

INCORPORATED COUNTY OF LOS ALAMOS CODE ORDINANCE 02-327

REVISION NO. 2022-01 IN TEXTUAL FORM TO THE OFFICIAL ZONING MAP OF LOS ALAMOS COUNTY BY REZONING TWO (2) PARCELS CONSISTING OF APPROXIMATELY 4.75 ACRES OF LAND COMBINED: 1) TRACT EA3 Q1 AND 2) TRACT EA3 Q2 FROM MULTIPLE-FAMILY RESIDENTIAL, VERY HIGH DENSITY, DISTRICT (R-3-H-40) TO MIXED-USE (M-U).

WHEREAS, Transcor Development Corporation ("Applicant") owns the real properties known as Tract Q1 and Q2, Eastern Area 3, commonly known as 2100 Canyon Road and 2202 Canyon Road, Los Alamos, New Mexico, respectively (hereafter "Properties") which is the subject of this Code Ordinance; and

WHEREAS, the Properties are currently zoned Multiple-Family Residential, Very High Density (R-3-H-40); and

WHEREAS, Section 16-122(c) of Chapter 16 of the Los Alamos County Code of Ordinances ("Development Code") authorizes amendments to the official zoning map of the County by application; and

WHEREAS, Applicant, in Application No. REZ-2022-0017, applied to the Planning and Zoning Commission of the Incorporated County of Los Alamos (the "Commission") to change the Official Zoning Map, specifically to zone Tracts Q1 and Q2, Eastern Area 3 to Mixed-Use (MU); and

WHEREAS, the Community Development Department issued notice of the public hearing on the Application to all required parties pursuant to Chapter 16, Article V, of the Development Code; and

WHEREAS, the Commission, at its meeting on April 21, 2022, held a public hearing on the Application No. REZ-2022-0017 pursuant to the review criteria provided in Section 16-155 of the Development Code; and

WHEREAS, at the public hearing on April 21, 2022, the Commission found the Application did not conform to the review criteria of Section 16-155 of the Development Code; and

WHEREAS, the Commission recommends to the County Council that it deny the requested the Applicant's request for an amendment to the County's Official Zoning Map as provided in Application No. REZ-2022-0017.

BE IT ORDAINED BY THE GOVERNING BODY OF THE INCORPORATED COUNTY OF LOS ALAMOS:

Section 1. The Official Zoning Map of the Incorporated County of Los Alamos is hereby amended by rezoning to Mixed-Use (M-U), those certain tracts of land being ~ 4.75 acres of land, combined, more or less, to wit:

- 1) Tract EA3 Q1, 2.00 ± acres from Multiple-Family Residential, very high density (R-3-H-40) to Mixed-Use (M-U); and*

2) *Tract EA3 Q2 2.75 ± acres from Multiple-Family Residential, very high density (R-3-H-40) to Mixed-Use (M-U).*

Section 2. The Official Zoning Map of the Incorporated County of Los Alamos is hereby amended to reflect the rezoning referenced herein, and said change to be made to the Official Zoning Map at its next update.

Section 3. Effective Date. This Ordinance shall be effective thirty (30) days after publication of notice of its adoption.

Section 4. Severability. Should any section, paragraph, clause or provision of this ordinance, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

Section 5. Repealer. All ordinances or resolutions, or parts thereof, inconsistent herewith are hereby repealed only to the extent of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, heretofore repealed.

ADOPTED this ____ day of _____ 2022.

**COUNCIL OF THE INCORPORATED
COUNTY OF LOS ALAMOS**

**Randall T. Rytz,
Council Chair**

ATTEST: (SEAL)

**Naomi D. Maestas,
Los Alamos County Clerk**