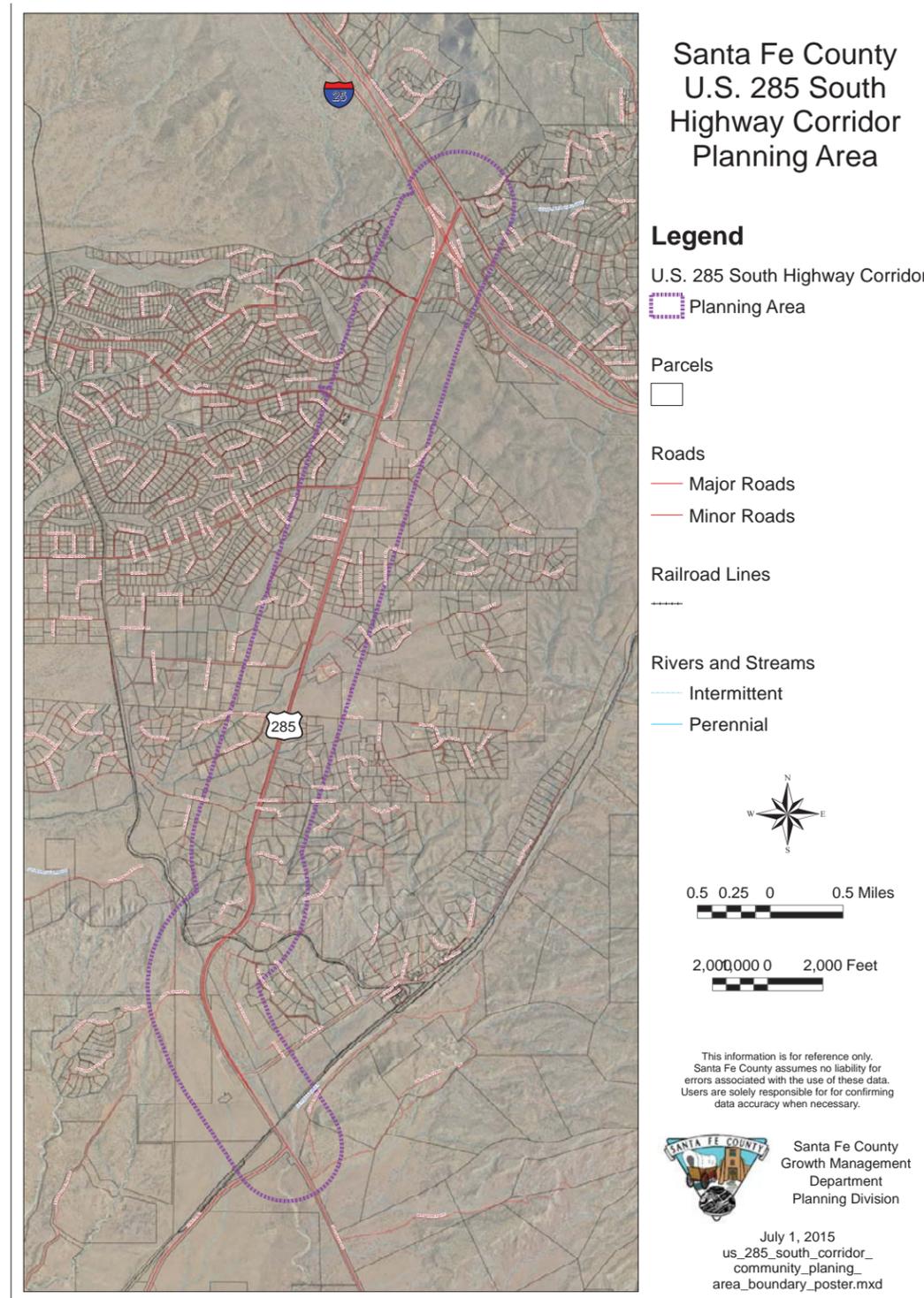


# US 285 South Highway Corridor Plan

## US 285 South Highway Corridor 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.

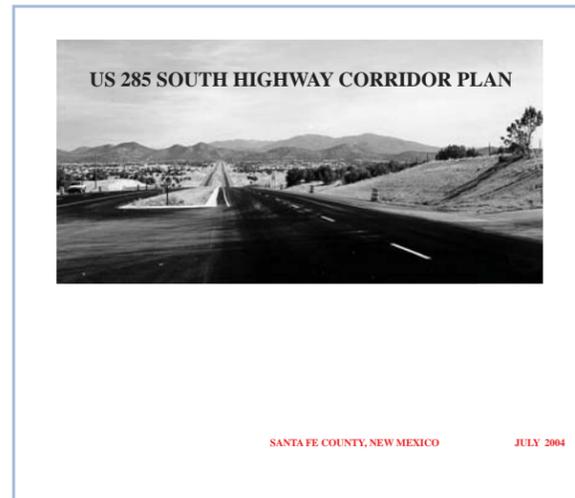
4. In 2010, the County adopted the Sustainable Growth Management Plan (SGMP) to replace the County's 1996 Growth Management Plan. All existing and any new community plans were adopted, as amendments to the SGMP and are an active element of the County-wide comprehensive plan.

