

## 2015 Arroyo Seco Highway Corridor Plan Update

### I. Arroyo Seco Highway Corridor Plan Purpose

The Arroyo Seco Highway Corridor Plan was adopted by Resolution 2003-4 in January 2003. The Resolution to adopt the plan recognized the Planning Committees concerns to provide for safe access to the residents and travelers along US 84/285, to preserve the highway corridor's unique visual resources, to direct development to provide for a cohesive community, to protect night skies, to minimize noise and other forms of pollution and to create a livable neighborhood atmosphere along the corridor. The Arroyo Seco Highway Corridor Plan purpose statement reads, as follows:

We the citizens of El Valle de Arroyo Seco will strive to improve safety, cleanliness, and beauty of the Highway Corridor, to create a pleasant, safe, quiet and livable community environment while maintaining the cultural heritage that makes our community a unique place.

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 area. Plan implementation will guide the location and scale of commercial and residential development, public facilities and infrastructure, and protect the water supply, open vistas, and other natural resources.

### II. Arroyo Seco Highway Corridor Plan Update Purpose

The Arroyo Seco Highway Corridor Plan was adopted in accordance with the Santa Fe County's General Plan and Community Planning Ordinance. The County subsequently adopted the Sustainable Growth Management Plan (SGMP) in 2010 and the Sustainable Land Development Code (SLDC) in 2013. The SLDC indicates the purpose and intent for Community Plans as follows:

The Community Plan is intended to identify development and growth impacts for an area and provide strategies and land use recommendations including a future land use plan consistent with the SGMP.

A Community Plan is intended to permit communities to recommend adoption of particular land use regulations based on the needs and goals of the community and shall conform to the procedures set forth in the SLDC, and to subsequently update plans as necessary due to changing circumstances.

The Arroyo Seco Highway Corridor planning area consists of a segment of the highway from the intersection of US 84/285 and the boundary of Pojoaque Pueblos to the south and runs north approximately 3 miles to the intersection of US 84/285 and NM State Road 106 to the and extends generally 300 feet from the right of way of US 84/285.

The purpose for the 2015 Arroyo Seco Highway Corridor Plan Update is to provide an update to the existing plan and to ensure that the plan is consistent with the County’s adopted SGMP and to ensure that the plan is implemented through the Official Zoning Map and SLDC. 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.

### III. Transitional Overview

In July 2015, the Board established the Arroyo Seco Highway Corridor Planning Committee and authorized it to develop a Plan Update, review district zoning and draft a district overlay for amendments to SGMP and SLDC. Provisions in the existing plan that are inconsistent with the SGMP will be superseded through this plan update. The Arroyo Seco Highway Corridor District Plan will be implemented through the establishment of an Overlay District in Chapter 9 of the SLDC and through adoption of the base zoning districts through the Official Zoning Map. The following sections of the existing Arroyo Seco Highway Corridor Plan Update will amend the Arroyo Seco Highway Corridor Plan:

#### 1. Use Matrix

The Use Matrix and design standards in the existing Arroyo Seco Highway Corridor Plan will be superseded through the Arroyo Seco Highway Corridor District Overlay in the SLDC which has been drafted in accordance with the Community Plan Update process.

#### 2. Procedures

Procedures identified through the Arroyo Seco Highway Corridor Plan will be superseded by the policies and procedures identified in the SGMP and the SLDC.

#### 3. Land Use Plan Update

The Land Use Map reflects the proposed land use categories. Below is a breakdown of the Land Use categories identified in the Arroyo Seco Highway Corridor Plan.

**Traditional Community.** The Traditional Community land use category includes areas suitable for residential, small-scale commercial and traditional agricultural uses consistent with the existing development patterns of the Arroyo Seco Highway Corridor traditional community. This land use category accommodates traditional community patterns, preserves historic and cultural landscapes, and protects agricultural uses from encroachment by development. This category also allows for small scale home businesses to provide for non-residential uses such as retail, professional services, restaurants, small scale manufacturing and other commercial types of activities that can be conducted from one’s home. Density bonuses and transfers of development rights may be utilized to achieve the purposes of the district.

**Commercial Neighborhood.** This designation allows for low-rise low-intensity convenience retail and personal services, as well as office uses that are intended to serve and are in close proximity to individual residential neighborhoods. Generally, the desired location of these commercial areas is at the periphery, focal point, or a major entrance to one or more neighborhoods, along a minor or subdivision collector or higher roadway classification, or along a major access road at the entrance to or in a focal point of a neighborhood.

**Public Institutional.** This designation accommodates governmental, educational and non-profit or institutional uses, including public or community parks, recreation facilities and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character. Development in this area should be multi-use and designed with community input in order to meet community goals and objectives.











