson	Requesting a change from Residential Estate to Rural Residential for large parcels east of La Tierra and Paseo La Tierra because of the hydrology in the area.	See staff analysis in Comment # 29. Recommendation: Change the parcels that lie along the northern and western boundaries of the "Residential Estate" zoning district (a depth of about one-quarter mile) be changed to "Residential Fringe" (1 du/5 acres). The 114-acre parcel that lies in the southwestern corner of this area would remain "Residential Estate" (1 du/2.5 acres).
34	910004343	Thomas	Wehner	Requesting a change from Rural Estate to Rural Residential for the parcel north of his parcel. Please see attached comment.	See staff analysis in Comment # 29. Recommendation: Change the parcels that lie along the northern and western boundaries of the "Residential Estate" zoning district (a depth of about one-quarter mile) be changed to "Residential Fringe" (1 du/5 acres). The 114-acre parcel that lies in the southwestern corner of this area would remain "Residential Estate" (1 du/2.5 acres).
35	960001291	Thomas	Wehner	Requesting a change from Rural Estate to Rural Residential. Please see attached comment.	See staff analysis in Comment # 29. Recommendation: Change the parcels that lie along the northern and western boundaries of the "Residential Estate" zoning district (a depth of about one-quarter mile) be changed to "Residential Fringe" (1 du/5 acres).

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
36	910004343	Thomas	Wehner	Requesting a change from Rural Estate to Rural Residential for the parcel north of his parcel. Please see attached comment.	See staff analysis in Comment # 29. Recommendation: Change the parcels that lie along the northern and western boundaries of the "Residential Estate" zoning district (a depth of about one-quarter mile) be changed to "Residential Fringe" (1 du/5 acres).
37	54063744	Thomas	Wehner	Requesting a change from Rural Estate to Rural Residential. Please see attached comment.	See staff analysis in Comment # 29. Recommendation: Change the parcels that lie along the northern and western boundaries of the "Residential Estate" zoning district (a depth of about one-quarter mile) be changed to "Residential Fringe" (1 du/5 acres).
38	960018106 and 910001476	Thomas	Wehner	Requesting a change from Rural Estate to Rural Residential. Please see attached comment.	See staff analysis in Comment # 29. Recommendation: Change the parcels that lie along the northern and western boundaries of the "Residential Estate" zoning district (a depth of about one-quarter mile) be changed to "Residential Fringe" (1 du/5 acres).

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
39	409205512	Michael	Austin	Requesting to change from Rural Fringe to Rural Residential. Please see attached comment.	This parcel contains about 21.5 acres and is located about three-quarters of a mile north of the Canada de Los Alamos community. The parcels to the northwest, west, and south of the property are about 160 acres, 50 acres, and 20 acres in size, respectively. This area is in the Mountain Hydrologic zone and more than half of the parcel in question consists of slopes of 20 percent or more. Recommendation: No Change
40	910012001	Nancy	Murata	Opposed to the proposed zoning of Residential Estate for the parcels adjacent to La Tierra.	See staff analysis in Comment # 29. Recommendation: Change the parcels that lie along the northern and western boundaries of the "Residential Estate" zoning district (a depth of about one-quarter mile) be changed to "Residential Fringe" (1 du/5 acres).
41	1040067360	Gary	Graham	Will existing lot owner who have a lot smaller than the proposed zoning district be granted waivers in order to build houses on their lot? Requesting a change from Rural Residential to Residential Estate.	Section 1.11.7. of the SLDC indicates that previously approved and platted land divisions, subdivisions, and the lots created thereby, shall be recognized as legally existing lots. Section 14. 10.3. also recognizes non-conforming status and indicates the right to develop legal lots under the base zoning district in which parcel is located. Recommendation: No change.

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
42	99305099	Steven	LeBlanc	Requesting a change from RUR-R to RES-F.	This is a 19.1-acre parcel that is located in a fairly remote mountainous area, in the vicinity of Old Las Vegas Highway, about 1 mile west of the Cananda de Los Alamos community. About two-thirds of the parcel consists of slopes in excess of 20 percent. The parcel is located in the Mountain hydrologic zone. Recommendation: No Change
43	910002984	Ellen	LeBlanc	Requesting a change from RUR-R to RES-F.	This is a 15.8-acre parcel that is located in a fairly remote mountainous area, in the vicinity of Old Las Vegas Highway, about 1 mile west of the Cananda de Los Alamos community. About eighty percent of the parcel consists of slopes in excess of 20 percent. The parcel is located in the Mountain hydrologic zone. Recommendation: No Change
44	99303229	Shaggy Peak One LLC		Requesting a change from RUR-F to RUR-R.	This is a 51.5-acre parcel that is located in a fairly remote mountainous area, in the vicinity of Old Las Vegas Highway, about 1 mile west of the Cananda de Los Alamos community. About thirty-five percent of the parcel consists of slopes in excess of 20 percent. The parcel is located in the Mountain hydrologic zone. Recommendation: No Change

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
45	238600758	H. Ronald	James Jr.	Requesting a change from RUR-F to RES-F.	This is a 5.3-acres parcel located on La Joya Road on the south side of Interstate 25 in Glorieta area about 2 miles west of the San Miguel County line. These lots are in the Homestead hydrologic zone and is in a high-significance habitat area and is also located in the "High" to "Very High" hazard area in the County's Urban Wildland Interface Code. Recommendation: No Change
46	54122709	Nancy and Nino	Padilla	Requesting a change from RUR-R to Commercial General.	This is a 0.7-acre parcel located in the Village of Agua Fria Community Plan District. The property is currently a single-family dwelling. The Land Use Map in the Agua Fria Community Plan is the basis for the proposed SLDC Zoning Map in this community. Recommendation: No Change
47	54122880	Celina	Paul	Requesting a change from RUR-R to Commercial General.	This is a 5.9-acre parcel located in the Village of Agua Fria Community Plan District. The property is currently developed for a single-family dwelling. The Land Use Map in the Agua Fria Community Plan is the basis for the proposed SLDC Zoning Map in this community. Recommendation: No Change

ID	Property	First Name	Last Name	Comment Summary	Summary Analysis and Staff Recommendation
48	238500974	Joseph and Marie	Armijo	Requesting a change from TC to RUR-F.	This is a 3.2-acre parcel that lies immediately to the west of the proposed Traditional Community zoning district for the Glorieta community (the portion that lies along N.M. 50, adjacent to the San Miguel County line). Staff understands that this property owner is requesting a change to TC from RUR-F. The boundary of the Traditional Community zoning district has been established and have been aligned with parcel boundaries, as much as possible, on the SLDC Zoning Map. Staff does not recommend amending TC boundary. Recommendation: No Change
49	990003348 and 990003350	Joseph	Karnes	Requesting two parcels be changed from RES-E to Mixed Use.	Staff has reviewed this area and has determined that the area does not currently have zoning and the Res-E designation for this property. Recommendation: No Change