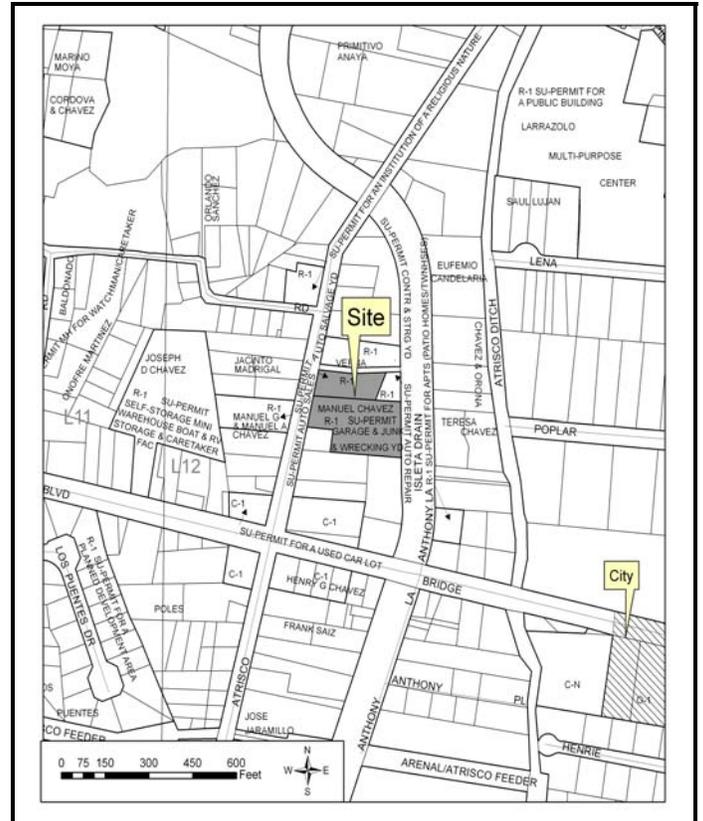


Applicant:	Mario Chavez
Agent:	N/A
Location:	922 Atrisco Drive SW
Property Size:	1.7 acres (approximately)
Existing Zone:	R-1 with a Special Use Permit for a Junk & Wrecking Yard and Garage
Proposed Request:	Special Use Permit for Specific Uses for Automobile Sales & Repair, and Outdoor Storage (for RV)
Recommendation:	Approval



Summary:	<p>The applicant is requesting a Special Use Permit for Specific Uses for Automobile Sales & Repair, and Outdoor Storage (for RV) for approximately 1.7 acres located at 922 Atrisco Drive SW. The subject site has been a family owned and operated business as an auto sales and repair and wrecking yard at this location for over 40 years.</p> <p>The subject site is located in the Established Urban Area as designated in the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area Five (5) of the Southwest Area Plan.</p>
Staff Planner:	Adella Gallegos, Associate Program Planner

- Attachments:**
1. Application
 2. Land Use Map
 3. Site Plan

Bernalillo County Departments and other interested agencies reviewed this application from 3/35/08 to 4/14/08. Agency comments are verbatim and were used in preparation of this report, which begin on page 14.

AGENDA ITEM NO.: 9
County Planning Commission
May 7, 2008

CSU-80014 Mario Chavez requests 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. (L-12)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

Site	Zoning	Land Use
North	R-1 with a Special Use Permit for a Contractor's Yard and a Special Use Permit for an Institution of a Religious Nature	Auto Sales & Repair and Wrecking Yard
South	R-1	Contractor's Yard, Residential Dwellings, and Institution of a Religious Nature
East	R-1	Residential Dwellings
West	Isleta Drain and R-1	Residential Dwellings
	R-1 and R-1 with a Special Use Permit for Auto Sales and a Special Use Self Storage Units, Mini Warehouse, Boat and RV Storage and a Caretaker	Residential dwellings, Auto Transmission Operation, and Mini Storage and RV Parking

BACKGROUND:

The Request

The applicant is requesting a Special Use Permit for Specific Uses for Automobile Sales & Repair, and Outdoor Storage (for RV) on a 1.7 acre tract of land located at 922 Atrisco Dr. SW. The site has been a family owned and operated auto sales and repair and a wrecking and junk yard business at this location for over forty years. The proposed requests entails condensing the existing auto sales and repair portion, primarily to the southwest corner of the site, eliminating the auto salvage and wrecking yard and replacing it with outdoor storage for recreational vehicles. The proposed recreational vehicles storage includes a combination of RV's, ATV's, boats and small pop-up trailers.

Request Justification

The applicant contends there are changed community conditions in that there are a number of mixed commercial uses already existing adjacent to and surrounding the subject site. In addition, the proposed use would be beneficial to the surrounding community and would be less intense than the existence of auto salvage and wrecking yard.

