

VILLAGE OF TAOS SKI VALLEY PLANNING & ZONING COMMISSION
AGENDA ITEM

DATE: April 2, 2012

ITEM: Application for Parcel Conceptual Plan Approval for Nine Parcels in the Core Village Zone, by Santander Holdings LLC, Rio Hondo Holdings LLC, Saint Bernard Expansion LLC, Saint Bernard Expansion II LLC, Saint Bernard Expansion III LLC, TSV Inc., and TSV LLC, Per Village Ordinance #12-30, Section13 (Parcel Conceptual Plan).

PRESENTED BY: Staff/Development Group as above

STATUS OF AGENDA ITEM: New Business

CAN THIS ITEM BE RESCHEDULED: Not Recommended

BACKGROUND: The Village Planning and Zoning Commission recently passed an amendment to the Zoning Ordinance allowing for approval of a Parcel Conceptual Plan. The proposed plan is a comprehensive integrated approach (Master Plan) for nine parcels within the Core Village Zone that allows an assemblage of parcels to be revitalized and redeveloped with respect to one another. This will allow for improved road access and pedestrian patterns that will connect Village residents and guests, not only to the base area, but to all existing and proposed commercial and retail spaces within the Core. A snow storage plan is included to support the conceptual plan which employs a shared approach, as opposed to individual parcel approval, for required snow storage. This enhances road way and pedestrian circulation throughout the Core. The Village cannot give up more right of way than is transferred based upon realignment of existing roadways and snow storage areas owned by the Village. As shown, the lower portion of Ernie Blake Road may become part of a development plan and as such must be replaced for snow storage prior to redevelopment. Conceptually, the existing Terry Sports building is scheduled to be torn down as part of this plan and it will partially replace a portion of any lost snow storage if Ernie Blake Road gets realigned. As required by ordinance, each individual parcel will have to apply for a conditional use permit with the Village prior to development of any parcel within the conceptual plan.

RECOMMENDATION: Staff recommends approval of the Parcel Conceptual Plan as long as there is no net loss of snow storage capacity within the Core. Realistically, Village staff will need to remove snow from areas shown on the plan on a regular basis as it is impractical to physically store a season's worth of snow in such a highly congested area. The Village will also need to assess existing parcels that do not have the capacity to store snow on-site, as existing vacant lots will no longer be available for snow storage by them, and thus the snow will need to be removed by the Village. These existing property owners can employ private snow removal contractors in lieu of assessment by the Village as long as an approved off-site storage plan can be developed by said property owners.