



Planning and Zoning Commission Agenda

The following agenda will be considered by the Planning and Zoning Commission of the City of Las Cruces, New Mexico, at a public hearing held on August 27, 2019 beginning at 6:00 p.m. in Council Chambers at City Hall, 700 N. Main Street, Las Cruces, New Mexico.

1. Call To Order
2. Conflict Of Interest
3. Approval Of Minutes
- 3.1. July 23, 2019
4. Postponements
5. Public Participation
6. Consent Agenda
- 6.1. Case 19CS0500067

A request for approval of a Preliminary Plat for a proposed subdivision known as Legends West North Phase 3. The preliminary plat proposes the development of 136 single-family residential lots and 2 tracts on property encompassing 27.728 ± acres, zoned R-1a (Single-Family Medium Density), and located south of the Las Cruces Outfall Channel, west of Motel Boulevard, north of Bruins Lane and east of the Las Cruces City Limits. Submitted by Pillar Engineering, LLC. on behalf of Nm Valencia, LLC, property owner. Council District 4.

- 6.1.1. Case 19ZO3000078

A request for approval of a Planned Unit Development (PUD) Final Site Plan known as Metro Central Phase 1 for a property encompassing 41.18 ± acres and located north of Engler Road, east side of Sonoma Ranch Blvd. and west of McGuffey Road within the Metro Verde PUD Concept Plan Amendment #5. The final site plan proposes 237-single-family residential lots and 5 tracts that encompass 4.42 ± acres and will be dedicated to the City of Las Cruces utilized for two parks, open space and drainage. Submitted by Sierra Norte Development, Inc., property owner. Council District 5.

7. Old Business
8. New Business
- 8.1. Case 19VO0500075

A variance application by Max Bower, representative, to deviate from the standards of Section 38-43 N of the Zoning Code for multiple signs on a multi-tenant building. This property encompasses 1.24 ± acres, is zoned DDC/DT (Downtown Development Code/Downtown District) and is located at 302 S. Main Street in Council District 1. The tenants and associated variances are:

- Jax - a variance to allow two wall signs for tenant space with no frontage, a variance for one wall sign to exceed the maximum copy height by 18 inches, and a variance for another wall sign to exceed the maximum copy height by 14 inches;
- 575 - a variance to allow one additional wall sign, a variance for one wall sign to exceed the maximum copy height by 32 inches and the maximum sign height by 26 inches, and a variance for another wall sign to exceed the maximum copy height by 24 inches and the maximum sign height by 6 inches;
- Broken Spoke Tap House - a variance to allow two additional wall signs;
- Amador Patio Bar Grill - a variance for a suspended sign to exceed the maximum square footage by 4.02 square feet.

8.2. Case 19VO0500084

A request for approval of an Infill Development Process (IDP) proposal to allow the development of a construction storage yard and warehouse on two undeveloped parcels encompassing 0.158 ± acres, zoned C-2 (Commercial Medium Intensity), and located 1245 Chiquita Avenue. The IDP proposes multiple variances including: a 3,100 square foot deviation to the minimum 10,000 square foot lot size; an 8.46-foot deviation to the minimum 60-foot lot width; a 5-foot deviation to the minimum 15-foot rear yard setback; and no road improvements or improved access along Chiquita Avenue. Submitted by Gold Key Builders. Council District 1.

8.3. Case 19ZO0500079

A request for approval of a zone change application by Pillar Engineering LLC, applicant's representative, from C-2 (Commercial Medium Intensity) to C-3 (Commercial High Intensity) on 2 properties located at 4380 and 4400 E. Lohman Avenue to allow for development of a commercial shopping center. Council District 6.

8.4. Case 19ZO0500082

A request for approval of a zone change application by the First Christian Church of Las Cruces, property owner, from R-3 (Multi-Dwelling Medium Density) to C-3 (Commercial High Intensity) for a property encompassing 4.33 ± acres and located at 1809 El Paseo Road. The applicant is requesting the proposed zone change to allow additional signage options and to allow additional commercial/office uses on the subject property. Council District 2.

8.5. Case 19ZO0500089

A request for approval of an Infill Development Process (IDP) application by Nagesh B Basnyat, property owner, to develop a vacant parcel of land with mixed uses including multi-family apartments and commercial buildings. The proposal includes deviations from the minimum number of required auto parking stalls, the range of allowed land uses, the minimum width of a driving aisle, the minimum width of a driveway, the required front, side and rear setbacks, and the minimum required percent coverage of front yard landscaping. The property is

zoned R-3 (Multi-Dwelling Medium Density), encompasses 0.51 ± acres and is located at 2055 Colorado Avenue. Council District 3.

9. Commission Commentary

10. Staff Announcements

11. Adjournment

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services. The City of Las Cruces will make reasonable accommodations for a qualified individual who wishes to attend this meeting. Please notify the City Community Development Department at least 48 hours before the meeting by calling 528-3043 (voice) or 1-800-659-8331 (TTY) if accommodations are necessary. This document can be made available in alternative formats by calling the same numbers listed above.

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