

Council Meeting Staff Report

April 2, 2019

Agenda No.: A.

Indexes (Council Goals):

Presenters: Paul Andrus; Tamara Baer

Legislative File: CO0561-19b

Title

Incorporated County of Los Alamos Code Ordinance No. 02-295 Revision No. 2019-01 In Textual Form To The Official Zoning Map of Los Alamos County by Rezoning Two (2) Privately Owned Parcels Consisting of Approximately 4.5 ± Acres Of Land: Lots K and L of the North Community 1 Subdivision From C-1 (Light Commercial and Professional Business District To M-U (Mixed Use District).

Recommended Action

I move that Council adopt Incorporated County of Los Alamos Code Ordinance No. 02-295; and ask staff to assure that it is published in summary form.

County Manager's Recommendation

The County Manager recommends that Council adopt Incorporated County of Los Alamos Code Ordinance No. 02-295

Board, Commission or Committee Recommendation

The Planning and Zoning Commission recommends that the Los Alamos County Council approve Case No. REZ-2019-0011 to rezone the two (2) parcels in North Community 1 Subdivision, from C-1 (Light Commercial and Professional Business District) to M-U (Mixed Use District).

Body

Chris Taylor, T2 Development LLC, is requesting approval to rezone two (2) contiguous parcels from C-1 (Light commercial and professional business) to MU (Mixed-Use), located at 3901 and 4015 Arkansas Ave., the site of the former "Black Hole" and the former Omega Peace Church. The latter was demolished in 2018 and that property is currently vacant. The Black Hole property is the former site of Los Alamos resident Ed Grothus' military surplus store, which he opened in 1980 to sell surplus materials from the Los Alamos National Laboratory (LANL). Mr. Grothus died in 2009 and the store closed in 2012. The property has not been in active use since that time. The applicant, T2 Development LLC recently purchased the subject parcels and has full ownership.

The purpose of the rezoning is to allow construction of 44 residential townhouse units, 21 of which will be duplexes and two will be stand-alone. The current C-1 zoning designation of 3901 and 4015 Arkansas Ave does not allow residential uses. Rezoning to MU (Mixed-Use) will allow a range of commercial and residential uses, including the proposed residential development.

The project is supported by Comprehensive Plan Policies and Goals, including: Redevelopment of vacant blighted areas and underutilized properties; and Encouraging infill development on underused or blighted sites.

At their regularly scheduled meeting on February 27, 2019, the Planning and Zoning Commission held a public hearing regarding this case and voted six to one (6-1) to recommended that the County Council approve the rezoning. Two related cases, one for site plan approval and another for a height waiver of up to 15 feet, were also approved at the same meeting, contingent upon approval of the rezoning by the County Council.

Upon approval of the rezoning, the applicant will submit a subdivision application to create 44 fee-simple lots and a number of commonly owned lots to be held and managed by a Homeowners Association.

Alternatives

Council could deny the recommendation and ask staff to return with more information.

Attachments

A - Notice of Publication

B - Incorporated County of Los Alamos Code Ordinance No. 02-295

C - Planning and Zoning Staff Report with Attachments