

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

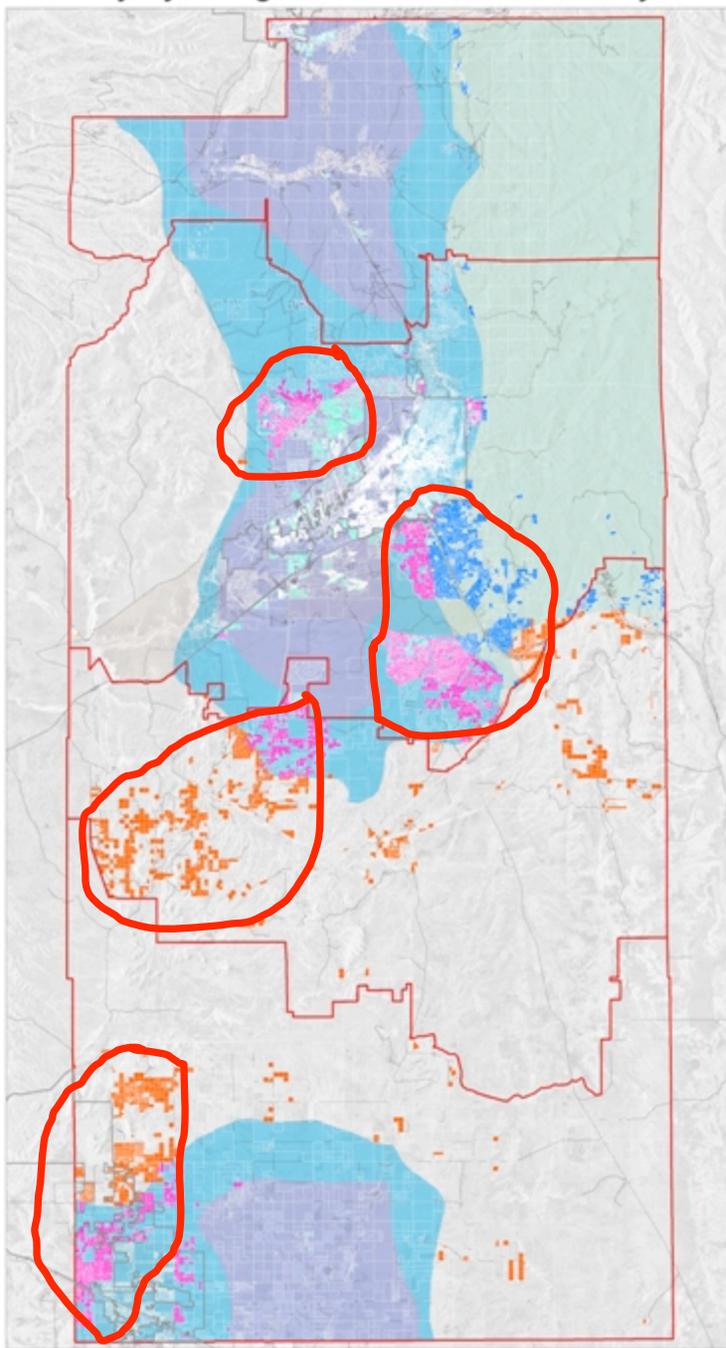
- ▶ Weakness of Existing Zoning
- ▶ Provision and Cost of Infrastructure and Services
- ▶ Excess of Approved Lots



Weakness of Existing Zoning

- 
- The background of the slide is a dark map with white lines representing zoning boundaries. A large dollar sign (\$) is visible on the left side of the map, partially overlapping the text.
- ▶ 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



