

MEMORANDUM

DATE: August 10, 2010

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Commercial Development Case Manager

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: BCC CASE # MIS 07-5350 Rio Santa Fe Business Park

ISSUE:

Peña Blanca Partnership, Applicant, Jim Seibert, Agent, requests Master Plat Authorization, on a 31.44 acre parcel.

The property is located at 54 Colony Drive, North West of N.M. 599, North of Paseo De River, within Section 10, Township 16 North, Range 8 East, (Commission District 2).

SUMMARY:

The Applicant requests consideration of Master Plat Authorization, for Rio Santa Fe Business Park, on a 31.44 acre parcel. The Master Plan for commercial/industrial zoning for the property has been submitted to staff, for review, which will be presented to the County Development Review Committee (CDRC) and the Board of County Commissioners (BCC) within the next six months.

The 31.44 acre parcel has been used as a mine sit for excavation of sand and gravel which is located in a predominately commercial developed area of the county. Highway 599 is located to the east, an existing sand and gravel operation is located to the west, City, State and Federal lands, where commercial office buildings have been built, are located to the north and La Farge, Colony Materials as well as other commercial/industrial type uses front the property to the south.

The Applicant requests approval of Master Plat Authorization pursuant to Article V, Section 5.6 (Exhibit "D"). If the Board approves the petition, it shall direct that the development request be submitted to the County Development Review Committee.

Approval of the Master Plat shall delegate authority to the Land Use Administrator to administratively approve a specific lot layout plan when it determines that due to the size, scale or marketing requirements that approval of a plat with a specific lot layout is in the best interest of the county and developer.

After such a delegation is made, the County Development Review Committee and Board shall establish development standards applicable to the subdivision as authorized by the Code and other applicable ordinances and laws, establish the maximum number of lots to be permitted, intensity of use, and required improvements, and may then approve both the Preliminary and Final Plat which will be known and designated as a Master Plat.

REQUIRED ACTION:

The BCC should review the attached material and consider the recommendation of staff; take action to approve, deny, approve with conditions or modifications or to table for further analysis of this request.

RECOMMENDATION:

Staff has reviewed this Application and has found the following facts to support this submittal: authorization of the Master Plat shall delegate authority to the Land Use Administrator to approve plat amendments establishing new lots; the CDRC and BCC shall establish development standards applicable to the subdivision as authorized by the Code; the CDRC and BCC may approve both the Preliminary and Final Plat which will be known and designated as a Master Plat.

Staff has established findings that this Application is in compliance with Article V, Section 5.6, Administrative Approval of Lot Layout. Staff recommends **approval** of the Applicants petition to obtain Master Plat Authorization on the 31.44 acre parcel.

ATTACHMENTS:

- Exhibit "A" – Applicants Request
- Exhibit "B" – Proposed lot layout
- Exhibit "C" – Aerial Photo of Property
- Exhibit "D" – Article V, Section 5.6
- Exhibit "E" – Vicinity Map
- Exhibit "F" – Existing Plat
- Exhibit "G" – Proposed Hwy. Corridor Map
- Exhibit "H" – City Redevelopment District Map