#### **4. Land Use Map**

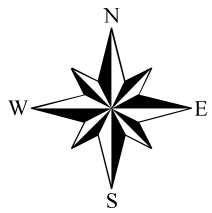
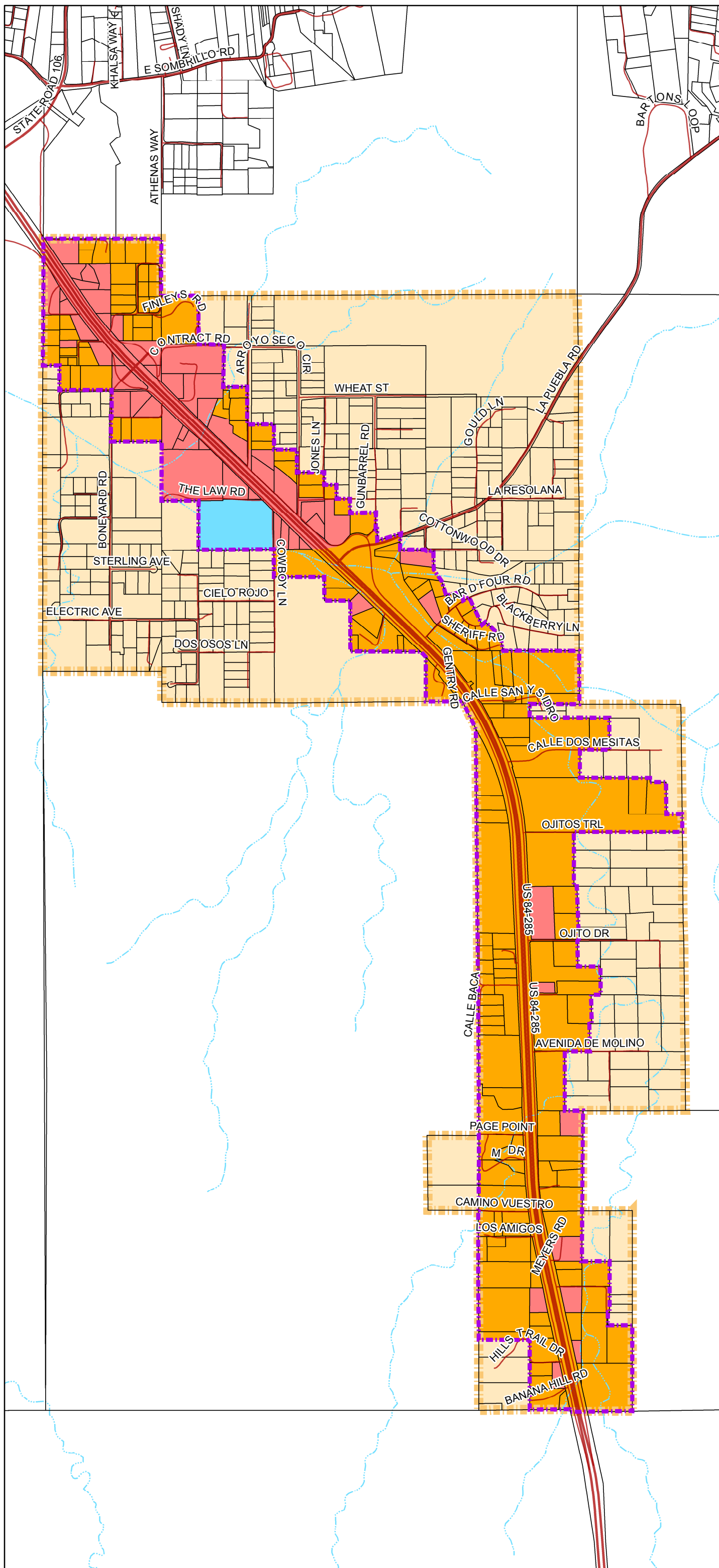
The Land Use Map will provide a framework for the base zoning in the Official Map for the Arroyo Seco Highway Corridor District. The Land Use Map is identified as Map 1.

#### **Map 1: Arroyo Seco Highway Corridor Plan Land Use Map**

# Santa Fe County Arroyo Seco Highway Corridor Land Use Map

## Legend

- Arroyo Seco Community Planning Area
  -  Arroyo Seco Highway Corridor Zoning District Boundary
- Arroyo Seco Highway Corridor Land Use Map
  -  Arroyo Seco Commercial
  -  Arroyo Seco Traditional Community
  -  Public / Institutional
- Traditional Community Zoning  
(outside of Arroyo Seco Highway Corridor Zoning District)
  - 
- Parcels
  - 
- Major Roads
  - 
- Minor Roads
  - 
- Streams and Arroyos
  -  Intermittent
  -  Perennial



0 0.125 0.25 0.5 Miles

1,000 500 0 1,000 Feet

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Santa Fe County  
Growth Management  
Department  
Planning Division

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#### **IV. Community Issues identified through 2015 Planning Process**

- The committee identified the continued need to coordinate with the County and the New Mexico Department of Transportation on installation of signage along the corridor that would provide travelers along US 84/285 with information and directions to local businesses and services as outlined in the 2003 plan and in the US 84/285 reconstruction design process.
- The committee identified the need to provide a stop light or other traffic controls at the intersection of US 84/285 and Boneyard Road to allow for safe crossing of the highway at this intersection for the public and public safety vehicles.
- The committee identified the need for increased and consistent traffic law enforcement throughout the highway corridor and particularly at the major intersections.
- The committee requested that options be explored for public safety vehicles to be able to directly cross US 84/285 at the intersection of US 84/285 and County Road 88 (La Puebla Road) to allow for improved response in emergency situations.
- The committee requested that the County coordinate with the New Mexico Department of Transportation to prohibit the use of engine retarder braking systems within the corridor and to request appropriate signage to inform the public that the use is prohibited.
- The committee identified that the reconstruction of US 84/285 and the creation of the divided highway has served to diminish public access to local businesses which has depressed local economic development and created a physical division of the community.