



Los Alamos County
Community Development Department

PLANNING & ZONING COMMISSION STAFF REPORT

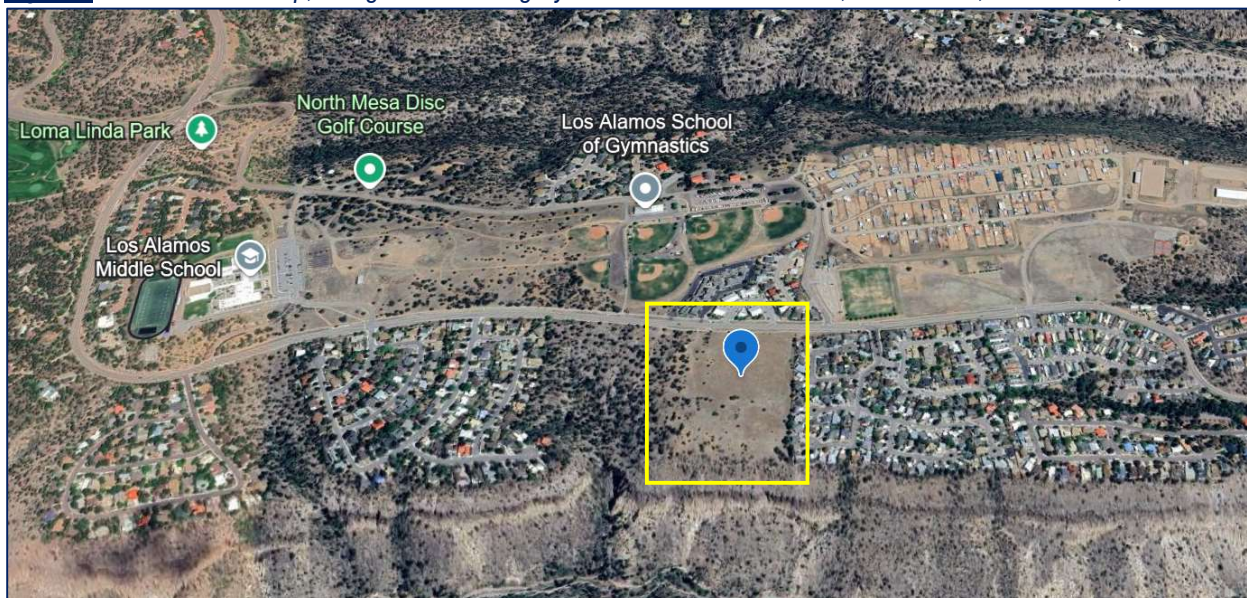
Public Hearing Date: July 23, 2025
Subject: Case No. REZ-2025-0021
Owners/Applicants: Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer
Case Manager: Desirae J. Lujan, Senior Planner

Professional Background:

Associates Architectural & Civil Drafting; 17 years in Planning and Land Use, Local Government, with six years in Case Management of Development Applications.

Case No. REZ-2025-0021. Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, are requesting a Minor Zone Map Amendment to the Official Los Alamos County Zoning Map. The request is to rezone Lots 1–23 and Tracts 1, 2, and 3 of a preliminarily approved replat of the Arbolada Subdivision from Single-Family Residential (SFR-4) to Single-Family Residential (SFR-5) zone district. The property is in the North Mesa neighborhood and is associated with various addresses, and most referred to as 659 San Ildefonso Road, Los Alamos, New Mexico.

Figure 1: Location Area Map, Google Airbus Imagery from 5/8/2023–5/28/2023; North Mesa, Los Alamos, NM

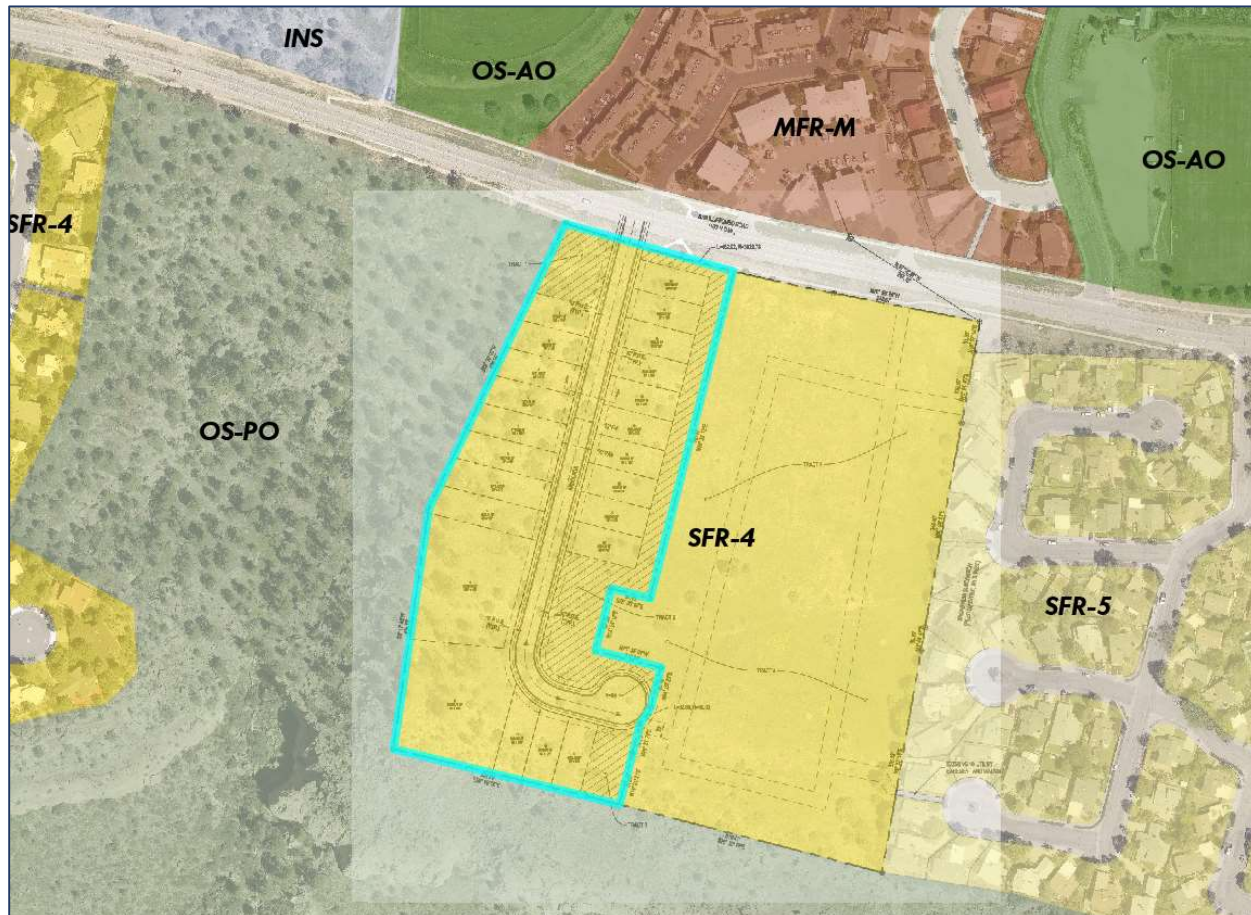


Summary

Consensus Planning and Titan Development are requesting approval of a Minor Zone Map Amendment on behalf of the property owners. The request is to rezone approximately 7.54 acres (\pm 328,442.4 sq. ft.) within the Arbolada Subdivision from the Single-Family Residential, subzone district SFR-4 to SFR-5.

This zoning change applies only to a portion of the subdivision—specifically, Lots 1–23 and Tracts 1, 2, and 3 as shown on the preliminarily approved replat of the Arbolada Subdivision. The remainder of the property, including Tract 4 located on the eastern side, will remain zoned SFR-4 and is not part of this request. The purpose of rezoning the specified portion to SFR-5 is solely to allow single-family residential lots to range from 5,783 sq. ft. to an average of 6,057 sq. ft., with minimum lot widths of 50-ft, where the current SFR-4 zoning requires a minimum of 8,000 sq. ft. and 65-ft lot widths.

Figure 2: Subject area (bounded in blue) for rezone, preliminarily approved Lots 1-23, and Tracts 1, 2, and 3



The Minor Zone Map Amendment application (“REZ-2025-0021”) and the upcoming Final Subdivision application for the Arbolada replat are dependent on one another. Approval of each application is contingent upon the approval of the other. Neither can move forward independently as the proposed subdivision design relies on the requested zoning change.

Property Information

The subject property (“Property”) is located within the North Mesa neighborhood of the Los Alamos Townsite. It is a vacant rectangular-shaped lot containing an area of approximately 17.07-acres. The property is mostly flat with a gentle slope from north to south toward Pueblo Canyon. It is accessible by San Ildefonso Road and bounded on the north by two multi-family developments and the single-family Arrowhead Subdivision. On the east is the single-family Broadview Subdivision, Pueblo Canyon to the south, and county-owned open space on the west. Nearby landmarks include Los Alamos Middle School, North Mesa Softball Fields, the North Mesa Stables, and North Mesa Recreational Area.

Figure 3: Vicinity Map, Google Airbus Imagery from 5/8/2023–5/28/2023; North Mesa, Los Alamos, NM



