



DOÑA ANA COUNTY

Community Development Department
Departmental Memorandum

To: Planning and Zoning Commission	Date: November 3, 2016
From: Janine Divyak, ACIP, Chief Planner	
Subject: Amendments to UDC per the Direction of the BOCC	

At the October 25, 2016 Board of County Commission (BOCC) meeting, the BOCC voted to send the UDC back to the P&Z, for further review and recommendation on the following items identified in **bold**. Staff recommendations are noted in *italics* and red-line attachments are provided to show these recommendations as well as other specific pages in the UDC that are reflected by these changes.

- 1. Delete mobile homes as a permitted use in T2 and look at other zoning classifications.** *Based on public input, mainly from the Talavera Community Association, staff recommends adding 3 new zoning classifications that specifically do not permit mobile homes within an area. Staff added T2L, T3L, and T4L zoning classifications on the Table 5.1 Land Use Classification Matrix, and elsewhere when referenced. (See Attachment 1, to include excerpts from Articles 5, 3, 4 and 6).*
- 2. Update the zoning maps to include these new “L” designations.** *The T2 in the Talavera area was changed to T2L, areas within La Union map zoned as a Community District such as CR1, VR1&2, and CMU were changed to T3L, and in Rodey VR1 was changed to T3L, which corresponds with existing zoning classifications. (See Attachment 2, amended Zoning Map).*
- 3. Review list of uses in the Land Use Matrix as RV Parks are permitted in the T2 zone.** *Staff has corrected this designation and changed RV parks from to P to S in T2 & T2L zones and further recommend the following (see Attachment 1):*
 - Delete Aquaculture as a permitted use in T5
 - Delete Ag Research in DM, changed to MU and I1
 - Delete Crematoriums in DM, changed to P in C3, I1, I2 & I3
 - Delete P for Major Facility for Distribution of Electric, Natural Gas, Water, Sewer and Cable in T5 change to S in T2, C1 and C2
 - Add P to Office General in C1
 - Add P to Auction Yard in I3
 - Change Funeral Home change S to P in I1
- 4. Review “N” classifications on private land, particularly within the Desert Peaks National Monument area.** *A total of 73 parcels in private ownership were changed from N to T2; 55 parcels were in the Desert Peaks National*

Monument, and 18 were outside of the monument boundaries. (See Attachment 2).

5. **Expand “5.12.3 Airport Operations District Requirements” and insert associated maps in Appendix Z.** *Article 5.12.3 was expanded due to input from the Las Cruces Airport Manager, based on existing language in the ETZ Ordinance and revised by the Doña Ana County Jetport Manager. (See Attachment 3, maps in Appendix Z to follow from the CLC).*

Additionally, staff presented further recommendations at the BOCC meeting, based on P&Z recommendations specific to a decision to be made by the BOCC, prior to adoption of the Ordinance. After further discussion, Staff is withdrawing these items for BOCC consideration and recommend the P&Z October 13 decision remain:

1. Provide for an additional public hearing requirement for Community Types. (Section 2.13.4.f)
2. The County accepts ownership of Civic Space. (Section 4.4.A.6)
3. P&Z to be the final decision on zone changes, unless appealed. (Section 2.3.1)
4. Size limitations for accessory dwellings to remain as depicted in T2, T2L, T3, T3L, R5, R5L, D1, D1L, D2, and D2L (Tables 5.4, 5.5, 5.8, 5.9).
5. Correct typos, grammatical, and non-content clerical errors. *Staff has not identified additional errors; once adopted, all clerical issues will be documented, then presented on an annual basis.*