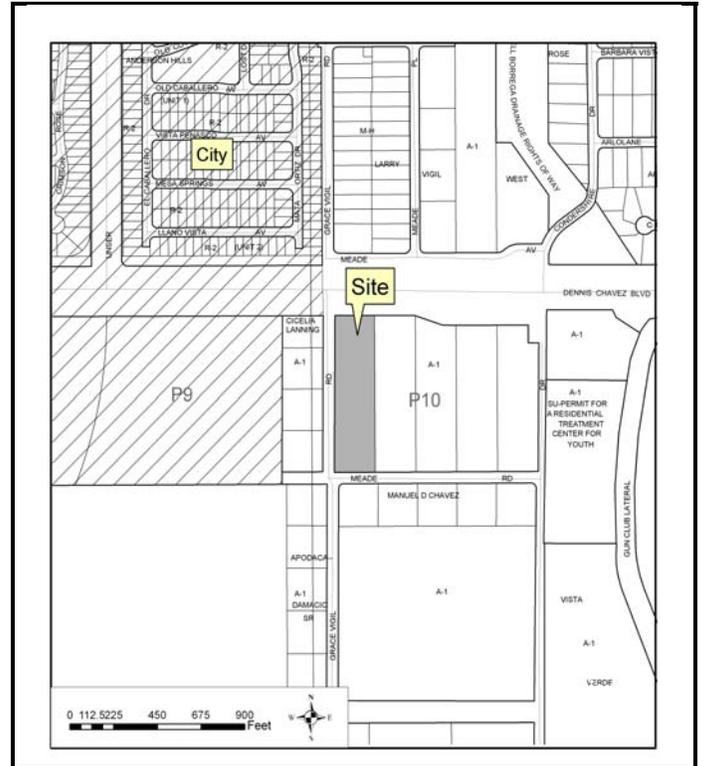


<b>Applicant:</b>	Loretta Chavez
<b>Agent:</b>	Garcia/Kraemer & Associates
<b>Location:</b>	4310 Meade Avenue SW
<b>Property Size:</b>	Approximately 3.77
<b>Existing Zone:</b>	A-1
<b>Proposed Request:</b>	Special Use Permit for Specific Use for Self-Storage and Auto, Trailer & Truck Storage
<b>Recommendation:</b>	Deferral



<b>Summary:</b>	The applicant is requesting a Special Use Permit for Specific Use for Self-Storage and Auto, Trailer & Truck Storage. The site is located at 4310 Meade Avenue SW and is zoned A-1. The site is located in the Developing Urban Area of the Albuquerque/Bernalillo County comprehensive Plan. This case was continued from the November 7, 2007 hearing to allow the applicant to revise the site plan in order meet the requirements of both the surrounding community as well as County requirements. To date, staff has not received any of these materials.
<b>Staff Planner:</b>	Enrico Gradi, Program Planner

- Attachments:**
1. Application
  2. Land Use and Zoning Map
  3. Letters of Community Opposition
  4. Site Plan (Commissioners Only)

Bernalillo County Departments and other interested agencies reviewed this application from 2.22.07 to 7.9.07.

Agency comments were used verbatim in preparation of this report, and begin on page 17.

**AGENDA ITEM NO.: 15**  
**County Planning Commission**  
**January 9, 2008**

CSU-70029 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 Dennis Chavez Boulevard and Grace Vigil Road SW, zoned A-1, and containing approximately 3.77 acres. (P-10) (CONTINUED FROM THE NOVEMBER 7, 2007 HEARING)

**AREA CHARACTERISTICS AND ZONING HISTORY**

**Surrounding Zoning & Land Uses**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	A-1	Vacant with Outbuilding
<b>North</b>	N/A	Dennis Chavez Boulevard
<b>South</b>	A-1	Vacant
<b>East</b>	A-1	Single Family Dwelling
<b>West</b>	A-1	Single Family Dwellings

## **BACKGROUND:**

### **The Request**

The applicant is requesting a Special Use Permit for Specific Use for Self-Storage and Auto, Trailer & Truck Storage. The proposed total square footage of the request is 43,050 square feet of which 2,500 square feet are dedicated for sales and a dwelling for a manager's apartment. The manager is housed in a two bedroom and is to provide 24 hour security for the proposed facility.

