

## 2015 US 285 South Highway Corridor Plan Update

### I. US 285 South Highway Corridor Plan Purpose

The US 285 South Highway Corridor Plan was adopted by Resolution 2004-73. The Resolution to adopt the plan recognized the Planning Committee concerns to preserve the highway corridor's unique visual resources, direct development to provide for a cohesive community, protect night skies and minimize noise pollution and enhance open space and trails opportunities. The US 285 South Highway Corridor Plan purpose statement reads, in part:

“US 285 South Highway is a thoroughfare between Old Las Vegas Highway and State Road 41. It is an integral part of the community we choose as our home. It is within sight and hearing of where we live and is a federal highway that serves a region far larger than our community.”

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 area. 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. US 285 South Highway Corridor Plan Update

#### 1. Purpose:

The US 285 South Highway Corridor 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 US 285 South Highway Corridor planning area consisted of the a segment of US 285 extending 2,000 feet from the center of US 285 from the intersection of US 285 and Old Las Vegas Highway to the north and continuing to the intersection of US 285 and NM Highway 41 to the south.

The purpose for the 2015 US 285 South Highway Corridor 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 SGMP and to ensure

that the plan is implemented through the Official Zoning Map and 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 US 285 South Highway Corridor Planning Committee and authorized it to develop a Plan Update, district zoning and 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. District Plans and the update 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 US 285 South Highway Corridor Plan Update will amend the US 285 South Highway Corridor Plan:

#### 1. Use Matrix

The Use Matrix and design standards in the existing US 285 South Highway Corridor Plan will be superseded through the US 285 South Highway Corridor District Overlay in the SLDC which has been drafted in accordance with the Community Plan Update process.

#### 2. Procedures

Procedures identified through the US 285 South Highway Corridor Plan will be superseded by the policies and procedures identified in the SGMP and the SLDC.

#### 3. Land Use Plan Update

The Land Use Map reflects the new land use categories and land use areas. Below is a breakdown of the eight distinct development areas in the US 285 South Highway Corridor Plan.

**Agriculture/Ranching.** This designation specifies areas suitable for agricultural, ranching and residential uses, and prevents encroachment of incompatible uses and the premature conversion of agricultural and ranch lands to nonagricultural uses. Uses in the A/R area are limited to agricultural, ranch, residential and other compatible 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.

**Rural.** This designation allows for a combination of agricultural, equestrian, residential, and other compatible uses. The intent of this area 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.

**Rural Residential.** The purpose of this designation is to allow 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.

**Residential Fringe.** This designation allows for a combination of estate-type residential development, smaller-scale agricultural uses, ranchettes and other compatible uses. The RES-F area may be comprised of a variety of residential lot sizes, clustered housing and community open space and can include limited agricultural use accessory to residential 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.

**Residential Estate.** This designation allows for a combination of large-lot and suburban-type residential development, ranchettes and other compatible uses. The RES-E supports single-family homes on medium sized lots consistent with contemporary community development. This category may include limited agricultural use accessory to residential 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.

