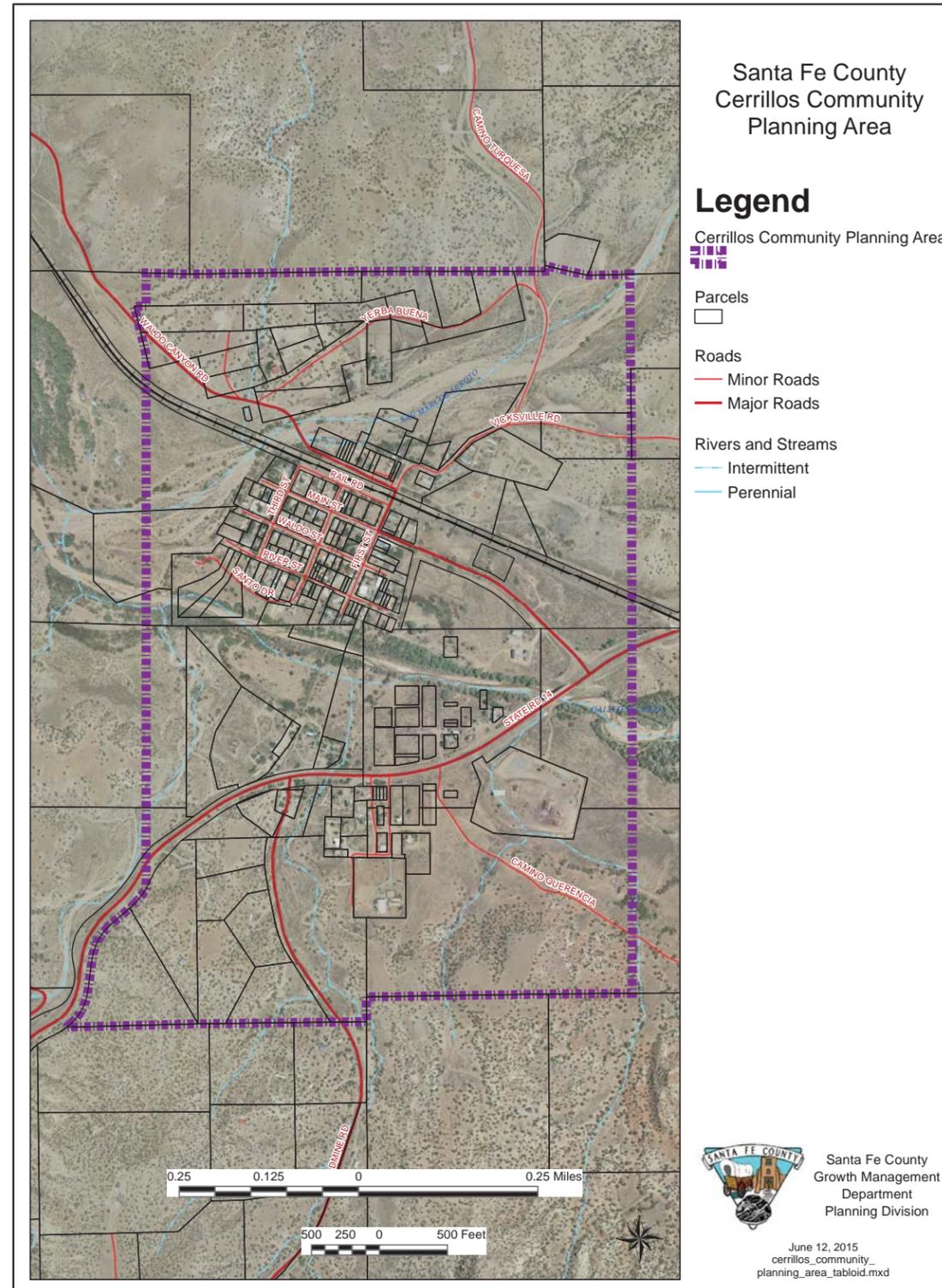


Los Cerrillos Community Plan

Los Cerrillos Planning Area Boundary



Welcome!

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

Why are we here?

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

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

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

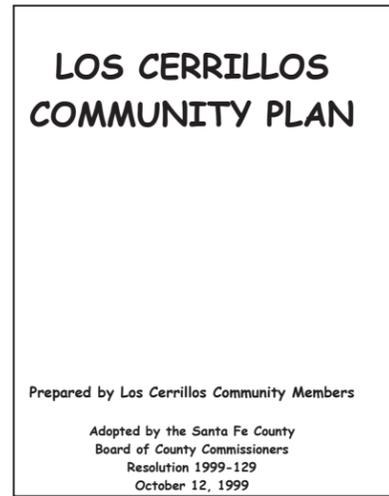
4. In 2010, the County adopted the Sustainable Growth Management Plan (SGMP) to replace the County's 1996 Growth Management Plan. All existing and any new community plans were adopted, as amendments to the SGMP and are an active element of the County-wide comprehensive plan.

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

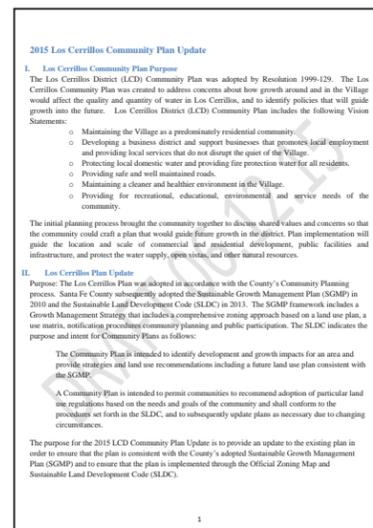
6. In 2015, the BCC established Planning Committees to work with County staff and initiated a Community Planning Process to:

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

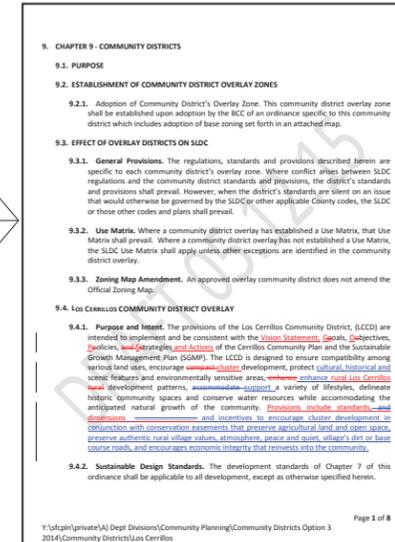
7. The reason we have invited you here is to meet with your family, neighbors and staff who have helped work on the Community Planning Update process and to get your feedback on the work that has been completed.



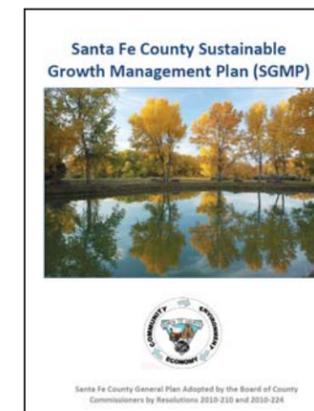
Adopted by the BCC in Resolution 1999-129.



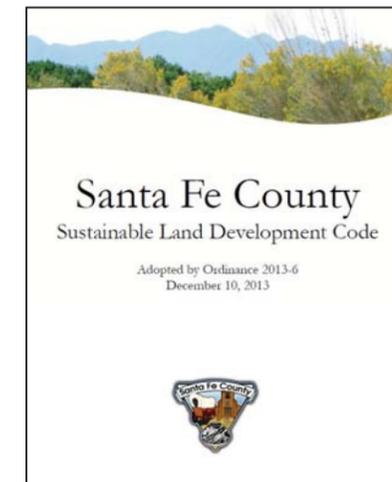
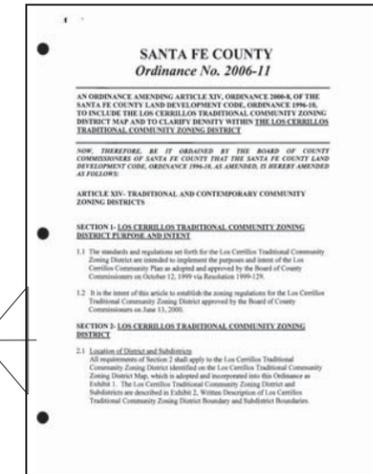
The Los Cerrillos 2015 Plan Update will be an amendment to the Plan and SGMP.



