

CHAPTER FOUR

Land Use

4.01 Planning Area

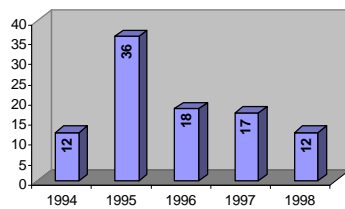
4.02 Residential Land Use

4.03 Commercial Land Use

4.04 Industrial Land Use

4.05 Parks and Open Space

**Figure 4-1 New Housing Units
(based on Building Permits)**



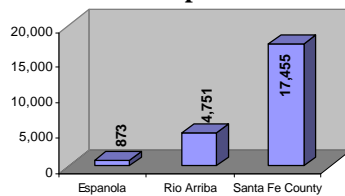
Source: CUED 2001 p.37

4.01 Planning Area

The City of Española is approximately 8.46 square miles, or 5,410 acres (2000 Census). Annexations in the last decade have increased the city's geographical area by nearly 1 square mile (640 acres). Land immediately surrounding the City is owned by a number of entities including federal, state and local governments, Indian nations, and private owners. These diverse land ownership patterns have a significant influence on land use planning and development for Española.

The City of Española is an urban area in a rural region. Yet, most new residential and commercial growth in the region is occurring outside of the City—in the unincorporated areas of Rio Arriba and Santa Fe counties. Of this new growth, low-density residential development has been the predominant form. New residential development in the agricultural areas of Rio Arriba County has caused concerns among County officials and residents about the loss of agricultural land and water rights, as well as the impact on water quality in and around the growth areas.

**Figure 4-2 New Housing Units
Compared**



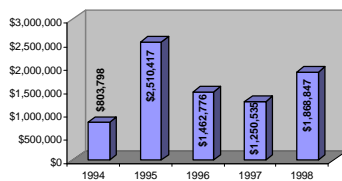
Source: Census 2000

As a means to manage the impacts of this development trend, Rio Arriba County has discussed a planning scenario that would encourage higher-density cluster type residential development on non-irrigated land. However, according to County planners, the amount of available privately owned, non-irrigated agricultural land is insufficient to accommodate the County's projected growth rate. To address this, County officials are investigating the opportunity to develop planned communities on land owned by the Bureau of Land Management. To manage growth in the meantime, the County has enacted an interim ordinance that

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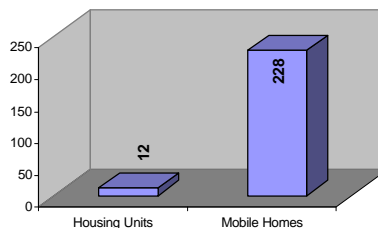
places limitations on the development and subdivision of parcels to one dwelling unit per 10 acres in areas designated Agricultural Protection Lands (APL). (APL are used or capable of being used for irrigated farm or ranch lands by virtue of the water rights attached to them.) (CUED 2001)

Figure 4-3 Value of New Residential Units (based on Building Permits)



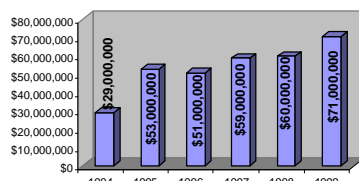
Source: CUED 2001 p.37

Figure 4-4 New Housing Units versus New Mobile Homes in 1998



Source: CUED 2001 p.37

Figure 4-5 Assessed Aggregate Property Value



Source: CUED 2001 p.38

The increase in housing in Rio Arriba County indicates a demand and need for residential development in and around the City of Española (CUED 2000). And, Rio Arriba County's actions to preserve agricultural land are likely to have a direct impact on residential and commercial development in the City. Ultimately, Rio Arriba County's efforts to preserve agricultural land may redirect residential and commercial growth to Española.

Although there is currently no land zoned as "agricultural" in the City of Española, there are irrigated lands within City limits where permitted agricultural activities exist.

4.02 Residential Land Uses

In Española, the number of residential building permits has remained steady over the last few years, as represented in Figure 4-1. However, the data on housing permits does not take into consideration manufactured homes. In 1998 and 1999, Española issued a total of 228 and 327 foundation and footing permits respectively, versus 12 building permits in 1998 and ### in 1999. These figures emphasize the considerable dependence on manufactured housing as a form of affordable new housing in Española. (CUED 2001)

Española's aggregate assessed value of residential property has increased over the last four years. (CUED 2001) Figure 4-5 indicates assessed property value of the last six years.

4.03 Commercial Land Uses

There are two major commercial corridors—Riverside Drive and Paseo de Onate—that run central through the City. These commercial areas serve both the local residents and travelers passing through Española to destinations north and south.

From 1994 to 1997 total commercial permit value for the City remained in the range of approximately \$1.5 to \$2.5 million as shown in Figure 4-6. In 1998, the construction of the Wal Mart Super Center in Española increased commercial permit revenue to \$8.7 million.

The aggregate assessed property valuation has increased over the last few years. Española's major corporate taxpayers are located in Rio Arriba County. The combined total assessed valuations of these businesses represent approximately 36 percent of the City's total assessed valuation.

4.04 Industrial Land Uses

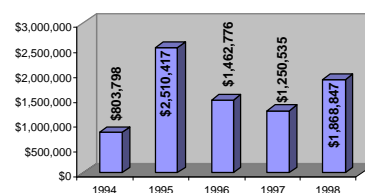
The City owns Johnnie A. Roybal Industrial Park- a 50-acre site located at the junction of State Road 84/285 and Fairview Lane. The site was established as an industrial park in 1995. Currently, tenants include Nambe Mills, Atlas Fitness and Valor Telecommunications. Nambe Mills is the sole occupant of a 40,000 sq ft building, which it constructed in 1995. Atlas Fitness is located in the 30,000 sq ft Española Enterprise building. Street and utility infrastructure is in place for these two buildings. Together, the two Industrial Park tenants employ about 100 people. Valor Telecommunications opened a repair office at the park in June 2000 which currently employs 25-30 people.

4.05 Parks and Open Space

The City of Española operates a recreation center, softball fields, and four neighborhood parks (Vietnam Veteran's Park; Valdez Park; Calle Redonda Park; Camino Santa Cruz Park). The City has recently purchased approximately 100 acres (known as Prince/Carter Ranch) north of the City's boundary. The site will be used for a proposed 30 acre water treatment facility/pond and for the development of additional recreation facilities. To date, there has been no formal initiative to link parks and larger open space systems into a continuous recreational the City. In addition to the local parks, the City of Española also benefits from close proximity to major regional and state recreational and natural open space areas, including the Rio Grande bosque that runs centrally through the City, the Jemez and Sangre de Cristo mountain ranges, and Bandelier National Monument.

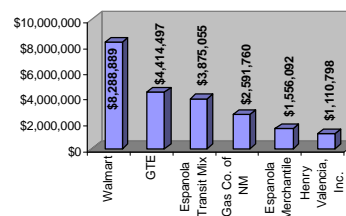
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Figure 4-6 Value of Non-Residential Units (based on Building Permits)



