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MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
May 10, 2016
7:00 P.M.

Present:

STAFF

Administrator: Kelly Ward

Attorney: Bill Chappell

Planning Staff: Tim McDonough, Director

1. **CALL TO ORDER – Chairman** called the meeting to order at 7:01p.m..

A. ROLL CALL - Commissioner Craig, Commissioner Riccobene, Commissioner Eby, Commissioner Brawley, Commissioner Phillips, Commissioner Colman, Commissioner Tourville.

Chairman Brawley stated there was a quorum present for the meeting.

B. APPROVAL OF THE AGENDA

Chairman Brawley asked Planner McDonough if there were any changes to the agenda.

Planner McDonough stated there were no changes.

Chairman Brawley asked if there was a motion for approval of the agenda.

MOTION: Commissioner Tourville moved to approve the agenda.

SECOND: Commissioner Craig seconded the motion.

VOTE: The motion carried unanimously (7-0).

2. **PUBLIC COMMENT PERIOD-There was no public comment.**

3. **CONSENT AGENDA**

A. APPROVAL OF CONSENT AGENDA

1. Approval of Meeting Minutes April 12, 2016

Chairman Brawley asked if there were any corrections or comments on the Minutes of the April 12, 2016 meeting. He then asked if there was a motion.

1
2 **MOTION: Commissioner Riccobene** moved to approve the minutes as
3 presented.

4
5 **SECOND: Commissioner Colman** seconded the motion.
6

7 **VOTE:** The motion carried unanimously (7-0).
8

9 **4. PUBLIC HEARINGS AND APPLICATIONS**

10
11 A. **S-16-02** A request by David Acosta, agent, for preliminary review for a
12 vacation of the existing twenty (20) foot right of way for pedestrian and
13 equestrian access dedicated to the Village of Los Ranchos on Lot 3-A, Tinnin
14 Farms Subdivision and review of Replat of Lot 3-A-1 of Tinnin Farms
15 Subdivision, creating a new twenty (20) foot right of way for pedestrian and
16 equestrian access dedicated to the Village of Los Ranchos in the A-1 Zone.
17 The property is located at 6008 Tomas Court, legally known as a certain
18 parcel of land being Lot 3-A of Tinnin Farms a replat of Tract 4-A-2 Lands of
19 Al Unser Jr. and Lot 3 Amended Subdivision Map of Tracts 2a and 2c of
20 M.R.G.C.D. Maps 26 and 30 and Lots 8 and 9, Tomas Herrera Addition
21 Tinnin Farms, Bernalillo County, New Mexico filed on March 19, 2010, in
22 Book 2010C, Page 35. The parcel contains 94034 square feet (2.1587 acres)
23 more or less.
24

25 **Attorney Chappell** swore in those present who would be speaking before
26 the Commission.
27

28 **Chairman Brawley** asked Planner McDonough for his report.
29

30 **Planner McDonough** gave his report with recommendations for forwarding
31 to the Board of Trustees for approval with a condition and findings.
32

33 **Chairman Brawley** asked if there were any questions for Planner
34 McDonough. Then asked the applicant to come forward and asked if there
35 were any questions from the Commission for the applicant. Seeing none he
36 then asked if there was a motion.
37

38 **MOTION: Commissioner Colman** recommended forwarding to the Board of
39 Trustees a recommendation for approval of the vacation of the existing 20
40 foot pedestrian and equestrian access easement on Lot 3-A dedicated to the
41 Village of Los Ranchos by replat of Lot 3-A of Tinnin Farms Subdivision, filed
42 in March, 2010 and a recommendation for approval of final replat of Lot 3-A-1
43 of Tinnin Farms Subdivision granting a new 20 foot pedestrian and equestrian
44 access easement, dedicated to the Village of Los Ranchos without requiring
45 return to the Planning and Zoning Commission for Final Approval, with the
46 following condition and findings:
47

- 48 1. The access between the two M.R.G.C.D. rights-of-way is continuously
49 available, so that while one is being constructed, the older one is in place,
50 insuring continuous access across the lot.
51