Proposed Los Cerrillos Community District Overlay - informed by the Plan



The Los Cerrillos Plan is an amendment to the 2010 SGMP

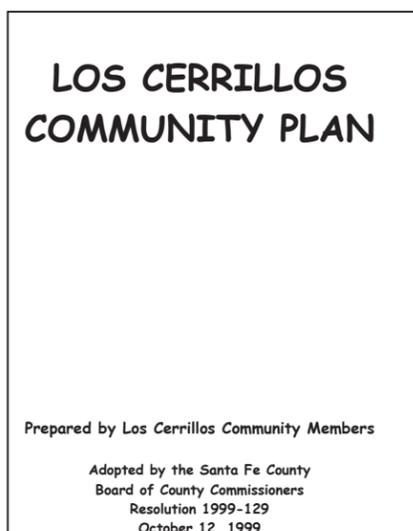


The Los Cerrillos Overlay will be included into the SLDC.

Los Cerrillos Community Plan

Cerrillos Plan Timeline:

- October 12, 1999: The Board of County Commissioners (BCC) adopted the Los Cerrillos Community Plan through Resolution 1999-129.
- June 13, 2000: The BCC adopted the Los Cerrillos community zoning district through Ordinance 2000-08.
- December 12, 2006 the BCC adopted Ordinance 2006-11 which amended the Los Cerrillos Ordinance to clarify densities.



Los Cerrillos Plan Vision:

These statements are taken from the beginning of each section in the Plan:

Residential Development - To maintain the Village as a predominately residential community.

Commercial Development - Develop a business district and support businesses that promote local employment and provide local services and do not disrupt the quiet of the Village.

Water and Fire Protection - Protect local domestic water and fire protection water for all residents.

Roads - Safe and well maintained roads.

Pollution - A cleaner and healthier environment in the Village.

Community Facilities and Environment - Provide for recreational, educational, environmental and service needs of the community.

Los Cerrillos Community Plan Update

LOS CERRILLOS COMMUNITY PLAN

Prepared by Los Cerrillos Community Members

Adopted by the Santa Fe County
Board of County Commissioners
Resolution 1999-129
October 12, 1999

The Los Cerrillos Community Plan was adopted in 2001. Since that time the County has adopted a new planning framework. The Plan is a valuable policy document that continues to be a guiding document for development in Los Cerrillos.

2015 Los Cerrillos Community Plan Update

I. Los Cerrillos Community Plan Purpose

The Los Cerrillos District (LCD) Community Plan was adopted by Resolution 1999-129. The Los Cerrillos Community Plan was created to address concerns about how growth around and in the Village would affect the quality and quantity of water in Los Cerrillos, and to identify policies that will guide growth into the future. Los Cerrillos District (LCD) Community Plan includes the following Vision Statements:

- Maintaining the Village as a predominately residential community.
- Developing a business district and support businesses that promotes local employment and providing local services that do not disrupt the quiet of the Village.
- Protecting local domestic water and providing fire protection water for all residents.
- Providing safe and well maintained roads.
- Maintaining a cleaner and healthier environment in the Village.
- Providing for recreational, educational, environmental and service needs of the community.

The initial planning process brought the community together to discuss shared values and concerns so that the community could craft a plan that would guide future growth in the district. 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. Los Cerrillos Plan Update

Purpose: The Los Cerrillos Plan was adopted in accordance with the County's Community Planning process. Santa Fe County subsequently adopted the Sustainable Growth Management Plan (SGMP) in 2010 and the Sustainable Land Development Code (SLDC) in 2013. The SGMP framework includes a Growth Management Strategy that includes a comprehensive zoning approach based on a land use plan, a use matrix, notification procedures community planning and public participation. The SLDC indicates the purpose and intent for Community Plans as follows:

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.

