



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 26, 2008

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

TITLE: CONSENT: Special Use Permit for a Specific Use for a Contractor's Equipment Storage, Rental, Sales, and Contractor's Plant (CSU-80002)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the January 9, 2008 public hearing, the County Planning Commission voted (6-0) to recommend approval of a Special Use Permit for a Specific Use for a Contractor's Equipment Storage, Rental, Sales, and Contractor's Plant on Tract 103B, Town of Atrisco Grant, located at 12500 Central Avenue SW, on the south side of Central Avenue approximately 600 feet east of Paseo del Volcan, and containing approximately 10.49 acres. The decision was based on the following eight (8) Findings and subject to the following eighteen (18) Conditions.

Findings:

1. The request is for a Special Use Permit for a Specific Use for a Contractor's Equipment Storage, Rental, Sales and Contractor's Plant on Tract 103B, Town of Atrisco Grant, located at 12500 Central Avenue SW, on the south side of Central Avenue approximately 600 feet east of Paseo del Volcan, and containing approximately 10.49 acres.
2. This request has substantial neighborhood support.
3. The Special Use Permit for Single Family Dwelling, and a Mobile a Home used a Dwelling, a Storage Building and a Truck Terminal (CSU-72-156) is superseded by the amended Special Use Permit for a Contractor's Equipment Storage, Rental, Sales and Contractor's Plant (CSU-80002)
4. The request is consistent with Resolution 116-86 in that a Special Use Permit will act as a transition between adjacent zones, and the conditions of approval apply regulations that require the applicant to minimize impacts to adjoining properties.
5. This request is consistent with Resolution 116-86 in that the applicant has demonstrated that the existing zoning is inappropriate because there are changed neighborhood conditions near the request and a site located approximately 200 feet east of the subject site was approved for a Special Use Permit for Tractor Trailer Tire Repair and Maintenance in 2000 (CZ-22).

6. Unique conditions exist with regard to the use of the parcel in that it is located in the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan however, it is zoned C-1 and contains a Special Use Permit for Single Family Dwelling, and a Mobile Home used a Dwelling, a Storage Building and a Truck Terminal.
7. This request is consistent with the health, safety and general welfare of the residents of the County.
8. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community since it encourages small-scale, locally-owned and operated industry that complements residential area 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.

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 totalizing water meter shall be installed before the first branch of the discharge line from the wall, and the installation shall be acceptable to the Office of the State Engineer. The Office of the State Engineer shall be advised of the make, model, serial number, date of installation, and initial reading of the meter prior to appropriation of water. In addition, pumping records shall be submitted to the District Supervisor.
4. The applicant shall meet the requirements of the Bernalillo County Fire Department, including proper provisions for the access of fire-fighting apparatus, hazardous material handling and storage, and sufficient availability of water supply for fire protection.
5. Within ninety (90) days of final approval from the Board of County Commissioners, the applicant shall submit a Traffic Impact Analysis (TIA) to the Bernalillo County Public Works Division for review and approval. The TIA shall address the impacts of the project on the road system, as well as determine appropriate mitigation measures. The applicant shall provide a copy of final approval to the Zoning Administrator for inclusion with the corresponding file.
6. The applicant shall indicate the rights-of-way width for Tierra West Drive on the site plan and clarify what is proposed for the existing access to Central Avenue from the NE Corner of the site.
7. Within 180 days of final approval from the Board of County Commissioners, the applicant shall submit a grading and drainage plan to the Public Works Division for review and approval.

8. Landscaping for the Special Use Permit shall meet the standards outlined in the Zoning Ordinance, including:
 - a. There shall be a landscaping buffer along all streets of no less than twenty feet.
 - b. There shall be a landscaping 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 rights-of-way.
 - d. All landscaping 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 1 ½ 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 designated irrigation system.
 - f. All open parking areas on the site must be surfaced with a durable surface consisting of concrete or bituminous material.
 - g. All open storage areas shall be gravel surfaced.
9. Signs provided in connection with the Special Use Permit shall meet the requirements of the C-1 zone, and shall be shown on a revised site plan that includes elevation drawings.
10. Applicant will comply with all pertinent requirements of the Bernalillo County Water Conservation Ordinance, including use of rainwater harvesting to supplement irrigation of the landscape buffer.
11. Prior to issuance of building permit application, applicant will provide information as requested by the Water Resources Program to evaluate capacity of the proposed public supply system to service the proposed development.
12. The storage area indicated on the site plan shall be used for mobile office storage only.
13. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
14. 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.
15. No outdoor speakers or amplified sound systems shall be permitted.
16. This Special Use Permit shall be issued for twenty (20) years.
17. 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.
18. 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 11, 2008).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval