



Los Alamos County
Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: April 12, 2017
Subject: Case No. WVR-2017-0033
Owners/Applicants: Incorporated County of Los Alamos, Joanie Ahlers, Applicant
Case Manager: Anders Millmann, Senior Planner
Through: Tamara Baer, Principal Planner

Case No. WVR-2017-0033: Joanie Ahlers, the agent for the property owners and petitioner, is requesting a Waiver as authorized by Section 16-582(d), Downtown District Development Standards, of the Los Alamos County Development Code, to the minimum street section width (Street Section G), as required by Figure 16-578-f2, from a minimum street section width requirement of fifty (50') feet, to forty-five (45') feet, for north-south streets, on property zoned DT-NCO (Downtown District, Neighborhood Center Overlay), on Lots NN02 and NN01B in the Eastern Area 3 Subdivision, addressed as 1925 Trinity Drive.

Board Action Options

Motion Option 1:

I move that the Planning and Zoning Commission **approve** Case No. WVR-2017-0033, a request for approval of a waiver from a required minimum street section width of fifty (50') feet, for the reasons stated in the staff report, reasons determined during the public hearing, and adoption of findings of fact, subject to the following conditions:

1. Approval of the Final Subdivision Plat by the Los Alamos County Council, which incorporates this Waiver.
2. ...

Motion Option 2:

I move that the Board of Adjustment **deny** Case No. WVR-2017-0033 with the finding that it does not meet the Criteria of Section 16-157 for the following reason(s):

1. ...

I. Summary

The applicant is requesting a waiver to allow for the construction of a public street that will not conform to the minimum Street Section width required by Street Section G of Figure 16-578-f2 [see Exhibit 5], of the Los Alamos County Development Code. The Los Alamos County Code of Ordinances, establishes a minimum street section width of fifty (50') feet for streets and roadways located within the Downtown District that run in a north-south direction. The subject street is part of the County's 20th Street Subdivision project, for which the Planning &

Zoning Commission approved a Sketch Plan and Preliminary Plat at the P&Z Commission meeting held on March 29, 2017.

Street Section H of Figure 16-578-f2, of the Los Alamos County Development Code stipulates a minimum right-of-way width for all streets and roadways located within the Downtown District that run in an east-west direction. Where 20th Street intersects Trinity Drive, it is a north-south street. It has a 90-degree turn to the east, thereafter becoming a street running in an east-west direction. The waiver is for the portion of 20th Street that is narrowed by a wall owned by CenturyLink that juts out into the existing right-of-way. The presence of this wall narrows the right-of-way from 60+ feet down to 48.48-feet. The development of the proposed subdivision may reduce the right-of-way width on 20th Street to 45-feet.

The subject property currently consists of two parcels, Lot NN02 and Tract NN01B. Lot NN02 contains 3.22± acres of land, and currently contains a utility service structure and the Smart House. Tract NN01B contains 2.56± acres of land and is completely covered with an asphaltic paved surface. Both lots were the subject of a Lot Consolidation and Re-Platting Petition, Case No. SUB-2017-0002, which seeks to consolidate and re-subdivide the two parcels into a six (6) lot subdivision. The purpose of the proposed subdivision is to market the lots that will be created by the future subdivision to promote economic development in the downtown area.

At a special public hearing held on Wednesday, March 29, 2017, the Planning & Zoning Commission unanimously recommended approval of the Sketch Plan and Subdivision Plat, subject to the following Conditions of Approval:

1. The petitioner shall submit a Final Subdivision Plat for Planning and Zoning Commission approval, which is in substantial conformance with the Preliminary Plat.
2. All proposed lot lines shall be monumented and marked in accordance with the provisions of Chapter 47 Article 6 NMSA 1978 (The New Mexico Subdivision Act), and illustrated on the Final Subdivision Plat.
3. The petitioner shall receive Planning & Zoning Commission approval for the Waiver requested (application number WVR-2017-0033) to reduce the minimum required street widths, prior to submitting a petition for a Final Subdivision Plat.
4. The petitioner shall include a 20-foot easement on the southern edge of the parcels to be subdivided, for the purpose of extending the Canyon Rim Trail.

