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MINUTES
VILLAGE OF LOS RANCHOS
Planning and Zoning Commission
6718 Rio Grande Blvd. NW
Warren J. Gray Hall
February 13, 2018
7:00 P.M.

Present:

Administrator: Kelly Ward

Attorney: Bill Chappell

Planning Staff: Tim McDonough, Director

1. CALL TO ORDER – Chairman Brawley called the meeting to order at 7:03 p.m...

A. ROLL CALL - Commissioner Craig, Commissioner Riccobene, Commissioner Eby, Commissioner Brawley, Commissioner Phillips, Commissioner Pacheco, Commissioner Tourville was excused.

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

B. APPROVAL OF THE AGENDA

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

Planner McDonough stated there were no changes

Chairman Brawley asked if there was a motion to approve the agenda.

MOTION: Commissioner Eby moved approval of the agenda.

SECOND: Commissioner Riccobene seconded the motion.

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

2. PUBLIC COMMENT PERIOD

Public Comment Speakers:

Camille Varoz 427 El Paraiso Road NW

John B. Edward 16 Applewood Lane NW

Camille Varoz spoke on her concern for the waiver from the 300' foot distance from a school for the sale of alcohol that was granted to DH Restaurant Holdings. She then listed the reasons why.

1 **Commissioner Craig** stated that this was not something that Planning &
2 Zoning should deal with that this should have been heard by the Board of
3 Trustees.
4

5 **Chairman Brawley** stated that was a decision made by the Board of
6 Trustees and she would need to appeal that decision he did not know what
7 the deadlines are. He did appreciate her comment that they put the Planning
8 & Zoning Commission on notice for future cases that come up.
9

10 **John B. Edward** brought his concern for how bad the schools in the Village
11 are rated all of them are graded as D's. How can they plan to have an area
12 for the community to meet and gather, when the education of the children is
13 at risk.
14

15 **3. CONSENT AGENDA**

16
17 **A. APPROVAL OF CONSENT AGENDA**

18
19 **1. Minutes of the January 9, 2018 regular meeting.**

20
21 **Chairman Brawley** asked if there were any comments or corrections to the
22 January 9, 2018 meeting minutes. Seeing none he then called for a motion.
23

24 **MOTION: Commissioner Phillips** moved to approve the minutes of the
25 January 9, 2018 meeting minutes as presented.
26

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

29 **VOTE:** The motion carried unanimously (6-0).
30

31 **4. PUBLIC HEARINGS AND APPLICATIONS**

32
33 **Chairman Brawley** asked Planner McDonough to introduce the hearing.
34

35 **Planner McDonough** introduced the plan and Maria Rinaldi, who then made
36 the presentation.
37

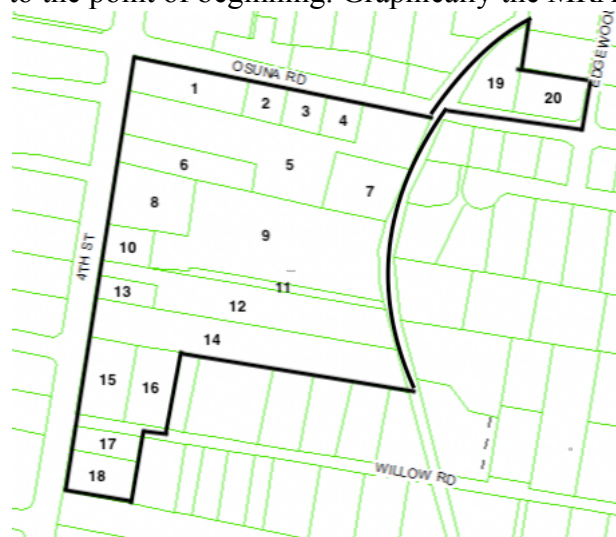
38 **A. REDEVELOPMENT AREA PLAN – RECOMMENDATION TO THE**
39 **BOARD OF TRUSTEES**

40
41 The purpose of the Metropolitan Redevelopment Area (MRA) Plan is to
42 eliminate identified blight in the designated redevelopment area and to
43 promote economic activity through various potential funding sources
44 including public-private partnerships.
45

46 The MRA is bounded as follows:
47

48 Beginning at the northwest corner of Lot 11A Plat of Lot 11A Osuna
49 Addition; then south along the west lot line of said Lot 11A; then south along
50 the east side of 4th Street to the southwest corner of all of Lot A except the

1 east 165.84 feet of Blanche B. Dokkens Subdivision of Lot 2 Merritt Acres;
2 then south across Willow Road to the southwest corner of Lot A Replat of Lot
3 42 Merritt Acres; then east along the south lot line of said Lot A; then north
4 along the east lot line of said Lot A; then north along the east lot line of Lot B
5 Merritt Acres; then North across Willow Road; then north along the east lot
6 line of all of Lot A Except east 165.84 feet of Blanche B. Dokkens
7 Subdivision of Lot 2 Merritt Acres; then north along the east lot line of said
8 Tract A-2; then east along the south lot line of the south 100 feet of Lot 1
9 Merritt Acres to the Chamisal Lateral; then north along the Chamisal Lateral
10 to the northeast corner of Tracts 43A-1, 43-B, and 43-D M.R.G.C.D Map #29
11 and lots 15 and 16 Osuna Addition, then west along the north lot line of said
12 Tracts 43A-1, 43-B, and 43-D; then west along the south side of Osuna Road
13 to the point of beginning. Graphically the MRA is shown below.



14
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16
17
18 **Chairman Brawley** asked if there were any questions from the Commission
19 for Ms. Rinaldi.

20
21 **Commissioner Craig** commented that this is not the development plan they
22 are just recommending the development area to the Board of Trustees.

23
24 **Chairman Brawley** confirmed just the MRA is just the designation area. Not
25 the action plan.

26
27 **Maria Rinaldi** confirmed that the State of New Mexico requires that you
28 designate the area before you can develop the plan.

29
30 **Speakers for the hearing:**

31 **Maria Rinaldi 4th Street Project Manager**

32 **Loretta Chavez Smith 536 Chavez Road NW**

33 **Camille Varoz, 427 El Paraiso Road NW**

34 **Marcia Smiley, 623 El Paraiso Road NW**

35 **Leah Qualls, 6621 Edgewood Drive NW**

1
2 The public comment on the MRA began with a question on wasn't that land
3 behind the shopping center bought as open space and why are they now
4 developing it. The answer was that the land was bought only for
5 development. Although some of the properties that the Village bought on the
6 north side of Osuna will now be park space or greenspace. They were asked
7 to make sure that they keep the character of the Village. Water rights and
8 access to ditches were also questioned. It was noted that all the answers to
9 those questions are in the Village Center Zone Ordinance.

10
11 **Chairman Brawley** closed the public comment and asked if there was a
12 motion.

13
14 **MOTION: Commissioner Craig** move to recommend forwarding the MRA to
15 the Board of Trustees.

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

18
19 **Chairman Brawley** asked if there were any comments from the Commission.
20 Then called for a vote.

21
22 **VOTE:** carried unanimously (6-0).

23
24 **5. OLD BUSINESS**

25
26 **A. Discussion of the 2030 Master Plan process**

27
28 As requested an article for the Village Vision magazine telling about the
29 Master Plan process and asking for volunteers to serve on the Master Plan
30 Committee and they are hoping for five (5) to seven (7) individuals. This is a
31 working committee and they hope to have the Master Plan 2030 adopted in
32 2020. This is a year's commitment. Tiffany Justice, the intern was able to give
33 them a really good demographic and economic statistics for the Village.

34
35 **B. Discussion of Priorities for 2018**

36
37 There was still no list but Planner McDonough will have one at the next
38 meeting.

39
40 **6. NEW BUSINESS**

41
42 **There was no new business**

43
44 **7. REPORTS**

45
46 **A. PLANNING DEPARTMENT REPORT**

47
48 Included that the appeal of the Planning and Zoning Commission's denial of
49 JJM Properties was withdrawn.

50 4th Street Construction is now in full swing.

51 The Chant's have started their third building to expand the brewery. And have

1 celebrated their first year in business.
2 Dave's Valley Grill received a waiver of the 300-foot rule, which limits alcohol
3 sales within 300 feet of a church or school.
4 Planning staff met with the Mid-Region Council of Government (MRCOG) to
5 discuss Master Planning & Comprehensive Plans. MRCOG will be assisting us
6 and may be contracted to provide some services.
7

8 **9. COMMISSIONER'S INFORMAL DISCUSSION**
9

10 Informal discussion was on the need to limit public comments to 3-minutes. No
11 decision was made.
12

13 **10. ADJOURNMENT**
14

15 **Chairman Brawley** called for a motion to adjourn.
16

17 **MOTION: Commissioner Craig** moved to adjourn at 8:55 pm.
18

19 **SECOND: Commissioner Eby** seconded the motion.
20

21 **VOTE:** carried unanimously.
22

23 **APPROVED by the Planning and Zoning Commission of the Village Los**
24 **Ranchos de Albuquerque this _____ day of _____, 2017.**
25

26 **ATTEST:**
27

28 _____
29 Tim Tourville, Secretary
30 Planning and Zoning Commission
31