



Agenda Item Number: 1-10-13.8

**SANDOVAL COUNTY
BOARD OF COUNTY COMMISSIONERS**

Date of Commission

Meeting: January 10, 2013

Division / Elected

Office: Planning and Zoning

Staff Contact: Makita Hill, Senior Planner

Title of Item:

APPEAL (APP-13-001) of the October 25, 2012 Sandoval County Planning and Zoning Commission decision (CU-12-003) to deny a request for a Conditional Use Permit to allow operation of a restaurant and grocery later than 9:00 pm. The subject site is located at Lot 7, Centro de Algodones subdivision, in the Algodones community, adjacent to the northeast portion of the intersection of Interstate 25 and NM 313. The site is approximately 2.3764 acres. The subject site is currently under RC (Rural Commercial) and OZ-CORR (Corridor Overlay) zoning. The **APPELANT** is William Baldwin.

Summary:

On October 25, 2012, the Planning and Zoning Commission reviewed a request for a Conditional Use Permit (CU-12-003) to allow for the operation of a restaurant and a grocery past the hours of 9:00pm for Lot 7, Centro de Algodones. It is the intention of the applicant, William Baldwin, to seek a license for full alcoholic beverage service for the restaurant and a license for sale of package alcoholic beverages in the grocery. The zoning for the subject site, Rural Commercial (RC), does not specify the sale and service of alcoholic beverages as a use, the activity falls under the general category of "business, service, and commercial establishments" (Section 9(3), Rural Commercial District, Subsection B(2), Comprehensive Zoning Ordinance). Staff recommended approval of the Conditional Use Permit request based on the applicant providing the required information for the request as established in Section 17, Conditional Use Permit, Subsections A-D, Comprehensive Zoning Ordinance. This request was found to be consistent with policies in the Sandoval County Comprehensive Plan and



Agenda Item Number: 1-10-13.8

the Algodones Area Development Policy, as noted in the staff Planning and Zoning Commission report.

Citizens living in Algodones attended the meeting and gave testimony regarding concerns with the sale of package liquor that addressed the potential for driving under alcohol influence, package liquor related litter, breaking and entering private property, and assault, as well as concerns from noise from the restaurant from outdoor music speakers. The review guidelines for a Conditional Use Permit request are established in Section 17, Conditional Uses, Subsection D 1-6, Comprehensive Zoning Ordinance. The Planning & Zoning Commission voted to deny the request for the Conditional Use Permit CU-12-003 based on Subsection D(6) regarding the overall health and safety of the community. Specifically, the Planning and Zoning Commission's Finding regarding denial of this request noted ...the incompatibility of the proposed use with the surrounding community and to protect the overall health and safety of the community... Under the existing RC zoning, the restaurant and grocery may be built and operated by the applicant, provided that the restaurant and grocery activities do not operate past the hours of 9:00 pm. The Planning and Zoning Commission's decision is not related to any applications the applicant is pursuing regarding the sale and service of alcoholic beverages on the subject site.

The applicant has submitted all the required materials for an APPEAL of the Planning and Zoning Commission's decision regarding the Conditional Use Permit, as established in Section 22, Appeals, Comprehensive Zoning Ordinance.

Attachments:

Copy of October 25, Planning and Zoning Commission CU-12-003 Staff Report.

Copy of Application for Request for Conditional Use Permit.

Copy of Minutes of October 25, 2012 Planning and Zoning Commission Hearing.

Copy of Letter of Notice of Decision to Mr. William Baldwin dated October 30, 2012.

Copy of Application for Request for Appeal and Supporting Documentation.



Agenda Item Number: 1-10-13.8

FISCAL IMPACT

None

STAFF ANALYSIS SUMMARY

County Manager:

There is no position taken from the County Managers office on this application. Staff has reviewed the appeal and it meets the requirements for the Board of County Commission to hear such appeal. PPR 01/03/2013

**Initiating Elected Official /
Division Director:**

Reviewed and Approved MRS.

Legal:

This appeal is a quasi-judicial; proceeding that requires the swearing in of witnesses and the opportunity for cross examination. PFT 1/3/13

Finance:

(Not sent for review – no fiscal impact)



**SANDOVAL COUNTY PLANNING AND ZONING COMMISSION
OCTOBER 25, 2012 PUBLIC HEARING**

To: Sandoval County Planning & Zoning Commission

From: Sandoval County Planning and Zoning Division Staff

Date: October 18, 2012

SUBJECT: CU-12-003 Request by Fred C. Arfman (Isaacson & Arfman, P.A.), Agent for William Baldwin, for a Conditional Use in the RC (Rural Commercial) and OZ-CORR (Corridor Overlay) Zones. The subject site is Lot 7, Centro de Algodones subdivision, in the Algodones community, adjacent to the northeast portion of the intersection of Interstate 25 and NM 313. The site is approximately 2.3764 acres.

The purpose of the request is to allow for the operation of a restaurant/grocery use within a Planned Commercial Development with hours of operation later than 9:00 pm.

FACTS:

In March 1987, the Board of County Commissioners approved Resolution No. 98-496, adopting the Algodones Area Development Policy (AADP) as a component of the Sandoval County Comprehensive Plan. Adoption of the AADP resulted in the establishment of the Algodones Community District zone, located in the center of the community, and the establishment of the RC (Rural Commercial) zone in outer areas to the east and west of Interstate 25. The OZ-CORR (Corridor Overlay) zone district was established by the County as an added development standard measure for properties within 1000 feet of Interstate and State highways

The original Centro de Algodones subdivision was approved by the County in February 2006 for a total of 5 lots and 37.85 acres, and a road access to NM 313. Lots 6 and 7, and a road access to NM 315, were approved by the County in May 2006. The approved Disclosure Statement for Centro de Algodones Lots 1 – 5 identifies individual wells as the means for water delivery and individual liquid waste systems as the means for liquid waste management. The subject site is currently equipped with an individual well. The County applies this Disclosure Statement to Lots 6 and 7 as no separate Disclosure Statement was filed for these lots. The subdivision was also required to undergo a Traffic Impact Analysis (TIA), which was approved by the New Mexico Department of Transportation (NMDOT) with conditions pertaining to road improvements on entrances into the subdivision from NM 313 and NM 315. To date, all

required road improvements have been built. Later in 2006 the Planning and Zoning Commission approved a Conditional Use for an Equine Veterinary Hospital on Lot 5 of the subdivision (CU-06-12), and in 2011 the Planning and Zoning Commission approved a Conditional Use for a Limited Industrial Activity (light manufacturing and office use) on Lot 2 of the subdivision (CU-10-006).

The purpose of the Conditional Use review for this request, as established under Section 9(3), RC - Rural Commercial zone district, Subsection C, Conditional Uses, is to evaluate the potential impact of proposed new uses within Centro de Algodones (a Planned Commercial Development) on the surrounding Algodones community. The subject uses, a restaurant and grocery, are permissive under the RC zone, and are proposed to operate during hours later than 9:00 pm. The subject site is approximately 2.3764 acres and is currently vacant. The proposed building is approximately 8,940 square feet. The restaurant is proposed to serve full liquor, and the grocery is proposed to include the sale of package liquor. The service and sale of liquor pertaining to the restaurant/grocery is subject to review by the Board of County Commissioners and the State of New Mexico and is not a part of this request.

Parking space dimensions on the submitted site plan are smaller than the County standard minimum parking space size as established in Section 9(4), Rural Of-Street Parking and Loading, Sandoval County Comprehensive Zoning Ordinance. The parking space size is the subject of a separate request by the applicant for a Variance for parking space dimensions (V-12-001).

The Sandoval County Planning & Zoning Commission must consider the appropriateness of the requested Conditional Use for this property. Staff will present information contained in the Sandoval County Comprehensive Plan, the Algodones Area Development Policy, the Sandoval County Comprehensive Zoning Ordinance, as well as information from other applicable regulations and policies, to the Planning and Zoning Commission. The Planning and Zoning Commission will vote on a staff recommendation on this case. Requests for Conditional Uses are heard and ruled upon only by the Planning and Zoning Commission.

REVIEW OF REQUEST - PLANS, POLICIES, AND REGULATIONS:

Sandoval County Comprehensive Plan:

The following policies in the Sandoval County Comprehensive Plan are applicable to this request:

Section I: Land Use and Natural, Historic, and Cultural Resources.

B. POLICY:

“Sandoval County shall retain a prevailing rural residential character while promoting an orderly development of business and industry in appropriate locations.” (emphasis added) (p. 7).

STRATEGIES:

3. *“Development decisions shall be based on impact on surrounding land uses, particularly in residential and agricultural areas, air and water quality considerations, effect on public health and safety, and the availability of public services and adequate infrastructure” (p. 7).*

In March 1987, the Board of County Commissioners approved Resolution No. 98-496, adopting the Algodones Area Development Policy (AADP) as a component of the Sandoval County Comprehensive Plan, to address the preservation and protection of the Algodones community and the location and planning of non-residential uses and the potential impacts of these uses on the community.

Algodones Area Development Policy:

The following policies in the Algodones Area Development Policy are applicable to this request:

POLICY 6:

“Those portions of the Algodones Area lying outside the Algodones Community District shall be allowed to develop in a manner which is appropriate to their setting and which is not detrimental to the Algodones Community District.”

POLICY 7:

“It is recognized that there is a potential for major land development activities near the I-25/Algodones interchange and on those lands which have direct access to the associated east frontage road; therefore, all new development there shall be subject to a review process prior to construction in order to alleviate possible adverse impacts to local residents and to determine the adequacy of infrastructure to serve the development.”

The subject site, Lot 7, Centro de Algodones subdivision, is located outside and to the north of the Algodones Community District, and is currently zoned under the RC (Rural Commercial) and OZ-CORR (Corridor Overlay) zone districts. The review of this request is the result of regulations for Conditional Use review under the RC zone district, as it relates to the Planned Commercial Development location pertaining to the request (Centro de Algodones) and the intended hours of operation of the subject uses which will extend later than 9:00 pm. As such, the Conditional Use review for this request supports the Algodones Area Development Policy.

Sandoval County Comprehensive Zoning Ordinance:

Section 17, Conditional Uses, of the Sandoval County Comprehensive Zoning Ordinance (CZO), establishes Guidelines for the review and consideration of a request for a Conditional Use Permit under existing zoning (Subsection D, Guidelines, CZO, p. 91-92). The Sandoval County Planning and Zoning Commission shall not approve any conditional use unless satisfactory provision has been made concerning:

1. *“Accessibility to property and existing or proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic control, and emergency access in case of fire, flood or catastrophe;*

The site plans submitted with this request indicate one entry point off Camino Carsten Road. Locations and dimensions of automobile circulation isles, parking spaces, walkways, building, loading docks, refuse area, utility and drainage easements, signage, and landscaping are indicated. In the event the Planning and Zoning Commission approves the Conditional Use request, all development elements indicated on the site plan will be subject to review and approval by County Planning and Zoning and Public Works staff with regard to current development regulations prior to submittal of plans for building permit to the New Mexico Construction Industries Division.

A Middle Rio Grande Conservancy District (MRGCD) drainage easement extends from the northeast corner of the site along the northern site border, and continues along the west site border and into the adjoining Lot 6 to the south. The source of the water drainage is a culvert facility underneath Interstate 25 that was built by the New Mexico Department of Transportation (NMDOT). Any modifications to the drainage easement must be approved by the MRGCD and the NMDOT.

The restaurant/grocery building and site design is subject to approval by the County Fire Marshall for fire suppression.

2. *“Off-street parking and loading areas where required, with particular attention to the refuse and service areas;*

The site plans submitted with this request indicate off-street parking, loading areas, and refuse/service areas. The refuse and service areas are located in the east area of the subject site and are positioned to be placed at the rear of the proposed restaurant/grocery building. The applicant has included County regulation-based calculations for the number of parking spaces required for the restaurant/grocery uses. The site plans indicate a total of 114 parking spaces, 72 of which are required. The site plans also indicates a parking standard of 1 parking space for 1,000 square feet of storage, and 14 separate parking spaces for motorcycles. The Sandoval County Comprehensive Zoning Ordinance does not have a standard for number of parking spaces for a storage facility or for motorcycles. County Planning and Zoning Staff will accept the storage and motorcycle standards indicated on the submitted site plans.

Parking space dimensions on the submitted site plan are smaller than the County minimum parking space size as established in Section 9(4), Rural Off-Street Parking and Loading, Sandoval County Comprehensive Zoning Ordinance. Standards for regular parking spaces are 9 feet in width by 20 feet in length. Parking spaces for physically challenged motorists are also indicated as smaller than the minimum space size (minimum 12 feet in width, 20 feet in length, or 8.5 feet in width with an adjoining 3.5-foot walkway). Parking space size is the subject of a separate request by the applicant for a Variance for parking space dimensions (V-12-001). In the event that the Planning and

Zoning Commission denies the Variance request, the applicant will be required to revise the site plans accordingly and will be subject to review and approval by County Planning and Zoning Staff for minimum parking space dimension requirements.

3. *“Water and liquid waste facilities, with reference to soil limitations, locations, and public health;*

The subject site currently has a well for water supply and fire suppression. Operation of the well and water supply acquisition will be subject to requirements of the New Mexico State Engineer’s Office. The applicant has submitted letters from the New Mexico State Engineers’ Office establishing adequate water supply for the restaurant/grocery, and from the New Mexico Environment Department establishing that the subject site has adequate conditions for liquid waste system operation.

4. *“The economic, noise, glare, or odor effects of the conditional amendment on adjoining properties;*

Currently, there are no uses adjoining the subject site. The Geobruigg manufacturing plant is located to the north of the subject site within the Centro de Algodones subdivision. The operation of the restaurant/grocery uses will involve access to the site by customer and service vehicles.

5. *“The general compatibility of the proposed amendment with actual or prospective permissive zoning use of adjacent properties;*

The subject site is currently zoned RC (Rural Commercial) and OZ-CORR (Corridor Overlay Zone). The restaurant/grocery uses proposed for the subject site are permissive uses under the RC (Rural Commercial) zone district. The Conditional Use review of this request is consistent with the location of the site (Centro de Algodones subdivision, a Planned Commercial Development) and the proposed hours of operation (later than 9:00 pm).