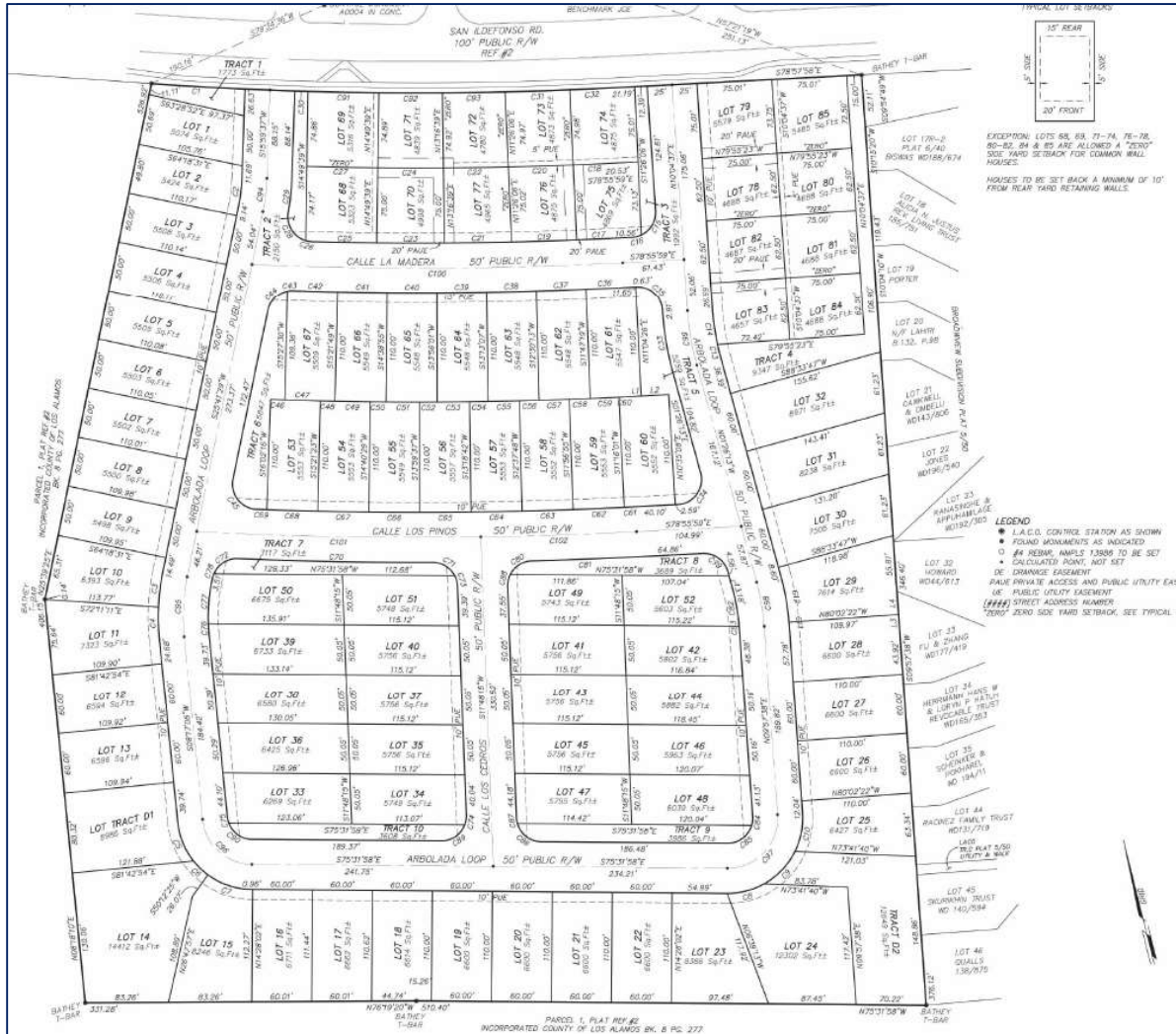
Background

On January 11, 2025, the Planning and Zoning Commission approved an application for subdivision submitted by Columbus Capital as then-agent of the owners. This approval allowed the creation of 85 single-family residential lots for a new subdivision called “Arbolada”. Its approval was granted through a Final Subdivision Plat application (“SUB-2022-0014”) under the standards of the previous Los Alamos County Development Code (“Development Code”). At the time, the property was zoned Planned-Development Residential District (PD-5).

The PD zone district was designed to support a mix of residential types—including single-family homes, duplexes, and multi-family housing—while also promoting creative neighborhood layouts.

The goal of this zone was to allow higher housing density in some areas, balanced by open space and recreational areas in others. According to the Development Code in effect at the time, each PD subzone represented the maximum number of dwelling units allowed per gross acre. For Arbolada, which is 17.07 acres, the PD-5 designation allowed up to approximately 85 dwelling units ($17.07 \times 5 = 85$ du/gross acre), which was the number proposed and approved.

Figure 4: Arbolada Subdivision (85 lots), January 11, 2023



The PD zone allowed design flexibility, therefore only requiring a few dimensional standards, such as building height limitations and lot coverage. Other standards like lot size, width, and setbacks were established with plat approval. Below Table 1 outlines the dimensional standards for the existing Arbolada Subdivision plat.

Table 1: Arbolada Subdivision approved dimensional standards. * Excludes Lots 68, 69, 71-74, 76-78, 81-82, 84 & 85 where lots were designed for attached SFD and shared driveways.

Lot Area			Lot Width	Setbacks		
Smallest	Largest	Average	Average*	Front	Side*	Rear
4,839 sq. ft.	14,412 sq. ft.	6,029 sq. ft.	50'	20'	5'	15'
Building Height			Lot Coverage	Density		
35'			40%	5 d.u./gross acre		

On January 23, 2023, the new Development Code was adopted, including the updated Official Zoning Map. As part of this update, the previous 39 zone districts—excluding the Planned Development (PD) variants—were consolidated into 25 base zones and three (3) overlay zones. PD zones were intended to be converted to the closest matching residential base zone. Developed PD zones would be further classified using a subzone approach based on existing plat approvals, and undeveloped parcels would preserve design flexibility with a Planned Residential Development Overlay (PRD-O). This conversion is explained on October 12 and 13, 2022, during a Joint Work Session between the Los Alamos County Council and Planning and Zoning Commission (Reference #4 and 5). However, on October 26, 2022, at the Planning and Zoning Commission meeting, a presentation on the draft Ordinance to replace the Development Code noted a change from what was presented during the earlier joint work session. Instead of using the PRD-O only for undeveloped parcels, all PD variants would now be converted to include a Planned Development Overlay (PD-O) (Reference #6). Unfortunately, the adopted ordinance did not include an overlay map. As a result, properties previously zoned PD lost the flexibility the overlay was intended to preserve.

Figure 5: Previous Zoning Map illustrating project location zoned Planned-Development (PD-5); PD Zone (purple)

