

**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 Wednesday, September 18, 2024, 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 Wednesday, September 18, 2024, hearing:

Section One. THAT the Turtleback PUD Planning & Zoning Revisions, a Four (4) page document, are hereby approved.

Section Two. THAT the Turtleback PUD Planning & Zoning Revisions, a Four (4) page document, be attached with this ordinance for record. "Attachment A"

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

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

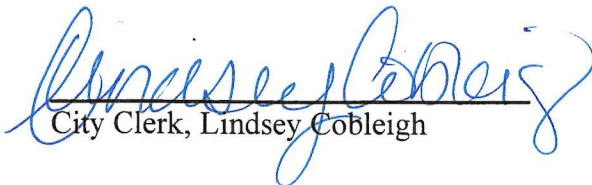
The Turtleback Mountain Resort Planned Unit Development Overlay Zone added a zoning amendment to the official master plan on Monday, October 7, 2024, This zoning amendment shall be the newest edition with the adoption of Ordinance 220. "Attachment A" is necessary and vital for the adoption of Ordinance 220.

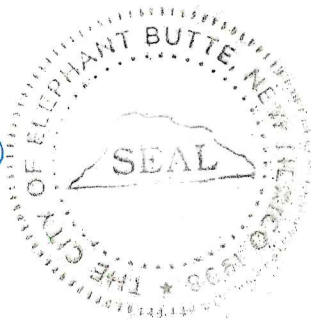
Section Four. THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

PASSED, APPROVED AND ADOPTED by the governing body of the City of Elephant Butte on this 7 day of October, 2024.


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.

Five(5) Documents within this attachment to
include this page.

TURTLEBACK PUD PLANNING & ZONING REVISIONS
September 2024

Revised Sheet 10 Table

	Planning Area	Land Use	Acres	Proposed Units	Proposed Density/FAR	Percent of Total Acreage
GOLF	A	CF / GOLF	75.1	-	-	7.2
	B	CF / GOLF	126.5	-	18,600 FAR	12.1
	B-1	CF / GOLF	73.4	-	-	7.0
	Subtotal		275.0	-	-	26.2
RESIDENTIAL	D	SFD	12.8	54	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/3.1GOLF	13 du 5.9 ac	2.2 du/ac / 1.6 FAR	0.9
	R	MU	170.8	188 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

Revisions Summary Descriptions

GOLF

PA-A & PA-B - golf course areas revised based on boundary survey and Land Use designation changed to "CF / Golf" to correspond with the PUD ordinance as filed

PA-B-1 – added 9-hole golf course west side of property. Land Use designation changed to "CF / Golf" to correspond with the PUD ordinance as filed

