

SLDC ZONING MAP ADOPTION DRAFT PUBLIC REVIEW PROCESS-- ISSUE AREAS AND PRELIMINARY STAFF RECOMMENDATIONS, EL CENTRO GROWTH MANAGEMENT AREA

Map Sheet	Issue Area	Number of Acres	General Location	Zoning Map Adoption Draft Zoning District	Public Comment Proposed Zoning District	Staff Analysis	Preliminary Staff Recommendations
30	EC - 1	13.7	El Centro GMA, 599/N.M. 14	MU - Mixed Use	CG - Commercial General	This site is in SDA-1 and is within the Santa Fe County utility service area. Zoning District assignment criteria does not support designation of Commercial General zoning for this property. Parcel is shown in "Mixed Use Non-Residential" category on the SGMP Future Land Use Map. CG zoning could create significant land use compatibility problems with adjacent Valle Vista and Valle Lindo subdivisions. No commercial master plan has been approved for this parcel.	No Change
30	EC - 2	33.4	El Centro GMA, 599/N.M. 14	MU - Mixed Use	CG - Commercial General	This site is in SDA-1 and is within the Santa Fe County utility service area. Zoning District assignment criteria does not support designation of Commercial General zoning for this property. Parcel is shown in "Mixed Use Non-Residential" category on the SGMP Future Land Use Map. Commercial General zoning could create significant land use compatibility problems with adjacent Valle Vista and Valle Lindo subdivisions. No commercial master plan has been approved for this parcel. Mixed Use zoning district does allow commercial uses.	No Change
30	EC - 3	150.2	El Centro GMA, southwest I-25 corridor	CG - Commercial General, and MU-Mixed Use	Request that all uses allowed by Avanti Business Park master plan be allowed	This site is in SDA-1 and is within the Santa Fe County utility service area. Zoning District assignment criteria identifies that previously approved Master Plans that have do not closely fit into another zoning district will be designed PDD and referred back to the Master Plan in which it was developed. This site has Master Plan approval. A PDD for the Avanti Business Park project would be based on master plan for the project and the zoning entitlements granted by same.	Change to PDD-Planned Development District
30	EC - 4	30.8	El Centro GMA 1-25 east frontage rd.	MU - Mixed Use	CG - Commercial General (for portion of property bordering <u>east</u> I-25 frontage road)	This site is in SDA-1 and is within the Santa Fe County utility service area. This property received a Variance for Commercial Zoning based on existing land development code. It is a suitable location for 'Commercial General' zoning, since it abuts the I-25 frontage road, is well-buffered from large residential areas, is adjacent to the N.M. Armory, and is shown as 'Mixed- Use Non-Residential' on the SGMP land use plan.	Change to CG - Commercial General
31	EC - 5	94.4	El Centro GMA, La Cienega	RES-E, Residential Estate	Commercial General or Mixed Use	This area is within the La Cienega/La Cieneguilla Community Planning District. Zoning District criteria indicate that the existing Community Planning Disricts remain in effect and that the base zoning districts are assigned the closest match to the District.	No Change
31	EC - 6	343.3	El Centro GMA, La Cienega	PDD - Planned Development District (The Downs at Santa Fe)	PDD - Planned Development District (The Downs at Santa Fe)	This area is within the La Cienega/La Cieneguilla Community Planning District. The zoning district assignment criteria identifies that previously approved Master Plans that have do not closely fit into another zoning district will be designed PDD and referred back to the Master Plan in which it was developed. As a PDD, development of this property would need to conform to the approved master plan for The Downs at Santa Fe. No changes were requested at this time.	No change requested
31	EC - 7	5.5	El Centro GMA, La Cienega, West I-25 Frontage Rd.	RES-E, Residential Estate	CG - Commercial General	This area is within the La Cienega/La Cieneguilla Community Planning District. A master plan for Mixed Use development was approved for this site for office warehouse uses on 10.46 acres. Mixed Use zoning may be appropriate for this site which would accommodate the approved uses. The zoning criteria also identifies that previously approved Master Plans that have do not closely fit into another zoning district will be designed PDD and referred back to the Master Plan in which it was developed. The other option for this property is PDD-based on the criteria that was established which would refer the zoning to the previously approved Master Plan.	Change to PDD in accordance with approved Master Plan
31	EC - 8	162.9	El Centro GMA, La Cienega	RES-E- Residential Estate	TC - Traditional Community	This area is within the La Cienega/La Cieneguilla Community Planning District. The predominate lot size for this area is about 2.5 acres and is not in the existing Traditional Community. The La Cienega zoning district that is currently in effect ("La Cienega Basin") allows 1 dwelling per 2.5 acres for this area. Any changes to the zoning in the District should be completed pursuant to a revised La Cienega/La Cieneguilla community plan Future Land Use Map and corresponding Community Overlay District zoning ordinance.	No Change
31	EC - 9	211.1	El Centro GMA, La Cienega	RES-E, Residential Estate	RES-F, Residential Fringe	This area is within the La Cienega/La Cieneguilla Community Planning District. This area consists primarily of several parcels in the 5- to 10-acre range, together with several larger parcels in the 30- to 90-acre range, that are currently used for grazing or crops, although there are also several dwellings in the area. The current La Cienega community zoning district allows residential development at densities of up to 1 dwelling per 2.5 acres. Any changes to the zoning in the District should be completed pursuant to a revised La Cienega/La Cieneguilla community plan Future Land Use Map and corresponding Community Overlay District zoning ordinance.	No Change
31	EC - 10	10.7	El Centro GMA, La Cienega	Federal and State Public Lands (no zoning district)	TC - Traditional Community	This area is within the La Cienega/La Cieneguilla Community Planning District. This is a small area that is currently shown as Federal (BLM) land in the County's parcel database. The County staff was informed by the property owner that this is private land and that the zoning map should be revised accordingly. The County Assessor's database would need to show this parcel in private ownership. If this parcel is in private ownership, staff would need to determine the most appropriate zoning for the parcel.	No Change
31	EC - 11	148.5	El Centro GMA, La Cienega	RUR-R, Rural Residential	RUR - Rural	This area is within the La Cienega/La Cieneguilla Community Planning District. The area is currently in the "La Cienega/La Cieneguilla Basin Fringe" zoning district , which allows densities of 1 du/50 acres up to 1 du/12.5 acres. The parcel is also partially in the Homestead Zone. Zoning criteria should in accordance with the existing Community District should identify the portions of the property that are within each zoning district. Any changes to the zoning in the District should be completed pursuant to a revised La Cienega/La Cieneguilla community plan Future Land Use Map and corresponding Community Overlay District zoning ordinance.	Change to RUR-R Rural Residential and RUR based on La Cienega Planning District and existing Hydrologic Zones.

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31	EC - 12	7.1	El Centro GMA, La Cienega/Las Lagunita Subdivision	RES-E, Residential Estate	CN - Commercial Neighborhood	This area is within the La Cienega/La Cieneguilla Community Planning District. The area is identified as 2.5 acres which is Residential Estae Any changes to the zoning in the District should be completed pursuant to a revised La Cienega/La Cieneguilla community plan Future Land Use Map and corresponding Community Overlay District zoning ordinance.	No Change
31	EC - 13	320.6	El Centro GMA, La Cienega	RUR - Rural, and RUR-F-Rural Fringe	RUR-R - Rural Residential	This area is within the La Cienega/La Cieneguilla Community Planning District. Zoning District criteria indicate that the existing Community Planning Disricts remain in effect and that the base zoning districts are assigned the closest match to the District. The parcel is currently in the "La Cienega/La Cieneguilla Basin Fringe" zoning district, which allows densities of 1 du/50 acres up to 1 du/12.5 acres. The parcel is also partially in the Homestead Zone. The parcel is also partially in the Homestead Zone. Zoning criteria should in accordance with the existing Community District should identify the portions of the property that are within each zoning district. Any changes to the zoning in the District should be completed pursuant to a revised La Cienega/La Cieneguilla community plan Future Land Use Map and corresponding Community Overlay District zoning ordinance.	Change to RUR-R Rural Residential and RUR-Rural based on La Cienega Planning District and existing Hydrologic Zones.
31	EC - 14	66.7	El Centro GMA, La Cienega, Sunrise Springs	CN, Commercial Neighborhood	CN, Commercial Neighborhood	This area is within the La Cienega/La Cieneguilla Community Planning District. Zoning District criteria indicate that the existing Community Planning Districts remain in effect and that the base zoning districts are assigned the closest match to the District. The zoning criteria also state that previously approved Master Plans that have do not closely fit into another zoning district will be designed PDD and referred back to the Master Plan in which it was developed. This site is in SDA-2 and is within the Santa Fe County utility service area. Any changes to the zoning in the District should be completed pursuant to a revised La Cienega/La Cieneguilla community plan Future Land Use Map and corresponding Community Overlay District zoning ordinance.	Change to PDD
31	EC - 15	1,687.0	El Centro GMA, La Cienega/La Cieneguilla Community Plan Area	Various SLDC zoning districts	SLDC zoning map should reflect the land use plan in the recently redrafted La Cienega/La Cieneguilla Community Plan	This area is within the La Cienega/La Cieneguilla Community Planning District. Zoning District criteria indicate that the existing Community Planning Disricts remain in effect and that the base zoning districts are assigned the closest match to the District. This area is currently shown as Federal land in the County's parcel database	No Change
32	EC - 16	1,353.8	El Centro GMA, La Cienega Community	PDD - Planned Development District (Santa Fe Canyon Ranch)	RUR-R, Rural Residential, and A/R-Ag/Ranch	This area is within the La Cienega/La Cieneguilla Community Planning District. Any changes to the zoning in the District should be completed pursuant to a revised La Cienega/La Cieneguilla community plan Future Land Use Map and corresponding Community Overlay District zoning ordinance.The zoning criteria identifies that previously approved Master Plans that have do not closely fit into another zoning district will be designed PDD and referred back to the Master Plan in which it was developed. Need to address parcels which have been removed from the Master Plan.	No change -need to review parcels removed from Master Plan
33	EC - 17	82.9	El Centro GMA, Polo Grounds	MU - Mixed Use	PDD - Planned Development District	This area is in SDA-1. The zoning criteria identifies that previously approved Master Plans that do not closely fit into another zoning district will be designed PDD and referred back to the Master Plan in which it was developed. Development consistent with the approved master plan for Santa Fe Horse Park (as a PDD) is appropriate on this parcel.	Change to PDD - Planned Development District
33	EC - 18	41.2	El Centro GMA, N.M. 599 corridor, west side	I - Industrial	Planned Development District	This area is in SDA-1. There is an existing Master Plan n this property. The zoning criteria identifies that previously approved Master Plans that have do not closely fit into another zoning district will be designed PDD and referred back to the Master Plan in which it was developed.	Change to PDD - Planned Development District
33	EC - 19	290.5	El Centro GMA, "Airport Development District" area	I -Industrial	MU-Mixed use	This parcel is also located in SDA-1. The zoning district assignment criteria identifies the SGMP Future Land Use Map and the purpose statements for the zoning districts. This area is shown as "Mixed-Use Non-Residential" on the SGMP Future Land Use Plan (FLUM). By virtue of its FLUM designation, its proximity to the airport, and the location of mining operations on the abutting state land to the south, as well as the level terrain and lack of existing residential uses in the vicinity, "Industrial" zoning is warranted in this area. Compatibility with the proposed "Mixed-Use" zone to the north could be accomplished through site planning of both the "Mixed Use" areas and the "Industrial" uses in the subject area. A possible solution for this area, and for other proposed "Industrial" zoning districts that would be near existing or future residential uses would be to create a "Light Industrial" zoning district in such locations.	No Change
34	EC - 20	9.8	El Centro GMA, SFCCD	PDD - Planned Development District (Santa Fe Community College District)	PDD - Planned Development District (Santa Fe Community College District)	This area is within the Santa Fe Community College District. No change to proposed zoning map is requested. Comment concerns status of master plan approval process specified in the SFCCD zoning ordinance, once a new zoning map and code go into effect which needs to be addressed in the SLDC Text Amendments.	No Change
34	EC - 21	50.7	El Centro GMA, SFCCD	PDD - Planned Development District (Santa Fe Community College District)	RES-E - Residential Estate	This area is within the the Santa Fe Community College District (SFCCD). The CCD is identified as a PDD in the SLDC. Proposed SLDC text amendments identify that Residential Estate zoning provisions will apply in this particular portion of SFCCD, and in other "Existing Neighborhoods" designated in the SFCCD zoning ordinance, where the predominant lot size is about 2.5 acres.	No Change
34	EC - 22	5.9	El Centro GMA, Santa Fe Community College District	PDD - Planned Development District (Santa Fe Community College District)	CN - Commercial Neighborhood	This area is within the the Santa Fe Community College District (SFCCD) which is a PDD in the SLDC and on the Zoning Map Adoption Draft. This parcel is located in SDA-1, and is within the Santa Fe County utility service area. Any changes to the zoning in the CCD should be completed pursuant to a revised CCD Plan and corresponding Planned Development District.	No Change