Approval of this petition is required prior to the petitioner proceeding with preparing the Final Plat for the subdivision.

The County Surveyor has prepared a revised Sketch Plan that illustrates the access and open space easement, per condition #4.

The request of waiver was properly and sufficiently noticed, and no comments or objections were received as of April 6, 2017.

II. Waiver Review Criteria

Section 16-582 - Downtown district architectural standards. (a) Purpose. The purpose of these design standards is to promote the visual quality, mutual compatibility, and identifiable imagery of downtown buildings through the application of appropriate architectural design standards.

(1) *Strict compliance with the standards would be impractical for architectural or engineering reasons beyond the control of the applicant; and*

Applicant Response: The County proposes to re-subdivide an existing 2-lot subdivision; thereby creating a total of six (6) lots. The purpose of the subdivision is to promote commercial development in the Town Center, Neighborhood Center Overlay (DT-NCO) District. The existing public right-of-way on 20th Street varies, and narrows from sixty (60') feet down to forty-five (45') feet. This is due to the presence of existing structures on adjacent parcels. New lots created will also need to be drafted around existing structures.

A new public right-of-way that will be constructed to serve the newly created lots will be reduced to forty-five (45') feet.

Staff Response: An existing wall, owned by CenturyLink, and located on the adjacent property to the east, precludes construction of the full sixty (60') foot right-of-way. This condition is beyond the control of the County.

(2) *The applicant proposes an alternate design solution that would still meet the purposes of this section and result in an overall design of equal or better quality.*

Applicant Response: The lots to be created all measure approximately one-half acre in size. By providing a slightly narrower right-of-way width, these lots can become slightly larger than what would otherwise be permitted by the strict application of Figure 16-578-f2. The width of the travel lane will not be reduced from the specified thirty-four (34') feet, thereby permitting one travel lane in each direction, as is specified by Figure G. It should be noted that New Urbanism guidelines call for adoption of narrower street right-of-way widths in downtown areas. This is suggested to encourage more pedestrian traffic.

Staff Response: The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-582 (d) establishes the following review criteria to waive strict compliance with any of the architectural standards. Both of the special circumstances outlined in the above two questions must be applicable to the waiver requested. The Commission's decision shall depend upon the extent to which the request meets or fails to meet these criteria.

III. Findings of Fact

1. This public hearing was announced by publication in the Los Alamos Daily Post, the Newspaper of Record for Los Alamos County, on Thursday 16 March 2017; and property owner notices were mailed via first class mail to all owners of real property located within 100 yards of the subject property.
2. This and adjacent properties are Zoned DT-NCO (Downtown District, Neighborhood Central Overlay).
3. The subject property is located in the EASTERN AREA 3 Subdivision, which contains 5.78± acres, or 251,866.97± square feet of area.
4. The properties subject to this Waiver request consist of two (2) parcels. There is a related proposal, a Sketch Plan and Preliminary Subdivision Plat (Application No. SUB-2017-0002), to consolidate the two parcels and to further subdivide them into a total of six (6) lots.
5. The existing right-of-way for 20th Street varies in width from greater than sixty (60') feet at its intersection with Trinity Drive, down to 48.48-feet at a point located approximately 190-feet from the intersection of 20th

Street and Trinity Drive. The proposed right-of-way width for the future extension of 20th Street will not be reduced to less than forty-five (45') feet.

6. The minimum curb-to-curb width for any portion of the proposed right-of-way shall not be less than twenty-four (24') feet.
7. Street Section G of Figure 16-578-f2, of the Los Alamos County Development Code. The Los Alamos County Code of Ordinances, establishes a minimum street section width of fifty (50') feet for all north-south streets and roadways located within the Downtown District.
8. The petitioner shall provide sufficient evidence at the public hearing to satisfy the requirements contained within §16-582 of the Los Alamos County Development Code to warrant issuance of the waiver requested.

