



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 27, 2009

Department: Zoning, Building, Planning Staff Contact: Catherine VerEecke, Program Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to R-1 (CZ-80008)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the December 3, 2008 public hearing, the County Planning Commission voted (5-0; Commissioner Hall, Pacias excused) to recommend approval of the request for a zone map amendment from A-1 to R-1 on Tract 48B1, MRGCD Map #23, located at 10242 2nd Street NW on the east side of 2nd Street approximately 400 feet south of Diers Road NW, and containing approximately 1.74 acres. The decision was based on the following seven (7) Findings.

1. This is a request for a zone map amendment from A-1 to R-1 on Tract 48B1, MRGCD Map # 23, located at 10424 2nd Street NW on the east side of 2nd Street approximately 400 feet south of Diers Road NW, and containing approximately 1.74 acres.
2. This property is located within the Rural Area designated by the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. The request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan in that it would allow single family residential development on a site in the Rural Area of the North Valley in accordance with the setback and area requirements of R-1 zoning, including the minimum lot size of three-quarters of an acre.
4. This request is consistent with Resolution 116-86 in that there are changed community conditions justifying the land use change including recent zone changed from A-1 to R-1 zoning nearby and adjacent to the subject site.
5. The request does not constitute a "spot zoning", as the subject property is adjacent to property with the proposed R-1 zoning.
6. This request for the zone change does not imply approval of subdivision of the applicant's property if the applicant applies for subdivision, nor does it imply subsequent approval of variances that may be requested from requirements or standards in any Bernalillo County Ordinance or Regulations.

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

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (December 8, 2008)
2. County Planning Commission Information Packet.
3. Justification and Proposed Plat (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING:

Staff Recommends Approval