

Arroyo Seco Highway Corridor Plan

Welcome!

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

Why are we here?

1. Community Planning was started in Santa Fe County in 1998 as an innovative way to work directly with communities in addressing local needs in planning for future growth. County staff have worked with community members in many communities to create plans that serve as a guide for future development, land use, community facilities, projects and programs for the specific community.

2. Adopted community plans are adopted by the Board of County Commissioners which are amendments to the County-wide growth management plan.

3. Ordinances are then developed from the Community plans to create the standards and regulations needed to implement the goals and specific land uses requirements identified in the community plan.

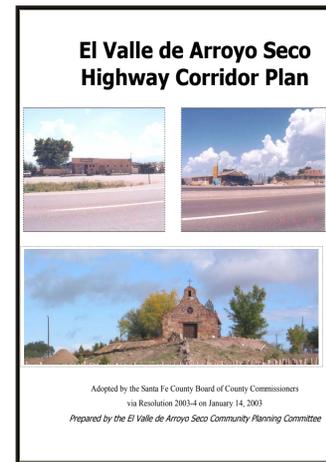
4. In 2010, the County adopted the Sustainable Growth Management Plan (SGMP) to replace the County's 1996 Growth Management Plan. All existing and any new community plans were adopted, as amendments to the SGMP and are an active element of the County-wide comprehensive plan.

5. In 2013, the County adopted the Sustainable Land Development Code (SLDC) which is the new framework for County-wide land use and zoning regulations.

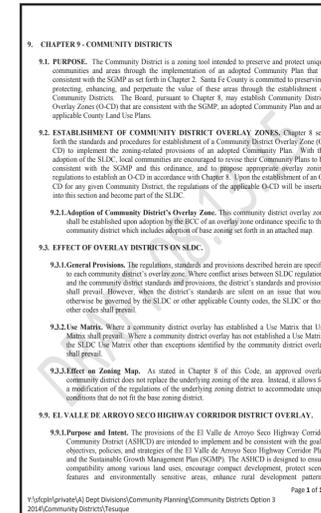
6. In 2015, the BCC established Planning Communities to work with County staff and initiated a Community Planning Process to:

- a. Update existing Community Plans, as needed, and to amend the SGMP with those updates.
- b. Develop Community District Overlays to serve as separate sections of the SLDC and identify land use regulations specifically tailored to the individual community.
- c. The Planning Process has also identified zoning specifically tailored to the local community, using the standards identified in the SLDC.

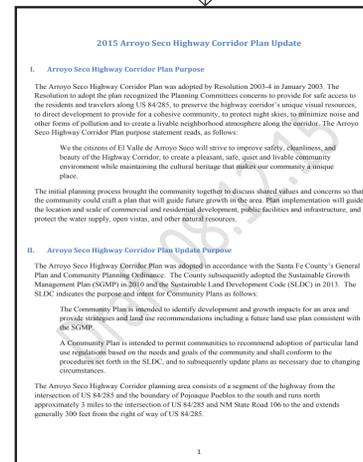
7. The reason we have invited you here is to meet with your family, neighbors and staff who have helped work on the Community Planning Update process and to get your feedback on the work that has been completed.



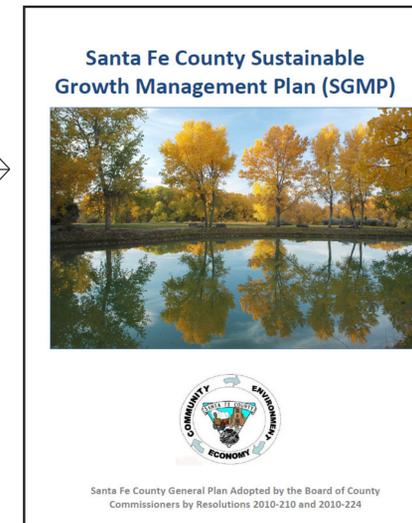
Adopted by the BCC in Resolution 2003-4.



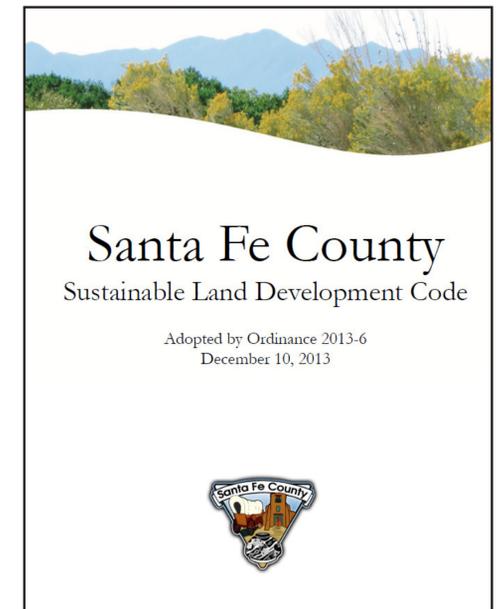
The Proposed Arroyo Seco Highway Corridor District Overlay which was informed by the Plan.



