



Cluster Housing and Conservation Subdivisions

Thursday, May 4, 2023

Warren J. Gray Chambers*

6718 Rio Grande Blvd NW

Los Ranchos, NM 87107

5:30 pm – 7:30 pm

*If you cannot or choose not to participate in person, you can watch the meeting live here:

<https://www.losranchosnm.gov/planning-and-zoning-meetings>

If you watch the meeting remotely and would like to provide input, written comments will be accepted until Monday May 8, 2023, at 5:00 PM for inclusion in the meeting notes. Please email them to

mrubin@losranchosnm.gov or submit in person.

Agenda

1. 5:30-5:40 Introduction
2. 5:40-5:45 Meeting agenda overview
3. 5:45-6:00 Presentation: Background on conservation subdivisions
4. 6:00-6:10 Presentation: Existing conditions, Citizens Advisory Group work so far
5. Table discussions and brief report backs:
 - a. 6:10-6:35 Topic 1: Eligibility
 - b. 6:35-7:00 Topic 2: Open space component
 - c. 7:00-7:25 Topic 3: Appropriate density
6. 7:25-7:30 Next steps and adjournment

Discussion Topics and Questions

Topic 1: Eligibility

Q1: Are conservation subdivisions appropriate:

- In the Village of Los Ranchos?
- Village-wide?
- Only in specific character areas?
- Only in specific zones?
- For parcels of _____ acreage or more?
- Some combination?

Topic 2: Open space component

Q2: **What uses** are appropriate for conserved open space?

(agricultural activities, recreational, habitat only, etc)

Q3: **Where** is appropriate for conserved open space?

(visible to community, less visible important area of preservation, ex: adjacent to bosque, as appropriate to advance creative subdivision design, etc)

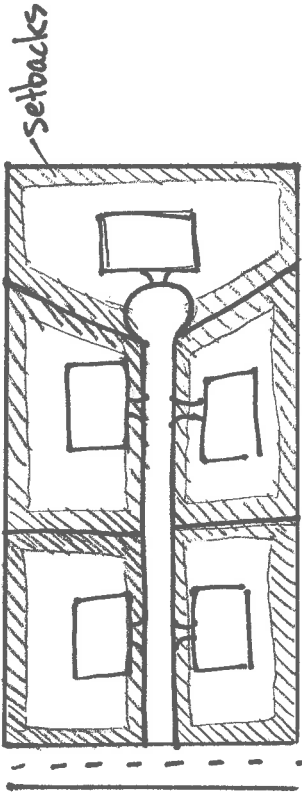
Topic 3: Density

Q4: How much density is appropriate?

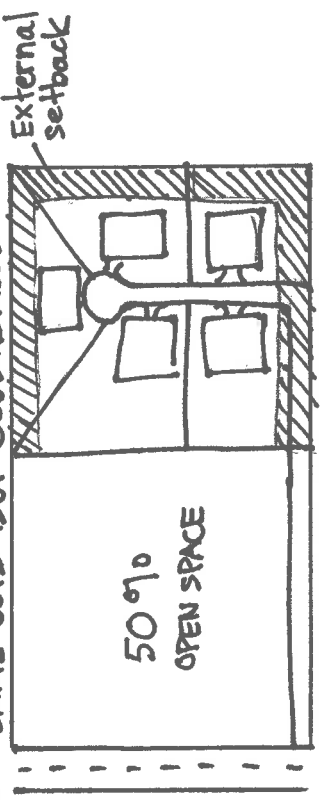
Examples:

- a. Same density as underlying zone (ex: 5 acres → 5 houses plus conservation tract)
- b. Same number of lots (5 acres → 5 lots plus conservation tract) but with finite unit bonus (ex: small casita by right or duplex)
- c. Lot and density bonus for extra conservation acreage (over required acreage in conservation → more lots and units than underlying zone)
- d. Regulate FAR but not number of units (built footprint remains the same but there could be more units)
- e. other

5 ACRES, 5 LOTS

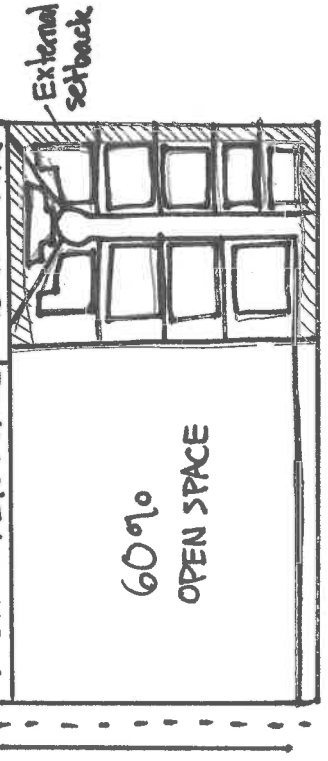


SAME LOTS BUT CLUSTERED



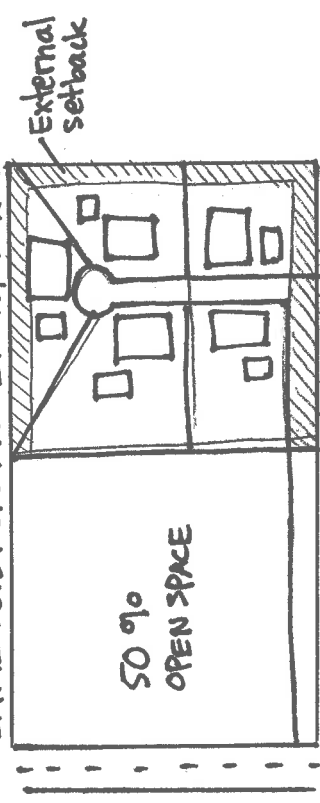
A.

MORE OPEN SPACE, MORE FAR



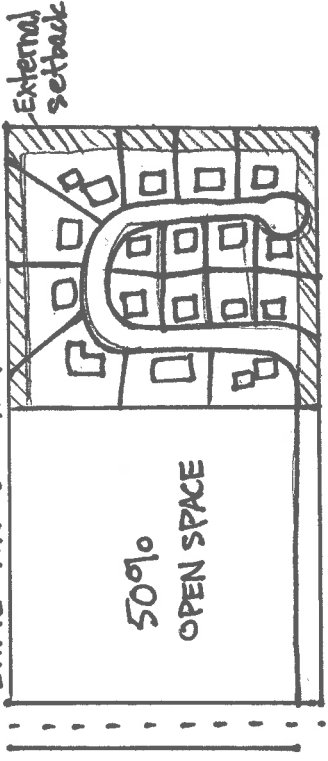
C.

SAME LOTS, CASITA DENSITY BONUS



B.

SAME FAR AS ZONE, NO UNIT CAP



D.