



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: April 28, 2009

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

TITLE: CONSENT: Special Use Permit for Specific Use for R-2 Uses (CSU-80026)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the March 4, 2009, public hearing, the County Planning Commission voted (7-0) to recommend approval of a Special Use Permit for Specific Use for R-2 Uses on Lot 5, Lynwood Addition, located at 713 Cannon Drive SW, zoned R-1, and containing approximately .15 acres. The decision was based on the following six (6) Findings and subject to ten (10) Conditions.

Findings:

1. The request is for a Special Use Permit for Specific Use for R-2 Uses on Lot 4, Lynwood Addition, located at 713 Cannon Drive SW, zoned R-1, and containing approximately .15 acres.
2. This request has substantial neighborhood support.
3. The subject site is designated Established Urban in the Albuquerque/Bernalillo County Comprehensive Plan.
4. Unique conditions exist with regard to the use of the parcel in that the residential compound appears to exist prior to the adoption of County zoning.
5. This request is consistent with Resolution 116-86, in that this land use is more advantageous to the community because the Albuquerque/Bernalillo County Comprehensive Plan Policy "O" encourages redevelopment and rehabilitation of older neighborhoods in the Established Urban Area.
6. This request is consistent with Resolution 116-86 in that the request is consistent with the Southwest Area Plan Policy 36 which calls for affordable housing in the South Valley.

Conditions:

1. Site lighting shall be provided and 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.

2. A grading and drainage plan prepared by an engineer licensed in the State of New Mexico shall be reviewed and approved by the Bernalillo County Public Works Division within one year of final Board of County Commissioners approval.
3. The applicant shall provide a driveway access of twenty feet and across lot access easement for the adjacent lot.
4. The applicant shall obtain a water and sewer availability statement from the Albuquerque/Bernalillo County Water Utility Authority, and if applicable, shall connect to public water and sewer services. The applicant shall submit a copy of the statement to the Zoning Administrator for inclusion with the corresponding file within six months of final Board of County Commissioners approval. .
5. There shall be no more than three dwelling units on this lot.
6. The applicant shall provide a silver pro-panel roof for the residential structure.
7. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
8. The Special Use Permit shall be issued for the life of the use.
9. Three revised site development plans consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners approval.
10. 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.

ATTACHMENTS:

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

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval