



ACTION REPORT
AGENDA
PLANNING AND ZONING
COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 13, 2007

MAYOR
LARRY P. ABRAHAM

ADMINISTRATOR
KELLY S. WARD

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TRUSTEES
DON LOPEZ
MAYOR PRO-TEM
PABLO RAEL
MARY HOMAN
TIM MCDONOUGH

Attorney

Planning Staff

Kelly Ward, Administrator
Terry Nighbert, Planning and Zoning Director
Linda Seebach, Planning and Zoning Assistant

Planning & Zoning
Commission

Samuel D. Gollis, J.D. Chair
John McDowell, Ph.D. Vice Chair
Matt Hunter M.B.A. Secretary
Hap Crawford
Carisa Martinez
George Radnovich
Ann Simon

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1. **CALL TO ORDER** Meeting was called to order at 7:00 p.m.
 - A. Roll call. Commissioner Crawford excused. There was a quorum present for the meeting.
 - B. Approval of Agenda. Unanimously approved as written (5-0).

2. **PUBLIC COMMENT PERIOD**

Residents may address the Planning and Zoning Commission to comment on issues, problems, or successes on **topics that do not appear elsewhere on the agenda**. Audience members will be given an opportunity to comment on agenda items as they come up. **Speakers must register with Village Staff prior to the beginning of the meeting.**

3. **APPROVAL OF MINUTES**

- A. Regular Meeting – **October 9, 2007** Unanimously approved as written (5-0).

4. **CONSENT AGENDA**

All matters listed under the Consent agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent agenda and will be considered separately.

- A. None

5. **PUBLIC HEARINGS AND APPLICATION**

- A. V-07-01** A remand from the Board of Trustees for a request by Michael Allison Agent for Dennis Neff, for a Variance from the two hundred eighty feet (280') setback in the North Rio Grande Character Area A to allow for one hundred ninety feet (190') for partial lot width. The property is located at 6847 Rio Grande Blvd. and is legally known as Tract No. Two (2) of the Lands of Al Unser, Jr. (Being a replat of Tracts A-1 and A-2, Lands of Wayne Lovelady), Village of Los Ranchos de Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof on February 21, 1997, V. 97c, Folio 57. The property contains 1.6353 acres more or less. **POSTPONED FROM SEPTEMBER 11, 2007 MEETING.**

Action: Motion to deny passed unanimously (5-0) with the findings: a literal enforcement of the ordinance will not result in unnecessary hardship as defined in Section 24 E(3)(a) and (b); that this property should not be considered to be unique: in conformance with Master Plan 4.4.2 concerning open expanse, open space, vegetation and wildlife, to make a variance would limit that; there is at least 14,000 square feet of buildable area without the variance and that should be adequate; the setback is a central part of the preservation of Rio Grande Blvd and to make an exception would be an ill conceived precedent.

- B. ACA-07-01** A request by Matthew Rembe for an Amendment to Conditions of Approval for the Los Poblanos Inn and Cultural Center SU-1 Zone. The property is located at 4803 Rio Grande Blvd. and is legally known as Plat of Tracts A2A and A3A, a replat of Tracts A2 and A3, Lands of Albert Simms II, Village of Los Ranchos de Albuquerque, New Mexico, December, 1998. The property contains 20.5874 acres, more or less.

Action: Motion to recommend approval to the Board of Trustees for amendment to conditions of approval for Los Poblanos Inn and Cultural Center passed unanimously (5-0).

- C. SDP-07-08** A request by Betty Blea for a Sketch Plat Review for Site Development Plan for commercial construction in the C-1 zone of the 4th Street Commercial Character Area. The property is located at 7222 4th Street and is legally known as Tract 153-B M.R.G.C.D. Map 27, Village of Los Ranchos de Albuquerque, Bernalillo County, New Mexico. The property contains 1.458 acres more or less.

No action. The Commission provided comments on the appropriateness of the intended development.

6. **OLD BUSINESS**

- A.** FAR update. *The Department is sponsoring a series of Open Forum meetings to discuss an Ordinance implementing a Village wide Floor Area Ratio, modeled on Ordinance 209, Floor Area Ratio for A-1 Zone. All interested persons are welcome to attend. The next Open Forum will be November 29th at 6:00 PM, Village Hall.*

7. **NEW BUSINESS**

8. REPORTS

- A.** Planner's Report
- B.** Director's approval V-07-27, Jeanette Ben-Attar

9. COMMISSIONER'S INFORMAL DISCUSSION

10. ADJOURNMENT

A COPY OF THE AGENDA MAY BE OBTAINED AT THE VILLAGE OFFICE, 6718 RIO GRANDE BLVD NW, DURING REGULAR BUSINESS HOURS OF 8:00 AM - 5:00 PM. THE PLANNING DEPARTMENT HOURS ARE FROM 8:00 AM TO NOON, AND BY APPOINTMENT FROM NOON UNTIL 5:00 PM.

THE NEXT REGULAR MEETING WILL BE HELD ON TUESDAY, DECEMBER 11, 2007

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at 344-6582 at least one week prior to the meeting or as soon as possible.