



County of Los Alamos

Council Meeting Staff Report

December 18, 2018

Agenda No.: A.
Indexes (Council Goals):
Presenters: Tamara Baer; Paul Andrus
Legislative File: CO0542-18

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 introduce, without prejudice, Incorporated County of Los Alamos Ordinance No. 02-293 and ask staff to assure that it is published as provided in the County Charter.

County Manager's Recommendation

The County Manager recommends that Council introduce this Ordinance.

Board, Commission or Committee Recommendation

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. Once the rezoning is approved by County Council, the three lots, which will be under common ownership, can then be consolidated.

Also, because of the former differences in ownership and use of the two new lots, the Future Land Use Map (FLUM) designations do not match 195 East Road, which is designated as Commercial, and need to be changed to reflect the approved use (parking) coinciding with the new zoning. Leadership Circle, LLC submitted an application requesting a change to the FLUM which will come for Council's consideration in January, 2019.

Alternatives

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

..Attachments

A - Code Ordinance 02-293 to rezone 2 parcels.

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