

2015 San Marcos Community Plan Update

I. San Marcos Community Plan Purpose

The San Marcos District (SMD) Community Plan was adopted by Resolution 2006-148. In 2010 the boundary of the planning area was amended. The 2006-148 Resolution to adopt the plan recognized the Planning Committee concerns to preserve the rural residential lifestyle of the District, to ensure appropriate management of the aquifer for residential wells, to protect the views from the Turquoise Trail (NM14) and accommodating residential growth and affordable housing. The SMD Community Plan Purpose Statement is as follows:

The San Marcos District is a quiet, rural community of loosely grouped neighborhoods where residential growth has been rapid and largely unplanned in recent years. The district is also a transition zone between the higher density of the CCD and related areas to the north and much more open ranch lands to the south, east and west. The district has extraordinary landscapes and open vistas, limited water resources, and a sense of enduring quiet privacy. It is currently home to a diverse cross section of individuals and families who want to maintain the district's rural character. Residents have expressed concern about the gradual loss, within the district, of rural character, the depletion and degradation of its water supply and other resources, and the general impact of an increasing population.

The initial planning process brought the community together to discuss shared values and concerns so that the community can craft a plan that will 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. San Marcos Plan Update

1. Purpose:

The SMD Plan was adopted in accordance with the Community Planning process and Ordinance 2002-3. Santa Fe 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 purpose for the 2015 SMD 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 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 January 2015, the Board established the San Marcos Planning Committee and authorized it to develop a Community Plan Update, review community district zoning and draft a community 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. Community Plans and updates 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 SMD Plan will amend the SGMP:

1. Use Matrix

The Use Matrix and design standards in the existing SMD plan will be superseded through the Community District Overlay in the SLDC which has been drafted in accordance with the Community Plan Update process.

2. Procedures

Procedures identified through the SMD plan will be superseded by the policies and procedures identified in the SGMP and the SLDC.

3. Land Use Plan Update

The Land Use/Zoning Map reflects the proposed land use categories. Below is a breakdown of the six distinct development areas in the San Marcos District.

Rural. The purpose of the Rural land use category is to designate areas suitable for a combination of agricultural, equestrian, residential and other compatible uses. The intent of Rural is to protect agricultural uses from encroachment by development and to support agricultural, ranch, very large lot residential, ecotourism and equestrian uses. Density transfers and clustered development shall be allowed in order to support continued farming and/or ranching activities, conserve open space or protect scenic features and environmentally sensitive areas. Parcels in this area are generally greater than 40 acres and are located in the southern portion of the district.

Rural Fringe. The purpose of the Rural Fringe land use category is to designate areas suitable for a combination of estate-type residential development, agricultural uses and other compatible uses. This zone also serves to protect agricultural and environmental areas that are inappropriate for more intense development due to their sensitivity. The Rural Fringe accommodates primarily large lot residential, retreats, ecotourism, equestrian uses and renewable resource-based activities, seeking a balance between conservation, environmental protection and reasonable opportunity for development.

Rural Residential. The purposes of the Rural Residential land use category is to provide for the development of single-family homes on large lots, either individually or as part of rural subdivisions; to preserve the scenic and rural character of the County; to provide consolidated open space and agricultural lands; and to recognize the desirability of carrying on compatible agricultural operations and home developments in areas near the fringes of urban development while avoiding unreasonable restrictions on farming or ranching operations. Uses that support rural character of the broader area shall be allowed including agricultural production, small-scale renewable energy production, home-based businesses, bed and breakfasts, agro-tourism, equestrian and boarding facilities, and farmers markets.

Commercial Neighborhood. The purpose of the Commercial Neighborhood land use category is to allow 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. In San Marcos these properties are in close proximity to NM 14.

Public Institutional. The purpose of the Public Institutional category is to accommodate 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.

Federal and State public lands. The SMD planning area includes areas which are under the ownership and jurisdiction of the State and Federal government. These areas are not subject to local government zoning.

4. Land Use Map

The Land Use Map will be an amendment to the Future Land Use Map in the Sustainable Growth Management Plan. The Land Use Map will provide a framework for the base zoning in the Official Map for the San Marcos Community District. The Land Use Map is identified as Map 1.

Map 1: San Marcos Land Use Map

Santa Fe County San Marcos Community Land Use Map

Legend

San Marcos Community Planning Area



Parcels



San Marcos Community Plan Land Use Map

- Rural
- Rural Fringe
- Rural Residential
- Commercial Neighborhood
- Public / Institutional

