

GROWTH MANAGEMENT ZONING STRATEGY



Introduction


- ▶ Building on Growth Management Plan
- ▶ Where Have We Been?
- ▶ The Need to Make Changes
- ▶ What happens if we don't make changes?
- ▶ What are proposed changes?

The Need to Make Changes

- ▶ Weakness of Existing Zoning
- ▶ Provision and Cost of Infrastructure and Services
- ▶ Excess of Approved Lots

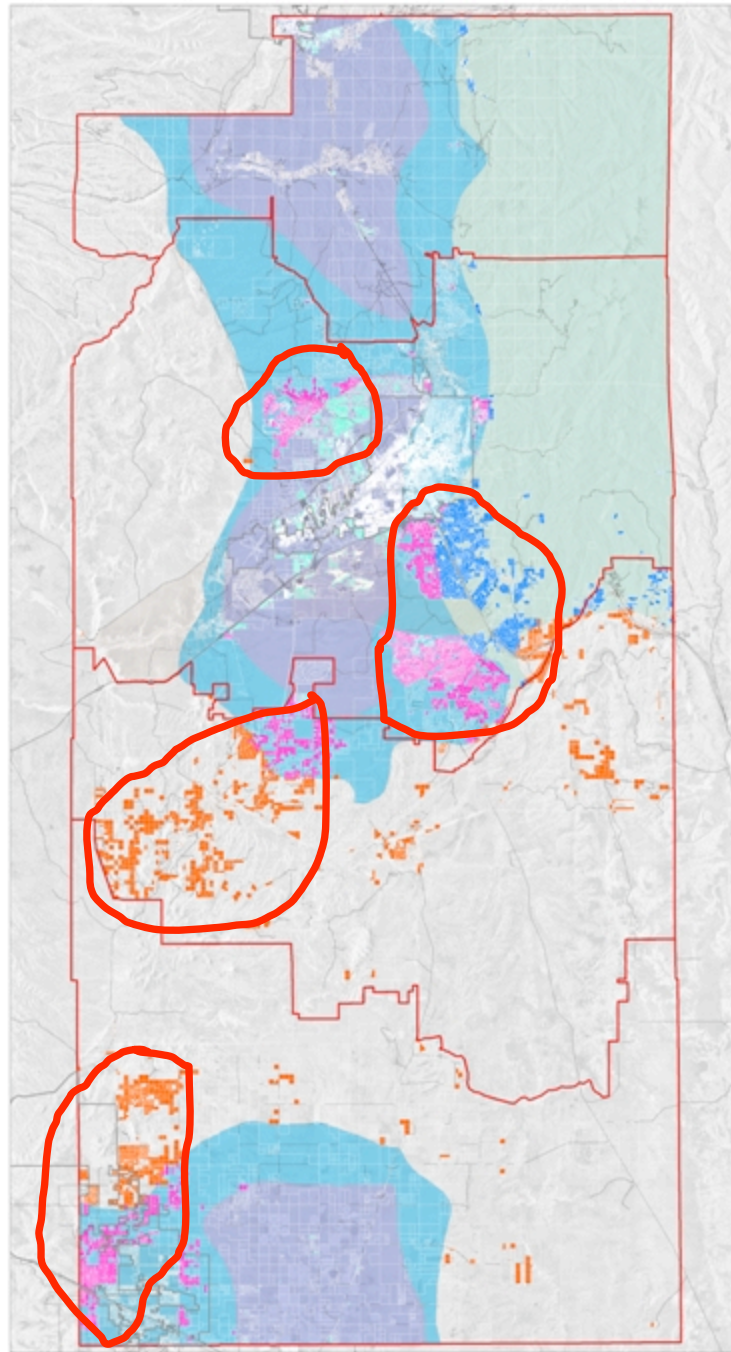


Weakness of Existing Zoning

- 
- The background of the slide is a dark map with white lines representing property boundaries or zoning districts. A compass rose is visible on the left side, showing North (N), South (S), East (E), and West (W). There are also some symbols like a dollar sign (\$) and a house icon on the map.
- ▶ Lots and Subdivisions are not located near services
 - ▶ Large scale developments can locate outside of growth and service areas
 - ▶ Water limitations have been exceeded in certain areas resulting in the need for supplemental water in the future
 - ▶ Base densities have been exceeded
 - Density Increases allowed for water conservation
 - Code allows 2.5 acre lots anywhere



Lots Below the Minimum Allowable Lot Size by Hydrologic Zone in Santa Fe County



Legend


- lots < 2.5 acres in the Basin zone
- lots < 12.5 acres in the Basin Fringe zone
- lots < 40 acres in the Homestead zone
- lots < 20 acres in the Mountain zone
- BASIN
- BASIN FRINGE
- HOMESTEAD
- MOUNTAIN
- Traditional Communities
- Santa Fe Community College District

