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MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
2016
Special Meeting
August 29, 2016
1:00 P.M.

Present:

STAFF

Attorney: Bill Chappell

Planning Staff: Tim McDonough, Director

1. **CALL TO ORDER – Chairman Brawley called the meeting to order at 1:10 p.m.**

A. ROLL CALL - Commissioner Craig, 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

MOTION: Commissioner Phillips moved approval of the agenda.

SECOND: Commissioner Craig seconded the motion.

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

2. **PUBLIC COMMENT PERIOD**

There was no public comment.

3. **CONSENT AGENDA**

There was no consent agenda.

HOUSEKEEPING NOTE: Commissioner Riccobene joined the meeting at 1:12 p.m.

1 **4. PUBLIC HEARINGS AND APPLICATIONS**

2
3 *There were no hearings.*

4
5 **5. OLD BUSINESS**

- 6
7 A. Discussion and recommendation on text changes for §9.2.14 VC Village
8 Center Zone.

9
10 **Chairman Brawley** gave an opening statement noting that they could not go
11 through the entire document and have one vote at the end. So as they go
12 through and look at the changes that they vote on them then and there.

13
14 **Planner McDonough** suggested that the document has already been through
15 the committee and Susan Henderson should be the one they work through,
16 which hopefully they have a general consensus.

17
18 They started with §9.2.14 VC-Village Center Zone

19
20 **A. PURPOSE AND INTENT**

21
22 After a discussion it was decided to delete the last sentence in the second
23 paragraph.

24
25 **MOTION: Commissioner Tourville** moved to strike the last sentence
26 beginning with “In the Village” and ending with pedestrian oriented
27 environment.”

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

30
31 **VOTE:** carried unanimously (7-0).

32
33 **B. LOCATION AND AREA**

34
35 Discussion was back and forth on whether there was need for this section.
36 Written boundaries are no longer used and it was noted by Susan Henderson
37 that all they have to do is reference the Zone Map.

38
39 **MOTION: Commissioner Tourville** moved to delete the legal description
40 language in B. (1) and B. (2).

41
42 **SECOND: Commissioner Eby** seconded the motion.

43
44 **VOTE:** carried unanimously (7-0).

45
46 After more discussion it was decided that they would add an amendment.

47
48 **MOTION: Commissioner Eby** moved to add language to refer to the the zone
49 map in B. and change the word “shall” to “may”.

50
51 **SECOND: Commissioner Tourville** seconded the motion.

1 **VOTE:** carried unanimously (7-0).
2

3 **C. ECONOMIC DEVELOPMENT PLAN**
4

5 Discussion was on the fact did they need the word economic as part of this
6 section. The decision was to keep the word as it is noted in the 2020 Master
7 Plan. The Commission did agree that the first “shall” should be changed to the
8 word “may”.
9

10 **MOTION: Commissioner Tourville** moved to change the word “shall” (first
11 one in paragraph) to “may”.
12

13 **SECOND: Commissioner Riccobene** seconded the motion.
14

15 **VOTE:** carried unanimously (7-0).
16

17 **D. USES**
18

19 The discussion was to how the Board of Trustees would look at this table. So
20 it was determined that Susan Henderson would make it easier to read as to
21 what is permissive, conditional and prohibited. After that discussion they felt
22 that the wording under agriculture could be stricken.
23

24 **MOTION: Commissioner Phillips** moved to delete the language under
25 Agriculture and leave Agriculture with an X.
26

27 **SECOND: Commissioner Tourville** seconded the motion.
28

29 **VOTE:** carried unanimously (7-0).
30

31 The discussion then went on to the rest of the uses and the differences of
32 permissive and conditional. Which lead to amend the above motion.
33

34 **MOTION: Commissioner Phillips** moved to accept that the final sentence
35 under D. Uses will be stricken any uses not listed shall be considered
36 conditional uses. A new sentence will be added that states a refined version
37 of uses permitted in the table may be denied then use the language for
38 conditional uses that if it causes any harm to adjacent neighbors. Then go
39 through each section for example: agriculture the two lines below will be
40 stricken and agriculture will just have an X adjacent to it. The very highest
41 level each use will be permitted or prohibited and the only exclusive lines will
42 pertain to conditional or prohibited uses.
43

44 **SECOND: Commissioner Tourville** seconded the motion.
45

46 **VOTE:** carried unanimously (6-1) with Commissioner Craig voting nay.
47
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51

1 **E. AREA REGULATIONS**

2
3 To move the discussion forward it was suggested that if there were no
4 changes to Sections 1 through 3 they could motion on those first.

5
6 **MOTION: Commissioner Colman** moved to accept Items E. (1)- E. (3) with
7 changes in language in E.(1) to add the wording “the Project Area”.

