

Preparation of a Comprehensive Plan for the Village of Pecos, New Mexico, 2017

Architectural Research Consultants, Incorporated (ARC) was retained by the Village of Pecos to prepare a Comprehensive Plan for the Village.

ARC collaborated with Village staff to develop land use, economic development, housing, public facilities, utilities, transportation, water and hazards mitigation elements for this Comprehensive Plan. Each element contains goals and policies, as well as implementation strategies.

Planning included extensive public engagement efforts to review and gain input on elements of the plan including: five meetings with a steering committee and four neighborhood meetings, as well as interviews and focus meetings with such groups as the business association, other groups and interested individuals. ARC was also working with San Miguel County to update the county Comprehensive Plan and develop the Pecos Valley Area Plan during the Village of Pecos planning effort. The coordinated efforts of the County and Village projects efficiently informed the development of both entities' plans.

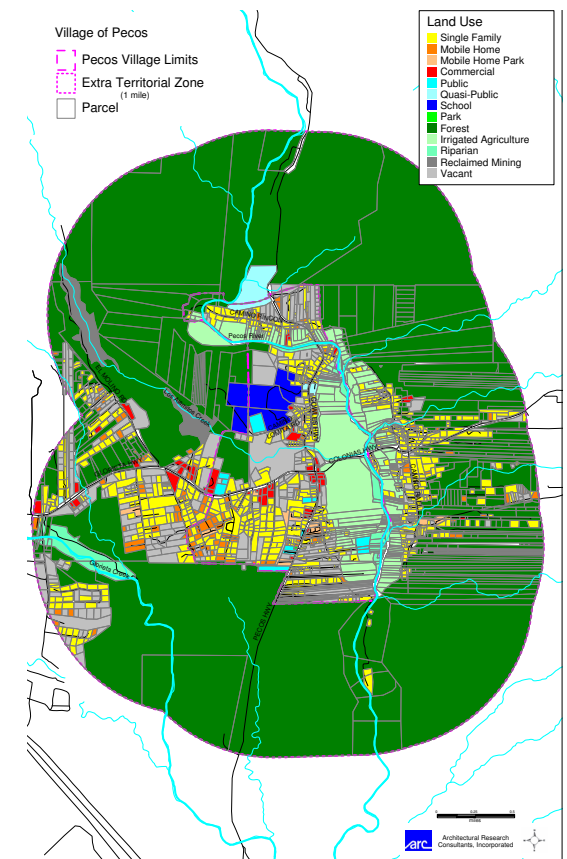
The land use element was the most central component of the plan since it integrated other plan element concerns and specifically lays groundwork for considering land use (zoning and subdivision) regulations. ARC mapped existing land use by parcel, conducted an analysis of lot sizes and evaluated vacant lands potential. ARC facilitated extensive community discussions regarding the pros and cons of zoning, zoning approaches, code administration and enforcement, delineation of commercial areas and policies guiding annexation.

Client: Village of Pecos

Adoption: January 2018



Above: San Antonio de Padua Church



Right: Pecos Existing Land Use Within One-Mile Radius

Principles for Successful Regulations