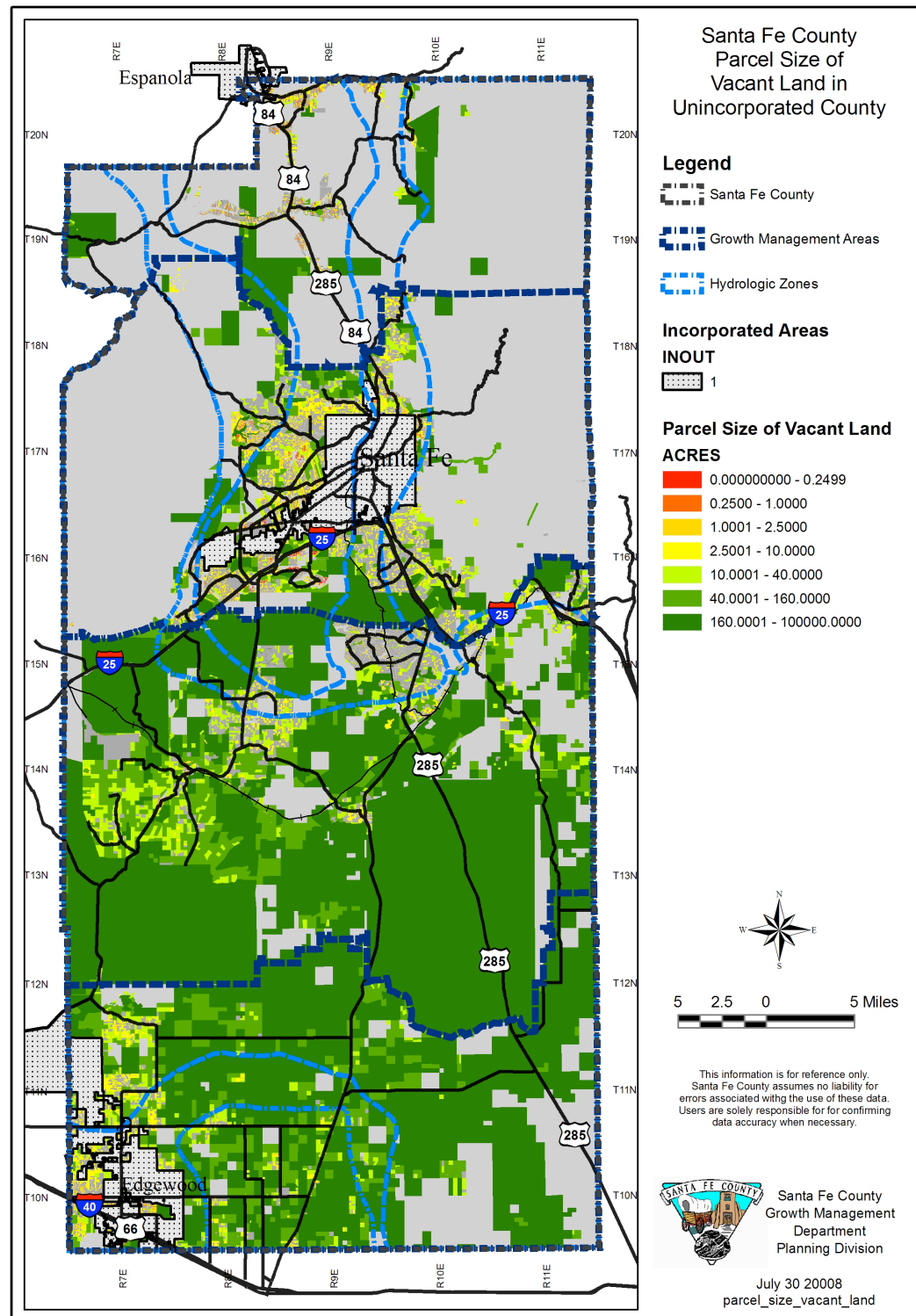
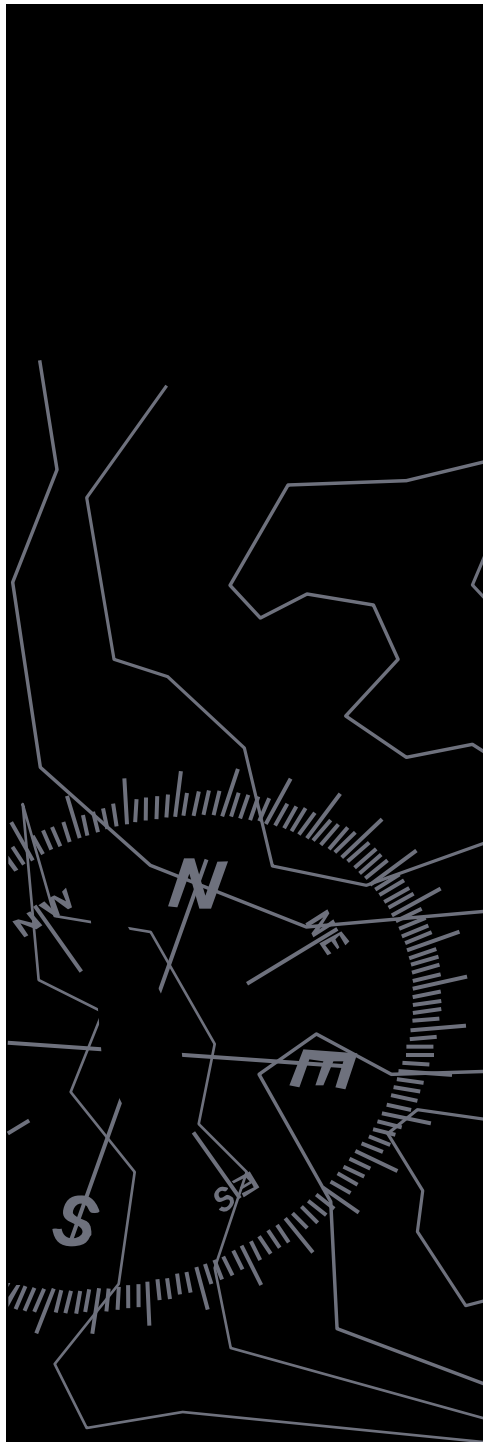


