



ORDINANCE NO. 23-06

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF TAOS AND THE TOWN OF TAOS LAND USE DEVELOPMENT CODE

This ordinance amends the Town of Taos official zoning map with respect to a parcel totaling 2.002 acres with UPC Number 1073146118142

WHEREAS, the subject property is 2.002 acres, is located at 1526 Paseo Del Pueblo Sur and is located within the Highway Corridor Protection District (HCPD). The owners are proposing an apartment complex with 6 buildings that contain 34 apartment rooms located on said property. The property is located within the Jurisdiction of the Town of Taos; and

WHEREAS, the property owner has duly filed a petition to create a Planned Unit Development (PUD), which includes a final schematic site development plan. Within the HPCD zone the permitted density for a 2.002-acre parcel is 14 units/acre in this case 28 units are allowable for the property. A PUD on this 2.002 acres with a 30 percent increase would allow 36.4 apartments. The property owner is requesting 34 apartments; and

WHEREAS, the PUD is otherwise consistent with the requirements of the prevailing Town Land Use Code; and

WHERE AS, the Planning Commission held a duly published, noticed, and posted public hearing on the PUD on February 1, 2023 subsequent to which, the Planning Commission approved a Conditional Use permit and PUD with stated density bonus and recommend approval for amendment to the zoning map to be approved by the Town of Taos Town Council; and

WHEREAS, The Town Council held a duly published, noticed, and posted public hearing on March, 28th 2023 for the purpose of taking evidence relative to, considering, and deliberating upon the presented PUD; and

WHEREAS, the Town of Taos Town Council finds that the proposed Planned Unit Development Overlay Zone change meets the requirements set forth in the Land Use Development Code § 16.16.190; and

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Town of Taos, meeting in regular session this 28th day of March, 2023, after having held a public hearing on the matter, that the following Ordinance is hereby amended, adopted, approved and ratified:

1. The Planned Unit Development on parcel number, **1073146118142** is approved as described in the application.
2. The Official Zoning Map shall be amended as required.

This ordinance shall become effective as provided by law.

ORDAINED, ADOPTED, AND APPROVED this 28th day of March 2023 by the following vote:

Mayor Pro Tem Darien D. Fernandez	<u>Yes</u>
Councilmember Nathaniel Evans	<u>Yes</u>
Councilmember Marietta S. Fambro	<u>Yes</u>
Councilmember Corilia I. Ortega	<u>Absent</u>

TOWN OF TAOS

Mayor Pascualito M. Maestas

ATTEST:

APPROVED AS TO FORM

**Francella Garcia, Town Clerk
Attorney**

Christopher Stachura, Town