



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 26, 2008

Department: Zoning, Building and Planning **Staff Contact:** Enrico Gradi, Program Planner

TITLE: CONSENT: Special Use Permit for Specific Use for Self-Storage and Auto, Trailer & Truck Storage (CSU-70029)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the January 9, 2008 public hearing, the County Planning Commission voted (6-0) to recommend approval of a Special Use Permit for Specific Use for Self-Storage and Auto, Trailer & Truck Storage on Tract A, located at 4310 Meade Avenue SW, on the southeast corner of Dennis Chavez Boulevard and Grace Vigil Road SW, zoned A-1, and containing approximately 3.77 acres. The decision was based on six (6) Findings and subject to the following seventeen (17) Conditions.

Findings:

1. The request is for a Garcia/Kraemer & Associates, agent for Loretta Chavez, requests approval of a Special Use Permit for Specific Use for Self-Storage and Auto, Trailer & Truck Storage on Tract A, located at 4310 Meade Avenue SW, on the southeast corner of Condishire Road and Grace Vigil Road SW, zoned A-1, and containing approximately 3.77 acres.
2. This request has substantial neighborhood support.
3. The request is consistent with the goals of the Albuquerque/Bernalillo County Comprehensive Plan of encouraging a small-scale, locally-owned and operated industry that complements residential areas.
4. Unique conditions exist with regard to the use of the parcel in that it is located in the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and also located in close proximity to a Limited Access Arterial Roadway, Dennis Chavez Boulevard.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.

6. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community since it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.

Conditions:

1. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of $\frac{3}{4}$ of an acre or more. The applicant shall submit a copy of the permit to the Zoning Administrator for inclusion with the corresponding file.
2. The applicant shall obtain a water and sewer availability statement from the Albuquerque/Bernalillo County Water Utility Authority, and if applicable, shall connect to public water and sewer services. The applicant shall submit a copy of the statement to the Zoning Administrator for inclusion with the corresponding file.
3. At time of development, developer shall connect site to ABCWUA if available, or if not, shall permit/drill/construct an individual domestic well in accordance with Bernalillo County Well Ordinance.
4. All exterior building facades shall be of an earth tone color.
5. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including:
 - a. A landscaped buffer along all streets of no less than ten feet;
 - b. A landscaped buffer of no less than six (6) feet along the portions of the property adjacent to residential uses; and
 - c. A solid wall or solid fence at least six (6) feet high along the portions of the property adjacent to residential uses, except for those sides abutting public right-of-way.
 - d. All landscaped buffers shall incorporate both coniferous and deciduous trees, shrubs, and vegetation to achieve a minimum of 75 percent coverage and a largely opaque screen within two years of initial planting.
 - e. At the time of planting, all trees shall be a minimum of 1½-inch caliper measured at two feet above ground, and shrubs shall be a minimum of five gallons in size. The landscaped buffers shall also provide gravel coverage at a minimum depth of two inches, and shall be watered by a designated irrigation system.
6. All off-street parking areas on the property shall be surfaced with a durable material consisting of concrete or bituminous surface. Spaces shall be appropriately marked to indicate the location of the space.

7. Border landscaping, predominantly drought and heat-tolerant flora, mostly evergreen, dense enough to restrict potential graffiti when mature, and of a type not expected to exceed 10-12' in height when fully mature.
8. Within 180 days of final approval from the Board of County Commissioners, the applicant shall submit a grading and drainage plan to the Public Works Division for review and approval.
9. No outdoor speakers or amplified sound systems shall be permitted.
10. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided to prevent fugitive light from crossing onto adjacent lots or public rights-of-way.
11. The applicant shall meet the requirements of the Bernalillo County Fire Department, including proper provisions for the access of fire-fighting apparatus, hazardous material handling and storage, and sufficient availability of water supply for fire protection.
12. The hours of operation shall be from 6 a.m. to 10 p.m.
13. Signs provided in connection with the Special Use Permit shall meet the requirements of the O-1 zone, and shall be shown on a revised site plan that includes elevation drawings. Illuminated signage shall be limited to only face Condershire Road and Dennis Chavez Boulevard.
14. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
15. This Special Use Permit shall be issued for the life of the use.
16. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months of the final Board of County Commission approval. The revised plan shall include elevation drawings of all buildings and structures proposed for the site.
17. The foregoing Conditions of Approval shall become effective immediately upon execution or utilization of any portion of the rights or privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (January 11, 2008).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval