



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: June 24, 2008

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

TITLE: CONSENT: Special Use Permit for a Special Use Permit for Specific Uses for Automobile Sales & Repair, and Outdoor Storage (for RV) (CSU-80014)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the May 7, 2008 public hearing, the County Planning Commission voted 4-0 (Becerra, Sanchez & Hall excused) to recommend approval of a Special Use Permit for Specific Uses for Automobile Sales & Repair, and Outdoor Storage (for RV) on Lot B, Land of Manuel Chavez, and Lot 2, Verna Subdivision, located at 922 Atrisco Drive SW, zoned R-1 with a Special Use Permit for a Junk & Wrecking Yard and Garage, and containing approximately 1.7 acres. The decision was based on the following seven (7) Findings and subject to the following eight (8) Conditions.

Findings:

1. This is a request for approval of a Special Use Permit for Automobile Sales & Repair, and Outdoor Storage (for RV's, ATV's, boats and small pop-up trailers) on Lot B, Land of Manuel Chavez, and Lot 2, Verna Subdivision, located at 922 Atrisco Drive SW, zoned R-1 with a Special Use Permit for a Junk & Wrecking Yard and Garage, and containing approximately 1.7 acres.
2. The property is located in the Established Urban Area of 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 proposed land use is more advantageous to the community as articulated in the Albuquerque/Bernalillo County Comprehensive Plan, Policy "o" that calls for the redevelopment and rehabilitation of older neighborhoods in the Established Urban area to be continued and strengthened.
4. This request is consistent with Resolution 116-86 in that the proposed land use facilitates Policy 37 of the Southwest Area Plan since the subject property contains adequate infrastructure and the land use proposed would provide a service beneficial to the quality of life to the community.
5. This request has substantial neighborhood support.
6. This request is consistent with the health, safety, and general welfare of the residents of the County.

7. This Special Use Permit (CSU-80014) for Automobile Sales & Repair and Outdoor Storage (for RV) supercedes the previous Special Use Permits for this site (CSU-69-67, CSU-78-4 and CZ-78-79).

Conditions:

1. The applicant shall provide to the Office of Environmental Health a hazardous materials handling and disposal plan for the automotive repair shop and a plan for the removal of all junk vehicles and the left-over parts and conduct a soil sampling for determination of the extent of automotive fluid and oil saturated soils.
2. The applicant shall remove the berm along the south side of the property as required by the Public Works Division within 180 days of final approval from the Board of County Commissioners.
3. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including:
 - a. There shall be a landscaped buffer along the fence facing Atrisco Drive of no less than 5 feet.
 - b. The site plan shall be modified to remove the temporary RV parking indicated at the northwest corner (site plan dated March 24, 2008), which will be replaced with landscaping.
 - c. 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.
 - 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.
4. 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.
5. A revised site plan shall be submitted consistent with the Conditions of approval shall be submitted for review and approval by the Zoning Administrator within two months after final approval by the Board of County Commissioners. The site plan shall include the area for auto sales, appropriate number of parking spaces required by the Zone Code and the wording "Rech. Vehicle Storage Area Total 13± Spc" from the north side parking storage area be deleted, and internal road width be increased to 20 feet as required by the Bernalillo County Fire Department.
6. The Special Use Permit shall be issued for ten (10) years.
7. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
8. 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, and shall be strictly complied with within one year.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (May 9, 2008)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING:

Staff Recommends Approval

VERSION 5.0