



Planning & Zoning Commission
of the
Village of Los Ranchos de Albuquerque

MINUTES
November 12, 2019

Commissioners Present:

Chairman Jeff Phillips
Vice Chair Sandra Pacheco
Secretary Lynn Eby
Commissioner Al Park
Commissioner Gil Benavides
Commissioner Drew Seavey
Commissioner Dan Gay

Staff Present:

Tim McDonough - Director, Acting Administrator
Tiffany Justice - Planner
Jennifer Schilling - Admin. Assistant, Scribe
Juan Flores - Village Attorney

1. CALL TO ORDER

The regular meeting of the Planning & Zoning Commission was called to order at 7:00 p.m., November 12, 2019 at the Warren J. Gray Hall, by Chairman Jeff Phillips. A quorum was present. The agenda was approved, as read.

2. PUBLIC COMMENT

There were no speakers for the Public Comment period.

3. CONSENT AGENDA

A. Approval of the Consent Agenda

1. Minutes of the October 8, 2019 Planning & Zoning Regular Meeting

Motion: Vice Chair Pacheco moved to approve the minutes as read.

Second: Commissioner Gay seconded the motion.

Vote: The motion carried unanimously (7-0).

4. PUBLIC HEARINGS & APPLICATIONS

A. SDP 19-03 A request by Tom White for a preliminary review and recommendation to the Board of Trustees of a Commercial Site Development Plan for a redevelopment in the Fourth Street Corridor and Character Area. The property is located at 8225 Fourth Street NW and is legally known as Lot 1 of Busch Addition, a tract of land lying and situated within Section 16, T. 11 N., R. 3 E., N.M.P.M., Village of Los Ranchos de Albuquerque, Bernalillo County, New Mexico, filed in the Office of the County Clerk of Bernalillo County on August 1, 1972. The property contains 0.500 acres more or less.

1 **Resident Speakers for the Discussion:**

2
3 **SPEAKER:**

POSITION:

4 *In order of presentation*

5
6 Tom White, 8225 4th Street NW, ABQ, NM 87114

Applicant

7 Richard D. Burd, P.O. Box 90118, ABQ, NM 87114

Applicant: Builder.

8
9 **Planner McDonough** gave the planning report with recommendation to forward the item to
10 the Board of Trustees a recommendation for the approval of SDP 19-03.

11
12 **Discussion:**

- 13 • Mr. White, applicant, explained the air filtering system installed on the building and
14 the necessary changes to the building to stay in compliance with the national standards
15 of his discipline.
- 16 • Mr. White spoke to the nature of his business, and in response to questions by the
17 Commissioners, explained what a compound pharmacy does and how long he has been
18 practicing in pharmaceuticals.
- 19 • A brief discussion took place on the project having been built before the Site
20 Development Plan had been conducted.
- 21 • Conditions placed on the application were discussed.
- 22 • There were no comments made in favor or in opposition to the application.

23
24 The floor was closed for comments.

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26 **Motion:** Commissioner Park moved to forward the application, SDP 19-03, to the Board of
27 Trustees with recommendation to approve the application with the existing conditions in the
28 Planner's Report.

29 **Second:** Vice Chair Pacheco seconded the motion.

30 After brief discussion, a vote was called for.

31 **Vote:** The motion carried unanimously (7-0).

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33 **Chairman Philips** stated that the public hearing on item 4-A in the request by Tom White for
34 a Preliminary Site Development Plan review was formally closed.

- 35
36 **B. SDP 19-04** A request by Amanda Thais for a preliminary review and recommendation
37 to the Board of Trustees of a Commercial Site Development Plan for a development in
38 the Fourth Street Corridor and Character Area. The property is located at 8830 Fourth
39 Street NW and is legally known as a certain tract of land designated as Tract 102A-1,
40 Middle Rio Grande Conservancy District Map No. 24 situated in Projected Section 16,
41 Township 11 North, Range 3 East, N.M.P.M., as projected into the Alameda Grant,
42 Bernalillo County, New Mexico. The property contains 0.5356 acres more or less.