### Request Justification

The applicant maintains that the request is justified according to Resolution 116-86 in that the Special Use Permit is consistent with the Albuquerque/Bernalillo County Comprehensive Policy I which calls for services to be located to compliment residential areas and be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments. In addition the applicant has stated that there are significant changed neighborhood conditions in the vicinity of the request. These changed conditions include the construction of Dennis Chavez Boulevard, Wal-Mart and recent residential development located North West of the subject site.

### **Surrounding Land Use and Zoning Activity**

The land use activity that is closest to this site dates back to 2002. In 2002 an application for a zone change from A-1 to M-1 was submitted for a site located approximately 1,200 south east of the subject site. At the February 5, 2003 public hearing, the Extraterritorial Land Use Commission (ELUC) voted to recommend denial the request for a zone map amendment from A-1 to M-1 on a tract of land located west of the Gun Club Lateral and north of the Amole Hubbell Borrega Drainage ROW, containing approximately 44 acres. Subsequently, the applicant appealed the Extraterritorial Land Use Commission decision to the Extraterritorial Land Use Authority. On March 25, 2003 the ELUA denied the applicants appeal (CZ-200027/CO-30007).

Approximately, 750 feet east of the subject site, between Condishire Road and the Gun Club Lateral, is the site of the San Marcos Treatment Center. On January 31 1995 the Bernalillo County Board of Commissioners approved a request for a Residential Treatment Center for Youth on this eight-acre site. The treatment center is known as the San Marcos Treatment Center. The treatment center offers treatment for adolescents ages 5 through 18 (CSU-94-23).

The area located approximately 2000 feet east of the subject site is the Hubbell Oxbow, which is part of the City of Albuquerque Major Public Open Space (MPOS) Network. The Hubbell Oxbow was purchased by the City in 1999 and is managed by the City Open Space Division. The Hubbell Oxbow site is maintained with agricultural uses in order to provide crops for wildlife habitat, particularly birds. The City Open Space Division lists five species of raptors and other birds of prey plus fifteen other species have been recorded on this site.

Approximately 17 years ago, a zone change from A-1 to M-1 was granted for a site immediately south west of the Hubbell Oxbow. On August 7, 1985 the County Planning Commission recommended denial of a zone change from A-1 to M-1 for Tracts 1 through 5 located on the west side of Padilla Road. Tracts 1 through 5 combine for a total of approximately 25 acres. The County Planning Commissioners recommendation was appealed to the Board of County Commissioners and subsequently approved on September 17, 1985 (CZ-85-54).

The approximately 20 acres directly north of the subject site was annexed into the City limits in 1988 (Z-88-39/AX-88-7) and was zoned SU-1 for C-1 Permissive Uses & Restaurant with Full Service Liquor. The site is connected to other areas within the City limits via the annexations of Coors Boulevard and

Flora Vista Avenue roadways. The property comprises an island of incorporated land surrounded by Bernalillo County land.

In 1999, the EPC approved a zone map amendment to add package liquor sales associated with a grocery store and drive thru restaurant and pharmacy as permissive uses. An associated site development plan for building permit for a shopping center was also approved at the same time (Z-99-78). The approved shopping center was never realized and in fact, never received final sign-off at the DRB.

In August of 2000, the EPC approved a revised site plan for building permit for the subject site that included a full-service grocery store, another large anchor store, two restaurants, and a drive-up bank for a total of 202,600 square feet of building area, however, the site never developed according to the revised site plan.