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35	EC - 23	66.7	El Centro GMA, St. Francis South Blvd.	PDD - Planned Development District	CG - Commercial General	This parcel is located in SDA-1, and is within the Santa Fe County utility service area. Zoning District assignment criteria indicate that properties with a previously approved Master Plan will be designated in accordance with their approval and that master plans do not closely fit into another zoning district will be designated PDD and referred back tot he Master Plan in which it was developed. This parcel has master plan approval for a mixed-use commercial/light-industrial/residential project (St. Francis South Business Park), but is suitably located for 'Commercial General' zoning.	No Change
35	EC - 24	53.6	El Centro GMA, Arroyo Hondo	RES-F, Residential Fringe	RES-E, Residential Estate	This area is in SDA-2 and is in the "Basin" hydrologic zone. Zoning District Criteria indicate that existing uses and densities along with hydro zones and SGMP Future Land Use Map. Average lot size in this issue area is greater than 10 acres.	Change to RES-E, Residential Estate
35	EC - 25	205.9	El Centro GMA, near Rabbit Rd.	RES-E - Residential Estate	RES-F - Residential Fringe	This area is located in SDA-2 and is currently served by a central water system. Zoning District Criteria indicate that existing uses and densities along with hydrologic zones and SGMP Future Land Use Map. Overall (i.e., gross) density of this subdivision (Campo Conejos) is approximately 1 dwelling per 2.5 acres.	No Change
35	EC - 26	254.6	El Centro GMA, Arroyo Hondo	RES-F, Residential Fringe	RES-E, Residential Estate	This area is located in SDA-2 and is in the Basin Fringe hydrologic zone. This is an area that predominantly consists of 2.5- to 10-acre lots (average of about 5 acres), and is in the current "Basin Fringe" hydrologic zone.	No Change
35	EC - 27	6.3	El Centro GMA, south of I-25/ Old Pecos Trail	RES-F, Residential Fringe	RES-E, Residential Estate	This area is located in SDA-2 and is in the Basin Fringe hydrologic zone. This parcel is largely surrounded by and has access through a larger parcel to the north which is proposed to be zoned 'Residential Estate'. This area is located in SDA-2, and is within the Santa Fe County utility service area, although central water service is not currently available to serve the parcel in question.	Change to RES-E - Residential Estate
36	EC - 28	84.9	El Centro GMA, Arroyo Hondo	RES-F, Residential Fringe	P/I - Public/Institutional	This area is located in SDA-2 and is in the Basin Fringe hydrologic zone. This area consists of two parcels, both of which area owned by the Academy for the Love of Learning, which is a small-scale adult education center. The parcel on the east side of Arroyo Hondo Road (43.5 acres) is partly vacant and partly developed parcel, and is recommended to be placed in the "Public/Institutional" zoning district. The parcel on the west side of Arroyo Hondo Road (40.5 acres) has not been developed for a public/institutional or any other type of use, and no master plan has been approved for the site; therefore, it is recommended that this parcel remain in the "Residential Estate" zoning district.	No change (keep RES-F) on western parcel; change to P/I - Public/Institutional on eastern parcel
36	EC - 29	5.7	El Centro GMA, Arroyo Hondo	RES-F, Residential Fringe	Public/Institutional	This area is located in SDA-2. The site consists of approximately 16 residential structures on a 5.67-acre parcel, which are used as a residential care facility. The operators of the Sheltered Living site in Santa Fe have expressed concern as to whether this use would be able to continue under the proposed "Residential Estate" zoning for this area. This area is located in SDA-2, and is within the Sunlit Hills and Santa Fe County utility service areas, and central water service currently available to serve the parcel.	No Change
37	EC - 30	44.3	El Centro GMA, Old Santa Fe Trail corridor	RES-E, Residential Estate	RES-F, Residential Fringe	This area is located in SDA-2. This is a subdivided area (the "First Village" and "Second Village" subdivisions) that consists of lots that are in the 5-acre range. This area is located in SDA-2, and is within the Sunlit Hills water service.	No Change
37	EC - 31	85.2	El Centro GMA, Old Las Vegas Highway corridor	RES-E, Residential Estate	RES-F, Residential Fringe	This area is located in SDA-2. This is a subdivided area that consists of lots that are predominantly in the 5-acre range. This subdivision is served by the Sunlit Hills water system. This area is similar to Issue Area EC-30.	No Change
37	EC - 32	74.0	El Centro GMA, Old Santa Fe Trail corridor	RUR-F, Rural Fringe	RES-F, Residential Fringe	This area is located in SDA-2 and is within the "Mountain" hydrologic zone. This area currently consists of a single parcel which is 74 acres.	No Change
37	EC - 33	285.3	El Centro GMA, Old Santa Fe Trail corridor	RES-F, Residential Fringe	Concern about reason for change, and possible property tax increase.	This area is located in SDA-2 and is within the "Mountain" hydrologic zone. The parcels in this area are in the 2.5- to 10-acre range with an average lot size of about 5 acres. The current land use regulations in the "Mountain" hydrologic zone require a 20-acre minimum lot area per dwelling.	No Change
37	EC - 34	53.9	El Centro GMA, Old Santa Fe Trail corridor	RUR-R, Rural Residential	RES-F, Residential Fringe	This area is located in SDA-2 and is within the "Mountain" hydrologic zone. This area consists of three parcels in the 16- to 19-acre range. The current land use regulations in the "Mountain" hydrologic zone require a 20-acre minimum lot area per dwelling.	No Change
37	EC - 35	119.5	El Centro GMA, Old Santa Fe Trail corridor	RES-F Residential Fringe, and RUR-R Rural Residential	RES-F Residential Fringe and RUR-R Rural Residential; oppose any "Public/Institutional" zoning	This area is located in SDA-2 and is within the "Mountain" hydrologic zone. No portion of this property or any other properties in the Old Santa Fe Trail corridor are being considered for Public/Institutional zoning, to accommodate places of worship or schools. The area along Old Santa Fe Trail is bordered by parcels that are primarily in the 1.0- to 7.4-acre range, and "Rural Fringe" zoning on this parcel would conform to the predominate lot size in the immediate vicinity. Further out, lot sizes are mainly in the 7.5- to 10-acre range, and "Rural Residential" zoning is warranted.	No change requested
37	EC - 36	51.5	El Centro GMA, Canada de Los Alamos area	RUR-R - Rural Residential	RUR-F - Rural Fringe	This area is located in SDA-2 and is within the "Mountain" hydrologic zone. The current land use regulations in the "Mountain" hydrologic zone require a 20-acre minimum lot area per dwelling.	Change to RUR-F Rural Fringe

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37	EC - 37	4.3	El Centro GMA, Old Las Vegas Hwy.	RUR-R, Rural Residential	CN - Commercial Neighborhood, for portion of property containing former restaurant	This parcel is located in SDA-2. The parcel abuts the Old Las Vegas highway and contains an existing commercial building. The remainder of parcel, which not adjacent to Old Las Vegas Highway, and is not developed for commercial uses, should remain Rural Residential. The existing area which contains the commercial building should be considered as a Commercial Neighborhood in accordance with the zoning criteria.	CN - Commercial Neighborhood, only on portion of parcel adjacent to Old Las Vegas Hwy.
37	EC - 38	352.7	El Centro GMA, near Old Las Vegas Hwy. and US 285 - Longview Subdivision	RUR-R, Rural Residential	RES-F, Residential Fringe	This area is in SDA-2 and is in the Mountain hydrologic zone.The current land use regulations in the "Mountain" hydrologic zone require a 20-acre minimum lot area per dwelling. About 50% of the area of Longview Subdivision is planned or platted for open space protection areas, including the major ridge that runs along the east side of the property, and buffer areas adjacent to Old Las Vegas Highway.	Change to RES-Fringe with an Environmetnal Resource Protection Overlay (O-ERP) to the Open space
38	EC - 39	10.4	El Centro GMA, 10,000 Waves Spa	CN - Commercial Neighborhood	PDD - Planned Development District	This parcel is located in SDA-2 and central water service is currently available. This parcel has approved Master Plans. The zoning criteria identifies that previously approved Master Plans that have do not closely fit into another zoning district will be designed PDD and referred back to the Master Plan in which it was developed.	Change to PDD
38	EC - 40	68.7	El Centro GMA, off of 475 Hyde Park Rd.	RES-F - Residential Fringe	RES-E - Residential Estate	The parcels which have access off of Camino del Oso area in the 2.5- to 10-acre range, and the overall density of this subdivision is 1 dwelling per 5 acres. Parcels in this subdivision are served by private wells, although water lines are located near the southwestern corner of the subdivision. Due to the generally mountainous terrain, substantial areas of steep slopes, and the fact that this area is adjacent to the Santa Fe National Forest National Scenic Byway, it is recommended that densities not be increased in this area. This area is located in SDA-2, and is within the Santa Fe County utility service area, although central water service is not currently available to this subdivision. This area is located in the current "Basin Fringe" hydrologic zone.	No Change
39	EC - 41	330.0	El Centro GMA, N.M. 599 & Camino La Tierra	MU - Mixed Use: Property owner requested this zoning district, based on master plan and rezoning for mixed-use project, that was approved by EZA in 1986.	RES-E - Residential Estate	The previously approved mixed-use project master plan from the Extraterritorial Zoning Authority for this site has expired. This parcel is shown as "Residential" use on Santa Fe Metro Area Highway Corridor Plan. The expired master plan for a mixed-use project on this site (“Santa Fe Center”) was approved in 1986 by the Extraterritorial Zoning Authority; however, it has been determined that the development rights granted by this approval have expired. Furthermore, Mixed Use zoning would be inconsistent with the Santa Fe Metro Area Highway Corridor Plan, which was approved by the County Commission in 2002, and which designates these parcels for “Residential” use. Central water and sewer would be potentially available, however, from the City of Santa Fe, and the site is located in SDA-1 in the SLDC but was in SDA-2 in the SGMP. Staff recommends that the proposed SLDC zoning map be changed from “Mixed Use” to “Residential Estate” on this site, based on the fact that this development approval has lapsed.	Change to RES-E - Residential Estate
39	EC - 42	4,311.3	El Centro GMA, northwest Santa Fe unincorporated. La Campanas	RES-E - Residential Estate, and RES-F - Residential Fringe	PDD-Planned Development District	This area is located in SDA-2, and is currently served by the La Campanas utility system. Zoning Map assignment criteria indicate that previously approved master plans that do not closely fit into another zoning district will be deisgnated PDD. The Las Campanas developer has provided the County with a list of master plan development approvals for the Las Campanas project, that would govern the proposed PDD zoning. The overall gross density of Las Campanas development project is about 1 du/2.5 ac.	Change to PDD-Planned Development District (Las Campanas)
39	EC - 43	25.5	EL Centro GMA, "Town Center at Las Campanas"	CG - Commercial General	CN - Commercial Neighborhood	'Commercial Neighborhood' zoning would limit the uses on this site to the neighborhood-scale commercial development that was approved by the master plan on this site. This site is located in SDA-2, and is within the Santa Fe County and Las Campanas utility service areas, and is currently served by the La Campanas utility system.	Change to CN - Commercial Neighborhood
39	EC - 44	44.0	EL Centro GMA, Las Campanas	MU - Mixed Use	RES-E - Residential Estate	This property is in SDA-2 and is currently in the "Basin Fringe" hydrologic zone. This property is not, however, part of the approved Las Campanas development. The property owner made a request for "Mixed Use" zoning, with intention of developing senior housing on the site. Zoning Map cirtieria indicates that Staff recommends that proposed SLDC zoning map be changed from “Mixed Use” to “Residential Estate” on this parcel, based on concerns regarding compatibility, intensity of development, building height, traffic, noise, and spillover light affecting adjacent and nearby single-family residential properties in Las Campanas.	Change to RES-E - Residential Estate
39	EC - 45	111.2	El Centro GMA, Tres Arroyos	RES-E, Residential Estate	RUR-R, Rural Residential	This area is in the Tres Arroyos del Poniente Planning District. The existing subdivision consists of lots with an average size of about 2.5 acres.	No Change
39	EC - 46	83.0	El Centro GMA, Caja Del Rio Road	RES-E, Residential Estate	RUR-R, Rural Residential	This parcel is located in "SDA-2". This parcel is in the current "Basin Fringe" hydrologic zone; however, it is largely surrounded by subdivisions consisting of lots in the 2.5-acre range.	No Change
39	EC - 47	181.8	El Centro GMA	RES-E, Residential Estate	PDD-Planned Development District	This parcel is located in "SDA-2". This parcel is located in a subdivided area in the Santa Fe Northwest Community Plan area that consists of lots with an average size of about 3.8 acres, and is served by private wells. This is a fairly homogenous area of single-family lots and dwellings, so a planned development district (PDD) is not warranted.	No Change



