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**MINUTES  
VILLAGE OF LOS RANCHOS  
Planning and Zoning Commission  
6718 Rio Grande Blvd. NW  
Warren J. Gray Hall  
December 08, 2015  
7:00 P.M.**

9 **Present:**

10  
11 **STAFF**

12 **Administrator:** Kelly Ward

**Attorney:** Bill Chappell

13 **Planning Staff:** Tim McDonough, Director

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16 **1. CALL TO ORDER – Chairman** called the meeting to order at 7:07 p.m...

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18 **A. ROLL CALL** - Commissioner Craig, Commissioner Brawley,  
19 Commissioner Seligman, Commissioner Phillips, Commissioner Colman,  
20 Commissioner Tourville. Commissioner Riccobene was excused.

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22 **Chairman Seligman** stated there was a quorum present for the meeting.

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24 **B. APPROVAL OF THE AGENDA**

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26 **Chairman Seligman** asked Planner McDonough if there were any changes  
27 to the agenda.

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29 **Planner McDonough** stated there were no changes to the agenda.

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31 **Chairman Seligman** asked if there was a motion for approval of the agenda.

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33 **MOTION: Commissioner** Brawley moved approval of the agenda.

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35 **SECOND: Commissioner** Craig seconded the motion.

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37 **VOTE:** The motion carried unanimously (6-0).

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40 **2. PUBLIC COMMENT PERIOD-NONE**

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42 **3. CONSENT AGENDA**

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44 **A. Approval of the minutes of the November 10, 2015 meeting.**

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46 **Chairman Seligman** asked if there were any changes or corrections to the  
47 minutes of the November 10, 2015 meeting.

1 **MOTION: Commissioner Craig** moved approval of the minutes of the  
2 November 10, 2015 meeting.

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4 **SECOND: Commissioner Tourville** seconded the motion.

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6 **VOTE:** The motion carried unanimously (6-0).

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8 **4. PUBLIC HEARINGS AND APPLICATIONS-NONE**

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10 **5. OLD BUSINESS-NONE**

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12 **6. NEW BUSINESS**

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14 **A.** Discussion related to Zone Code ~~improvements~~ **amendments.**

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16 **Chairman Seligman** asked for Planner McDonough for the report.

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18 **Planner McDonough** introduced the report from Sites Southwest and  
19 explained what it contained. Stating that in the coming months more  
20 discussions will happen with hopes that at the end of each discussion they  
21 make some progress on trying to define the 4<sup>th</sup> Street Corridor and how it's  
22 going to look like. Tonight will be about density in the VC Zone. Then went on  
23 to introduce George Radnovich and James Foty, from Sites Southwest and  
24 they have a short presentation on the report.

25  
26 **Planner McDonough-George Radnovich-Commissioners**

- 27 ➤ Discussion on the boundaries.

28  
29 **Commissioner Brawley**

- 30 ➤ Procedure on when they can ask questions.

31  
32 **Chairman Seligman**

- 33 ➤ Preferred after presentation.

34  
35 **Planner McDonough**

- 36 ➤ Affirmed after presentation

37  
38 **Presentation by George Radnovich and James Foty**

- 39 ➤ Density  
40 ➤ Mixed use  
41 ➤ Multi-family  
42 ➤ Parking  
43 ➤ Zone code

44  
45 **Chairman Seligman**

- 46 ➤ Design guidelines  
47 ➤ Zone code and modification focused on 4<sup>th</sup> St.  
48 ➤ Multi-family needs strong design guidelines.  
49 ➤ Taking care when introducing flexibility, too little specificity can be  
50 problematic.

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**Commissioner Brawley**

- Opposed to architectural style guidelines.
- Lack of an Architectural Commission. Village is not equipped to manage a detailed architectural style requirement.
- Strict Archectural guidelines leads to a lack of diversity and creativity.
- Not to say you can't have guidelines on height, setbacks, lot size, and bumper ~~buffer~~ **buffer** zones.

**Commissioner Phillips**

- Noted discussion not on density, should we be looking at the chapters on design guidelines.

**Commissioner Brawley**

- Early surveys showed that Variety of the Village architecture is very desireable to our residents.
- Permissive uses and how some are unlikely/outdated.
- Existing Zone code shows the lack of clarity.
- VC Zone was the area for high density.
- Parking is an ongoing problem in particular for small lots.
- Existing Code is miles ahead of the Code that existed in 1995 when the Zoning reviews began.

**Planner McDonough**

- VC Zone and inappropriate permissive uses.
- Current limitations to density in the VC Zone, max 12 DU.

**Chairman Seligman**

- We should review by Zones.
- Ugliness of 4<sup>th</sup> Street as compared to Santa Fe with their design control.

**Commissioner Craig**

- Agreed with Commissioner Brawley.
- 6666 4<sup>th</sup> Street building wouldn't meet any of the design criteria we have been discussing yet is a very attractive building.
- Guidelines restrict free market and development.

**Commissioner Tourville**

- Variety adds to the Village.