Surrounding Land Use and Zoning

The subject site is zoned R-1 with Special Use Permits for Auto Sales, Auto Repair, Auto Salvage and a Wrecking Yard (CSU-69-67, CSU-78-4 & CZ-78-79) that were issued for the life of the use. The site is currently operating as an auto sales and repair business at this location for over forty years and is currently undergoing the elimination the auto salvage and wrecking operation. The subject site is surrounded with R-1 zoning with a number of residential dwellings and a number of Special Use Permits. Adjacent to the site on the north exists R-1 zoning with a Special Use Permit for a Contractor's Yard (CSU-78-96) and adjacent to the south exists R-1 zoning developed residentially. West of Atrisco Drive exist R-1 zoning with a Special Use Permit for Auto Sales (CSU-81-26). a Special use Permit for Self Storage, Mini Warehouse, Boat and RV Storage and Caretaker (CZ-30015), and a Special Use Permit for an Institution of a Religious Nature. To the east, the subject site is adjacent to the Isleta Drain where it separates the site form additional R-1 zoning.

The latest zoning activity in the area was the approval of a Special Use Permit for an Institution of a Religious Nature (CSU-60017) and approval of a Special Use Permit for Apartments (Patio Homes/Townhouses) (CSU-60023) that were approved by the Board of County Commissioners on August 22, 2006. A Special Use Permit for Self Storage, Mini Warehouse, Boat and RV Storage and Caretaker was also approved by the Board of County Commissioners on September, 2003 (CZ-30015),

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The Goal for this land use area is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities with the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.

Policy a states that the Established and Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre.

Policy d states that the location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.

Policy e states that new growth shall be accommodated through development of areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be assured.

Policy i states that employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy j states that where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k states that the land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation operations.

Policy l states that quality and innovation in design shall be encouraged in all new development design shall be encouraged which is appropriate for the plan area.

Policy m states that urban and site design, which maintains and enhances unique vistas and improves the quality of the visual environment, shall be encouraged.

Policy o states that redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.”

Economic Development

The Goal is to achieve steady and diversified economic development balance with other important social, cultural and environmental goals.

Policy b states that the development of local business enterprises as well as the recruitment of outside firms shall be emphasized.”

Southwest Area Plan (SWAP)

The site is located in Residential Area Five (5) of the Southwest Area Plan.

Policy 30(h) allows up to nine dwelling units per net acre in Residential Area Five (5), when city water and sewer services are available.

Policy 16 states that heavy industrial and commercial traffic shall be limited in village centers and residential areas to enhance residential stability, respect the history and integrity of the area, and promote neighborhood scale (CN zoning) economic development.

Policy 23 states that all development and subdivisions shall be required to limit the level of water runoff generated from new construction or paving in order to reduce velocity and volume of runoff, and to ensure the viability and capacity of down stream facilities.

Policy 29 states the County and City shall stabilize residential zoning and land use in the plan area.

Policy 34 states standards for outdoor lighting shall be implemented to ensure that their use does not interfere with the night sky environment and unnecessarily adjacent properties.

Policy 45 encourages the location of newly developing neighborhood scale commercial and office use be within their defined village centers.

Policy 46 balance economic development and the quality of life for existing communities as well as for newly developed areas.

Policy 49 promotes small-scale community commercial centers, which foster a market place atmosphere; improve profit for small businesses; provide jobs; and circulate dollars within the area economy to enhance a community environment and meet retail, recreational and service needs of area residents.

Bernalillo County Zoning Ordinance

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.

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- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the Board of County Commissioners.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. An error in the original zone map.
 - 2. Changed neighborhood conditions, which justifies a change in land use or
 - 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse

land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Section 18. Special Use Permit Regulations.

A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:

1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

In certain situations based on unique conditions, and where there is evidence of substantial support from the affected neighborhood residents and/or property owners within 100 feet, a Special Use Permit may be recommended for approval by the Board of county Commissioners for any of the specific uses set forth in Section 12, 13, 14, 15, 16, 17, and 18 of the Bernalillo County Zoning Ordinance. The Special Use Permits may be considered by the County Planning Commission only after it has been determined that the requested zone is inappropriate, and that unique conditions and substantial neighborhood support exist.

B. Such Special Use Permits may authorize the following uses:

32. Specific Use.

- a. In certain situations based on unique conditions the owner may apply for any of the specific uses set for in sections 12, 13, 14, 15, , or 15.5 of this Ordinance. The special use for a specific use (office/commercial) may be granted if the owner/applicants proves by clear and convincing evidence that: (1) unique conditions exist that justify the request and (2) there is substantial support from

neighborhood residents (or owners of property) within 200 feet of the site for the proposed special use.

