

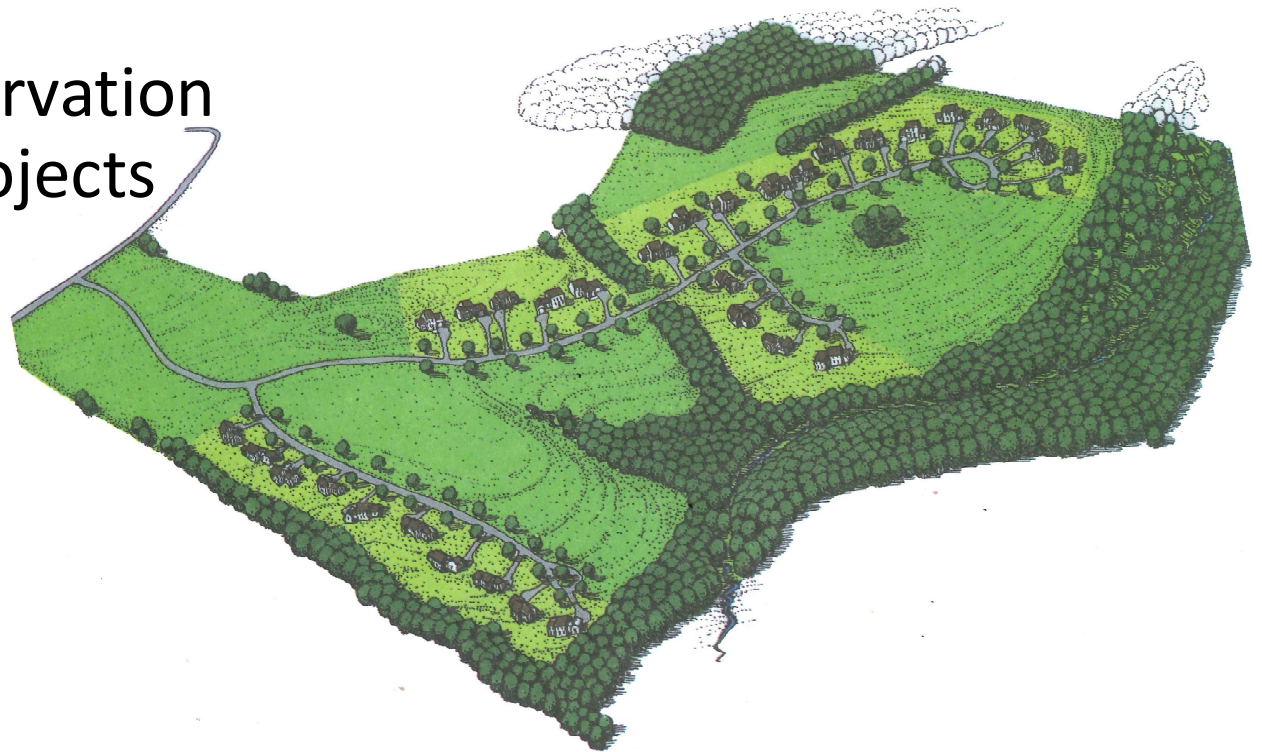


Proposed Changes to Ordinance 284: Conservation Development Pilot Projects

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Village of Los Ranchos

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Gaiser Planning, LLC

February 1, 2024



Images Courtesy of Randall G. Arendt

Agenda

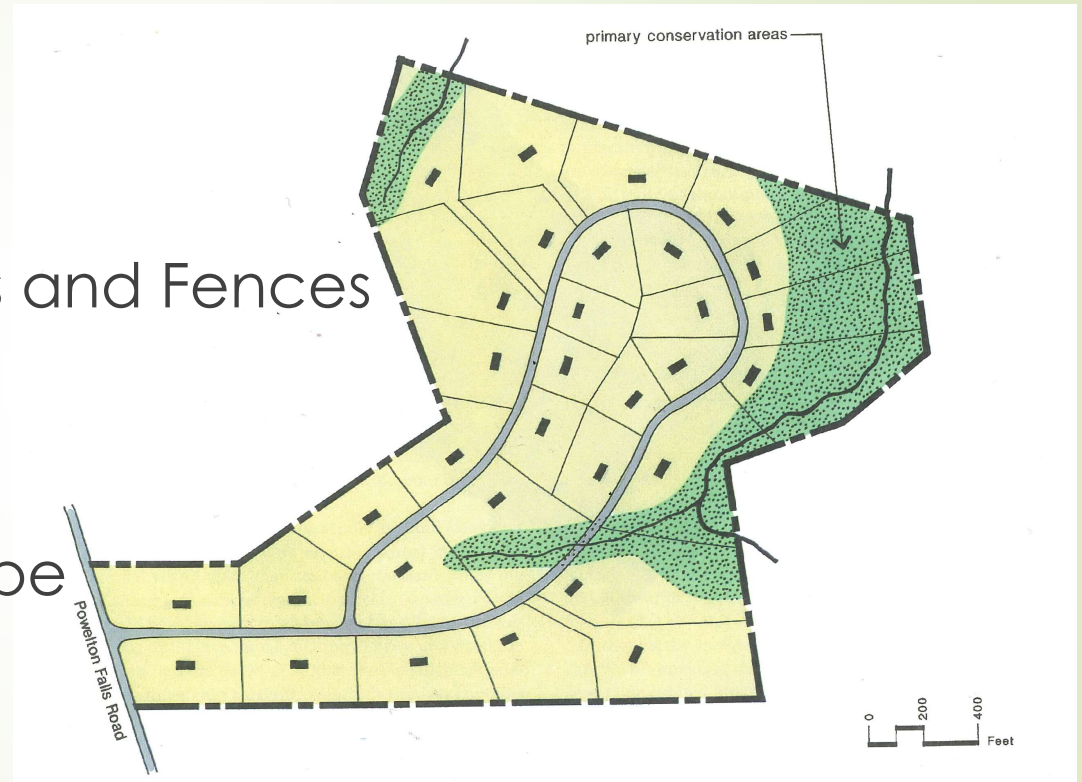
1. Introductions
2. Meeting agenda overview
3. Presentation:
 - a. Elements of Conservation Design
 - b. Background on the Citizens Advisory Committee (CAC)
 - c. Existing Ordinance 284
 - d. Recommended Ordinance Revisions
4. Next steps

For more information about the Citizens Advisory Committee, please go to <https://www.losranchosnm.gov/citizens-advisory-committee>

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Elements of Traditional Subdivision Design

- Mass Lot Leveling
- No Common Open Space
- Increased Number of Walls and Fences
- Maximized Lot Yield
- Larger Private Spaces
- Reduced Existing Landscape



Images Courtesy of Randall G. Arendt

2/1/2024

4 Elements of Conservation Design Subdivision

- Determine Open Space based on Best Site Features
- Identify Buildable Lots
- Locate Best Home Sites
- Design Road Alignments to Avoid Open Space
- Cluster Houses to Increase Open Space



Images Courtesy of Randall G. Arendt

BACKGROUND ON The CAC and Public Input Meetings

- **September 8, 2022 public meeting**
 - More citizen participation
 - A reexamination of housing density issues in the C1 and VC Zones, as well as a review of the Pilot Conservation Ordinance
 - Mayor Lopez responded by forming the Citizens Advisory Committee
- **CAC met approximately 20 times since March 2023**
- **CAC has worked with residents, developers and other development experts.**
- **Working with staff, the CAC developed recommendations to revise the current ordinance.**
- **Two Public Meetings on May 4 and November 15, 2023 to obtain input on revisions to the Pilot Conservation Ordinance**
- **February 1, 2024 – two public input meetings at 2:00 pm and 5:30 pm**

Robert Chavez, Chair

Gilbert Benavides

Sarah Cobb

Ray Cvetic

Hank Kelly

George Radnovich

Shelleen Smith

Drew Seavey

Maida Rubin

Ann Simon

Goal

“Sustain the Village as a semi-rural multigenerational community through residential development in keeping with Village scale and character, in particular the agricultural, historic, and open expanses characteristics of the Village.”

