## **2021 Tesuque Community Plan Update 9.13.21**

## **Tesuque Community Plan Update Purpose & Current Demographics**

The purpose of the 2021 Tesuque Valley Community Plan Update is to provide consistency between the Tesuque Community Plan and the Sustainable Growth Management Plan (SGMP), as well as to provide a basis for amendments to the Tesuque Community District Overlay in the Sustainable Land Development Code (SLDC). The Rio Tesuque Community Land Use Plan was originally adopted in the year 2000 and the Tesuque Community Plan was updated in 2013 as an amendment to the SGMP.

The 2021 Tesuque Valley Community Plan Update was authorized by the Board of County Commissioners (BCC) via Resolution 2019-47. After adoption by the BCC, the 2021 Tesuque Community Plan Update will amend the 2013 Tesuque Community Plan within the SGMP.

## **Demographics (placeholder- staff are reviewing 2020 Census)**

## **Community Issues Identified through the 2021 Planning Process**

The County and community members identified several areas of inconsistency between the 2013 Tesuque Community Plan, the SGMP, and the Tesuque Community District Overlay in the Sustainable Land Development Code (SLDC). Through a review of the documents, staff identified the following areas that needed to be addressed:

1. Change the land use categories in the Plan to be consistent with the land use categories in the SGMP
2. Remove any regulatory language and references to regulations within the Plan document
3. Remove and replace references to ordinances which are no longer in effect
4. Modify the fence and wall section of the Tesuque Plan to accommodate residents’ privacy and road user safety
5. Introduce cannabis ordinance into the Tesuque Community Plan

## **Tesuque Community Plan Update Implementation**

The 2021 Tesuque Community Plan Update replaces only specific portions of the 2013 Tesuque Community Plan. All remaining elements of the 2013 Tesuque Community Plan that are not identified in the Update will remain as they were previously stated. Provisions in the 2013 Tesuque Community Plan that are inconsistent with the SGMP will be superseded through this plan update (i.e. the above-mentioned bullet points). The 2021 Tesuque Community Plan Update will be implemented through amendments to the Tesuque Community District Overlay in Chapter 9 of the SLDC.

## **Regulatory Language**

Any regulatory language in the existing 2013 Tesuque Community Plan is superseded through the Community District Overlay in the SLDC adopted in 2015, which was created in accordance with the Community Plan Update process. Additionally, the 2021 Tesuque Community Plan Update now eliminates references to outdated ordinances, which are superseded by the SLDC.

## **Land Use Plan Update**

The Tesuque Community Plan Land Use Plan needs to be updated to be consistent with uses in the SGMP framework for land use categories. Six land use categories and one rural commercial overlay (in two separate areas) are identified on the Tesuque Land Use Map. Changes to the land use categories are necessary to be consistent with the SGMP and the SLDC.

## **Tesuque Land Use Categories**

## **Traditional Community**

Griego Hill is probably the oldest continually occupied residential area in Tesuque and now its most densely settled. The elevated area comprises approximately 72 acres and is located close to the intersection of Tesuque’s two main roads, the elementary school and the small commercial area. As such, it is the center of the valley and the village.

The homes on Griego Hill are served by a community water system that was established in 1974, as the result of an early planning effort that had identified the need for a clean water source as family holdings had been divided into increasingly smaller lots.

The Griego Hill Traditional Village District should continue to reflect the unique historic development patterns of the old village with a mixed pattern of lot sizes and shapes and housing types. It should remain as a primarily single-family residential district consistent with historic options for compact residential development including clustered housing, family compounds and accessory dwelling units. This plan envisions continued uses of community facilities, institutional uses, agricultural uses, and home occupations that are residential in scale.

New development on existing lots of less than ¾ acres should encourage high performance septic systems or connection to a community wastewater system to address potential environmental impacts.

Accessory dwelling units are appropriate for this area and should reflect the character and scale of the community.

This land use category supports building structures height of 26 feet on slopes less than 15% to allow flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on view sheds. Structures with a second story should incorporate architectural features to maintain the character of the area.

## **Residential Community**

The area along both the “Big” and “Little” Tesuque Rivers is recognized as the green heart of the plan area and the feature that differentiates Tesuque from other areas. It encompasses more than 850 acres and represents much of Tesuque’s historic and agricultural past, as well as the community’s hopes for continued agricultural use in the future. Preservation of this area as rural and open is tied to the need to keep the lands available and suitable for pastures, orchards and other agricultural uses; and to the preservation of the acequias.

 TVCP Residential Community (RES-C) District is an appropriate area for residential, agricultural, home occupations that help engender the character of the community. Small scale commercial uses are also appropriate near the intersection of Bishop’s Lodge Road and Tesuque Village Road. Any new commercial uses or expansion of existing non-residential uses should meet objectives of the TVCP RES-C.

 Preservation of open space and agricultural land in residential community is important to maintain the area’s character including open space, grazing, agricultural lands, trail easements, historic and cultural sites.

Accessory dwelling units are appropriate for this area and should reflect the character and scale of the community.

This land use category supports building structures height of 26 feet on slopes less than 15% to allow flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on view sheds. Structures with a second story should incorporate architectural features to maintain the character of the area.

## **Residential Estate**

The Residential Estate District is designated for properties in the Tesuque Planning Area that are situated on a flat ridge above the valley floor adjacent to Bishop’s Lodge Hills Subdivision and accessed by either Mama Kay Way, Eccola Lane or Bauer Road. This land use category is comprised of apartments and includes lots ranging from 1 to 17 acres.

This area should continue to evolve as a primarily low-density residential area with appropriate infrastructure and options for clustering in conjunction with contiguous common areas or conservation easements. Accessory dwelling units are appropriate for this area and should reflect the character and scale of the community.