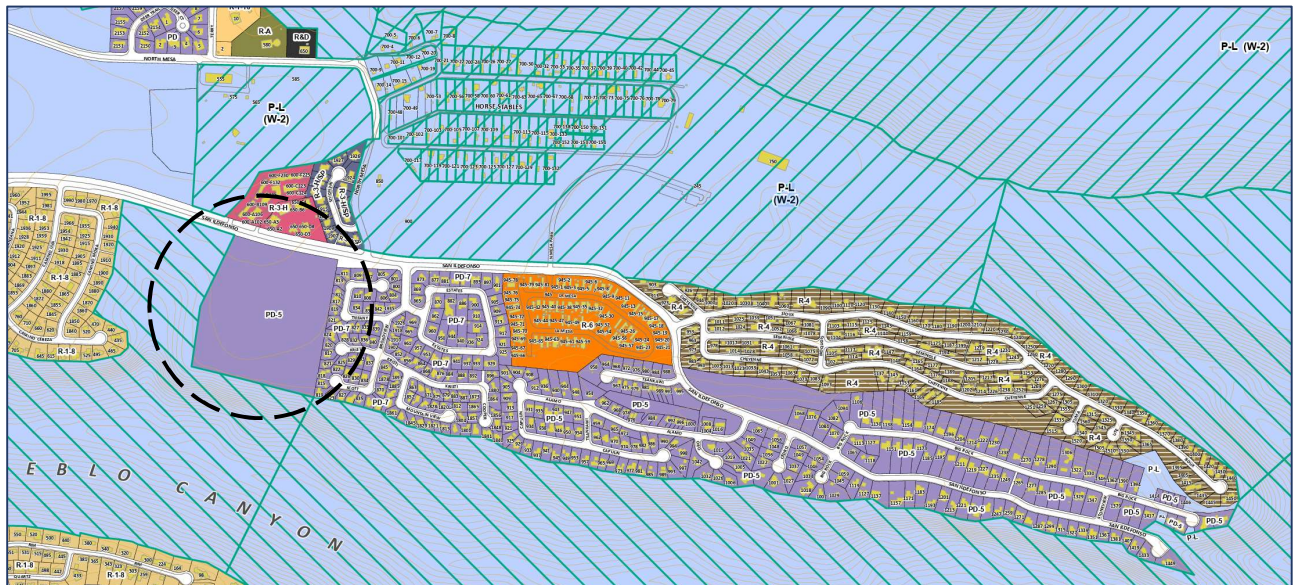


Figure 6: Updated Zoning Map illustrating project location zoned Single-Family Residential (SFR-4)

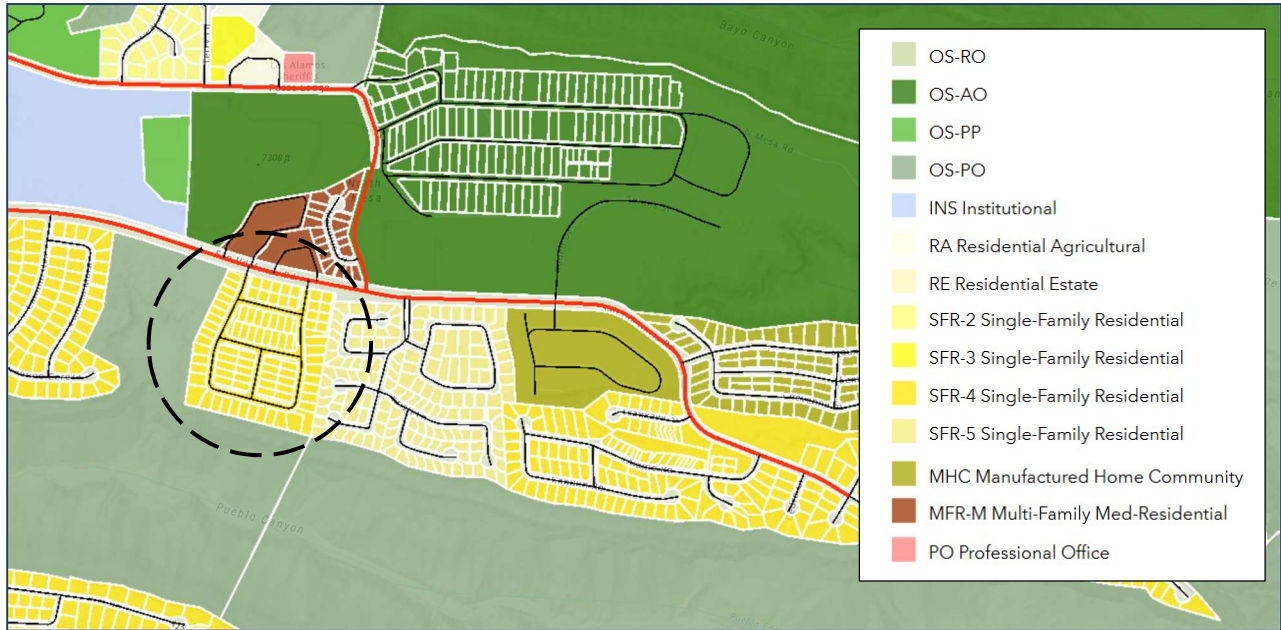
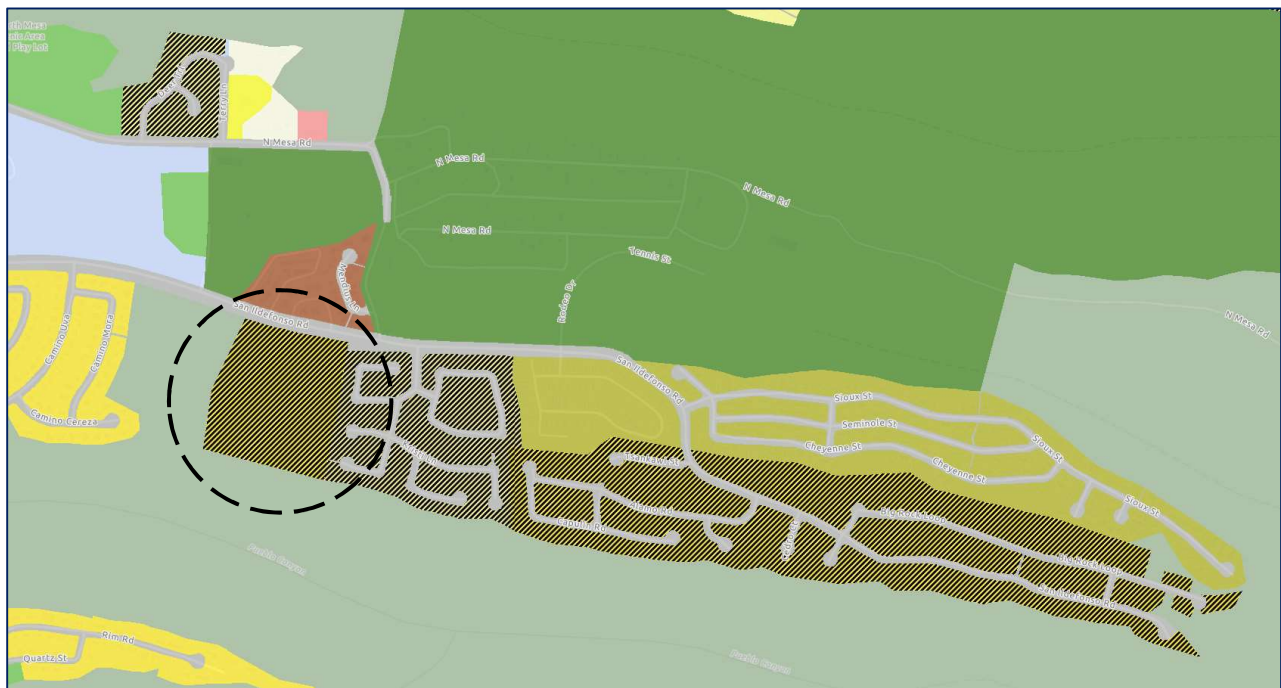


Figure 7: Updated Zoning Map illustrating the intended Planned-Development Overlay (PD-O) in black hatch.



Zoning Comparison

Section 16-5(c) of the Development Code states that the Single-Family Residential (SFR) Zone District supports single-family dwellings on a variety of lot sizes and dimensions in established neighborhoods. This approach helps preserve and protect neighborhood character.

All SFR subzones (SFR 1-6) share the same intended use—low density residential development. Article VI, Division 2, of the Development Code defines *Low-Density Residential Development* as lots located in the Residential Agriculture (RA), Residential Estate (RE), Single-Family Residential (SFR) or Residential-Mixed (RM) zone districts. The key difference between the subzones is their lot size and setback requirements. As shown in Table 4 of the Development Code: SFR Dimensional Standards (below), the SFR-5 subzone allows smaller minimum lot areas and narrower lot widths than the SFR-4. Setback requirements remain the same for both, but SFR-5 increases the maximum allowed lot coverage from 40% to 45%. According to Section 16-14, the permitted uses are nearly identical across all SFR subzones. The only notable difference is Accessory Dwelling Units (“ADUs”), which are not allowed in either SFR-4 or SFR-5.

TABLE 4: SFR DIMENSIONAL STANDARDS						
Lot Standards	SFR-1	SFR-2	SFR-3	SFR-4	SFR-5	SFR-6
Lot area, min	13,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	8,000 sq. ft.	5,000 sq. ft.	2,000 sq. ft.
A Lot width, min	65'	65'	65'	65'	50'	25'
Setbacks						
B Front, min	20'	15'	15'	10'	10'	10'
C Interior side, min	7.5'	10'	10'	5'	5'	5'
D Street side, min	15'	15'	15'	10'	10'	10'
E Rear, min	15'	15'	15'	15'	15'	15'
Heights						
F Primary Building Height, max	35'	35'	35'	35'	35'	35'
G Accessory Building Height, max	15'	15'	15'	15'	15'	15'
Density						
Lot coverage, max	30%	30%	35%	40%	45%	45%

Although the proposed rezoning to SFR-5 would allow smaller minimum lot sizes, the overall density of the subdivision does not increase. The preliminarily approved replat includes two significantly larger lots—Lots 9 and 10—which offset the smaller lot sizes elsewhere in the subdivision. As a result, the total number of lots remains the same whether the property is zoned SFR-4 or SFR-5.

Pre-Application and Neighborhood Meeting

Prior to the submission of a Zone Map Amendment application, the applicant is required, pursuant to Section 16-72(b), to attend a Pre-Application Meeting and to conduct a Neighborhood Meeting.

- Pre-Application [16-72(b)(1)]:
The applicant attended a pre-application meeting with county staff on **March 4, 2025**.
- Neighborhood Meeting [16-72(b)(2)]:
 - Property Owners (300-ft radius) were mailed notice of a Neighborhood Meeting on **March 27, 2025**.

- The applicant held a Neighborhood meeting on **April 10, 2025**. A Summary of the meeting and associated documents are included in the *Attachment C: Application Submittal Packet*.

Interdepartmental Review Committee (IDRC) Review

The Interdepartmental Review Committee (IDRC) reviewed the application for a Minor Zone Map Amendment and did not have concerns with a rezone for smaller lot areas and widths. A vote of consensus was made to move the application forward to a Planning and Zoning Commission meeting.

Public Notice

The *Los Alamos County Code of Ordinances, Chapter 16 – Development Code, Sec. 16-72(c) Notifications*, sets forth the requirements for proper notice to the public for a public hearing:

- *Published and Posted Notice [16-72(c)(4)]:*
 - Notice published in a newspaper of general circulation within the County at least 14-calendar days before the meeting or hearing. **Published on July 3, 2025.**
 - The posting of at least one sign on a street abutting the property that is the subject of the application – visible from the street – for at least 14-calendar days before the public meeting or hearing. **Posted on July 7, 2025.**
- *Mailed Notice [16-72(c)(5)c]:*
 - Mailed notice 14 days prior to the public hearing to all owners of record as identified in the records of the County Tax Assessor or occupants of properties within 300 ft., excluding public rights-of-way, of exterior lot lines of the subject property. **Mailed on July 1, 2025; via Certified Mail additionally satisfying NM State Statute NMSA 1978 3-21-6.**

Minor Zone Map Amendment Decision Criteria

Section 16-74(h) of the Development Code states that an application for a Zone Map Amendment of the Official Zoning Map shall be approved if it meets all the decision criteria.

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- a. The proposed Zone Map Amendment is consistent with the health, safety, and welfare of the County as shown by conformance with the goals and policies of the Comprehensive Plan and other adopted County plans or policies.**
-

Applicant Response: The proposed rezoning is consistent with the health, safety, and welfare of the County. Enabling this rezoning supports compliance with the 2016 Comprehensive Plan's Housing Goals 4 and 5: by "Promoting maintenance and enhancement of housing stock quality; and "Provide programs, regulations, and enforcement to help ensure that all housing is healthy and safe and meets basic housing maintenance requirements." New homes built to County and building code standards will be realized with approval of this rezoning, and in conjunction with the pending final plat approval for 23 new single-family lots, as shown in Exhibit 2 above. In total, 137 new housing units will be added to Los Alamos' housing stock including the 23 single-family lots, when the project is fully developed.

Additionally, the 2024 Los Alamos Affordable Housing Plan states that nearly 55 percent of the County's workforce live outside of the County, with "anecdotal evidence suggesting majority of these in-commuters are interested but unable to become residents due to insufficient, unavailable, or unaffordable housing" (pg.20). Approval of this rezoning will facilitate these developments and add essential housing stock to help preserve and retain spending in the community. This housing clearly benefits the community economically because those that may otherwise commute to Los Alamos can now shop in the community where they live, thus contributing to gross receipts tax.

Staff Response: In the staff's expert opinion, this criterion has been met because the proposed SFR-5 zone is not contrary to public safety, health, or welfare and conforms to the Comprehensive Plan ("Plan") Goals and Policies by supporting the first core theme of Housing, Neighborhoods, and Growth, and other county plans, such as: The Affordable Housing Plan, and the 2025 Strategic Leadership Plan.

Housing, Goal #2: "Provide a variety of housing types, sizes, and densities."

Page 58 of the Plan highlights housing as essential to population and economic growth and encourages new, diverse housing options. The request supports providing a variety of housing types, sizes and densities, and increases the development of housing stock that would accommodate downsizing households. The subject site is specifically identified as a vacant parcel with the potential for infill to increase housing stock, (pg. 59).

Relevant Policies:

Land Use, Policy #1 – Encourage the creation and retention of a variety of housing options for all segments of the Los Alamos community, including but not limited to housing for residents who are low income, students/post-docs, workforce, high-end income and seniors.

Land Use, Policy #2 – Promote workforce and market rate housing at a variety of price ranges, for both rental and ownership markets.

Land Use, Policy #6 – Encourage new housing developments in proximity to workplace (Los Alamos Middle School).

Neighborhoods, Goal #2: "Provide the creation of a variety of housing options for all segments of the Los Alamos community."

Changing the 7.54-acre area from SFR-4 to SFR-5 keeps the intent of the single-family residential neighborhood, while providing an opportunity to develop an infill lot. The Plan acknowledges the low inventory on vacant lots and encourages available infill lots to construct new housing options to make the best and most efficient use of existing infrastructure and utilities, (pg. 65).

Relevant Policies:

Economic Vitality, Policy #1 – Ensure that infill development is consistent with existing zoning.

Land Use, Policy #2 – Encourage developers to notify and conduct meetings early in the development review process with the neighborhood to respond to neighborhood concerns.

Growth, Goal #11: "Strive to make housing available to those who work in the County and want to live in the County."

To meet the desired and anticipated growth of the county, the Plan strives to make housing available to those who work in the County and want to live in the County.

Relevant Policies:

Land Use, Policy #3 – *Support infill development over expansion of current development areas.*

Affordable Housing Plan

The proposed rezone aligns with the Los Alamos County Affordable Housing Plan by:

- Increasing housing supply to meet current housing demands while also allowing for future economic and community growth.
- Offering diverse housing options which are recognized as essential for accommodating different income levels and household sizes.
- Addressing the housing shortage that impacts the county’s economic vitality. The availability of affordable housing is critical for retaining essential workers, supporting local businesses, and maintaining a high quality of life for all residents.

2025 Strategic Leadership Plan

Economic Vitality is identified in the 2025 Strategic Leadership Plan as encompassing the ability of the community to diversify, develop, grow and sustain the many elements necessary for a local economy to flourish. Among these elements is *Housing*, with an objective to increase the capacity for new housing development and the amount and variety of housing types to meet the needs of a changing and growing population, particularly middle- and lower-income households.

b. The existing zone district designation is shown to be inappropriate for one or more of the following reasons:

- 1. It was established in error;**
 - 2. Changed conditions warrant the rezoning; or**
 - 3. A different zone is more advantageous to the community as articulated by conformance with each applicable goal and policy of the Comprehensive Plan, including the future land use map.**
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Applicant Response: Based on research with County staff, the existing zone district designation of SFR-4 appears to have been established in error, because the adjacent zoning on properties to the east is SFR-5, thus a zoning assignment should match what it is adjacent to. Unfortunately, there were no conclusive records located to confirm this error. Furthermore, the Arbolada plat recorded in 2023 also appears to violate the SFR-4 zoning as it contains 50-foot-wide lots throughout, where the SFR-4 calls for a minimum of 65-foot width.

The old Arbolada property had previously been designated as PD-5, Planned Development Residential, an overlay zone “which was intended to accommodate varied developments with a residential character” and “to maintain flexible character of development with mixtures of single family, two family, and multiple-family dwellings”. This overlay did not stipulate setbacks but deferred to the site plan approval process, to encourage innovative design of various housing types. The proposed SFR-5 closely matches that of the comparable R-1-5 zone district that preceded it and thus was likely the underlying zoning, which matches the SFR-5 setbacks and dimensional standards in the current code. The County Land Development Code was updated between 2023 and 2024 and with that process, the zoning map was updated to eliminate the PD overlay districts, replacing them with comparable underlying zone districts as reflected in the SFR, Single Family Residential categories, which in this case, should have been SFR-5.

In support of reason #3, a rezoning to SFR-5 supports the following 2016 Comprehensive Plan Land Use Policies:

#1 Encourage the creation and retention of a variety of housing options for all segments of the Los Alamos community, including but not limited to, housing for residents who are low income, students/post-docs, workforce, high-end income and seniors, and Policy #6: Encourage new housing developments in proximity to workplaces.

This development will provide market-rate housing that benefits any number of the aforementioned groups; and is in close proximity to North Mesa employment centers, namely the North Mesa Middle School, the North Mesa Sports Complex, as well as a short distance to LANL.

Lastly, a change in zoning from SFR-4 to SFR-5 for the proposed acreage is more advantageous to the community because it allows for a slightly smaller minimum lot size of 5,000 square feet with a minimum width per lot of 50 feet to accommodate the proposed 23 lots, without necessitating a need for a Comprehensive Plan/Future Land Use Map Amendment, because the Minimum Density Residential of 3 to 7 dwelling units per acre designated for this area is met with SFR-4 or SFR-5. If the existing zoning were to remain as SFR-4- and 65-foot-wide lots were platted, then the maximum number of allowable lots would be 24. Due to the two larger lots in the SW corner, with the change to SFR-5, only 23 lots will work, so the overall density is actually reduced.

This rezoning is the minimum necessary to permit the subdivision while not disrupting the medium density residential character intended for this portion of the North Mesa.

Staff Response: In the staff's expert opinion, this criterion has been met because the application and county research and records supports all three reasonings for a rezone.

1. **Established in Error:** The current SFR-4 zone was established in error during the 2023 update of the Development Code and Official Zoning Map. As mentioned herein, the comprehensive code update reduced 39 existing zone districts—excluding the PD variants—into 25 base zones and three overlay zones.

As a part of this process, the County proposed to convert the developed PD zones to the closest matching residential base zone, applying subzones that aligned with approved plats. For undeveloped PD parcels, the County planned to apply a Planned Residential Development Overlay (PRD-O) to preserve the flexibility originally granted under the PD zoning. This intent was presented in Module I of the Development Code update and discussed at the County Council and Planning and Zoning Commission joint Work Session (Reference #4 and 5). However, a subsequent change mentioned at the October 26, 2022, Planning and Zoning Commission meeting informed that all PD zone variants—developed and undeveloped—would be under a Planned Development Overlay (PD-O) (Reference #6). Unfortunately, the adopted ordinance did not include an associated overlay map. As a result, certain undeveloped PD properties, including this one, were incorrectly rezoned directly to a base zone (in this case, SFR-4) without the overlay needed to allow design flexibility. *See Figure 7.*

2. **Changed Conditions:** At the time the County analyzed and converted developed PD zoned lots to the closest matching residential base zones, the Arbolada Subdivision was in the application process. Because the final subdivision plat had not yet been approved or recorded, and the Development Code update was happening at the same time, the property was not accurately designated a zone that reflected the pending subdivision design. This situation created a changed condition that resulted in an SFR-4 zone designation because it did not

account for the layout and lot sizes shown on the Arbolada plat and submitted under the former PD zoning. Had the preliminarily approved layout been considered in the 2023 update of the Development Code and Official Zoning Map, it would have appropriately been zoned SFR-5.

3. **Advantageous:** The subzone change from SFR-4 to SFR-5 is more advantageous to the Los Alamos community because it allows for smaller lot sizes, which can support moderately priced homes. Smaller lots not only reduce the overall cost of land, but their smaller yards create lower maintenance responsibilities for homeowners. These are appealing options for first-time buyers, smaller households, and those seeking simplified homeownership. This subzone change helps diversify the community's housing stock and improves attainability across a wider range of income levels.

According to the Comprehensive Plan (pg. 104), the Future Land Use Map (FLUM) guides residential development by density. The FLUM designates this area as Medium Density Residential (3–7 d.u./acre). While the SFR zone district is classified by Code as Low Density Residential (0-3 d.u./acre) the proposed development would achieve an approximate density of 3 d.u./acre—placing it at the upper end of the SFR zone and the lower end of the preferred Medium Density designation. Therefore, the proposed zoning aligns with both the allowed use of the zone and the intent of the Comprehensive Plan.

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- c. **The proposed zoning will not designate a zone district different from surrounding zone districts to one small area, i.e. create a spot zone, unless one or more of the following criteria are met:**
 1. **Granting such zoning accomplishes the goals and policies of the Comprehensive Plan;**
 2. **Unique characteristics specific to the site exist; or**
 3. **The zoning serves as an appropriate transition between land uses of higher and lower intensity.**
 4. **The County's existing and proposed infrastructure and public improvements including, but not limited to utilities, streets, sidewalks, or trails have adequate capacity to serve the development made possible by the Zone Map Amendment.**
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Applicant Response: This rezoning request does not create a spot zone, because the Single-Family Residential use and allowable density are preserved. Approval of this rezoning to SFR-5 will not trigger an amendment to the plan nor map, because the density standards remain in compliance. The 23 single-family lots equate to 3.05 dwelling units per acre (23 units ÷ 7.54 acres = 3.05 d/u per acre).

Grading will be in conformance with the County Development Code. Rear-yard setbacks, particularly on the western edge of the single-family lots, avoid steep topography and adhere to all other setbacks and dimensional requirements pursuant to the requested SFR-5. The zoning thus serves as an appropriate transition between SFR-4 to the east and SFR-5 further east of that area, and as demonstrated, maintains the medium density character as intended.

The 2016 Comprehensive Plan's Neighborhood's Goal #1 is to protect existing residential neighborhoods, which is achieved by adding housing stock in accordance with the theme of medium density. By providing quality new housing infill, neighborhood stabilization, Goal #3, is achieved and facilitated by this request.

As presented with the accompanying Preliminary Plat Application, Los Alamos County Department of Public Utilities has confirmed that service for gas, water, electric can be provided via existing connections via San Ildefonso Road. Drawings of existing utility connections for electric transmission, water, sewer, and stormwater have been provided by the Department of Public Utilities and have been incorporated into Site Plan Exhibit A attached to this Application.

Staff Response: In the staff's expert opinion, this criterion has been met and agree the request does not constitute spot zoning. The proposed zoning does not introduce a new or incompatible use, as it only changes the subzone within the existing Single-Family Residential district. Rezoning to SFR-5 maintains with the neighborhood's residential character—particularly with the SFR-5 zoned Broadview Subdivision located directly east. Because the request is not spot zoning, criteria c.1 through c.4 do not apply. However, the proposed SFR-5 zone supports the goals of the Comprehensive Plan, as outlined under criterion a. In addition, the IDRC confirmed that the SFR-5 zoning will not negatively affect infrastructure capacity and are adequate regardless of lot standards. Although criteria c.1 and c.4 do not apply, staff finds they are satisfied. The proposed zoning advances the Comprehensive Plan's housing goals and policies and is fully supported by existing infrastructure capacity. Further supporting the justification that this criterion would be met, were it deemed applicable.

d. The establishment, maintenance, or operation of uses made possible by the Zone Map Amendment will not be detrimental to the health, safety, or welfare of persons residing or working adjacent to or within the proximity of the subject property.

Applicant Response: The Zone Map Amendment is supportive to people residing or working within the proximity of the subject property as it will provide a vital housing "use" and neighborhood infill that enhances the neighborhood with quality new housing stock. When developed and occupied, the new housing will foster a sense of community with neighbors that provide eyes on the street in the immediate area and adds to a viable residential neighborhood that contributes to the economic vitality of the community as a whole. By enabling Single Family Residential development, when developed, these 23 lots will add new homes to meet the community's housing needs.

Staff Response: In the staff's expert opinion, this criterion has been met because the proposed zoning change still preserves the character of a single-family neighborhood. Permitted uses do not differ between subzones, therefore, the SFR-5 zone does not introduce uses or intensities (i.e. Industrial, Commercial) that are incompatible with the surrounding residential areas; differences are specific to minimum lot areas and widths.

Draft Motions

Recommended Motion:

I move to **approve** Case No. **REZ-2025-0021**, a request by Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, for a Minor Zone Map Amendment to rezone Lots 1-23 and Tracts 1, 2, and 3 of the preliminarily approved replat of the Arbolada Subdivision from the Single-Family Residential (SFR-4) to Single-Family Residential (SFR-5) zone district. The property is in the North Mesa neighborhood, commonly referred to as 659 San Ildefonso Road, Los Alamos, NM.

The zone map amendment is contingent upon approval of the Final Subdivision Plat which replaces the Arbolada Subdivision; therefore, the rezoning shall not become effective until the expiration of the appeal period associated with the Final Subdivision Plat approval.

Approval is based on the Findings 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. The Commission acts under the authority of Section 16-69(b)(2) of the Development Code.

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

Alternative Motion:

I move to **deny** Case No. **REZ-2025-0021**, a request by Consensus Planning and Titan Development, on behalf of property owners Sonja Donaldson and Sande Cremer, for a Minor Zone Map Amendment to rezone Lots 1-23 and Tracts 1, 2, and 3 of the preliminarily approved replat of the Arbolada Subdivision from the Single-Family Residential (SFR-4) to Single-Family Residential (SFR-5) zone district. The property is in the North Mesa neighborhood, commonly referred to as 659 San Ildefonso Road, Los Alamos, NM.

Denial is based on the Findings of Fact established at the hearing and determination that the Applicant has failed to meet the decision criteria for Minor Zone Map Amendments per Section 16-74(h)(3) of the Los Alamos County Development Code. The Commission is acting under the authority granted by Section 16-69(b)(2) of the Development Code.

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

References

- 1 – Los Alamos County, Chapter 16, Development Code: <https://lacnm.com/MunicipalCode>
- 2 – Comprehensive Plan: <https://lacnm.com/ComprehensivePlan2016>
- 3 – Los Alamos County, 2025 Strategic Leadership Plan: <https://lacnm.com/25stratlead>
- 4 – County Council and Planning and Zoning Commission Work Session dated October 12, 2022 [starting 3:03:32, 3:07:51]:
https://losalamos.granicus.com/player/clip/3120?view_id=2&redirect=true
- 5 – County Council and Planning and Zoning Commission Work Session dated October 13, 2022 [starting 14:14, 18:56]:
https://losalamos.granicus.com/player/clip/3122?view_id=2&redirect=true
- 6 – Planning and Zoning Commission Meeting dated October 26, 2022 [starting 28:27]:
https://losalamos.granicus.com/player/clip/3150?view_id=2&redirect=true