Not Under Santa Fe County Zoning Jurisdiction

- Tribal Lands
- Federal and State Public Lands

Roads

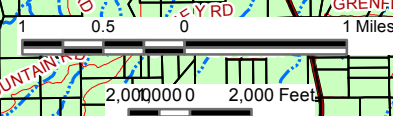
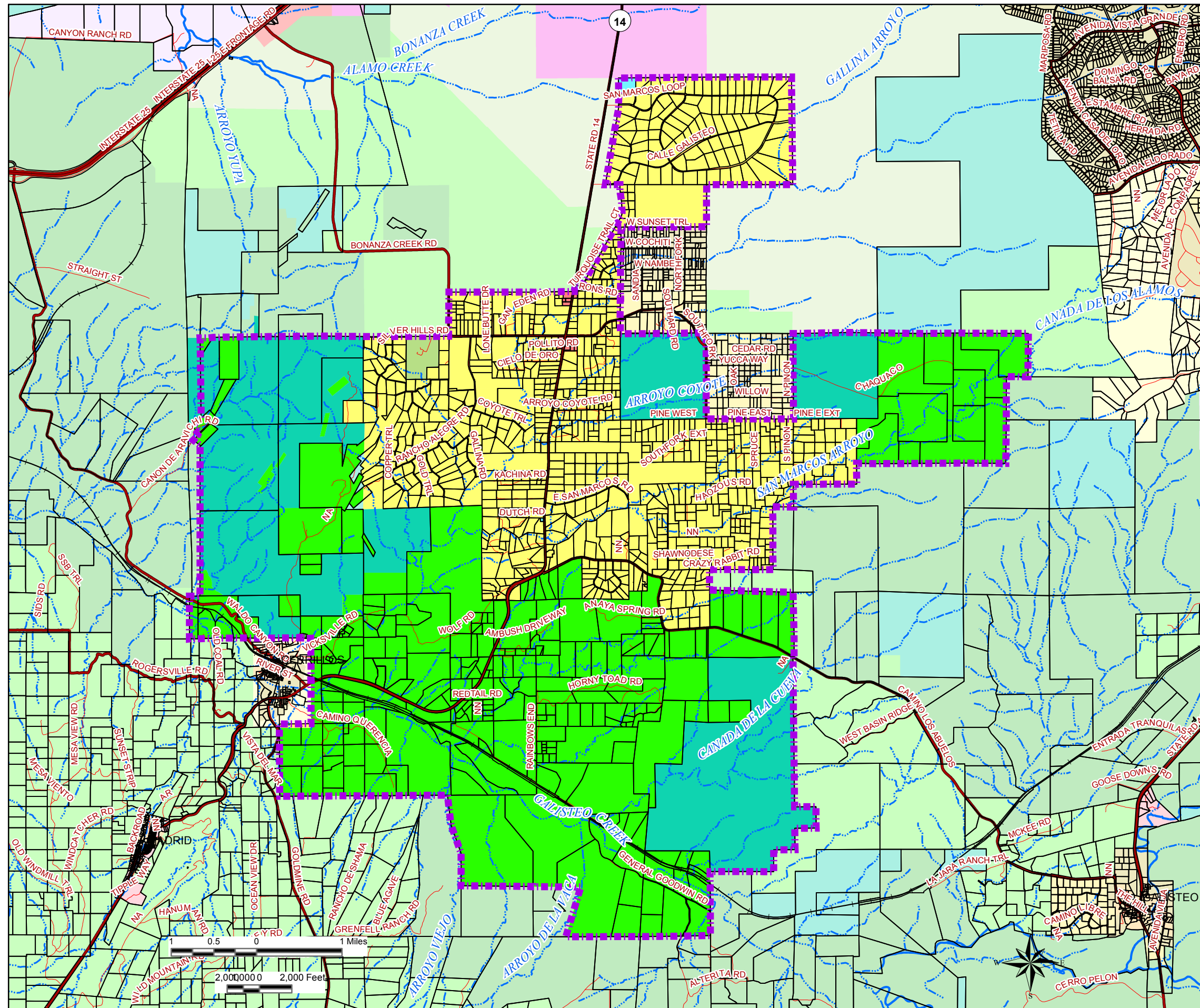
- Minor Roads
- Major Roads

Railroad Lines



Rivers and Streams

- Intermittent
- Perennial



Santa Fe County
Growth Management
Department
Planning Division

June 22, 2015
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IV. Updated Demographics

The following is a brief review of demographic data for the SMD which compares population and housing in 2000 and 2010. The data indicates an increase in homes and housing units throughout the SMD. Due to the large size and geography of the SMD, the best data available for comparison was analysis of existing structure data from Santa Fe County's GIS database.

San Marcos Demographics	Previous Data 2000	Current Data 2010
Population	2,512	3772* 3583**
Housing Units	1,096	1633***

*Population estimate using structure data from GIS and the average 2.31 persons per household

** Population estimate using the square mileage (47.46 square miles) of the Plan District and the average of 75.5 persons per square mile.

***Housing units from GIS structure data

V. Community Issues identified through 2015 Planning Process

- The community has identified the need for a plan update and the establishment of a new planning committee.
- The community would like to address open space and trails in the planning area.
- The community is concerned about light industrial or other intense land uses being allowed in the area surrounding the SMD planning area
- The community is concerned about water uses for development that may impact the SMD planning area.
- Large properties adjacent to the SMD but not included in the planning area have potential for intense development and the community members are concerned with the zoning for these areas.
- There are concerns with how mining and drilling regulations could negatively impact San Marcos.
- There are concerns over lack of water, high density development and the potential for too much commercial development in and around the SMD.
- There are concerns over a loss of scenic views through development in and around the SMD.