**Commercial Neighborhood.** This designation allows 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.

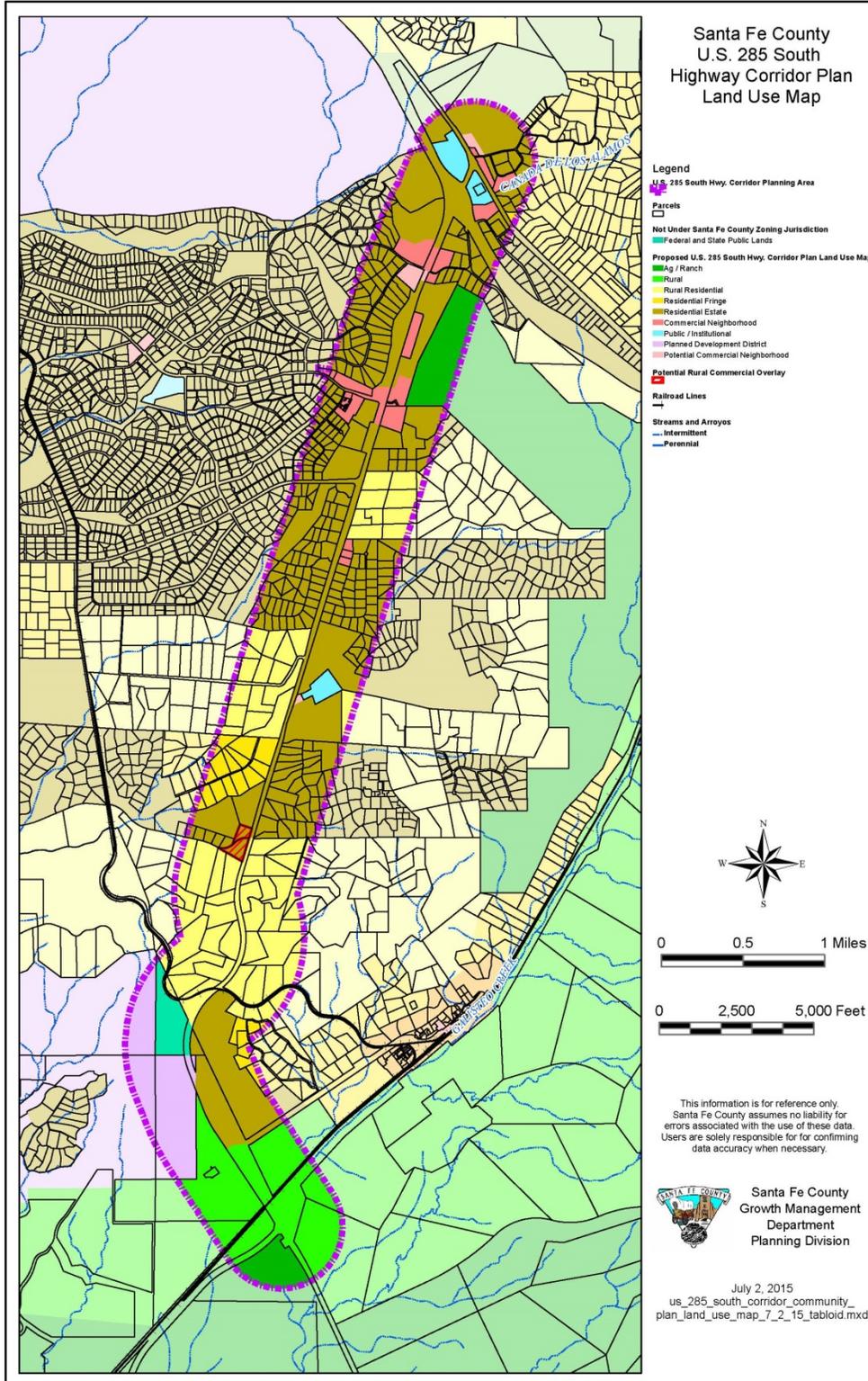
**Public Institutional.** This designation accommodates governmental, educational and non-profit or institutional uses, including public or community parks, recreation facilities and public, non-profit, and institutional residential uses, but excluding any such uses of an extensive heavy industrial character. Development in this area should be multi-use and designed with community input in order to meet community goals and objectives.

**Potential Commercial Area.** Nonresidential uses to support the needs of the community and to retain the predominately residential character of the highway corridor may be allowed in the potential commercial area of the US 285 South Highway Corridor as identified on the Land Use Map. Commercial development should support local employment and provide local services which do not disrupt the quiet nature of the highway corridor. This area is appropriate where nonresidential developments should logically locate because of established land use patterns, planned or existing public facilities and appropriate access. The options for designating a commercial area would include either rezoning to Commercial Neighborhood or through the Rural Commercial Overlay district, for specific properties as identified on the Land Use Map.

#### **4. Land Use Map**

The Land Use Map will provide a framework for the base zoning in the Official Map for the US 285 South Highway Corridor District. The Land Use Map is identified as Map 1.

**Map 1: US 285 South Highway Corridor Plan Land Use Map**



#### **IV. Community Issues identified through 2015 Planning Process**

- The committee has identified a concern for pedestrian safety within the Highway Corridor.
- The committee identified a desire to maintain the rural residential character of the corridor.
- The committee identified the desire to maintain a similar level of commercial opportunity within the corridor as originally outlined in the plan.
- The committee identified a desire to preserve and enhance the area's open space and trail opportunities.
- The committee wishes to ensure that Cacti are included among the species of drought resistant plants allowed for landscaping within the district.