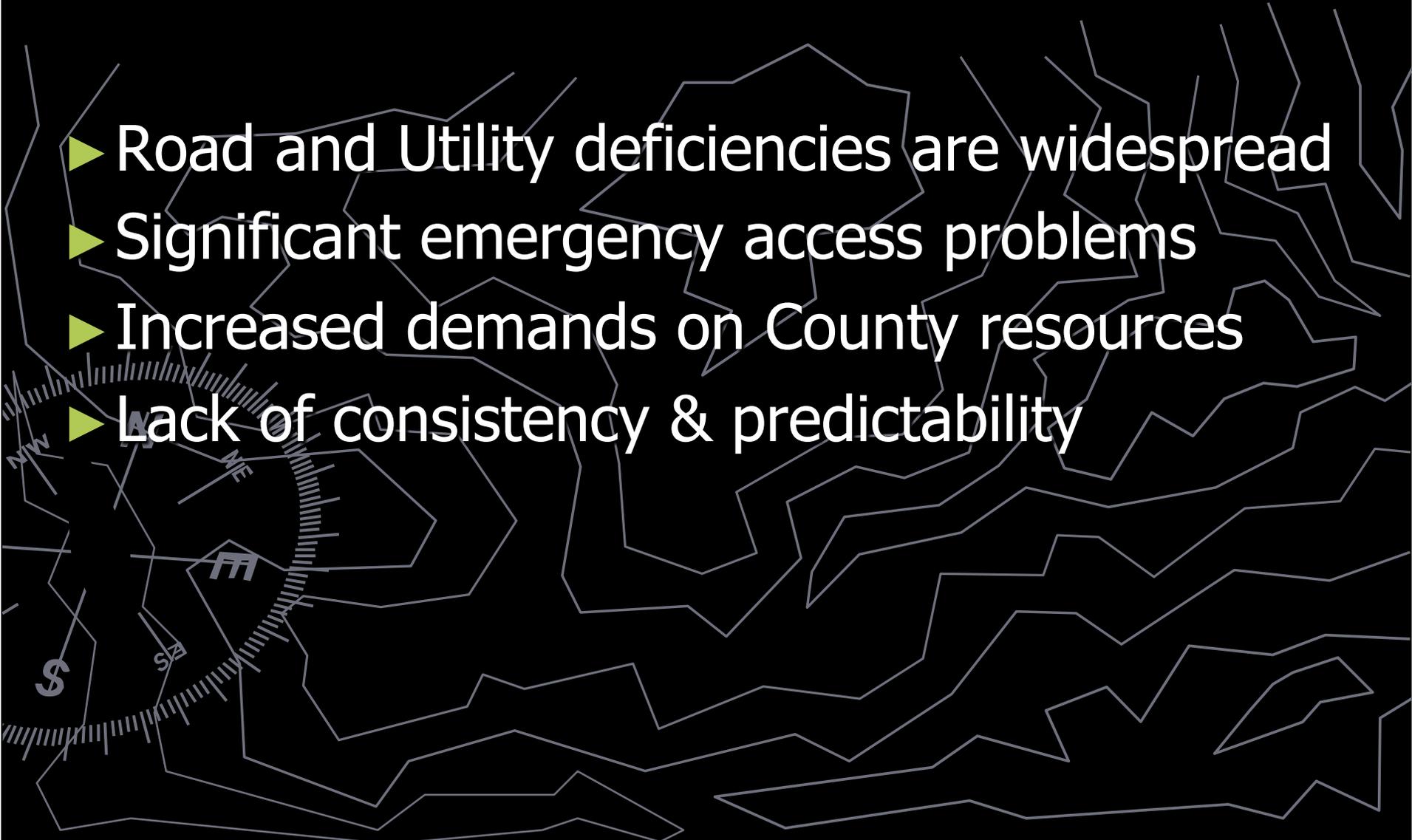
Legend

- 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



