



County of Los Alamos

Council Meeting Staff Report

January 8, 2019

Agenda No.:	A.
Indexes (Council Goals):	2018 Council Goal – Economic Vitality – Financial Sustainability – Encourage the Retention of Existing Businesses and Assist in Their Opportunities for Growth
Presenters:	Paul Andrus; Tamara Baer
Legislative File:	CO0542-18b

Title

Incorporated County of Los Alamos Code Ordinance No. 02-293 Revision No. 2018-01 In Textual Form To The Official Zoning Map of Los Alamos County by Rezoning One (1) County Owned Parcel Consisting Of Approximately 0.739 Acres Or Land And One (1) Privately Owned Parcel Consisting of Approximately 0.447 Acres Of Land: 1) Tract MM-1 From P-L (Public Land) TO C-1 (Light Commercial and Professional Business District); And 2) Tract HH-1B, From R-3-H (Multi Family High Density) To C-1 (Light Commercial and Professional Business District).

Recommended Action

I move that Council adopt Incorporated County of Los Alamos Code Ordinance No. 02-293; and ask staff to assure that it is published in summary form.

County Manager's Recommendation

The County Administrator recommends that Council adopt Incorporated County of Los Alamos Code Ordinance No. 02-293

Board, Commission or Committee Recommendation

The Planning and Zoning Commission recommends that the Los Alamos County Council approve Case No. REZ-2018-0010 to rezone the following two (2) parcels: 1) Parcel HH-1B, Eastern Area 2, 0.44+ acres, from Multi-Family High Density (R-3-H) to Light Commercial and Professional Business (C-1); and 2) Parcel MM-1, Eastern Area 1, 0.74+ acres, from Public Land (P-L) to Light Commercial and Professional Business (C-1).

Body

The existing 58,203 square building located at 195 East Road is under-parked, both from the perspective of code requirements and as a practical matter. In order to provide sufficient parking for the site, Leadership Circle has acquired or is in the process of acquiring, properties immediately adjacent to, and on either side of 195 East Road, and wishes to combine all properties into a single lot, which will then have sufficient on-site parking. (Note that the terms 'parcel' and 'lot' are used interchangeably.)

Each of the two lots that will be added to the central lot, 195 East Road, were recently created through administrative Summary Plat processes. The lot to the west of 195 East Road (also known as Tract HH -1B) was owned by the East Park Pool Association but has been used for parking by 195 East Road since September 1993 under a Parking Lease Agreement. The lot to the east (also known as Tract MM-1) was part of a County owned parcel that included Fire Station 6. At their meeting of September 17, 2018, the County Council approved the sale of that lot to Leadership Circle for added parking. The closing on the sale is anticipated to follow approval of the rezone.

Lots cannot be combined unless they have the same zoning district designation. Leadership Circle has therefore applied to rezone each of the two lots on either side of 195 East Road to the same zoning district as 195 East Road, which is C-1, Light commercial and professional business district. When the three lots are rezoned by County Council and under common ownership, they can be

consolidated.

Alternatives

Council denies the recommendation and asks staff to return with more information.

Attachments

A - Notice of Publication

B - Incorporated County of Los Alamos Code Ordinance No. 02-293

C - The Planning and Zoning Staff report for November 28, 2018.