

## **ORDINANCE NO. 9-2022**

### **AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF ALAMOSA**

**WHEREAS**, Chapter 21 of the *Code of Ordinances of the City of Alamosa*, otherwise referred to as the *Unified Development Code (UDC)*, represents the current zoning code and map for the City of Alamosa; and

**WHEREAS**, the current zoning map was adopted in 2017 (Ordinance No. 33-2017), and has since been amended twice in accordance with the standard procedures set forth in the UDC; and

**WHEREAS** City of Alamosa Planning Staff has been aware of errors and inconsistencies in the adopted map for some time; and

**WHEREAS** the City of Alamosa has adopted several long-range plans since the adoption of the current zoning map, each with their own lengthy review and public input process, many of which advise of changes or updates to the zoning map in order to implement these plans; and

**WHEREAS**, the Comprehensive Plan, Downtown Design Plan, Ranch Management Plan, and Housing Action Plan contain a vision for the City's development that is not entirely captured in the existing zoning map; and

**WHEREAS**, the City has solicited feedback from the community about these zoning changes; and

**WHEREAS**, at its regular meeting on March 23, 2022, the Planning Commission unanimously approved the proposed rezoning proposal and recommended that Council adopt it; and

**WHEREAS**, Council endorses the purposes of the revised zoning map, which are to promote the health, safety, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City of Alamosa, Colorado, by using the City's home rule, constitutional, and statutory powers to:

- (1) Implement the City's adopted Comprehensive Plan and other adopted plans, which plans:
  - a. Reflect the shared values of the City's inhabitants with respect to the character, form, and function of its future development; and

- b. Promote planned, logical, fiscally and environmentally responsible, and orderly development and redevelopment within the City and other areas that may be subject to the City's regulatory authority;
- (2) Establish zoning districts and development standards that promote the use and development of property and balance the objectives of:
  - a. Reducing barriers to entry or expansion of businesses in targeted areas by reducing the cost of obtaining development approval and complying with applicable development and design regulations;
  - b. Supporting the stability and improvement of established residential, business, and industrial areas of the City by protecting or improving their physical and functional integrity and character;
  - c. Conserving and enhancing economic, social, cultural, recreational, and aesthetic property values; and
  - d. Ensuring adequate light and air and maintaining appropriate open spaces;
- (3) Provide for a variety of housing opportunities for a diverse population;
- (4) Protect and enhance the City's tax base by enhancing opportunities for commerce, and by increasing property values through business creation and expansion, quality building improvements, infill development, and redevelopment;
- (5) Provide for sufficient, efficient, fiscally sustainable, and cost-effective transportation, water, sanitary sewer, school, park, stormwater conveyance and treatment, and other public and private facilities and services;
- (6) Promote appropriate stewardship of natural resources, including water resources;
- (7) Provide for efficient and fair development approval procedures that respect private property rights and promote appropriate development; and
- (8) Respect the existing, historic, and long established uses within Alamosa; and
- (9) Promote the efficient and responsible use of public and private resources towards the accomplishment of the purposes set out herein;

**NOW THEREFORE BE IT ORDAINED** by the City Council of Alamosa as follows:

**Section 1.** Adoption of a New Zoning Map. The official Zoning Map of the City of Alamosa is hereby repealed and replaced, in its entirety, with the attached *Zoning Map of the City of Alamosa*.

**Section 2.** Severability: Should any section, clause, sentence, or part of this Ordinance be adjudged by any court of competent jurisdiction to be unconstitutional or invalid,

the same shall not affect, impair or invalidate the ordinance as a whole or any part thereof other than the part so declared to be invalid.

**Section 3.**     General Repealer. All other acts, orders, ordinances, resolutions, or portions thereof in conflict with the sections adopted in this Ordinance, are hereby repealed to the extent of such conflict.

**Section 4.**     Recording and Authentication. This ordinance, immediately upon its passage, shall be authenticated by the signatures of the Mayor and City Clerk, recorded in the City book of Ordinances kept for that purposes, and published according to law.

**Section 5.**     Publication and Effective Date. This ordinance shall take effect ten (10) days after publication following final passage. Publication both before and after final passage shall be by the title of this ordinance, which Council determines constitutes a sufficient summary of the ordinance, together with the statement that the full text of the ordinance is available for public inspection and acquisition on the City's website and in the office of the City Clerk.

**Section 6.**     Declaration of Public Interest. This ordinance is necessary to preserve the peace, health, safety, welfare, and to serve the best interest of the citizens of the City of Alamosa, Colorado.

**Section 7.**     NON-Codification. The City Clerk is directed to ensure that the provisions of this ordinance ARE NOT codified in the Code of Ordinances of the City of Alamosa.

**INTRODUCED, READ AND APPROVED** on first reading the 20<sup>th</sup> day of April, 2022 and ordered published by title and reference as provided by law with notice of a public hearing to be held for consideration of the adoption of said ordinance on the 4<sup>th</sup> day of May, 2022 at 7:00 p.m., or as soon thereafter as the matter may be heard, or on such subsequent date to which the public hearing or Council consideration may be continued.

**APPROVED, AND ADOPTED** after public hearing the 4<sup>th</sup> day of May, 2022.

CITY OF ALAMOSA

By \_\_\_\_\_  
Ty Coleman, Mayor

ATTEST:

\_\_\_\_\_  
Holly C. Martinez, City Clerk