

# **Sustainable Land Development Code (SLDC) Public Review Draft**

## **Board of County Commissioners Study Session**

**10am-12PM**

**September 11, 2012**



**Economy ♦ Environment ♦ Community**



# I. Public Review Process

# What is the Public Review Draft Process?



1. PRP Schedule
2. Public Review Draft availability
3. County website
4. Community Advisors and Email Distribution lists
5. Advertisements and press release



## II. Request Authorization to Publish Title and General Summary



### **III. SLDC Public Review Draft Overview**

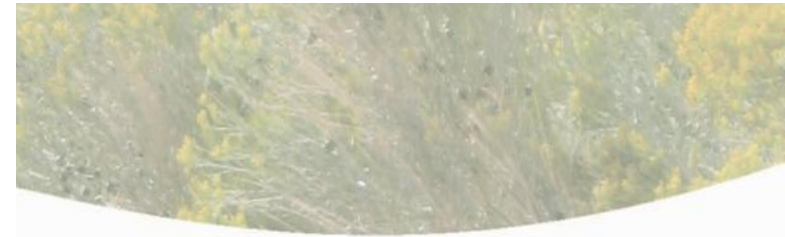
# August 14<sup>th</sup> BCC Study Session



## Issues Identified at August Study Session:

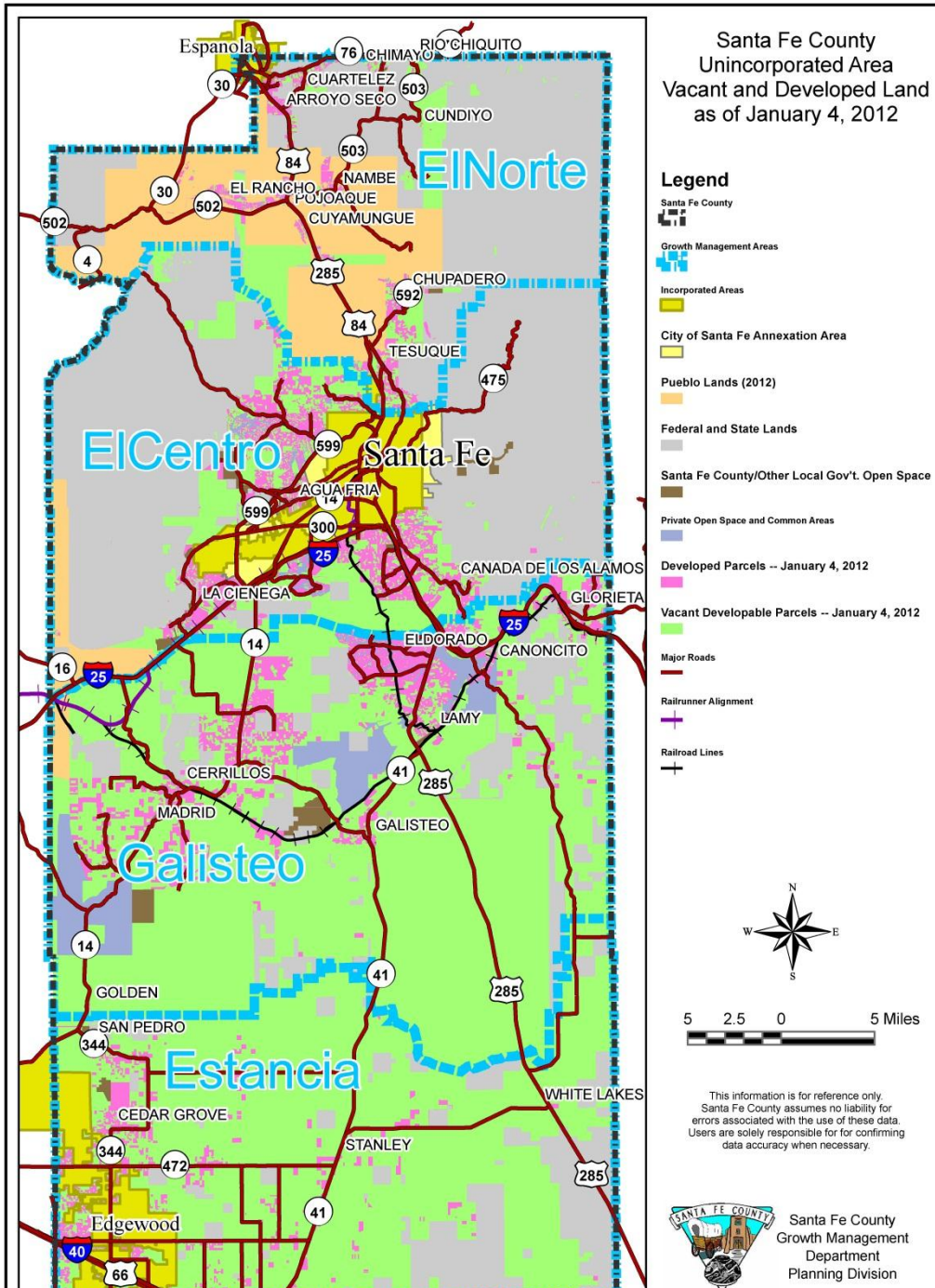
- Vacant Lots Analysis
- Temporary Uses- Itinerant Vendors
- Procedures
- Adequate Public Facilities Requirements
- Costs of Development
- Zoning Map
- Facilitation Process/Expiration of Subdivisions

