

# Santa Fe Metro Area Growth Management Plan

## Santa Fe County

### *Santa Fe Community College District*

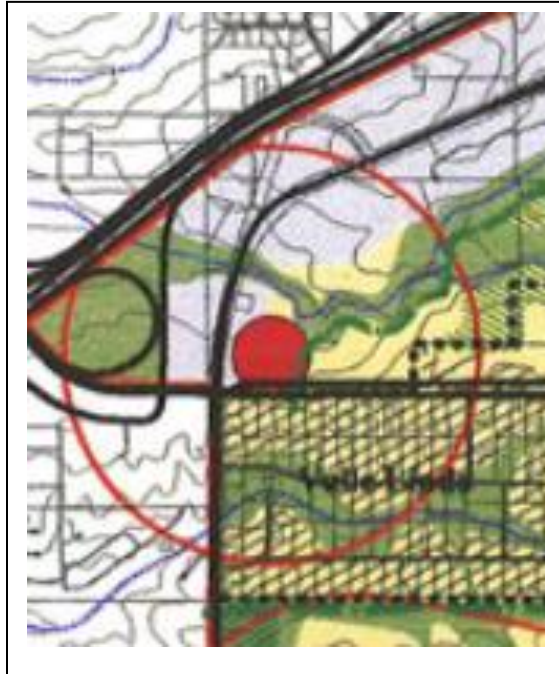
Approved by Board of County Commissioners October 31, 2000



#### *Legend*

- Community College District Boundary
- Existing Roads
- Major Drainages
- Existing Rail Road
- Institutional
- Regional Commercial
- Commercial
- High Density Residential
- Open Space/Recreation
- Business Park
- Industrial
- Residential
- Agricultural / Vacant
- Office
- Existing Neighborhood Zones

## *Santa Fe Community College District*

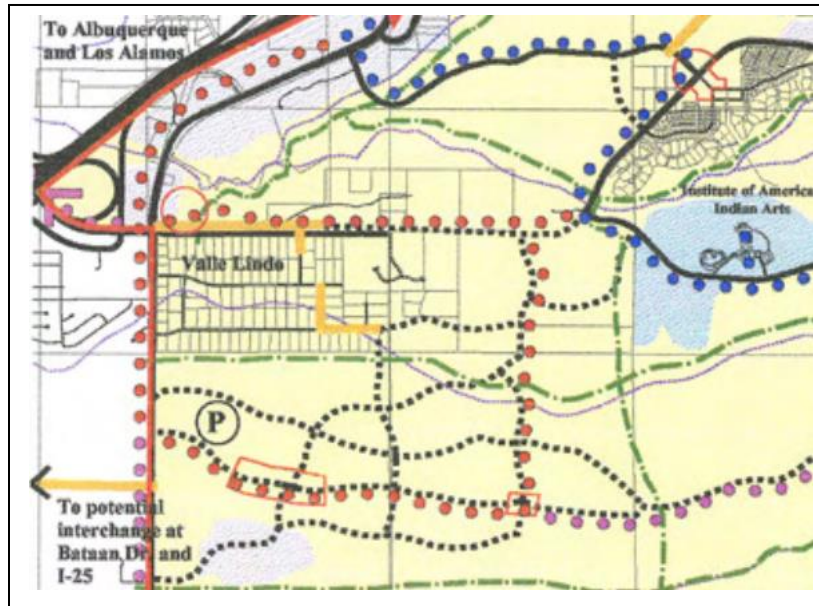


## *Land Use Zoning Map*

### *Legend*

-  Community College District Boundary
-  Major Drainages
-  Existing Rail Road
-  Proposed Rail Road
-  Village Zones
-  Flatland/ Pinon Juniper
-  Employment Campuses and Centers
-  Institutional Campuses
-  Arroyo Corridors and Open Space
-  Roads - Proposed & Existing
-  Village Separators
-  District Trails
-  Proposed Alignments
-  Rural Zones
-  Existing Neighborhood Zones
-  New Community Centers & Walking Radial

# *Santa Fe Community College District*

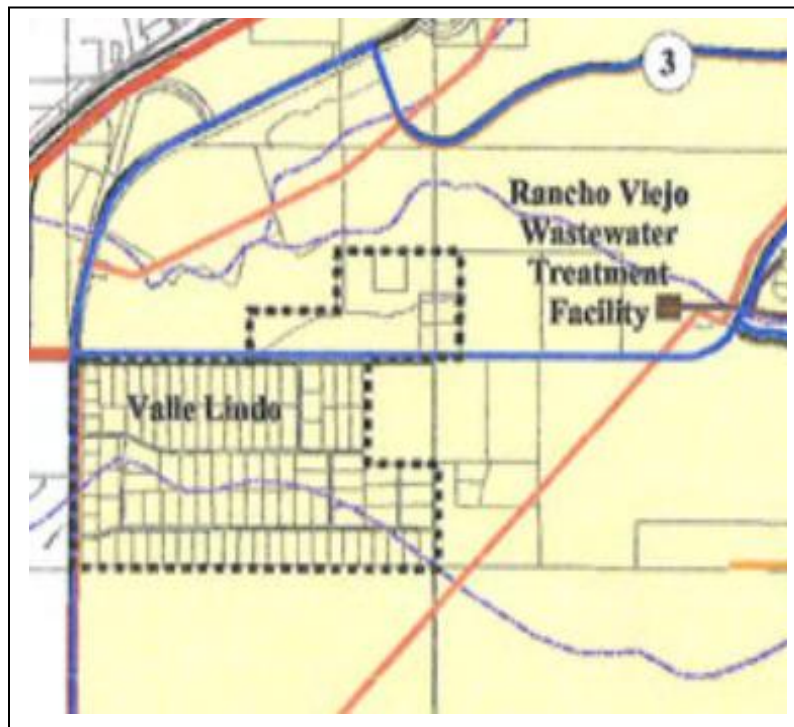


## *Preliminary Circulation Map*

### *Legend*

- Community College District Boundary
- Major Drainages
- ++++ Existing Rail Road
- ++ --- Proposed Rail Road
- Employment Campuses and Centers
- Institutional Campuses
- Existing Primary Roads
- Proposed Primary Roads
- ..... Proposed Secondary Roads
- District Trails
- Proposed Alignments
- Existing Transit Route
- Phase I Transit
- Phase II Transit
- Future Transit





***Santa Fe Community College District***



## Utilities

### Map

### Legend

-  Community College District Boundary
-  Existing Roads
-  Drainages
-  Existing Rail Road
-  Sangre de Cristo Water Lines
-  Santa Fe County Water Lines
-  Electric Lines
-  Fiberoptic Lines
-  Sewer Lines
-  Natural Gas Lines
-  Santa Fe County Water Service Area
-  Existing Neighborhood Zones



# 2015 Santa Fe County

## Sustainable Growth Management Plan (SGMP)

### 2.2.4 FUTURE LAND USE OBJECTIVES

In the urbanizing areas of the County, compact, mixed-use developments served by adequate facilities are a priority. Mixed use developments in MU and PDD zoning districts and development in industrial districts provide an opportunity and a critical market for the use of development rights in priority growth areas while providing incentives to preserve land in agricultural and environmentally sensitive areas. While the County has a variety of traditional and contemporary communities that promote principles of sustainability, many land use and development patterns are resource-intensive, expensive to serve and consumptive of land. A diversity of housing options should be considered. While rural, large lot development is a popular lifestyle option, the public and private costs of such development can be excessive and may not position the County or its residents to attain sustainability. The growth management strategy will direct growth to appropriate and designated primary and secondary Sustainable Development Areas (SDAs) as defined in Section 2.2.5. In order for these development patterns to be sustainable, several objectives need to be established to achieve a desired future land use scenario. These objectives include mixed uses, land use and transportation connections, jobs and housing balance, flexibility and certainty, and land use compatibility.