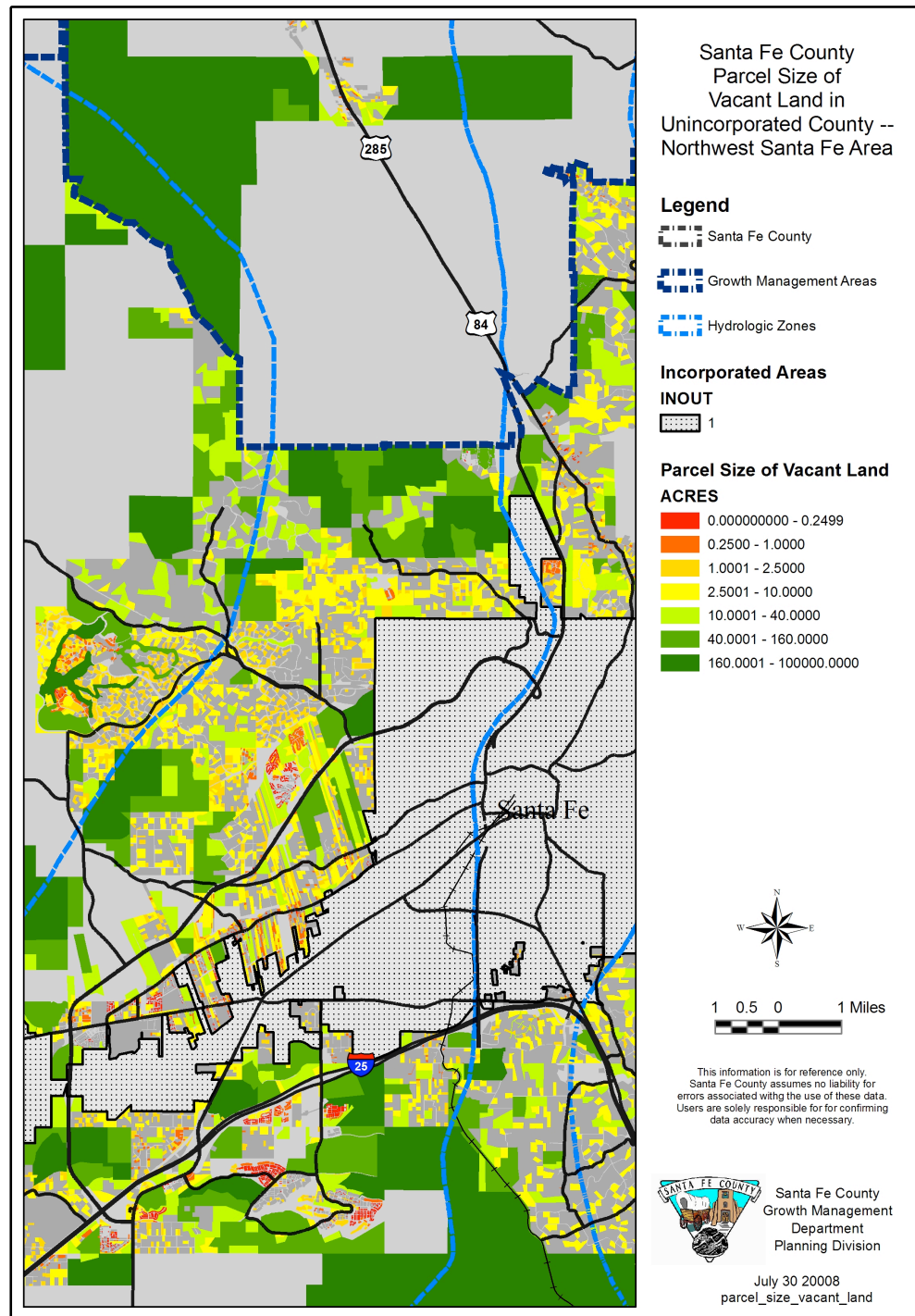
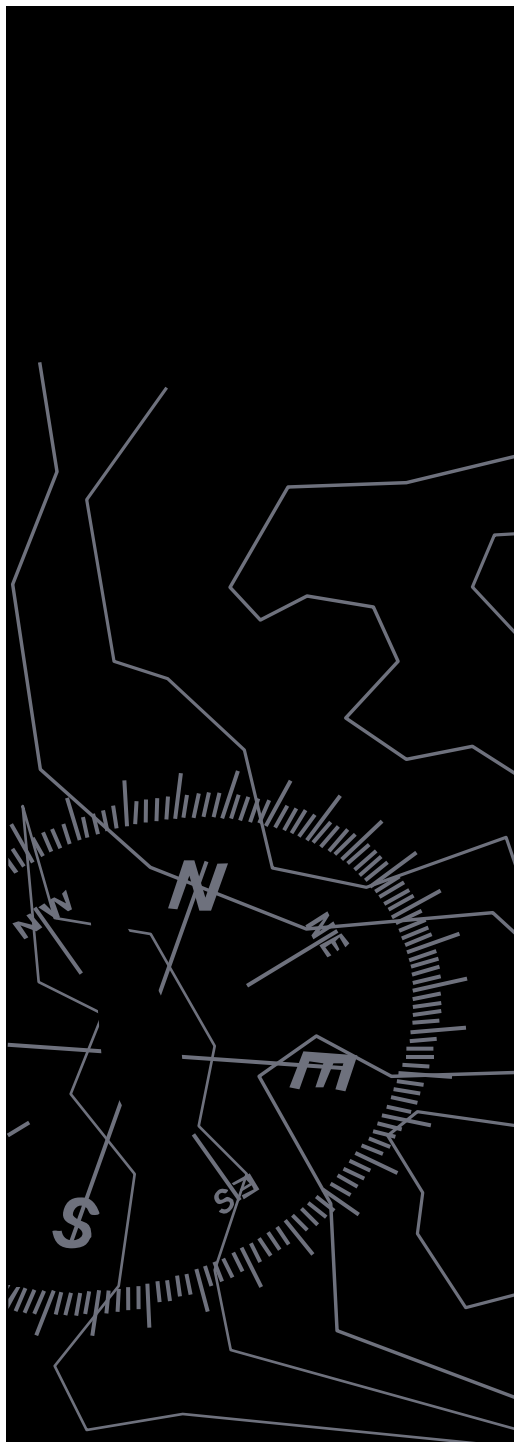
Provision and Cost of Infrastructure and Services

