

IDRC Special Use Permit Analysis Form

Reviewer and Department/Division: Master Comments from All Departments

Approved: ☐

Approved with conditions: ☒

Denied: ☐

IDRC Meeting Date: January 27, 2017
Owner/Applicant: Steven Booth
Telephone: 505-695-3400
Legal Description: Subd: Pueblo Rim Lot: 017
Address: 705 Rim Road
Case Number(s): SUP-2017-0009
CDD Case Manager: Anders Millmann

Project Description: Special Use Permit for the addition of an accessory apartment located at 705 Rim Road. The proposed apartment is to be located within the existing structure. The subject property is located in an R-1-8 zoning district.

Project Manager's Comments: No new construction is proposed, although a wall with a man door will be constructed to partition the proposed apartment use from other uses within the basement. The proposed Accessory Apartment use will be housed within the basement of the existing dwelling. Applicant states parking will be accommodated on the subject property (no vehicles will be parked on the public right-of-way).

Department Conditions:

Analyze the project in terms of each of the code requirements listed below as found in Section 16-156 of the County Code. If a particular criterion is not applicable to your department, mark it as "N/A". From the perspective of your department, please state how the proposed project does or does not meet the criteria listed, or what conditions or additional information would be necessary for the project to be approved. (Attach additional pages if necessary.)

Criterion 1: The request substantially conforms to the comprehensive plan, and the establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the vicinity of such proposed use, or be detrimental or injurious to property or to the value of property in the vicinity, or to the general welfare of the county.

Applicant Response: The County plan for residential district R-1 provides for single-family units (SFUs), accessory structures, and uses to be maintained and protected in a residential character of development. The accessory apartment at 705 Rim Road complies with this intent. The project's goal is to provide additional living space to serve the tight Los Alamos County rental market, especially during the peak summer months when the Laboratory hires over 1000 students, while making minimal changes to the neighborhood. The accessory apartment will be located wholly within the existing SFU structure. A single wall with a

door will be added inside the existing -1000 square foot basement to create a partitioned space of about 450 square feet to serve as a bedroom, bath, and kitchen. The project includes an improvement to the heating system for the entire SFU that will reduce emissions via installation of a high-efficiency, condensing boiler. A smaller 4-inch diameter PVC flue will replace the current larger galvanized steel flue associated with the original 36-year-old boiler in the house. The two existing basement windows will be replaced with larger ones to allow safe fire egress. The new flue and windows will be the only visible changes to the exterior of the SFU. The bedroom/apartment will be well-insulated and finished in a high-quality manner similar to the rest of the house.

Staff Response: The use proposed (an accessory apartment) is permitted via the Development Code, with the issuance of a Special Use Permit. There are several goals and policies contained within the 2016 Comprehensive Plan that address increased density and affordable housing. (Planning). A Building Permit shall be required for all proposed construction activities (Building).

Criterion 2: There are sufficient parking facilities that are adequately designed, shielded, landscaped and lighted to serve the use applied for based on the requirements of this chapter as found in Article IX of this chapter.

Applicant Response: Parking facilities are entirely off-street. A 12-foot gate encloses a flat graveled pad, with a temporary garage already in place. Three options for parking locations are shown on the plan. Mature trees are on both sides of the gate along Quartz St., which provide visual screening. No curb cut is required. No sidewalks or walking paths will be disturbed by the parking. Street lights are located about 50 yards away on both sides of the property along Quartz St. The street has very low traffic, with only 18 residences on it. The accessory apartment will not add significantly to the vehicle burden.

Staff Response: Traffic Department has no concerns with the use proposed.

Criterion 3: The provisions for on-site and off-site ingress/egress and traffic circulation are in conformance with the county's construction standards, that the public streets serving the use applied for are adequate to meet the traffic needs of the proposed use and that the proposed use will not adversely affect neighboring properties by virtue of the type of traffic generated by the use.

Applicant Response: Ingress and egress to the accessory apartment is via the existing basement door facing Quartz St. Entrance to and exist from Quartz St. from the parking pad has good sight lines. No adverse impact will occur to surrounding properties. Any additional vehicle traffic to the neighborhood will be related to the tenant or guests, and will be an insignificant change to current conditions.

Staff Response: Traffic generated by the use proposed will not negatively impact the neighborhood (Dan Erickson). Ingress and egress to the subject property will be via the existing

driveway. Apartment tenants will utilize an existing doorway to access the proposed apartment. (Planning)

Criterion 4: The setbacks of buildings and parking facilities from the property lines, right-of-way, and adjacent land uses are in conformance with this chapter and provide protection to and a transition from residential development, existing and contemplated in the vicinity; and that the height and bulk of the proposed buildings and structures are compatible with the general character of development in the vicinity of the use applied for.

Applicant Response: The 12-foot gate is set back about 20-feet from the Quartz St. north curb, with a flat area to use as an entrance lane. No set-back issues exist with the construction since the remodel will occur entirely inside the existing structure.

Staff Response: No new exterior construction is proposed.

Criterion 5: The site plan including, but not limited to, landscaping, screen planting, and fencing of the proposed development demonstrates that the site development will be compatible with adjoining areas and will conform to the site development standards of the district regulations.

Applicant Response: The 705 Rim Road property is fully landscaped with many mature trees, shrubs, and flower beds. Existing landscaping and fencing will not be disturbed or modified by the special use.

Staff Response: This provision is not applicable, since the petition proposes no new (exterior) construction. (Planning)

Department Conditions: (attach additional pages if necessary)

1. A separate address shall be issued by Jason Romero for the Accessory Apartment (GIS)
2. Parking may occur on the street as the use is not a Bed & Breakfast (Dan)
3. A one-hour separation wall must be placed separating the apartment from the remainder of the basement. (Building)
- 4.

Reviewed By: _____

Date: _____

Department: _____

Phone No. _____