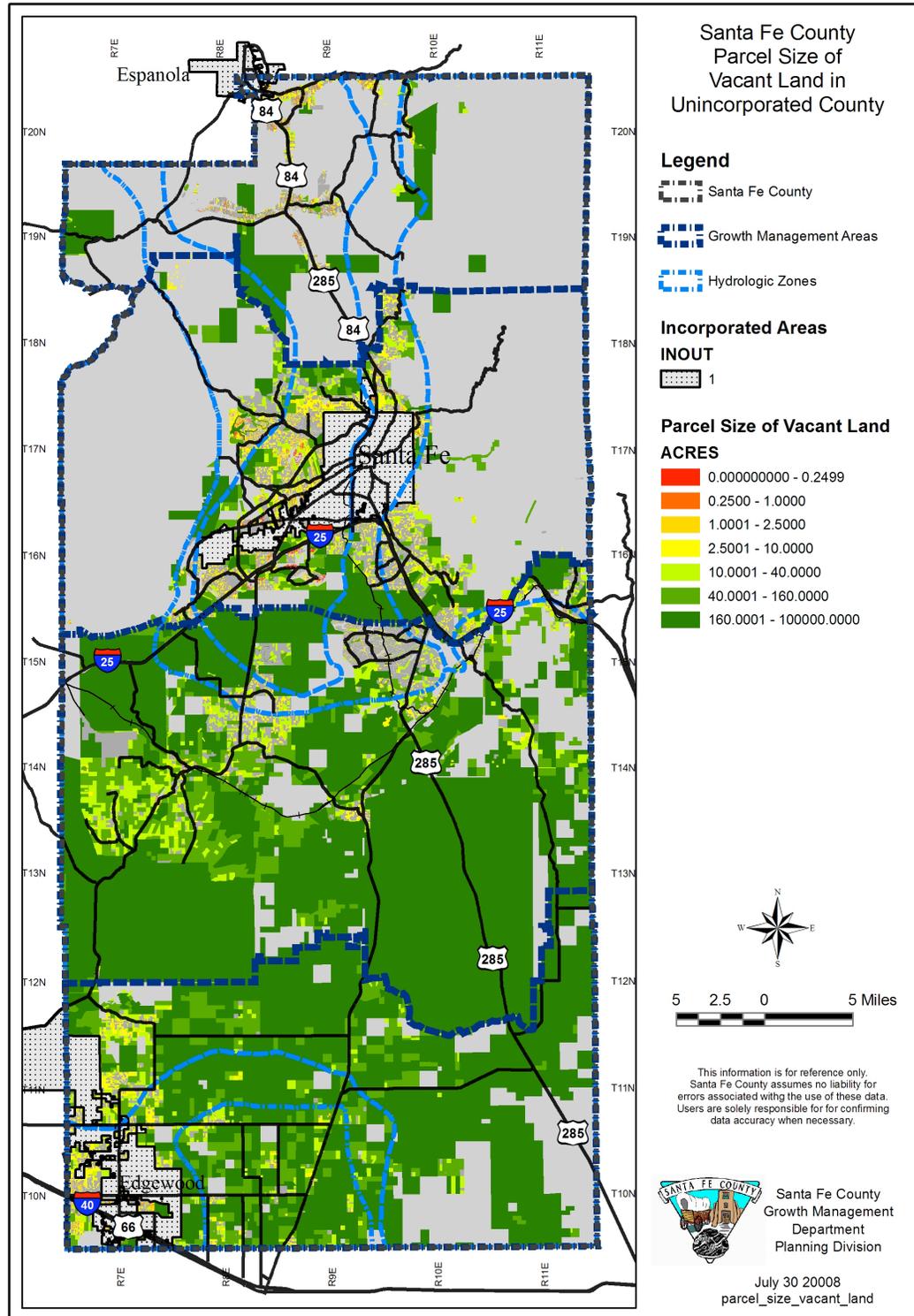
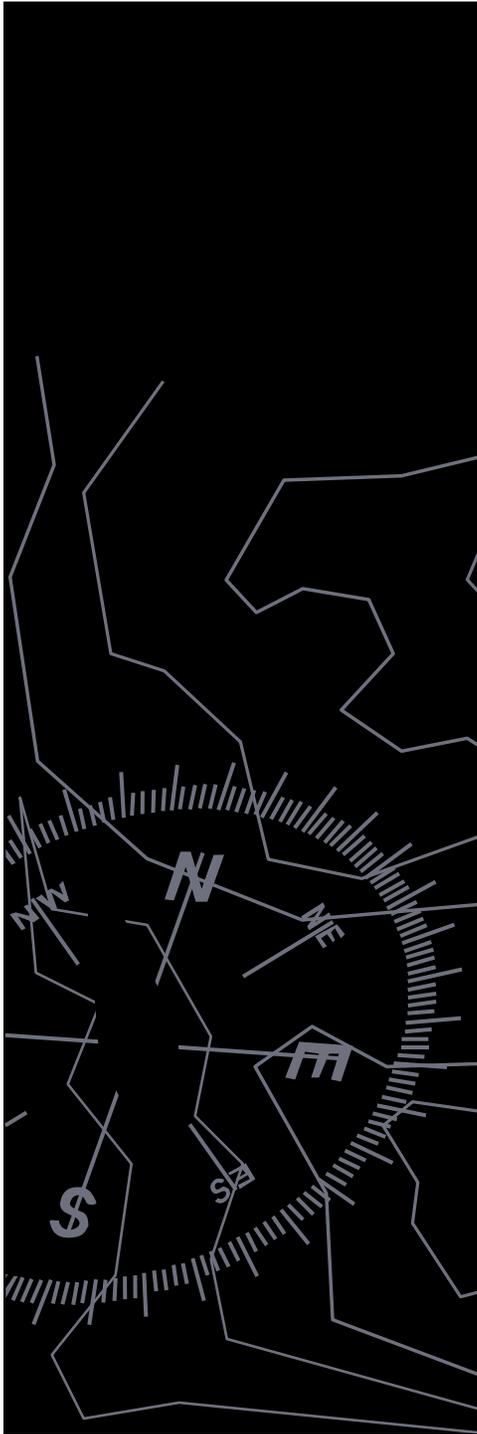
Provision and Cost of Infrastructure and Services

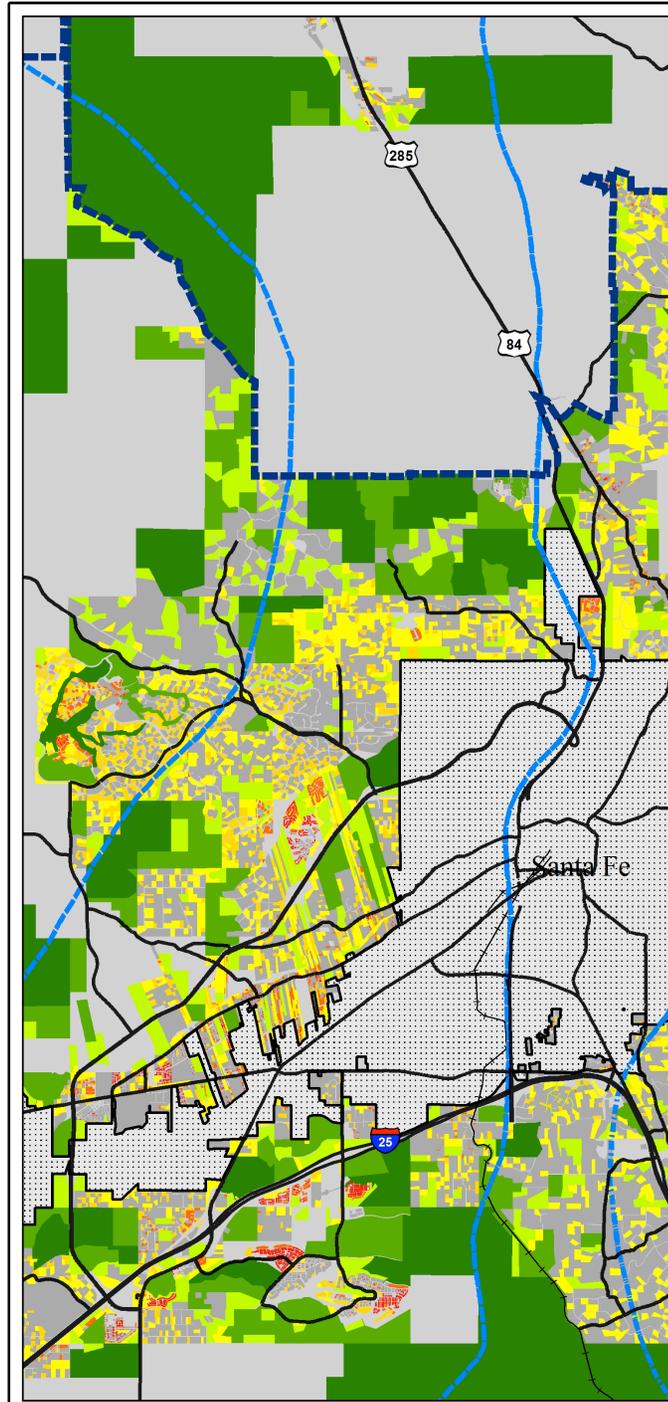
- ▶ Road and Utility deficiencies are widespread
- ▶ Significant emergency access problems
- ▶ Increased demands on County resources
- ▶ Lack of consistency & predictability



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





Santa Fe County Parcel Size of Vacant Land in Unincorporated County -- Northwest Santa Fe Area