6. *“The overall health and safety of the community”.*

CU-12-003 is a request for a Conditional Use review for restaurant/grocery uses within Centro de Algodones subdivision, a Planned Commercial Development. This review is recommended by the Algodones Area Development Policy, which is a component of the Sandoval County Comprehensive Plan, and is required under Section 9(3), RC - Rural Commercial zone district, Subsection C, Conditional Uses. **With conditions for approval as recommended by County Planning and Zoning Staff, and as modified where needed and approved by the Planning and Zoning Commission, this request will adequately address the overall health and safety of the Algodones community.**

Section 17, Conditional Uses, CZO, Subsection E, Special Requirements, establishes the County’s authority to impose special conditions as deemed necessary to secure the requirements of Subsection D as follows:

“The Zoning Commission may impose special requirements as a condition of approval in order to satisfy the above mentioned guidelines. Such special requirements must be made in writing, transmitted to the applicant, and placed on record in the Planning and Zoning Office of the County”.

County Planning and Zoning Staff recommends the following operational requirements for the restaurant/grocery uses:

1. In order to ensure adequate traffic flow on Camino Carsten Road and access to the subject site, vehicle parking on Camino Carsten Road adjoining the subject site will not be permitted. The applicant will be required to post signs on the Camino Carsten Road frontage adjoining the subject site that prohibit vehicle parking.
2. In order to protect the surrounding community from unreasonably invasive noise effects, musical entertainment will not be allowed to perform outdoors on the subject site.
3. Parking area and exterior building lighting shall be in conformance with the New Mexico Night Sky Protection Act, Sections 74-12-1 through 74-12-10 NMSA.

STAFF RECOMMENDATION

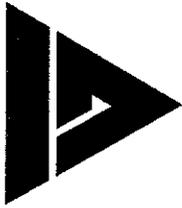
In the matter of **CU-12-003**, Staff recommends that the Planning and Zoning Commission **APPROVE** this request, based on the following **FINDINGS** and subject to the following **CONDITIONS**:

FINDINGS

- (1) **CU-12-003** is a request by Fred C. Arfman (Isaacson & Arfman, P.A.), Agent for William Baldwin, for a Conditional Use in the RC (Rural Commercial) and OZ-CORR (Corridor Overlay) Zones. The subject site is Lot 7, Centro de Algodones, in the Algodones community, adjacent to the northeast portion of the intersection of Interstate 25 and NM 313. The site is approximately 2.3764 acres.
- (2) The purpose of the Conditional Use request is to allow for the operation of a restaurant/grocery use within a Planned Commercial Development with hours of operation later than 9:00 pm.
- (3) The subject restaurant/grocery uses are permissive uses under the RC zone.
- (4) The restaurant is proposed to serve full liquor, and the grocery is proposed to include the sale of package liquor. The service and sale of liquor pertaining to the restaurant/grocery is subject to review by the Board of County Commissioners and the State of New Mexico and is not a part of this request.
- (5) The request is consistent with policies in the Sandoval County Comprehensive Plan as noted in this report.
- (6) The request is consistent with the Algodones Area Development Policy, a component of the Sandoval County Comprehensive Plan, as noted in this report.
- (7) Revision of site plans, and approvals from the Sandoval County Planning and Zoning Division, Sandoval County Public Works Division, the Sandoval County Fire Marshall, and the New Mexico Construction Industries Division, will be required in order for this request to meet the requirements of Section 17, Conditional Uses, Subsection D, Guidelines, Sandoval County Comprehensive Zoning Ordinance.
- (8) The applicant for this request has also applied for a Variance (V-12-001) for reduced parking space dimensions for standard and physically challenged motorist parking spaces.
- (9) Section 17, Conditional Uses, CZO, Subsection E, Special Requirements, establishes the County's authority to impose special conditions as deemed necessary to secure the requirements of Subsection D, Guidelines. For the purpose of addressing the overall health and safety of the community, Staff will recommend additional measures to address on-street parking, site related noise, and lighting.

CONDITIONS

- (1) Review and approval of building plans by the Sandoval County Planning and Zoning Division and the Sandoval County Public Works Division shall be completed prior to submittal of building plans for application for building permit to the New Mexico Construction Industries Division.
- (2) The applicant is required to fulfill all requirements regarding fire suppression from the Sandoval County Fire Marshall.
- (3) The applicant shall submit landscaping site plans that demonstrate compliance with Section 9(2.6) OZ-CORR Corridor Overlay Zone. Landscaping plans must be approved by the Sandoval County Planning and Zoning Division prior to submittal of landscaping plans for building permit to the New Mexico Construction Industries Division.
- (4) In the event that the Planning and Zoning Commission denies the applicant's request for a Variance (V-12-001) for parking space dimensions, the applicant will be required to revise the site plans accordingly and will be subject to review and approval by County Planning and Zoning Staff for minimum parking space dimension requirements prior to submittal of plans with an application for building permit to the New Mexico Construction Industries Division.
- (5) Future development on the subject site is subject to site plans approved by the Sandoval County Planning and Zoning Division. Any substantial change to the site plans shall require approval of the Planning and Zoning Commission.
- (6) A Middle Rio Grande Conservancy District (MRGCD) drainage easement extends from the northeast corner of the site along the northern site border, and continues along the west site border and into the adjoining Lot 6 to the south. The source of the water drainage is a culvert facility underneath Interstate 25 that was built by the New Mexico Department of Transportation (NMDOT). Any modifications to the drainage easement must be approved by the MRGCD and the NMDOT.
- (7) In order to ensure adequate traffic flow on Camino Carsten Road and access to the subject site, vehicle parking on Camino Carsten Road adjoining the subject site will not be permitted. The applicant will be required to post signs on the Camino Carsten Road frontage adjoining the subject site that prohibit vehicle parking.
- (8) In order to protect the surrounding community from unreasonably invasive noise effects, musical entertainment will not be allowed to perform outdoors on the subject site.
- (9) Parking area and exterior building lighting shall be in conformance with the New Mexico Night Sky Protection Act, Sections 74-12-1 through 74-12-10 NMSA.



Conditional Use Guidelines Sandoval County, New Mexico

Date: August 20, 2012
Project: Algodones Grocery & Liquor
Location: North Quadrant I-25 & NM S.R. 315
Legal: Lot 7, Centro de Algodones Subdivision

Compliance:

The Algodones Grocery & Liquor Store must comply with the guidelines established by the Sandoval County Zoning Code; Section 17. Conditional Uses; Paragraph D, Guidelines, 1 – 6:

1. Accessibility to the property and existing and/or proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic control, and emergency access in case of fire, flood or catastrophe;

Site access is shared with Lot 6, adjacent and to the west. The shared access is suggested in the Overlay Zone and benefits the lots by having a single access crossing over the irrigation lateral along the south right-of-way of Camino Carsten Road. The shared access is programmed as a wide thirty foot entrance allowing for the safe ingress and egress of refuse and delivery trucks. There are no pedestrian access routes in the vicinity other than the paved surface of the public road. Therefore, a pedestrian connection to Camino Carsten Road is not planned.

