



Agenda Item Number: \_\_\_\_\_

## BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

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Meeting Date: August 26, 2008

Department: Zoning, Building, Planning Staff Contact: Adella Gallegos, Assoc. Program Planner

**TITLE: CONSENT:** Special Use Permit for Specific Use for Permissive C-1 Uses & Truck Rental (CSU-70046)

### COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

### SUMMARY:

At the June 4, 2008 public hearing, the County Planning Commission voted 4-0 (Becerra, Nelson and McMahon excused) to recommend approval of a Special Use Permit for Specific Use for Permissive C-1 Uses & Truck Rental on Lots 3 – 10, C de Baca-Edmundo Addition, located at 1906 Isleta Boulevard SW, zoned C-1, and containing approximately .60 acres. The decision was based on the following five (5) Findings and subject to the following nine (9) Conditions.

#### Findings:

1. This is a request for a Special Use Permit for Specific Use for Permissive C-1 Uses & Truck Rental on Lots 3 – 10, C de Baca-Edmundo Addition, located at 1906 Isleta Boulevard SW, zoned C-1, and containing approximately .60 acres.
2. The property is located in the Semi-Urban Area as designated in Albuquerque/Bernalillo County Comprehensive Plan and in Residential Area Three (3) of the Southwest Area Plan.
3. The request is consistent with Resolution 116-86 in that changed neighborhood conditions have occurred in the area towards a mixture of commercial and residential uses along Isleta Boulevard and the subject site is of a commercial nature amid both commercial and residential uses.
4. This request is not in significant conflict with the elements of the Southwest Area Plan, as articulated in Policies 45 and 46, in that the request is for community commercial uses that would provide neighborhood scale services to this area of the South Valley.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.

#### Conditions:

1. 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.

2. Landscaping as shown on the revised site plan dated April 2, 2008 shall be acceptable.
3. There shall be no more than four (4) rental trucks, no longer than seventeen (17) feet each, parked on the site at any one time, and parked in the locations as noted on the site plan.
4. The applicant shall submit for review and approval proof of licensing and certification for the fuel storage tanks and gas pumps and a hazardous materials handling plan and an emergency response plans to the Office of Environmental Health. A copy of the license and certification shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
5. The applicant shall replat the subject property. The necessary subdivision procedures shall be completed within 120 days of the final approval from the Board of County Commission.
6. 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 Commissioners approval. The site plan shall include the north arrow and other items as required.
7. This Special Use Permit shall be issued for ten years.
8. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
9. 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 (June 6, 2008)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

## **STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING:**

Staff Recommends Approval

*VERSION 5.0*