On September 18, 2003 the City of Albuquerque Environmental Planning Commission voted to approve a site development plan for subdivision and site development plan for building permit for the 21-acre parcel. The site plan proposes a 205,000 square-foot Super Wal-Mart on one of the tracts and a restaurant on the second tract.

Environmental Planning Commission's approval of site plan for subdivision and site plan for building permit was appealed to the City Council. On November 10, 2003 the City Council denied the appeal and upheld the EPC's decision.

#### **APPLICABLE PLANS AND POLICIES:**

##### **Albuquerque/Bernalillo County Comprehensive Plan**

The site is located in the Developing Urban Area as delineated in the Albuquerque/Bernalillo Comprehensive Plan. The principal Goal for the area of the Comprehensive Plan is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment.

**Policy a** states that "The Established and developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre."

**Policy d** states that "The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern."

**Policy e** states, "New growth shall be accommodated through development of areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be assured."

**Policy f** states that "Clustering of homes to provide larger shared open areas and houses oriented toward pedestrian or bikeways shall be encouraged."

**Policy g** states "Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate."

**Policy i** states that “Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.”

**Policy j** states “Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more that one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free standing retailing and contiguous storefronts along streets in older neighborhoods.”

**Policy k** states that “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation operations.”

**Policy l** states that “Quality and innovation in design shall be encouraged in all new development design shall be encouraged which is appropriate for the plan area.”

**Policy m** “states that Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”

### **Air Quality**

The Goal is to improve air quality to safe guard public health and enhance the quality of life.

**Policy g** states “Pollution from particles shall be minimized.”

- “Use vegetation, landscaping and other erosion control techniques to minimize dust pollution especially from construction sites.”
- Modify the Development process manual to expand requirements for top soil disturbance permits and dust control plans for excavations greater that  $\frac{3}{4}$  acre; monitor and strictly enforce the existing regulations regarding airborne particulates.”

### **Southwest Area Plan (SWAP)**

**Policy 1** states "Techniques to ensure water quality and to enhance water conservation shall be established by the appropriate governmental agencies to enforce policies adopted in the Ground-Water Protection Policy and Action Plan and to prevent further groundwater contamination in the Plan area."

**Policy 5** states "As development occurs in the Plan area, provisions shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil Conservation Service Zones 3 & 4 to protect Zone 5."

**Policy 6** states "Specific land use regulations, with performance and improvement standards, shall be created to protect agricultural lands."

**Policy 25** states "The City and County shall stabilize residential zoning and land use in the Plan area."

d) Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street; and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.

f) Encourage stabilization of residential land use through subdivision design and scale

**Policy 28** states that the areas located between I-25 and Second Street and the area south of I-40 and west of Paseo del Volcan shall be used as primary employment areas due to their location relative to transportation facilities (rail and highway).

**Policy 29** states "All land uses in the plan area, which are or reflect a M-1 or M-2 land use shall require a detailed site plan and landscape plan, including phasing (if applicable)."

a) Promote a visually pleasing business environment by creating attractive surroundings. To achieve this, provide appropriate native drought tolerant plants and trees with a 30 foot landscaped area fronting the main access road. Landscape elements shall be consistent throughout the area roadways.

**Policy 30** states "Standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties."

a. Outdoor light poles within residential areas should not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.

**Policy 32** states "Increase the visual character and quality of the streetscape and overall development by encouraging enhanced use of required perimeter walls."

Discourage long expanses of uninterrupted wall surface and encourage walls to be indented, offset, or in a serpentine form to avoid a tunnel effect.

**Policy 41** states "Encourage a balance between economic development and the quality of life for existing communities as well as for newly developed areas.

**Policy 42** states "Industrial development shall be in accordance with existing environmental and geological conditions."

a) Permit industrial economic development where water availability and quality can sustain such industry.

c) Restrict new industrial development in areas of fragile soil conditions or in geographically unfit areas, unless indisputable evidence is presented that the area will not be adversely affected.

- d) Locate industrial development in areas with appropriate road design, drainage and infrastructure conducive to industrial activity.

**Policy 28** states that the areas located between I-25 and Second street and the area south of I 40 and west of Paseo del Volcan shall be used as primary employment because of their location to transportation facilities (rail and highway).

- a) Prohibit industrial development that is highly consumptive in water use from the area south of I-40 and west of Paseo del Volcan.
- b) Prohibit industrial development on the top edge of the Southwest Mesa
- c) Require a master site plan for industrial uses (M-1, and M-2 zoning) for sites that encompass the crucial area and are five acres or larger.
- d) The developer shall provide a detailed site plan for industrial uses that incorporates appropriate native drought tolerant plants and trees, in order to achieve a continuous 30 foot landscaped area fronting the main access road.
- e) Require industrial development located in the area south of I-40 and west of Paseo del Volcan to be developed with “no net” cost to local governments for infrastructure and water use as defined in the Planned Communities Criteria.

**Policy 29** states that “All land uses in the plan area, which are or reflect a M-1 or M-2 land use shall require a detailed site plan and landscape plan, including phasing (if applicable).

- a) Promote a visually pleasing business environment by creating attractive surroundings. To achieve this, provide appropriate native drought tolerant plants and trees with a 30-foot landscaped area fronting main access roads. Landscape elements shall be consistent throughout the area roadways.

### **Bernalillo County Zoning Ordinance**

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted BCC Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.

- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans, which have been adopted by the BCC
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
  - 1. An error in the original zone map.
  - 2. Changed neighborhood conditions, which justifies a change in land use or
  - 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the BCC
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
  - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
  - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:
  - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
  - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

- J. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
3. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
  4. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

#### Section 15. C-2 Community Commercial Zone.

A. The regulations set forth in this section, or set forth elsewhere in this ordinance, when referred to in this section, are the regulations in the C-2 Community Commercial Zone. The purpose of this zone is to provide for commercial uses and to regulate such uses in such a manner as to provide for appropriate community commercial uses.

##### 1. Permissive Uses:

a. Any permissive and conditional use allowed and as regulated in the C-1 Neighborhood Commercial Zone and the following:

(6) Retailing

(12) Transfer or storage of household goods including self-storage mini-warehouses.

#### Section 7. A-1 Rural Agricultural Zone.

The regulations set forth in this section or set forth in this ordinance, when referred to in this section, are the regulations in the A-1 Rural Agricultural Zone. The purposes of this zone are to preserve the scenic and recreational values in the National Forests and similar adjoining land, to safeguard the future water supply, to provide open and spacious development in areas remote from available public services, and to recognize the desirability of carrying on compatible agricultural operations and spacious home developments in areas near the fringes of urban development. The regulations provide for the protection of these important land uses, and are not intended to unduly restrict or regulate farming, or ranching operations.

#### Section 18 Special Use Permit Regulations

A. By Special Use Permit after receipt of a recommendation from the County Planning Commission, the Board of County Commissioners may authorize the location of uses in any one in which they are not permitted by other sections of this ordinance; the Extraterritorial Land Use Authority may likewise authorize the increase in height of buildings beyond the limits set fourth by sections of the zoning

ordinance. With such permits, the Board of County Commissioners may impose limitations as it deems necessary:

1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located.
2. To ensure the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.
5. The County Planning Commission must review the Special Use Permit and progress of development from the date of approval and each year thereafter until completion of the plan, and if needed make a recommendation to the Board of County Commissioners to continue or revoke the Special Use Permit.

In certain situations based on unique conditions, and where there is evidence of substantial support from the affected neighborhood residents and/or property owners within 100 feet, a Special Use Permit may be recommended for approval by the Board of County Commissioners for any of the specific uses set forth in Sections 12, 13, 14, 15, 16, 17 and 18 of the Bernalillo County Zoning Ordinance. The Special Use Permits may be considered by the County Planning Commission only after it has been determined that the requested zone is inappropriate, and that unique conditions and substantial neighborhood support exist.

#### Section 19. Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a conforming residential use, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

- A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.
  1. Sites of one acre or less:
    - a. There shall be a landscaped setback along all streets of no less than ten feet.
    - b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.

- c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback may contribute toward this requirement.

2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of not less than 15 feet. All other requirements are the same as 1.b and 1.c above.

3. Sites of five acres or more:

- a. There shall be a landscaped setback along all streets of no less than 20 feet.
- b. The landscaped setback shall not be counted toward the landscaping required as a result of paving.
- a. All other requirements [shall be the] same as 1.b. and 1.c. above.

## **ANALYSIS:**

### **Surrounding Land Use**

The subject site is zoned A-1 and is bounded on the east, west by properties zoned A-1 which contain single family dwellings. The parcel located south of the subject site is zoned A-1 and is vacant. Dennis Chavez Boulevard is located on the north portion of the parcel.

### **Plans**

#### Albuquerque Bernalillo Comprehensive Plan

The principal Goal for the Developing Urban Area of the Comprehensive Plan addresses the creation of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment. The goals and policies for this area of the Comprehensive plan do not address land uses of an industrial or extractive nature. It appears that this area of the Comprehensive Plan was intended for the establishment of higher density residential land uses.

Land use policy a states that the Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre. Further, Policy d establishes that the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.

Comprehensive Plan policy I call for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. Certainly, the location of the proposed use is not within a densely established residential community. However, some residential uses and zoning categories do exist in the general area and the Developing Urban land use designation imply that residential uses are the intent for this area of the County in the future.

#### Southwest Area Plan

The site is also located in Residential Area 5 of the Southwest Area Plan, which recommends nine (9) dwelling unit per acre in this area of the South Valley. Additionally, Policy 41 encourages a balance

between economic development and the quality of life for existing communities as well as for newly developed areas.

**Zoning Ordinance**

The Zoning Ordinance, Section 18 (B) (1-5) defines the rationale for the imposition of conditions on particular land use cases with regard to a Special Use Permit. The Board of County Commissioners may authorize the increase in height of buildings beyond the limits set forth by sections of the Zoning Ordinance.

Additionally, the Board of County Commissioners may impose limitations as it deems necessary to ensure the proper performance standards and conditions are imposed upon uses, which may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public. Also to insure that the use will not become detrimental to the public interest, health, safety, convenience, or the general welfare.

In certain situations based on unique conditions, and where there is evidence of substantial support from the affected neighborhood residents and/or property owners within 100 feet, a Special Use Permit may be recommended for approval by the Board of County Commissioners for any of the specific uses set forth in Sections 12, 13, 14, 15, 16, 17, and 18 of the Bernalillo County Zoning Ordinance.

**Agency Comments**

The Public Works Division state that the conceptual grading and drainage plan provided with this special use application is sufficient for this application. A formal grading and drainage plan submittal is required. Additional comments from the Public Works Division state that the site plan must show the rights-of-way for Meade Rd., Condershire Dr. and Grance Vigil Rd. Additional ROW may be required. Additional ROW for 25 foot radius curves shall be required at the NW and SW corners of the property.

**Analysis Summary**

<b>Zoning</b>	
Resolution 116-86	Resolution 116-86 requires that a land use change must clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan. The Albuquerque/Bernalillo County Comprehensive Plan policy i calls for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. The proposed use appears to be of minimal impact to the surrounding community.
Section 18.B. 32	The applicant has not submitted support for this request
<b>Plans</b>	
Comprehensive Plan	The request attempts to address the goals of the Comprehensive Plan of encouraging a small-scale, locally-owned and operated industry that complements residential areas.

Area Plan	Policy 41 of the Southwest Area Plan calls for balancing economic development and the quality of life for existing communities as well as for newly developed areas. Although this request represents a change of use the impact to the site appears to be rather low
Other Requirements	
Environmental Health	The applicant must provide a Water and Sewer Availability Statement.
Public Works	The site plan must show the rights-of-way for Meade Rd., Condershire Dr. and Grance Vigil Rd. Additional ROW may be required. Additional ROW for 25 foot radius curves shall be required at the NW and SW corners of the property.

### Conclusion

In general, self-storage facilities are considered to be rather low impact with regard to the amount of morning and late afternoon traffic/trip generation that is produced from these facilities. Given the low intensity nature of the request, it appears that the establishment of a Self Storage and Auto, Trailer and Truck Storage may be a reasonable request for this area. Resolution 116-86 requires that that there be changed neighborhood or community conditions in order to justify a land use change.

This request also appears to be consistent with the Albuquerque/Bernalillo County Comprehensive Plan. Policy b of the Comprehensive Plan states that the adverse effects of the automobile on air quality is to be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services. This particular area of the South Valley does not currently have any self-storage service. Given the amount of previous and future residential development in this area, this request may be seen as a service, which will serve the immediate community and diminish the amount of trips outside this area of the valley for similar services.

Section 18.B.32 of the Bernalillo Zoning Ordinance provides for the consideration of a Special Use Permit for a Specific Use based on unique site considerations and the presents of substantial neighborhood support. In this case, it appears that the location of the site relative to surrounding land uses qualifies as unique conditions. However, the applicant has yet to provide the required evidence of neighborhood support in the form of letters of support from surrounding property owners.

### **ADDITIONAL STAFF COMMENTS: NOVEMBER 7, 2007**

This case was continued from the August 1, 2007 hearing to allow the applicant to meet with the surrounding neighborhood and community in order to gain support for this request as required for a Special Use Permit for a Specific Use. To date, staff is unaware if the applicant has contacted those who live adjacent to the site or in the general vicinity. In addition, the applicant has not submitted an adequate justification to Resolution 116-86.

**ADDITIONAL STAFF COMMENTS: JANUARY 9, 2008**

In the time since this case was first presented it appears that there has been some resolution between the surrounding community and the applicant. Staff is aware that there is some agreement on the proposed land use as well as various conditions of approval. This case was continued from the November 7, 2007 hearing to allow the applicant to revise the site plan in order meet the requirements of both the surrounding community as well as County requirements.

The County Planning Commission instructed the applicant to provide the following information:

1. Under Section 18.B.32, provide evidence that unique conditions exist to justify the request.
2. Adequately justify Resolution 116-86.
3. Submit a revised site plan. The revised site plan must be submitted by noon on Monday, November 19<sup>th</sup> for the January 9, 2008 hearing.

To date, staff has not received any of the aforementioned materials.

**RECOMMENDATION:**

Deferral of CSU-70029

Enrico Gradi  
Program Planner

## **BERNALILLO COUNTY DEPARTMENT COMMENTS**

### Environmental Health:

1. Upon development provide a drinking water system that meets the most current Bernalillo County Water Well Ordinance and/or connect to and prove connection to Municipal Water services.
3. Upon development provide a waste water system that meets the most current Bernalillo County Waste Water Ordinance and/or connect to and prove connection to Municipal Sewer services.
4. Provide a Water and Sewer Availability Statement. Contact the ABCWUA at 924-3987.
5. Fugitive Dust permits may be required from the COA Air Quality Div.

### Fire:

An additional evacuation / access road maybe required in a wildland/forest interface area.

Extinguishers shall be suitable for the anticipated character of the fire, the construction and occupancy of the individual property or premises, the vehicle or hazard to be protected and the ambient-temperature conditions.

Fire lanes shall be designed, approved, and insptected prior to occupancy.

Upon the Development the Developer, builder or Owner must Show approved locations and distance of fire hydrants.