2. Off-street parking and loading areas where required, with particular attention to the refuse and service areas;

Site is designed with 114 parking spaces and ten (10) motorcycle spaces as well as a bike rack for eight bikes. This exceeds the minimum parking requirement and will sufficiently decrease the probability that cars will be forced to park on the public roadway.

The site loading/delivery and refuse areas are positioned in the rear of the building away from the high traffic and pedestrian areas. The access aisle is wider than the standard width and is designed with large diameter turning radii to assist the truck drivers negotiate the onsite access ways.

3. Water and liquid waste facilities, with reference to soil limitations, locations, and public health.

An existing onsite well exists in the northerly corner of the site. The well was permitted and installed by the original subdivision developer. The development will have onsite waste water handling facilities consisting of a commercial grease trap, septic tank and effluent waste disposal field sized to accommodate the waste water demands. The Sandoval County Soils Survey has the site soils classified as Aga and Trail Loamy, both well suited for the sanitary sewer drain field.

4. The economic, noise, glare, or odor effects of the conditional use on adjoining properties.

The proposed development will create both short and long benefits for the community by initially providing gross receipt taxes on the construction activities of the development and increase the property tax base of the subject property. The development has I-25 frontage and the expected noise generated by the establishment will not exceed that of the freeway noise. The proposed development does not contain any odor producing components other than the standard refuse enclosures located away from the public areas.

5. The general compatibility of the proposed use with the actual or prospective permissive use of adjacent properties:

The adjoining properties are vacant and are not and will not be affected by the development. The proposed development will not significantly interfere with the enjoyment of the other land in the vicinity and has been planned to be environmentally sensitive to the natural surroundings.

6. The overall health and safety of the community:

The location of the existing business park and the proposed development is situated within the north quadrant of the Algodones Interchange on I-25. As such, the travelling public has a minimal drive through the community. The development also has a very low count of delivery vehicles thereby reducing the truck trip counts that would normally be expected in a similar industrial park.

END

**SANDOVAL COUNTY
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
Thursday, October 25, 2012**

DRAFT

PRESENT: John Arango, Chairman
Bob Cote, Member
James G. Maduena, Member
Brad Stebleton, Planner
Michael Springfield, Director
Kelly Romero, Commission Secretary

Pat Vester, Vice Chairman
Larry McClain, Member
Makita Hill, Planner
Patrick Trujillo, County Attorney

ABSENT: Gino Rinaldi, Member
Vacant, Member

OTHERS PRESENT: Public Attendees - See attached list

1. **CALL TO ORDER** – Chairman Arango called the meeting to order at 6:00 pm.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
Chairman Arango, Vice Chairman Vester, Commissioners Cote, McClain, and Maduena were present.
4. **APPROVAL OF AGENDA**
Motion to approve by Commissioner McClain; second by Commissioner Cote. VOTE: Unanimous.
5. **APPROVAL OF SEPTEMBER 27, 2012 MINUTES**
Motion to amend by Vice Chairman Vester (add the following sentence to Item 6.B. - *Vice Chairman Vester directed Staff to add this material to the P & Z Commissioner's handbook*); second by Commissioner McClain. VOTE: Unanimous.
6. **PUBLIC HEARINGS** Anyone wishing to speak on any hearing item must be sworn in prior to giving testimony. The Planning Commission reserves the right to limit the time for individual testimony based on the number of persons wishing to speak.
 - A. **CU-12-003** Request by Fred C. Arfman (Isaacson & Arfman, P.A.), Agent for William Baldwin, for a Conditional Use in the RC (Rural Commercial) and OZ-CORR (Corridor Overlay) Zones. The subject site is Lot 7, Centro de Algodones subdivision, in the Algodones community, adjacent to the northeast portion of the intersection of Interstate 25 and NM 313. The site is approximately 2.3764 acres.

The purpose of the request is to allow for the operation of a restaurant/grocery use within a Planned Commercial Development with hours of operation later than 9:00 pm.

Planner Hill presented the Request stating that he recommended approval based on the following nine (9) Findings and nine (9) Conditions.

FINDINGS

1. CU-12-003 is a request by Fred C. Arfman (Isaacson & Arfman, P.A.), Agent for William Baldwin, for a Conditional Use in the RC (Rural Commercial) and OZ-CORR (Corridor Overlay) Zones. The subject site is Lot 7, Centro de Algodones, in the Algodones community, adjacent to the northeast portion of the intersection of Interstate 25 and NM 313. The site is approximately 2.3764 acres.
2. The purpose of the Conditional Use request is to allow for the operation of a restaurant/grocery use within a Planned Commercial Development with hours of operation later than 9:00 pm.
3. The subject restaurant/grocery uses are permissive uses under the RC zone.

4. The restaurant is proposed to serve full liquor, and the grocery is proposed to include the sale of package liquor. The service and sale of liquor pertaining to the restaurant/grocery is subject to review by the Board of County Commissioners and the State of New Mexico and is not a part of this request.
5. The request is consistent with policies in the Sandoval County Comprehensive Plan as noted in this report.
6. The request is consistent with the Algodones Area Development Policy, a component of the Sandoval County Comprehensive Plan, as noted in this report.
7. Revision of site plans, and approvals from the Sandoval County Planning and Zoning Division, Sandoval County Public Works Division, the Sandoval County Fire Marshall, and the New Mexico Construction Industries Division, will be required in order for this request to meet the requirements of Section 17, Conditional Uses, Subsection D, Guidelines, Sandoval County Comprehensive Zoning Ordinance.
8. The applicant for this request has also applied for a Variance (V-12-001) for reduced parking space dimensions for standard and physically challenged motorist parking spaces.
9. Section 17, Conditional Uses, CZO, Subsection E, Special Requirements, establishes the County's authority to impose special conditions as deemed necessary to secure the requirements of Subsection D, Guidelines. For the purpose of addressing the overall health and safety of the community, Staff will recommend additional measures to address on-street parking, site related noise, and lighting.

CONDITIONS

1. Review and approval of building plans by the Sandoval County Planning and Zoning Division and the Sandoval County Public Works Division shall be completed prior to submittal of building plans for application for building permit to the New Mexico Construction Industries Division.
2. The applicant is required to fulfill all requirements regarding fire suppression from the Sandoval County Fire Marshall.
3. The applicant shall submit landscaping site plans that demonstrate compliance with Section 9(2.6) OZ-CORR Corridor Overlay Zone. Landscaping plans must be approved by the Sandoval County Planning and Zoning Division prior to submittal of landscaping plans for building permit to the New Mexico Construction Industries Division.
4. In the event that the Planning and Zoning Commission denies the applicant's request for a Variance (V-12-001) for parking space dimensions, the applicant will be required to revise the site plans accordingly and will be subject to review and approval by County Planning and Zoning Staff for minimum parking space dimension requirements prior to submittal of plans with an application for building permit to the New Mexico Construction Industries Division.
5. Future development on the subject site is subject to site plans approved by the Sandoval County Planning and Zoning Division. Any substantial change to the site plans shall require approval of the Planning and Zoning Commission.
6. A Middle Rio Grande Conservancy District (MRGCD) drainage easement extends from the northeast corner of the site along the northern site border, and continues along the west site border and into the adjoining Lot 6 to the south. The source of the water drainage is a culvert facility underneath Interstate 25 that was built by the New Mexico Department of Transportation (NMDOT). Any modifications to the drainage easement must be approved by the MRGCD and the NMDOT.
7. In order to ensure adequate traffic flow on Camino Carsten Road and access to the subject site, vehicle parking on Camino Carsten Road adjoining the subject site will not be permitted. The applicant will be required to post signs on the Camino Carsten Road frontage adjoining the subject site that prohibit vehicle parking.
8. In order to protect the surrounding community from unreasonably invasive noise effects, musical entertainment will not be allowed to perform outdoors on the subject site.

9. Parking area and exterior building lighting shall be in conformance with the New Mexico Night Sky Protection Act, Sections 74-12-1 through 74-12-10 NMSA.

County Attorney Patrick Trujillo stated that the restaurant and grocery are permissive uses and the only issue to be decided is allowing the establishment to be open past 9:00 pm.

The Applicant, Billy Baldwin, explained his plan for the property and how he planned to operate. Discussion ensued between Mr. Baldwin and the Commissioners relating to hours of operation, liquor service, location of trash enclosure, differences between a bar and a liquor store, type of restaurant operation, and planned entertainment.

Public Comment:

Mel Bentz – Stated he represented the Algodones Neighborhood Association; concerns with lack of clear definition of proposed operation, number of parking spaces, noise, crowds, and lack of law enforcement in the area.

Cheryl Sanchez – Declined to speak.

Mary Oberg – Stated she lives across the freeway; concerns with trash, drug paraphernalia, drunks; in favor of 9 pm closing time.

Marvin Mendelow – Stated the application was confusing; concerns with compliance with NMED permit, Fire Marshal requirements for sprinklered building, water pressure, lack of water, appearance, quality of well water, high cost of appeal, and the intent of permissive use section of the Sandoval County Comprehensive Zoning Ordinance.

Mark Meddleton – Questioned the specific location of the lot to be developed; concerns with type of food served, conformance with covenants and restrictions, unfavorable reaction to old bars formerly located within Algodones, hospitalized horses being disturbed, young women caring for horses being in danger, likelihood of intoxicated patrons, crime, safety and security of drugs and medications within his veterinary hospital.

Dolores Heard – Stated she lives in Terra and just heard about the Request; concerns with freeway noise, motorcycles, safety, trash, and lack of lighting. Stated she would not shop in a small store; against proposal.

The Commissioners and Mr. Baldwin discuss acceptance of the proposed Conditions, type of food to be served, fire suppression sprinkler system, water storage, sharing stored water with the local fire department in an emergency, how vital being open past 9 pm is to the business, number of parking spaces, and liquor sales restrictions in Sandoval County.

County Attorney Trujillo states that Rafael's Bar predated the zoning ordinance; he explains permissive use and defines "adjacent property".

Motion by Vice Chairman Vester to deny CU-12-003 based on the incompatibility of the proposed use with the surrounding community and to protect the overall health and safety of the community. She states that there is no other operation in the area that continues past 9 pm and that the intent of the permissive uses within the Algodones Rural Commercial and Corridor Overlay Zones plan is to approve only low impact, low traffic uses.

The motion is seconded by Commissioner McClain; majority vote to deny with Commissioner Maduena dissenting.

- B. **V-12-001** Request by Fred C. Arfman (Isaacson & Arfman, P.A.), Agent for William Baldwin, for a Variance regarding parking space dimensions. The subject site is Lot 7, Centro de Algodones subdivision, in the Algodones community, adjacent to the northeast portion of the intersection of Interstate 25 and NM 313. The subject site is currently zoned RC (Rural Commercial) and OZ-CORR (Corridor Overlay) and is approximately 2.3764 acres.

The purpose of the request is to allow for smaller parking space dimensions for regular and physically challenged motorist parking than those standards established in Section 9(4), Rural Off-Street Parking

and Loading, Sandoval County Comprehensive Zoning Ordinance.

Planner Hill presented the Request, recommending approval based on ten (10) Findings and subject to four (4) Conditions:

FINDINGS

1. V-12-001 is a request by Fred C. Arfman (Isaacson & Arfman, P.A.), Agent for William Baldwin, for a Variance regarding parking space dimensions. The subject site is Lot 7, Centro de Algodones, in the Algodones community, adjacent to the northeast portion of the intersection of Interstate 25 and NM 313. The subject site is currently zoned RC (Rural Commercial) and OZ-CORR (Corridor Overlay) and is approximately 2.3764 acres.
2. The purpose of the request is to allow for smaller parking space dimensions for regular and physically challenged motorist parking than those standards established in Section 9(4), Rural Off-Street Parking and Loading, Sandoval County Comprehensive Zoning Ordinance.
3. This Variance request accompanies a request from the same applicant for a Conditional Use (CU-12-003) regarding restaurant/grocery uses in a Planned Commercial Development (Centro de Algodones) with proposed hours of operation later than 9:00 pm.
4. A Staff recommended condition of approval for the Conditional Use request for the subject site (CU-12-003) requires that the applicant post signs along Camino Carsten Road that prohibit on-street parking adjoining the subject site.
5. The request is consistent with policies in the Sandoval County Comprehensive Plan as noted in this report.
6. The request is consistent with the Algodones Area Development Policy, a component of the Sandoval County Comprehensive Plan, as noted in this report.
7. In review of the applicant's responses to the required Variance Findings, Staff determines that the applicant has established grounds for consideration of approval of the requested Variance based on a site-related physical hardship (Findings 2, 7).
8. In review of the applicant's responses to the required Variance Findings, Staff determines that the applicant has established grounds for consideration of approval of the requested Variance based on the provision of additional parking that will minimize the need for off-site overflow parking situations, and the provision of increased drive isle widths that will improve on-site circulation for customer and service vehicles (Findings 3, 5).
9. In review of the applicant's responses to the required Variance Findings, Staff determines that the applicant's grounds for consideration of approval of the requested Variance do not convey to the applicant any special rights or privileges (Findings 1, 3).
10. In review of the applicant's responses to the required Variance Findings, Staff determines that the minimum parking space width (9 feet) and the minimum standard drive isle width (20 feet) for development of the subject site, as established in Section 9(4), Rural Off-Street Parking and Loading, Sandoval County Comprehensive Zoning Ordinance, will be maintained (Finding 4).

CONDITIONS

1. The County grants a Variance for reduction of parking space dimensions for the subject site as follows:
 - a. The approved Variance length dimension of parking spaces shall be 16 feet and 18 feet only.
 - b. For parking spaces that measure 16 feet in length, the parking spaces shall be striped in a distinct color and equipped with posted signs that indicate reservation of these parking spaces for Compact or Small Automobiles Only.

2. Parking spaces for physically challenged motorists shall not be granted a Variance for reduction of parking space dimensions in any area of the subject site.
3. The applicant must meet all conditions regarding approval of this request in order for County Planning and Zoning Staff to approve site plan submittals for the subject site for application for building permit to the New Mexico Construction Industries Division.
4. In the event that the Planning and Zoning Commission denies this Variance request, the applicant will be required to revise the site plans accordingly and will be subject to review and approval by County Planning and Zoning Staff for standard minimum parking space dimension requirements for application for building permit to the New Mexico Construction Industries Division.

Fred Arfman, representing the Applicant, explained that no spaces are 16 feet long as they overhang the parking stop by 2 feet. He stated that other jurisdictions allow 18 foot spaces as standard.

Public Comment:

Mel Bentz – opposed to expanding parking; states easements were in place prior to property purchase; concerned with more congestion.

Marvin Mendelow – stated there are inconsistencies in the plan; concerns with utilities, access to adjacent lots, location of existing wellhead, size of cars in relation to parking spaces, accommodation for RV's, location of wastewater tank and leach field, meeting NMED requirements, and truck turn around space.

Director Springfield stated the Request is to modify the size of the parking spaces, that there are 30 more spaces than the regulations require and that regulations for paving over leach fields is under the jurisdiction of the New Mexico Environment Department.

Motion by Commissioner Cote to approve the Request with Findings and Conditions as presented; second by Commissioner McClain. Approval by majority with Vice Chairman Vester dissenting.

7. **STAFF REPORT** - At the discretion of the Planning & Zoning Commission the Public may comment on the discussed items after the Staff has completed their report.

Presentation of Rio Rancho Estates Area Plan – Makita Hill

Director Springfield detailed the process to be used in adopting the Plan; projected time of 6 to 8 months before final adoption.

Planner Hill presented the Rio Rancho Estates Area Plan and accepted comments from the Commissioners. Comments include discussion of total acreage, number of lots, open space/trail areas, eminent domain, redevelopment strategies, antiquated platting, and future legislation regarding redevelopment.

Public Comment:

Larry McClurg – Stated he lives on Hondo Road; concerns with eminent domain, lack of paved roads, more detail requested on future redevelopment plans.

Brian Gallagher – Concerns with legal notification being confusing; floodplain areas, different standards between City of Rio Rancho and Sandoval County, property along arroyos.

Christopher Blais –Concerns with eminent domain, existing homeowners rights, land banking, infrastructure extension without increasing density, recommends paving one mile of road at a time like they do in Maine.

Nicolette Bailey – Concerns about property values, floodplain designations.

Joey Brown – No comment.

Tara Barton – Comments that Plan is a quick fix for a serious problem, concerns with eminent domain, states document is ridiculous.

Sharon Burkdoll – No comment.

Valerie Gallagher – Property has city water but not sewer. Concerns with property being taken away.

Chairman Arango recommends that the Plan be revised to include a specific section relating to existing developed areas. Director Springfield states the next legal notice will be published in Spanish as well as English.

8. DISCUSSION ITEMS

None

9. PLANNING COMMISSION COMMENT

None

10. PUBLIC COMMENT

None

11. ADJOURNMENT

Commissioner Maduena made a motion for adjournment; seconded by Commissioner McClain. VOTE: Unanimous.



SANDOVAL COUNTY ADMINISTRATIVE OFFICES

BOARD OF COUNTY COMMISSIONERS

DARRYL F. MADALENA
District 5, Chairman

ORLANDO J. LUCERO
District 1, Vice Chairman

DON E. LEONARD
District 2

DON G. CHAPMAN
District 3

GLENN WALTERS
District 4

PHILLIP RIOS
County Manager

October 30, 2012

Mr. William E. Baldwin
726 Pueblo Solano NE
Albuquerque, NM 87107

SUBJECT: CU-12-003 Request by Fred C. Arfman (Isaacson & Arfman, P.A.), Agent for William Baldwin, for a Conditional Use in the RC (Rural Commercial) and OZ-CORR (Corridor Overlay) Zones. The subject site is Lot 7, Centro de Algodones subdivision, in the Algodones community, adjacent to the northeast portion of the intersection of Interstate 25 and NM 313. The site is approximately 2.3764 acres.

Dear Mr. Baldwin:

At their meeting of October 25, 2012, the Sandoval County Planning & Zoning Commission **denied** the above referenced request, based upon the following Finding:

Denial of request due to citizen concerns regarding hours of operation past 9:00 pm and potential late schedule related impacts on the Algodones community.

The result of this ruling is that you may pursue construction and operation of the restaurant/grocery use, provided the operation of the use does not extend past 9:00 pm. This letter does not grant approval for construction of the use nor approval for any licensing related to its operation.

Pursuant to Section 22 of the Comprehensive Zoning Ordinance, you have the right to appeal this decision to the Board of County Commissioners. In order to exercise this right you must file a completed application for appeal with the Planning & Zoning Division within thirty (30) days of the date you receive this letter.

If you have any further questions concerning this matter, please do not hesitate to contact me at (505) 867-7656.

Sincerely,

A handwritten signature in black ink, appearing to read "Makita Hill".

Makita Hill,
Long Range Senior Planner

XC: Mike Springfield, Director, Planning and Zoning Division
Brad Stebleton, Senior Planner, Planning and Zoning Division

ORIGINAL

FILE # _____

SANDOVAL COUNTY PLANNING & ZONING DEPARTMENT
1500 IDALIA RD, BLDG D
P.O. BOX 40
BERNALILLO, NM 87004
(505) 867-7628
FAX: (505) 771-7184

APPLICATION FOR ZONING APPEAL

Applicant: William Baldwin
Daytime Phone: (505) 822-8855

Legal Description of Property that is the Subject of the Appeal: _____
Lot 7, El Centro de Algodones
Sandoval County, New Mexico

Address:

Vacant Property on Centro Algodones

Agent (if any):

Fred C. Arfman, PE Mr. Josh Skarsgard
Isaacson & Arfman, PA The Skarsgard Firm, P.C.

Address:

128 Monroe St NE
Albuquerque, NM 87108

Reason for Appeal (Use additional sheets if necessary):

(see attached)

Signature: Fred G. Cuffman

Date: 11.29.12

INSTRUCTIONS: Submit a copy of the appeal form, with all attachments, and filing fee of \$100.00 to the Planning & Zoning within 30 days after a determination is made that is the subject of appeal. Public notice must be given by legal advertisement prior to the hearing.

FOR OFFICE USE ONLY:

Application Received by: _____

Date: _____

File Number: _____

Receipt Number: _____

Action(s) Taken Denied Pursuant to Ordinance # 02-03-21-11C: _____

Date(s): _____

Final Determination _____

ORIGINAL

THE Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
TEL: (505) 262-2323
FAX: (505) 998-9099

December 3, 2012

Makita Hill
Long Range Planner
Sandoval County Planning and Zoning
1500 Idalia Rd Bldg D
Bernalillo NM 87004
(505) 867-7656
Email: mhill@sandovalcountynm.gov

Re: Appeal of the Sandoval County Planning and Zoning Commission Denial of the Application (CU-12-0003).

Dear Mr. Hill and Sandoval County:

Please be advised that The Skarsgard Firm, P.C. ("Firm" or "Agent") represents Mr. William Baldwin ("Applicant" or "Client") regarding the appeal of Conditional Use (CU-12-003) ("Application").