Section 19: Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a residentially zoned property, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.

1. Sites of one acre or less:

- a. There shall be a landscaped setback along all streets of no less than ten feet.
- b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
- c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.

2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.

B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single family residential use, except for those sides abutting public right-of-way.

E. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.

G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.

H. Nonconforming Landscaping. Premises which, when they were developed, were not required to be developed in accordance with the Landscaping and Buffer Landscaping Regulations Section of this ordinance, shall be made to conform to this regulation within two years due to the amendment of the map or text of this ordinance.

ANALYSIS:

Surrounding Land Use and Zoning

The request is for a Special Use Permit for Specific Uses for Automobile Sales & Repair, and Outdoor Storage (for RV) located at 922 Atrisco Dr. SW. The site is zoned R-1 with Special Use Permits for Auto Sales, Auto Repair, Auto Salvage and a Wrecking Yard (CSU-69-67, CSU-78-4 & CZ-78-79) that were issued for the life of the use.

The general area is primarily residential; however, various mixed commercial/institutional uses have been granted to properties in close proximity to the subject site along Atrisco Drive and Bridge Boulevard. The subject site is situated approximately 300 yards from the Atrisco Drive and Bridge Boulevard intersection where the properties are zoned C-1 and developed commercially.

Although the zoning surrounding the subject site is R-1, there are a number of Special Use Permits that exists with mixed commercial/institutional uses compatible to and situated adjacent to and in close proximity to the subject site. The uses include a Special Use Permit for a Contractor's Yard, a Special Use Permit for Auto Sales and Repair, a Special Use Permit for Self Storage, Mini Warehouse, Boat and RV Storage and Caretaker; and a Special Use Permit for an Institution of a Religious Nature.

Plans

The site is located in the Established Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan. The Goal of the Established Urban Area is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment.

This request does not appear to be in significant conflict with the elements of the Comprehensive Plan. Established Urban Area Policy "o" calls for the continuation and strengthening of older neighborhoods through redevelopment and rehabilitation. This established auto sales and repair, auto salvage and wrecking yard operation has existed within this residential community for over 40 years. The elimination of the auto salvage and wrecking yard from this site would appear to rehabilitate the site by replacing a portion of the existing use with storage of recreational vehicles thereby decreasing the intensity and lessening the impact to the adjacent residential surroundings.

This request appears to facilitate the Southwest Area Plan in that the proposed request contains access and adequate infrastructure with respect to water, sewer and roads and would provide a service that would be beneficial to the quality of life to this area of the South Valley.

Zoning Ordinance

The Bernalillo County Zoning Ordinance, Section 18(a) (1-5) defines the rationale for the imposition of conditions on particular land use cases with regard to a Special Use Permit. The Board of County Commissioners may impose limitations as it deems necessary to that the

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proper performance standards and conditions are imposed will not be injurious to the health, safety, or welfare of the public.

Section 18.B.32.a. requires that applicant/owner provide evidence that unique conditions exist that justify the request and substantial support from neighborhood residents. This established business has existed amid the surrounding community for over 40 years. The elimination of the auto salvage and wrecking yard use would substantially decrease the intensity of the use and minimize the impact to the surrounding residential properties. The applicant has submitted substantial support form neighboring residents surrounding the site.

Specific landscaping buffer requirements are called for in the Zoning Code; however, the applicant has submitted a request for the waiver of the landscaping buffering requirement for the property adjacent to the south of the subject site. The waiver includes a "Letter of NO Opposition for Landscape Buffer" signed by the adjacent property owners (Attachment 2).

Agency Comments

The Office of Environmental Health is requiring that the applicant provide hazardous materials handling and disposal plan for the automotive repair shop, 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.

A visual view of the site revealed that the auto wrecking and salvage yard, situated primarily to the east of the site, has been substantially cleared off.

Analysis Summary

Zoning	
Resolution 116-86	This request is consistent with Resolution 116-86 in that the changed community conditions exist with the mixed commercial/institutional uses surrounding and in close proximity of the site.
Plans	
Comprehensive Plan	The redevelopment of this site is consistent with Policy "o" that calls for the redevelopment and rehabilitation of older neighborhoods in the Established Urban area to be continued and strengthened.
Southwest Area Plan	Facilitates the Plan as the site contains access and adequate infrastructure and would provide a service that would be beneficial to the quality of life to this area of the South Valley.
Other Requirements	
Env. Health	Submittal of a hazardous materials handling and disposal plan, submittal of a plan for the removal of all junk vehicles

	and the left-over parts and conducting soil sampling of the site.
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Conclusion

The subject site has had an established auto sales and repair and auto salvage and wrecking yard at this location for over 40 years. The existing Special Use Permits run for the life of the use. This request for auto sales and repair and the storage of recreational vehicles appears to be less intense and would minimize adverse effects on the surrounding residential neighborhood than the continuation of the existing auto salvage and wrecking yard currently authorized on this site.

