Sustainable Land Development Code (SLDC)

Board of County Commissioners Study Session

August 14, 2012

I. Update on the Status of the Sustainable Land Development Code

What Have We Done?

❖ SGMP adopted in November 2010

❖ Meetings held in each area of the County to discuss concept decision points for implementation of SGMP into SLDC in 2011

❖ Held Board Study Sessions

❖ Established Focus Groups

❖ Released first four Chapters in December 2011
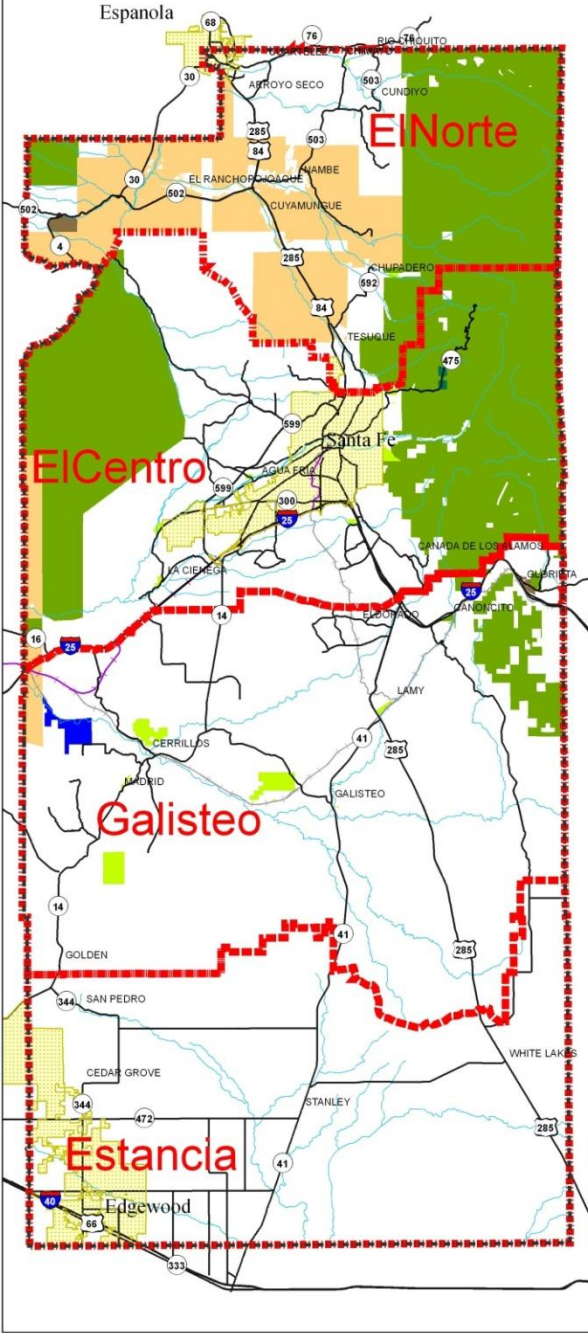
❖ Drafting remaining Chapters

Where Are We Now?

❖Ensuring Consistency with SGMP

❖Review and Integrating Public Comments on Chapters 1- 4

❖Internal Staff Review

❖Finalize Document

❖Prepare Public Review Draft

❖Release of Public Review Draft Document

❖Web hosting

❖Send draft to Public Reviewing Agencies

Public Review Process (PRP)

❖Informational Open House in each Growth Management Area

❖Topic Chapter Review in each Growth Management Area

❖BCC Study Sessions

❖Analyze Public Input

❖Incorporate changes into an adoption draft of the SLDC

❖Release Adoption Draft

❖BCC Public Hearings for adoption of SLDC

❖Publish adopted SLDC including Web hosting

GMA's
County Growth Management Areas

El Norte

El Centro

Galisteo

Estancia

II. Growth Management Strategy and SGMP Implementation

What is the SLDC?

The SLDC will implement the policies of the SGMP:

- ❖ Growth Management Strategy
- ❖ Sustainable Development Areas
- ❖ Adequate Public Facilities and Services
- ❖ Establishment of Base Zoning Districts , Mixed Use, Commercial and Industrial Districts
- ❖ Creation of Planned Development and Overlay Districts
- ❖ Establish Hearing Officer
- ❖ Streamline Community Plan Process and Establish Community Participation Process

The SLDC will replace the existing code in its entirety

The Need for a New Code

❖ Existing Code Weakness
  - ❖ Lack of Growth Management
  - ❖ Large Scale Developments Located Outside Of Growth Areas
  - ❖ Water Limitations And Base Densities
  - ❖ Subdivisions not located near services

❖ Infrastructure and Service Deficiencies Including;
  - ❖ Roads
  - ❖ Water and Wastewater
  - ❖ Law Enforcement, Fire Emergency Services

❖ Increased Demands On County Resources

❖ Need for more balanced and efficient development patterns

Approved Lots

❖About 11,00 vacant lots in unincorporated areas of County
❖Average of 148 Residential units permitted annually over the last four years
❖Average Growth of approximately 1% per year
❖Existing Vacant Lots can supply approximately 74 years of growth based on current average annual growth

Growth Management

Growth Management Concepts Approved in SGMP:

❖Direct Growth to those areas where services can be efficiently 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.

❖Development to Pay for Itself

III. Overview of Sustainable Land Development Code Public Review Draft

Overview of SLDC

- **Chapter 1 – General Provisions**
- **Chapter 2 – Planning**
- **Chapter 3 – Decision Making Bodies**
- **Chapter 4 – Development Approval Procedures**
- **Chapter 5 – Subdivisions and Land Divisions**
- **Chapter 6 – Studies, Reports and Assessments (SRAs)**
- **Chapter 7 – Sustainable Design Standards**

Overview of SLDC (cont)

- **Chapter 8 – Zoning**
- **Chapter 9 – Community Districts**
- **Chapter 10 – Supplementary Zoning Regulations**
- **Chapter 11 – Developments of Countywide Impact (DCIs)**
- **Chapter 12 – Growth Management**
- **Chapter 13 – Housing and Affordable Housing**
- **Chapter 14 – Inspection, Penalties and Enforcement**

IV. Comparison Of Current Land Development Code To Proposed SLDC

Procedures

❖Concurrent Processing of Applications

❖Streamline Community Planning Process

❖Community Participation in the Development Review Process

❖Procedural table identifies types of permits and the review process for each

❖Noticing procedures for development types

❖Site Development Plan and Conditional Use Permit

❖Technical Advisory Committee

Approvals

- ❖Subdivision Approval Direct to BCC per statutory timelines
- ❖Hearing Officer to hear Variances, Rezoning, Planned Development Districts
- ❖Larger Developments Required to Hold a Neighborhood Meeting prior to submittal
- ❖Planning Commission
- ❖Studies Reports and Assessments
  - ❖Environmental, Traffic Impact, Adequate Public Facilities, Water Availability, Fiscal Impact.
  - ❖Identifies which projects will need to submit these
  - ❖Allows for outside review

Standards

Design Standards to be Consistent with SGMP

- ❖ Urban and Rural Road standards
- ❖ Water and Sewer standards and hookup requirements based on SDA area and development type
- ❖ Alternative Parking standards allow for shared parking and reduction based on building use
- ❖ Flood Prevention follows FEMA requirements, does not require all weather crossing for single home
- ❖ Energy Efficiency, requirement for HERS 70 rating for homes
- ❖ Setbacks
- ❖ Park required for larger subdivisions
- ❖ Archaeological study for areas developed
- ❖ Financial Guarantees signed off on by County Attorney as well as Land Use Administrator, releases begin when 50% complete

Zoning

Establish Zoning Consistent with SGMP

❖ Land Uses and densities will be determined through Base Zoning Districts and Planned Development Districts.

❖ Use Table Identifying permitted, accessory, conditional and prohibited uses in each zoning district

❖ Standards are different in the zoning Districts

❖ Overlay Zoning Districts will be established for Community, Environmental Resource Protection and Historic Districts

❖ Rural community overlay districts will allow non-residential uses within residential areas

❖ Ability to add more Planned Development Districts such as Regional Center and Transit Oriented

Supplemental Zoning Regulations

❖Conditional and Accessory Use Regulations

❖Accessory Dwelling for family members

❖3 Tiers of Home Occupations

❖Wind Energy Facilities

❖Wireless Communications Facilities

❖Sexually Oriented businesses

Adequate Public Facilities Requirements

❖Adequate Public Facilities Regulations are used to evaluate development approval for adequate infrastructure or services at the time of application.

❖Requires Adequate Public Facilities and Services at adopted Levels of Service (LOS) at time of development

> ❖Linked to the Capital Improvement Plan
>
> ❖Development Fees
>
> ❖Development Agreements

Capital Improvements Plan (CIP)

CIP is a list of capital improvements needed to provide a level of service to the entire County.

❖ CIP prioritizes the need for public facilities and services:

  ❖ Analyzes the fiscal capability of the County to finance and construct improvements;

  ❖ Schedule the funding, prioritization, and construction of improvements

  ❖ CIP will be approved by BCC and updated every 2 years at a minimum

Next Steps

After SLDC approval:
- ❖ Capital Improvement Plan
- ❖ Official Map
- ❖ Zoning Map
- ❖ Permit Fees
- ❖ Floodplain Maps
- ❖ Community Plan and Districts
- ❖ Development of Countywide Impact
- ❖ Fair Housing
- ❖ Impact Fee Schedule
- ❖ NPDES
- ❖ Planned Development Districts

Public Comments

❖ www.santafecounty.org Hot Topics

❖ Email comments to SLDC@santafecounty.org

❖ Send written comments to:

    Santa Fe County Planning Division

    SLDC Comments

    PO Box 276

    Santa Fe, NM 87504