



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

MINUTES
July 30, 2020

Commissioners Present:

Acting Chairperson Lynn Eby
Commissioner Karen Christensen
Commissioner Gil Benavides
Commissioner Drew Seavey
Commissioner Rachel Berenson
Commissioner Dan Gay
Commissioner Al Park

Staff Present:

Tiffany Justice – Planning & Zoning Director
Kiko Jeanette – IT Specialist/Moderator

1. CALL TO ORDER

The special meeting of the Planning & Zoning Commission was called to order at 5:30 p.m., July 30, 2020 via Zoom video conference, by Chairperson Lynn Eby. A quorum was present. The agenda was approved.

2. PUBLIC COMMENT

There was one speaker for the Public Comment Period:

- **Joe Craig – 505 Calle Del Pajarito**

Mr. Craig spoke to concerns about the Gateway District, primarily on the purpose of the zone and higher density development. Mr. Craig also spoke about the Growers' Market and the Agricultural Committee.

3. CONSENT AGENDA

There was no Consent Agenda.

4. PUBLIC HEARINGS & APPLICATIONS

There were no public hearings.

5. OLD BUSINESS

There was no Old Business

6. NEW BUSINESS

A. Discussion of Planning and Zoning Topics

There was no action taken on any of the following topics.

- **Gateway District Residential Uses**

Director Justice presented the topic of the Gateway District (GD), providing background on the zoning as a transit zone. The zone is mixed-use commercial and residential. Apartment buildings and rental units are considered prohibited uses in the current zoning. Director Justice asked the Commission if they would recommend to the Board of Trustees, removing the

1 prohibited use or amending it in the code and asked for feedback on the density of dwelling
2 units.

3 Discussion:

- 4 ○ The process of changing language in the code was discussed.
- 5 ○ Commissioner Benavides asked about the restrictions on density between the C-1 zone
6 and the GD zone. He emphasized that the design of a structure is important. He is not
7 in favor of a large apartment complex, rented or owned.
- 8 ○ Commissioner Seavey stated that the transit-based zone is still applicable despite the
9 Village not annexing up to the Rail Runner. He also discussed the 2035 Master Plan in
10 relation to rentals.
- 11 ○ Commissioner Christensen agreed with Commissioner Benavides on design, allowing
12 for open-space, and keeping with the Village style, are important with higher density
13 units. The prohibition of apartments or buildings designed for rentals was questioned.
14 The history of this prohibition in the code is not well known and interpretations were
15 briefly discussed.
- 16 ○ Commissioner Gay was neutral on changing the code but stated that more conformity
17 among zones were understandable.
- 18 ○ Commissioner Eby was in favor of higher density dwelling units for the area.

19

20 • **Distinguishing Between Agriculture and Agricultural-Commercial**

21 Director Justice proposed her questions concerning the zonings A-1 (Agricultural-
22 Residential) and A-C (Agricultural-Commercial). Processing and agriculture were discussed.
23 Director Justice asked at what point does agricultural production become processing.

24

25 Discussion:

- 26 ○ Commissioner Christensen explained how she interpreted the code in relation to
27 processing and processing agents.
- 28 ○ Commissioner Berenson asked why this topic had come up. The history of
29 agricultural was briefly discussed and how the Village should support and encourage
30 agriculture when agriculture shares commercial attributes.
- 31 ○ Commissioner Benavides emphasized “processing” as a distinguishing factor between
32 agriculture and commercial, with exceptions.
- 33 ○ Shared resources among farmers were discussed.
- 34 ○ Commissioner Seavey discussed nuisances that may become an issue with processing
35 in an agricultural-residential zone.

36

37 • **Growers’ Market & Arts Market**

38 Director Justice introduced the topic of the markets, two organizations that operate within the
39 Village, and wanted discussion on possible opportunities. The relationship between the Ag-
40 Committee and the Grower’s Market was also addressed.

41 Discussion:

- 42 ○ Commissioner Gay asked about the management of the Agri-Nature Center.

- 1 ○ Commissioner Seavey referred to the 2035 Master Plan and the importance of the
- 2 Growers' Market. Commissioner Berenson agreed that the Growers' market should be
- 3 supported by the Village.
- 4 ○ Commissioner Benavides asked if the Ag-Committee has articles of operation for the
- 5 committee.
- 6 ○ Commissioner Eby asked what it meant to sponsor the market.

7

8 • **Food Trucks in Residential Areas**

9 Director Justice gave a background report of the business registration types in the Village and

10 the development of a Mobile Food Unit application. Currently Mobile Food Units (or food

11 trucks) are restricted to commercial zones. Discussion questions included whether food

12 trucks should be allowed in Village parks.

13

14 Discussion:

- 15 ○ Commissioner Berenson recommended referring to the Master Plan.
- 16 ○ Commissioner Benavides was opposed to food trucks in residential areas but food
- 17 trucks at the parks would make more sense. Commissioner Benavides inquired about
- 18 having a food truck for special events on a residential property.
- 19 ○ Commissioner Seavey found that the Master Plan does not reference food trucks but
- 20 once. He highlighted the risk of food trucks in residential areas becoming an
- 21 attractive nuisance.
- 22 ○ Commissioner Christensen agreed with Commissioners Benavides and Seavey that
- 23 food trucks in the parks would be a great idea, but not in residential areas.
- 24 ○ Commissioner Eby stated she is a fan of food trucks and highlighted the economic
- 25 benefits of a food truck during current events. Parks and special events seem
- 26 appropriate for food trucks.

27

28 • **Assisted Living Facilities in Residential Areas**

29 Director Justice presented the topic with background information in which a residential home

30 would be retrofitted to operate an assisted living facility with a nurse and multiple patients.

31 The code would currently not allow for this set up, nor would it be permissible through a

32 variance or conditional use. Director Justice asked for the Commission's thoughts on the

33 topic.

34 *Note: Commissioner Park joined the meeting at this point.

35 Discussion:

- 36 ○ Commissioner Benavides did not see a downside to this idea and said there should be
- 37 assisted living facilities in the Village.
- 38 ○ Commissioner Seavey stated that the Village will likely see more assisted living
- 39 businesses as trends suggest. Memory care facilities and hospice were also discussed.
- 40 ○ Commissioner Christensen asked about health and safety requirements for these kinds
- 41 of facilities.
- 42 ○ Commissioner Eby stated that she is in support of assisted living facilities and would
- 43 be open to discuss allowing these through a zone change if needed. Regulations about
- 44 assisted living facilities were discussed.