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39	EC - 48	180.9	County-wide, and El Centro GMA	RES-E, Residential Estate and RUR-R, Rural Residential	RUR-R, Rural Residential	This parcel is located in "SDA-2". The portion of the property in question that is shown as "Residential Estate" (1 du/2.5 acres) on the proposed SLDC zoning map is in the current "Basin" hydrologic zone, and is adjacent to existing subdivisions in the 2.5- to 10-acre lot size range. The portion of the property in question that is shown as "Rural Residential" (1 du/10 acres) on the proposed SLDC zoning map is in the current "Basin Fringe" hydrologic zone, and is adjacent to existing subdivisions in the 10- to 12.5-acre lot size range.	No Change
40	EC - 49	335.9	El Centro GMA	RUR-F - Rural Fringe	Request that all uses allowed by Hacienda del Cerezo master plan be allowed	The zoning criteria identifies that previously approved Master Plans that have do not closely fit into another zoning district will be designed PDD and referred back to the Master Plan in which it was developed.	Change to PDD
40	EC - 50	632.2	El Centro GMA, southwest of Jacona Land Grant	RUR- Rural	RUR-F, Rural Fringe	This is a fairly remote and undeveloped area that is located in the current "Basin Fringe" hydrologic zone. The Zoning Map criteia analysis identifies Basin Fringe" hydrologic zones where densities of 1 du/50 acres to 1 du/12.5 acres could be supported on local groundwater (based on 100-year depletion of same). Other criteria include the SGMP Future Land Use Map and existing densities for this area as well as the zoning district pupose statement.	No Change
41	EC - 51	1.3	El Centro GMA, Village of Agua Fria	TC - Traditional Community	MU - Mixed Use	This property is within the Village of Agua Fria Planning District. Any changes to the zoning in the District should be completed pursuant to a ra revision to the Community Plan and corresponding Community Overlay District zoning ordinance.	No Change



Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft March 21, 2014  
El Centro Growth Management Area,  
Zoning Map Issue Areas

**Legend**

- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
  - SDA-1
  - SDA-2
- Community Districts
- Current Hydrologic Zones (information only)
- Zoning Map Issue Areas

**Not Under Santa Fe County Zoning Jurisdiction**

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

**Proposed 3/21/14 SLDC Official Zoning Map**

- Ag / Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)
- Commercial Neighborhood
- Commercial General
- Industrial
- Public / Institutional
- Mixed Use
- Planned Development District

**Rural Commercial Overlay Zone**



**Airport Noise Overlay Zone**

- 55 DNL Subzone
- 60 DNL Subzone
- 65 DNL Subzone

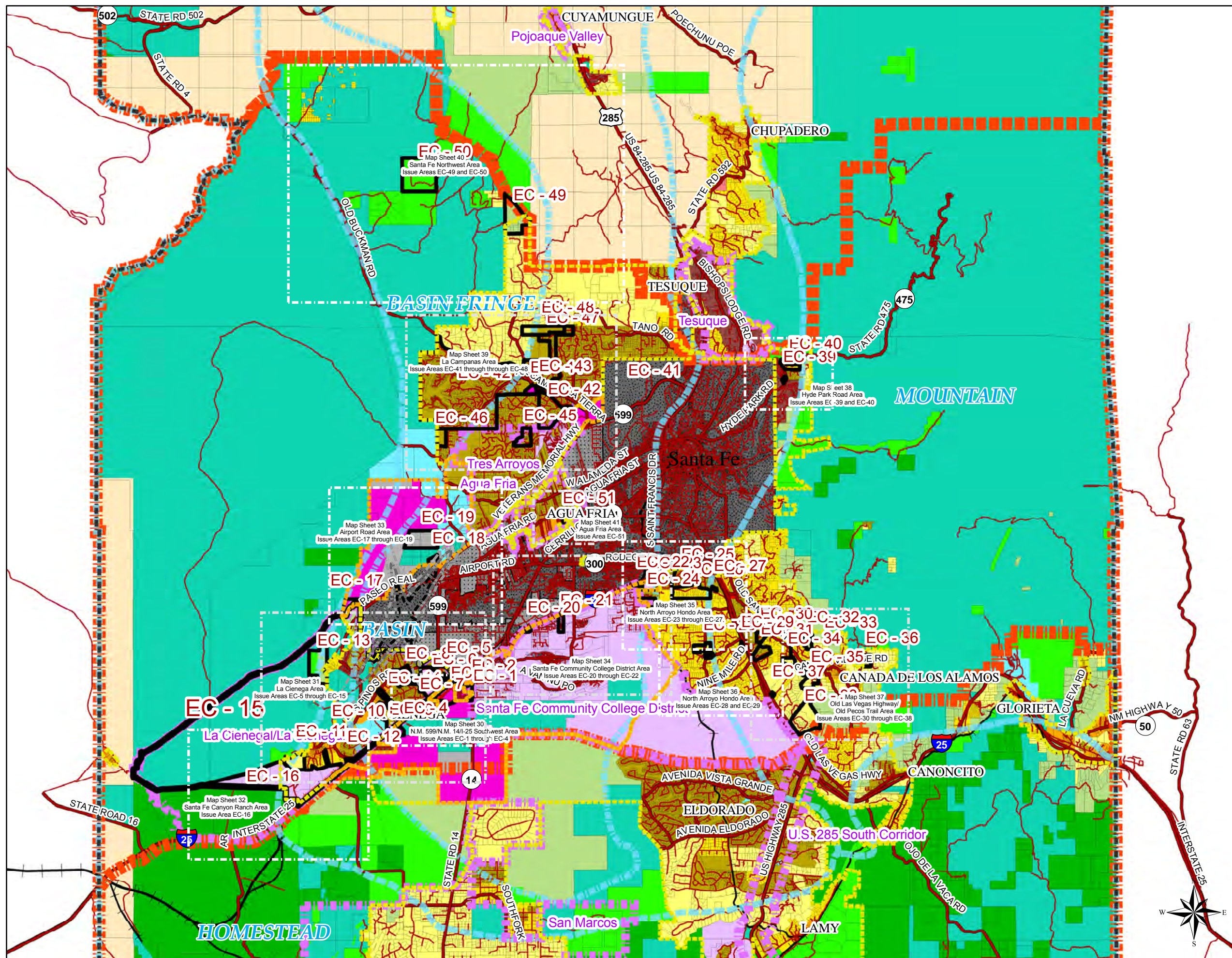


This information is for reference only.  
Santa Fe County assumes no liability for  
errors associated with the use of these data.  
Users are solely responsible for confirming  
data accuracy when necessary.



Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
sldc\_zoning\_map\_adoption\_draft\_  
p\_3\_21\_2014\_from\_web\_layers\_el\_centro\_gma\_  
issue\_areas\_map\_sheet\_index2\_tabloid.mxd





Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 30 -  
N.M. 599/N.M. 14/I-25 Southwest Area  
(Issue Areas EC-1 through EC-4)

**Legend**

Santa Fe County

Growth Management Areas

Sustainable Development Areas

SDA-1

SDA-2

Community Districts

Current Hydrologic Zones (information only)

Zoning Map Issue Areas

Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to  
3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone

Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

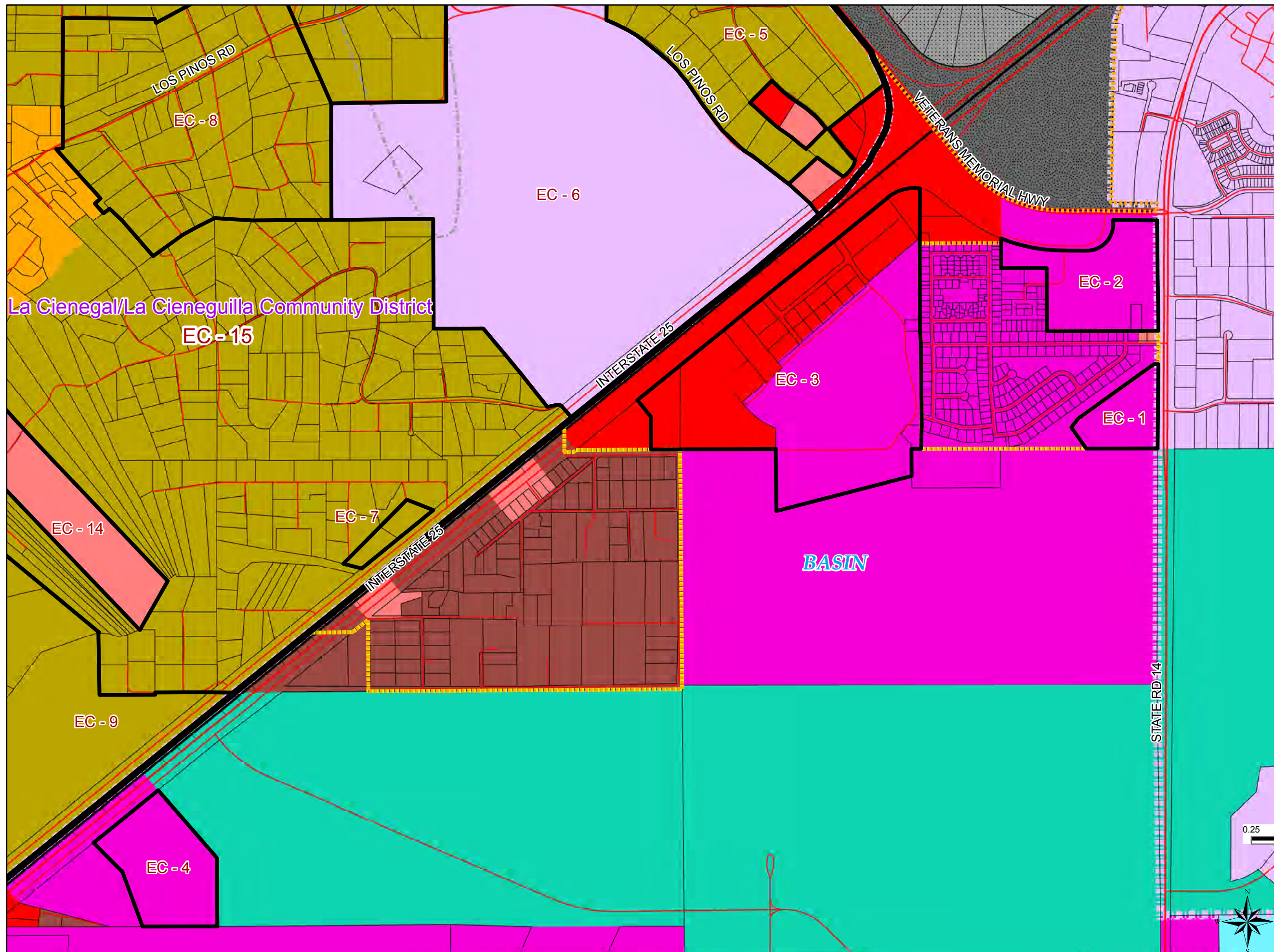
Any land or which is subject to Santa Fe County's zoning  
jurisdiction, but is not depicted on this map within a County zoning  
district and is not depicted within a zoning district in a community  
district ordinance referenced on this map, shall be construed by  
default to be located in the Ag /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

0.25 0.125 0 0.25 Miles



Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
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el\_centro\_gma\_issue\_areas\_map\_11.mxd





Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 31 -  
La Cienega Area  
(Issue Areas EC-5 through EC-15)

Legend

Santa Fe County

Growth Management Areas

Sustainable Development Areas

SDA-1

SDA-2

Community Districts

Current Hydrologic Zones (information only)

Zoning Map Issue Areas

Not Under Santa Fe County Zoning Jurisdiction

Municipality

Municipal Annexation Area

Tribal Lands

Federal and State Public Lands

Proposed 3/21/14 SLDC Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone

Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

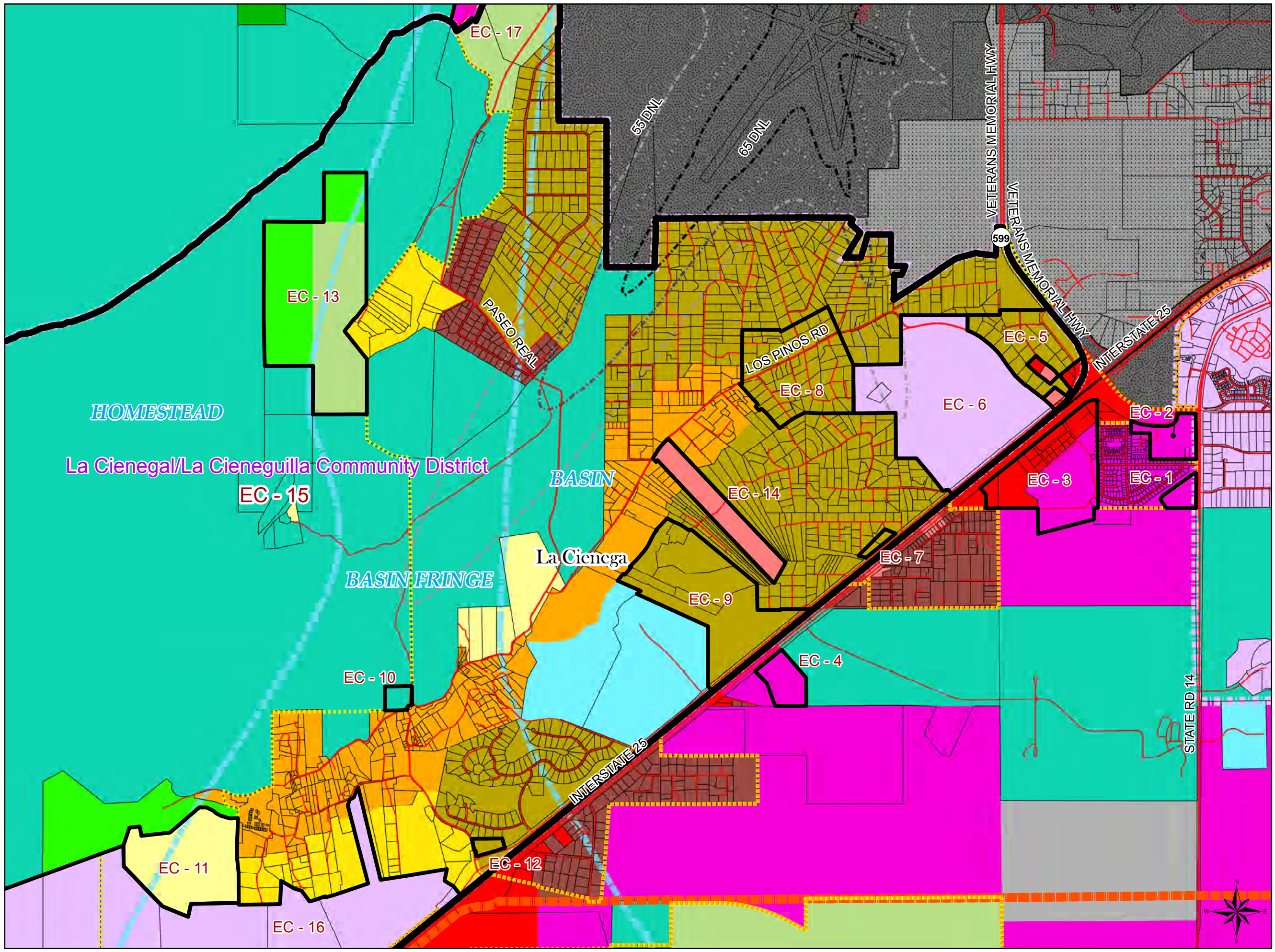
Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district and is not depicted within a zoning district in a community district ordinance referenced on this map, shall be construed by default to be located in the Ag / Ranch zoning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

0.5 0.25 0 0.5 Miles



Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
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el\_centro\_gma\_issue\_areas\_map\_21.mxd





Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 32 -  
Santa Fe Canyon Ranch Area  
(Issue Area EC-16)

Legend

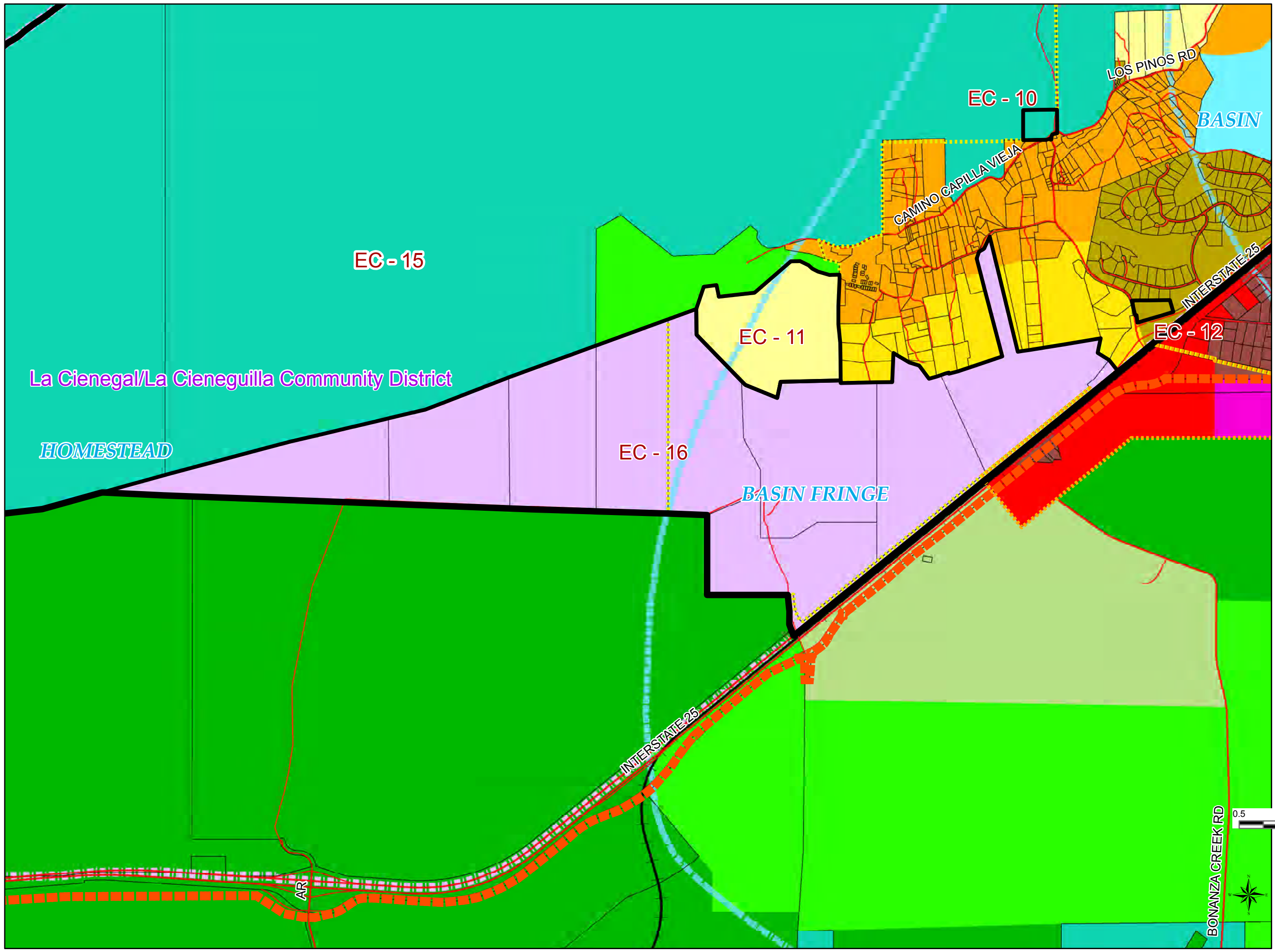
- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
- SDA-1
  - SDA-2
- Community Districts
- Current Hydrologic Zones (information only)
- Zoning Map Issue Areas
- Not Under Santa Fe County Zoning Jurisdiction
- Municipality
  - Municipal Annexation Area
  - Tribal Lands
  - Federal and State Public Lands
- Proposed 3/21/14 SLDC Official Zoning Map
- Ag / Ranch (1 dwelling per 160 acres)
  - Rural (1 dwelling per 40 acres)
  - Rural Fringe (1 dwelling per 20 acres)
  - Rural Residential (1 dwelling per 10 acres)
  - Residential Fringe (1 dwelling per 5 acres)
  - Residential Estate (1 dwelling per 2.5 acres)
  - Residential Community (1 dwelling per acre)
  - Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)
  - Commercial Neighborhood
  - Commercial General
  - Industrial
  - Public / Institutional
  - Mixed Use
  - Planned Development District
- Rural Commercial Overlay Zone
- Airport Noise Overlay Zone
- 55 DNL
  - 60 DNL
  - 65 DNL

Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district and is not depicted within a zoning district in a community district ordinance referenced on this map, 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.



Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
sldc\_zoning\_map\_adoption\_draft  
p\_3\_21\_2104\_from\_web\_layers\_  
el\_centro\_gma\_issue\_areas\_map\_3l.mxd





Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 33 -  
Airport Road Area  
(Issue Areas EC-17 through EC-19)

Legend

Growth Management Areas



Sustainable Development Areas



Santa Fe County



Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality



Municipal Annexation Area



Tribal Lands



Federal and State Public Lands



Proposed 3/21/14 SLDC Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone



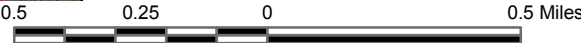
Airport Noise Overlay Zone

55 DNL

60 DNL

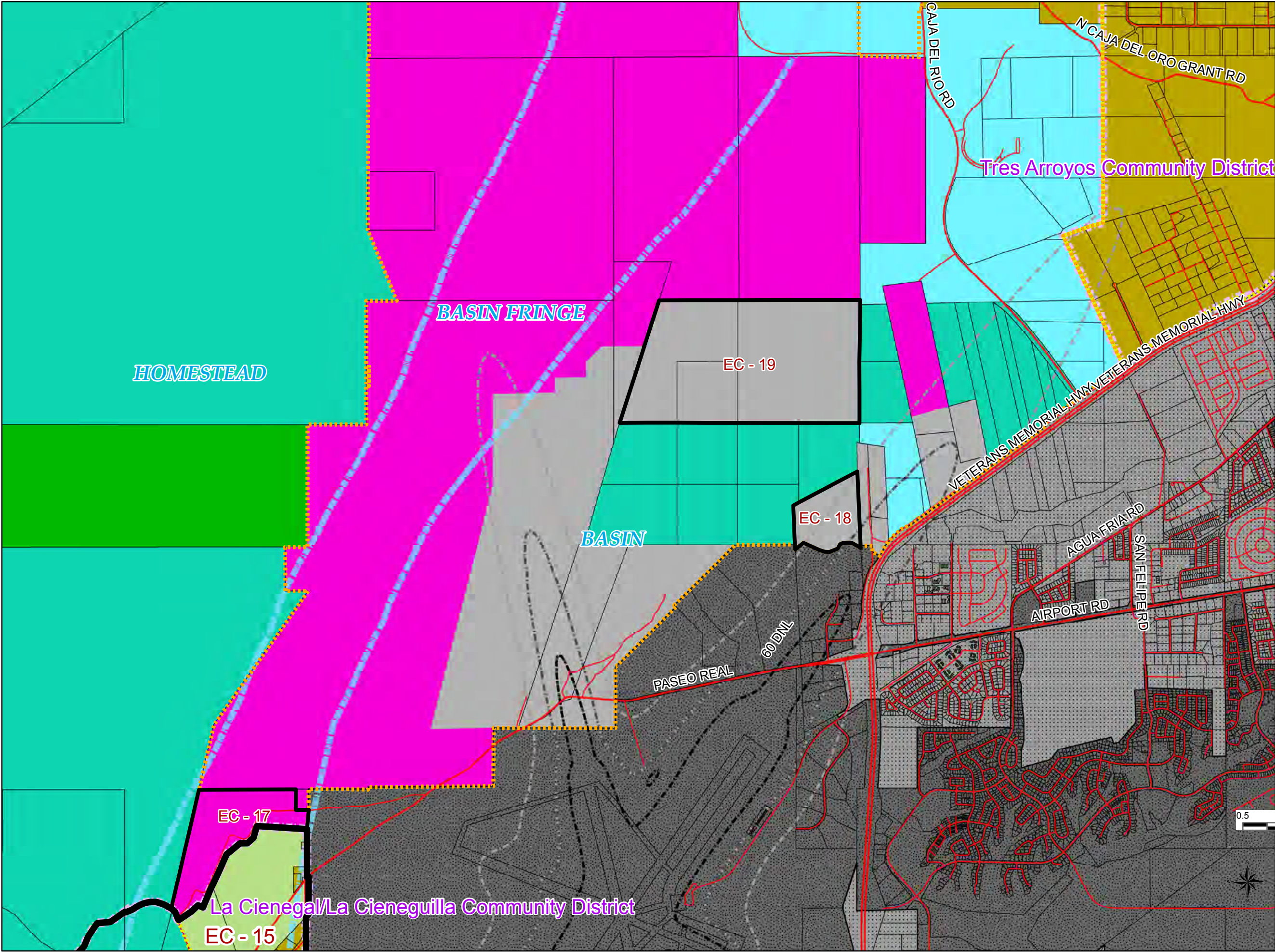
65 DNL

Any land or which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district and is not depicted within a zoning district in a community district ordinance referenced on this map, 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.



Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
sldc\_zoning\_map\_adoption\_draft  
p\_3\_21\_2104\_from\_web\_layers\_  
el\_centro\_gma\_issue\_areas\_map\_41.mxd





Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 34 -  
Santa Fe Community College District Area  
(Issue Areas EC-20 through EC-22)

### Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas



Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality



Municipal Annexation Area



Tribal Lands



Federal and State Public Lands



Proposed 3/21/14 SLDC Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone

55 DNL

60 DNL

65 DNL

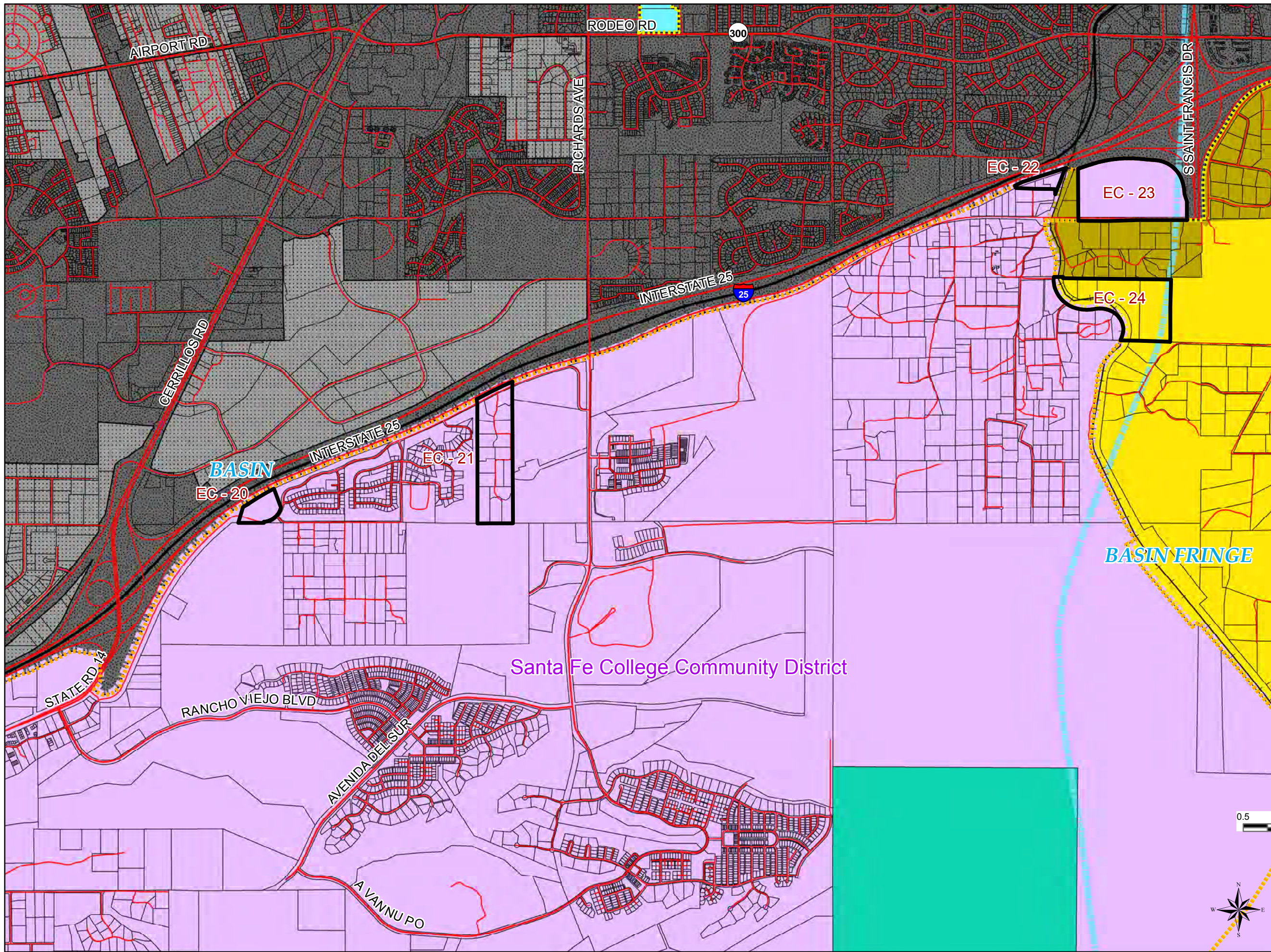
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0.5 0.25 0 0.5 Miles



Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
sldc\_zoning\_map\_adoption\_draft  
p\_3\_21\_2104\_from\_web\_layers\_  
el\_centro\_gma\_issue\_areas\_map\_5l.mxd





Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 35 -  
Northern Arroyo Hondo Area  
(Issue Areas EC-23 through EC-27)

Legend

Santa Fe County

Growth Management Areas

Sustainable Development Areas

Community Districts

Current Hydrologic Zones (information only)

Zoning Map Issue Areas

Not Under Santa Fe County Zoning Jurisdiction

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

Proposed 3/21/14 SLDC Official Zoning Map

- Ag / Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
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- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)
- Commercial Neighborhood
- Commercial General
- Industrial
- Public / Institutional
- Mixed Use
- Planned Development District

Rural Commercial Overlay Zone

Airport Noise Overlay Zone

- 55 DNL
- 60 DNL
- 65 DNL

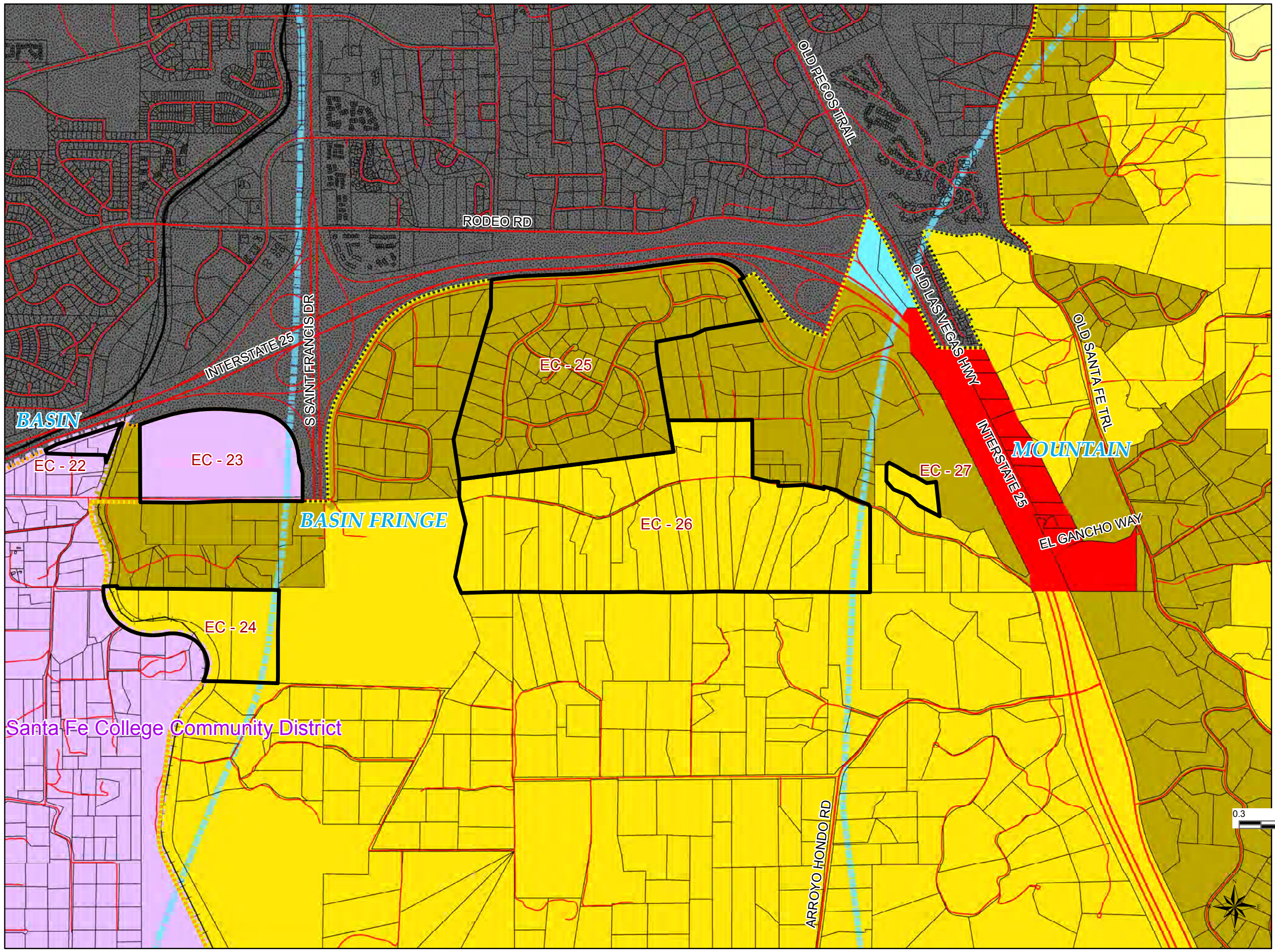
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0.3 0.15 0 0.3 Miles



Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
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p\_3\_21\_2104\_from\_web\_layers\_  
el\_centro\_gma\_issue\_areas\_map\_6l.mxd



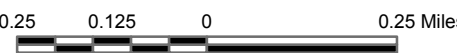


Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 36 -  
Southern Arroyo Hondo Area  
(Issue Areas EC-28 and EC-29)