-8.1 Residential Development Goal (emphasis added)

Informed by the 2035 Master Plan

Existing Ordinance 284: Conservation Development Pilot Projects

Eligibility: up to 3 pilot projects, within the Guadalupe Trail and Fourth Street Character Areas

Minimum lot size: thrice net minimum lot size for the underlying zone (Footprint: 20% FAR, preserving 60% permeable surface)

Dedicated open space:

Minimum size: 30% net acreage (exclusive of access easements). For each 10% of additional dedicated land, the conservation development may add 5% in allowable FAR. Uses: agriculture, recreation, and/or conservation use

Location: may be comprised of one or more areas, at least one area must be exterior to the development

Summary of Proposed Revisions to Ordinance 284: Conservation Development Pilot Projects

1. Remove “Pilot.”
2. Conservation Development Subdivisions will be allowed in A-1, A-2, A-3, R-2 and R-3 zones.
3. Conservation Development Subdivisions will follow the Major Subdivision process, requiring:
 - A. Site Development Plan and Subdivision
 - B. Recommendation by the Planning Commission, and Final approval by the Board of Trustees

Recommended Revisions, continued

4. Conservation Area (CA) Revisions:

a. Conservation Area definition: Any area(s) within a proposed conservation subdivision to be designated as CA must be site appropriate and promote the history and culture of the village and historic permeable land uses This includes elements such as, small scale agriculture, habitat, animal husbandry, maintenance of culturally significant historic sites or structures, preservation and use of acequias, preservation of scenic aspects of the parcel and views, small scale horse activities, or similar uses of land in furtherance of the Village Master Plan.

Recommended Revisions, continued

- b. Conservation Area will be identified on the plat as a separate lot or lots and shall remain designated in perpetuity.
- c. All Conservation Development Subdivisions will designate 35 percent of the total parcel acreage as Conservation Area.
- d. Conservation Area Plan required, which includes operation and maintenance, uses allowed in the Conservation Area, and who is responsible for the area, such as an HOA.
- e. Allowed uses include agriculture, habitat, pedestrian and equestrian trails. Preservation of existing natural landscapes and features, such as cottonwood trees, native vegetation, acequias, and existing grades and slopes is encouraged.

Revisions, continued

- f. Parks are an allowable use of the Conservation Area in the R Zones.
- g. Prohibited uses include paved sports courts, golf driving ranges, impervious surfaces.
- h. Existing or new structures are allowed for the purpose of maintaining Conservation Area or for support of uses in the Conservation Area Plan. Encourage the preservation of historic structures.
- i. Ditch rights shall not be severed as part of the conservation subdivision.

Recommended Revisions, continued

5. Density bonus - To determine the density bonus (additional number of dwelling units allowed), the developable area (net lot acreage minus the Conservation Area and infrastructure easements) is used as the base with a multiplier of 1.5 for Agricultural Zones and Residential Zones.
6. The total number of dwelling units permitted for the Conservation Subdivision is derived by adding the allowed dwellings units for the zone plus the density bonus dwelling units.

Example 1: *To determine total number of dwelling units in a Conservation Subdivision*

- *1-acre parcel zoned A-1, (1 dwelling unit per acre)*
- *Allowed 1 dwelling unit*
- *Density bonus of 0 dwelling unit (0.30 rounded to zero)*
- *Total allowed dwelling units for conservation subdivision is 1 dwelling unit on 1-acre on 1 lot*

Example 2: *To determine total number of dwelling units in a Conservation Subdivision*

- *2-acre parcel zoned A-1, (1 dwelling unit per acre)*
- *Allowed 2 dwelling units*
- *Density Bonus of 1 dwelling unit*
- *Total allowed dwelling units for conservation subdivision is 3 dwelling units on 3 lots*