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



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



The Arroyo Seco Overlay will be included into the SLDC.

Arroyo Seco highway Corridor Plan and Update

Arroyo Seco Plan Timeline:

- January 2003: The Board of County Commissioners (BCC) adopted the Arroyo Seco Plan through Resolution 2003-04.
- October 2003: The BCC adopted Ordinance 2003-7 to implement the Plan.

Arroyo Seco Vision:

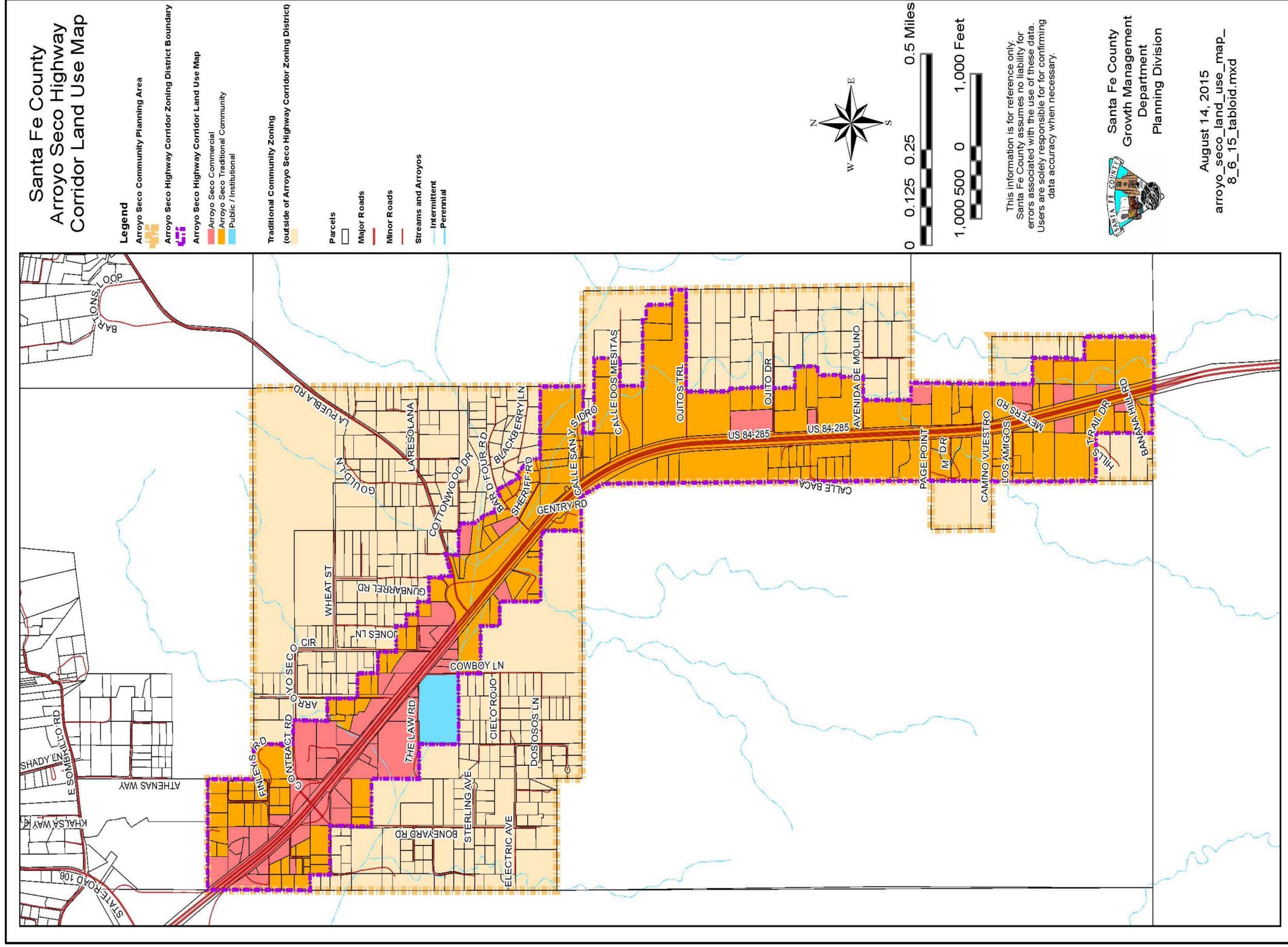
We the citizens of El Valle de Arroyo Seco will strive to improve safety, cleanliness, and beauty of the Highway Corridor, to create a pleasant, safe, quiet, and livable community environment while maintaining the cultural heritage that makes our community a unique place.



The 2015 Arroyo Seco Highway Corridor Plan Update will be an amendment to the Plan and will not replace it. The Arroyo Seco Highway Corridor Plan was adopted in 2003. Since that time the County has adopted new planning frameworks. The Plan is a valuable policy document that continues to be a guiding document for development in Arroyo Seco. The 2015 Plan Update contains transition language to better incorporate it as part of the SGMP.