Legend

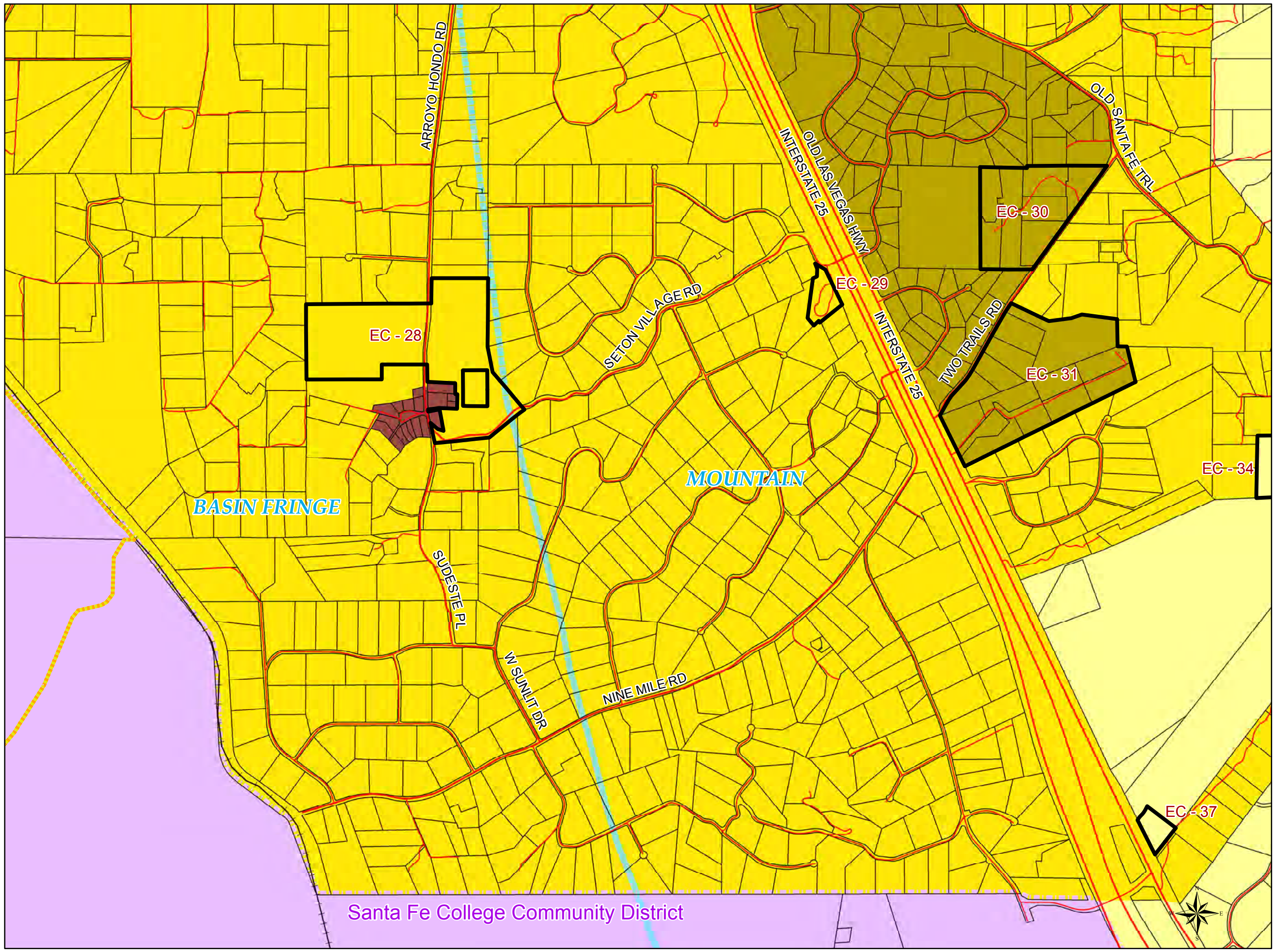
- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
- Community Districts
- Current Hydrologic Zones (information only)
- Zoning Map Issue Areas
- Not Under Santa Fe County Zoning Jurisdiction
- Proposed 3/21/14 SLDC Official Zoning Map
- Rural Commercial Overlay Zone
- Airport Noise Overlay Zone

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Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
sldc\_zoning\_map\_adoption\_draft  
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el\_centro\_gma\_issue\_areas\_map\_71.mxd





## Legend

Santa Fe County



Growth Management Areas



Sustainable Development Areas



Community Districts



Current Hydrologic Zones (information only)



Zoning Map Issue Areas



Not Under Santa Fe County Zoning Jurisdiction

Municipality



Municipal Annexation Area



Tribal Lands



Federal and State Public Lands



Proposed 3/21/14 SLDC Official Zoning Map

Ag / Ranch (1 dwelling per 160 acres)

Rural (1 dwelling per 40 acres)

Rural Fringe (1 dwelling per 20 acres)

Rural Residential (1 dwelling per 10 acres)

Residential Fringe (1 dwelling per 5 acres)

Residential Estate (1 dwelling per 2.5 acres)

Residential Community (1 dwelling per acre)

Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)

Commercial Neighborhood

Commercial General

Industrial

Public / Institutional

Mixed Use

Planned Development District

Rural Commercial Overlay Zone

Airport Noise Overlay Zone

55 DNL

60 DNL

65 DNL

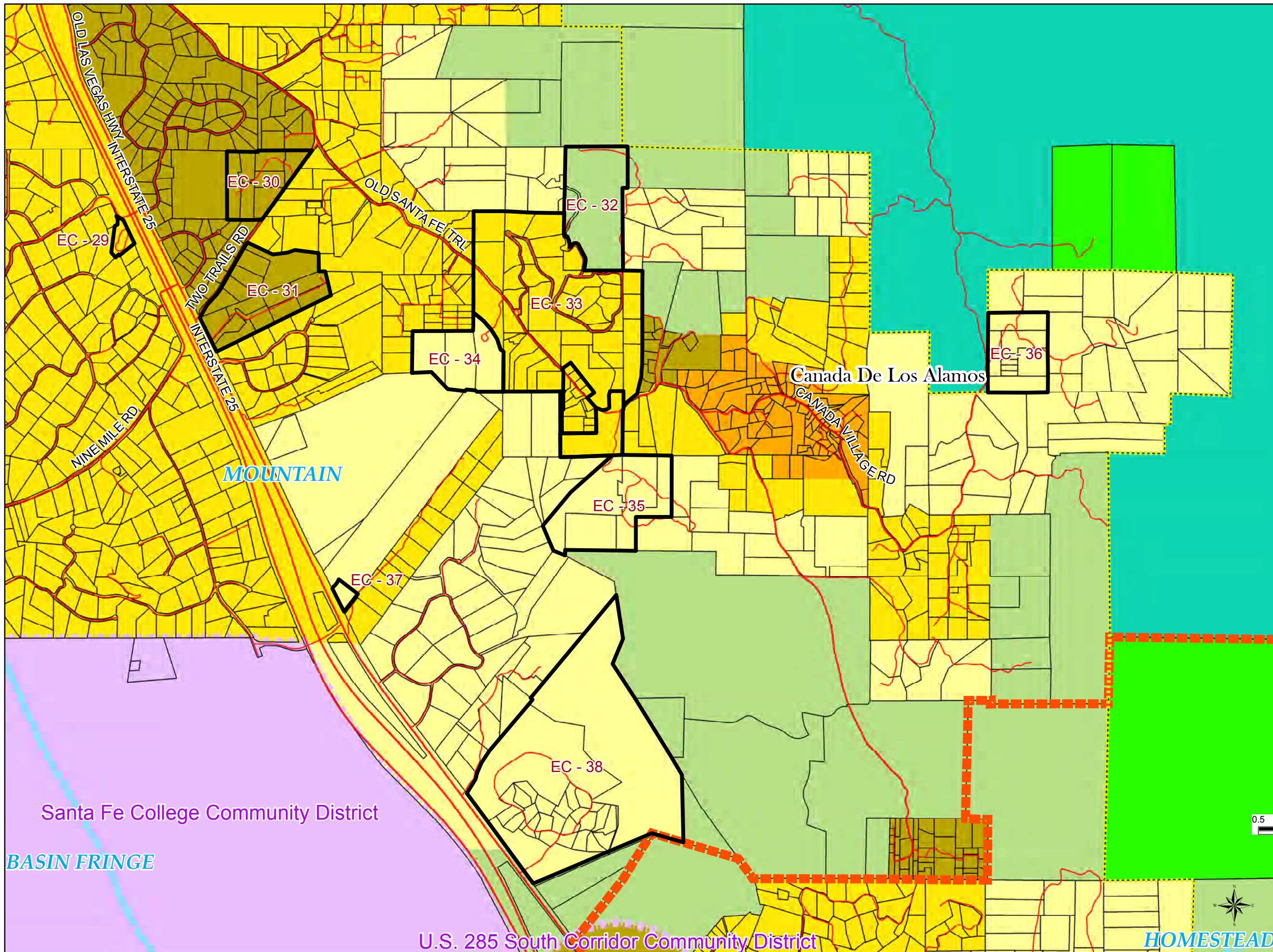
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0.5 0.25 0 0.5 Miles



Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
slcd\_zoning\_map\_adoption\_draft  
p\_3\_21\_2104\_from\_web\_layers\_  
el\_centro\_gma\_issue\_areas\_map\_8l.mxd



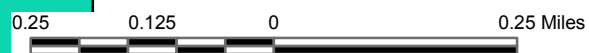


Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 38 -  
Hyde Park Road Area  
(Issue Areas EC-39 and EC-40)

Legend

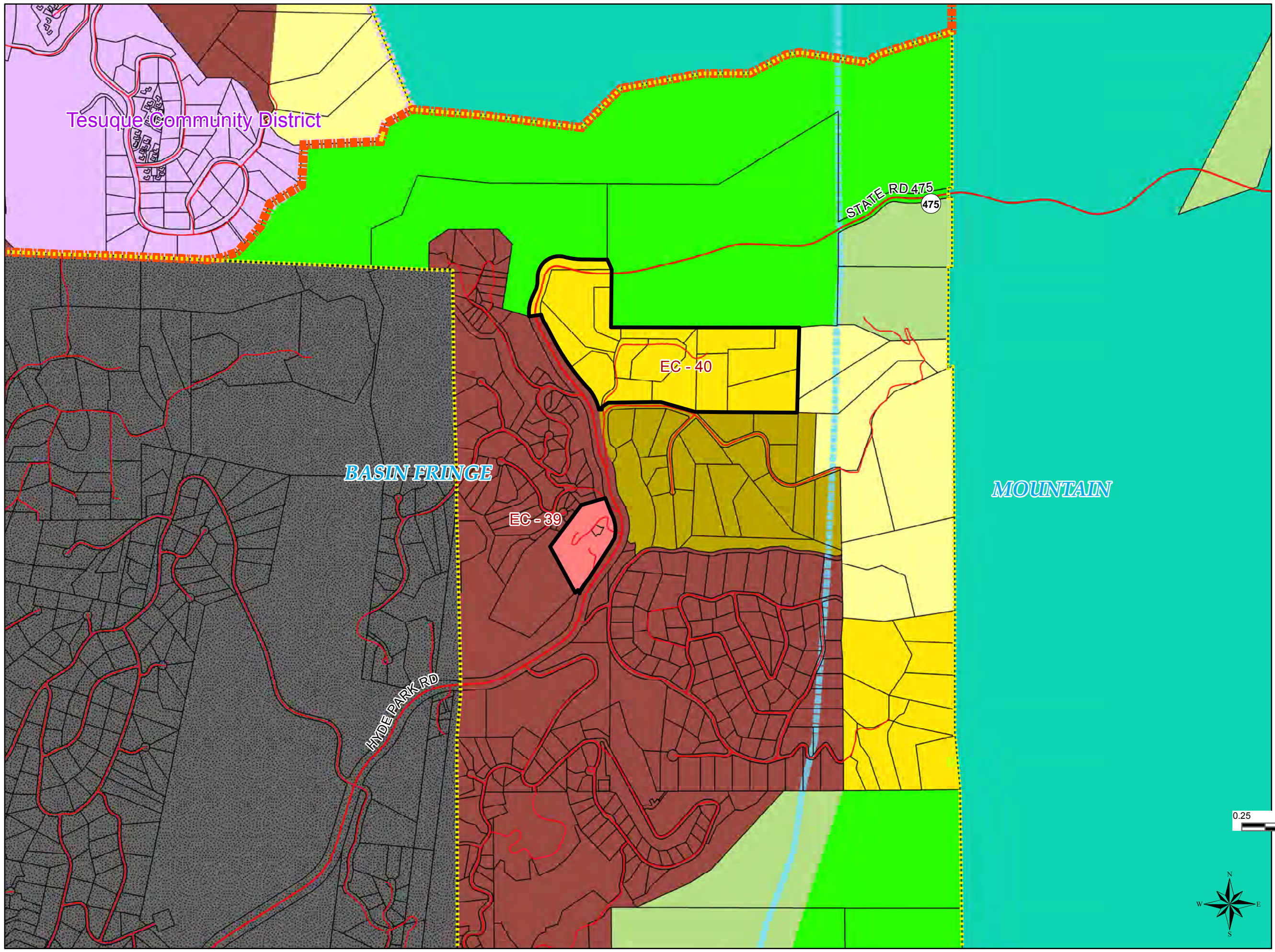
- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
- Community Districts
- Current Hydrologic Zones (information only)
- Zoning Map Issue Areas
- Not Under Santa Fe County Zoning Jurisdiction
- Proposed 3/21/14 SLDC Official Zoning Map
- Rural Commercial Overlay Zone
- Airport Noise Overlay Zone

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Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
slcdc\_zoning\_map\_adoption\_draft  
p\_3\_21\_2104\_from\_web\_layers\_  
el\_centro\_gma\_issue\_areas\_map\_9l.mxd