Legend

- Santa Fe County
- Growth Management Areas
- Hydrologic Zones

Incorporated Areas

INOUT

- 1

Parcel Size of Vacant Land ACRES

- 0.000000000 - 0.2499
- 0.2500 - 1.0000
- 1.0001 - 2.5000
- 2.5001 - 10.0000
- 10.0001 - 40.0000
- 40.0001 - 160.0000
- 160.0001 - 100000.0000



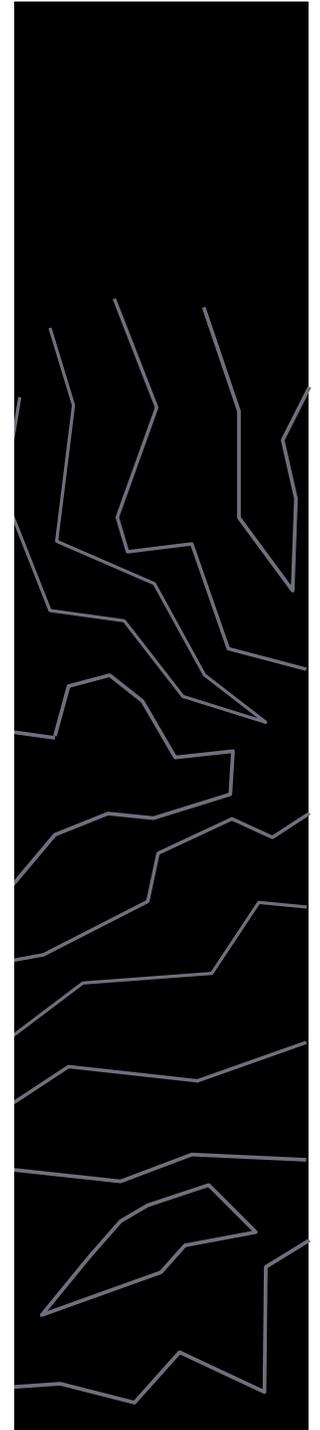
1 0.5 0 1 Miles

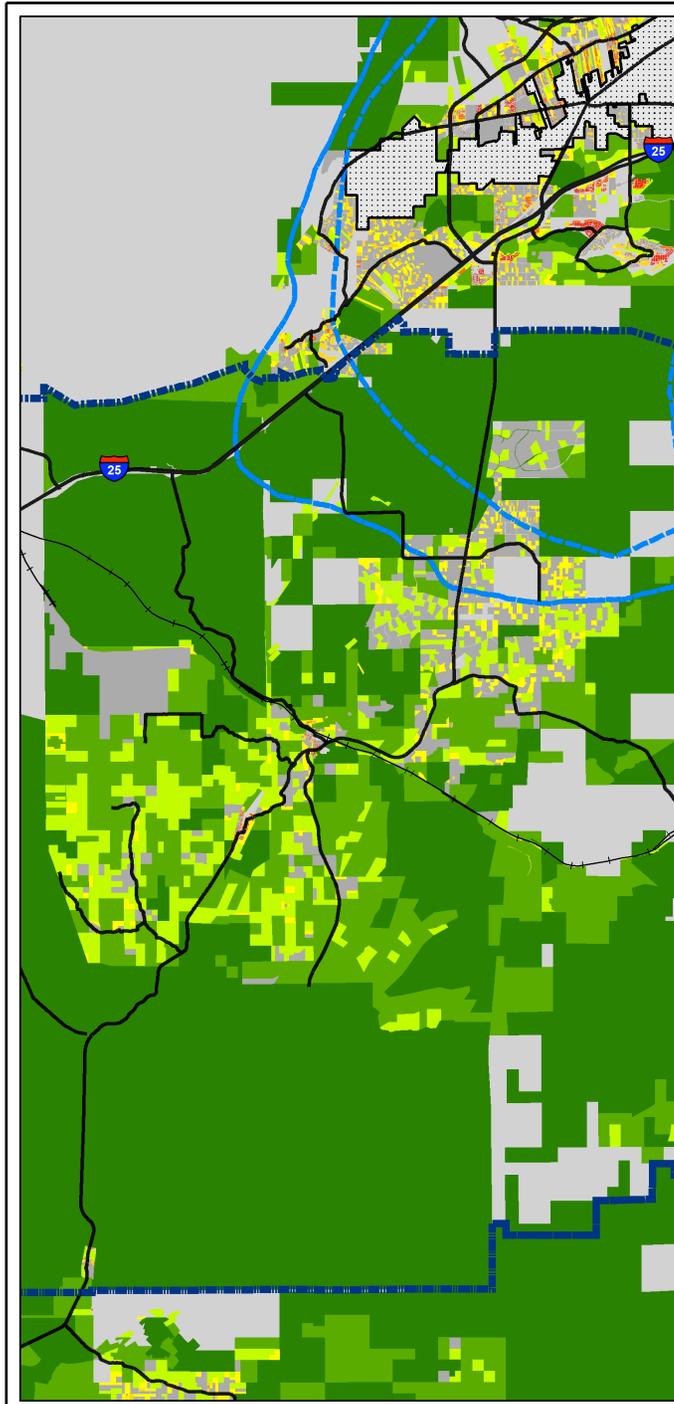
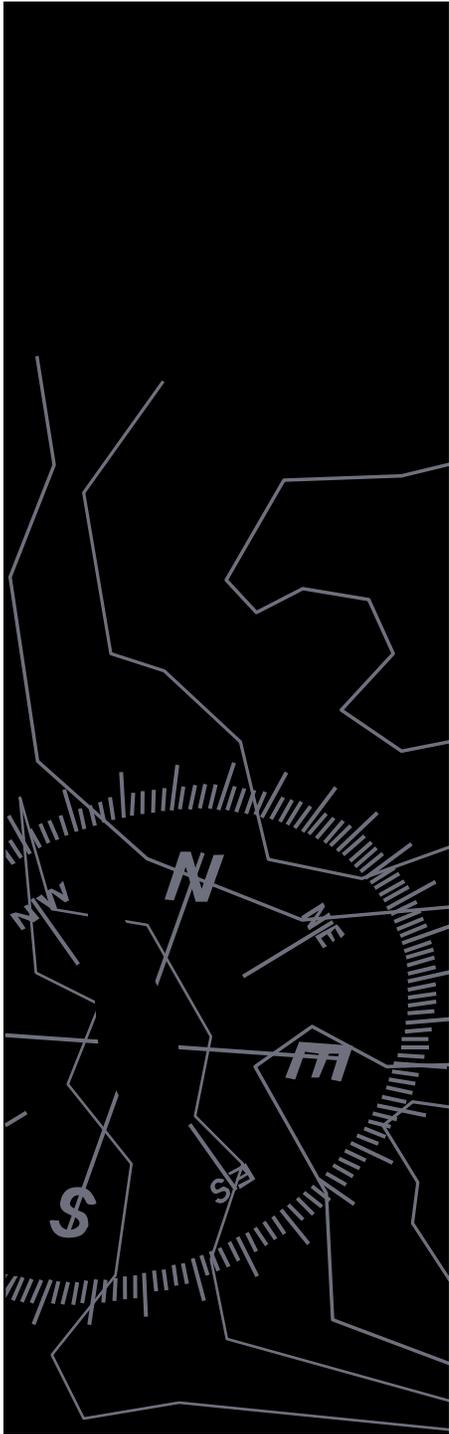
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July 30 2008
parcel_size_vacant_land





Santa Fe County
Parcel Size of
Vacant Land in
Unincorporated County --
Madrid-Cerrillos-San Marcos Area

Legend

- Santa Fe County
- Growth Management Areas
- Hydrologic Zones

Incorporated Areas

INOUT

- 1

**Parcel Size of Vacant Land
ACRES**

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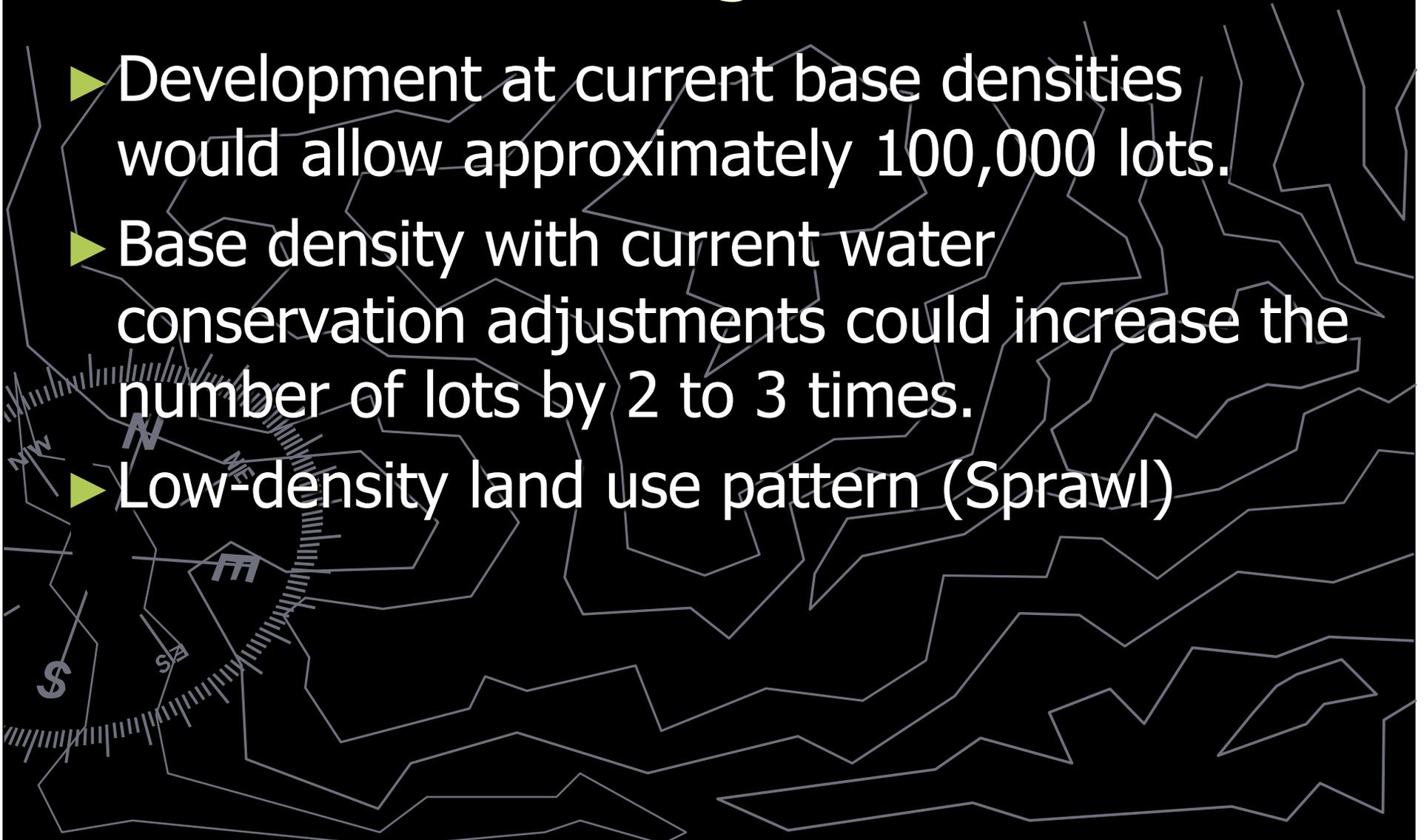
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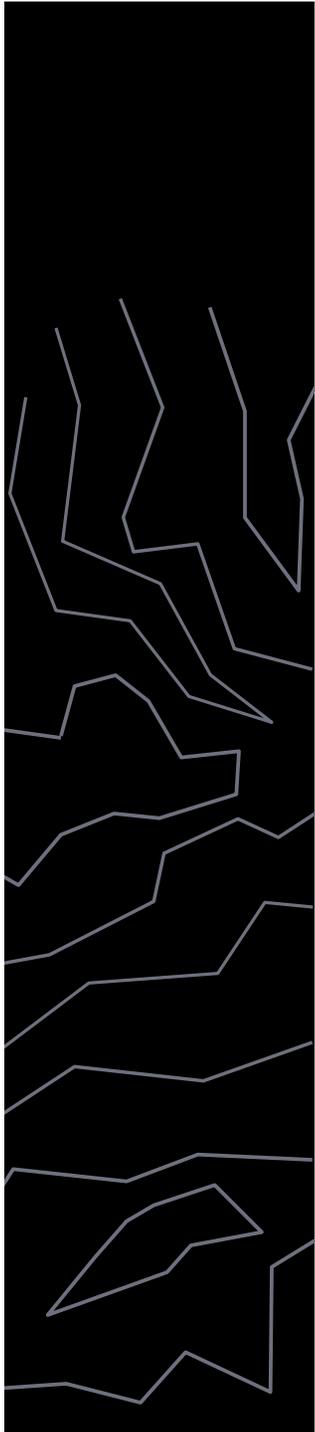