1 With the findings:
2

3 1. This is a Minor Subdivision that could be approved administratively. The
4 plat contains a pedestrian/equestrian easement dedicated to the village of
5 Los Ranchos which requires Board approval.
6

7 2. The right-of-way is contained entirely within Lot 3-A-1, which remains
8 within Tinnin Farms and replatting all of Tinnin Farms subdivision is not
9 necessary.
10

11 3. It is in the public welfare and interest that a new 20-foot pedestrian and
12 equestrian access easement be established and dedicated to the Village of
13 Los Ranchos.
14

15 4. Public notice was given in accordance with §9.2.25(F)
16

17 5. Lot 3-A-1, Tinnin Farms remains subject to all codes, covenants and
18 restrictions of Tinnin Farms Subdivision.
19

20 6. The application meets the goals of the 2010 Master Plan 4.3.2 Ditch
21 Goals, 4.3.2.1 Objectives “identify appropriate trail use for ditches” and
22 “ensure access to adjacent ditches”.
23

24 7. The application meets the policies and actions of 4.3.2.2 Development
25 proposals shall allow for “access/linkages to trails and ditches” and “replatting
26 when necessary to ensure access to the ditch”.
27

28 **SECOND: Commissioner Riccobene** seconded the motion.
29

30 **VOTE:** the vote was unanimous (7-0).
31
32

33 **5. OLD BUSINESS**
34

35 A. Discussion and action on text amendments to the Village Center (VC) Zoning
36 Code.
37

38 The discussion was lead by Planner McDonough, who introduced Susan Henderson
39 of Placemakers, LLC a planning group. Ms. Henderson lives in the area and works
40 around the country. She will be helping Planner McDonough to bring words to
41 concepts. She will concentrate on a clear understanding of what their vision is for the
42 Village Center Zone and for the Commercial district. She can code anything with
43 Attorney Chappell’s approval. And they can code any vision, that is not the hard part.
44 The hard part is the envisioning process. The discussion lead to talk about economic
45 purposes, then incentives, which could include parking spaces, density, setbacks,
46 and waived fees. And maybe they should require a market analysis from the
47 developers. There was talk about slowing down traffic, when everyone else is
48 speeding up (i.e. 6 lanes on Osuna east of 2nd Street.). After discussing more general
49 characteristics of what they envision for 4th Street, Planner McDonough moved
50 toward the word changes in the code that they had decided on in previous meetings.
51 There were no actions as these are recommendations that they will take to the Board
52 of Trustees.

1 **6. NEW BUSINESS-NONE**

2
3 **7. REPORTS**

4
5 **A. PLANNING DEPARTMENT REPORT**

6
7 **Chairman Brawley** asked Planner McDonough to give his report.

8
9 **Planner McDonough** stated it was there in the book and quickly outlined what
10 had been happening in the department including the stormwater permit,
11 building permits, which included the \$3-million-dollar addition to Los Poblanos
12 Cultural Center. And the action report showing what has occurred in the past 4
13 months.

14
15 **9. COMMISSIONER’S INFORMAL DISCUSSION**

16
17 Commissioner Craig noted he had seen at the Urban Land Institute a presentation of
18 Chairman Brawley’s design for a Physics building from an old City of Albuquerque
19 reservoir. It was impressive.

20
21 **10. ADJOURNMENT**

22
23 **Chairman Brawley** asked if there was a motion to adjourn.

24
25 **MOTION: Commissioner Craig** moved to adjourn the meeting at 9:00pm.

26
27 **SECOND: Commissioner Phillips** seconded the motion.

28
29 **VOTE:** the motion carried unanimously (7-0).

30
31 **APPROVED by the Planning and Zoning Commission of the Village Los**
32 **Ranchos de Albuquerque this _____ day of _____, 2016.**

33
34 **ATTEST:**

35
36 _____
37 Tim Tourville, Secretary
38 Planning and Zoning Commission
39