IV. Exhibits

- Exhibit 1 Vicinity Map/Aerial photo of the subject property
- Exhibit 2 Map and list of property owners of record within 100 yards of subject property
- Exhibit 3 Application
- Exhibit 4 Survey of Proposed 20th Street
- Exhibit 5 Street Section G – Typical North South Streets in the Downtown District
- Exhibit 6 Interdepartmental Review Committee (IDRC) Comment Form
- Exhibit 7 Photographs of the subject property, Staff (2)



Address: 1925 Trinity

EXHIBIT 1: Vicinity Map / Aerial Photo of the Subject Property
WVR-2017-0033- Staff Report & Exhibits

All mapping is for reference only.

LOS ALAMOS COUNTY
P O BOX 30
LOS ALAMOS NM 87544

ROSHNI VENTURES LLC
646 CERRILLOS ROAD
SANTA FE NM 87501

INCORPORATED COUNTY OF LOS ALAMOS
P.O. BOX 30
LOS ALAMOS NM 87544

LOS ALAMOS INVESTORS LLC
1000 SECOND AVE SUITE 1750
SEATTLE WA 98104

BANQUEST FIRST NAT'L BK S F
P O BOX 609
SANTA FE NM 87504-0609

LOS ALAMOS ELKS LODGE NO 2083
1601 TRINITY DR
LOS ALAMOS NM 87544

VFW CLUB
P O BOX 388
LOS ALAMOS NM 87544

LOS ALAMOS NATIONAL LABORATORY
P.O. BOX 1663
LOS ALAMOS NM 87545

NARANJO FIDEL J L
2155 TRINITY DR
LOS ALAMOS NM 87544

HEISEL C E & SULTEMEIER S A

P O BOX 250
LOS ALAMOS NM 87544

LOS ALAMOS PUBLIC SCHOOLS
2075 TRINTIY DR
LOS ALAMOS NM 87544

J & L SELF STORAGE & VANS LLC
2197 LOMA LINDA DR
LOS ALAMOS NM 87544-2770

L & T ENTERPRISES INC
61 CASCABEL
LOS ALAMOS NM 87544

MERRITT JAMES/BOBBY & BETTY
750 N 17TH
LAS CRUCES NM 88005

LOS ALAMOS
Community Development

WAIVER APPLICATION - DOWNTOWN

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

Note: Waivers to Downtown district architectural standards are reviewed by the Planning & Zoning Commission at a public hearing. Please provide as much information as possible to support the waiver request.

Describe the Waiver Request:

Requesting relief from the minimum street right-of-way width specified in Figure 16-578-f2, Street Section G, of fifty (50') feet, to be reduced to forty-two (42') feet.

Address of Property to which the Waiver Request applies:

Lot 1-B and the remaining portion of Tract NN in Eastern Area 3, addressed as 1925 Trinity Drive

Zoning District: DT-NCO **Acreage:** 3.03 **Lot Coverage:** _____ **Related Applications (if any):**

SUB-2017-0002

APPLICANT [Unless otherwise specified, all communication regarding this application shall be to Applicant]:

Name: County of Los Alamos **Phone:** 505-662-8296 **Cell #:** 505-690-7740
Please Print

Address: 1000 Central Ave, Suite 158 **Email:** Joanie.ahlers@lacnm.us

SIGNATURE

DATE

PROPERTY OWNER (If different from Applicant)

☒ Check here if same as above

Name: _____ **Phone:** _____ **Cell #:** _____
Please Print

Address: _____ **Email:** _____
Owner's Mailing Address

My signature below indicates that I authorize the Applicant to make this Waiver application on my behalf.

