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**MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
February 14, 2017
7:00 P.M.**

9 **Present:**

10
11 **STAFF**

12 **Attorney:** Bill Chappell

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

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15
16 **1. CALL TO ORDER – Chairman** called the meeting to order at 7:00 p.m...

17
18 **A. ROLL CALL** - Commissioner Riccobene, Commissioner Eby,
19 Commissioner Brawley, Commissioner Phillips, Commissioner Colman,
20 Commissioner Tourville. Commissioner Craig was excused.

21
22 **Chairman Brawley** stated there was a quorum present for the meeting.

23
24 **B. APPROVAL OF THE AGENDA**

25
26 **Chairman Brawley** asked Planner McDonough if there were any changes to
27 the agenda.

28
29 **Planner McDonough** noted that there was no planning department report.

30
31 **Chairman Brawley** asked if there was a motion.

32
33 **MOTION: Commissioner Colman** moved approval of the agenda as
34 presented.

35
36 **SECOND: Commissioner Eby** seconded the motion.

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

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41 **2. PUBLIC COMMENT PERIOD**

42
43 *There was no public comment.*

44
45 **3. CONSENT AGENDA**

46
47 **A. APPROVAL OF CONSENT AGENDA**

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49 Approval of minutes–December 13, 2016 regular meeting.

1 **Chairman Brawley** noted that while checking minutes he stated he found a
2 typographical mistake in the October 11, 2016 meeting. On page 4 of 6 line
3 45 the word proceed should actually be precede. And although those minutes
4 had been approved already it was significant enough to note a change be
5 made.

6
7 **Planner McDonough** concurred.

8
9 **Chairman Brawley** then asked if there were any notations, comments or
10 changes to the December 13, 2016 minutes. Then called for a motion.

11
12 **MOTION: Commissioner Riccobene** moved to approve of the minutes of
13 the December 13, 2016 meeting and the noted correction to the October 11,
14 2016 minutes.

15
16 **SECOND: Commissioner Phillips** seconded the motion.

17
18 **VOTE:** The motion carried unanimously (6-0).

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20 **4. PUBLIC HEARINGS AND APPLICATIONS**

21
22 *There were no public hearings.*

23
24 **5. OLD BUSINESS**

25
26 *There was no old business.*

27
28 **6. NEW BUSINESS**

29
30 **A. Discussion and action on text amendments to the Commercial Zoning
31 Code**

32
33 **Discussion included: Susan Henderson of Placemakers, LLC.**

34
35 The discussion started with a short statement as to why they are working on
36 amending the Commercial-1 Zone and Village-Center Zone. That the 4th
37 Street Revitalization Project brought to the forefront the need to look at the
38 zoning code to try and identify limitations to current businesses and create
39 new developments that addresses a newer market and expands a new
40 market of people who live in the Village. This is the time for creating those
41 opportunities that are necessary to let re-development be as creative and
42 expressive as possible. Why would they limit north 4th Street those same
43 advantages that reduce limitations in redevelopment just to separate it from
44 Phase One. So with that encouragement the following motions were made.

45
46 A first discussion was on lot sizes and the following motion was made.

47
48 **MOTION: Commissioner Tourville** moved to approve the statement "Under
49 the C-1 Zone the lot sizes are irrelevant there is no minimum or maximum lot
50 size.
51

1 **SECOND: Commissioner Phillips** seconded the motion.
2

3 **VOTE:** the vote carried unanimously (6-0).
4

5 The second discussion was on density for commercial and the following
6 motion was made.
7

8 **MOTION: Commissioner Phillips** moved to approve a density of twenty (20)
9 dwelling units as a maximum per acre in the C-1 Zone.
10

11 **SECOND: Commissioner Tourville** seconded the motion.
12

13 **VOTE:** carried unanimously (6-0).
14

15 A lengthy discussion was on the residential commercial density and then the
16 following motion was made.
17

18 **MOTION: Commissioner Colman** moved to approve in the C-1 Zone it
19 includes an allowable twenty (20) dwelling units per acre for residential
20 commercial.
21

22 **Commissioner Riccobene** stated he would like to amend it to include “no
23 minimum”.
24

25 **Susan Henderson** stated that all that it needs is for it to read 20 dwelling
26 units per acre max.
27

28 **Commissioner Colman** concurred.
29

30 **Chairman Brawley** confirmed that it would read “twenty (20) dwelling units
31 per acre maximum”.
32

33 **SECOND: Commissioner Riccobene** seconded the motion with the
34 inclusion of “maximum”.
35

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

38 The next discussion was on the setbacks and the following motion was made.
39

40 **MOTION: Commissioner Riccobene** moved that the front setbacks that
41 abut a commercial property would be five (5”) feet plus a seven (7”) foot
42 dedication to the Village for those properties abutting 4th Street. Side
43 setbacks are zero (0) and rear setbacks are zero (0). For Commercial
44 properties abutting residentially zoned lots the Front setback is five (5”) feet
45 plus a seven (7”) foot dedication to the Village. Side setbacks are ten (10)
46 feet and rear setback of fifteen (15) feet.
47

48 **SECOND: Commissioner Colman** seconded the motion.
49

50 **Chairman Brawley** asked if there was any discussion and clarified what was
51 on the table was commercial properties abutting commercial properties and

1 commercial properties abutting residential properties. Hearing none he then
2 called for a vote.

3
4 **VOTE:** carried unanimously.

5
6 There was a short discussion on the residentially zoned properties in the C-1
7 Zone and if what they stated in the motion protected the handful of single
8 family properties within the C-1 Zone. The discussion concluded that they
9 were protected.

10
11 The final discussion was on the height and the following motion was made.

12
13 **MOTION: Commissioner Phillips** moved to approve the height for
14 residential commercial building was thirty-nine (39) feet.

15
16 **SECOND: Commissioner Colman** seconded the motion.

17
18 **VOTE:** carried unanimously (6-0).

19
20 At the conclusion of all the motions it was stated that there were some things
21 that still needed to be done before the amended C-1 Zone and the V-C Zone
22 would be presented to the Board of Trustees. Hopefully a draft would soon be
23 ready.

24
25
26 **7. REPORTS**

27
28 *There was no planning department report.*

29
30 **9. COMMISSIONER’S INFORMAL DISCUSSION**

31
32 *There was no informal discussion.*

33
34 **10. ADJOURNMENT**

35
36 **Chairman Brawley** called for a motion to adjourn.

37
38 **MOTION: Commissioner Phillips** moved to adjourn at 9:30 pm.

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40 **SECOND: Commissioner Colman** seconded the motion.

41
42 **VOTE:** carried unanimously (6-0).

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APPROVED by the Planning and Zoning Commission of the Village Los Ranchos de Albuquerque this 14th day of March, 2017.

ATTEST:

Tim Tourville, Secretary
Planning and Zoning Commission