**Planner McDonough**

- Zone by zone determinations.
- Perspectives of the Commissioners on density and scale

**Commissioner Brawley**

- One question we need to ask is why developers are not developing 4<sup>th</sup> Street, reasons for lack of development.
- Perhaps issue an RFI for input

**Commissioner Craig**

- 1                   ➤ Romero-Rhoades study said they would not develop in VC Zone until  
2                   4<sup>th</sup> St. is improved.  
3

4                   **Commissioner Tourville**

- 5                   ➤ Cited Peterson's reason for not development. Village too difficult to  
6                   deal with. Legal fight with neighbors  
7                   ➤ Directly asked Leanna Fresquez why they are not developing.  
8                   Neighbors and the hard time they gave her.  
9                   ➤ Need marketing to change our image.  
10

11                   **Commissioner Brawley**

- 12                   ➤ Examples of ugly areas being developed.  
13                   ➤ ~~Small lots on 4<sup>th</sup> and too expensive.~~ **The lots are small and too**  
14                   **expensive.**  
15

16                   **Commissioner Craig**

- 17                   ➤ Define who and what the Village is.  
18                   ➤ Historic nature of Village, on par with Santa Fe.  
19                   ➤ 4<sup>th</sup> Street is the problem child.  
20                   ➤ Close to 900,000 people to draw in from the metro area.  
21

22                   **Planner McDonough**

- 23                   ➤ 4<sup>th</sup> Street Character Area.  
24                   ➤ Planning and Zoning Commission controls zone code.  
25                   ➤ Ideas on what 4<sup>th</sup> Street will look like.  
26

27                   **Chairman Seligman**

- 28                   ➤ If we want to protect the Character of the Village, we need to define  
29                   what that is.  
30                   ➤ The 4<sup>th</sup> St. project is a beautification project.  
31                   ➤ More commercial zone's for activity.  
32                   ➤ No certain criteria, need to define the "look" of 4<sup>th</sup> St..  
33                   ➤ Mixed usage. Example foot traffic, sidewalk cafes.  
34                   ➤ If the only goal is increase businesses you can wipe out the  
35                   regulations and let the developers in but may not be what we want.  
36                   ➤ What are they looking for.  
37                   ➤ Need balance between residents and commercial.  
38

39                   **Planner McDonough**

- 40                   ➤ Trying to get Commission to define that character.  
41

42                   **George Radnovich**

- 43                   ➤ Questioned why Fresquez is not developing.  
44

45                   **Commissioner Brawley**

- 46                   ➤ Not just zoning.  
47                   ➤ Example of small Washington town who became tryolean village.  
48

49                   **Commissioner Tourville**

- 50                   ➤ Likes th4e ides aof more flexibility.  
51                   ➤ Public Parking is huge.

- Vertical density with live work.
- Site specific criteria E/W.

**Chairman Seligman**

- Character – what do we want it to look like, it may be different in different zone areas.
- Different zone areas, do we look at:
  - Building form/massing
  - Retail vs office.

**Commissioner Phillips**

- Great report.
- Zoning diagnoses.
- Good idea of Phase One.
- Problem with current zoning code.
- Density for different zones.

**Commissioner Brawley**

- Village Center Zone.
- European planning around the center of the Village.
- Osuna and 4<sup>th</sup> Street public space.
- Density.

**Commissioner Phillips**

- Village Center Code.

**Planner McDonough**

- Waiting for interest to develop in Village Center.
- Issue a RFP
- Development conversations.
- Timing.

**Administrator Ward**

- Purchasing Land in Village Center project area.
- Need density.
- Village Center code.
- 7 years ago the RFP came back unresponsive.
- Residents want grocery.
- Approached every grocer. Marketing departments all say the same not enough density.

**Planner McDonough**

- Village Center project area requires economic and site development plan.
- Board of Trustees retain control by stating any modifications they want.

**Chairman Seligman**

- RFP for entire Village Center project area.

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**Chairman Seligman**

- Village Center zone and public investments.
- Condemning properties.

**Administrator Ward**

- Village can't condemn for redevelopment.

**Chairman Seligman**

- Other entity on behalf of Village.

**Administrator Ward**

- Village would do it themselves.

**Chairman Seligman**

- Dedication of property important.
- What do they want.
- Developer control.
- No control for the Village.

**Planner McDonough**

- Originally Village Center zone was developed as a total commercial area.
- Need for more population need more density.
- Density in the Village Center is 6 dwelling units (DU) per acre.
- Have an underlying consistency with the code that needs to be cleaned up.

**Commissioner Colman**

- Village Center you only want the highest density possible.
- Minimum of 25 DU's. For the Village Center zone only
- Attract small specialty shop with the density.
- Control is by setbacks and open spaces.

**Commissioner Brawley**

- 2/3 of commercial is parking.
- 30% for parking depending on the amount of cars.

There was more discussion mostly repeating prior concerns.

**7. REPORTS**

**A. PLANNING DEPARTMENT REPORT-WAS NOT DISCUSSED OR COMMENTED ON.**

**9. COMMISSIONER'S INFORMAL DISCUSSION-NONE**

**10. ADJOURNMENT**

**Chairman Seligman** asked if there was a motion to adjourn.

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**MOTION: Commissioner Colman** moved to adjourn the meeting at 9:30 p.m.

**SECOND: Commissioner Tourville** seconded the motion.

**VOTE:** The motion carried unanimously (6-0).

**APPROVED by the Planning and Zoning Commission of the Village Los Ranchos de Albuquerque** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**ATTEST:**

\_\_\_\_\_  
Tim Tourville, Secretary  
Planning and Zoning Commission