SIGNATURE

DATE

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

For County Use:

Date of Submittal: 17 MARCH 2017

Staff Initial: A

CDD Application Number: WVR-2017-0033

Fees Paid: N/A

EXHIBIT 3: Application

WVR-2017-0033- Staff Report & Exhibits

WAIVER REVIEW CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-582 (d) establishes the following review criteria to waive strict compliance with any of the architectural standards. Both of the special circumstances below must apply. The Commission's decision shall depend upon the extent to which the request meets or fails to meet these criteria. Please review the criteria listed and provide short comments on how your application meets these criteria (Attach additional sheets if needed).

Note: Sec. 16-582 - Downtown district architectural standards. (a) Purpose. The purpose of these design standards is to promote the visual quality, mutual compatibility, and identifiable imagery of downtown buildings through the application of appropriate architectural design standards.

- (1) Strict compliance with the standards would be impractical for architectural or engineering reasons beyond the control of the applicant; and**

The County proposes to re-subdivide an existing 2-lot subdivision; thereby creating a total of six (6) lots. The purpose of the subdivision is to promote commercial development in the Town Center, Neighborhood Center Overlay (DT-NCO) District. The existing public right-of-way on 20th Street varies, and narrows from sixty (60') feet down to forty-five (45') feet. This is due to the presence of existing structures on adjacent parcels. New lots created will also need to be drafted around existing structures.

A new public right-of-way that will be constructed to serve the newly created lots will be reduced to forty-two (42') feet.

- (2) The applicant proposes an alternate design solution that would still meet the purposes of this section and result in an overall design of equal or better quality.**

The lots to be created all measure approximately one-half acre in size. By providing a slightly narrower right-of-way width, these lots can become slightly larger than what would otherwise be permitted by the strict application of Figure 16-578-f2. The width of the travel lane will not be reduced from the specified thirty-four (34') feet, thereby permitting one travel lane in each direction and on-street parallel parking, as is specified by Figure G. It should be noted that New Urbanism guidelines call for adoption of narrower street right-of-way widths in downtown areas. This is suggested to encourage more pedestrian traffic.

SUBMITTALS:

Provide all information necessary for a complete review of the Waiver request. Check each of the boxes to indicate which information you have provided, and, if possible, also provide one complete copy of all materials on disk:

- ☐ Proof of property ownership.
- ☐ A scaleable drawing including all information pertinent to the waiver request:
 - ☐ Existing and proposed lot coverage.
 - ☐ Show and label the footprint of all existing buildings and structures on the site.
 - ☐ Show, dimension and label all existing and proposed easements.
 - ☐ Show, dimension and label all existing and proposed setbacks.
 - ☐ Show, dimension and label building/structure elevations.

☒ Other. Describe: Preliminary Subdivision Plat

NO.	REVISION DESCRIPTION
1	
2	
3	
4	
5	

DESIGNED BY: B.A.
 DRAWN BY: E.B.M.
 APPROVED BY: [Signature]
 DATE: APRIL 9, 2017
 SCALE: [Blank]

20TH STREET EXTENSION IMPROVEMENTS



INCORPORATED COUNTY
 OF LOS ALAMOS
 PUBLIC WORKS DEPARTMENT
 1000 CENTRAL AVE., SUITE 160
 LOS ALAMOS, NEW MEXICO 87544
 (505) 662-8150 FAX: (505) 662-8109