The will be required fire extinguishers on each storage building and eachon must be at an approved distances.

Plat does not show secondary means of egress or entranc for Fire Department access

Office area and storage must have approved monitored smoke dectectors.

Access rooads must be a minimum of 20 ft. and must be maintain as such.

Approval and/or occupancy pending approved water supplies for fire protection.

Fire hydrants are generally installed according to spacing criteria that varies according to proposed land use. These hydrants may be required to be supplemented with additional hydrants when actual development takes place.

### Zoning Administrator:

### Zoning Enforcement Manager:

Based on the above comments there is no adverse comments at this time.

There were previous violations for illegal contractor's yard ,trash and junk. violations were abated. No other adverse comment.

## Public Works:

### DRAN

1. This property is subject to Chapter 38 of the Bernalillo County Code for Flood Damage Prevention and Storm Drainage. A grading and drainage plan prepared an engineer licensed in the State of New Mexico and approved by Bernalillo County Public Works is required prior to any development or additional development of this property.

2. The conceptual grading and drainage plan provided with this special use application is sufficient for this application. A formal grading and drainage plan submittal is required.

3. This site will also require a Storm Water Pollution Prevention Plan 1. This property is subject to Chapter 38 of the Bernalillo County Code for Flood Damage Prevention and Storm Drainage. A grading and drainage plan prepared an engineer licensed in the State of New Mexico and approved by Bernalillo County Public Works is required prior to any development or additional development of this property.

2. The conceptual grading and drainage plan provided with this special use application is sufficient for this application. A formal grading and drainage plan submittal is required.

3. This site will also require a Storm Water Pollution Prevention Plan (SWPPP) that meets the Bernalillo County Code Chapter 38 prior to any grading, paving, or excavation permit issuance by Bernalillo County Public Works (SWPPP) that meets the Bernalillo County Code Chapter 38 prior to any grading, paving, or excavation permit issuance by Bernalillo County Public Works

### DRE

1. The site plan shows an office and storage units, with an area for vehicle storage. There is also an area within the 3.77 acre proposed development for future use. The BCPWD Traffic Impact Analysis Procedures identify a threshold of 200 trips per day and/or 25 trips in the peak hour. Based on the total acreage, the proposed development would be expected to generate 166 trips per day and 16 trips in the peak hour. Based on this specific site plan a TIA is not required. Changes or additional use on the site may generate a TIA requirement.

2. The site plan must show the rights-of-way for Meade Rd., Condershire Dr. and Grance Vigil Rd. Additional ROW may be required. Additional ROW for 25 foot radius curves shall be required at the NW and SW corners of the property.

3. Improvements meeting County Street Standards will be required for access roads.

## Building Manager:

Building permits will be required for the proposed Self Storage Project as a condition of approval of this request.

Parks & Recreation:

No comments received

Sheriff's:

No comments received

## COMMENTS FROM OTHER AGENCIES

MRGCOG:

The northern boundary of proposal appears to abut Senator Dennis Chavez Bd, a limited-access facility. Access to this roadway requires approval of the TCC and NMDOT as owner of the facility.

AMAFCA:

No comment.

City Public Works:

Transportation Planning:

1. Senator Dennis Chavez Boulevard adjacent the site is a limited access principal arterial as designated on the Long Range Roadway System with a minimum right-of-way width of 200 feet.

Conditions

1. Dedication of a minimum 100 feet of right-of-way from the centerline of Senator Dennis Chavez Boulevard, a limited access principal arterial as designated on the Long Range Roadway System.

Transportation:

No adverse comments.

Utilities:

No comments

City Open Space:

Open Space has no adverse comments

New Mexico State Highway Department:

No comments as the development will have no direct or significant impact on the State transportation system.

NEIGHBORHOOD ASSOCIATIONS:

The South Valley Coalition of Neighborhood Associations

The South Valley Alliance