



# Village of Corrales

## Planning & Zoning Department

4324 Corrales Road, Corrales, New Mexico 87048

Phone: (505) 897-0502 / Fax: (505) 897-7217

### PLANNING AND ZONING COMMISSION

Date of Meeting: Wednesday, Feb. 21, 2024, 6:30 PM

Location of Meeting: Council Chambers in-person, or via zoom teleconference

## DRAFT MEETING AGENDA

The Meeting will be held in-person at the Council Chambers, 4324 Corrales Road, or via zoom: To access via zoom meeting go to Zoom.com and click "Join a Meeting". Meeting ID: 899 6226 1358, Passcode: 850552

\*Please join the meeting a few minutes before 6:30 pm. To call: 1-408-638-0968.

**PLEASE NOTE:** The deadline to submit *written* comments you wish to have included in Commissioner Packets regarding an agenda item, is *1pm on Wednesday, February 14.*

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

*Jan. 17, 2024 Meeting Minutes*

V. CORRALEÑOS PUBLIC FORUM (Comment on items not otherwise on Agenda – 3- Minute limit)

VI. PUBLIC HEARING ITEMS

\* **Request for an extension of time to submit a Final Plat. Preliminary Plat SUB 23-03** was approved by the Commission in February of 2023. This will ultimately create **Lots 1-6 of Novo Farms Subdivision.** (An existing home on the property has a site address of 340 Pueblito Road.) A condition of approval was that the private roadway be constructed prior to submittal of Final Plat. Preliminary Plats normally expire after one year. Applicants **Community Sciences Corporation** are requesting a 12-month extension to submit Final Plat per **Village Code Section 18-86 (g) (1-4).**

\* **ZMA 24-01. (Zone Map Amendment)** Applicant **Joan Lewis, PO Box 2480, Corrales,** is requesting **Zone Map Amendment** approval for property she owns at **5093 Corrales Road** (Lands of Adela W. C de Baca subdivision, Tract 2A). This property is located within the Corrales Road

47 Commercial Area, and she is requesting it be rezoned to **Commercial**. This 1.027-acre property is  
48 currently zoned *A-1 Agricultural and Rural Residential* and contains a residence. While future plans  
49 include short-term rentals, restaurant, and a residence, those uses will **not** be approved at this hearing.  
50 This approval, if granted, would only be for zoning change from residential to commercial. (Also  
51 requires subsequent approval by Village Council.)  
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53 \* **ZOC 24-02. (Home Occupation)**. Applicant **John Young** of 411 Mockingbird Lane, Corrales, is  
54 requesting **Home Occupation** permit approval to operate a supper club on land located at **4569**  
55 **Corrales Road** and occupied by Mary/Pat Young. His business is called "**Sandia Mountain Sauce**  
56 **Company**". He would like to host up to 20 customers in an existing structure on site, one day a week,  
57 between 7pm – 9pm, April through October. A portion of this property is zoned *C – Commercial* and a  
58 greater portion *A-1 Agricultural and Rural Residential*. Most of the business activity will take place on  
59 the residentially zoned area.  
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61 **VIII. OTHER BUSINESS**

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63 \* **Commission discussion regarding potential recommendations to Council related to Code**  
64 **Section 18-166, *Terrains and Stormwater Management*.**  
65

66 **IX. PZA REPORT**

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68 **X. COMMISSIONERS FORUM**

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70 **XI. NEXT MEETING: March 20, 2024 at 6:30pm**

71  
72 **XII. ADJOURNMENT**  
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75 **The above requests will be heard in in the Courthouse/Chambers at 4324 Corrales Road (or via zoom) on Wednesday, February 21, 2024, at 6:30**  
76 **p.m. before the Planning and Zoning Commission.** If anyone wishes to comment on these requests but cannot attend the meeting, written  
77 comments may be sent to Planning and Zoning Administrator Laurie Stout at [LStout@corrales-nm.org](mailto:LStout@corrales-nm.org) no later than **1:00 P.M. on Wednesday, Feb.**  
78 **14, 2024.** Those communications will be distributed to the Commission and the applicant by the Planning and Zoning Department. No  
79 written documents shall be distributed to the Commission except through the Planning and Zoning Department. **Written communication received**  
80 **fewer than five (5) working days prior to the public hearing must be read into the record by the writer of the communication, under oath.** Please note  
81 that written communication **must be received by 1 P.M. on Feb. 14,** to be included in the Commission hearing packets. Citizens are invited and  
82 encouraged to attend the meeting and may choose to comment on agenda items in-person.  
83

84 If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service  
85 to attend or participate in the meeting, please contact the Village Clerk at the Village Offices located at 4324 Corrales Road, at least five (5) days  
86 prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats.  
87 Please contact the Village Clerk at 897-0502, or by email at: [MRomero@corrales-nm.org](mailto:MRomero@corrales-nm.org) if a summary or other type accessible format is needed.  
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Laurie Stout, Planning & Zoning Administrator

2-6-24  
Date