



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 29, 2008

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

TITLE: CONSENT: Special Use Permit for RV Overnight Campground (including club house, two rental cabins and a manufactured home for a watchman caretaker)(CSU-80009)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the April 2, 2008 public hearing, the County Planning Commission voted 6-0 (Holcomb abstained) to recommend approval of an amendment to a Special Use Permit to remove the RV Storage and replace with additional spaces for the RV Overnight Campground on Tracts A & C, located at 13500 Central Avenue SW, approximately ½ mile west of Paseo del Volcan on the south Frontage Road off of I-40, zoned C-1 with a Special Use Permit for Specific Use for RV Storage and a Special Use Permit for RV Overnight Campground to include a Club House, and containing approximately 18 acres. The decision was based on the following eight (8) Findings and subject to the following six (6) Conditions.

Findings:

1. This request is for an amendment to a Special Use Permit to remove the RV Storage and replace with 31 additional spaces for the RV Overnight Campground on Tracts A & C, located at 13500 Central Avenue SW, approximately ½ mile west of Paseo del Volcan on the south Frontage Road off of I-40, zoned C-1 with a Special Use Permit for Specific Use for RV Storage and a Special Use Permit for RV Overnight Campground to include a Club House, and containing approximately 18 acres.
2. This request is for a Special Use Permit for RV Overnight Campground (including club house, two rental cabins and a manufactured home for a watchman/caretaker).
3. The overnight campground site has had a Special Use Permit since July 21, 1987.
4. The property is within the Reserve Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
5. This request is consistent with the Southwest Area Plan in that the proposed site contains adequate infrastructure with respect to water, sewer and roads.
6. This request is consistent with Resolution 116-86 in that changed neighborhood conditions exists since travel related uses can be found adjacent to and surrounding the site.

7. This request is consistent with the health, safety, and general welfare of the residents of the County.
8. This Special Use Permit (CSU-80009) for a Special Use Permit for RV Overnight Campground (including club house, two rental cabins and a manufactured home for a watchman/caretaker) supercedes the previous Special Use Permit for this site (CSU-50024).

Conditions:

1. A grading and drainage plan shall be submitted to the Bernalillo County Public Works Division for review and approval within two months after the final Bernalillo County Commission approval. The drainage plan shall be acceptable to the Bernalillo County Public Works and shall demonstrate the use of rainwater harvesting to supply and/or supplement all landscapes totaling 20,000 square feet or more. Alternately, the applicant may show proof of use of an approved graywater systems or non-potable water for supplemental irrigation.
2. Landscaping for the Special Use Permit shall meet the following requirements:
 - a. There shall be a landscaped buffer along all streets of no less than 20 feet.
 - b. 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.
 - c. 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 (drip) irrigation system.
3. 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.
4. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
5. The Special Use Permit shall be issued for life of the use.
6. 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 with within one (1) 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 & PLANNING:

Staff Recommends Approval

VERSION 5.0