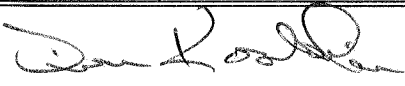



COUNCIL COMMUNICATION

DATE: June 9, 2010	AGENDA NO. VII, C, 1, a	SUBJECT: Re-zone
Department Head: Public Works	 Don Koskelin	
City Manager:	 Nathan M. Cherpeski	
PRESENTED BY: Don Koskelin		

Recommendation: That Council approve the re-zone as recommended by the Planning Commission

Background: When the planning consultants were looking at potential development issues in Alamosa they noted that the zoning demarcation between the Commercial Business (CB) and Residential Medium (RM) zones in the area roughly bounded by Denver and Alamosa Avenues appears to extend too far south into what is primarily residential areas. Aside from the potential use conflicts inherent with this, it also provides for more dispersal of commercial uses, taking the “central” out of business district. We have many underdeveloped properties in our central business district at least partially because we offer commercial zoning in areas where perhaps that is not appropriate. The Planning Commission has examined this issue and recommend that the boundary be changed as depicted on exhibit A of the attached ordinance.

Issue Before the Council: Does council wish to approve the recommended zoning change?

Alternatives: Approve the change, approve the zoning change with modifications, disapprove the zoning change..

Fiscal Impact: None

Legal Opinion: City Attorney will be present for comment.

Conclusion: This will move the boundary between the CB and RM zones approximately one and one half blocks north except for that portion adjacent to State Avenue, recognizing existing development patterns and providing a more compact business district.

ORDINANCE NO. 13- 2010

AN ORDINANCE AMENDING CHAPTER 21, ARTICLE V, OF THE CODE OF ORDINANCES OF THE CITY OF ALAMOSA, COLORADO, MODIFYING THE BOUNDARY BETWEEN THE COMMERCIAL BUSINESS AND RESIDENTIAL MEDIUM DISTRICTS FROM DENVER AVE TO ALAMOSA AVE SOUTH OF 7TH STREET

WHEREAS, the current dividing line between the Commercial Business (CB) and Residential Medium (RM) zones between Denver and Alamosa Avenues runs generally between 9th and 10th Streets as shown on the attached exhibit A.”; and

WHEREAS, Planners working on a potential redevelopment plan pointed out that the area between 8th and 10th Streets were generally residential in nature; and

WHEREAS, the planning consultants also pointed out that there was a substantial amount of underdeveloped commercial space in the more central downtown area and adjusting the zoning boundaries could lead to more effective utilization in both areas while reducing some potential conflicts, and

WHEREAS, the Alamosa Planning Commission has examined the matter and has recommended that the zoning be adjusted as shown in the attached exhibit A;

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Alamosa, Colorado, as follows:

Section 1. The official zoning map of the City of Alamosa is hereby modified in accordance with the attached exhibit A.

Section 2. Repealer. All 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 3. 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 purpose, and published according to law.

Section 4. Effective Date. This ordinance shall take effect ten (10) days after publication following final passage.

Section 5. 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.

INTRODUCED, READ AND APPROVED on first reading the 16th day of June, 2010, and ordered published as provided by law with notice of a public hearing to be held for consideration of the adoption of said ordinance of the 4th day of August, 2010, 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 __ day of _____, 2010

CITY OF ALAMOSA

By _____
Kathleen J. Rogers, Mayor

ATTEST:

