

Council Meeting Staff Report

August 29, 2017

Agenda No.:	C.
Indexes (Council Goals):	2018 Council Goal – Economic Vitality – Promote a Strong and Diverse Economic Base By Encouraging New Business Growth, 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; Tamara Baer
Legislative File:	OR0777-17b

Title

Incorporated County of Los Alamos Ordinance No. 02-278 a Request to rezone five (5) County-owned parcels: A-13-2, A-12, A-9, A-8-A, and A-8-B.

Recommended Action

I move that Council adopt Incorporated County of Los Alamos Ordinance No. No. 02-278; a Request to rezone five (5) County-owned parcels: A-13-2, A-12, A-9, A-8-A, and A-8-B; I further move that, upon passage, the Ordinance be published in summary form.

County Manager's Recommendation

The County Administrator recommends that Council adopt Incorporated County of Los Alamos Ordinance No. 02-278.

Board, Commission or Committee Recommendation

At its July 12, 2017 meeting, the Planning and Zoning Commission voted 6-0 to recommend approval of this rezoning request to the County Council. Please see the attached staff report to P&Z for a complete analysis of the application.

Body

Los Alamos County, which owns all five parcels, is requesting this rezoning to stimulate local economic development. All parcels are vacant and currently have four different zones. The F-L zoning designation (parcels A-13-2 and A-8-b) reflect the previous federal ownership and is therefore obsolete. The highest and best use for parcels A-9 (zoned C-3), A-8-A (zoned R-3H-40) and A-12 (zoned P-L), would be to rezone to MU as it provides flexibility for future uses and the potential for more efficient master planning that addresses both the 2017 Los Alamos County Comprehensive Plan and County Council goals.

Granting the requested zoning accomplishes the policy and intent of the Comprehensive Plan. The Mixed Use designation promotes the goals of the Comprehensive Plan including: development of new housing; redevelopment of vacant parcels; focusing development within current county boundaries and in particular downtown; and maximizing the use of County-owned land.

Alternatives

Council could deny the request to amend the Official Zoning Map to rezone the five (5) above referenced parcels of land and find that the request does not meet the Development Code criteria found in Section 16-155.

Fiscal and Staff Impact/Unplanned Item

Other than processing the rezoning application, there is no fiscal or staff impact.

Attachments

A - Publication Notice

B - Incorporated County of Los Alamos Ordinance No. 02-278.

C - Planning & Zoning Commission Staff Report for the Rezoning of Parcels A-13-2, A-12, A-9, A-8-

A, and A-8-B

D - Minutes from P&Z meeting of July 12, 2017

E - Section 16-155