



County of Los Alamos

Council Meeting Staff Report

February 26, 2020

Agenda No.: B.
Indexes (Council Goals):
Presenters:
Legislative File: 12850-20

Title

Case No. 2020-0010: A request for approval of a subdivision Sketch Plan to divide a 11.62-acre lot into 49-residential lots. The vacant property, Ponderosa Estates Lot CTC A, addressed as 285 MAPLE DR, is zoned Planned-Development 2.0 (PD-2).

Property Owners

Bradley Parker; William D. Parker; Lorri Lynn Mcinroy; and Debora A. Holmes

Applicant

James Sieber, Siebert & Associates on behalf of Bradley Parker; William D. Parker; Lorri Lynn Mcinroy; and Debora A. Holmes

Case Manager

Desirae J. Lujan

Recommended Action

I move to approve Case No. SUB-2020-0010 - A request for approval of a subdivision Sketch Plan, Phase 3 of the Ponderosa Estates to divide a 11.62-acre lot into 49-residential lots on vacant property known as Ponderosa Estates Lot CTC A and addressed as 285 MAPLE DR. Approval is based on the reasons stated within the staff report and per testimony entered at the public hearing.

Alternate Action

I move that the Planning and Zoning Commission deny Case No. SUB-2020-0010, for the following reasons:

- 1.
- 2.

CASE SUMMARY

The request is for approval of a subdivision Sketch Plan to divide 11.62-acre lot (CTC A), addressed as 285 Maple Drive, into 49-residential lots as a part of a 1993 Master Sketch Plan approval for Ponderosa Estates Subdivision. The subdivision was approved for a maximum 222 dwelling units over the 111-acre subdivision and to be developed in four (4) phases. This request is for approval of the Phase 3 Sketch Plan, which would allow it to move forward to a Preliminary/Final plat submission.

FINDINGS OF FACT

1. The Sketch Plan application is Phase 3 of the 1993 approved Ponderosa Estates Subdivision.
2. Ponderosa Estates, a 111-acre lot, was approved for a maximum of 222 dwelling units and is within the Planned-Development zoning district (P-D 2.0) where density is two-dwelling units per gross acre.
3. Phase 3 will create 49- residential lots within the 11.62-acre lot CTC A.
4. Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post, the official newspaper of record; and property owners of real property located within 100 yards of the subject property were notified of this public hearing by

U.S. mail, all in accordance with the requirements of §16-192 of the Los Alamos County Development Code.

INTERDEPARTMENTAL REVIEW COMMITTEE RECOMMENDATION

Recommends approval to proceed with Sketch Plan.

EXHIBITS

Staff Report_wExhibits