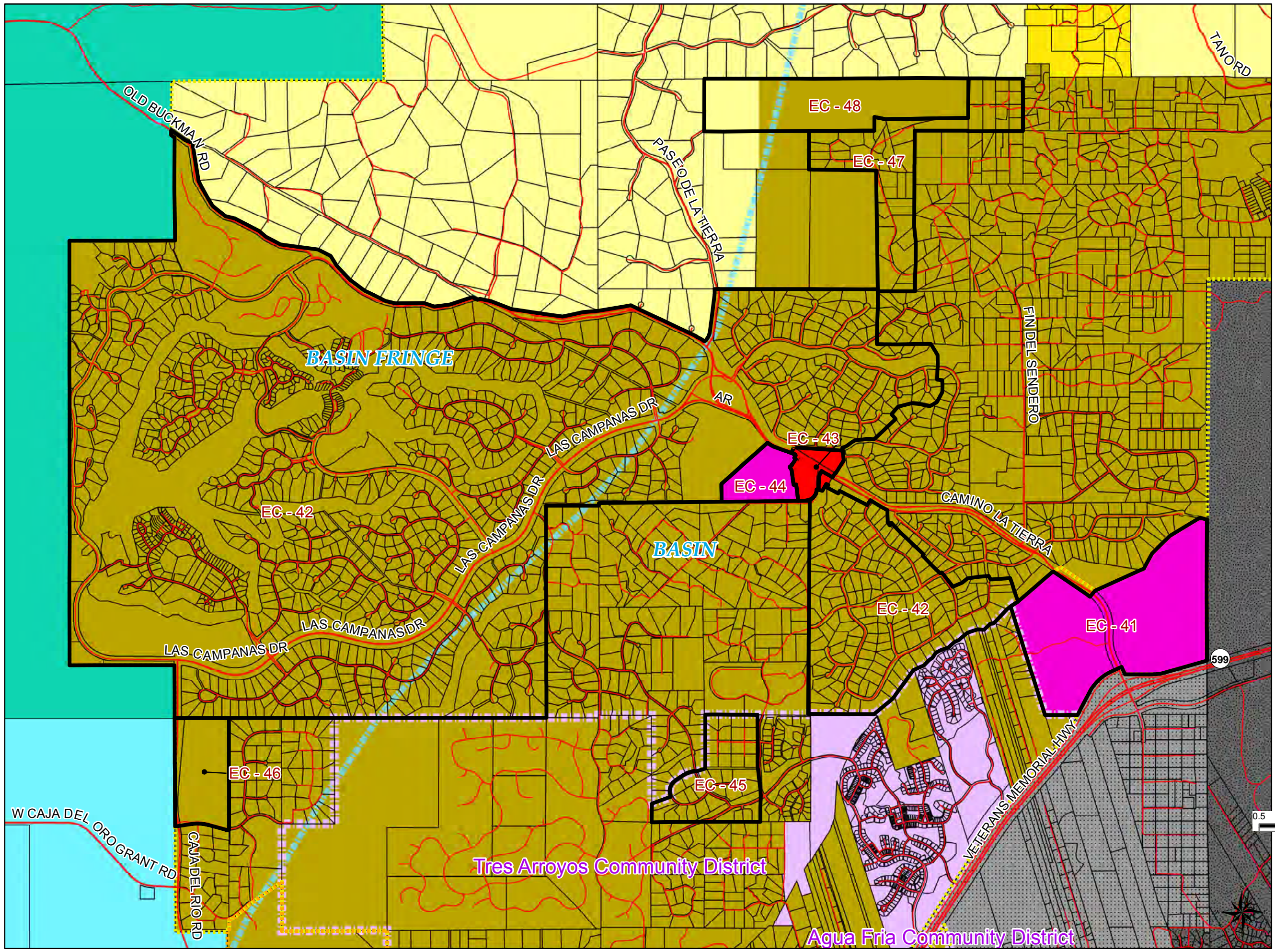


Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 39 -  
Las Campanas Area  
(Issue Areas EC-41 through EC-48)

Legend

- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
- Community Districts
- Current Hydrologic Zones (information only)
- Zoning Map Issue Areas
- Not Under Santa Fe County Zoning Jurisdiction
- Proposed 3/21/14 SLDC Official Zoning Map
- Rural Commercial Overlay Zone
- Airport Noise Overlay Zone

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Santa Fe County  
Sustainable Land Development Code  
Official Zoning Map  
Adoption Draft, March 21, 2014  
El Centro GMA, Map Sheet 40 -  
Santa Fe Northwest Area  
(Issue Areas EC-49 and EC-50)

Legend

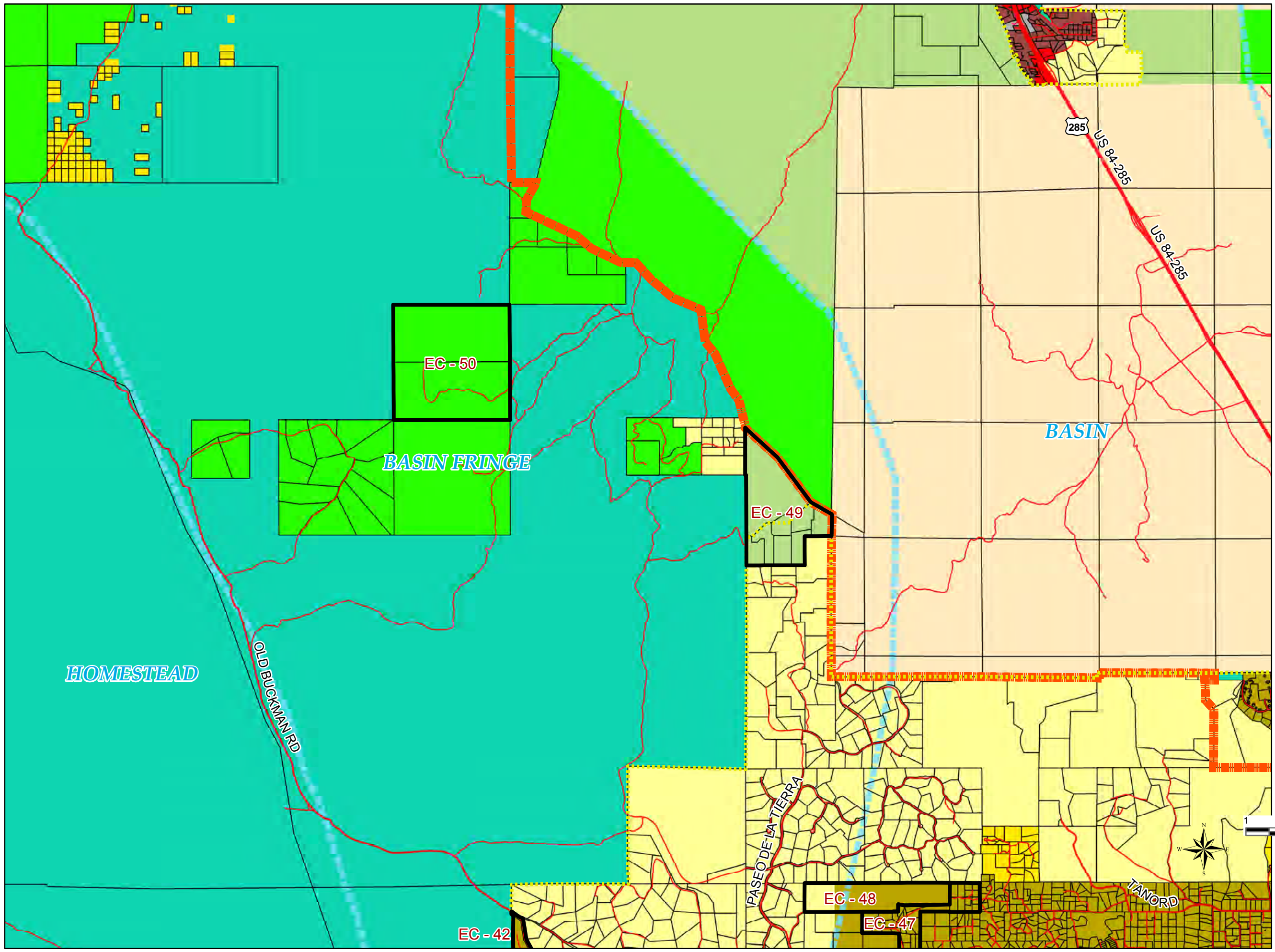
- Santa Fe County
- Growth Management Areas
- Sustainable Development Areas
- Community Districts
- Current Hydrologic Zones (information only)
- Not Under Santa Fe County Zoning Jursisdiction
- Municipality
- Municipal Annexation Area
- Tribal Lands
- Federal and State Public Lands
- Zoning Map Issue Areas
- Proposed 3/21/14 SLDC Official Zoning Map
- Ag / Ranch (1 dwelling per 160 acres)
- Rural (1 dwelling per 40 acres)
- Rural Fringe (1 dwelling per 20 acres)
- Rural Residential (1 dwelling per 10 acres)
- Residential Fringe (1 dwelling per 5 acres)
- Residential Estate (1 dwelling per 2.5 acres)
- Residential Community (1 dwelling per acre)
- Traditional Community (1 dwelling per 0.75 acres, to 3 dwellings per acre - with central water and sewer)
- Commercial Neighborhood
- Commercial General
- Industrial
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- Mixed Use
- Planned Development District
- Rural Commercial Overlay Zone
- Airport Noise Overlay Zone
- 55 DNL
- 60 DNL
- 65 DNL

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Santa Fe County  
Growth Management  
Department  
Planning Division

March 21, 2014  
slcd\_zoning\_map\_adoption\_draft  
p\_3\_21\_2104\_from\_web\_layers\_  
el\_centro\_gma\_issue\_areas\_map\_111.mxd





March 21, 2014  
slcdc\_zoning\_map\_adoption\_draft  
p\_3\_21\_2104\_from\_web\_layers\_  
el\_centro\_gma\_issue\_areas\_map\_12l.mxd



**DATE:** September 18, 2014

**TO:** Board of County Commissioners

**FROM:** Vicki Lucero, Building and Development Services Manager

**VIA:** Katherine Miller, County Manager  
Penny Ellis-Green, Growth Management Director

**RE:** Public Meeting on the Proposed Development Review Fee Ordinance

---

Attached is the proposed Development Review Fee Ordinance establishing Development Permit and Review Fees for Santa Fe County, consistent with the provisions set forth in the Sustainable Land Development Code.

The proposed Fee Ordinance was presented to the Board of County Commissioners on September 9, 2014. The BCC had the following comments for staff to address:

- Are there facilities that we should not require a permit for (ie. Small sheds, chicken coops, Carport, PV Solar)? Or, require a permit but don't charge a fee.
- Provide examples of fees for specific types of development (ie. Individual home permit).
- Specify that a burial permit is for human burial.
- Demolition fee is too high.

Staff will work on addressing these issues and will provide an update at the public meeting.

**THE BOARD OF COUNTY COMMISSIONERS  
OF SANTA FE COUNTY  
Permit and Review Fee Ordinance  
*Ordinance No. 2014-\_\_\_\_\_***

**AN ORDINANCE ESTABLISHING DEVELOPMENT PERMIT AND REVIEW FEES FOR PROJECTS IN SANTA FE COUNTY, NEW MEXICO; AND REPEALING ORDINANCE NO. 2008-12 AND SECTION 9.A (FEE TABLE) OF ORDINANCE NO. 2010-6 (MOTION PICTURE AND TELEVISION PRODUCTIONS)**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SANTA FE COUNTY:**

**ARTICLE I. GENERAL PROVISIONS**

**SECTION 1. SHORT TITLE.**

Articles I to III herein may be cited as “The Fee Ordinance of Santa Fe County”

**SECTION 2. APPLICABILITY**

This Ordinance applies to any application for a Development Permit under the Santa Fe County Sustainable Land Development Code (“SLDC”), as amended.

**ARTICLE II. APPLICATION, RECORDS AND REQUIREMENTS**

**SECTION 1. APPLICATIONS.**

All development within Santa Fe County requires a Development Permit and the payment of a non-refundable application fee except where otherwise indicated. All Development Permits require the completion and approval of a Development Permit Application (“Application”). An Application shall be completed according to the requirements in the SLDC and submitted to the Building and Development Services Division for review and processing. The Building and Development Services Division shall submit these Applications to the appropriate County Departments for additional review as required.

**SECTION 2. RECORDS.**

A record of all permits shall be maintained by the Building and Development Services Division.

**SECTION 3. ISSUING PERMITS.**

Permits will not be considered issued until picked up from the Building and Development Services Division of Santa Fe County. Permits not issued within thirty (30) days of approval shall be deemed void; permits thus voided will require re-submittal of the application and repayment of fees.



## **ARTICLE III. APPLICATION FEES**

### **SECTION 1. FEE SCHEDULE**

The fee schedule is hereby attached as Exhibit "A".

### **SECTION 2. PAYMENT AND REFUNDS.**

Unless otherwise stated in the fee schedule, **fees are due at the time of application and are not refundable.** Any application received without payment of fees due will not be reviewed. If a particular Development requires more than one approval, the applicant shall pay the cumulative review fees for each review and approval sought.

### **SECTION 3. ADDITIONAL FEES FOR PROFESSIONAL SERVICES:**

The Building and Development Services Division may require information beyond that contained in the Application. In such instances, the Applicant may (i) provide the information requested at the Applicant's sole expense, (ii) pay an additional fee to cover the cost of the Department staff obtaining and reviewing the information, or (iii) withdraw the Application provided that no such withdrawal shall be entitled to a refund of fees. In addition, some Applications may require specialized reviews by outside sources, the cost of which shall be paid by the Applicant in advance.

**PASSED, APPROVED AND ADOPTED, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.**

**THE BOARD OF COUNTY COMMISSIONERS  
OF SANTA FE COUNTY**

By: \_\_\_\_\_  
**DANIEL W. MAYFIELD, Chairperson**

**ATTEST:**

\_\_\_\_\_  
**GERALDINE SALAZAR, County Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**GREGORY S. SHAFFER, County Attorney**

**SANTA FE COUNTY  
GROWTH MANAGEMENT DEPARTMENT  
DEVELOPMENT REVIEW FEES**

APPLICATION TYPE	BASE FEE	ADDITIONAL FEES
------------------	----------	-----------------

**Permits**

Development Permit Residential & Agricultural Uses & Community Service Facilities	\$200	Valuation Fee
---	-------	---------------

**Project Valuation**

\$0 - \$25,000		\$75
\$25,001 - \$50,000		\$150
\$50,001 - \$100,000		\$350
\$100,001 - \$200,000		\$550
\$200,001 - \$250,000		\$950
\$250,001 - \$300,000		\$1,150

\*Each Additional \$100,000 in construction  
value or part thereof:

\$500

Development Permit Non-Residential, Mixed Use & Multi Family	\$700	Valuation Fee
--	-------	---------------

**Project Valuation**

\$0 - \$999		\$350
\$1,000-\$4,999		\$600
\$5,000-\$49,999		\$1,100
\$50,000-\$149,999		\$1,500
\$150,000-\$499,999		\$2,500
\$500,00-\$749,999		\$3,500
\$750,000-\$999,999		\$5,000
\$1,000,000-\$1,999,999		\$7,000
\$2,000,000 and above		\$10,000 for first \$2 Million

\*Each Additional \$1,000,000 in construction  
value or part thereof:

\$1,000  
(\$20,000 max)

Conditional Use Permit	\$1,000	
Site Development Plan for Permitted Uses	\$200	
Sign Permit	\$245	
Burial Permit	\$150	

Film Permit		
Small Scale Production	\$100	\$10 per day
Major Production	\$500	\$50 per day
Episodic Television Production	\$100	\$70 per week
Demolition Permit-Residential	\$250	
Demolition Permit-Non Residential		
Mixed Use & Mulit Family	\$700	
Blasting Permit	\$1,000	
Grading & Clearing Permit-Single Family		
Residential or Community Service Facility	\$100	
Grading & Clearing Permit-Subdivision/ Non-Residential/Mixed Use/Multi Family		
	\$750	
Driveway or Driveway Cut Permit	\$200	
PV Solar-Private Residential	\$250	
Temporary Use Permit		
Itinerate Vendor Permit	\$150	

<b>Subdivisions and Other Plat Reviews</b>		
Minor Subdivision	\$350	\$25 per lot
Major Subdivision	\$750 Prelim/\$1000 Final	\$100 per lot
Exempt Land Divisions & Other Plat Reviews		
	\$200	
Non-Residential/Mixed Use Subdivision		
	\$1,000 Prelim/\$1,500 Final	\$100 per lot
Vacation of Plat or Easement		
	\$300	
Plat Amendment/Replat	\$300	
Boundary Survey	\$250	
Time Extension	\$300	
<b>Zoning/Re-Zoning/Text Amendments</b>		
Planned Development		
District	\$3,000	\$10 per acre
Zoning Map Amendment	\$1,000	
Overlay Zone	\$200	
SLDC Text Amendment	\$500	
Zoning Statement or Residential Condominium Confirmation Statement	\$150	
(No charge for confirmation of zoning district)		

<b>Supplemental Uses/Other</b>	
Home Occupation/Registration:	
No Impact	\$50
Low Impact	\$100
Medium Impact	\$250
Wind Energy Facilities	
Large Scale	\$1,500
Single Parcel Use	\$100
Wireless Communication Facilities	
	\$2,000
Sexually Oriented Businesses	Initial - \$5,000/Renewal - \$1,500
Beneficial Use Determination	
	\$500
Development of County Wide Impact	
	\$7,500
Business Registration (When Site DP not req'd)	\$225
Swimming Pool	\$545
Utility Authorization	
Residential/Agricultural/Community Service Facility (Not req'd if part of a Developemnt Permit)	\$200
Non-Residential/Mixed Use Multi Family (Not req'd if part of a Development Permit)	\$300
Well Only	\$100
Franchise Review /Expansion/ Renewal	
	\$600
Inspections during construction/ Final Inspections for release of Financial Guaranty	\$250 Per Inspection
Courtesy Inspection (Will be credited at time of Development Permit)	
	\$100
Floodplain Determination Letter (No Application Fee Required)	
	\$50
Variance	\$300
Appeal	\$200

<b>3rd Party Reviews</b>	
County prepared SRAs (TIA, APFSA, WSAR, FIA, EIR) for DCI	Full Cost of Preparation and Review by Outside Consultants
County Reviewed SRAs (TIA, APFSA, WSAR, FIA, EIR)	Full Cost of Review by Outside Consultant
Specialized Review if Needed	Full Cost of Review by Outside Consultant

\* See Section 6.2 of the SLDC

<b>PROPOSED</b> <b>SANTA FE COUNTY</b> <b>GROWTH MANAGEMENT DEPARTMENT</b> <b>DEVELOPMENT REVIEW FEES</b>			Breakdown Notes	Current Fees
APPLICATION TYPE	BASE FEE	ADDITIONAL FEES		
<b>Permits</b>				
Development Permit Residential & Agricultural Uses & Community Service Facilities	\$200	Valuation Fee	Based on \$200K Valuation/1,500 sq. ft. (Includes Utility Authorization)	\$ 1,175.00
<b>Project Valuation</b>				
\$0 - \$25,000		\$75		
\$25,001 - \$50,000		\$150		
\$50,001 - \$100,000		\$350		
\$100,001 - \$200,000		\$550		
\$200,001 - \$250,000		\$950		
\$250,001 - \$300,000		\$1,150		
*Each Additional \$100,000 in construction value or part thereof:		\$500		
Development Permit Non-Residential, Mixed Use & Mult Family	\$700	Valuation Fee	Based on \$500K Valuation (Includes Utility Authorization)	\$2,485.00
<b>Project Valuation</b>				
\$0 - \$999		\$350		
\$1,000-\$4,999		\$600		
\$5,000-\$49,999		\$1,100		
\$50,000-\$149,999		\$1,500		
\$150,000-\$499,999		\$2,500		
\$500,00-\$749,999		\$3,500		
\$750,000-\$999,999		\$5,000		
\$1,000,000-\$1,999,999		\$7,000		
\$2,000,000 and above		\$10,000 for first \$2 Million		
*Each Additional \$1,000,000 in construction value or part thereof:		\$1,000 (\$20,000 max)		
Conditional Use Permit	\$1,000		DP to CDRC (Neighborhood Commercial)	\$1,075.00
Site Development Plan for Permitted Uses	\$200		Final DP Admin (Neighborhood Commercial)	\$1,050.00
Sign Permit	\$245			\$ 245.00
Burial Permit	\$150			\$ 150.00
Film Permit				
Small Scale Production	\$100	\$10 per day	30 days of filming	\$400.00
Major Production	\$500	\$50 per day	30 days of filming	\$550.00
Episodic Television Production	\$100	\$70 per week	One month of filming	\$325.00
Demolition Permit-Residential	\$250			\$ 420.00
Demolition Permit-Non Residential				
Mixed Use & Mult Family	\$700			\$ 695.00
Blasting Permit	\$1,000			\$ 750.00
Grading & Clearing Permit-Single Family Residential or Community Service Facility	\$100			\$ 435.00
Grading & Clearing Permit-Subdivision/ Non-Residential/Mixed Use/Multi Family	\$750			\$ 495.00
Driveway or Driveway Cut Permit	\$200			\$ 270.00
PV Solar-Private Residential	\$250			\$ 295.00
Temporary Use Permit				
Itinerate Vendor Permit	\$150			\$ 300.00
<b>Subdivisions and Other Plat Reviews</b>				
Minor Subdivision	\$350	\$25 per lot	Based on 5 lots	\$2,675
Major Subdivision	\$750 Prelim/\$1000 Final	\$100 per lot		\$7,725
Exempt Land Divisions & Other Plat Reviews	\$200			\$440.00
Non-Residential/Mixed Use Subdivision	\$1,000 Prelim/\$1,500 Final	\$100 per lot	Based on 10 lots	\$5,025.00
Vacation of Plat or Easement	\$300			\$375.00
Plat Amendment/Replat	\$300			\$350.00
Boundary Survey	\$250			\$350.00
Time Extension	\$300			\$375.00

<b>PROPOSED</b> <b>SANTA FE COUNTY</b> <b>GROWTH MANAGEMENT DEPARTMENT</b> <b>DEVELOPMENT REVIEW FEES</b> (Continued)		Breakdown Notes	Current Fees
<b>Zoning/Re-Zoning/Text Amendments</b>			
Planned Development			NC
District	\$3,000 \$10 per acre		NC
Zoning Map Amendment	\$1,000		NC
Overlay Zone	\$200		NC
SLDC Text Amendment	\$500		NC
Zoning Statement or Residential Condominium Confirmation	\$150		\$250.00
Statement (No charge for confirmation of zoning district)			
<b>Supplemental Uses/Other</b>			
Home Occupation/Registration:			\$ 435.00
No Impact	\$50	Includes certificate	
Low Impact	\$100	Includes certificate	
Medium Impact	\$250	Includes certificate	
Wind Energy Facilities			
Large Scale	\$1,500	Master Plan required	\$2,025.00
Single Parcel Use	\$100		\$200.00
Wireless Communication Facilities	\$2,000		\$ 3,675.00
Sexually Oriented Businesses	Initial - \$5,000/Renewal - \$1,500		NC
Beneficial Use			
Determination	\$500		NC
Development of	\$7,500		
County Wide Impact			NC
Business Registration (When Site DP not req'd)	\$225	Includes certificate	\$450.00
Swimming Pool	\$545		\$ 545.00
Utility Authorization			
Residential/Agricultural/Community Service Facility (Not req'd if part of a Developemnt Permit)	\$200		\$255.00
Non-Residential/Mixed Use Multi Family (Not req'd if part of a Development Permit)	\$300		\$255.00
Well Only	\$100		\$ 255.00
Franchise Review /Expansion/Renewal	\$600		\$600.00
Inspections during construction/ Final Inspections for release of Financial Guaranty	\$250 Per Inspection	Based on 25 lots subdivision	\$715.00
Courtesy Inspection (Will be credited at time of Development Permit)	\$100	For Single Family Residence	\$ 100.00
Floodplain Determination Letter (No Application Fee Required)	\$50		\$0
Variance	\$300		\$ 275.00
Appeal	\$200	Appeal of CDRC	\$ 275.00
<b>3rd Party Reviews</b>			
County prepared SRAs (TIA, APFSA, WSAR, FIA, EIR) for DCI	Full Cost of Preparation and Review by Outside Consultants		NC
County Reviewed SRAs (TIA, APFSA, WSAR, FIA, EIR)	Full Cost of Review by Outside Consultant		NC
Specialized Review if Needed	Full Cost of Review by Outside Consultant		NC