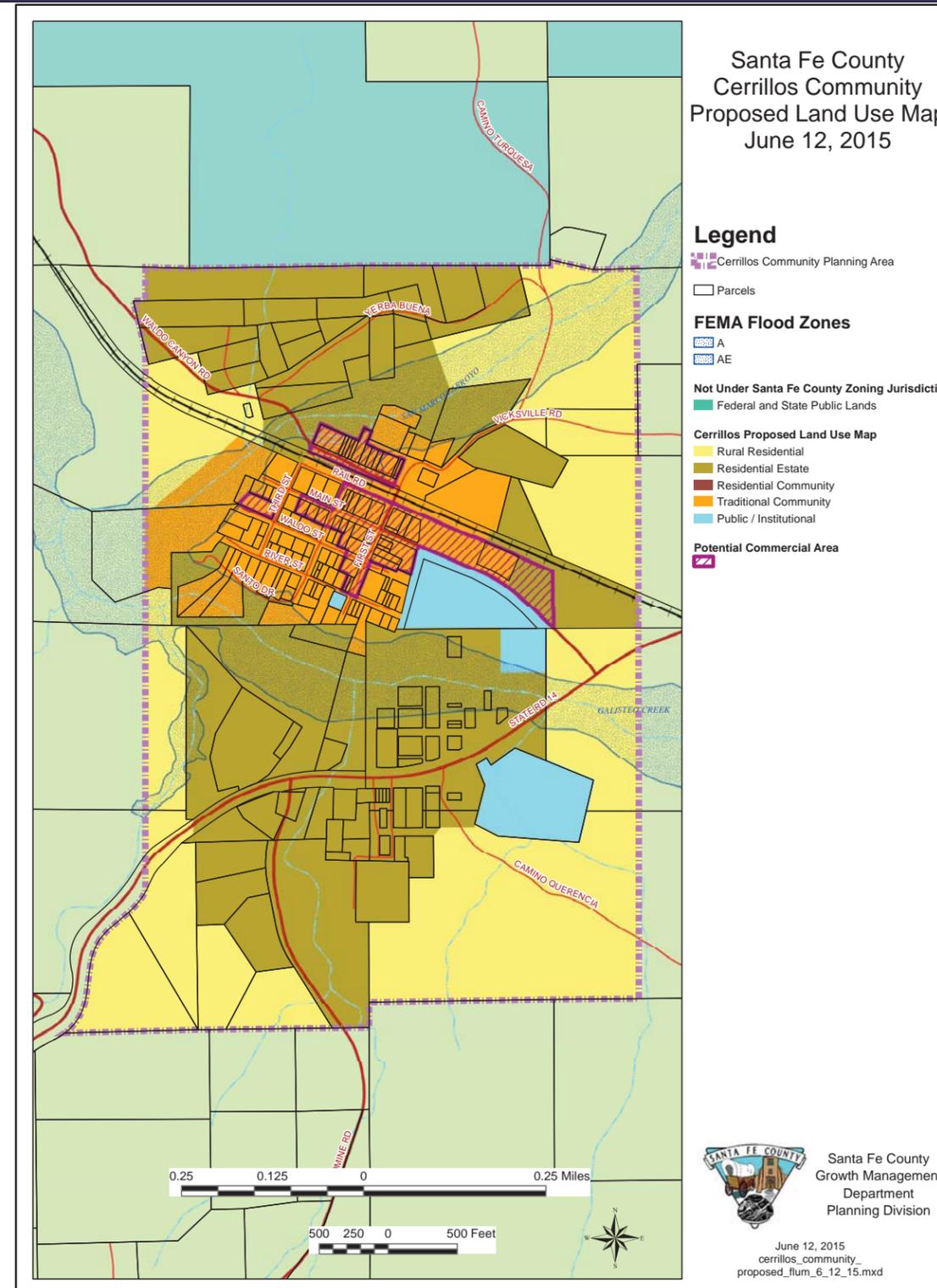
A Community Plan is intended to permit communities to recommend adoption of particular land use regulations based on the needs and goals of the community and shall conform to the procedures set forth in the SLDC, and to subsequently update plans as necessary due to changing circumstances.

The purpose for the 2015 LCD Community Plan Update is to provide an update to the existing plan in order to ensure that the plan is consistent with the County's adopted Sustainable Growth Management Plan (SGMP) and to ensure that the plan is implemented through the Official Zoning Map and Sustainable Land Development Code (SLDC).