SHEET

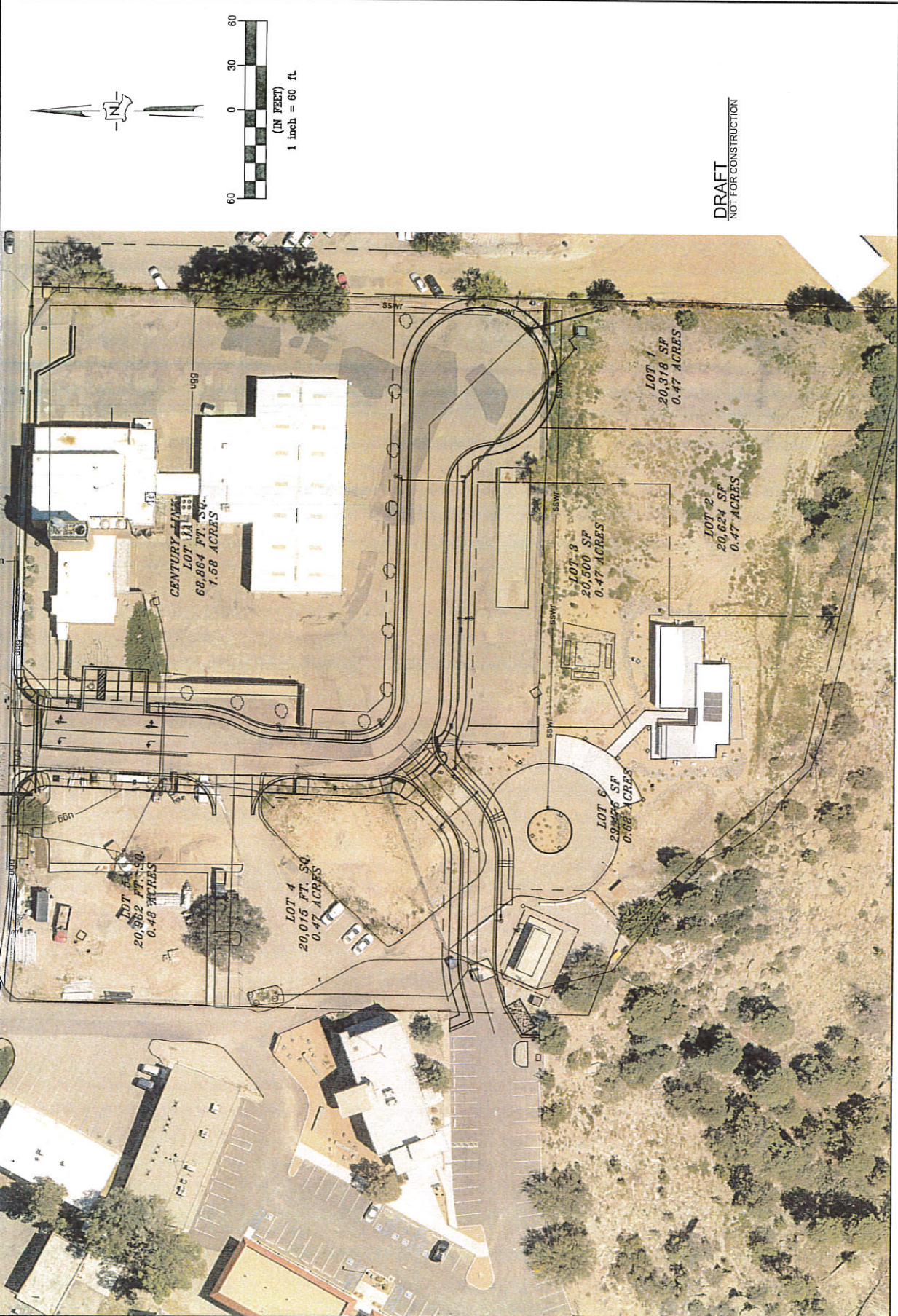
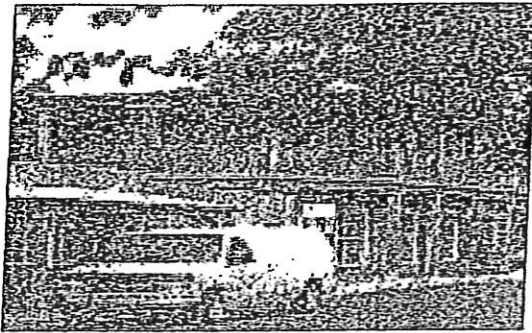
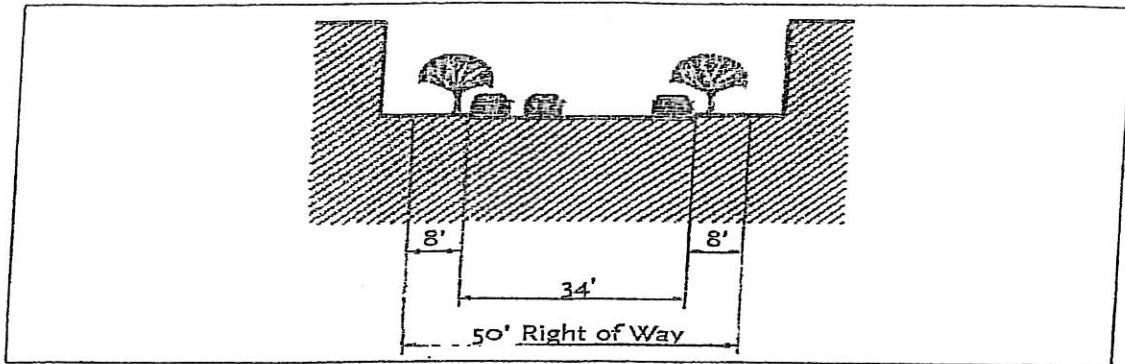