# Vacant Land Analysis by Growth Management Area



GMA:  
 El Norte  
 El Centro  
 Galisteo  
 Estancia

Developed Parcels-Pink  
 Vacant Parcels-Green



***Vacant Land  
Analysis by GMA***

**VACANT PARCELS IN UNINCORPORATED SANTA FE COUNTY AS OF JANUARY 4, 2012  
THAT CAN BE DEVELOPED FOR RESIDENTIAL USE \***

<b>GROWTH MANAGEMENT AREA, PARCEL SIZE RANGE</b>	<b>NUMBER OF PARCELS</b>	<b>TOTAL AREA (ACRES)</b>
<b>TOTAL, El Norte GMA</b>	<b>2,043</b>	<b>22,249.5</b>
<b>TOTAL, El Centro GMA</b>	<b>4,048</b>	<b>45,313.8</b>
<b>TOTAL, Galisteo GMA</b>	<b>2,546</b>	<b>273,120.0</b>
<b>TOTAL, Estancia GMA</b>	<b>2,313</b>	<b>204,186.1</b>
<b>TOTAL, Entire Unincorporated County</b>	<b>10,950</b>	<b>544,869.4</b>



# SLDC Chapter Overview



- The SLDC will replace the existing code in its entirety with the exception of the Oil and Gas Ordinance and all adopted Community Plans and Ordinances.
- The SLDC shall be consistent with and will implement the policies of the Sustainable Growth Management Plan.

# Chapter 1 – General Provisions



§ 1.4 Purpose and Intent – Page 1

§ 1.6 Applicability- Page 5

§ 1.7 Enactment and Repeals - Page 5

§ 1.9 Consistency with SGMP - Page 5

§ 1.11 Transitional Provisions - Page 7

# Chapter 2 – Planning

## § 2.1 Plans and Plan Amendments – Page 11

- SGMP-Constitution of SLDC
- Area Plan-Covers defined geographic area
- District Plan-Provides specific planning and design for single use and mixed use development and is consistent with SGMP and Area Plan
- Community Plan-Provides specific planning design and implementation for a traditional, contemporary or geographic community.

## § 2.2 Community Participation— Page 16

- Community Organizations
- Registered Organizations

# Chapter 3 – Decision-Making Bodies

## § 3.2 Board of County Commissioners– Page 19

## § 3.3 Planning Commission – Page 20

- Establishes new body which will replace CDRC
- Takes final action and issues development orders on variances and conditional use permits.
- **7 members appointed by Board-one for each district and 2 at large**

## § 3.5 Hearing Officer– Page 22

- Establishes new position for purposes of assisting in specific applications for discretionary development.

