



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 26, 2008

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

TITLE: CONSENT: Special Use Permit for Specific Uses for Automotive Repair (paint & body) and Auto Sales (CSU-70050)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Summary:

At the January 9, 2008 public hearing, the County Planning Commission voted 5-0 (Commissioners Sanchez & McMahon excused) to recommend approval of a Special Use Permit for Specific Uses for Automotive Repair (paint & body) and Auto Sales on a tract in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, T10N R2E Section 26, located at 6566 Sage Road SW, zoned A-1 & C-N, and containing approximately 2 acres. The decision was based on the following six (6) Findings and subject to the following fifteen (15) Conditions.

Findings:

1. This is a request for a Special Use Permit for Specific Uses for Auto Repair (paint and body) and Auto Sales on a tract in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, T10N R2E Section 26, located at 6566 Sage Road SW, zoned A-1 & C-N, and containing approximately 2 acres.
2. The property is within the Developing Urban Area as designated in the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area Five (5) of the Southwest Area Plan.
3. This request is consistent with Resolution 116-86 in that the land use is more advantageous to the community in that it provides a neighborhood community commercial scale service to this particular area of the South Valley as articulated in Policies 45 and 46 of the Southwest Area Plan.
4. The request is consistent with Resolution 116-86 in that changed neighborhood conditions have occurred in the general vicinity of the site in favor of commercial and high density residential uses.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.
6. The request has substantial neighborhood support within 200 feet.

Conditions:

1. The applicant shall submit a revised site plan that includes the entire site (both the A-1 and C-N zoned portions) identifying existing uses and structures.
2. The applicant must dedicate additional right-of-way to a minimum of 43 feet from the center line and must be shown on the site plan as required by the Public Works Division.
3. The applicant must provide a 30 foot asphalt drive apron that meets the Bernalillo County Public Works Division standards and must be shown on the site plan.
4. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including:
 - a. There shall be a 15 feet landscaped buffer along the north property line (Sage Road).
 - b. There shall be a landscaped buffer of no less than six (6) feet along the portions of the property if and when the adjacent lots are developed residentially.
 - c. A solid wall or solid fence at least six (6) feet high shall be erected along the portions of the property if and when the adjacent lots are developed residentially
 - d. All landscaped buffers shall incorporate both coniferous and deciduous trees, shrubs, and vegetation to achieve a minimum of 75 percent coverage and a largely opaque screen within two years of initial planting.
 - e. At the time of planting, all trees shall be a minimum of 1½-inch caliper measured at two feet above ground, and shrubs shall be a minimum of five gallons in size. The landscaped buffers shall also provide gravel coverage at a minimum depth of two inches, and shall be watered by a designated irrigation system.
5. A minimum of 18 off-street parking spaces shall be provided, including the required number of parking spaces for disabled individuals as outlined within the Zoning Ordinance. All spaces shall meet the applicable size, designation, and accessibility requirements.
6. All off-street parking areas on the property shall be surfaced with a durable material consisting of concrete or bituminous surface. Spaces shall be appropriately marked to indicate the location of the space.
7. The applicant must modify the site plan to show the general location of vehicles that will be displayed on the site as being “for sale”.
8. The applicant shall request a field status inspection by the Building Division within 90 days of final Board of County Commission approval.
9. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
10. 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.
11. The applicant shall submit to the Office of Environmental Health proof of water and sewer to all buildings, a hazardous materials plan, and City of Albuquerque Air Quality permits for the paint spray booths.

12. The applicant is required to keep the water retention pond clear of debris as required by Office of Environmental Health Department.
13. This Special Use Permit shall be issued for ten years.
14. 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 of the final Board of County Commission approval.
15. The foregoing Conditions of Approval shall become effective immediately upon execution or utilization of any portion of the rights or privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (January 14, 2008)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING:

Staff Recommends Approval

VERSION 5.0