#### 2.2.4.1 MIXED USES

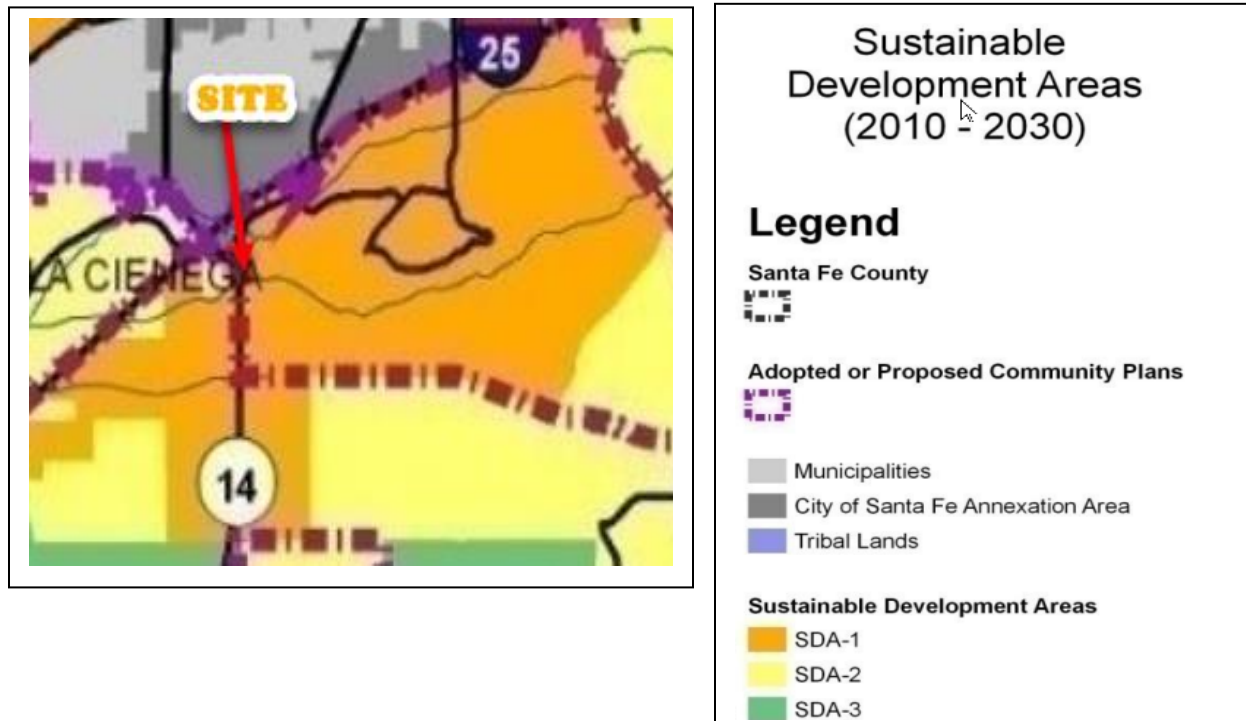
Mixed use allows for development to provide for a variety of uses within traditional neighborhood and village type settings. Mixed uses bring flexibility into the development process, deviating from the typical single-use categories of future land uses or zoning districts to combine compatible uses in planned ways. Mixed use developments may be required to utilize development rights to increase density. These MU areas are ensuring a market for those development rights. Mixed use developments are often intended to capture specific benefits, such as reducing auto dependency by providing for walkable mixes of commercial and residential uses inclusion of sustainable development practices, and greater use of urban design. Mixed use development is integral to achieving appropriate land use and transportation goals and objectives.

#### Mixed Use - A combination of residential and commercial areas and higher density development.

##### Mixed Use

Mixed Use category provides a mix of residential and commercial developments requiring minimum densities to support the commercial uses. Residential, educational, non-profit, public and private uses and commercial uses are developed within a radius, which should be easily accessible by multiple forms of travel, including pedestrian travel, biking, public transit and automobiles. Residential uses may be appropriate in certain locations to include multi-family residential, live-work, and mixed residential/non-residential. Commercial uses in these centers primarily support nearby residential developments.

### 2.2.5.1 SUSTAINABLE DEVELOPMENT AREAS



#### 2.2.5.1 SUSTAINABLE DEVELOPMENT AREAS

The fundamental premise of SDAs is that the County can be divided into geographical sub-areas based upon functional distinctions within the growth management system. The Sustainable Development Area (SDA) concept is for the County to establish future service areas, target and leverage public and private funding and investment to priority growth areas and direct and phase future growth. SDAs serve as an incentive for compact development in priority growth areas. The SDA concept recognizes that different areas of the County face different needs and solutions related to growth and development. While individual geographical areas may need specialized strategies for dealing with growth, they must still be viewed in terms of their interrelationships with other areas and with the County as a whole. The delineations of the SDA system relate strongly to the goals necessary to achieve the desired outcomes for the County through the growth management system.

**SDA-1.** SDA 1 identifies the County's primary growth areas where new development is likely and reasonable to occur within the next twenty (20) years. Infrastructure is planned, budgeted or reasonably available. New infrastructure may be installed provided that there is required participation by new development to fund. These primary growth areas are the primary location targeted for new growth. Adequate facilities and services will be required for any development in SDA-1, including approved public or private water and wastewater systems, urban road improvements, and urban service levels for public safety, fire and emergency medical assistance. Service providers should plan and construct facilities in these areas to meet the needs of development at these urban intensities.

## 2.3 GOALS, POLICIES AND STRATEGIES

**Goal 1:** Land use and development should comply with the principles for sustainable development established in this Plan.

**Goal 2:** Sustainable land development should provide for rational development patterns, land use compatibility and adequate facilities and services at adopted levels of service.

**Policy 2.1:** Establish Sustainable Development Areas (SDAs) to maintain a balanced, sustainable land use pattern based on the availability, timing, adequacy and equitable funding of necessary infrastructure and services.

**Strategy 2.1.1:** *New development will demonstrate the availability of adequate facilities and services at adopted levels of service, including adequate water supply.*

**Policy 2.2:** Establish SDA-1 as priority growth areas to accommodate new compact development that is likely and reasonable to occur within the next 20 years.

**Policy 2.6:** Ensure consideration of the cumulative impacts of development within the area, availability of services, access to the properties, natural resources, and environmental constraints on the property.

**Strategy 2.6.1:** *Utilize studies, reports and assessments to provide a solid basis for development review decisions.*

**Policy 2.7:** Ensure that development provides adequate infrastructure as required by the SLDC. Infrastructure will be considered “available” if any one of the following is true: (i) Infrastructure is constructed and available for use, (ii) Infrastructure is privately funded and guaranteed through an appropriate surety instrument, or (iii) Infrastructure is funded for construction and scheduled for completion within two years.

**Policy 2.8:** Reduce per capita land consumption in the County by directing growth and requiring compact development patterns in primary growth areas.

**Goal 3:** The County will honor existing community plans and ordinances and evolve the community planning process.

**Policy 3.1:** Recognize and integrate community plans, zoning and land use criteria in the SGMP and SLDC and ensure that the SLDC zoning map incorporates approved community plans and ordinances. Adopted community plans will be an amendment and refinement to the SGMP.

**Goal 7:** Development patterns should be compact in accordance with the growth management strategy to minimize sprawl and land consumption, provide transit options and meet mixed use objectives through the development of land use tools and land transfer options and techniques.

**Policy 7.1:** Development in priority growth areas should include central, mixed use walkable centers and places, and include a reasonable jobs/housing balance. Development should be served by adequate facilities at established levels of service, primarily for densities that are higher than the base densities established by the SLDC.

**Policy 7.2:** Support clustering provisions for development or conservation subdivisions.

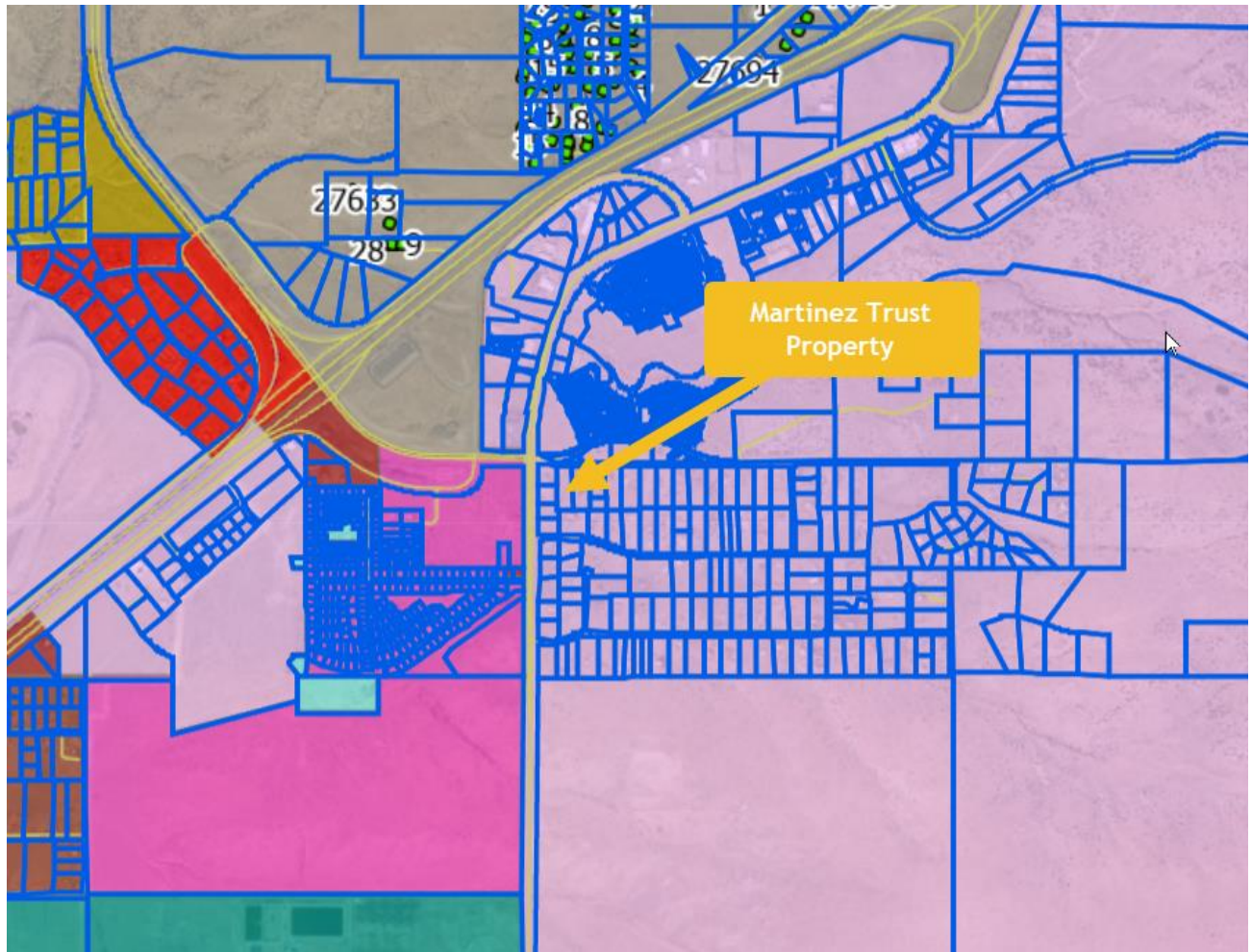
**Strategy 7.2.1:** *Encourage alternative compact development patterns such as cluster development and density bonus provisions.*

- Policy 7.8: Develop a strong identity and character for transit-station areas and pedestrian-oriented places through high quality architectural and streetscape design, local and regional design elements, public art, pedestrian-oriented signage and lighting, sidewalks and crosswalks, bicycle parking, and other pedestrian amenities.
- Policy 7.9: Improve streetscapes and create a sense of arrival at key gateways in communities, transit-station areas, pedestrian-oriented places, major transportation corridors and other community focal points.
- Policy 7.10: Establish standards for transit-oriented development (TOD), including mixed use development to incorporate features of TOD design elements where appropriate.























# Sustainable Land Development Code

## Zoning Map



 Planned Development District (PDD)

## ZONING MAP SLDC ADOPTED

	Ag / Ranch
	Commercial General
	Commercial Neighborhood
	Federal and State Lands (not under County zoning jurisdiction)
	Industrial General
	Industrial Light
	Mixed Use
	Municipal Annexation Area (not under County zoning jurisdiction)
	Municipality (not under County zoning jurisdiction)
	Planned Development District (PDD) 
	Public / Institutional
	Residential Community
	Residential Estate
	Residential Fringe
	Rural
	Rural Fringe
	Rural Residential
	Traditional Community
	Tribal Lands (not under County zoning jurisdiction)

# **Santa Fe County Code of Ordinances**

This Code of Ordinances contains all ordinances deemed appropriate to be included as enacted through Ordinance 2021-02 adopted 3/9/21.