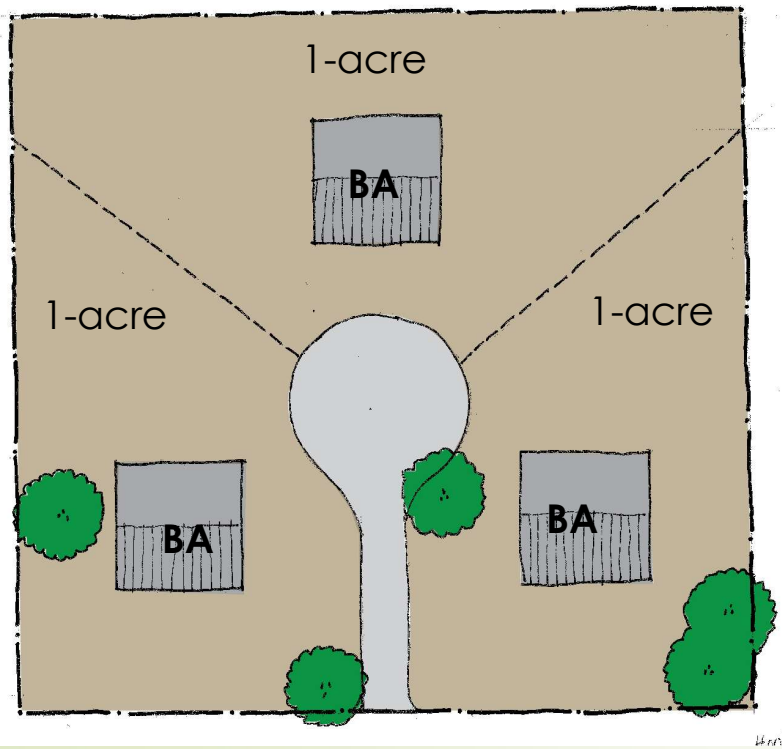
Recommended Revisions, continued

7. Remove the minimum development size requirement. Parcels of any size can be eligible for the Conservation Development subdivision process, if it meets the minimum lot size for that zone.

Note: Buildable areas will be based on the Floor to Area Ratio (FAR) for the developable area (net lot acreage minus the Conservation Area and access easements) as a running total FAR. To encourage different size homes, the FAR would be applied sitewide to the developable area.)

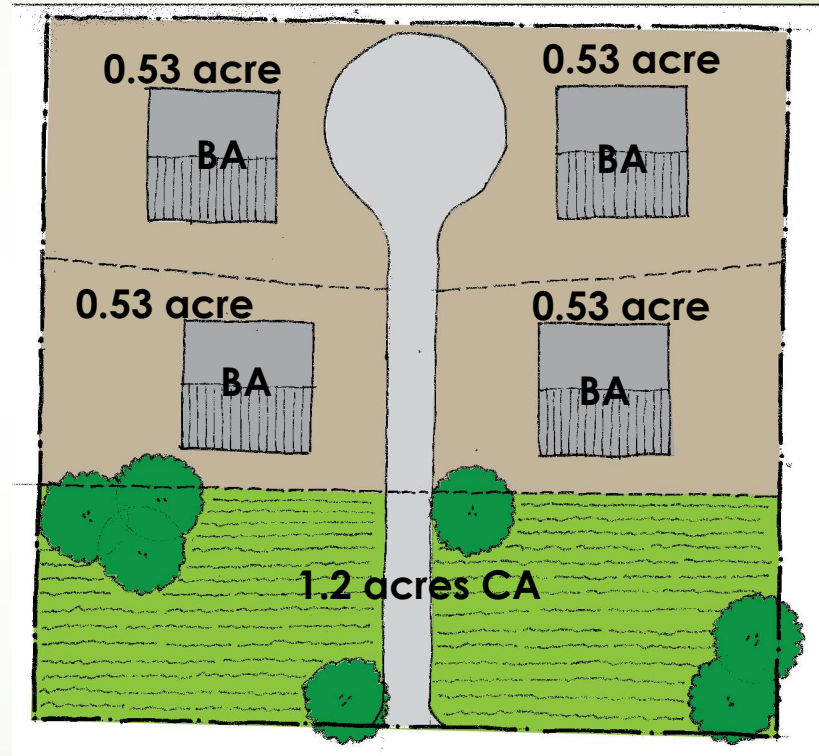
A-1 Zone Subdivision Comparison for 3.5 Acre Parcel