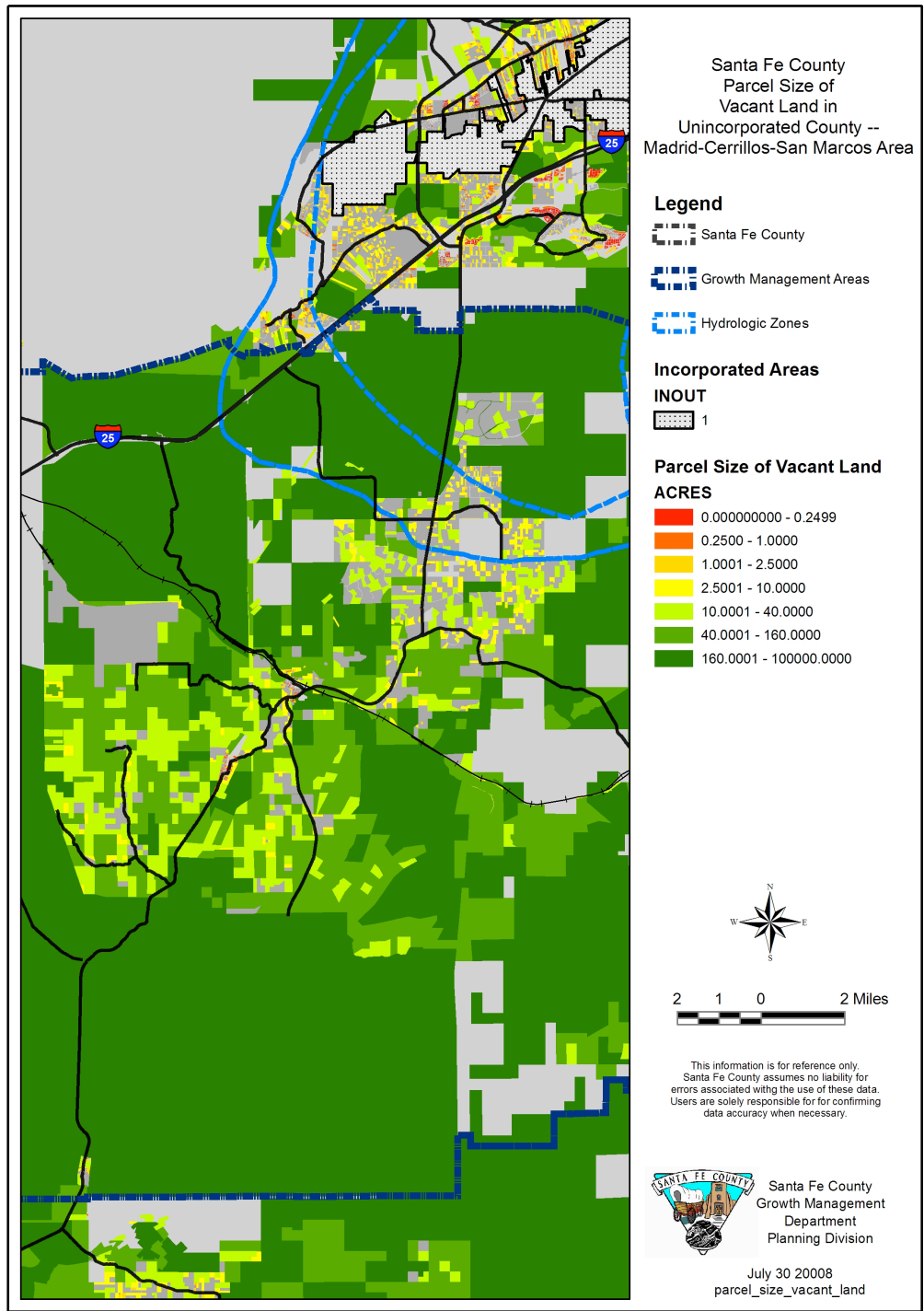
- ▶ Road and Utility deficiencies are widespread
- ▶ Significant emergency access problems
- ▶ Increased demands on County resources
- ▶ Lack of consistency & predictability

Excess of Approved Lots

- 
- ▶ 16,142 vacant lots in unincorporated areas of County
 - ▶ 500-700 Residential units permitted annually
 - ▶ Average Growth of 2% per year
 - By 2020 3,784 units required
 - By 2030 6,448 units required
 - ▶ Existing Vacant Lots can supply approximately 50 years of growth

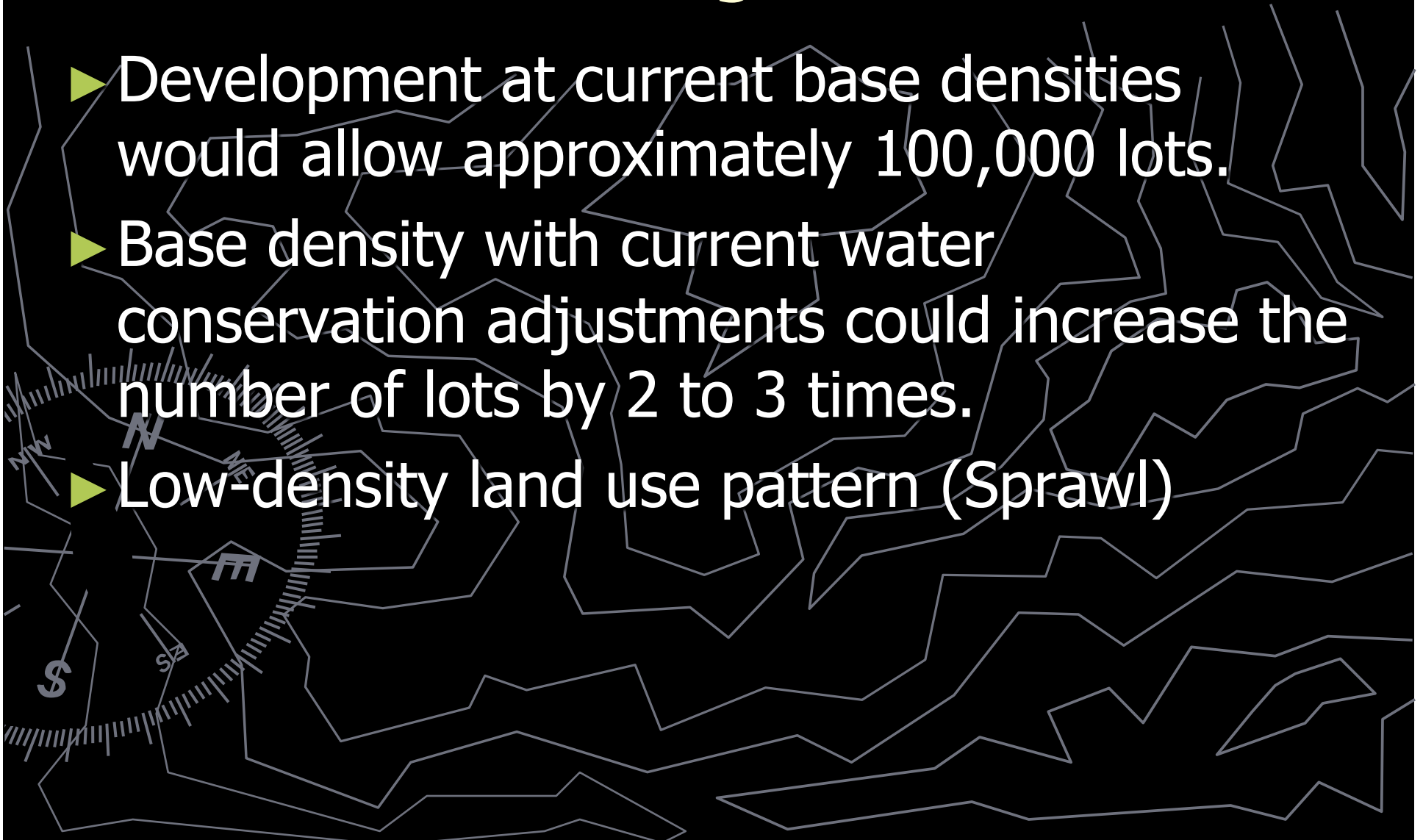


