



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 25, 2008

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

TITLE: CONSENT: Special Use Permit for Permissive C-N Uses (CZ-60009)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the February 6, 2008 public hearing, the County Planning Commission voted (5-0; Commissioners Holcomb and Holcomb excused) to recommend approval of a Special Use Permit for Specific Permissive C-N Uses on Lot 2C2, located at 3805 Blake Road SW, located on the north side of Blake Road approximately 500 feet west of Coors Boulevard SW, containing approximately 1.23 acres. The decision was based on the following six (6) Findings and subject to the following ten (10) Conditions

Findings:

1. This is a request for a Special Use Permit for Specific Permissive C-N Uses on Lot 2C2, located at 3805 Blake Road SW, located on the north side of Blake Road approximately 500 feet west of Coors Boulevard SW, containing approximately 1.23 acres
2. 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
3. This request is consistent with the Albuquerque/Bernalillo County Comprehensive Plan in that policy I call for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
4. This request is consistent with Resolution 116-86 in that the Albuquerque/Bernalillo County Comprehensive Plan Policy c states that a mixed use should protect residential uses in the area, while offering a variety of local employment opportunities.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.
6. This request has substantial neighborhood support.

Conditions:

1. The applicant shall obtain a Surface Disturbance Permit from the City of Albuquerque Environmental Health Department prior to any earthmoving activities involving a parcel of $\frac{3}{4}$ of an acre or more. The applicant shall submit a copy of the permit to the Zoning Administrator for inclusion with the corresponding file.
2. 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.
3. A revised landscape plan consistent with Section 19 of the Bernalillo County Zoning Code shall be submitted to the Zoning Administrator within 180 days of the completion of the final study of the Coors Boulevard and Blake Road by the NMDOT.
4. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including:
 - a. There shall be a landscaped buffer along all streets of no less than 10 feet along the portions of the property adjacent to residential uses.
 - b. A solid wall or solid fence at least six (6) feet high shall be erected along the portions of the property adjacent to residential uses, except for those sides abutting public right-of-way.
 - c. 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.
 - d. 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. Signs provided in connection with the Special Use Permit shall meet the requirements of the O-1 zone, and shall be shown on a revised site plan that includes elevation drawings.
6. 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. Lighting standards shall be no more than sixteen (16) feet in height.
7. No outdoor speakers or amplified sound systems shall be permitted.
8. This Special Use Permit shall be issued for the life of the use.
9. 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.

10. 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 (February 8, 2008).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval