

**LOS ALAMOS COUNTY
PLANNING & ZONING COMMISSION**

IN THE MATTER OF:

Case No. REZ-2021-0014:)
A request to rezone two county-owned parcels within)
Eastern Area 3: Lot EA3 006, 3689 Trinity Drive,)
Los Alamos, NM, containing approximately 10,880 ft²)
from Public-Land (P-L) to Mixed-Use (MU); and Lot EA3 007,)
3661 Trinity Drive, Los Alamos, NM, with approximately)
11,565 ft² from Multi-Family Residential, low density (R-3-L))
to Mixed-Use (MU).

**FINAL ORDER APPROVING APPLICATION,
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

THIS MATTER came before a quorum of the Los Alamos County Planning and Zoning Commission ("Commission") for a public hearing, on Wednesday, April 14, 2021, based on an application made by Los Alamos County, property owner, requesting a recommendation to County Council for approval of a rezone of Lots EA3 006 and EA3 007; within Eastern Area 3, and addressed as 3689 Trinity Drive and 3661 Trinity Drive, respectively ("Properties"). The Properties combined contain 0.52± acres and approval would designate them as Mixed-Use (MU).

Upon presentation of the application and accompanying exhibits; the Commission having taken sworn testimony, considered relevant evidence of the record and arguments of the parties, considered the information outlined within the Staff Report and testimony received from the public, and the Commission being otherwise well and sufficiently advised in the premises, hereby finds as follows:

NOW THEREFORE, the Rezone application to rezone two parcels, Lots EA3 006 and EA3 007 within Eastern Area 3, commonly known as 3689 Trinity Drive and 3661 Trinity Drive, in the County of Los Alamos, New Mexico, **IS HEREBY RECOMMENDED FOR**

APPROVAL TO THE COUNTY COUNCIL.

In support of this **FINAL ORDER**, the Commission issues the following:

I. FINDINGS OF FACT:

1. The application REZ-2021-0014 is a request to amend the Official Los Alamos County Zoning Map by zoning two county-owned parcels to M-U from P-L (Lot EA3 006) and R-3-L (EA3 007).
2. Los Alamos County is the legal owner of the subject properties (EA3 006 and EA3 007) commonly referred to as 3689 and 3661 Trinity Drive.
3. The proposed zone Mixed-Use (M-U) conforms to the Comprehensive Plan: Core Themes and Economic Development by providing an opportunity for infill that accommodates a varied housing expansion and encouragement for business growth.
4. The 2018 Future Land Use Map identifies the Mixed-Use zoning district as the zoning designation to accomplish the county's established goals for these properties.
5. Consideration was given to the existing and programmed capacity of on-site and off-site public services and facilities by the Interdepartmental Review Committee. Further in-depth technical review will be conducted by the Interdepartmental Review Team to ensure adequate services during a site plan submittal.
6. The Mixed-Use zoning would not be detrimental to the health, safety or general welfare of the persons residing or working adjacent to or within the proximity of the properties, as it would be within character of the surrounding area and accommodates uses currently allowed within the vicinity, such as office, commercial and residential. The single-family residential adjacent (west) has been full informed and noticed of the proposed development on this site, per the provisions within §16-192. The development of these vacant lots would include any safety concerns to be reviewed in detail at a site plan submittal.
7. The passage of Ordinance 705 by Los Alamos County Council for the Purchase, Sale and Development of the properties to a private developer to achieve a mixed-use development warrants the proposed change.
8. A mix of uses is present with office to the east; residential on the west; and a mix of residential, office and commercial across Trinity Drive, north. The Mixed-Use zoning would be consistent with the surrounding zoning where the M-U designation currently exists to the south.

9. The public hearing was held in a virtual format to comply with the New Mexico Department of Health's public emergency order governing mass gatherings because of the COVID-19 pandemic.
10. Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post, the official newspaper of record; and property owners of real property located within 100 yards of the subject property were notified of this public hearing by U.S. mail, all in accordance with the requirements of §16-192 of the Los Alamos County Development Code.

II. CONCLUSIONS OF LAW

After full hearing and consideration, the Planning and Zoning Commission finds that the Applicant has met each applicable Amendment to the Official Zoning Map Review Criteria contained in §16-155 of the Los Alamos County Development Code and is acting under the authority granted it by §16-452(b)(1)(a) of the Development Code.

APPROVED this 13th day of May, 2021.

BY: Beverly Neal-Clinton, Acting Chair
BEVERLY NEAL-CLINTON, ACTING CHAIR
PLANNING AND ZONING COMMISSION
INCORPORATED COUNTY OF LOS ALAMOS