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

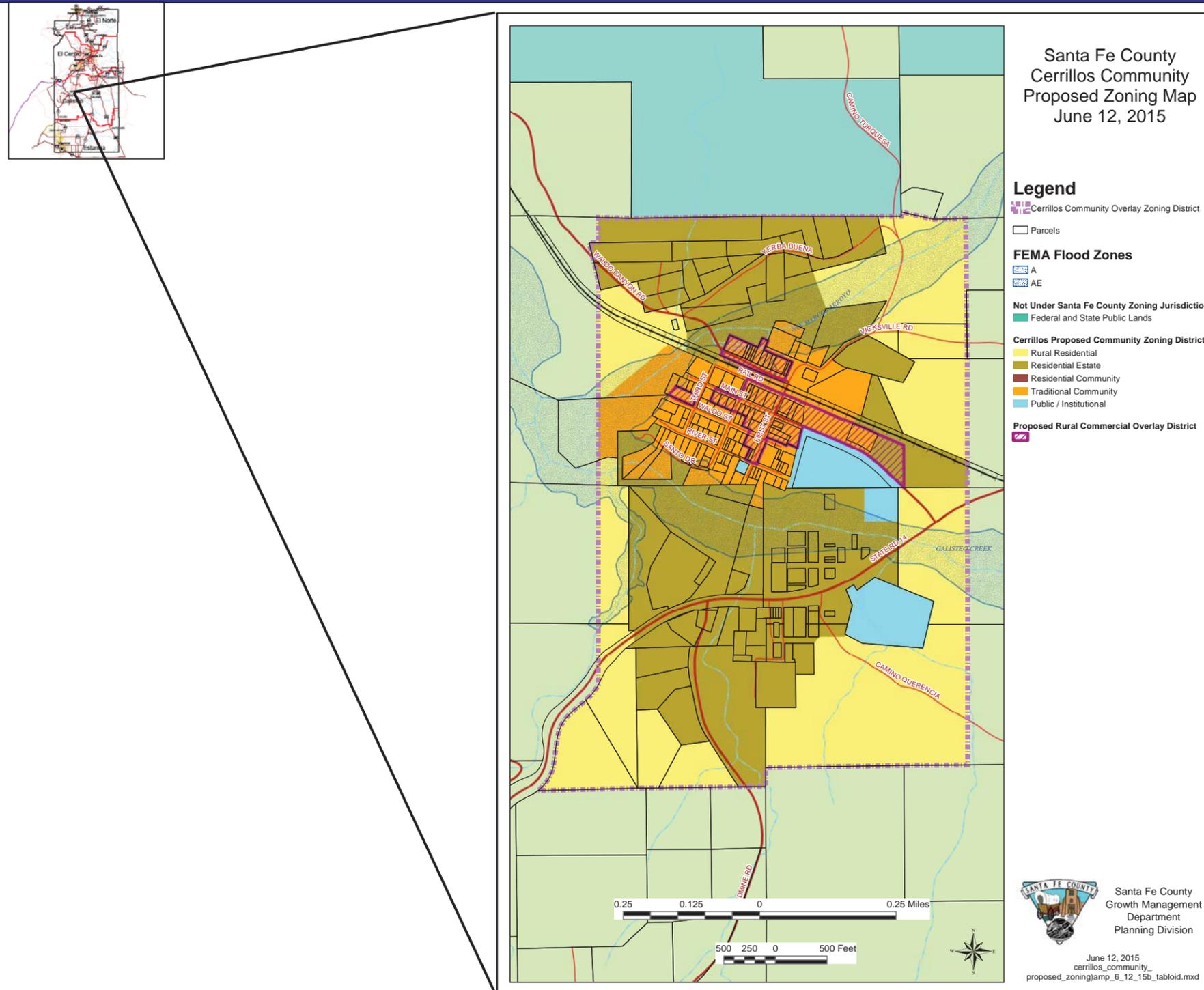
This update also contains issues that didn't fit into the current planning process, but that are very important and need to be part of future planning processes. A land use map was a large part of this process and is included in the update. Current demographics for the area are also included.

Los Cerrillos Community Land Use Map



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

Los Cerrillos Community Proposed Zoning



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

Los Cerrillos Draft Community District Overlay

LOS CERRILLOS COMMUNITY PLAN

Prepared by Los Cerrillos Community Members

Adopted by the Santa Fe County Board of County Commissioners Resolution 1999-129 October 12, 1999

2015 Los Cerrillos Community Plan Update

I. Los Cerrillos Community Plan Purpose

The Los Cerrillos District (LCD) Community Plan was adopted by Resolution 1999-129. The Los Cerrillos Community Plan was created to address concerns about how growth around and in the Village would affect the quality and quantity of water in Los Cerrillos, and to identify policies that will guide growth into the future. Los Cerrillos District (LCD) Community Plan includes the following Vision Statements:

- o Maintaining the Village as a predominately residential community.
- o Developing a business district and support businesses that promotes local employment and providing local services that do not disrupt the quiet of the Village.
- o Protecting local domestic water and providing fire protection water for all residents.
- o Providing safe and well maintained roads.
- o Maintaining a cleaner and healthier environment in the Village.
- o Providing for recreational, educational, environmental and service needs of the community.

