

Council Meeting Staff Report

April 3, 2018

Agenda No.: B.

Indexes (Council Goals):

Presenters: Paul Andrus

Legislative File: 10577-18

Title

Public Hearing for the County Council to consider the Planning and Zoning Commission's recommendation to approve amending the Comprehensive Plan Future Land Use Map changing Two Parcels Totaling +/- 1.44 acres located at 555 and 557 Oppenheimer Drive, Owned by 555 Oppenheimer Condominium Association, Inc. and Los Alamos Professional Investment Partnership, Sub: Timber Ridge 2, Unit 2, Lot 1 and Lot 2, from "COMMERCIAL / OFFICE" To "MIXED-USE."

Recommended Action

I move that Council County approve the Planning and Zoning Commission's recommendation to amend the Comprehensive Plan Future Land Use Map changing Two Parcels Totaling +/- 1.44 acres located at 555 and 557 Oppenheimer Drive, Owned by 555 Oppenheimer Condominium Association, Inc. and Los Alamos Professional Investment Partnership, Sub: Timber Ridge 2, Unit 2, Lot 1 and Lot 2, from "COMMERCIAL / OFFICE" To "MIXED-USE."

County Manager's Recommendation

The County Manager recommends that Council approve the Planning & Zoning Commission's recommendation.

Board, Commission or Committee Recommendation

At its January 10, 2018 meeting, the Planning and Zoning Commission considered 3 related cases and recommended that the Los Alamos County Council approve Case No. CPA-2017-0005: Request to Amend the Comprehensive Plan Future Land Use Map for 2 Lots located at 555 and 557 Oppenheimer Drive, from Commercial/ Office designation to Mixed-Use designation; and Case No. REZ-2017-0009: Request to Rezone 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: Request for Site Plan Approval for 1 Lot at 557 Oppenheimer Drive for redevelopment, conditional to Council approval of the Requests for Future Land Use Map Amendment and Rezoning.

Body

The Applicant submitted applications to the Community Development Department for: Comprehensive Plan Future Land Use Map Amendment; Rezoning; and Site Plan approval. Site plan approval is conditional to the Applicant's proposal to amend the Future Land Use Map of the 2016 Comprehensive Plan and to the Rezoning of the two properties. The application for Site Plan Approval for 557 Oppenheimer Drive is to add a third story to the existing 2-story building in order to create two floors of 16 total new residential units. At its January 10, 2018 meeting, the Planning and Zoning Commission recommended that the Los Alamos County Council approve the request to Amend the Comprehensive Plan Future Land Use Map and the request for the Rezoning, and approved the request for Site Plan approval, conditional to Council approval of the requests for Future Land Use Map Amendment and Rezoning. At its February 27, 2018 meeting, the County Council voted to adopt Ordinance 677 for the Rezoning of the two lots from P-O (Professional Office) District to MU (Mixed Use) District. The rezoning of the two lots from P-O (Professional Office) to MU

(Mixed Use) District will allow the Applicant's intended additional use of new residential units and will not disallow any of the properties' current uses.

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 application for Comprehensive Plan Future Land Use Map Amendment is consistent with County Code Section 16-161 which establishes the criteria for Comprehensive Plan Future Land Use Map Amendments.

Amendment of the Future Land Use Map designation for the two lots from Commercial/Office to Mixed-Use will create a Future Land Use Map designation that is compatible with the two lots' Zoning designation of Mixed Use.

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

No public comment has been received.

Alternatives

Council could choose not to approve the amendment to the Comprehensive Plan Future Land Use Map.

Attachments

- A - Publication Notice March 15, 2018 for Public Hearing
- B - Planning and Zoning Commission Staff Report for January 10, 2018
- C - Minutes from P&Z Commission Meeting January 10, 2018
- D - P&Z Commission Findings and Approval for CPA-2017-0005
- E - Minutes from County Council Meeting Feb 27, 2018