Traditional Subdivision



8,600 sq. ft. buildable area (BA) per lot

Conservation Subdivision



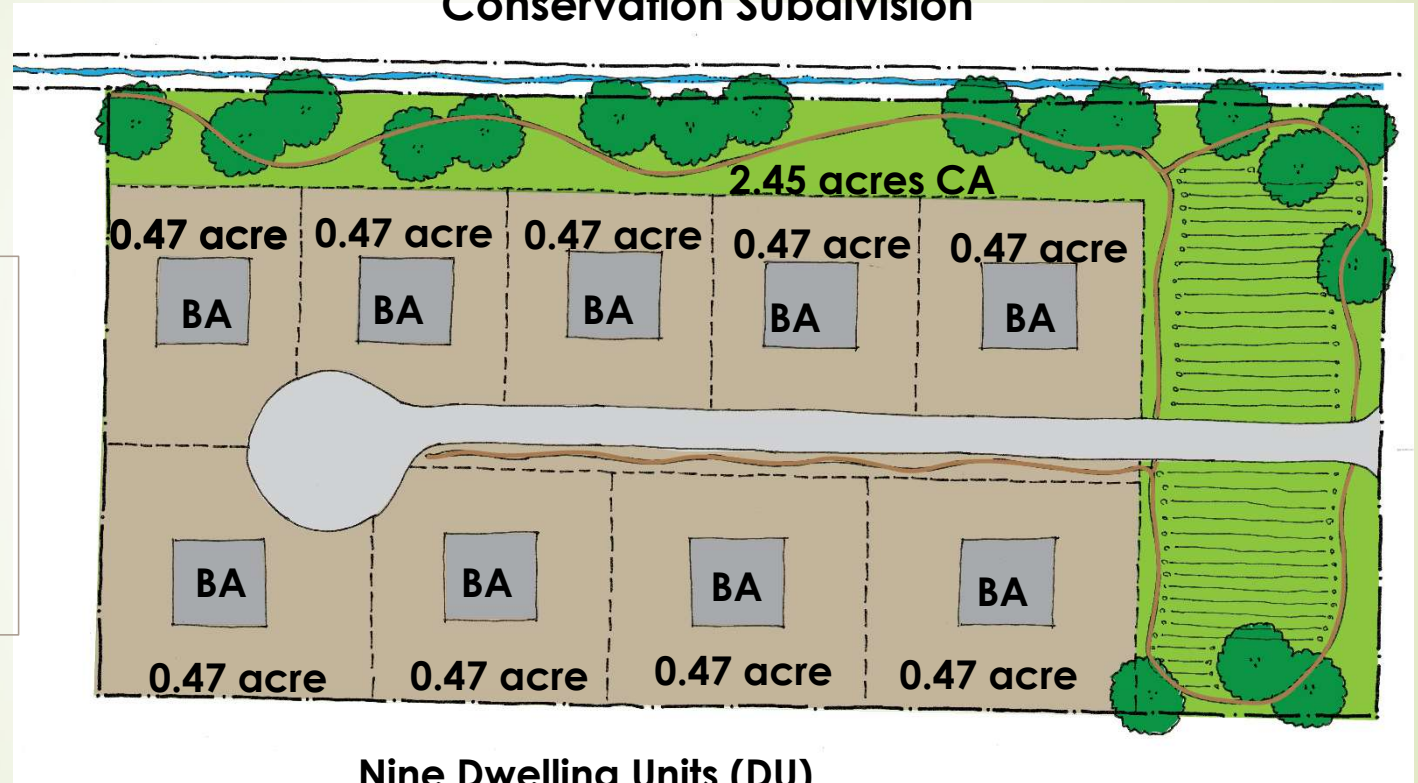
35% Conservation Area (CA)
4,800 sq. ft. buildable area per lot (BA)

A-1 Zone Subdivision Comparison for 7 Acre Parcel

Traditional Subdivision

- Seven 1 acre parcels with 7 dwelling units
- No Conservation Area
- 8,600 sq. ft. Buildable Area (BA) per lot

Conservation Subdivision



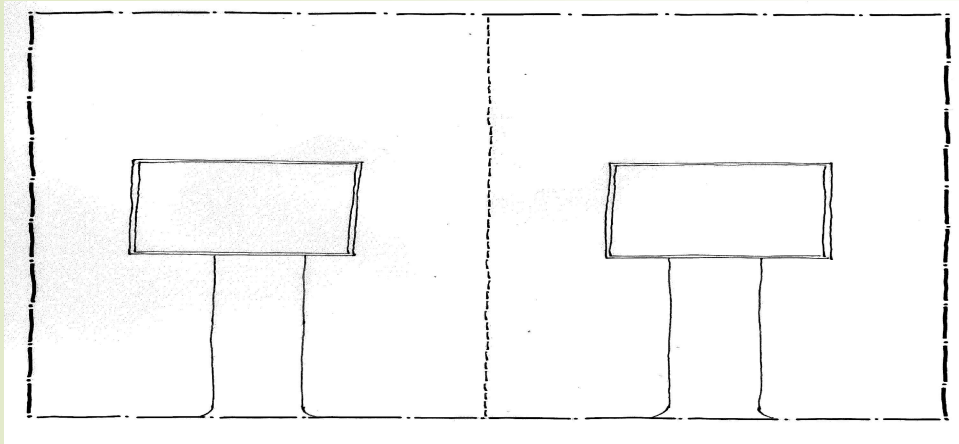
Nine Dwelling Units (DU)

35% Conservation Area (CA)

4,230 sq. ft. buildable area (BA) per lot

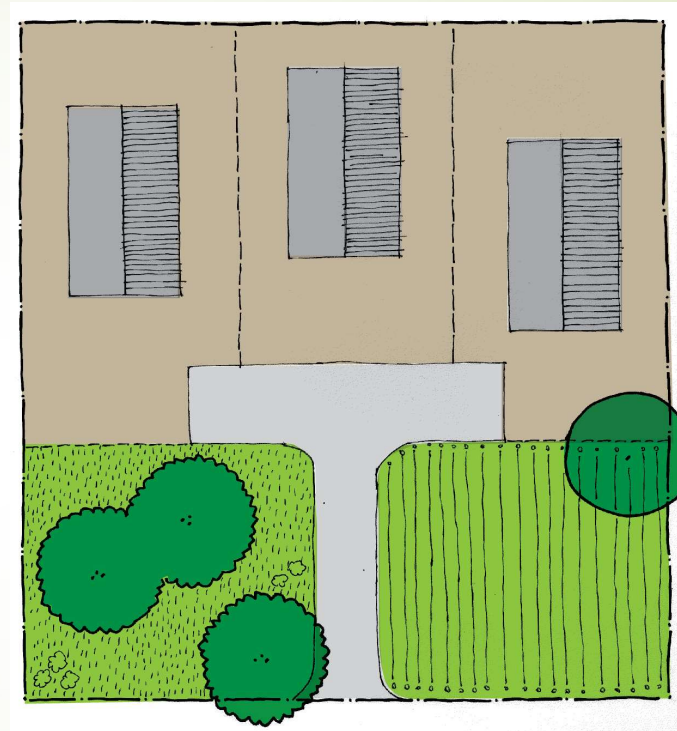
R-2 Zone Subdivision Comparison for 1 Acre Parcel

16 Traditional Subdivision



- Two dwelling units
- Two 0.50 acre parcels
- 4,420 sq. ft. Buildable Area (BA) per lot
- No Conservation Area

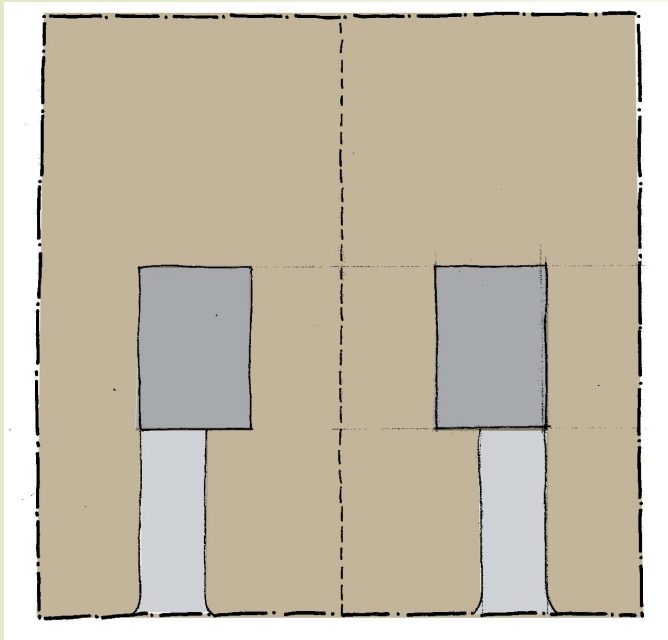
Conservation Subdivision



- Three dwelling units
- Three 0.23 acre parcels
- 2,330 sq. ft. Buildable Area (BA) per lot
- 0.35 acre Conservation Area

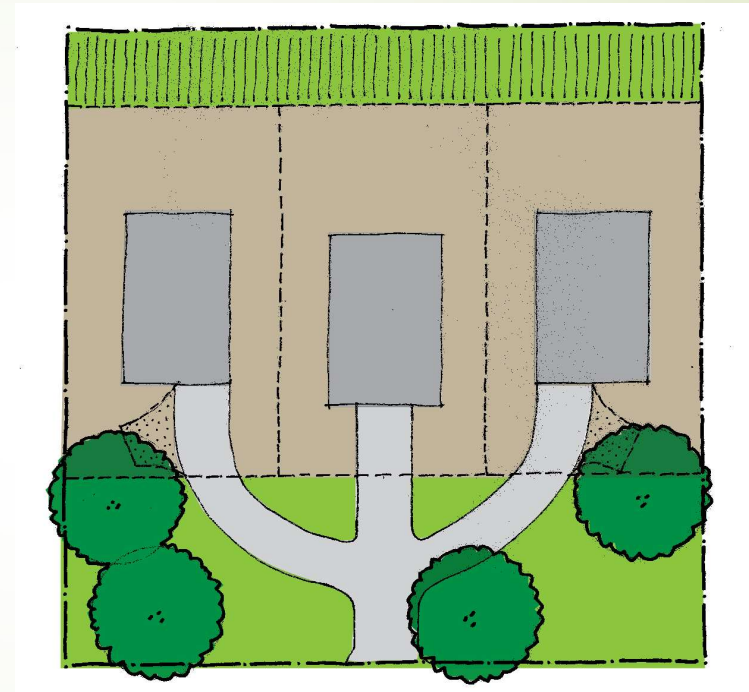
R-3 Zone Subdivision Comparison for 0.66 Acre Parcel

Traditional Subdivision



- Two dwelling units
- Two 0.33 acre parcels
- 3,090 sq. ft. Buildable Area (BA) per lot
- No Conservation Area

Conservation Subdivision



- Three 0.23 acre parcels
- 2,330 sq. ft. Buildable Area (BA) per lot
- 0.35 acre Conservation Area

Next Steps

1. Moratorium has been extended to June 30, 2024
2. Revise current Ordinance
3. Three-month adoption period
 - a. Planning and Zoning Commission recommendation
 - b. Board of Trustees advertisement
 - c. Board of Trustees action