The initial planning process brought the community together to discuss shared values and concerns so that the community could craft a plan that would guide future growth in the district. 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. Los Cerrillos Plan Update

Purpose: The Los Cerrillos Plan was adopted in accordance with the County's Community Planning process. Santa Fe County subsequently adopted the Sustainable Growth Management Plan (SGMP) in 2010 and the Sustainable Land Development Code (SLDC) in 2013. The SGMP framework includes a Growth Management Strategy that includes a comprehensive zoning approach based on a land use plan, a use matrix, notification procedures community planning and public participation. The SLDC indicates the purpose and intent for Community Plans as follows:

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 purpose for the 2015 LCD Community Plan Update is to provide an update to the existing plan in order to ensure that the plan is consistent with the County's adopted Sustainable Growth Management Plan (SGMP) and to ensure that the plan is implemented through the Official Zoning Map and Sustainable Land Development Code (SLDC).

9. CHAPTER 9 - COMMUNITY DISTRICTS

9.1. PURPOSE

9.2. ESTABLISHMENT OF COMMUNITY DISTRICT OVERLAY ZONES

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

9.3. EFFECT OF OVERLAY DISTRICTS ON SLDC

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

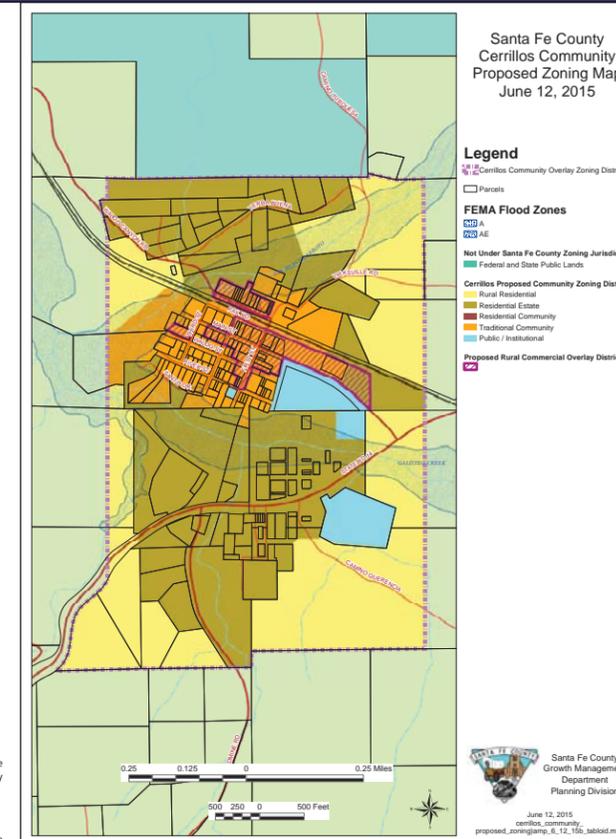
9.3.2. **Use Matrix.** Where a community district overlay has established a Use Matrix, that Use Matrix shall prevail. Where a community district overlay has not established a Use Matrix, the SLDC Use Matrix shall apply unless other exceptions are identified in the community district overlay.

9.3.3. **Zoning Map Amendment.** An approved overlay community district does not amend the Official Zoning Map.

9.4. LOS CERRILLOS COMMUNITY DISTRICT OVERLAY

9.4.1. **Purpose and Intent.** The provisions of the Los Cerrillos Community District, (LCCD) are intended to implement and be consistent with the Vision Statement, Goals, Objectives, Policies, and Strategies and Actions of the Cerrillos Community Plan and the Sustainable Growth Management Plan (SGMP). The LCCD is designed to ensure compatibility among various land uses, encourage cluster development, protect cultural, historical and scenic features and environmentally sensitive areas, enhance, enhance rural Los Cerrillos rural development patterns, accommodate support a variety of lifestyles, delineate historic community spaces and conserve water resources while accommodating the anticipated natural growth of the community. Provisions include standards and dimensions and incentives to encourage cluster development in conjunction with conservation easements that preserve agricultural land and open space, preserve authentic rural village values, atmosphere, peace and quiet, village's dirt or base course roads, and encourages economic integrity that reinvests into the community.

9.4.2. **Sustainable Design Standards.** The development standards of Chapter 7 of this ordinance shall be applicable to all development, except as otherwise specified herein.



The Los Cerrillos 2015 Plan Update will move the Plan into the County's new zoning framework.

The Los Cerrillos Community District Overlay along with the proposed zoning map will be one way that the Los Cerrillos Community Plan will be implemented to direct development in Los Cerrillos.