Land Use Analysis

Demographics

The estimated population of San Marcos in 2018 is 1,727, based on the number of houses multiplied by the persons per household in 2010 (2.19) and subtracting 10 percent for the average number of vacant houses in 2010.

San Marcos Population 2018
1,727
San Marcos Housing 2018
876

Because the San Marcos District does not have a corresponding Census area boundary, the numbers are estimated based on another Census unit, the Census block. The starting point for the estimated population and the estimated number of dwelling units is the U.S. Census blocks (Year 2000 and 2010) that included any portion for the San Marcos District Community Planning Area. Where the Census blocks were split by the Community Planning Area boundary, the number of housing units and population were split and apportioned based on the proportion of residential structures in the Santa Fe County structures database (as of April 1, 2010) that fell within as opposed to outside of the Community Planning Area.

Of the residents in the San Marcos area, the majority (61%) were Not Hispanic or Latino. Additionally, almost 50 percent of the population in 2010 was age 35-64. A detailed population breakdown for 2010 may be found in table one below. Again, because the area of San Marcos does not have a corresponding Census area, the numbers were estimated from the Census Blocks.[1] Some of the Census Blocks in the San Marcos District overlap with the Northfork and Silverado neighborhoods. Therefore, between 30 to 50 percent of the age, ethnicity and

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[1] Proportion and Number of Hispanic Persons:

The proportion of Hispanic persons for 2000 and 2010 are based on the U.S. Census blocks where any portion of the block included the San Marcos District Community Planning Area. The proportions that were calculated were then applied to the total number of persons that were estimated for the San Marcos District Community Planning Area for 2000 and 2010 (see section above), to derive the number of Hispanic persons.

Age of Population:

The age breakdown for the population for the Year 2000 is based on the age breakdown of U.S. Census blocks where any portion of the block included the San Marcos District Community Planning Area. The Year 2010 Census block data did not include an age breakdown, so the age breakdown of the Census block group (Tract #106.03 Block Group 1) that includes the area east of N.M. 14 was used. For median age, the data for Census Tract #106 Block Group 4 was used for Year 2000, and the data for Tract #106.03 Block Group 1 was used for Year 2010 – both of these areas basically consist of the portion of San Marcos that lies to the east of N.M. 14.

population from the Northfork and Silverado neighborhoods is included in the San Marcos District data.

Future projections for San Marcos District estimate an additional 152 people moving into the area by 2030 and an additional 80 housing units over the same period.

		Projected Yearly Population Increase in San Marcos			
Year		Unincorporated County Population (10/6/2014 UNM Projections)	Unincorporated County Population Growth Increment	San Marcos Growth Share (percent)*	Incremental Projected San Marcos Population Increase
2017		53,055			
2018		53,298	243	1.655157	4
2019		53,534	236	1.655157	4
2020		53,815	281	1.655157	5
2021		54,854	1,039	1.655157	17
2022		55,791	936	1.655157	15
2023		56,739	948	1.655157	16
2024		57,698	960	1.655157	16
2025		58,670	972	1.655157	16
2026		59,658	988	1.655157	16
2027		60,328	670	1.655157	11
2028		61,138	810	1.655157	13
2029		61,668	530	1.655157	9
2030		62,217	549	1.655157	9
Total Increase, Year 2018 to Year 2030					152

		Projected Yearly Housing Unit Increase in San Marcos			
Year		Unincorporated County Housing Units (10/6/2014 UNM Projections)	Unincorporated County Housing Unit Growth Increment	San Marcos Growth Share (percent)*	Incremental Projected San Marcos Housing Unit Increase
2017		24,714			
2018		24,854	140	2.584435	2
2019		24,991	137	2.584435	2
2020		25,151	160	2.584435	3
2021		25,687	536	2.584435	9
2022		26,172	485	2.584435	8
2023		26,663	491	2.584435	8
2024		27,160	497	2.584435	8
2025		27,663	503	2.584435	8
2026		28,174	511	2.584435	8
2027		28,527	353	2.584435	6
2028		28,950	423	2.584435	7
2029		29,234	284	2.584435	5
2030		29,528	294	2.584435	5
Total Increase, Year 2018 to Year 2030					80