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.

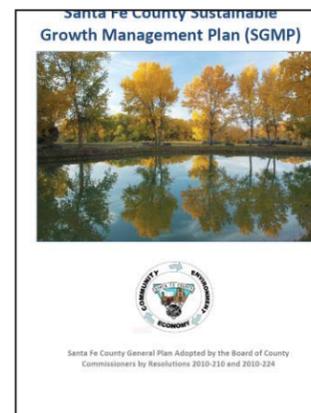
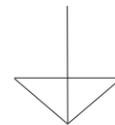
6. In 2015, the BCC established Planning Communities to work with County staff and initiated a Community Planning Process to:

- 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 specifically tailored to the local community, using the standards identified in the SLDC.

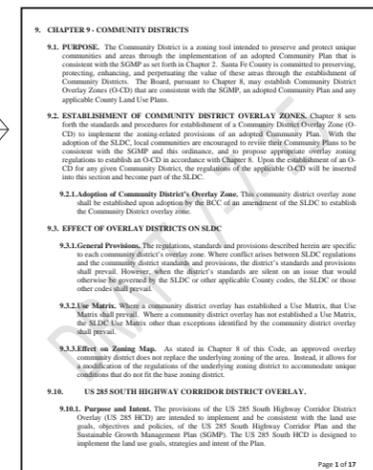
7. The reason we have invited you here is to meet with your family, neighbors and staff who have helped work on the Community Planning Update process and to get your feedback on the work that has been completed.



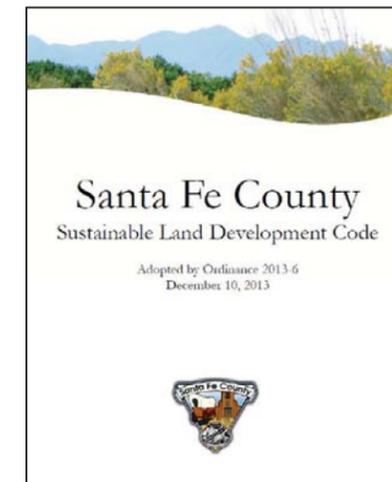
Adopted by the BCC in Resolution 2004-73



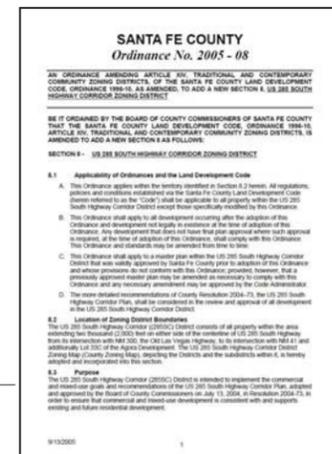
The US 285 South Highway Corridor Community Plan is an amendment to the 2010 SGMP



Proposed US 285 South Highway Corridor Community District Overlay - informed by the Plan



The US 285 South Highway Corridor Overlay will be included into the SLDC.



# US 285 South Highway Corridor Community Plan

## US 285 South Highway Corridor Plan Time-line:

**December 1999-The Board of County Commissioners adopted Resolution 199-159 authorizing the US 285 South Highway Corridor District and Planning Committee**

**Jan 2000-Planning Committee forms**

**April 2000-Research begins**

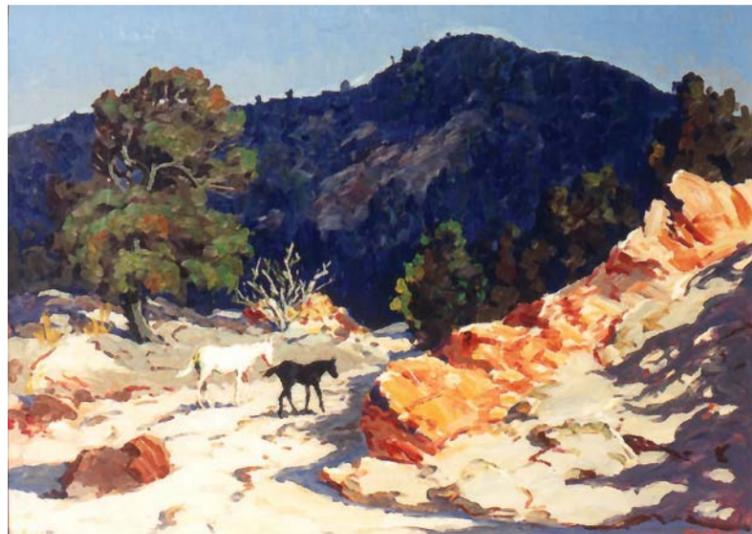
**2001-Continued analysis and development of recommendations**

