



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 27, 2009

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

TITLE: CONSENT: Special Use Permit for a Public Utility Facility (Storm Drainage Pond)
(CSU-80030).

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the November 5, 2008 public hearing, the County Planning Commission voted (6-0; Commissioner Sanchez excused) to recommend approval for a Special Use Permit for a Public Utility Facility (storm drainage pond) on Lot 17, Block 3, Tract 3, Unit 1, North Albuquerque Acres, located at 11901 Oakland Avenue NE, on the northeast corner of Oakland and Lowell, zoned A-1, and containing approximately .74 acres. The decision was based on the following six (6) Findings and subject to the following nine (9) Conditions:

Findings:

1. This is a request for approval of a Special Use Permit for a Public Utility Facility (storm drainage pond) on Lot 17, Block 3, Tract 3, Unit 1, North Albuquerque Acres, located at 11901 Oakland Avenue NE, on the northeast corner of Oakland and Lowell, zoned A-1, and containing approximately .74 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. The property is within the boundaries of the Paseo Del Norte/North Albuquerque Acres Sector Development Plan which states that, "Any request for a change in zone or for a special use permit on any property within the Sector Development Plan boundary is considered to be a Sector Development Plan amendment and would be evaluated according to the criteria and process of the Zoning Ordinance."
4. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community because it will decrease the potential hazards that are created through rain storms.
5. This request is consistent with Resolution 116-86 in that it facilitates the realization of the Paseo Del Norte/North Albuquerque Acres Sector Development Plan Section 8.0

Drainage by following the recommendations of the North Albuquerque Acres Drainage Management Plan.

6. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. The site plan shall be revised to show at least one parking space. All off-street parking areas on the property shall be surfaced with a durable material consisting of concrete or bituminous surface. The parking spaces shall meet the applicable size, designation, accessibility requirements, and be appropriately marked to indicate the location of the space.
2. The site plan shall be revised to show the property lines in relation to Lowell Street improvements.
3. The site plan shall be revised to show landscaping, including a landscape legend, the regional multi-use trail, and the on-street bike lane adjacent to the site.
4. Lighting shall be site-specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots.
5. The applicant shall comply with the Bernalillo County Noise Ordinance. Ambient noise levels shall be measured on property boundaries in accordance with Bernalillo County Code, Section 30-115.
6. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
7. The Special Use Permit shall be issued for the life of the use.
8. 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 after the final Bernalillo County Commission approval.
9. 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 to within one year.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (November 7, 2008)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING AND PLANNING DEPARTMENT:

Staff recommends approval