* Based on San Marcos share of population and housing increases from Year 2000 to Year 2010, within unicorporated non-pueblo portion of Santa Fe County
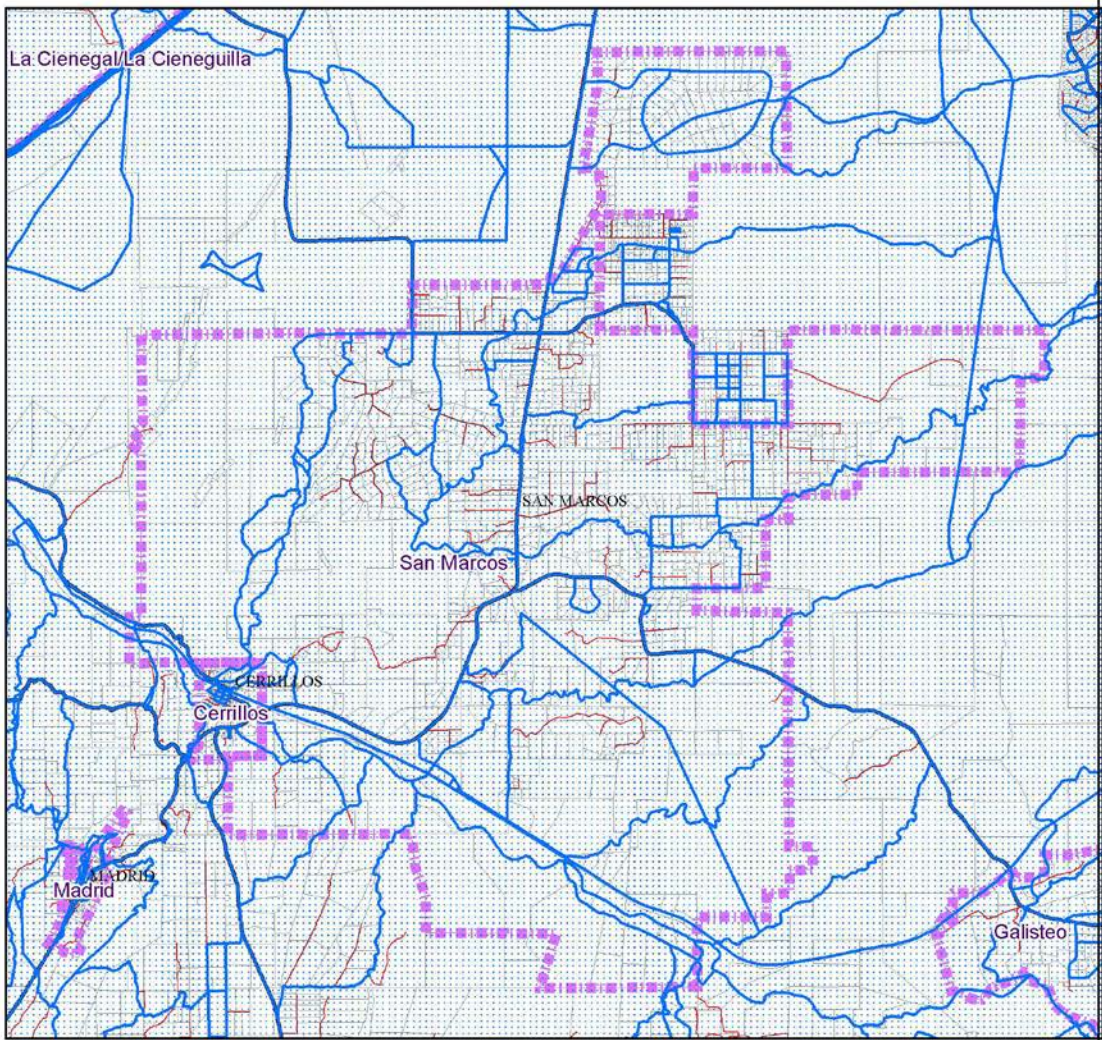
San Marocs District
With Census Block
Boundaries.
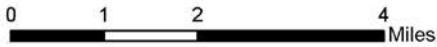
Legend

Community Planning Areas 2015

Census Blocks, 2010 U.S. Census

Roads

Minor Roads

Major Roads

0   1   2   4 Miles

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.

