



County of Los Alamos

Council Meeting Staff Report

January 30, 2018

Agenda No.:	C.
Indexes (Council Goals):	2018 Council Goal – Quality of Life – Housing – Promote the Creation of a Variety of Housing Options for all Segments of the Los Alamos Community, including infill Opportunities as Appropriate
Presenters:	Paul Andrus; Andrew Harnden
Legislative File:	OR0798-18

Title

Incorporated County of Los Alamos Ordinance No. 677 an Ordinance Authorizing Revision No. 2018-01 in Textual Form To The Official Zoning Map of Los Alamos County By Rezoning Two (2) Contiguous Parcels With A Total of Approximately 1.44 Acres of Land Located at 555 Oppenheimer Owned by 555 Oppenheimer Condominium Association, Inc., and 557 Oppenheimer, Owned by Los Alamos Professional Investment Partnership, Timber Ridge Subdivision 2, Unit 2, Lot 1 and Lot 2, From P-O (Professional Office District) To MU (Mixed Use).

Recommended Action

I introduce, without prejudice, Incorporated County of Los Alamos Ordinance No. 677 to Rezone 2 lots located at 555 and 557 Oppenheimer Drive, Approximately 1.44 acres, from P-O (Professional Office) District, to MU (Mixed Use) District.

County Manager's Recommendation

The County Manager recommends that Council introduce the motion as presented.

Board, Commission or Committee Recommendation

At its January 10, 2018 meeting, the Planning and Zoning Commission considered three related cases and recommended that the Los Alamos County Council approve the following two cases: 1. Case No. CPA-2017-0005 which is a Request to Amend the Comprehensive Plan Future Land Use Map for two (2) Lots located at 555 and 557 Oppenheimer Drive, from Commercial/Office designation to Mixed-Use designation; 2. Case No. REZ-2017-0009 which is a Request to Rezone two (2) lots located at 555 and 557 Oppenheimer Drive, from P-O (Professional Office) District, to MU (Mixed Use) District. The Commission also approved Case No. SIT-2017-0023, which is a related request for Site Plan Approval for one (1) Lot at 557 Oppenheimer Drive for redevelopment which was approved conditionally pending Council approval of the Requests for Future Land Use Map Amendment and Rezoning.

Body

The Applicant submitted applications to the Community Development Department for a Comprehensive Plan Future Land Use Map Amendment, a Rezoning, and a Site Plan approval. The Site Plan approval was made conditional to the Applicant's proposal to amend the Future Land Use Map of the 2016 Comprehensive Plan and the accompanying Rezoning petition. The application for Site Plan Approval for 557 Oppenheimer Drive proposes to create two (2) floors of 16 total new residential units on the existing properties.

The Applicant's proposal conforms to the goals and policies of the Comprehensive Plan and is consistent with Council's Strategic Leadership Plan Goals for promoting the creation of a variety of housing options for all segments of the Los Alamos Community, including infill opportunities as appropriate.

The current zoning designation of 555 and 557 Oppenheimer Drive of P-O (Professional Office)

District does not allow residential uses. Rezoning to the MU (Mixed Use) District designation will allow a combination of commercial and residential uses. The Future Land Use designation of Commercial/Office must first be amended by Resolution to the Mixed-Use Future Land Use Map designation to support the Rezoning request. The Rezoning to Mixed Use will not disallow any of the current properties' uses.

The Council packet includes the Applicant's completed application for Rezoning of 557 Oppenheimer Drive, which was omitted from the Staff Report for the Planning & Zoning Commission due to a clerical error.

Public Notification for this hearing has been done in accordance with County Code.

No public comment has been received.

Alternatives

The Council can deny this request to Rezone the two (2) subject parcels.

Attachments

A - Resolution No. 18-01

B - Ordinance No. 677

C - Planning and Zoning Commission Staff Report for January 10, 2018, Case No. CPA-2017-0005; Case No. REZ-2017-0009; Case No. SIT-2017-0023

D - Applicant's Rezoning Application for 557 Oppenheimer Drive

E - Proposed Rezoning Map for 555 & 557 Oppenheimer Drive