FACTS:

The Application submitted by the Applicant (and his Civil Engineer Mr. Fred Arfman, P.E.) requested extended hours of operations past the 9:00 PM closing time as established by the Sandoval County Zoning Code for the RC - Rural Commercial District; Section 9 (3).C.7. "Any commercial enterprise in which activities may be conducted earlier than 6:00 A.M. or later than 9:00 P.M." The Applicant requested that the hours of operation be extended to 2:00 AM as allowed by the State of New Mexico regulatory laws governing the sale of alcohol. On the 25th of October, 2012 the Sandoval County Planning and Zoning Commission ("Commission") held a public hearing ("P & Z Hearing") whereby they received testimony from the Applicant and "neighbors" expressing interest in the development of "Lot 7, Centro de Algodones Subdivision" ("Subject Property").

DECISION:

The Commission mailed the Notice of Decision ("Decision") denying the application on the 30th day of October, 2012 (it was received by the Applicant on November 4, 2012). The Decision stated as its justification for the denial the following: "*Denial of request due to citizen concerns regarding hours of operation past 9:00 pm and potential late schedule related matters on the Algodones community.*"

AUTHORITY TO FILE AN APPEAL

Section 22 of the Sandoval County Comprehensive Zoning Ordinance ("Zone Code") provides the basis for appealing the Application. Specifically, Section (A.) of the Zone Code states: "*Such appeal must set forth specifically wherein it is claimed there was an error or an abuse of discretion, or where the decision was not supported by evidence in the matter.*" Section D. indicates that "*Any review of a decision of the Zoning Commission by the County Board shall be confined to the record of the proceedings, which shall include:*

- 1. All materials, pleading, memoranda, stipulations, and motions submitted by any party to the proceeding and received or considered by the Zoning Officer or Zoning Commission as evidence;*
- 2. All materials submitted to the Zoning Officer with respect to any application(s);*
- 3. The minutes and/or tape recording of the public hearing(s) held by the Zoning Commission;*
- 4. The findings of fact and conclusions of law entered by the Zoning Commission following their decision; and*
- 5. Argument confined to the record by the parties or their legal representatives at the time of review before the County Board.*

JUSTIFICATION FOR THE APPEAL: "DECISION NOT SUPPORTED BY EVIDENCE IN THE MATTER" (STAFF REPORT)

The Applicant believes that the Decision was not supported by evidence in the matter. Specifically, the P & Z Commission overturned the recommendation of the Staff Planner to approved the conditional use subject to nine conditions of approval.

The staff report ("**Staff Report**") prepared by the Sandoval County Planning & Zoning Division staff was not provided to the Owner or Owner's agent, Isaacson & Arfman, PA prior to the P & Z Hearing. The Staff Report was reviewed by the Applicant during the proceedings of the P & Z Hearing and it was subsequently sent to the civil engineer of the Applicant (Mr. Fred Arfman).

The Staff Recommendations section of the Staff Report dated October 18, 2012 (attached) listed nine findings and nine conditions. The case planner recommended that the Planning & Zoning Commission **APPROVE** the request based on the nine findings and subject to the nine conditions. The Owner did not take exception to the conditions as listed.

JUSTIFICATION FOR THE APPEAL: "THE P & Z COMMISSION ERRED BY NOT APPLYING ZONE CODE SECTION 17 PARAGRAPH (D)"

The P & Z Commission erred in issuing its Decision by not correctly factoring Section 17 of the Zone Code appropriately. Specifically, Section 17 Paragraph D of the Zone Code states: "*The Zoning Commission shall not approve any conditional use unless satisfactory provision has been made concerning:*

- 1. Accessibility to the property and existing and/or proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic control, and emergency access in case of fire, flood or catastrophe;*
- 2. Off-street parking and loading areas where required, with particular attention to the refuse and service areas;*
- 3. Water and liquid waste facilities, with reference to soil limitations, locations, and public health.*
- 4. The economic, noise, glare, or odor effects of the conditional use on adjoining properties;*
- 5. The general compatibility of the proposed use with actual or prospective permissive use of adjacent properties; and*
- 6. The overall health and safety of the community.*

All six of the above required conditional use guidelines were addressed successfully by the Applicant in the original Application and deemed complete by the Sandoval County Planning Department Staff (per the Staff Report). The Applicant's response to the six conditional use guidelines is summarized as follows:

- 1. Accessibility to the property and existing and/or proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic control, and emergency access in case of fire, flood or catastrophe;*

Applicant Response: The site (see attached Illustrative Site Plan) will have public access off of Centro Algodones approximately 260 feet northeast of its' intersection with NM SR 315. The driveway is proposed as a shared access with the vacant lot to the west in order to reduce the vehicular conflict points on Centro Algodones and to reduce the multiple irrigation ditch crossings to a single 60" diameter culvert crossing structure. This access to the property is acceptable for commercial property in Sandoval County and in compliance with the Zone Code.

- 2. Off-street parking and loading areas where required, with particular attention to the refuse and service areas;*

Applicant Response: The off-street parking requirement of 72 parking spaces is met and exceeded by providing between 106 -114 spaces. The extra off-street parking allows for the public street to be posted for "No Parking", thereby creating a safer,

less congested public thoroughfare. The refuse and service areas are situated to the rear of the building and away from the customer parking and screened from view by the proposed building. The off-street parking and loading areas are design to be completely compliant with Zone Code and Sandoval County regulations.

3. *Water and liquid waste facilities, with reference to soil limitations, locations, and public health.*

Applicant Response: The site is served by an existing well (New Mexico Office of the State Engineer, File No. RG-83980) located near the northeast corner of the site. The well is proven as yielding 100 gpm which is more than adequate to serve the retail business. Onsite sanitary sewer disposal test pits were excavated in the presence of Dr. Ann Scaglione, NM Environmental Health Department (NMEH) that provided visual evidence that the site soils were compatible with the required onsite disposal field to adequately serve the retail business. A correspondence from the NMEH was provided to the Case Planner on Sept. 11, 2012 stating that the site was suitable for the onsite disposal system (correspondence attached). Again, has successfully planned and designed the project to comply with Sandoval County water and liquid waste regulations and ordinances and exceeds all public health regulations.

4. *The economic, noise, glare, or odor effects of the conditional on adjoining properties;*

Applicant Response: The adjoining properties would benefit from the proposed retail business because of the professional quality construction of the site improvements and the increase in valuation of the adjacent properties as a result of this project. The noise generated by his similar three retail businesses is minimal and the site noise is reduced by the existing noise from the vehicular traffic on the north and south bound lanes of I-25. In short, the noise does not travel in a manner that will substantively exceed the existing noise generated from the interstate traffic (which is 24 hours a day 7 days a week). The site building materials and business operations will not produce glares or odors affecting the adjoining properties. The Applicant (Mr. Baldwin) operates a restaurant and bar in Albuquerque that is located much closer to residential zoning and never has concerns about the noise generated from his businesses.

5. *The general compatibility of the proposed use with actual or prospective use of adjacent properties; and,*

Applicant Response: The adjacent properties are vacant and were platted in the same Centro de Algodones Subdivision as approved by the Sandoval Planning Commission on June 6, 2006 and have the same zoning. As such, the future permissive uses approved in this zone should be compatible. There is no indication that this property will adversely impact the zoning or future uses of the surrounding property (zoned commercial in 2006).