EXHIBIT 4: Survey of Proposed 20th Street
 WVR-2017-0033- Staff Report & Exhibits

Drawing File: U:\PROJECTS\2016-1660-20

STREET SECTIONS:



STREET SECTION G EXAMPLE: Typical North-South Streets

All North-South streets in Downtown (excluding Main and 15th) will have a 50' right of way with one lane of travel in each direction. On-street, parallel parking will be allowed on both sides. An 8' sidewalk and buffer will be located on each side, with trees planted at approximately 30' on center.



IDRC REPORT

WVR-2017-0033: Waiver. – Requesting to reduce minimum street section width from 50-feet to 42-feet for the 20th Street Subdivision. Will be heard by P&Z Commission on 4/12/17

Member/ Alternate	Dept.	Attended	Recommended Conditions/Comments	Approved	Approved Conditions	Denied
M. Arellano / J. Dudziak	Building				X	
T. Baer /	Planning		<ul style="list-style-type: none"> Project should be designed to promote pedestrian opportunities in downtown area. 		X	
D. Erickson	Traffic		<ul style="list-style-type: none"> Existing on-street parking by CenturyLink employees is acceptable. 		X	
P. Guerrero / C. Moseley					X	
A. Gurule / L. Martinez	Envr. Svs.		<ul style="list-style-type: none"> There is sufficient space available with reduced r-o-w width for solid waste disposal trucks to maneuver safely. 		X	
E. Martinez / B. Aragon	PW		<ul style="list-style-type: none"> The IDRC should note that during land acquisition negotiations between the County and Century Link (previous land owner), Century Link required retaining the existing wall structure that resulted in the variable right of way width along the north-south section of 20th Street shown. The 42 ft. right of way between 20th Street and the LAPS Administration Building will function as a short access driveway (rather than a street), but is still proposed to be designed and constructed with asphalt paving, curb, gutter and sidewalk and allow for two-way vehicular ingress/ egress. 		X	
A. Millmann / J. Naranjo	Planning				x	
J. Wetteland / S. Rinaldi	Fire		<ul style="list-style-type: none"> 20' of curb to curb pavement shall accommodate fire apparatus. 		X	
Others						
Eric Peterson	Parks					
Jason Romero	PW					
A. Barela	Planning					
Joanie Ahlers	Econ. Dev.		<ul style="list-style-type: none"> School District Employees will use proposed driveway to access 20th St after it is built. 			
Francisco Loya	PW		<ul style="list-style-type: none"> 			

MOTION: Michael Arellano moved to approve forwarding petition to P&Z Commission, with the condition that the street landscape buffer be located only on the north side of 29th Street. Second by Dan Erickson. Approved 8-0.

* Blue strikethrough indicates not present at meeting.

March 31, 2017



1 – Looking South along 20th Street



2 – Looking East along 20th Street

Exhibit 7: Staff Photographs

WVR-2017-0033- Staff Report & Exhibits