8
9 **SECOND: Commissioner Phillips** seconded the motion.

10
11 **VOTE:** carried unanimously (7-0).

12
13 The discussion moved onto Section E. (4) where the height of the buildings in
14 the Project Area was discussed at length finally coming to a consensus
15 where the height would be the same throughout the Village Center Zone.

16
17 **MOTION: Commissioner Colman** moved to the deletion of 4.(a) and change
18 the wording for 4.(b) deleting the statement starting with “outside the Project
19 Area” replacing it with “in the Village Center Zone”.

20
21 **SECOND: Commissioner Craig** seconded the motion.

22
23 **VOTE:** carried unanimously (7-0).

24
25 **F. PUBLIC PARK LAND DEDICATION**

26
27 There was a short discussion on the amount that the developer would have to
28 give and discussion about whether or not this is seen as a taking. Since they
29 were already asking for the seven (7) foot easement.

30
31 **MOTION: Commissioner Riccobene** moved to accept the following
32 changes: Delete the word Dedication from the title. Delete F.(1) and F.(4) and
33 move F.(2) & F.(3) to Section G.(6).

34
35 **SECOND: Commissioner Craig** seconded the motion.

36
37 **VOTE:** carried with a vote of (6-1) with Commissioner Colman saying nay.

38
39 **G. DESIGN REGULATIONS**

40
41 A short discussion because the committee had already deleted parts of the
42 section there was just a clean up of wording.

43
44 **MOTION: Commissioner Phillips** moved to accept this section with minor
45 changes of adding “approval process” to G.(1) and delete “within the Village
46 Center Zone” in G.(5).

47
48 **SECOND: Commissioner Eby** seconded the motion.

49
50 **VOTE:** carried unanimously (7-0).

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H. OFF STREET PARKING REGULATIONS

There was only a short discussion with Susan Henderson stating this came straight from the ordinance with some updating.

MOTION: Commissioner Phillips moved to accept the Off Street Parking Regulations as written.

SECOND: Commissioner Craig seconded the motion.

VOTE: carried unanimously (7-0).

I. LANDSCAPING REGULATIONS

No real discussion of this section.

MOTION: Commissioner Craig moved to accept Landscape Regulations as written.

SECOND: Commissioner Tourville seconded the motion.

VOTE: carried unanimously (7-0).

J. DARK SKIES REGULATIONS

There was a quick note that this section is added to every ordinance so as to remind everyone there is a dark skies ordinance. At a later time, they can redesign the actual layout.

MOTION: Commissioner Phillips moved to adopt the Dark Skies Regulations as written.

SECOND: Commissioner Colman seconded the motion.

VOTE: carried unanimously (7-0).

K. SIGNS

The discussion was to accept it and move on.

MOTION: Commissioner Phillips moved to accept the Sign Ordinance as written.

SECOND: Commissioner Craig seconded the motion.

VOTE: carried unanimously (7-0).

1 **L. OUTDOOR STORAGE REGULATIONS**

2
3 There was no discussion.

4
5 **MOTION: Commissioner Phillips** moved to accept Outdoor Storage
6 Regulations as written.

7
8 **SECOND: Commissioner Craig** seconded the motion.

9
10 **VOTE:** carried unanimously (7-0).

11
12 **M. OUTDOOR DISPLAY OF MERCHANDISE**

13
14 Discussion was lengthy about the amount of space allotted to the display
15 area. Also there was talk about the fact they want to distinguish it as
16 “ancillary”

17
18 **MOTION: Commissioner Craig** moved to change M.(1) to less than 5% of
19 the associated building unless permitted by the Village. Add “ancillary” to the
20 title and in M.(4) change “fifty” to “fifteen”.

21
22 **SECOND: Commissioner Riccobene** seconded the motion.

23
24 **VOTE:** carried unanimously (7-0).

25
26 **N. APPLICATION AND APPROVAL PROCESS**

27
28 There was a quick discussion of the motion with no comments made.

29
30 **MOTION: Commissioner Phillips** moved to approve the Application and
31 Approval Process as written.

32
33 **SECOND: Commissioner Craig** seconded the motion.

34
35 **VOTE:** carried unanimously (7-0).

36
37 The was a quick discussion of what else needed to be done and a motion
38 was given.

39
40 **MOTION: Commissioner Phillips** moved to delete §9.2.3 Definitions

41
42 **SECOND: Commissioner Riccobene** seconded the motion.

43
44 **VOTE:** carried unanimously (7-0).

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6. ADJOURNMENT

MOTION: Commissioner Colman moved to adjourn the meeting 3:44 p.m.

SECOND: Commissioner Tourville seconded the motion.

VOTE: carried unanimously (7-0).

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