



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 24, 2009

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

TITLE: CONSENT: Approval of an amendment to a Special Use Permit to include an office (CSU-90006)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the February 4, 2009, public hearing, the County Planning Commission voted (5-0) to recommend approval of a amendment to a Special Use Permit to include an office on Tracts 100B & 121 easterly portion, located at 1512 Coors Boulevard SW, on the eastside of Coors, north of Arenal Road approximately 300 feet south of Lala-Gene, zoned A-1 with a Special Use Permit for a Contractor's Yard. The decision was based on the following Findings and subject to the following Conditions. The decision was based on the following seven (7) Findings and subject to fifteen (15) Conditions.

Findings:

1. This is a request for an amendment to a Special Use Permit to include an office on Tracts 100B & 121 easterly portion, located at 1512 Coors Boulevard SW, on the eastside of Coors, north of Arenal Road approximately 300 feet south of Lala-Gene, zoned R-1 currently with a Special Use Permit for a Contractor's Yard.
2. This property is located within the Semi Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. The request is consistent with Resolution 116-86 in that changed neighborhood conditions justify the request because this site and an adjacent site have recently been approved for contractor's yards. This site was approved for a Special Use Permit in 2003 (CSU-30013) and the property immediately north of the subject site was approved for a Special Use Permit in 2003 (CSU-30003)
4. This property is located within Residential Area Three as designated by the Southwest Area Plan.
5. 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.
6. The Special Use Permit for CSU-30013 is superseded by the amended Special Use Permit for an Office and Contractor's Yard (CSU-90006).

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

Conditions:

1. A six (6) foot landscape buffer between residential uses shall be located parallel to the wall and inside face the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of twenty-five (25) feet on center.
2. The applicant shall provide Bernalillo County Zoning, Building, Planning and Environmental Health Department with a copy of a recent sewer availability statement from the Albuquerque Bernalillo County Water Utility Authority.
3. Lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
4. Street trees shall be planted at thirty (30) feet on center along Coors Boulevard.
5. Future construction shall be subject to inspection for fire code requirements during construction and/or prior to occupancy.
6. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center.
7. Applicant shall revise the submitted site plan in order to address all Bernalillo County Zoning requirements for a contractors yard.
8. No outdoor speakers or amplified sound systems shall be permitted.
9. Applicant shall conduct a traffic impact analysis and submit to the Bernalillo County Public Division and State Highway Department of Transportation for review and approval.
10. Signage shall be consistent with the C-1 zone.
11. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
12. All open storage shall be allowed on the southeast portion of the lot and shall be screened from view from Coors Blvd
13. The Special Use Permit shall be issued for the life of the use.
14. A revised site development plan consistent with the Conditions of approval shall be submitted for review to the Zoning Administrator within two months after the final Board of County Commissioners approval
15. The foregoing Conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (February 6, 2009).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval