

## 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 Committees concerns to preserve the highway corridor's unique visual resources, to direct development to provide for a cohesive community, to protect night skies, 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 Purpose

The US 285 South Highway Corridor Plan was adopted in accordance with the Santa Fe County's General Plan and Community Planning Ordinance. The 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 consists of a segment of the highway from the intersection of US 285 and Old Las Vegas Highway to the intersection of US 285 and NM Highway 41 to the south and extends 2,000 feet from the center of the road.

The purpose for the 2015 US 285 South Highway Corridor Plan Update is to provide an update to the existing plan and 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, review district zoning and draft a 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. The 285 South Highway Corridor District Plan 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 proposed land use categories. Below is a breakdown of the Land Use categories identified 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 Agriculture/Ranching 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, cultural resources 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, cultural resources 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. This designation also intends to direct development that provides for the protection of cultural and environmental resources.

**Residential Fringe.** This designation allows for a combination of estate-type residential development, smaller-scale agricultural uses, ranchettes and other compatible uses. The Residential Fringe 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. This designation also intends to direct development that provides for the protection of cultural and environmental resources.

**Residential Estate.** This designation allows for a combination of large-lot and suburban-type residential development, ranchettes and other compatible uses. The Residential Estate 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. This designation also intends to direct development that provides for the protection of cultural and environmental resources.

**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. This designation also intends to direct development that provides for the protection of cultural and environmental resources.

**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. This designation also intends to direct development that provides for the protection of cultural and environmental resources.

**Planned Development District (PDD).** PDD is included as a land use category in order to recognize existing Master Plan approvals for properties that do not fit a single land use category properties which may be built out in accordance with their approved master plans.

**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. The Spur Ranch Road area will provide future access to potential residential development that may occur to the west of US 285 South. Properties to the north and southwest of the crossroads have the potential to support small-scale neighborhood commercial needs to serve the southern end of the corridor and future growth to the west. There is a preference for mixed use that is more residential in nature to include live/work units, small retail, offices and restaurants. This designation also intends to direct development that provides for the protection of cultural and environmental resources.