6. *The overall health and safety of the community.*

Applicant Response: The Applicant has a track record of running a high quality restaurant and bar that will not adversely impact the neighboring properties either economically or via sound, glare, odor or other effects. Additionally, Sandoval County will have a new source of Gross Receipts Tax revenue as a result of this facility. The restaurant and bar will generate employment opportunities which are sorely needed in this community for wait staff, cooks, etc. The safety of the patrons of the bar will not be compromised because the Applicant trains his staff of safety measures and how to eliminate any risks that

JUSTIFICATION FOR THE APPEAL: "DECISION NOT SUPPORTED BY EVIDENCE IN THE MATTER" (P & Z DECISION NOT IN COFORMANCE WITH THE SANDOVAL COUNTY COMPREHENSIVE PLAN)

The Decision by the P & Z was an error because it failed to apply the Sandoval County Comprehensive Plan policies to the Application. Specifically, *Policy 6 & 7 of the Algodones Area Development Policy* was furthered by the Applicant because the Subject Site is located outside and to the north of the Algodones Community District, and is currently zoned under the RC and OZ-CORR zone districts. The Staff Report said it best by stating in part: "*the Conditional Use review for this request supports the Algodones Area Development Policy.*"

The P & Z Hearing essentially disregarded Policy 6 and 7 of the Algodones Area Development Policy by denying the Conditional Use Application. This property is located directly within the Centro de Algodones subdivision, which is a "Planned Commercial Development". This Conditional Use is "*recommended by the Algodones Area Development Policy which is a component of the Sandoval County Comprehensive Plan.*" (See Staff Report of Sandoval County Page 5). The P & Z Commission disregarded the thoughtful and comprehensive review conducted by the Staff and instead disregarded Policy 6 and 7 of the Algodones Area Development Policy. Unfortunately, the P & Z Commission decision is reviewable as an "on the record" appeal that when viewed in conjunction with Policy 6 and 7 of the Algodones Area Development Policy, the Board of County Commissioners are encouraged to arrive at a different result that respects the policies laid out within the Algodones Area Development Policy (Sandoval County Comprehensive Plan).

Pursuant to NMSA Section 3-21-8(B), a decision by the P & Z Commission that disregards the intent and policies of the Algodones Area Development Policy (Sandoval County Comprehensive Plan) indicates that the P & Z Commission may have failed to appropriately apply the Conditional Use criteria laid out within the Sandoval County Zone Code. See *Downtown Neighborhood Association vs. City of Albuquerque*, 109 N.M. 186.

JUSTIFICATION FOR THE APPEAL: "DECISION NOT SUPPORTED BY EVIDENCE IN THE MATTER"

The Applicant believes that the P & Z Commission erred in their decision based on the following additional observations, which if factored into the Decision would render the original Decision unsupported by evidence provided at the P & Z Hearing:

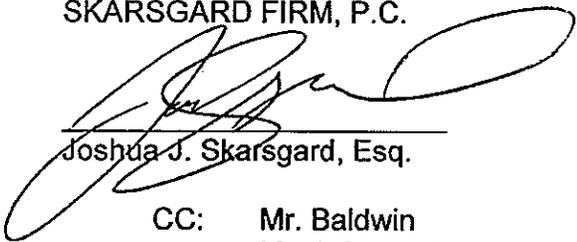
1. Testimony was offered by the Applicant stating that for the proposed business venture to be successful, the hours of operations *must* extend past 9:00 P.M. This is based on his thirty years of owning and operating similar businesses in the Albuquerque Metropolitan area. This Conditional Use is integral to the success of the restaurant and will act as an anchor to this PCD district within the Centro de Algodones subdivision. Without this restaurant and bar the Centro de Algodones subdivision will lose the "momentum" generated by this project and will further damage gross receipts tax and employment in Sandoval County.
2. The Owner has three other businesses that function without contributing to the detriment of the surrounding communities. Their hours are operations are regulated by the State of New Mexico requiring them to close no later than 2:00 AM. There has been no history of poorly run restaurant/bar(s) in his other locations, in fact the communities appreciate and support Mr. Baldwin's restaurants. They provide a great place for recreation and dining for the surrounding residents.
3. The proposed business is a grocery store with an attached tavern. The seating capacity of the tavern is limited by the New Mexico Environmental Department (NMEH) regulations limiting the onsite sanitary sewer disposal rate of 500 gpd/acre (1,185 gpd). This limitation equates to the tavern having approximately 40 – 50 seats that will be reviewed and approved by the NMED at the time of building permit.
4. The proposed business is an indoor grocery store including the sale of alcohol and an indoor tavern with seasonal outdoor patio seating on the northwest side of the building as showed on the attached site plan. The patio will have outdoor speakers for low level background music for the listening enjoyment of the customers. The orientation of the building has the patio on the northwest side of the building away from the freeway frontage in order to block the roadway noise generated by the trucks and cars traveling on I-25.
5. The proposed business is physically separated from the residential community to the southeast by the raised on/off ramps of I-25 at the Algodones exit. The freeway exit ramp elevation between the retail business and the residential community is at an elevation of 5135. The building finish floor elevation will be 5120±. The fifteen foot difference in elevation will serve as a noise abatement feature by blocking any potential sound waves and deflecting them upward if any were to occur. The public testimony stating that the residents to the southeast were concerned that the retail facility would add to the existing noise pollution is without merit.

6. The subject property is Lot 7 in the Centro de Algodones Subdivision and abuts the south bound off ramp of I-25 to the southeast, is one lot removed from State Road 315 approximately 260 feet to the southwest and has frontage on Centro Algodones to the northwest. This subdivision suffers from neglect due to the undeveloped lots and untraveled roadways in the area. There has been continued illegal dumping of trash and other detrimental activities in the area due to the lack of businesses and their related business functions which assist in controlling the negative activities that affect the well being of the neighborhood. The Owner has experienced that at one of his businesses locations at a time when it was in a semi rural area; that his outside maintenance program and employee/customer traffic generation resulted in the reduction of illegal activities. The proposed retail establishment will assist in the policing of the commercial subdivision and the adjacent residential community as a whole.
7. Mr. Baldwin has proven that his successful business model integrates his establishments into their surrounding neighborhoods. This has been accomplished by being a vital participant in promoting the general well being of the community and being a good neighbor and advocate of health and safety of his patrons and the local residents. This same model will be implemented in Algodones.
8. Mr. Baldwin is positioned to invest millions of dollars to develop the property and has the proven thirty years of experience to operate a successful business that will protect his investment and provide jobs and a desirable retail establishment to serve the community needs.
9. His investment will increase the property value and the corresponding County Property Tax and will provide a source for the generation of Sandoval County gross receipt taxes.

Thank you for your consideration of this request. Please call me if you have further questions. The Skarsgard Firm, P.C. telephone number is 505 262 2323.

Thank you,

SKARSGARD FIRM, P.C.



Joshua J. Skarsgard, Esq.

CC: Mr. Baldwin
Mr. Arfman, P.E.