Santa Fe County
Growth Management
Department
Planning Division

May 14, 2018
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Land Use Analysis 3

SAN MARCOS DISTRICT COMMUNITY PLANNING AREA

TABLE 1: POPULATION AND HOUSING UNIT ESTIMATES

YEAR	HOUSING UNITS	POPULATION
2000	749	1,574
2010	925	1,725
2018	945	1,763

Santa Fe County Planning Division, March 1, 2018

Estimates are based on Year 2000 and 2010 U.S. Census block data, and Santa Fe County building structure data.

Note: Population and housing estimates do not include the Silverado community, which was included in the
estimates that are contained in the most recently adopted San Marcos District Community Plan.

TABLE 2: POPULATION (based on U.S. Census Tract, Block Group, and Block-Level Data)

	2000		2010	
	No. of People	% of Total Population	No. of People	% of Total Population
Total Population	1,574	100.0	1,725	100.0
Hispanic or Latino	403	25.6	672	39.0
Not Hispanic or Latino	1,171	74.4	1,053	61.0
Under 22 (year 2000) Under 20 (year 2010)	406	25.8	419	24.3
22 - 29 (year 2000) 20 - 24 (year 2010)	68	4.3	59	3.4
30 - 39 (year 2000) 25 - 34 (year 2010)	224	14.3	166	9.6
40 - 49 (year 2000) 35 - 49 (year 2010)	413	26.2	361	20.9
50 - 64	352	22.4	510	29.5
65 & over	111	7.1	211	12.2
Median Age	37.9		45.3	

TABLE 3: HOUSING (based on U.S. Census Tract, Block Group, and Block-Level Data)

	2000		2010	
	No. of Units	% of Total Units	No. of Units	% of Total Units
Total Housing	749	100.0	925	100.0
Occupied Housing*	664	88.6	789	85.3
Occasional Use Housing	32	4.3	42	4.6
Vacant Housing	53	7.1	94	10.1
Owner-Occupied	548	82.5	650	82.3
Renter-Occupied	116	17.5	139	17.7

* Occupied housing units = "households"

	2000		2010	
Persons per Household	2.37		2.19	
Percent of Families** Below Poverty Level	17.4		7.3	

** A "family" is defined as, "a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption, and residing together".

Percent of Residential Structures (2018) that are Site-Built	88.5
Percent of Residential Structures (2018) that are Mobile Homes	11.5

Area Distribution

San Marcos area currently contains five zoning categories outside of public lands: Rural, Rural Fringe, Rural Residential, Commercial Neighborhood and Public Institutional. By area, the Rural category is allotted the most acres, 57 percent (see Table __ for acreage) of the total private areas. The Rural area has the lowest density, 1 dwelling per 40 acres. The next largest area is Rural Residential, with 42 percent of the total San Marcos District. Within Rural Residential zoning, 1 dwelling per 10 acres is allowed. The remaining area is divided between Rural Fringe, Commercial Neighborhood, and Public Institutional, together making up just 0.75 percent of the total area. See Table below for exact acreage numbers.

Build Out Analysis

Given the developable area of each zoning category, the build- out analysis looks at how many dwelling units could be added to the area. The Rural Residential area could potentially add up to 411 dwellings under the base density zoning rules. Base density for Rural Residential is 1 dwelling unit per 10 acres. See Table below for numbers.

Within the Rural area, where residents can build 1 dwelling unit per 40 acres at base density, individuals could be build up to 278 dwellings, See Table below for numbers.

The Rural Fringe and Commercial Neighborhood areas have 13 existing dwellings and 5 existing dwellings respectively. Because of the small developable area, no additional dwelling units could be added to the Rural Fringe and only 9 additional dwelling units could be added to the Commercial Neighborhood. Dwelling units are not applicable in the Public Institutional area.

POTENTIAL BUILD-OUT RESIDENTIAL DEVELOPMENT IN SAN MARCOS DISTRICT COMMUNITY PLANNING AREA, INCLUDING NEW DWELLINGS ON PARCELS WITH POTENTIAL FOR SUBDIVISION

ZONING DISTRICT	DEVELOPABLE AREA (ACRES)	BASE DENSITY	NUMBER OF EXISTING DWELLINGS	POTENTIAL BUILD-OUT DWELLINGS, AT BASE DENSITIES	POTENTIAL NEW DWELLINGS	POTENTIAL NEW DWELLINGS ON PARCELS THAT COULD BE SUBDIVIDED*	POTENTIAL NEW DWELLINGS ON VACANT PARCELS THAT COULD NOT BE SUBDIVIDED
RURAL	13,093.5	1 dwelling/40 acres	154	432	278	157	121
RURAL FRINGE	111.4	1 dwelling/20 acres	13	13	0	0	0
RURAL RESIDENTIAL	9,870.7	1 dwelling/10 acres	704	1,115	411	177	234
COMMERCIAL NEIGHBORHOOD	34.9	1 dwelling/2.5 acres	5	14	9	2	7
PUBLIC/INSITUTIONAL	27.3	Not Applicable	0	0	0	0	0
TOTAL	23,137.8		876	1,574	698	336	362

Based on Santa Fe County structure and parcel data as of 3/18/2016, and SLDC Zoning Map adopted on 12/8/2015.

"Developable Area" excludes rights-of-way, public lands & public open space, and conservation parcels owned by private conservation organizations.

Each parcel is assumed to be eligible for the construction of at least 1 dwelling unit, regardless of parcel size, and all existing dwelling units are assumed to continue to exist, regardless of current density.

* In order to be subdivided, a parcel would need have the potential for the development of at least 1 additional dwelling unit, and would to have at least 80 acres in the "Rural" zoning district, at least 40 acres in the "Rural Fringe" Zoning District, at least 20 acres in the "Rural Residential" Zoning District, at least 5 acres in the "Commercial Neighborhood" zoning district, or at least 5 acres in the "Commercial Neighborhood"

Santa Fe County Planning Division, June 5, 2018

Note: 3/18/2016 dwellings were used, to correspond to 3/18/16 build-out projections (only 3 dwellings have been built in the San Marcos District between 3/18/16 and the current date)

Business License Map

There are 64 registered business licenses within San Marcos District, mostly home-based, with specializations ranging from corrugated piping and horse movie trucks to bed and breakfasts, natural healing, and a printing press. The licenses are distributed throughout the District, despite the small commercial area.

Based on the US Census Journey-to-Work data, 60 percent of the residents in San Marcos District travel between 20 to 35 minutes to work every day. A 20 to 35 minute commute is the distance from the District to the City, indicating that about 60 percent of residents work in the City of Santa Fe.[2]

TABLE 5: BUSINESS TYPE AND QUANTITY

Business Type	Number of Businesses
Consulting	20
Building/Construction/Realty	10
Horse	10
Art/Press	8
Healing	6
Services	5
Landscaping	2
B&B	2

