

Council Meeting Staff Report

August 29, 2017

Agenda No.: B.

Indexes (Council Goals):

Presenters: Paul Andrus; Tamara Baer

Legislative File: RE0354-17

..Title

Incorporated County of Los Alamos Resolution No. 17-16, A Resolution Amending the Comprehensive Plan / Future Land Use Map Changing a County-Owned Parcel, Addressed 125 DP Road, Also Known As A-8-A, and Consisting of 21.69± Acres, from "High-Density Residential" to Mixed-Use".

Recommended Action

I move that Council adopt Incorporated County of Los Alamos Resolution No. 17-16, a Resolution Amending the Comprehensive Plan / Future Land Use Map Changing a County-Owned Parcel, Addressed 125 DP Road, Also Known As A-8-A, and Consisting of 21.69± Acres, from "High-Density Residential" to "Mixed-Use".

County Manager's Recommendation

The County Manager recommends that Council adopt Incorporated County of Los Alamos Resolution No. 17-16.

Board, Commission or Committee Recommendation

On July 12, 2016 The Planning and Zoning Commission unanimously recommended that Council adopt Incorporated County of Los Alamos Resolution No. 17-16 Amending the Comprehensive Plan / Future Land Use Map.

Body

Los Alamos Planning and Zoning Commission received a request to amend the Comprehensive Plan Future Land Use Map (FLUM), changing the land use designation of approximately 29.16 acres located on the southwest corner of DP Road from "High Density Residential" to "Mixed-Use"; on July 12, 2017 and the Commission unanimously approved the amendment.

The two adjacent parcels on DP Road are also under consideration for rezoning to Mixed Use. Those parcels are already designated "Mixed-Use" on the Future Land Use Map. They were zoned C-3 (Heavy commercial district) and F-L (Federal Land district). One of the requirement criteria for rezoning is conformance to the Comprehensive Plan. Changing the land use designation of the subject parcel to "Mixed-Use" will satisfy this rezoning criterion.

The purpose of creating a new Mixed Use district in this location is to allow a broad mix of uses, including housing, to be developed. The proposed "Mixed-Use" category of land uses accomplishes this goal by allowing a range of uses, including retail/commercial, service, and residential.

Recent market analysis and anecdotal evidence (business prospects in contact with the County economic development office) indicate a need for additional raw land with a broad range of development potential, which can be accommodated by a Mixed Use district. The "Mixed-Use" land use designation is appropriate for the subject parcel and will allow for the possibility of a unified development of several adjacent parcels.

Alternatives

Council may deny the change to the Future Land Use Map.

..Attachments

A - NOTICE OF RESOLUTION NO 17-16

B - Resolution No. 17-16_Comp Plan Amendment