This request appears to facilitate elements of the Albuquerque/Bernalillo County Comprehensive Plan and the Southwest Area Plan in that the proposed request would be continued, rehabilitated and strengthened by redeveloping the site. The subject site contains adequate infrastructure and the proposed request would also be providing a beneficial service that is more advantageous to the community and less intense in nature than the existing use.

There has been no objection received with this request and the applicant has provided substantial neighborhood support.

RECOMMENDATION:

Approval based on the following Findings and Conditions.

Adella Gallegos
Associate Program Planner

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.

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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 Atrisco Drive of no less than 15 feet.
 - b. There shall be a landscaped buffer of no less than six (6) feet along the portions of the property adjacent to residential uses.
 - 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.

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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 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.
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.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

1. Water and sewer is connected to the property - acct. 23034838.
2. Provide a hazardous materials handling and disposal plan for the automotive repair shop.
3. Provide a plan for the removal of all junk vehicles and the left-over parts.
4. Conduct a soil sampling for determination of the extent of automotive fluid and oil saturated soils.

Fire: No comments received.

Zoning Administrator: No comments received.

Zoning Enforcement Manager:

Based on the above comments there is no adverse comments at this time.
There are no zoning violations.

Building Department Manager:

Corrections listed below must be corrected for approval:

1. The existing building will require review for occupancy and ADA requirements as a condition of approval of this application.

Public Works:

DRAN:

This application shows extensive development of this site without accommodations for drainage infrastructure.

A portion of this property appears to be within a designated 100-year floodplain, as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM). Any development of this property must conform to Bernalillo County Code Chapter 38, "Floods". The property may be subject to flood insurance requirements of the Federal Emergency Management agency (FEMA) and flood insurance may be required for development of the property. Development in and around the floodplain will have to be addressed specifically by a grading and drainage plan.

A conceptual grading and drainage plan, prepared by an engineer licensed in the State of New Mexico, and approved by Bernalillo County Public Works Division is required of the entire site prior to the approval of this special use permit.

Revised comments based on 4-11-2008 discussion with the applicant:

1. The land treatment shown on the submitted site plan has been in place historically and is not changing. Accordingly, a grading and drainage plan will not be required for approval of this special use permit.

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2. A portion of this property appears to be within a designated 100-year floodplain, as shown on the National Flood Insurance Program's Flood Insurance Rate Map (FIRM). Any development of this property must conform to Bernalillo County Code Chapter 38, "Floods". The property may be subject to flood insurance requirements of the Federal Emergency Management agency (FEMA) and flood insurance may be required for development of the property.

3. Historic cross lot drainage must be maintained for this property. A 6-inch high perimeter berm built after designation of the 100-year floodplain may increase the flood hazard to neighboring properties. Discussion with the applicant has revealed that this berm was associated with the current property use, but would not be required for the proposed use. The applicant has agreed to remove the berm along the west side of the property.

4. A formal grading and drainage plan prepared an engineer licensed in the State of New Mexico and approved by Bernalillo County Public Works will be required prior to any development or additional development of this property which will alter the existing land treatment.

DRE

A Traffic Impact Analysis will not be required.

Parks & Recreation: No comment received

Sheriff's: No comment received

COMMENTS FROM OTHER AGENCIES

MRGCD:

1. The District cannot assure Emergency Access along the Isleta Drain Right-of-Way as proposed on the site plan.
2. The Isleta Drain Right-of-Way is not a legal access.
3. Storm drainage from the site cannot be discharged into the Isleta Drain.

MRGCOG:

MRCOG staff have no comment on this proposal. For information purposes, Atrisco Dr has a functional classification of urban collector.

AMAFCA: No comment.

City Planning Department/Development Services: No comments received.

City Open Space: Open Space has no adverse comments.

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Municipal Development Department:

Transp. Planning: No comments received

Transp. Development: No adverse comments.

City Transit: No comments received.

ABCWUA/Utility Development Section: No adverse comments

City Environmental Health: No comments received

City Open Space: No adverse comments

NM Department of Transportation: No comments received.

Albuquerque Public School: No comments received

PNM:

No comment based on the information provided to date. It is the applicant's obligation to determine and accommodate existing utility easements that cross the property, to dedicate utility easements, and to abide by any conditions or terms of such easements.

NEIGHBORHOOD ASSOCIATIONS:

South Valley Coalition of Neighborhood Associations

South Valley Alliance of Neighborhoods