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[2] Block Group 2, Census Tract 103.08, Santa Fe County, New Mexico has a total of 349 residents, 211 (60%) of whom travel between 20-35 minutes to work. Block Group 1, Census Tract 106.03, Santa Fe County, New Mexico has a total of 1052 residents, 638 (60%) of whom travel between 20-35 minutes to work.
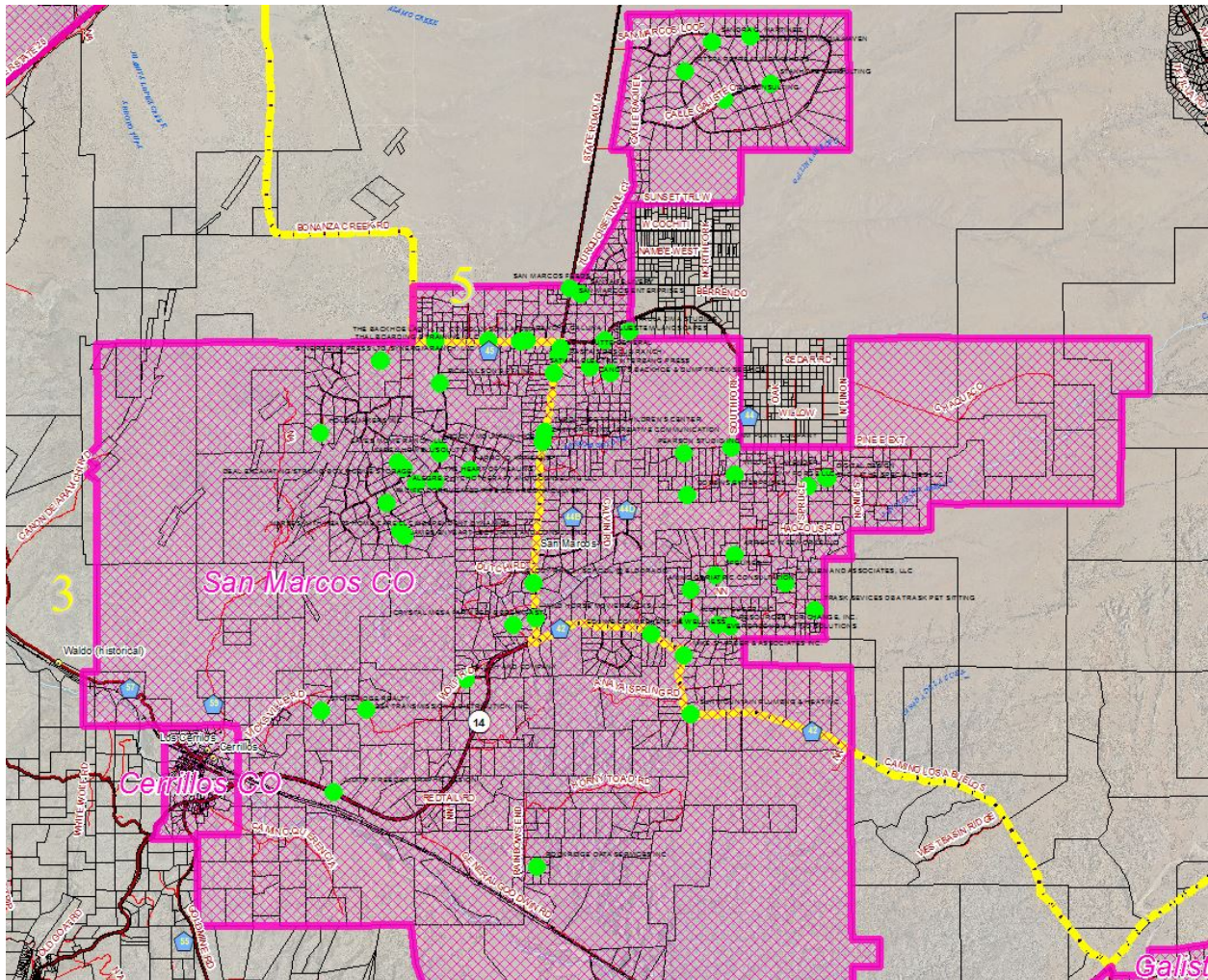
San Marcos businesses in green- placeholder map

