

San Marcos Planning Committee

24 May 2023



AGENDA

1. Welcome, Introductions, Meeting Protocols
2. Doug Speer's explainer video
3. San Marcos Community District Overlay Amendments Review and Discussion
 - a) Sections 9.14.1 through 9.14.4
 - b) Setback and Dimensional Standards graphics
4. Use Matrix Overview and Discussion
5. Next Meeting Scheduling
6. Adjournment

MEETING PROTOCOL

- Amending the San Marcos Overlay for Plan implementation and consistency
- If you have a proposed amendment to or comment on a specific section, please comment in the Chat with the section title and your amendment/comment
- Goal: Moving the Amended Overlay forward
- Raise your hand to speak
- Mute your mic unless you are speaking
- Respect everyone's opinions

Santa Fe County San Marcos District Community Plan Adopted SLDC Zoning Map

- Legend**
- San Marcos District Community Planning Area
 - Roads
 - Minor Roads
 - Major Roads
 - Railroad Lines
 - Streams and Airports
 - Intermittent
 - Perennial
 - Not Under Santa Fe County Zoning Jurisdiction
 - Municipality
 - Municipal Annexation Area
 - Tribal Lands
 - Federal and State Lands
 - SLDC Zoning Map (2015)*
 - Ag (Farm), A1 (1 dwelling per 100 acres base density)
 - Forest, F1 (1 dwelling per 40 acres base density)
 - Forest Fringe, FF1 (1 dwelling per 20 acres base density)
 - Forest Residential, FR1 (1 dwelling per 10 acres base density)
 - Residential Fringe, RF1 (1 dwelling per 5 acres base density)
 - Residential Estate, RE1 (1 dwelling per 2.0 acres base density)
 - Residential Community, RC1 (1 dwelling per acre base density)
 - Traditional Community, TC (1 dwelling per 0.75 acres base density)
 - Commercial Neighborhood, CN
 - Commercial General, CG
 - Industrial Light, IL
 - Industrial General, IG
 - Public/ Institutional, PI
 - Mixed Use, MU
 - Planned Development District, PD
 - Community Overlay Zoning Districts (O-CR)
 - Transportion Trail Environmental and Resource Protection Overlay Zone (TT-ORRP)
 - Rural Commercial Overlay Zone (O-RC)
 - Airport Noise Overlay Zone (O-AN)
 - Airport Noise Overlay Zone (O-AN)
 - EN DNL
 - SD DNL
 - ED DNL

Any land or property which is subject to Santa Fe County's zoning jurisdiction, but is not depicted on this map within a County zoning district, shall be construed by default to be located in the Ag (Farm) zoning district, unless otherwise specifically provided for in the Santa Fe County Local Development Code.

* Densities referred to on this map and in the text of the County's zoning regulations indicate the gross or overall density of development projects and subdivisions, and do not necessarily indicate the minimum area required for each individual lot.



This information is for reference only.
Santa Fe County assumes no liability for errors associated with the use of these data.
Users are solely responsible for confirming data accuracy when necessary.

SLDC AND SGMP CONSISTENCY

SLDC Section 1.4 Purpose and Intent

- 1.4.1 The SLDC, including all amendments to the SLDC, are intended to implement and be consistent with the goals, objectives, policies, and strategies of the Sustainable Growth Management Plan (SGMP)

SLDC Section 2.1.4 Community Plans.

- 2.1.4.1 A community plan provides specific planning, design and implementation for a traditional,
- 2.1.6 Status of Area, Community or District Plans. After approval by the Board, an area, community or district plan shall constitute an amendment to the SGMP.
- 2.1.7 Implementation. Following approval of an area, community or district plan, County staff shall develop the appropriate overlay district(s) to implement the community plan.
- 2.1.10 Consistency. The SLDC and all amendments thereto shall be consistent with the SGMP and applicable area, community or district plans, the CIP and the Official Map.

DOUG SPEER'S EXPLAINER VIDEO

- Link: <https://www.dropbox.com/s/hn7rjxf7ieyqkc3/SanMarcoDistVid-720p.m4v?dl=0>

SAN MARCOS COMMUNITY DISTRICT OVERLAY AMENDMENTS REVIEW AND DISCUSSION

- Refer to the following documents:
 - Overlay Amendments Matrix document
 - Overlay with Redlines document
- Justification for Changes
- Setbacks
- Dimensional Standards
- Nonconforming Uses

DIMENSIONAL STANDARDS

- From 100 feet for Front, Rear, and Side Setbacks to the County standard:

Table 7-A: Setback Table (see SLDC Section 7.3.3.7)				
Zoning District	Front Setback (Min) ft	Front Setback (Max) ft	Side Setback (Min) ft	Rear Setback (Min) ft
Rural (RUR)	25	n/a	25	25
Rural Fringe (RUR-F)	25	n/a	25	25
Rural Residential (RUR-R)	20	n/a	25	25
Commercial Neighborhood (CN)	5	25	0	30

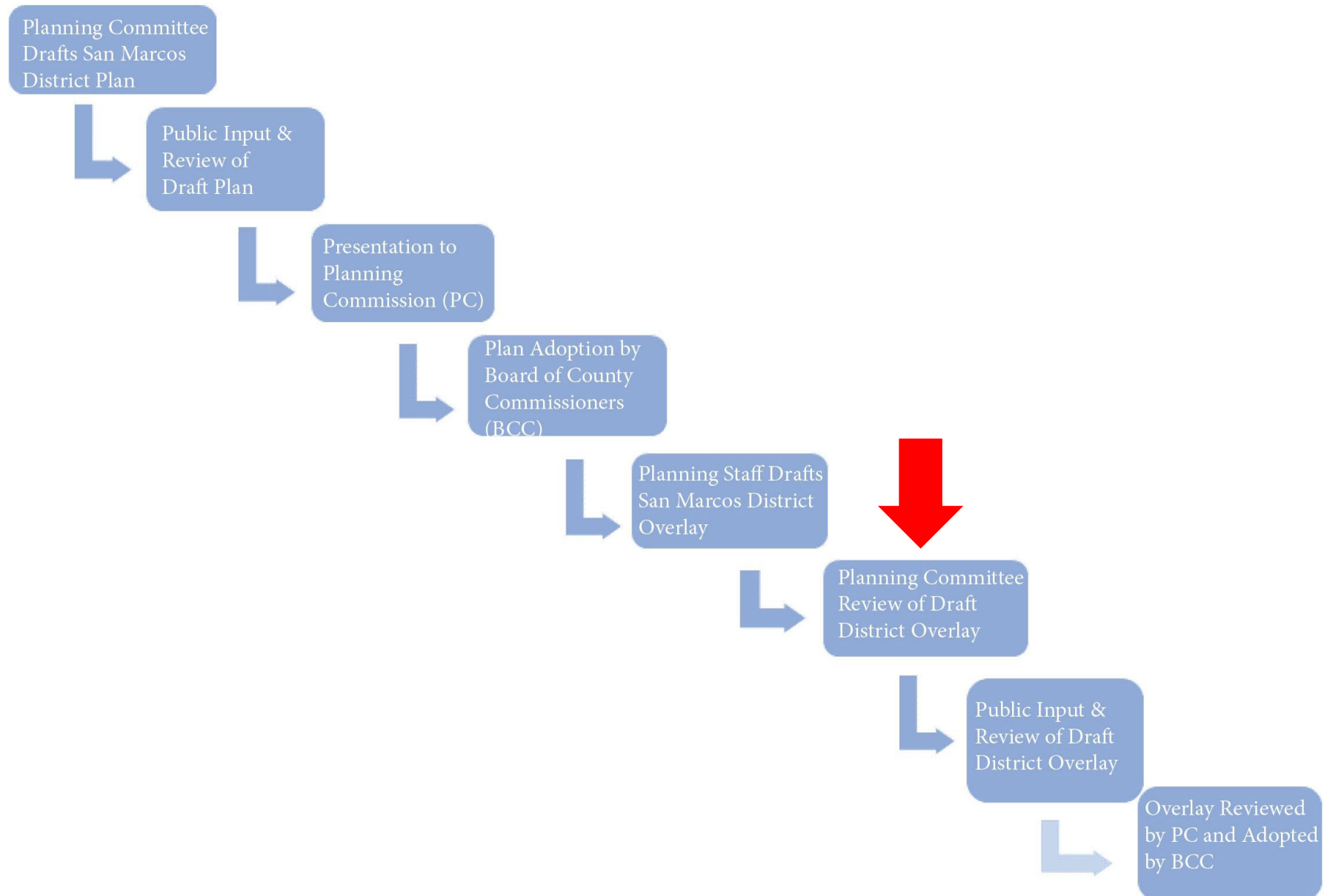
USE MATRIX REVIEW

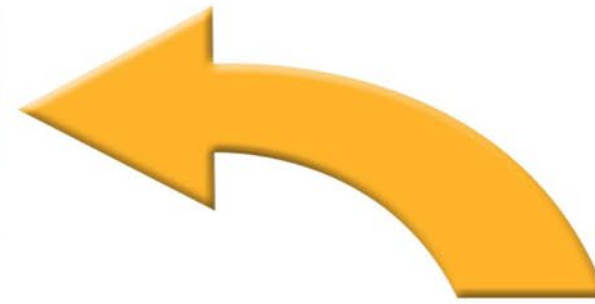
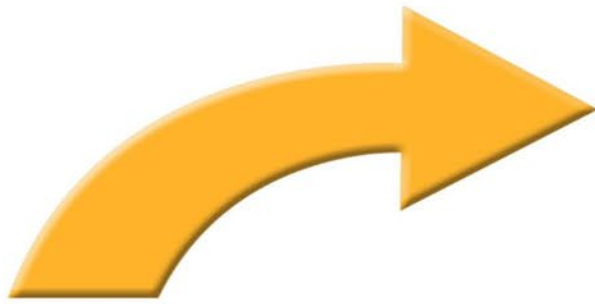
- Generally not going use by use
- Justification for any changes – Staff proposal to be aligned with County standard
- San Marcos District Zoning Districts:
 - Rural, Rural Fringe, Rural Residential, Commercial Neighborhood
- ~ 68% of Uses are more restrictive than the County standard
- ~ 2.5% of Uses are less restrictive than the County standard

NEXT MEETING: JUNE

- Topic: Cannabis Uses and Review of Final Overlay Draft and Use Table
- Format: In-Person
- Day of the Week: Wednesday ?
- Date: June 14 or 28 ?

Implementation Process






2015 Santa Fe County Sustainable Growth Management Plan (SGMP)



Santa Fe County General Plan


Adopted by the Board of County Commissioners by Resolution 2015-155



Santa Fe County

Sustainable Land Development Code

Adopted by Ordinance 2016-9
December 13, 2016



This is a reproduction of the Santa Fe County Sustainable Land Development Code (SLDC), enacted by Ordinance No. 2016-9, the original copy of which was recorded with the County Clerk as instrument number # 1812913. While efforts have been made to ensure its accuracy, this more legible reproduction is provided as a convenience to the public and does not trump the recorded SLDC. In the event of an inconsistency between this reproduction and the SLDC recorded with the County Clerk, the recorded SLDC is the controlling and official document.

San Marcos District Overlay



2019



San Marcos District Plan