The TVCP Residential Estate (RES-E) area is a transition zone between the valley and the upper elevations of the TCD. Lot sizes in this area should reflect the existing development pattern.

## **Residential Fringe**

The Residential Fringe land use category includes the East and West Ridge Districts which are designated for areas associated primarily with contemporary residential subdivisions that were established off the valley floor in the surrounding piñon/juniper covered hills. The East Ridge District encompasses approximately 185 acres in the northeast portion of the plan area and abutting the Santa Fe National Forest. The West Ridge District encompasses approximately 1025 acres along the western boundary of the plan area abutting highway US 285.

Uses should continue to be residential development, agricultural related uses and home occupations that are residential in scale.

Lot sizes in this area should reflect the existing development pattern. Compact residential development in conjunction with contiguous common areas or conservation easements should be encouraged.

Accessory dwelling units are appropriate for this area and should reflect the rural character and scale of the community.

New development on slopes less than 15% should allow additional height for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on viewsheds.

Areas in Residential Fringe have notable terrain management challenges. Slopes are steeper and there is less tree cover and more exposed sub-soils. Extra care should be given to the planning of driveways and buildable area so as to prevent future erosion.

## **Rural Residential**

This designation applies to two areas encompassing approximately 420 acres that cover large residential lots located in the foothills which border Santa Fe National Forest. There is less level, buildable area and more sloping terrain. Most of the area has good tree cover, with piñon and juniper trees predominant in the landscape.

Many of the residential lots that are less than 10 acres are associated with land set aside as conservation easements or permanent open space. The Rural Residential land use category is identified for this area in order to reflect existing development patterns and natural transition area from the valley floor to the Santa Fe National Forest

TVCP Rural Residential (RUR-R) District is an appropriate area for residential, agricultural, and home occupations that help engender the character of the community.

Accessory dwelling units are appropriate for this area and should reflect the rural character and scale of the community.

New development on slopes less than 15% should allow additional height, up to 26 feet for flexibility of floor plan design and architecture while maintaining integrity of scale and height for consideration of overall impact on view sheds.

## **Rural Commercial Overlay**

The TVCP Rural Commercial Overlay identifies areas which accommodate the expansion or new development of business, commercial, and service-related activities in designated areas identified in the Future Land Use Plan. It covers properties that are appropriately located and have adequate frontage and access onto public roads with existing capacity to accommodate more intensive development. The intent of the overlay is to supplement standards of the underlying land use designation for mixed-uses in order to support community goals for economic development, self-sufficiency, sustainability and aging in place while maintaining residential scale and rural character of the plan area.

This rural commercial overlay designation is identified for the following areas:

**Area A:**

Approximately 17 acres

This area is centrally located and covers lots or portions of lots with established/ historic commercial land uses, and/or frontage on Bishop’s Lodge Road and/or Tesuque Village Road within the village core.

The area is envisioned to continue as residential and non-residential mixed-use village center supporting neighborhood scale retail and commercial uses, community facilities and open space. Due to the higher density and intensity of the area, the following improvements are recommended:

* Improved wastewater treatment: This may be in conjunction with a future community wastewater treatment facility, sanitation district or satellite system that serves the elementary school and homes located in the Griego Hill Traditional Village District.
* Shared parking and circulation plan: A shared parking and circulation plan should be developed so that traffic and parking from existing and new businesses is efficient, organized and limits impacts to surrounding areas.
* Improvements to the RTD Blue Route: A transit stop for the RTD Blue route has recently been established in Area A providing convenient public transit options to and from Santa Fe for plan area residents. Improvements to the transit stop that provide shade and seating are needed and should be addressed as part of the pedestrian circulation plan.
* Possible need for a community center and/or community outdoor space and/or small passive park

**Area B:**

Approximately 9 acres

This area is located along Tesuque Village Road just east of the interchange with US 285 on approximately 9 acres of vacant land that abuts public right-of-way on three sides; Tesuque Village Road on the south and east and Highway US 285 on the west. This area functions as a gateway to Tesuque Village. As such, future development of the area must be scaled to its rural setting. The area is envisioned to be appropriate for residential and neighborhood-scaled and neighborhood-oriented mixed uses, including commercial offices, live work units, studios, restaurants, retail of primarily locally produced goods, community services, recreation amenities.

It is not appropriate for travel services, highway oriented development or retail where the majority of goods are not produced locally. It should be noted that there are likely major constraints to development due to steep slopes and a large arroyo cutting through the site. On-site density transfer should be considered for areas primarily left in a natural state.

**General Provisions for Areas A & B:**

Development in the TVCP Rural Commercial Overlay should be designed to complement the surrounding development with neighborhood scaled business, services, and commercial establishments including restaurants and community facilities.

Due to the rural and residential character of the village core and its proximity to both the Tesuque Elementary School and the Rio Tesuque; high intensity industrial, manufacturing, processing or storage activities are not appropriate for this area.

## **Public Institutional**

The Tesuque Elementary School, the Tesuque Volunteer Fire Station, the US Post Office and San Ysidro Mission Church are vital community facilities that provide essential services to our rural community. Expansion and redevelopment that meets community needs should be allowed at appropriate scale.

In order to fit in with surrounding residential development, dimensional standards of underlying designation should be applied.

## **Future Land Use Map (Placeholder, will show map with boundaries for each land use category)**

## **Tesuque Traditional Historic Village Corridor (Placeholder for draft corridor language)**

## **Cannabis (Placeholder for draft cannabis language)**

## **2013 Tesuque Community Plan (insert 2013 Plan here as all remaining portions of 2013 plan remain intact)**