

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE INCORPORATED COUNTY OF LOS ALAMOS, NEW MEXICO**

Case No. REZ-2024-0019, a request for a Minor Zone Map Amendment to change the property, EA3 U, from its current Single-Family Residential (SFR-4) Zone District to the Institutional (INS) Zone District. The property is commonly known as the Civilian Women's Dormitory addressed as 1725 17th Street, within the Eastern Area 3 Subdivision.

APPLICATION REZ-2024-0019

NOW COMES, the Planning and Zoning Commission ("Commission") of the Incorporated County of Los Alamos ("County"), that hereby submits the following to the County Council:

1. On July 10, 2024, Anthony Strain and Russell Naranjo submitted, on behalf of Los Alamos County Capital Improvements Projects and Facilities, ("Applicant"), an application ("Application") for a Minor Zone Map Amendment to change the property, EA3 U, from its current Single-Family Residential (SFR-4) Zone District to the Institutional (INS) Zone District. The property is commonly known as the Civilian Women's Dormitory and is addressed as 1725 17th Street, within the Eastern Area 3 Subdivision. ("Property"). *See* PLANNING & ZONING COMMISSION STAFF REPORT by Desirae J. Lujan, Senior Planner (hereafter "CDD Staff Report"), Attachment D.

2. The Application was assigned case number REZ-2024-0019. *Id.*

3. A quorum of the Commission was present at the public hearing held on August 28, 2024. The public hearing was open to the receipt of evidence and testimony given under oath, of which was subject to cross-examination in accordance with Section 16-72(f)(5)(b) of the County Development Code.

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4. Present for the Applicant was Russell Naranjo, County's Public Works Project Manager, Linda Matteson, County's Deputy County Manager, Eric Ulibarri, County Engineer, Danielle Duran, County's Intergovernmental Affairs Manager, Tom Smith, Site Manager for Manhattan Project National Historical Park, Sara Rhoton, County's Capital Projects and Facilities Manager, and Michelle Mullin, County's Architect Consultant, Mullen Heller Architecture.

5. Present for CDD was CDD Staff Desirae Lujan, Senior Planner for the Los Alamos County Community Development Department.

6. Residents within three hundred (300) feet of the property recognized as an affected party to this matter included, John Davey 1720 17th Street, Los Alamos, New Mexico; Donald Close, 1910 Spruce Street, Los Alamos, New Mexico; and Carolyn Conner, 1473 Oakwood Loop, Los Alamos, New Mexico, (collectively "Affected Parties").

7. Evidence received by the Commission at the public hearing included: 1) Application, including all exhibits; 2) CDD Staff Report, including all exhibits; and 3) public hearing presentation and testimony from Applicant and its witnesses, CDD Staff Lujan, and Affected Parties.

8. The Property's legal description is EA3 U and is located in a Single-Family Residential (SFR-4) zoning district pursuant to the County's adopted Zoning Map. *See* CDD Staff Report, Attachment D, Page 1.

9. As provided in the CDD Report and testimony of the Applicant, prior to the submission of the Application, in accordance with Section 16-72(b)(1) of the County Development Code, the Applicant attended a pre-application meeting with County Staff on April 1, 2024. Further, in accordance with Section 16-72(b)(2), property owners within three hundred (300) feet of the Property were mailed notice of a Neighborhood Meeting on April 28, 2024, and the Applicant held

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County, property owner. Approval would amend the zone district of the Property, EA3 U, from its current Single-Family Residential (SFR-4) Zone District to the Institutional (INS) Zone District. The Property is commonly known as the Women's Dorm Building and is addressed as 1725 17th Street, within the Eastern Area 3 Subdivision.

Approval is based on the Finding of Facts established at the hearing and conclusion that the Applicant has met the decision criteria for a Minor Zone Map Amendment pursuant to Section 16- 74(h)(3) of the Los Alamos County Development Code and that the Commission is acting under the authority granted by Section 16-69-(b)(1) of the Development Code.

I further move to authorize the Chair to sign a Final Order approving the application and Findings of Fact and Conclusions of Law for this case, based on this decision to be prepared by county staff.”

14. The vote resulted in a three to two (3-2) vote in the affirmative for the Applicant. However, pursuant to Section 16-72(f)(5)(b)(9), approval by the Commission requires an affirmative vote of the majority of the members present, but no less than four, to approve the Application.

15. Pursuant to Section 16-72(f)(5)(c)(2)(iv) of the County Development Code, because the Commission was unable to arrive at a recommendation, the Application shall be forwarded without recommendation to the County Council for consideration.

16. Based upon the foregoing, the Commission was unable to make a recommendation to County Council and it is being forwarded without recommendation to the County Council for consideration.



10/16/2024

RACHEL AGUILA

Chair of the Planning & Zoning Commission for the
Incorporated County of Los Alamos