Judy A. Egbert, City Clerk

City of Alamosa Zoning Map



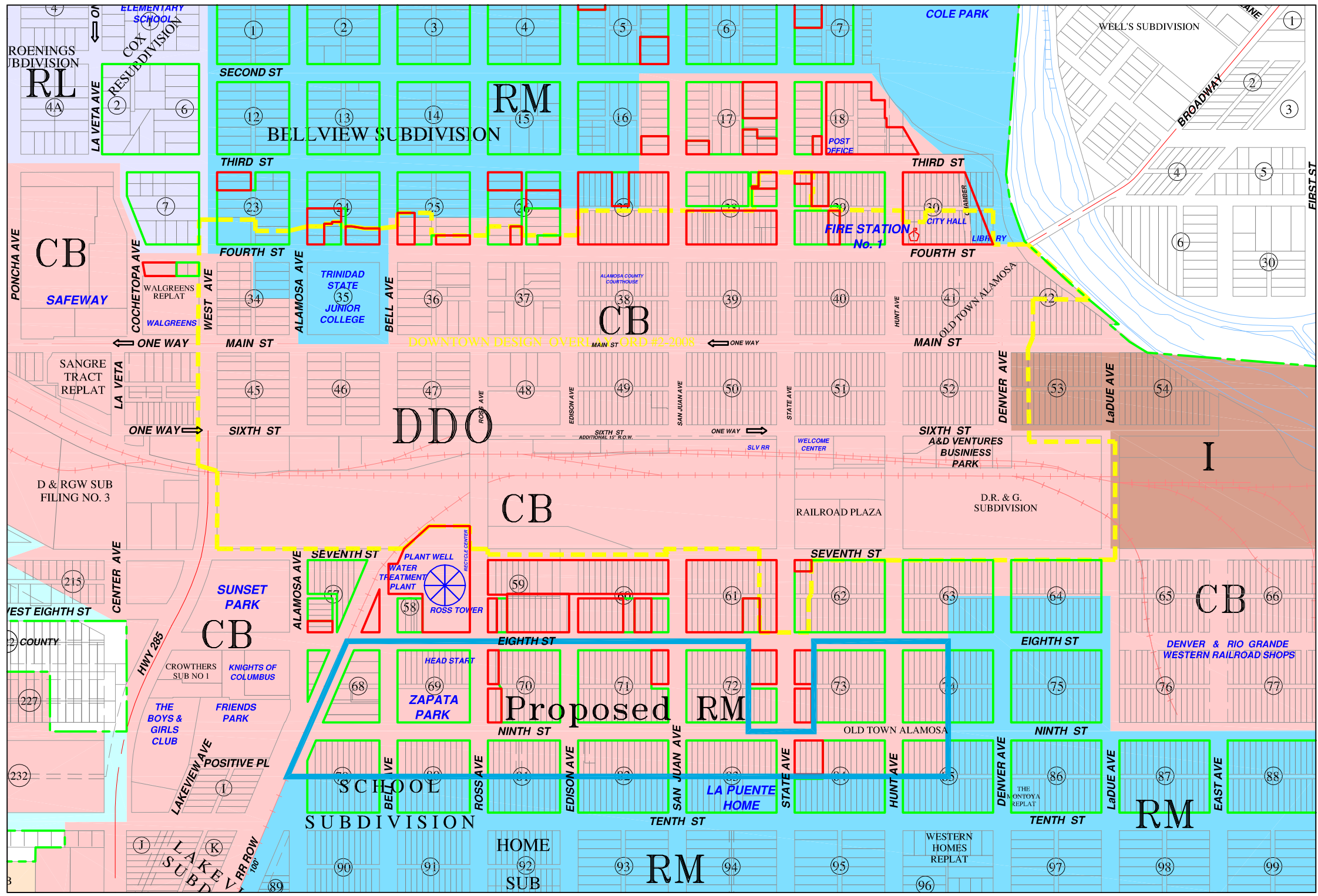
SCALE: N.T.S.

LEGEND

Proposed RM Zone	
Alamosa City Limit	
Residential Use	
Commercial Use	
Railroad (Approx.)	

Zoning Boundary

	A = AGRICULTURE
	RE = RESIDENTIAL ESTATE
	RL = RESIDENTIAL LOW DENSITY
	RM = RESIDENTIAL MEDIUM DENSITY
	RH = RESIDENTIAL HIGH DENSITY
	CL = COMMERCIAL LIGHT
	CB = COMMERCIAL BUSINESS
	DDO = DOWNTOWN DESIGN OVERLAY
	I = INDUSTRIAL



City of Alamosa Zoning Map
 Land Use
 Public Works Department
 APRIL 2010