



ORDINANCE 24-05

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

This ordinance amends the Town of Taos official zoning map and the Town of Taos Land Use Development Code, with respect to a parcel of land that is 6 acres, bearing UPC Number 1-073-146-036-491, that will be subject to an administrative lot split, to create a 5-acre parcel and a 1-acre parcel.

WHEREAS, the property owners filed a petition to rezone parcel number 1-073-146-036-491, that will be conducting an administrative lot split, to create a 5 acre parcel and a 1-acre parcel; and

WHEREAS, said petition requested a zone change for the future 5 acre parcel, from R-4 Residential Zone, to M-1 Light Manufacturing Zone; and

WHEREAS, the future 1-acre parcel will remain zoned as an R-4 Residential parcel; and

WHEREAS, the Town Council finds that the proposed amendments to the zoning map are appropriate given the character of the areas and the existing zones in the vicinity; and

WHEREAS, the Town of Taos Development Review Committee held a posted meeting to discuss the proposed amendment to the zoning map on September 26, 2023; and

WHEREAS, the Planning and Zoning Commission held a duly published, noticed, and posted meeting and public hearing on the zone change on March 6, 2024 and the Planning and Zoning Commission then did not recommend that such an amendment to the zoning map be approved by the Town of Taos Town Council; and

WHEREAS, the Town Council held a duly published, noticed, and posted public hearing on April 23, 2024 for the purpose of taking evidence relative to, considering, and deliberating upon the present zone change ordinance; and

WHEREAS, the Town Council finds that the proposed amendment to the zoning map meets the requirements set forth in Section 16.12.060.2 of the Town of Taos Land Use Development Code as follows:

1. The amendment is consistent with the direction and intent of the existing town of Taos Master Plan;
2. The amendment is consistent with the purpose and intent of town of Taos zoning regulations;
3. The amendment to this title is consistent with the existing land use in the affected neighborhood;
4. The benefit to the neighborhood will outweigh any potential adverse impact upon the surrounding properties;
5. The amendment to this title will not create a danger to the public health, safety, or welfare, nor cause an extraordinary public expense, or create a nuisance; and
6. The amendment is justified by the fact that the original zoning was in error, by change in condition in the vicinity, or by change in the town of Taos overall development policy. (Ord. 10-07, 2010: Ord. 99-05, 1999);

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Town of Taos, meeting in Regular Session this 28th day of May 2024, and after having held a public hearing on the matter that the following Ordinance is hereby amended, adopted, approved and ratified:

Zone Change of the following parcel as follows: UPC: 1-073-146-0364-91

1. **Approval on the condition that an administrative lot spit of the current parcel be submitted to split the 6-acre parcel, into to a 5 acre parcel, and a 1 acre parcel.**
2. **The proposed 1 acre parcel will remain an R-4 Residential Zone parcel.**
3. **The proposed 5 acre parcel shall be rezoned from an R-4 Residential Zone parcel, to an M-1 Light Manufacturing Zone parcel. See Exhibit A.**

This ordinance shall become effective as provided by law.

ORDAINED, ADOPTED, AND APPROVED this 28th day of May 2024 by the following vote:

Mayor Pro Tem Marietta S. Fambro	_____
Councilmember Genevieve Oswald	_____
Councilmember Corilia I. Ortega	_____
Councilmember Darien D. Fernandez	_____

TOWN OF TAOS

Mayor Pascualito M. Maestas

ATTEST:

APPROVED AS TO FORM

Francella Garcia, Town Clerk

Christopher Stachura, Town Attorney

EXHIBIT A

