



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 22, 2008

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

TITLE: CONSENT: Special Use Permit for a Contractor's Yard (CSU-70032)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the November 7, 2007 public hearing, the County Planning Commission voted (6-0) to recommend approval of a Special Use Permit for a Contractor's Yard on Tracts 158A1A, 158A2A1, 158A2B1A & 158A2B1B, MRGCD Map 42, located at 1942 San Ygnacio Road SW and 1213 Tapia Boulevard SW, zoned R-1, and containing approximately .65 acres. The decision was based on five (5) Findings and subject to the following eleven (11) Conditions.

Findings:

1. This is a request for a Special Use Permit for a Contractor's Yard on Tracts 158A1A, 158A2A1, 158A2B1A & 158A2B1B, MRGCD Map 42, located at 1942 San Ygnacio Road SW and 1213 Tapia Boulevard SW, zoned R-1, and containing approximately .65 acres.
2. The property is within the Semi Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. 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.
4. This request is consistent with the health, safety, and general welfare of the residents of the County.
5. The use has outgrown the site and will need to relocate to another location at the end of the time period of the Special Use Permit.

Conditions:

1. Entrance and exit to the contractor's yard shall be from San Ygnacio Road, and shall have a 20 foot wide access.
2. 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.
3. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including:
 - a. There shall be a landscaped buffer along all streets of no less than ten (10) feet.
 - b. There shall be a landscaped buffer of no less than six (6) feet along the portions of the property adjacent to residential uses.
 - c. A solid wall or solid fence at least six (6) feet high shall be erected 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.
4. All off-street parking areas on the property shall be surfaced with gravel. Parking shall be appropriately marked to indicate the location of the space.
5. 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.
6. No outdoor speakers or amplified sound systems shall be permitted.
7. Any site 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.
8. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
9. This Special Use Permit shall be issued for 3 years.
10. 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.
11. 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 (November 9, 2007).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval