

ORDINANCE NO. 2013-6

AN ORDINANCE OF THE TOWN OF RICO, COLORADO AMENDING THE RICO LAND USE CODE AND OFFICIAL ZONE DISTRICT MAP TO ZONE LOTS 5A, 5B, 5C, 5D, 8 AND 9 OF THE RICO RIVER CORRIDOR REPLAT AS SET FORTH HEREIN.

WHEREAS, the Rico Land Use Code allows for amendment to the Town's Official Zone District Map pursuant to RLUC Section 410, *et. seq.*

WHEREAS, the Town of Rico is currently the applicant for approval of a replat of parcels in the Rico River Corridor adjacent to the Dolores River, known officially as the River Corridor Tract Map, Boundary Line Agreement, located within a portion of Tract A, Rico Townsite.

WHEREAS, the River Corridor replat is necessary to correct previously faulty survey work and to memorialize donation of a large parcel of property to the Town of Rico for recreational open space.

WHEREAS, with adoption of the River Corridor Tract Map, Tracts 5A, 5B, 5C, 5D, 8 and 9 are newly designated parcels and should be officially zoned. Zoning of these parcels is required under the Rico Land Use Code and is necessary to promote proper land use planning, as well as the public health, safety and welfare. Tracts 5A, 5B, 5C, and 5D AND 8 are currently owned by the Town of Rico. Tract 9 is currently owned by Rico Renaissance, LLC.

WHEREAS, the properties adjacent to the above named Tracts are zoned residential, residential planned unit development, commercial and commercial planned unit development.

WHEREAS, the proposed application is compatible with land uses in the surrounding area, and the proposed amendments will serve and promote the community of Rico by creating zoned parcels in conjunction with approval of a legal subdivision of the River Corridor based upon accurate survey work.

WHEREAS, the proposed zoning action is consistent with the purposes of the Rico Land Use Code and the goals and objectives of the Rico Regional Master Plan, including the preservation of valuable open space and recreational amenities on Town owned parcels, as well as a site for a future wastewater treatment plant and utility easements related thereto.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF RICO AS FOLLOWS:

The Rico Land Use Code and Official Zone District Map are hereby amended as follows:

1. Tracts 5A, 5B, 5C, 5D AND 8 of the River Corridor Tract Map, Boundary Line Agreement, located within a portion of Tract A, Rico Townsite, shall be zoned as "Open Space and Public Facilities Zone District," pursuant to Rico Land Use Code Section 290.

2. Tract 9 of the River Corridor Tract Map, Boundary Line Agreement, located within a portion of Tract A, Rico Townsite, shall be zoned as "Commercial Planned Unit Development" pursuant to Rico Land Use Code Section 280.
3. The Official Zone District Map of the Town of Rico is hereby amended as set forth herein and as attached hereto.
4. Zoning of the above named Tracts shall become effective immediately upon adoption of this Ordinance.

INTRODUCED, READ AND APPROVED ON THE 20th DAY OF NOVEMBER, 2013.

READ, APPROVED AND ADOPTED FOLLOWING A PUBLIC HEARING ON THE 19th DAY OF MARCH, 2014.



Mayor



Attest: Town Clerk