# Chapter 4 – Procedures

**§ 4.3 Categories of development proceedings– Page 25**

**§ 4.4 Procedural Requirements– Page 26**

**§ 4.9 Development Approvals Requiring a Hearing – Page 38**

- Plan and SLDC Text Amendments
- Conditional Use Permits
- Variances
- Beneficial Use Determinations
- Nonconforming Uses

# Procedural Requirements

Application Type	Discretionary Review?	Application Requirements			Review/Approval Process				
		Pre-application meeting	Pre-application neighborhood meeting	Studies, reports, assessments	Agency review	Approval by Administrator	Hearing Required?		
							Hearing Officer	Planning Commission	BCC
Development permit: residential	no	no	no	no	no	yes	no	no	no
Development permit: non-residential, mixed use & multi-family	yes	yes	as needed	see Table 6-1	as needed	yes	no	no	no
Exempt land divisions and other plat reviews	no	no	no	no	as needed	yes	no	no	no
Family transfer	no	no	no	as needed	as needed	yes	no	no	no
Temporary use permit	no	no	no	no	as needed	yes	no	no	no
Minor subdivision - final plat	no	yes	no	see Table 6-1	as needed	yes	no	no	no
Major subdivision - preliminary plat	yes	yes	yes	see Table 6-1	yes	no	no	no	yes
Major subdivision – final plat	*	yes	no	no	no	no	no	no	yes*
Vacation of subdivision plat	yes	no	no	no	as needed	no	no	no	yes
Conditional use permit	yes	yes	as needed	see Table 6-1	as needed	no	yes	yes	no
Variance	yes	yes	as needed	no	as needed	no	yes	yes	no
Planned development district	yes	yes	yes	see Table 6-1	yes	no	yes	yes	yes
Overlay zones	yes	yes	yes	no	as needed	no	yes	yes	yes
Zoning map amendment (rezoning)	yes	yes	yes	see Table 6-1	as needed	no	yes	yes	yes
Text amendment	yes	yes	no	no	as needed	no	no	yes	yes
Area, district or community plan	yes	yes	yes	no	as needed	no	no	yes	yes
Development of countywide impact	yes	yes	yes	see Table 6-1	yes	no	yes	yes	yes
Beneficial use determination	yes	yes	no	no	no	no	yes	no	yes

# Chapter 5-Subdivisions

- § 5.3 Applicability and General Rules – Page 49
- § 5.4 Exempt Land Divisions - Page 50
- § 5.5 Subdivision Classification & Procedures - Page 51
- § 5.6 Summary Review- Page 53
- § 5.7 Preliminary Plats (Major Subdivisions) Page 53
- § 5.8 Final Plat Page 58
- § 5.9 Subdivision Improvements Page 62

# Chapter 6-SRAs



§ 6.2 Preparation and Fees **Page 72**

§ 6.3 Environmental Impact Report (EIR) **Page 73**

§ 6.4 Adequate Facilities & Services Assessment (APFA) **Page 78**

§ 6.5 Water Service Availability Report (WSAR) **Page 81**

§ 6.6 Traffic Impact Assessment (TIA) **Page 84**

§ 6.7 Fiscal Impact Assessment **Page 90**



# Chapter 6-SRAs

Table 6-1: Required Studies, Reports and Assessments SRAs

Application Type	SRA Type				
	TIA	APFA	WSAR	FIS	EIR
Development Permit (up to 10k sf)	yes*	no	no	no	no
Development Permit (over 10k sf)	yes	yes	yes+	yes	yes
Minor subdivision	yes	yes	no	no	no
Major subdivision	yes	yes	yes+	yes	yes
Conditional Use Permit	yes*	as needed**	as needed**	as needed**	as needed**
Planned development	yes	yes	yes+	yes	as needed**
Rezoning (zoning map amendment)	yes	yes	yes+	as needed**	as needed**
Development of Countywide Impact (DCI)	yes	yes	yes+	yes	yes

# Chapter 7-Sustainable Design Standards



**§ 7.2 Fire and Building Codes**

**§ 7.3 Residential Performance Standards**

**§ 7.5 Fire Protection**

**§ 7.6 Landscaping**

**§ 7.8 Lighting**

**7.10 Parking**

**§ 7.11 Road Design Standards**

**§ 7.13 Water Supply, Wastewater and Water Conservation**

# § 7.13 Water Supply, Wastewater and Water Conservation

## Table 7-17 When Connection Required to County Utility-Water/Sewer

		Property Location		
		SDA-1	SDA-2	SDA-3
<b>Development Type</b>	Residential (1-4 units)	if within 330 feet	if within 1,320 feet	if within 2,640 feet*
	Multi-family (5+ units)	required	if within service area	required
	Minor Subdivision	required	if within service area	if within 2,640 feet*
	Major Subdivision	required	if within service area	required
	Non-residential (under 10k sf)	if within 660 feet	if within 2,640 feet	if within 1 mile*
	Non-residential (over 10k sf)	required	if within service area	required

