



Agenda Item Number: \_\_\_\_\_

# BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

**Meeting Date:** January 22, 2008

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

**TITLE:** CONSENT: Special Use Permit for a Planned Development Area (CSU-70048)

## COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

### SUMMARY:

At the December 5, 2007 public hearing, the County Planning Commission voted (5-0; Becerra abstained; Sanchez excused) Boulevard, north to recommend approval of a Special Use Permit for a Planned Development Area for Tract RR4, Section 9, T9N R2E, located south of Dennis Chavez of the Borrega Channel, between Grace Vigil Road and Perdiz Street, zoned A-1, and containing approximately 106 acres. The decision was based on nine (9) Findings and subject to the following twelve (12) Conditions.

#### Findings:

1. This is request for a Special Use Permit for a Planned Development Area for Tract RR4, Section 9, T9N R2E, located south of Dennis Chavez Boulevard, north of the Borrega Channel, between Grace Vigil Road and Perdiz Street, zoned A-1, and containing approximately 106 acres.
2. This request is consistent with the Ceja Vista Master Plan.
3. The property is within the Developing Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
4. This request addresses the goals of the Albuquerque/Bernalillo County Comprehensive Plan for the Developing Urban Area which calls for the creation of 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 lifestyles, while creating a visually pleasing built environment.
5. This request is consistent with Resolution 116-86 in that the request is consistent with Southwest Area Plan Policy 26 since up to six dwelling units per net acre are allowed in Residential Area Four of the Southwest Area Plan.
6. This request is consistent with Resolution 116-86, in that this land use is more

advantageous to the community since the Southwest Area Plan Policy 19 states that all development and subdivisions 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.

7. This request is consistent with the Zoning Ordinance, Section 18.b.23 in that the applicant has demonstrated the need to vary the site plan due to the unusual topography, lot configuration and site features that exist on this property. The site plan has integrated these features in a manner that preserves existing views and allows physical access to open space.
8. The entire Ceja Vista Master Plan allows 1,128 dwelling units of which 422 dwellings units are created by phase II.
9. This request is consistent with the health, safety, and general welfare of the residents of the County.

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. A copy of the permit shall be submitted to the Zoning, Building, Planning & Environmental Health Department.
2. The applicant shall comply with all guidelines and conditions of the Ceja Vista Master Plan.
3. This site will require a Storm Water Pollution Prevention Plan that meets the Bernalillo County Code Chapter 38 prior to any grading, paving, or excavation permit issuance by Bernalillo County Public Works.
4. The applicant shall provide the following information to the Bernalillo County Public Works Development Review/Water Resources:
  - Landscape areas in pocket parks shall be depressed to accommodate water harvesting, recharge ground water, and provide supplemental water for landscaping.
  - Developer/Applicant will work with Bernalillo County Public Works to determine effective water harvesting methods to collect available rainwater with the landscape areas within the public rights-of-way, while preventing erosion of roads and sidewalks.
  - Developer/Applicant will submit a conceptual annual water budget for park areas, which will meet the standard of less than 35-inches of water per acre of landscape per year.
  - Rainwater runoff from individual lots shall be redirected towards common landscape areas such as pocket parks and street landscaping.
  - Storm water quality protection, as connected with rainwater harvesting practices, shall be a first priority. Water harvesting shall be integrated into the grading and drainage plan for each subdivision.

5. The applicant shall provide the following information to the Bernalillo County Public Works Development Review/Water Resources:
  - The main trunk line for the purple pipe shall be denoted on the conceptual utility plan, sheet 7.
  - Developer/Applicant shall coordinate with the Albuquerque Bernalillo County Water Utility Authority on the extension of the purple pipe system for Ceja Vista Phase II.
  - Non-potable water from purple pipe shall be utilized for landscaping within the Unser Boulevard and in the pocket parks in Neighborhoods B, C, and D, where feasible.
6. The applicant shall supply to the Public Works Division a supplement to the approved TIA in order to compare the master plan network and land use to this phase 2 site plan. A phasing schedule for all improvements identified in the TIA must be completed prior to preliminary platting.
7. Parks and Open Space shall be maintained by the Home Owners Association.
8. The applicant shall provide specific development regulations on the final site plan. This information shall include setbacks, height, signs, landscape maintenance, accessory structures information.
9. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
10. The Special Use Permit shall be issued for the life of the use.
11. 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 after the final Board of County Commission approval.
12. 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 (December 10, 2007).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

**STAFF ANALYSIS SUMMARY**

**ZONING, BUILDING & PLANNING DEPARTMENT:**

Staff Recommends Approval