## REZONING APPLICATION

## Los Alamos County Community Development Department

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


## REZONING CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-155 establishes six (6) criteria for the Planning and Zoning Commission to use when reviewing an application for rezoning approval. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. You will also be asked to discuss the criteria at your public hearings.
(1) The request substantially conforms to the comprehensive plan and shall not be materially detrimental to the health, safety and general welfare of the county. A request for amendment to the comprehensive plan shall, if necessary, be submitted, processed, heard and decided upon concurrently with the request for amendment to the official zoning map.

The proposed rezoning will better position the property to meet the goals of the 2016 LA County Comprehensive Plan. The rezoning specifically addresses the high level goals of:

- providing more choices in housing, especially downtown;
- focusing development priorities downtown
(2) Consideration shall be given to the existing and programmed capacity of on-site and off-site public services and facilities including, but not limited to, water, sanitary sewer, electricity, gas, storm sewer, streets, sidewalks, traffic control, parks, fire and police to adequately serve the property should a rezoning result in any increase of the intensity of use of the property.
The property is currently served by existing public utility supply lines. The property will require a additional tap into the existing 8 " public water line, in order to support a fire suppression system (sprinkler). Being that the property in its current form was designed to accommodate professional office traffic and use, the other existing utilities and services should be adequate for the rezoned property. These issues will be addressed in detail through our professional design process prior to building permit application.
(3) The establishment, maintenance or operation of uses applied for will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working adjacent to or within the proximity of the subject property.

The repurposing of the existing use will increase the quality of life for users and the community in general. The rezoning will allow us to create a walkable, bike-able, and public transit friendly community that promotes the general welfare of the area.
(4) The existing zoning must be shown to be inappropriate for one or more of the following reasons: a. It was established in error;

Not applicable

## b. Changed conditions warrant the rezoning; or

The local housing market currently provides limited housing options, both in scale and diversity. Rezoning will allow for additional opportunities in both categories.
c. A different zone is more likely to meet goals contained in the comprehensive plan.

The mixed use zone is more likely to meet the goals contained within the 2016 comprehensive plan. The main goal met is the creation of more housing choices downtown through redevelopment.
(5) The proposed zoning will not result in spot zoning or strip zoning as defined in article I of this chapter unless one or more of the following criteria are met:
a. Granting such zoning accomplishes the policy and intent of the comprehensive plan;

Mixed use zoning at the property accomplishes the policy and intent of the comprehensive plan, for the various reasons stated previously.
b. Unique characteristics specific to the site exist; or Not applicable
c. The zoning serves as an appropriate transition between land uses of higher and lower intensity. Not applicable
(6) If the proposed zoning map amendment is for the designation of a special plan (SP) district where a development plan or a site plan is a requirement for district approval, the map amendment shall also be judged by the special plan (SP) district review criteria stated in section 16-159.

Not applicable

## REQUIRED SUBMITTALS:

Check each of the boxes to indicate that you have attached two (2) paper copies of each of the following, and one complete copy of all materials on disk:

## V Proof of property ownership.

V A Vicinity map, $81 / 2$ by 11 inch or $81 / 2$ by 14 inch format, showing the boundaries of the property to be rezoned and all adjacent lots within 300 feet.

A scaled Plat or survey including all the following information: (Note: For smaller properties, a legal description with metes and bounds, may be acceptable. Check with CDD staff.)
( Locate and label all existing utility lines on the site. (Existing gas and electric service lines must be I located by the Los Alamos County Utilities Department prior to submittal of this application.)

Show and label the footprint of all existing buildings and structure on the site.
Show the footprint of all buildings and public rights-of-way within 20 feet of all boundary of the site.
$\square$ Show, dimension and label all existing and proposed easements.

## THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

 For County Use:Date of Submittal: $11-16-17$
CDD Application Number: REZ 2017-0009
Staff Initial: JN.

Fees Paid: $\$ 500$. A incloding 555

# LS ALAMo <br> Community Development <br> OWNER CONSENT for CHANGE of ZONING 

Date: $\qquad$
Owner Names): Los Alamos Professional Investment Partnership, Richard Brenner, General Partner
Owner Mailing Address: $\qquad$
City, State, Zip Code: $\qquad$

Per the Los Alamos County Code of Ordinances, Chapter 16 - Development Code, Sec. 16-122 (a) General application requirements (3): Applications shall be signed by the property owner, agent, or other person as set forth in this chapter. If the application is initiated by the county, it shall be signed by the chair of the county council, the county manager or his or her designee.

This is to certify that I (we) the undersigned give consent to have my (our) property rezoned from $\qquad$ to Mixed Use

Address of property to be rezoned: 557 Oppenheimer Drive, Los Alamos, NM 87544
 Signature $\qquad$ Print Name richard reviver ar Print Name $\qquad$

SUBSCRIBED AND SWORN TO (or affirmed) before me this day

(Type of Identification)

Signature of Notary


Notary Public - Stamp of State Notary Seal