# § 7.13 Water Supply, Wastewater and Water Conservation

Table 7-18 Community Water System Requirement for Developments in SDA 1 and 2

		Minimum Lot Size (acres)				
		Less than 1	1-2.49	2.5-9.99	10-39.99	40+
No. of Lots	2-4	no	no	no	no	no
	5-24	yes	yes	no	no	no
	25-49	yes	yes	yes	no	no
	50+	yes	yes	yes	yes	yes

# Chapter 8 – Zoning

- § 8.2 General Requirements- Page 173
- § 8.3 Sustainable Development Areas (SDAs) Page 173
- § 8.4 Establishment of Zoning Districts Page 174
- § 8.5 Official Zoning Map Page 175
- § 8.6 Use Regulations Page 176 (Appendix B)
- §8.7 Residential Zoning Districts Page 177
- §8.8 Non-Residential Zoning Districts Page182
- §8.9 Mixed Use Zoning District Page 184
- §8.10 Planned Development Zoning Districts Page 187
- §8.11 Overlay Zones Page 191

# Chapter 8 – Zoning



## § 8.4 Establishment of Zoning Districts **Page 174**

### § 8.4.1 Base Zoning Districts

### § 8.4.2 Planned Development Districts

### § 8.4.3 Overlay Districts

## § 8.6 Use Regulations

### Appendix B: Use Matrix

# Chapter 8 – Zoning

**Table 8-1: Base Zoning Districts.**

<b>Residential:</b>	
<b>A/R</b>	Agriculture/ranching
<b>RUR</b>	Rural
<b>RUR-F</b>	Rural Fringe
<b>RUR-R</b>	Rural Residential
<b>RES-F</b>	Residential Fringe
<b>RES-E</b>	Residential Estate
<b>RES-C</b>	Residential Community
<b>TC</b>	Traditional Community
<b>Non-Residential:</b>	
<b>C</b>	Commercial
<b>I</b>	Industrial
<b>Mixed Use:</b>	
<b>MU</b>	Mixed Use

# Chapter 9 – Community Districts



§ 9.1 Purpose [Page 291](#)

§ 9.2 Establishment of Community District Overlay Zones [Page 291](#)

§ 9.3 Effect of SLDC on Existing Community Districts [Page 291](#)

- 11 existing community plan and district ordinances identified



# Chapter 10 – Supplemental Zoning Standards




- § 10.1 Purpose**
- § 10.4 Accessory Dwelling Units**
- § 10.6 Home Occupations**
- § 10.10 Itinerant Vendors**
- § 10.16 Wind Energy Facilities**
- § 10.19 Sand and Gravel Extraction**
- § 10.20 Sexually Oriented businesses**

# Chapter 12 – Growth Management



- § 12.1 Purpose**
- § 12.2 Capital Improvement Plan**
- § 12.3 Adequate Public Facilities Regulations**
- § 12.4 Development Agreements**
- § 12.11 Development Fees**
- § 12.12 Official Map**
- § 12.13 Transfer or Purchase of Development Rights**

# What's Next?

- 
- ❖ Zoning Map
  - ❖ Official Map
  - ❖ Capital Improvement Plan
  - ❖ Development Fees
  - ❖ Permit Fees
  - ❖ Floodplain Maps
  - ❖ Development of Countywide Impact
  - ❖ Transfer of Development Rights

# Public Comments



- ❖ SLDC Information on County: [www.santafecountynm.gov/slhc](http://www.santafecountynm.gov/slhc)
- ❖ Email comments to [www.santafecountynm.gov/slhc](http://www.santafecountynm.gov/slhc)
- ❖ Send written comments to:

Santa Fe County Planning Division

SLDC Comments

PO Box 276

Santa Fe, NM 87504