1 **Resident Speakers for the Discussion:**

2
3 **SPEAKER:**

POSITION:

4 *In order of presentation*

5
6 Amanda Thais (Ng), 1505 San Patricio SW

Applicant.

7 Ted Argeanas, 304 Ortega Rd. NW

Spoke in favor w/ traffic concerns.

8 Audrey Taylor, 229 Ortega Rd. NW

Spoke in favor w/ traffic concerns.

9 Robert Aranda, 2531 Elfego Rd. NW

Spoke in favor.

10 Richard Sanchez, 8826 4th St. NW

Spoke in favor w/ traffic concerns.

11 Sylvia Carriaga, 214 Ortega NW

Spoke in opposition w/ traffic concerns.

12 Ben Chavez, 910 Ortega NW

Spoke in opposition w/ traffic concerns.

13 Beth Dillingham, 309 Ortega NW

Write in comment: Concerned about traffic and landscaping.

14
15
16 **Planner Justice** gave the planning report with recommendation to forward the item to the Board of Trustees for approval of the Site Development Plan with conditions.

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19 **Discussion:**

- 20 • The applicant, Amanda Thais, spoke to the nature of her business. She also addressed
- 21 questions from Vice Chair Pacheco concerning hours of operation.
- 22 • There were several comments made both in favor and in opposition of the application.
- 23 Every comment made from residents, but one, was centered on the traffic concerns at
- 24 4th and Ortega, with several speakers noting they would like a traffic light at that
- 25 intersection.
- 26 • Ms. Thais responded to comments made and agreed a light would be nice at the
- 27 intersection.
- 28 • The traffic and intersection were discussed as a valid concern; however, the traffic and
- 29 a light are not the onus of the applicant. Traffic design standards and processes to
- 30 warrant a traffic light were briefly discussed.
- 31 • Residents were encouraged to bring the traffic concerns to the Board of Trustees and
- 32 to Village Administration.

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34 The floor was closed for comments.

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36 **Motion:** Commissioner Park moved to forward the Site Development Plan to the Board of Trustees a recommendation to approve the plan with the conditions contained in the Planner's Report.

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39 **Second:** Commissioner Eby seconded the motion.

40 After discussion, including the traffic concerns and next phases of the Fourth Street Project, a call for a vote was made.

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42 **Vote:** The motion carried unanimously (7-0).

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44 **Chairman Philips** stated that the public hearing on item 4-B in the request by Amanda Thais for a Preliminary Site Development Plan was formally closed.

1 **5. OLD BUSINESS**

2 There was no Old Business

3 **6. NEW BUSINESS**

4 There was no New Business

5 **7. REPORTS**

6 Planner Justice gave the Planning Department Report:

- 7 • **The Festival on 4th Street** took place on November 1, 2019 and was a great success. Planner Justice, Jennifer Schilling, and Maria Rinaldi, the Fourth Street Project Manager, worked with businesses on 4th Street to host the festival. There were about 30 businesses who participated and several outside vendors from the Arts and Grower’s Market also participated.
- 8 • **General:** Dominic Tomba has contacted business to enforce the Sign Ordinance and continues transitioning into the Code Enforcement position. Jennifer Schilling has sent out business renewals for all businesses in the Village and has started issuing 2020 licenses. Tiffany Justice is finalizing revisions to the film policy and working to address short-term rentals.

17 **8. COMMISSIONERS’ INFOMAL DISCUSSION**

- 18 • The Commissioners held brief informal discussion.

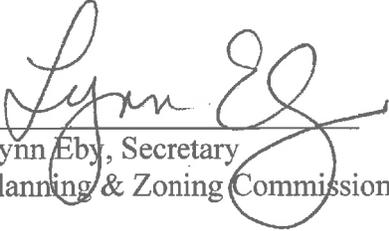
20 **9. ADJOURNMENT**

21 **Chairman Phillips** adjourned the meeting at 8:18 p.m.

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26 **Approval of the November 12, 2019 Minutes**

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28 These minutes have been **APPROVED** by the Planning & Zoning Commission of the
29 Village of Los Ranchos de Albuquerque this 7th day of Feb, 2019.

30
31 ATTEST:

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40 Lynn Eby, Secretary
41 Planning & Zoning Commission
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