



AGENDA
Village of Los Ranchos
Planning and Zoning Commission
REGULAR MEETING
7:00 p.m.
August 13, 2019

Planning Staff

Tim McDonough, Director Planning & Zoning
Tiffany Justice, Planner
Jennifer Schilling, Scribe

Administrator

Tim McDonough

Attorney

Nann Winter

Planning & Zoning Commission

Jeff Phillips, Chair
Sandra Pacheco, Vice Chair
Lynn Eby, Secretary
Al Park
Drew Seavey
Dan Gay
Gilbert Benavides

1. **CALL TO ORDER**

- A. Roll Call
- B. Approval of the Agenda

2. **PUBLIC COMMENT PERIOD**

Residents may address the Planning and Zoning Commission to comment on issues, problems, or successes on **topics that do not appear elsewhere on the agenda**. Audience members will be given an opportunity to comment on agenda items as they come up. **Speakers must register with Village Staff prior to the beginning of the meeting.**

3. **CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Approval of the minutes – July 9, 2019 regular meeting.**

4. PUBLIC HEARINGS AND APPLICATIONS

- A. ZMA 19-02** An application by Lutgen Properties, LLC for a Zone Map Amendment to change R-2 zoning to C-1 zoning as allowed by §9.2.25(E)(8), for a dual zoned property in the R-2 Zone with a Special Use Permit for parking and C-1 Zone in the Fourth Street Corridor and Character Area. The property is located at 7511 Fourth St. NW and is legally known as a certain tract of land situated within the Alameda Grant, Section 21, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract 103-B as shown on the Middle Rio Grande Conservancy District Property Map No. 27. The property contains 1.945 acres more or less.
- B. SDP 19-01** A request by Baca's Trees Profit Sharing and Trust for a Preliminary Site Development Plan review of a major subdivision for 3.3 acres of property in the Fourth Street Corridor and Character Area. The subdivision would create four (4) R-2 residential lots of 0.50 acres each and three C-1 Commercial-Retail lots. The subdivision would be a replat of existing property located at 7201, 7217, and 7221 Fourth St. NW and 401 Roehl Rd. NW and is legally known as a portion of Lots 3 & 4 (except the westerly 225 feet), Justen Jones Addition within Section 21, T. 11 N., R. 3 E., N.M.P.M. Village of Los Ranchos, Bernalillo County, New Mexico. The property contains 3.3 acres more or less.
- C. S 19-01** A request by Baca's Trees Profit Sharing and Trust for a Preliminary Plat review of a major subdivision for 3.3 acres of property in the Fourth Street Corridor and Character Area. The subdivision would create four (4) R-2 residential lots of 0.50 acres each and three C-1 Commercial-Retail lots. The subdivision would be a replat of existing property located at 7201, 7217, and 7221 Fourth St. NW and 401 Roehl Rd. NW and is legally known as a portion of Lots 3 & 4 (except the westerly 225 feet), Justen Jones Addition within Section 21, T. 11 N., R. 3 E., N.M.P.M. Village of Los Ranchos, Bernalillo County, New Mexico. The property contains 3.3 acres more or less.
- D. V 19-05** A request by Phillip Sterling for a Variance from several area requirements to allow for subdivision of a property impacted by the 280 ft. setback on Rio Grande Blvd. The applicant desires to subdivide the 2.1 acre Tract into two A-1 zoned lots. The property is located at 8215 Rio Grande Blvd. NW and is legally described as certain tracts of land situated within the Alameda Grant, Section 17, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, being Tracts 65A1 and 65A2 as shown on the Middle Rio Grande Conservancy District Property Map No. 25. The property contains 2.100 acres more or less.

5. OLD BUSINESS

- A.** Discussion of the 2035 Master Plan process

6. NEW BUSINESS

- A.** Discussion and direction on allowing a tennis court to be built within the 280-foot setback in the North Rio Grande Character Area.

7. REPORTS

- A.** Planning Department Report

8. COMMISSIONER'S INFORMAL DISCUSSION

9. ADJOURNMENT

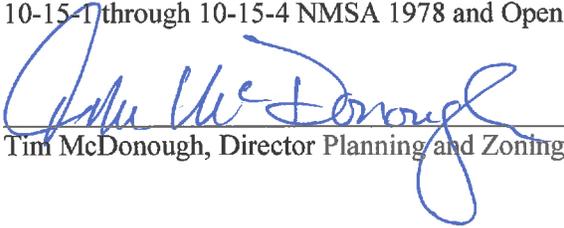
A COPY OF THE AGENDA MAY BE OBTAINED AT THE VILLAGE OFFICE, 6718 RIO GRANDE BLVD. NW, DURING REGULAR BUSINESS HOURS OF 8:00 AM – 5:00 PM. THE PLANNING

THE NEXT REGULAR MEETING WILL BE HELD TUESDAY SEPTEMBER 10, 2019

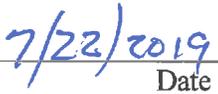
DEPARTMENT HOURS ARE FROM 8:00 AM TO NOON, AND BY APPOINTMENT FROM NOON UNTIL 5:00 PM.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at 505-344-6582 at least one week prior to the meeting or as soon as possible.

I certify that notice of the Public Meeting has been given in compliance with the Open Meetings Act, Section 10-15-1 through 10-15-4 NMSA 1978 and Open Meetings Resolution 2019-1-P&Z.



Tim McDonough, Director Planning and Zoning



Date