**Jan 2002-Plan drafts written and reviewed**

**Aug-Dec 2002-Community meetings and public comment review**

**2003-Respond to public comments and prepared final draft**

**September 13, 2005-The Board of County Commissioners adopted the US 285 South Highway Corridor Plan**



## US 285 South Highway Corridor Plan Vision

*This highway is a corridor for travelers from afar and a path through our communities; the highway links our diverse communities where values of privacy, safety and convenience are in balance with the natural beauty of the region. We have a sense of “home” when we enter the corridor and visitors can sense the pride we have in our communities; Throughout the corridor we enjoy mountain vistas, low noise levels, dark night skies, natural arroyos and wildlife habitats. Safe, well-defined crossings provide access to neighborhoods, places where we interact and where daily needs can be met. Trails connect neighborhoods, open space, regional trails and mixed-use places.”*

# 2015: US 285 South Highway Corridor Plan & Overlay District Process

## Completed Phases:

### (What has been completed)

1. Community Plan Review and Proposed Updates
  - a. Reviewed existing Community Plan
  - b. Reviewed updated Community Profiles
  - c. Reviewed Existing Land Use
  - d. Reviewed regulatory framework
  - e. 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. Proposed Use Matrix, community district standards and proposed zoning.
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

## 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

## 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)

## Community Participants:

The US 285 South Highway Corridor Community had 7 Planning Committee meetings at the Eldorado Senior Center, March through May. The list to the right includes the community members who attended a meeting during this process.

- |                 |                 |
|-----------------|-----------------|
| Alan Yager      | Stewart Farley  |
| Ann Jenkins     | Roy Levy        |
| Bruce Hutchison | Paula McGee     |
| Danny Martinez  | Lois Lockwood   |
| Dean Alexis     | Kristin Koehler |
| Greg Colello    | Joe Miller      |
| Jane Carson     |                 |
| Jim Jenkins     |                 |
| Kathryn Toll    |                 |

## Examples from the Planning Meetings:

Community District Regulation	Relationship to SLDC Standards	Staff Recommendations	Community Review	CD Overlay Standard Draft
8.1.1.1 Applicability of Ordinance	8.1.1.1 Ordinance Purpose, p. 10			
8.1.1.2 Public Planning Goals	This is plan language - not in purpose statements of zoning districts, if applicable.			
8.1.1.3 Public Residential Areas	Refer to zoning districts.			
8.1.1.4 Public Mixed-Use Centers	Refer to zoning districts.			
8.1.1.5 SLDC Subdistricts Established	Refer to zoning districts.			
8.1.1.6 Use Categories	Section 8.1.1 - Table 8.1.1, p. 100-101			
8.1.2 Density and Dimensional Standards - Residential	Residential-Ag/Rural-DR Rural; Medium-Density-Rural-DR Rural; Basic Single-Family or Rural Residential, p. 101			
8.1.3 Density and Dimensional Standards - Non-Residential	High-Density-Center and Neighborhood Mixed-Use - Commercial Neighborhood, p. 101-102; Office-Commercial-Office, p. 102			
8.1.4 Density and Dimensional Standards - Office	8.1.4 Table 8.1.4, p. 95	Take the stricter of the standards - e.g. side setback is currently 5 feet, SLDC says 20 feet - go with 20 feet.		
8.1.5 Density and Dimensional Standards - Lot Coverage	In SLDC, only specified to non-residential density. Commercial neighborhood at 80% maximum coverage, p. 108	Residential: 20 percent for all residential zones, consistent with existing ordinance.		
8.1.6 Density and Dimensional Standards - Water Conservation for Density Bonus	8.1.6.1.1 SLDC density bonus water conservation requirements, BURL, p. 147	Agree with SLDC provisions.		
8.1.7 Density and Dimensional Standards - Rural Agricultural and Rural Zones	8.1.7.1 and 8.1.7.2 - Residential and Non-Residential Maximum Heights, Tables 8.1.7.1 through 8.1.7.2, p. 101-108	Rural Agricultural and Rural zones should be restricted to 24 feet consistent with the current ordinance. Other residential areas are consistent between the two at 24 feet.		
8.1.8.1 Setbacks from Highways	8.1.8.1.1 p. 94	Agree with SLDC provisions. 100 feet.		

“Blue Document” - Staff took the direct lines from the Plan and compared them to the corresponding Code requirements. Committee members went line by line to decide if the regulation was covered in the SLDC. If the regulation was not covered the item was not covered the line was to be put into the US 285 South Highway Corridor Overlay.

Use	Residential	Commercial	Industrial	Office	Public	Community	Other	Special Conditions
Office (small detached units)								
Office (small attached units)								
Office (large detached units)								
Office (large attached units)								
Community (detached units)								
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Community (medium density)								
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# 2015: US 285 South Highway Corridor Draft Community District Overlay & Plan Update



The US 285 South Highway Corridor Plan was adopted in 2004. Since that time the County has adopted a new planning framework. The 2015 Plan Update contains transition language to incorporate it as part of the Sustainable Growth Management Plan. 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 this update. Current demographics for the area are also included.

The US 285 South Highway Corridor District Overlay, along with the proposed zoning map, will implement the US 285 South Highway Corridor Plan to direct future development in US 285 South Highway Corridor.

