



## ORDINANCE 24-10

### 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 portion of real property commonly referred to as the Cornelio Basin, totaling approximately 27.04 acres, and being composed of 3 parcels, respectively bearing Property UPC Number 1-073-148-363-131, Property UPC Number 1-073-148-330-120, and Property UPC Number 1-073-148-297-115. The parcels are to be rezoned Single Family Residential R-2 to ARO-Agricultural, Recreation, Open Space, Flood Zone. The owner of the parcels is the Town of Taos.**

**WHEREAS**, the Town of Taos filed a petition to rezone 3 parcels of land, containing a total of approximately 27.04 acres, from R-2 Residential Zone, to ARO, Agricultural, Recreational, Open Space and Flood Zone, said parcels respectively bearing Property UPC Numbers 1-073-148-363-131, 1-073-148-330-120, and 1-073-148-297-115; and

**WHEREAS**, the Town of Taos Development Review Committee held a posted meeting to discuss the proposed zone change on July 25, 2024; and

**WHEREAS**, the Planning and Zoning Commission held a duly published, noticed, and posted meeting and public hearing on the zone change on August 14, 2024 and the Planning and Zoning Commission then did recommend that such a zone change be approved by the Town of Taos Town Council; and

**WHEREAS**, the Town Council held a duly published, noticed, and posted public hearing on September 5, 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 amendments to the zoning map are appropriate given the character of the area and the existing zones in the vicinity; 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.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Town of Taos, meeting in Regular Session this September 24, 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 parcels as follows:**

1. **Property UPC Number 1-073-148-363-131, Property UPC Number 1-073-148-330-120, and Property UPC Number 1-073-148-297-115, shall be rezoned from R-2-Single Family Residential, to ARO - Agricultural, Recreation, Open Space, Flood Zone (See Exhibit A).**

This ordinance shall become effective as provided by law.

**ORDAINED, ADOPTED, AND APPROVED** this 24<sup>th</sup> day of September 2024, by the following vote:

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

**TOWN OF TAOS**

\_\_\_\_\_  
**Mayor Pascualito M. Maestas**

**ATTEST:**

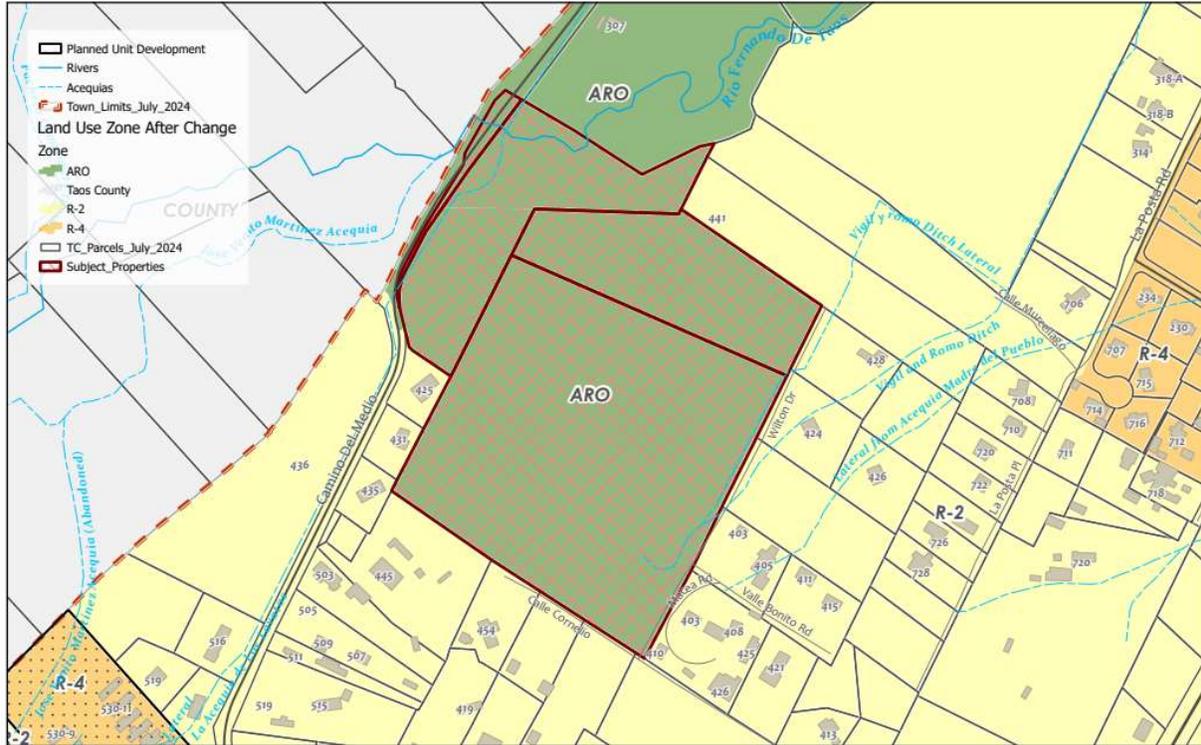
**APPROVED AS TO FORM**

\_\_\_\_\_  
**Francella Garcia, Town Clerk**

\_\_\_\_\_  
**Christopher Stachura, Town Attorney**

# EXHIBIT A

## Cornelio Basin Properties Land Use Zones After Proposed Zone Change



Author: Tim Corner, GIS Analyst, Town of Taos  
Date: 7/10/2024  
Map: Cornelio Basin

0 150 300 600 Feet



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