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

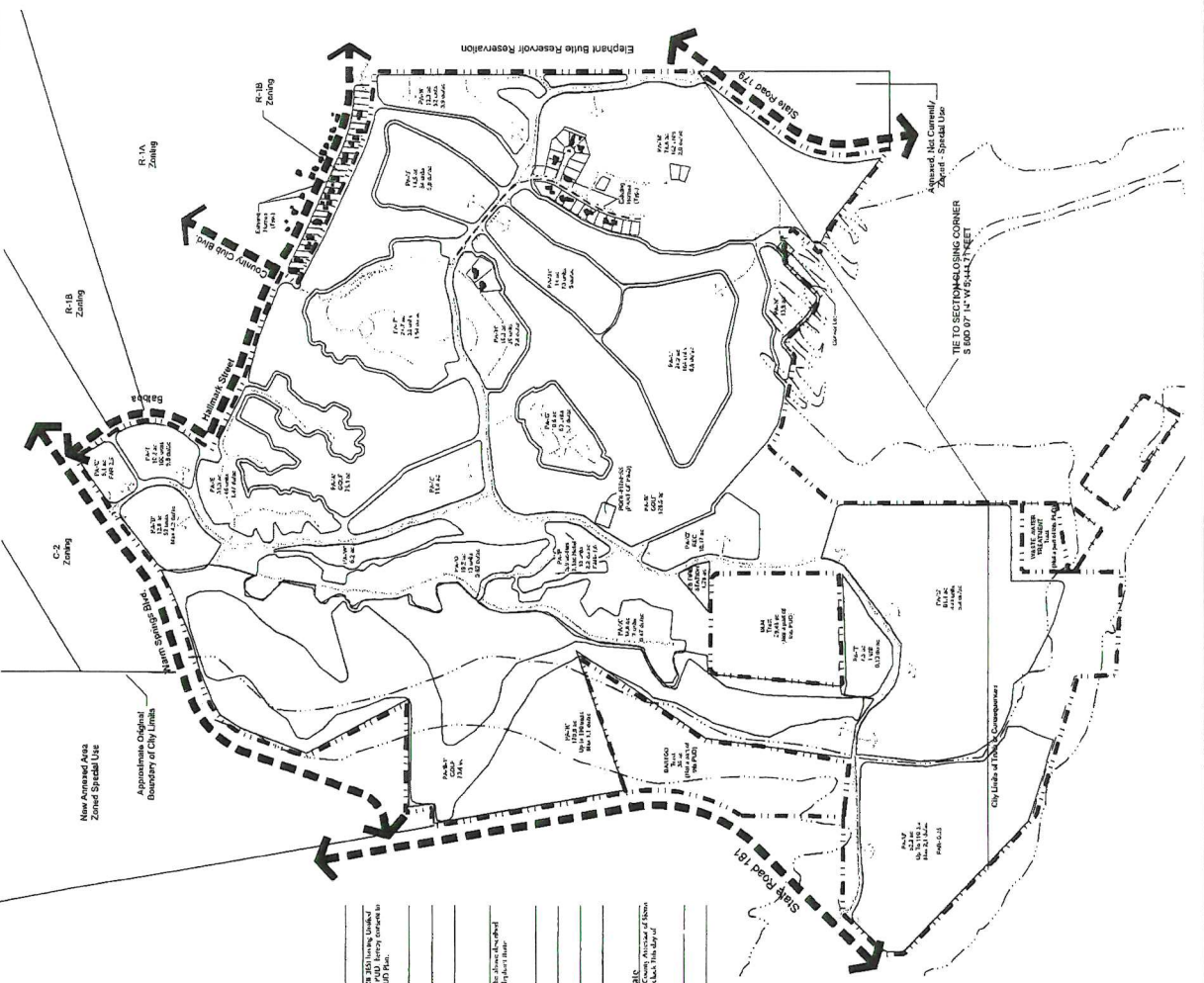


- LEGEND**
- Property Boundary
 - Proposed Community Drive
 - Existing Arterial/Collector Road
 - 100-Year Floodplain (from FEMA map)
 - Planning Area Boundary
 - Access to Planning Area
 - Existing Homes

Parcel ID	Parcel Area	Use	Proposed Dens./A/R	Proposed Units	Percent of Total Units
A	76.1	CF/DOF	-	-	7.2
B	106.5	CF/DOF	11,000 FAR	-	12.1
B-1	73.4	CF/DOF	-	-	7.8
Subtotal	256.0				37.1
D	13.8	SF	-	52	5.6
E	11.8	SF	-	44	4.7
F	26.7	SF	-	104	11.1
G	10.8	SF	-	41	4.3
H	16.3	SF	-	61	6.5
I	18.2	SF	-	68	7.2
J	14.5	SF	-	54	5.7
K	13.3	SF	-	50	5.3
L	21.2	SF	-	80	8.5
M	7.9	SF	-	29	3.1
N	11.2	SF	-	42	4.5
O	10.1	SF	-	37	3.9
X	14.8	SF	-	55	5.8
Subtotal	288.3			1,079	11.5
C	5.1	Commercial	-	-	0.5
P	5.8	SFA/GOLF	3.8 SPAC/GOLF	-	0.6
R	10.8	RM	1.0 R/A	-	1.1
S	7.9	SF	1.0 R/A	-	0.8
T	25.2	SF	1.0 R/A	-	2.7
U	24.5	SF	1.0 R/A	-	2.6
V	13.9	SF	1.0 R/A	-	1.5
W	10.2	SF	1.0 R/A	-	1.1
Z	6.2	CF/GOLF	-	-	0.7
Subtotal	117.7			434	4.6
Total	573.8			1,513	16.1

Notes

- Density limits shall be allowed in areas zoned as Planning Area, and to exceed the permitted limit of 1641 units per acre for the PUD. Density limits shall be based on the maximum density allowed by the zoning ordinance.
- Planning Area units in the PUD shall be based on the maximum density allowed by the zoning ordinance.
- Units in the PUD shall be based on the maximum density allowed by the zoning ordinance.



SIGNATURE BLOCKS

Ownership Certificate
 I, the undersigned, do hereby certify that the information provided in this PUD is true and correct to the best of my knowledge and belief.

City Council Certificate
 I, the undersigned, do hereby certify that the information provided in this PUD is true and correct to the best of my knowledge and belief.