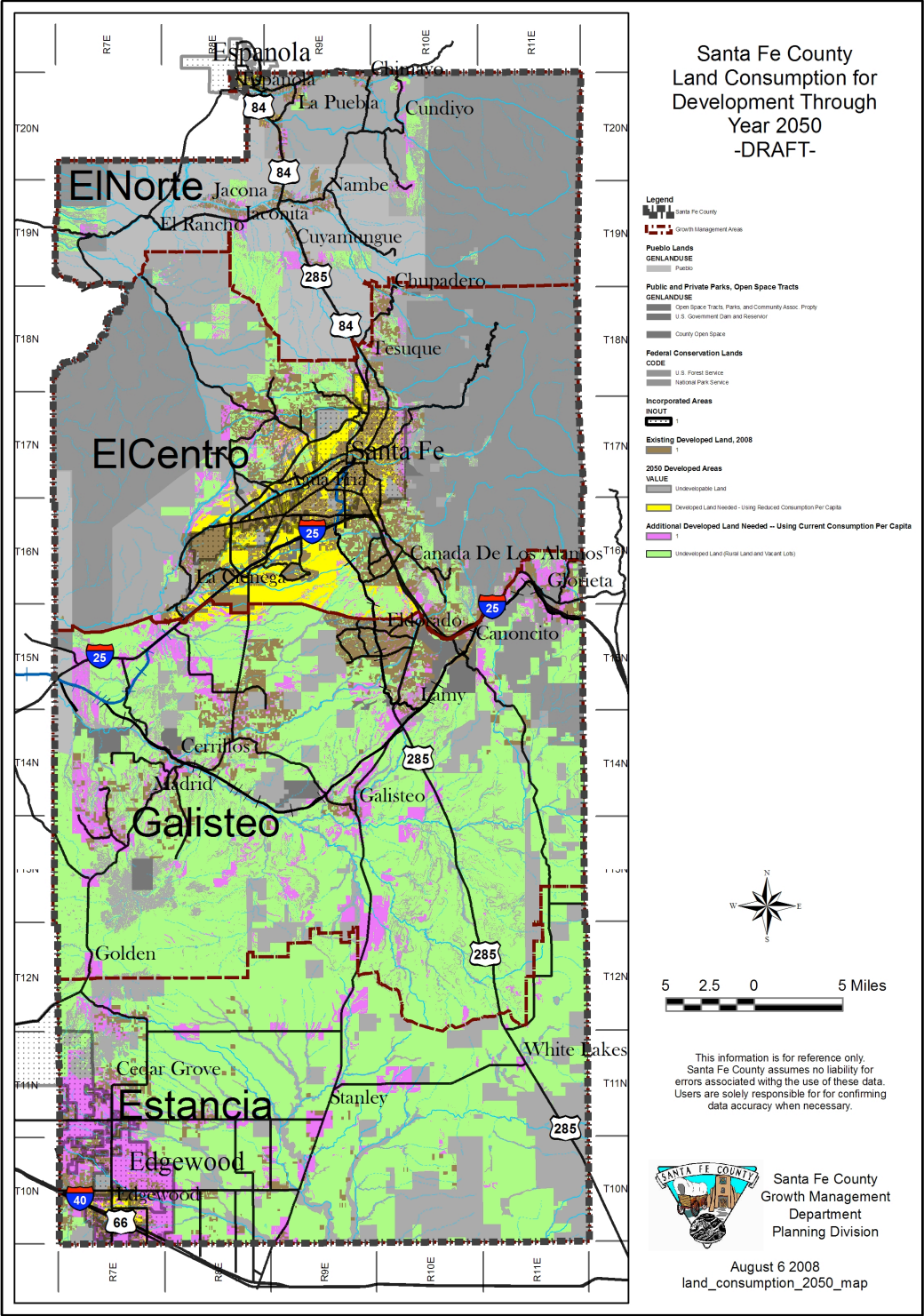
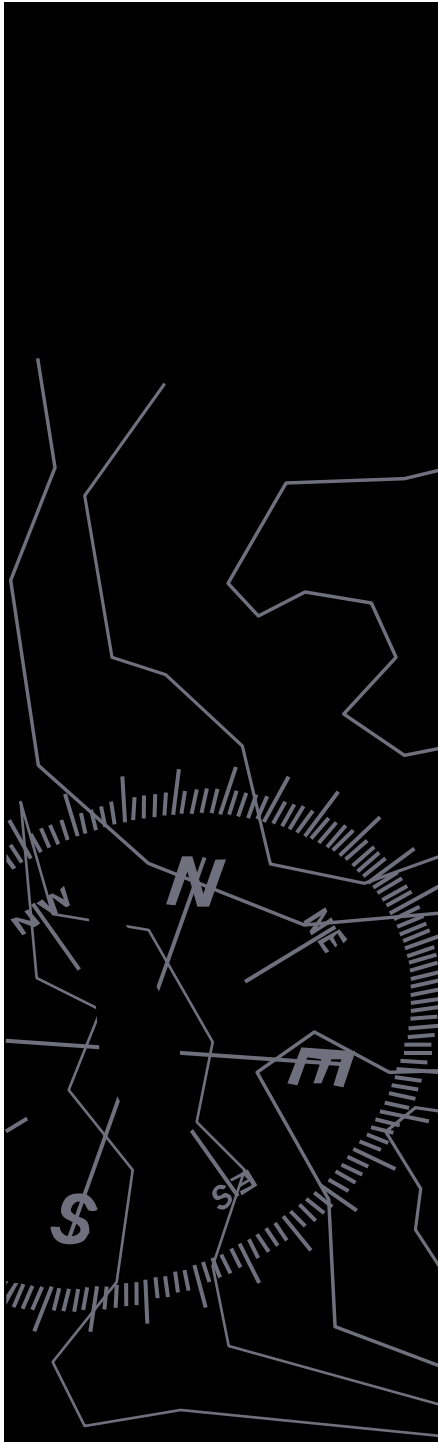




What happens if we don't make changes?

- ▶ Development at current base densities would allow approximately 100,000 lots.
- ▶ Base density with current water conservation adjustments could increase the number of lots by 2 to 3 times.
- ▶ Low-density land use pattern (Sprawl)