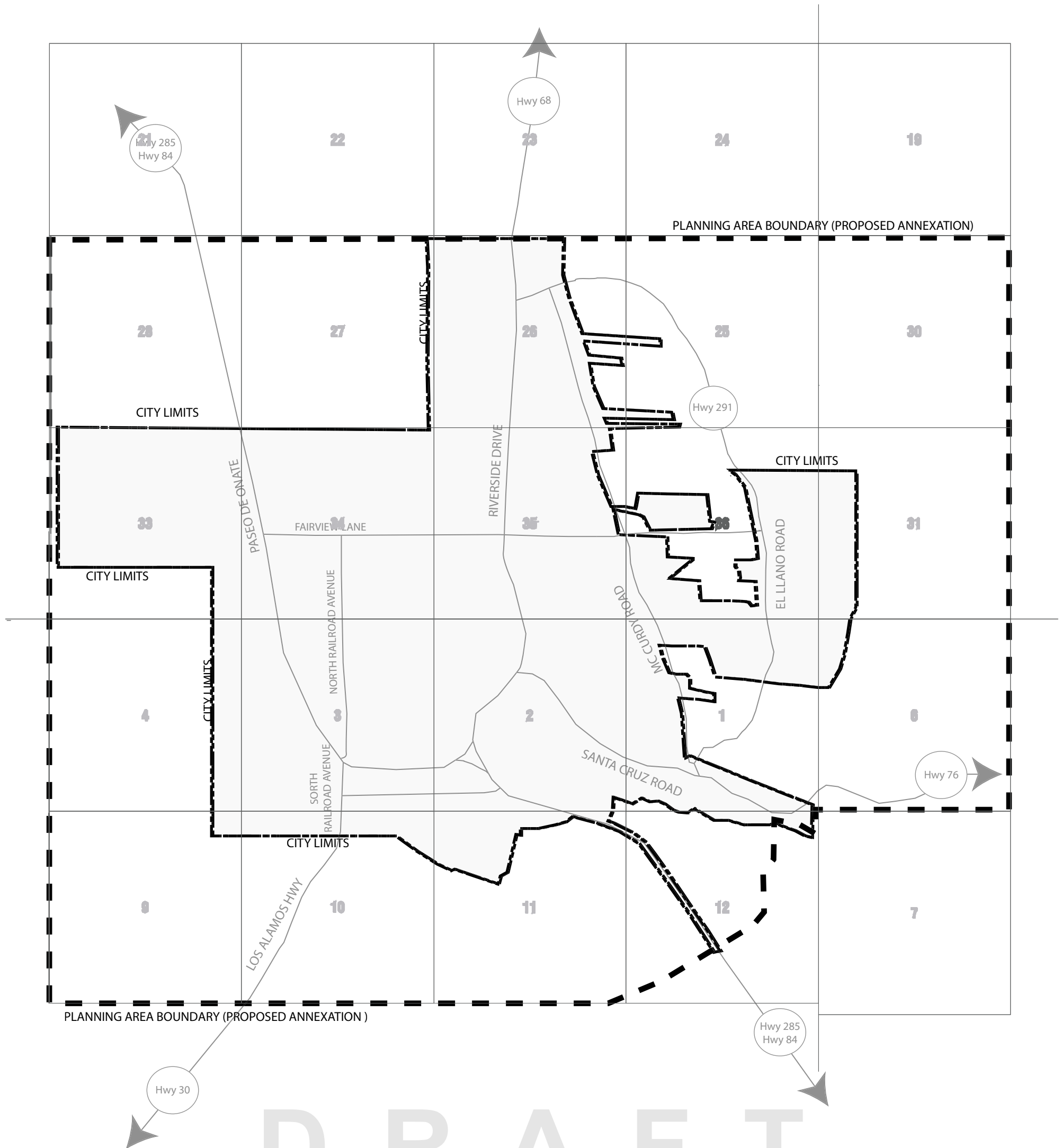
Source: CUED 2001

Figure 4-7 Major Taxpayers

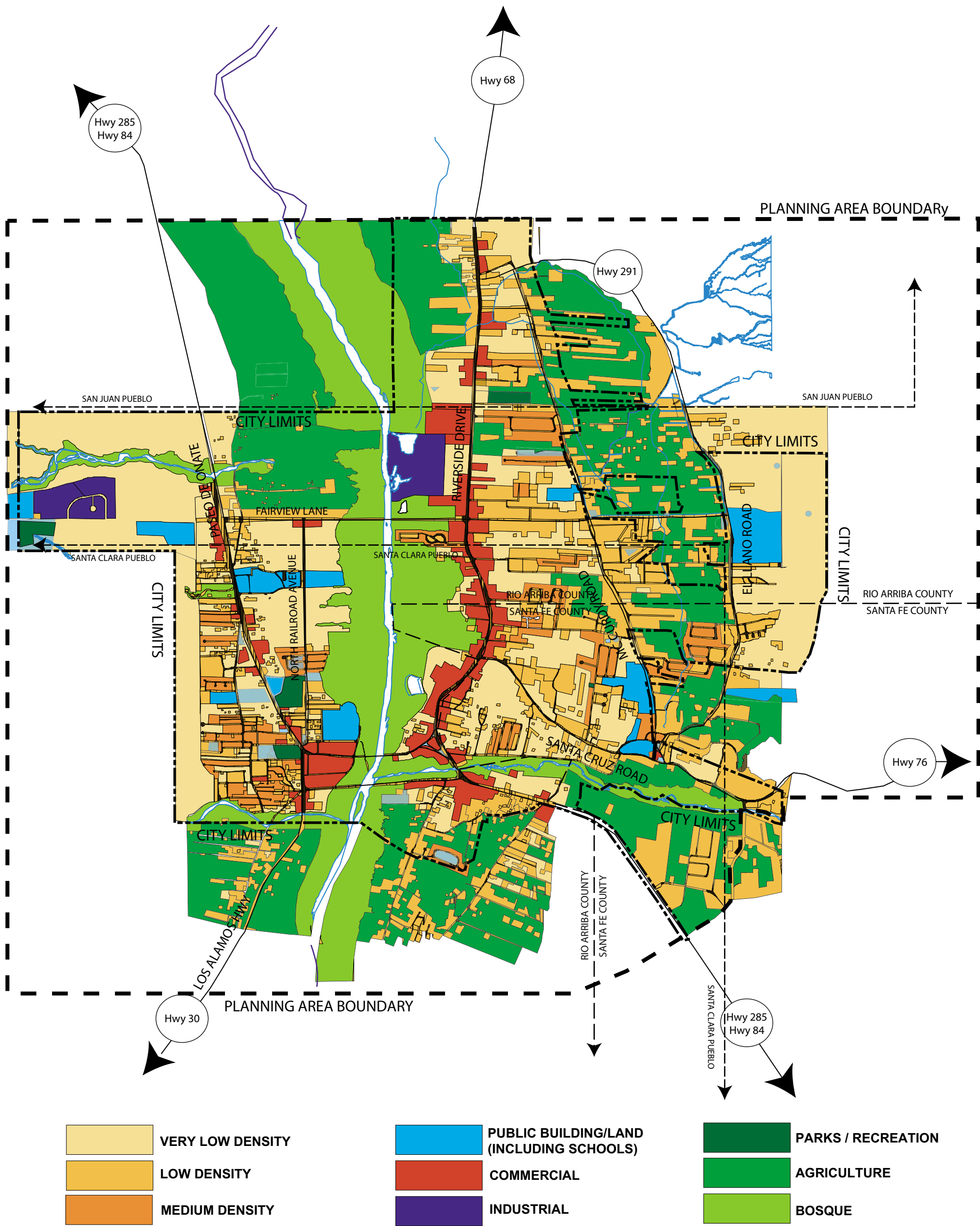


Source: CUED p. 38

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Comprehensive Plan

City of Espanola, New Mexico

Existing Land Use

January 2003



Note: Extrapolated from City of Espanola data for comprehensive plan puposes only