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

Arroyo Seco Highway Corridor Land Use and Proposed Zoning Map



The Land Use Map highlights the different land use categories in the Arroyo Seco Highway Corridor. The proposed Zoning Map for the area will have the same zoning districts as land use districts.

Arroyo Seco Highway Corridor Next Steps

Completed Phases:

(What has been completed)

1. Community Plan Review and Proposed Updates
 - a. Reviewed existing Community Plan
 - b. Reviewed Existing Land Use
 - c. Reviewed regulatory framework
 - d. Developed Future Land Use Plan
2. Review Zoning Map Draft and Community District Ordinance
 - a. Reviewed existing community district ordinance and zoning,
 - b. Reviewed adoption draft zoning map from March 2014
 - c. Reviewed SLDC in relation to the community district,
 - d. Reviewed the Use Matrix, corridor district standards and proposed zoning.

Current Phases:

(Where we are now)

4. Two (2) Community wide meetings to review:
 - a. Community Plan Updates
 - b. Community District Overlay
 - c. Zoning Districts
3. Update Community Plan, review zoning map and Community District Overlay drafts
 - a. Community Plan Update Draft,
 - b. Reviewed community district zoning map draft
 - c. Community district overlay Draft

Future Phases:

(Where we are going)

5. BCC public Hearings:
 - a. Community Plan (SGMP Amendment)
 - b. Official Zoning Map (Zoning Map Adoption Process)
 - c. SLDC Amendment Process for Community Districts (SLDC Amendment Process)

Santa Fe County has been meeting with the Arroyo Seco Planning Committee to review the drafts of the Overlay and Use Matrix which will replace the existing Arroyo Seco Ordinance. Feedback is still being collected on these items.

9. CHAPTER 9 - COMMUNITY DISTRICTS

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

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

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

9.3. EFFECT OF OVERLAY DISTRICTS ON SLDC.

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

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

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

9.9. EL VALLE DE ARROYO SECO HIGHWAY CORRIDOR DISTRICT OVERLAY.

9.9.1. Purpose and Intent. The provisions of the El Valle de Arroyo Seco Highway Corridor Community District (ASHCD) are intended to implement and be consistent with the goals, objectives, policies, and strategies of the El Valle de Arroyo Seco Highway Corridor Plan and the Sustainable Growth Management Plan (SGMP). The ASHCD is designed to ensure compatibility among various land uses, encourage compact development, protect scenic features and environmentally sensitive areas, enhance rural development patterns,

SLDC Amendments Draft Sustainable Land Development Code Use Table December 2013
Appendix B: Use Table

Use	Function	Structure	Activity	Traditional Community	Commercial Neighborhood	Public Institutional	Special Conditions
Residential							
Single family detached units		1110	P	P	A		Permitted in all zones
Single-family attached units		1120	P	P	A		Permitted in all zones
Duplex		1121	C	P	A		
Accessory dwelling units		1130	A	A	A		Chapter 10
Townhouses			P	P	A		
Multifamily dwellings		1202-99	C	P	A		
Retirement Housing		1210		P	P	P	
Assisted living facility		1230		C	P	P	
Life care or continuing care facilities		1240		C	P	P	
Skilled nursing facilities		1250		C	P	P	
Community Home, NAICS 623210				C	P	P	
Barracks		1310	X	X	P		
Dormitories		1320	X	C	P		
Single room occupancy units		1340	X	C	P		Chapter 10
Temporary structures, tents etc. for shelter		1350	A	C	P		
Hotels, motels, or other accommodation services							
Bed and Breakfast inn		1310		P	P	X	Chapter 10 permitted but size limitations under home business
Rooming and boarding housing		1320		C	P	C	
Resorts				C	C	X	
Retreats				C	P	P	
Hotels, motels, and tourist courts		1330		X	X	X	
Commercial							
Shop or store with drive-through facility		2210	X	C	X		
Restaurant, with incidental consumption of alcoholic beverages		2220	C	P	X		Permitted but size limitation by either size or seats
Restaurant, with no consumption of alcoholic beverages permitted		2220	C	P	X		? Same as liquor sales
Stand-alone store or shop		2230	C	P	X		
Department store		2240	X	X	X		
Warehouse discount store/superstore		2124 2250	X	X	X		
Market shops, including open markets		2260	C	P	X		
Gasoline station		2270	C	C	X		
Automobile repair and service		2280	C	P	X		Permitted? Under Home Business 2 bays, under commercial 4 bays
Car dealer		2111	X	X	X		
Bus, truck, mobile home, or large vehicle dealers		2112	X	X	X		
Bicycle, motorcycle, all terrain vehicle dealers		2113	X	X	X		
Boat or marine craft dealer		2114	X	X	X		
Automotive Parts, accessories, or tires		2115	C	P	X		
Gasoline service		2116	C	X	X		
Lumberyard and materials		2126	C	X	X		