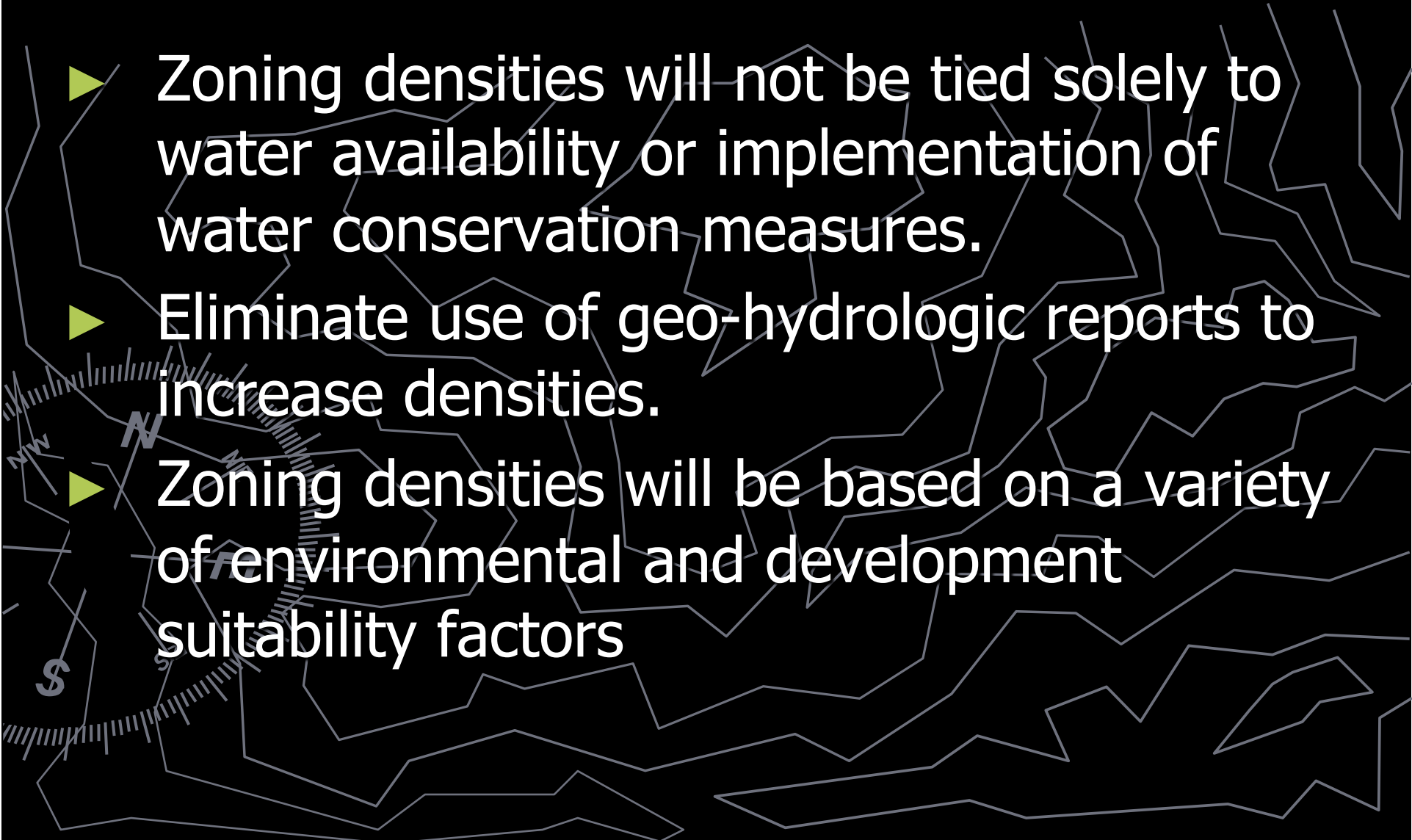


What are proposed changes?

► Growth Policy and Zoning Strategy

- Direct Growth to those areas where services can be more economically delivered.
- Zone to maintain the rural economy and separations between communities
- Direct and phase growth necessary for County to manage its operations and budgets, both operating and capital

Zoning Strategy

- 
- A faint, stylized topographic map is visible in the background of the slide. It features contour lines, a compass rose with 'N' and 'NW' markings, and a dollar sign '\$' in the lower-left quadrant.
- ▶ Zoning densities will not be tied solely to water availability or implementation of water conservation measures.
 - ▶ Eliminate use of geo-hydrologic reports to increase densities.
 - ▶ Zoning densities will be based on a variety of environmental and development suitability factors

Zoning Strategy

- ▶ Create Tier Zones to Direct Growth
- ▶ Redefine the development patterns in the base Rural Zones to limit sprawl.
- ▶ Retain the zoning districts adopted to implement the Community and District Plans.

Next Steps

- ▶ Coordinate with consultants to Draft Galisteo Basin Area Plan
 - Define Base Densities
 - Establish the Tiers
 - Add Timing element
 - Tie in to CIP
- ▶ Use Galisteo Basin Area Plan as Template for the three remaining GM Areas
- ▶ Amend Growth Management Plan to add Strategic Element and Area Plans