Vision

- ➢ Support small local business (support growth of small scale businesses)
- ➢ Conserve our natural resources
- ➢ Respect quiet and private nature of the District
- ➢ Enable rural lifestyles
- ➢ Inspire rural character and lifestyle
- ➢ Ensure sustainable residential land use patterns
- ➢ Have high speed internet available
- ➢ Support home-based businesses
- ➢ Support growth of small scale businesses
- ➢ Provide adquequate and helpful signage
- ➢ Have healthy connections between schools and community
- ➢ Set an example for education, sustainability and resource management
- ➢ Farmer's market at existing business
- ➢ Encourage use of renewable energy

Key Issues

❖ Residents are affected by development immediately adjacent to San Marcos District
❖ Resident densities seem to be increasing
❖ Residents are affected by development connected via NM 14 to San Marcos District
❖ Development immediately adjacent to NM 14 threatens integrity of Turquoise Trail rural character
❖ Private road requirements are expensive
❖ The setbacks along NM 14 create onerous restrictions for residents
❖ Utilities- poor access to quality internet and cellular service
❖ Property usage and diversity
❖ Guest houses are built for private use and then used commercially
❖ Insufficient access to small scale commercial
❖ The setbacks along NM 14 create onerous restrictions on business owners
❖ Noise pollution in the area concerns residents

Connecting Actions

- Lot coverage
- Setback recommendations
- Design guidelines
- Commercial areas
- Support development to generate GRT
- Small area
- Determine appropriately scaled uses
- Determine appropriate usage
- Non-build areas
- What are supported home businesses?
- Identify common small businesses
- Design standards
- Investigate current business environment- artist, casita, airbnb
- Community acess-easments for trails

Issues and Visions that inform Goal A:
➢ Respect quiet and private nature of the District
➢ Enable rural lifestyles
➢ Inspire rural character and lifestyle
➢ Ensure sustainable residential land use patterns
❖ Residents are affected by development immediately adjacent to San Marcos District
❖ Resident densities seem to be increasing
❖ Residents are affected by development connected via NM 14 to San Marcos District
❖ Development immediately adjacent to NM 14 threatens integrity of Turquoise Trail rural character
❖ Private road requirements are expensive
❖ The setbacks along NM 14 create onerous restrictions for residents

Goal A: Rural Lifestyle: Support the rural lifestyle that residents of San Marcos area have chosen because of its low density, quiet and private nature.

- o Proposed Actions:
  - o Review options
    - ▪ Lot coverage
    - ▪ Setback recommendations
    - ▪ Design guidelines
  - o Determine appropriately scaled uses
  - o Determine appropriate usage
  - o Non-build areas

Issues and Visions that inform Goal B:
- ➢ Have high speed internet available
- ➢ Support home-based businesses
- ➢ Support growth of small scale businesses
- ➢ Provide adequate and helpful signage
- ➢ Farmer's market at existing business
- ❖ Utilities- poor access to quality internet and cellular service
- ❖ Insufficient access to small scale commercial

Goal B: Small business: Support amenities for growth of small-scale and home-based businesses to allow residents the opportunity to provide for themselves and share their professional expertise.

- o Proposed Actions:
  - o Review options
    - ▪ Lot coverage
    - ▪ Setback recommendations
    - ▪ Design guidelines
    - ▪ Commercial areas
  - o Determine appropriately scaled uses
  - o Determine appropriate usage
  - o Identify common small businesses
  - o Investigate current business environment- artist, casita, airbnb

Issues and Visions that inform Goal C:
- ➢ Have healthy connections between schools and community
- ➢ Set an example for education, sustainability and resource management
- ➢ Encourage use of renewable energy
- ➢ Ensure sustainable residential land use patterns
- ➢ Conserve our natural resources

- ➢ <mark>Enable rural lifestyles</mark>
- ❖ Noise pollution in the area concerns residents

Goal C: Environmental Protection: Encourage use of renewable energy and sustainable land use patterns to conserve natural resources, which enable a rural lifestyle, while also setting an example for education, sustainability and resource management.

- o Proposed Actions:
  - o Review options
    - ▪ Design guidelines
  - o Investigate current business environment- artist, casita, airbnb
  - o Provide incentives for renewable energy installations