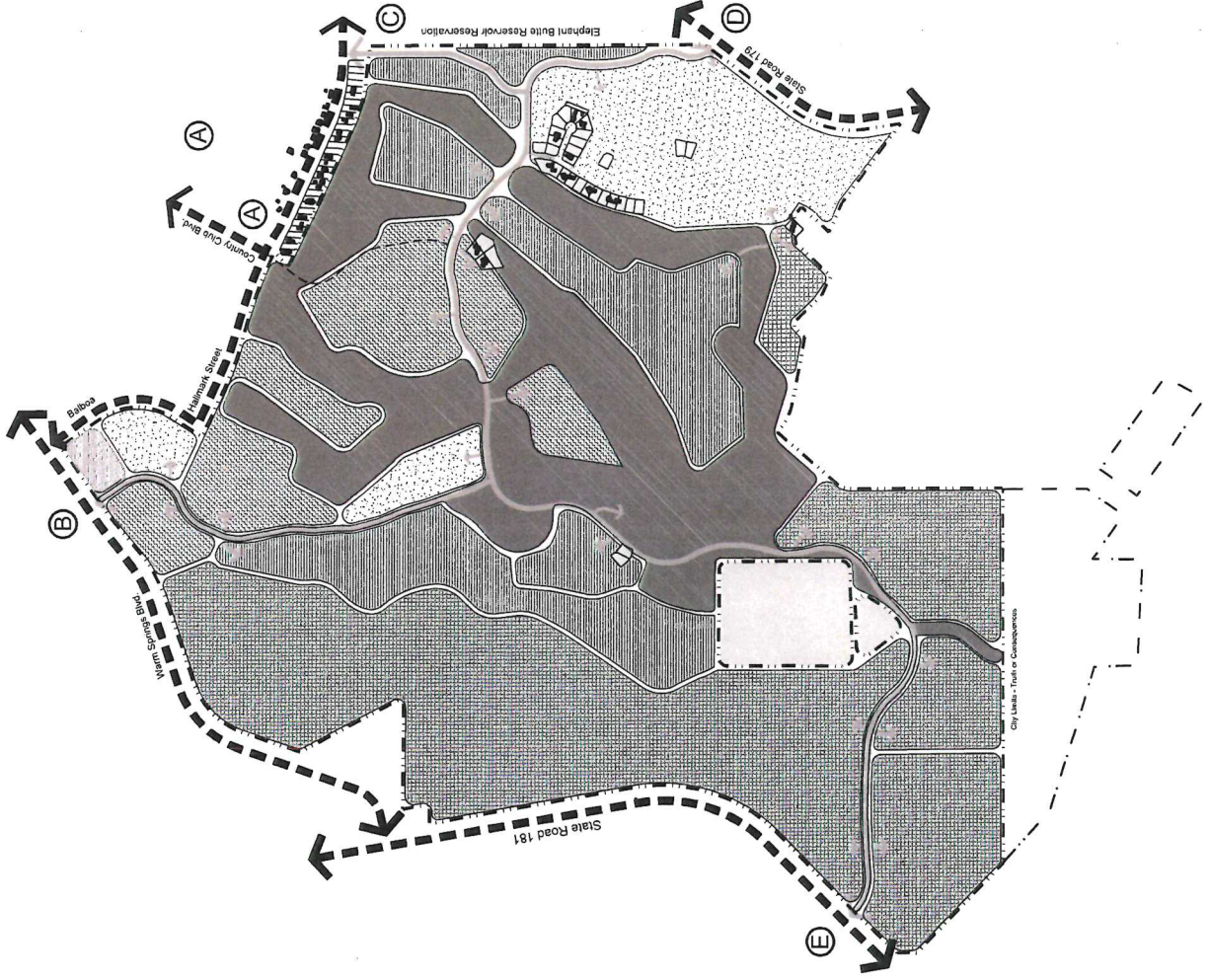
County Assessor's Certificate
 I, the undersigned, do hereby certify that the information provided in this PUD is true and correct to the best of my knowledge and belief.

LEGEND

- Property Boundary
- Proposed Community Drive
- Existing Arterial/Collector Road
- Planning Area Boundary
- Existing Road
- Access to Planning Area
- Vehicular Access Points
- Existing Homes
- Out Parcels - Not a part of this PUD
- Phase 1 - Includes golf course, golf related amenities, entry road, entry features and supporting utilities.
- Phase 2, 2A - 2A is Las Palomas Neighborhood only
- Phase 3
- Phase 4
- Phase 5

Phase	Planning Areas	Estimated Date*	Proposed Units	Vehicle Access Point
1	A, B	Early 2006	0 du	A - Existing B - New
2	D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	2006 - 2008	216 du	A - Existing B - New C - Construction Traffic Only
3	C, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	2005 - 2008	306 du includes 100 du	A - Existing B - New C - Construction Traffic Only D - New E - New
4	L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	2007	252 du	A - Existing B - New C - Construction Traffic Only D - New E - New
5	N, A, S, T, U, V, W, X, Y, Z	2009	711 du	A - Existing B - New C - Construction Traffic Only D - New E - New

*Estimated date of planning. Up to 1841 Proposed Units



Notes:

- This plan represents the estimated sequence of development. The actual phasing of this development after Phases 1 and 2, are subject to prevailing market conditions at the time of development, and may not be constructed in this sequence. All future phases, beyond Phases 1 and 2 of this development will be subject to review at the time of plat.
- *Estimated Date* in the above chart indicates the anticipated time of submission for planning.
- Subsequent phases may begin concurrent with one another, provided the preceding phase is substantially complete.
- Vehicular access points B, C, and D will be complete and open before the access point at Country Club Blvd. closes.