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

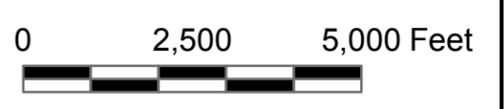
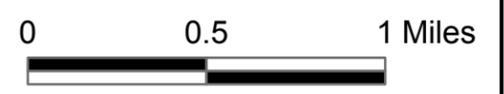
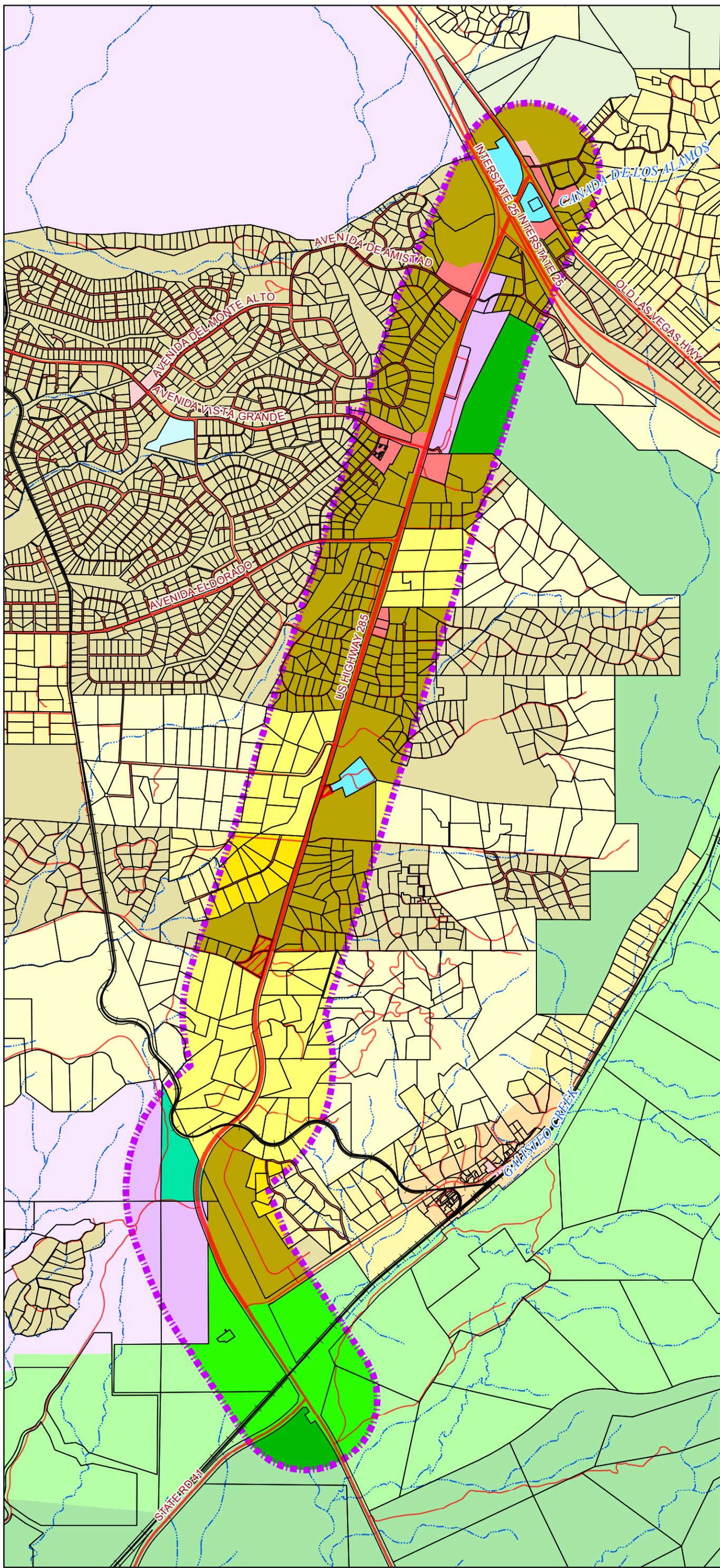
The Land Use Map will provide a framework for the base zoning in the Official Map for the US 285 South Highway Corridor District. The Land Use Map is identified as Map 1.

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

# Santa Fe County U.S. 285 South Highway Corridor Plan Land Use Map

## Legend

-  U.S. 285 South Hwy. Corridor Planning Area
-  Parcels
- Not Under Santa Fe County Zoning Jurisdiction**
  -  Federal and State Public Lands
- Proposed U.S. 285 South Hwy. Corridor Plan Land Use Map**
  -  Ag / Ranch
  -  Rural
  -  Rural Residential
  -  Residential Fringe
  -  Residential Estate
  -  Commercial Neighborhood
  -  Public / Institutional
  -  Planned Development District
  -  Potential Commercial Neighborhood
- Potential Rural Commercial Overlay**
  -  [Symbol]
- Major Roads**
  -  [Symbol]
- Minor Roads**
  -  [Symbol]
- Railroad Lines**
  -  [Symbol]
- Streams and Arroyos**
  -  Intermittent
  -  Perennial



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Santa Fe County  
Growth Management  
Department  
Planning Division

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

- The committee has identified a desire to continue the primary goals of the plan, including the preservation of the highway corridor's unique visual resources, directing development to provide for a cohesive community, protecting night skies, minimizing noise pollution and enhancing open space and trails opportunities.
- 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 community wants to preserve and protect the aesthetic beauty of the area while allowing for sustainable, responsible business to serve the needs of the changing and dynamic community.
- 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 native drought resistant plant species, including cacti, are included among the species of drought resistant plants allowed for landscaping within the district.
- The committee identified the desire to work with the county to ensure coordination of responsive action on code enforcement issues.
- The committee identified a desire to ensure that community involvement and participation in future planning and land use processes be continued through consistent and on-going information dissemination throughout the corridor and in surrounding communities.