

Council Meeting Staff Report

November 13, 2018

Agenda No.:	A.
Indexes (Council Goals):	2018 Council Goal – Economic Vitality – Financial Sustainability – Encourage the Retention of Existing Businesses and Assist in Their Opportunities for Growth
Presenters:	Joanie Ahlers
Legislative File:	OR0832-18b

Title

Incorporated County Of Los Alamos Ordinance No.688; an Ordinance authorizing the sale of certain County-owned real property within Tract RM to Thirty301, LLC.

Recommended Action

I move that Council adopt Incorporated County Of Los Alamos Ordinance No. 688; an ordinance authorizing the sale of certain county-owned real property within Tract RM to Thirty301, LLC and ask staff to assure it is published as provided in the County Charter.

County Manager's Recommendation

The County Manager recommends adoption of this Ordinance as presented.

Body

This Ordinance authorizes the sale of County-owned property identified as a portion of the Right of Way (ROW) that was originally intended for a roadway to connect Canyon and Trinity. Due to the forty-five-degree angle of the ROW layout it was determined to be a less than ideal connector road and the idea was abandoned by LAC.

There will be a lot split of a portion of the ROW; the result of this lot split will create a standalone parcel that is 12,389 sqft and will carry a deed restriction on its use for parking only. The portion of the parcel is currently owned by Los Alamos County, which is zoned PL- Public Land (Right of Way). The buyer will be petitioning Planning and Zoning for a zoning change to R-3-H, which will match the zoning of the western adjacent parcel of 3301 Canyon Road.

The benefit to Los Alamos County is that the additional sqft of land will enable much needed additional parking for both adjacent properties (Thirty301 Canyon apartments and 3250 Trinity Drive office building have entered into a private shared parking agreement).

The Purchase and Sale Agreement outlines the details of the sale and deed restrictions as well as a commitment from Thirty301, LLC to pay for water and maintenance of County installed landscaping of the County owned property in the area on Trinity reserved for political signs.

Council is authorized to sell county-owned real property and interests in real property through Chapter 14 of the Los Alamos County, New Mexico - Code of Ordinances. An appraisal dated July 20, 2018 estimated the market value of parcel consisting of 12,389 Square Feet with a deed restriction of parking only at \$40,000 (\$3.24 per sqft)

The key terms are:

Buyer agrees that the Property will be developed as parking only, to serve the adjacent properties of 3250 Trinity Drive and 3301 Canyon Road.

Buyer agrees to pay for water and maintenance of County installed landscaping in the Right of Way for the Trinity Drive (NM 502) frontage, provided that such landscaping shall include trees

(minimum of 3) and shrubs (minimum of 4).

Buyer agrees that the deed shall carry a restriction that limits the use of the Property to “parking only” in perpetuity.

Fiscal and Staff Impact/Planned Item

There should be minimal staff impact as a result of the sale of this parcel.

Alternatives

Council could choose to not adopt the Ordinance and the sale and development would not proceed, or Council could direct staff to amend the proposed ordinance and related agreement.

Attachments

A- Notice of Publication

B - Ordinance No. 688 with attachments