

CITY OF ELEPHANT BUTTE
ORDINANCE NO. 220

**AN ORDINANCE AMENDING THE ORIGINAL MASTER PLAN OF
THE TURTLEBACK MOUNTAIN RESORT PLANNED UNIT
DEVELOPMENT, § 155.095.**

WHEREAS, the City of Elephant Butte Zoning Commission recommends a zoning amendment to the original master plan of the Turtleback Mountain Resort Planned Unit Development;and

WHEREAS, the proposed zoning amendments would encourage more development of both residential and commercial properties and uses compatible with their residents that will be convenient and functional to those who live and work in this area of the community; and

WHEREAS, the proposed zoning amendments would allow more diverse land uses on the subject property to help achieve a more walkable, inclusive, and economically viable area as encouraged by the City; and

WHEREAS, the Zoning Commission recommended that this zoning change request be approved by a vote of the majority of the City’s Zoning Authority;

WHEREAS, the City Council is the Zoning Authority for the City and held a duly noticed hearing on _____ to consider and act on the Zoning Commission’s recommendation.

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the City of Elephant Butte, based on the recommendation of the Zoning Commission and the evidence presented at the _____ hearing:

Section One. THAT the Turtleback PUD Planning & Zoning Revisions, a two (2) page document, are hereby approved.

Section Two. THAT the Turtleback PUD Planning & Zoning Revisions, a two (2) page document, be attached with this ordinance for record. “Attachment A”

31 **Section Three. THAT** the Code of Ordinances, Chapter § 155.099 be amended as
32 follows:

33 The Turtleback Mountain Resort Planned Unit Development Overlay Zone as
34 described in the Turtleback Mountain Partners submission of 1-18-2006 with added drainage
35 plan and amendments thereto is herewith adopted by reference and made a part of this
36 subchapter.

37 The Turtleback Mountain Resort Planned Unit Development Overlay Zone added a
38 zoning amendment to the official master plan on _____. This zoning amendment
39 shall be the newest edition with the adoption of Ordinance 220. "Attachment A" is necessary
40 and vital for the adoption of Ordinance 220.

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43 **Section Four. THAT** City staff is hereby authorized to do all deeds as necessary in the
44 accomplishment of the herein above.

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46 **PASSED, APPROVED AND ADOPTED** by the governing body of the City of
47 Elephant Butte on this ____ day of _____, 2024.

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Mayor, Phillip Mortensen

ATTEST:

City Clerk, Lindsey Cobleigh

“Attachment A”

Necessary and vital to the adoption of Ordinance 220: An Ordinance amending the original master plan of the Turtleback Mountain Resort Planned Unit Development, § 155.095.

Three (3) Documents within this attachment to include this page.

Revisions Summary Descriptions

GOLF

PA-A & PA-B - golf course areas revised based on boundary survey

PA-B-1 – added 9-hole golf course west side of property

RESIDENTIAL

PA-D - area revised area (based on survey); revised unit count (+2)

PA-E - revised area (based on survey)

PA-F - revised area (based on survey); revised unit count (-1)

PA-G - revised area (based on survey)

PA-I - revised unit count (+33)

PA-I2 – remove this planning area, rename to PA-Q

PA-J – revised unit count (+20)

PA-L – divide into 2 PA's; PA-J1 and PA-L revised areas and total unit count (+4)

PA-K – revised area and unit count (+24)

PA-M – revised area and reduce unit count (-42)

PA-O – revised area and add to unit count (+3)

PA-S & PA-T – combine PA-S & PA-T (New PA-S), Revise Zone to SFD/Mixed Use, extend area into T or C city limits, revised unit count (+67)

PA-X – revise area and add to unit count (+3)

MIXED USE

PA-P – changed zone to SFA/Golf, revised area (based on survey) add to unit count (+2), consolidate lots 12-18 (3.1 acres) for proposed hotel site (Replat required)

PA-R – revised area and unit count (-57)

PA-U – revised area

PA-T – create new planning area, zone SFD/mixed use 7.5 acres, 1 unit

PA-Q & Q2 – combine to single PA, zone MU, proposed community center

COMMUNITY FACILITIES

PA-Q – Rename to PA-Z, zone CF/Golf, revise area

Revised PA-W area

Added 8.5 acres “Open / Green Space” which is spaces remaining outside planned areas

TURTLEBACK PUD PLANNING & ZONING REVISIONS
May 2024
(REVISED 6/22/2024)

Revised Sheet 10 Table

	Planning Area	Land Use	Acres	Proposed Units	Proposed Density/FAR	Percent of Total Acreage
GOLF	A	Golf Course	75.1	-	-	7.2
	B	Golf Course	126.5	-	18,600 FAR	12.1
	B-1	Golf Course	73.4	-	-	7.0
	Subtotal		275.0	-	-	26.2
RESIDENTIAL	D	SFD	12.8	52	4.2 du/ac	1.2
	E	SFD	31.3	46	1.47 du/ac	3.0
	F	SFD	24.7	38	1.54 du/ac	2.4
	G	SFD	10.6	60	5.7 du/ac	1.0
	H	SFD	16.3	39	2.4 du/ac	1.6
	I	SFA / MF	10.2	100	9.8 du/ac	1.0
	J	SFD	14.5	84	5.8 du/ac	1.4
	J1	SFD	14.0	70	5.0 du/ac	1.3
	K	SFD	13.3	52	3.9 du/ac	1.3
	L	SFD	24.2	164	6.8 du/ac	2.3
	M	SFD	79.8	162	2.0 du/ac	7.6
	O	SFD	20.7	13	0.62 du/ac	2.0
	S	SFD/MU	81.1	440	5.4 du/ac	7.7
	X	SFD	14.8	7	0.47 du/ac	1.4
	Subtotal		368.3	1329	3.6 du/ac	35.1
MIXED USE	C	Commercial	5.1	55,000 sq. ft.	0.25 FAR	0.5
	P	SFA / GOLF	5.9 SFA/3.1 GOLF	13 du 5.9 ac	2.2 du/ac / 1.6 FAR	0.9
	R	MU	170.8	190 max du 25,000 sq. ft.	1.1 du/ac / 0.25 FAR	16.3
	T	SFD / MU	7.5	1	0.13 du/ac	0.7
	U	MU	52.2	110 max. du 25,000 sq. ft.	2.1 du/ac / 0.25 FAR	4.9
	Subtotal		244.6	312 d.u./105,000 sq ft	1.3 du/ac / 0.04 FAR	23.3
COMMUNITY FACILITIES	N	Wildlife Habitat	13.9	-	-	1.3
	Q	MU	10.2	-	-	1.0
	W	Open Land	6.2	-	-	.6
	Z	CF / GOLF	11.4	-	-	1.1
	Subtotal		41.7	-	-	4.0