



THE TAOS NEWS

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Developer seeks zone change for apartments

By J.R. Logan

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A property owner is asking for a zoning change that would allow him to build an 18-unit apartment complex on a mostly vacant parcel in the center of Taos.

Owner Mike Tarleton and his agent, Mark Yaravitz, have approached the town about the project. A diagram of the complex shows several buildings on a 1.5-acre parcel near the Taos Post Office that is under two different zones — the C-2 “General Commercial” zone and the R-14 “Multi-Family” zone. A café and dentist office are also located on the property.

The Taos Planning and Zoning Commission will consider the zone change at a meeting Nov. 6.

A summary of the project provided to the town by the developer states the area is a “high demand residential neighborhood,” and the project would provide much-needed infill for the town.

The summary explained the existing single parcel was once several parcels that were zoned differently. Because of the split zoning, the summary says the developer would need to get a conditional use permit for the part of the complex outside the residential zone. The summary says the split zoning is “too cumbersome and inconsistent.”

“After a conversation with the town attorney and town planning director, the decision was made to rezone the entire property to R-14 with a conditional use permit to leave the existing buildings as they are,” the summary read. “At that time, it was agreed the 1.5 acres would support 18 apartments in addition to the two front buildings.”

Minutes from a Development Review Committee meeting on Oct. 17 show no one had comments about the rezoning, but there were questions about the requirements of the Historic District Overlay and acequia and setback provisions.

Minutes from a Historic Preservation Committee meeting state the committee approved a “Certificate of Appropriateness,” but included certain conditions such as a requirement the project entrance must meet state transportation standards and the project not impede a nearby acequia.