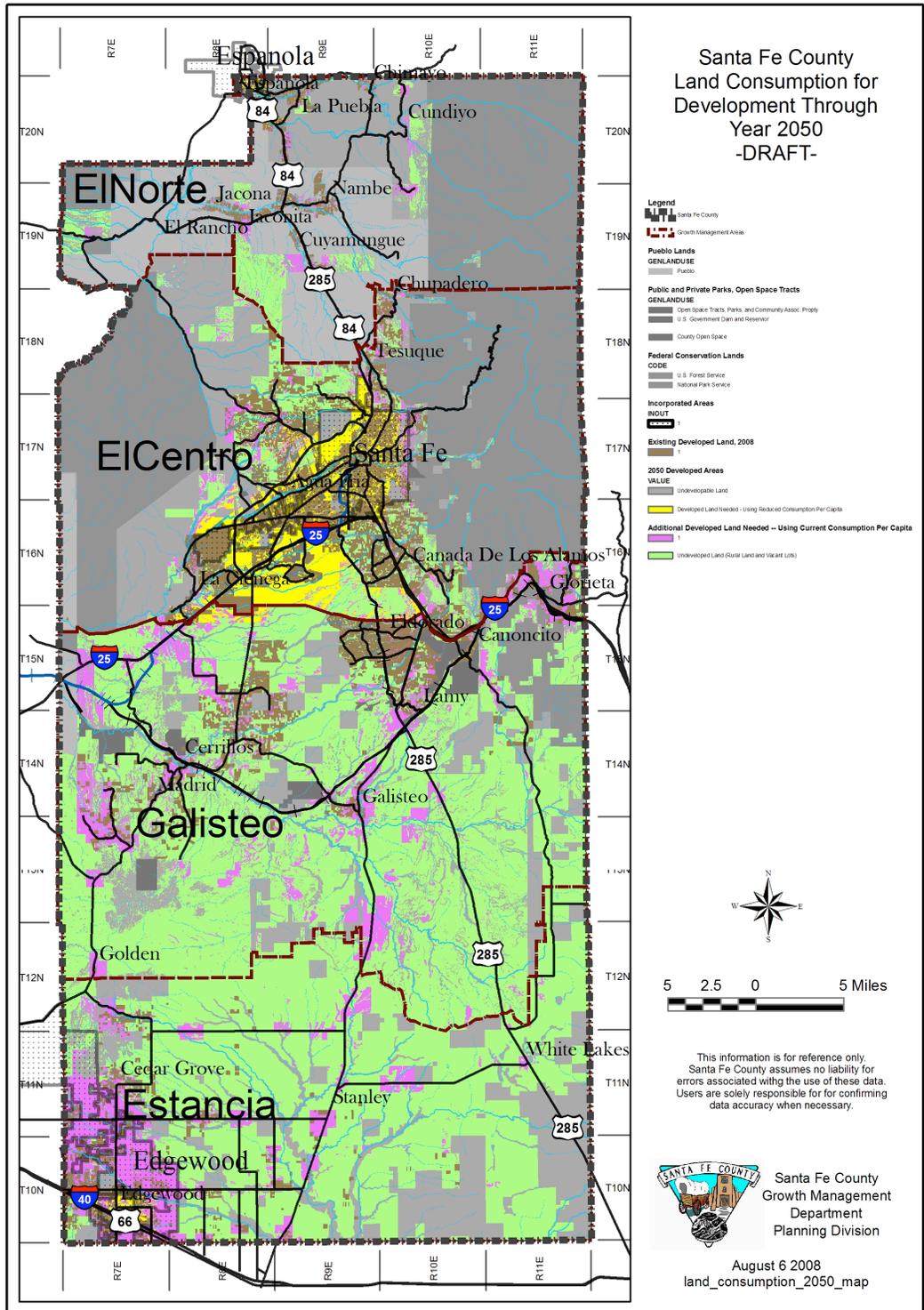
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What happens if we don't make changes?

- ▶ 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

- ▶ 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