



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 29, 2008

Department: Zoning, Building, and Planning **Staff Contact:** Mari Simbaña, Program Planner

TITLE: CONSENT: Special Use Permit for a Contractor's Yard (CSU-80010)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the April 2, 2008 public hearing, the County Planning Commission voted (5-0; Commissioners Becerra and Sanchez excused) to recommend approval of the request for a Special Use Permit for a Contractor's Yard on Tract 4A, Lands of Ernest J. & Rosalie L. Alderete, located on 85 Brannan Road, containing approximately 9.54 acres, and zoned A-2. The decision was based on the following four (4) Findings and subject to the following thirteen (13) Conditions:

Findings:

1. This is a request for approval of a Special Use Permit for a Contractor's Yard on Tract 4A, Lands of Ernest J. & Rosalie L. Alderete, located on 85 Brannan Road, containing approximately 9.54 acres, and zoned A-2.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. This request is consistent with Resolution 116-86, as this land use is more advantageous to the community as it supports water provision to residents.
4. This request is consistent with the East Mountain Area Plan as the proposed activity is a community scale commercial use that meets the needs of the area.

Conditions:

1. On-site parking shall be limited to 4 (four) parking spaces, including one handicapped space and additional vehicle storage shall be within enclosed garage space.
2. Outdoor storage is not permitted.
3. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.

4. The applicant shall comply with the Bernalillo County Noise Ordinance. No outdoor speakers or amplified sound systems shall be permitted.
5. Within 180 days of final approval from the Board of County Commissioners, the applicant shall submit a grading and drainage plan to Public Works Division for review and approval.
6. Landscaping for the Special Use Permit shall meet standards outlined in the Zoning Ordinance, including that there shall be a landscaped buffer along all streets of no less than 20 feet for a property of five or more acres. Natural landscaping is acceptable.
7. The applicant shall provide proof of certification from New Mexico Environment Department for water hauling.
8. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
9. A revised site plan consistent with the conditions of approval shall be submitted for review and approval to the Zoning Administrator within 30 days from the date of final Board of County Commissioners approval.
10. The revised site plan shall identify the dimensions of La Guitar and El Guitar private access roads. Legal access shall be established which meets Bernalillo County Public Works Division approval prior to site plan approval.
11. Existing fuel station shall be shown on the revised site plan.
12. The Special Use Permit shall be issued for five years.
13. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied within one year.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (April 4, 2008)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING AND PLANNING DEPARTMENT:

Staff recommends approval