



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 24, 2009

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

TITLE: CONSENT: Special Use Permit for a Contractor's Yard (CSU-90002)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the January 7, 2009 public hearing, the County Planning Commission voted 5-0 (Sanchez excused) to recommend approval of a Special Use Permit for a Contractor's Yard on the westerly portion of Tract 15, MRGCD Map #60, located at 7537 Marcelino Road SW, zoned A-1, and containing approximately 1.22 acres. The decision was based on the following five (5) Findings and subject to the following thirteen (13) Conditions.

Findings:

1. This is a request for Special Use Permit for a Specific Use for Truck Storage on the westerly portion of Tract 15, MRGCD Map #60, located at 7537 Marcelino Road SW, zoned A-1, and containing approximately 1.22 acres.
2. The property is located in the Rural Area as designated in the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area Two (2) of the Southwest Area Plan.
3. This request has substantial neighborhood support.
4. This request is consistent with Resolution 116-86 in that the proposed 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.
5. This request is consistent with the safety, and general welfare of the resident of the County.

Conditions:

1. The applicant shall submit proof to the Office of Environmental Health of a well permit and an approved wastewater system if the subject site is not connected to the Albuquerque/Bernalillo County Water Utility Authority (ABCWUA) sewer system.

2. The applicant shall submit a hazardous materials handling plan and submit all necessary checklists and emergency repose plan for review and approval to the Office of Environmental Health.
3. The applicant shall connect to the ABCWUA sewer system within two months after the final Board of County Commissioners approval. A copy of the proof of connection shall be submitted to the Zoning, Building, Planning and Environmental Health Department.
4. No outside storage will be allowed on the subject site.
5. There shall be no more than two semi-tractor trailers parked on the subject site at one time.
6. No maintenance of the trucks will be allowed to occur on the subject site.
7. The off-street parking area on the property shall be surfaced with gravel. Parking shall be appropriately marked to indicate the location of the spaces.
8. Any 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.
9. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including.
 - a. A 15 foot landscape buffer along the portion of the subject site that abuts Marcelino Road on the east with and a six foot landscape buffer and a solid wall or fence along the remaining length of the east property line that abuts residential uses.
 - b. A six foot landscape buffer and a solid wall or fence along the north and west properties will be required at the time residential development occurs.
10. The applicant shall comply with all applicable Bernalillo County ordinances and regulations upon approval of the Board of County Commissioners.
11. The Special Use Permit shall be issued for five (5) years.
12. The applicant shall submit three revised site development plans consistent with the Conditions of approval, unless otherwise mentioned, shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners approval. The site plan shall include the following noted changes:
 - a. Insert driveway width.
 - b. Insert right of way width of Marcelino Road and the location of pavement improvements.
 - c. Show turn radius for the large trucks accessing the site.
 - d. Delete “Lot 14A, C-1 Zoning” and insert “Lot 14A, A-1 Zoning”.
 - e. Delete “Lot 14B, C-1 Zoning” and insert “Lot 14B, A-1 Zoning”.
 - f. Show the existing storage shed (including size).
13. The applicant shall work diligently and expediently toward satisfying the Conditions of approval, unless a specific time is mandated, if Conditions of Approval are not met within one year, the Special Use Permit shall be cancelled pursuant to the procedures in the Zoning Ordinance.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (January 12, 2009)
2. County Planning Commission Information Packet
3. Site Plan dated November 17, 2008 (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING:

Staff Recommends Approval

VERSION 5.0