

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

2
3 Following are the minutes from the City of Las Cruces Development Review Committee
4 Meeting held Wednesday, February 27, 2019 at 9:00 a.m. at City Hall, Room 1158, 700
5 North Main Street, Las Cruces, New Mexico.

6
7 **DRC PRESENT:** Katherine Harrison-Rogers, Planner Senior
8 Mark Dubbin, Fire Department
9 Rocio Nasir, Engineering Services-CD
10 Meei Montoya, Utilities
11 Valerie Sherman, MVMPO
12 Cathy Mathews, Landscape Architect

13
14 **STAFF PRESENT:** Sara Gonzales, Community Development
15 Adam Ochoa, Community Development
16 Becky Baum, Recording Secretary, RC Creations, LLC

17
18 **OTHER PRESENT:** Marty Pillar
19 Tim Bauer
20 Barbara Denton
21 Harold Denton
22 Tatt Everhart

23
24 **I. CALL TO ORDER (9:00)**

25
26 Ochoa: We're going to go ahead and call this meeting to order at 9:00.

27
28 **II. APPROVAL OF MINUTES -**

29
30 **February 13, 2019**

31
32 Ochoa: First item up for bid is approval of the minutes. Can I have a motion for
33 the minutes of February 13th?

34
35 Montoya: Move to approve.

36
37 Mathews: Second

38
39 Ochoa: We have a motion and a second. All those approve say "aye."

40
41 **MOTION PASSES UNANIMOUSLY.**

42
43 Ochoa: All against "nay." The ayes have it.

44
45 **February 20, 2019**

1 Ochoa: Next one is meeting minutes from the February 20, 2019 DRC meeting.
2 Do I have a motion?

3
4 Mathews: Move to approve.

5
6 Sherman: Second.

7
8 Nasir: Mr. Chair. I have a question.

9
10 Ochoa: Yes.

11
12 Nasir: How come we have two sets of minutes to approve for this meeting?

13
14 Ochoa: The reason we have two sets of minutes is because they weren't ready for
15 the last meeting, for the 13th, so we're approving the one from week
16 before and the 20th.

17
18 Nasir: Okay. Thank you.

19
20 Ochoa: That being said, all those in favor.

21
22 MOTION PASSES UNANIMOUSLY.

23
24 Ochoa: All those opposed. Minutes are approved as well. There is no old
25 business for this DRC meeting.

26
27 **III. NEW BUSINESS**

28
29 **1. Case 18ZO3888818: Sunset Grove Planned Unit Development Final Site**
30 **Plan**

- 31
- 32 • A request for approval of a Planned Unit Development (PUD) Final Site
33 Plan known as the Sunset Grove PUD.
 - 34 • The Final Site Plan encompasses 15.693 +/- acres, is zoned PUD
35 (Planned Unit Development), and is located at the southern dead-end of
36 the Calle de Niños, North of Farney Lane.
 - 37 • The Final Site Plan is required to follow all requirements of the Sunset
38 Grove PUD Concept Plan and Proposes to Convert the Existing
39 Condominium project on the subject property into a townhome
40 development with fee simple lots and privately maintained roads and
41 common areas and a large open space that is to be utilized for
42 agricultural purposes, drainage, and a pedestrian trail.
 - 43 • Submitted by Denton Ventures Inc., on behalf of Deko Properties, LLC.,
44 property owner

45 Ochoa: Only new business. First case is Case 18ZO3000018. This is my case.
46 It's a proposed PUD Final Site Plan for a proposed Planned Unit

1 Development known as Sunset Grove which the concept plan was
2 approved already back in 2016 I believe. This is a proposed Final Site
3 Plan for a property that encompasses 15.693 acres in size. It is zoned
4 PUD, Planned Unit Development. It is located on the southern dead-end
5 of Calle de Niños, north of Farney Lane.

6 Essentially the Final Site Plan is proposing to convert the existing
7 condominium project on the subject property into a new townhome
8 development with fee simple lots, with privately maintained road and
9 common areas. Any large open space will be utilized for agricultural
10 purposes, drainage, and a pedestrian trail as well. This was submitted by
11 Denton Ventures Inc., on behalf the property owner Deko Properties, LLC.
12 This Final Site Plan did go through a couple of reviews. Just a couple of
13 minor conditions that don't necessarily need to be placed on this to move
14 forward to P&Z, just when Final Plat comes in, Utilities did state that they
15 would need an actual metes and bounds survey of the actual utility
16 easements and I believe flood and engineering essentially just requiring a
17 (*inaudible*) to be submitted to the City for review with Final Plat as well, but
18 these are all just requirements with Final Plats, conditions aren't needed
19 for this Final Site Plan. Other than that, I'll go around the room, see if
20 anybody else has anything else to state. Utilities.

21
22 Montoya: So just a question. Just like you said we need a metes and bound to
23 describe the utility easement with Tract A. So a Final Plat would be
24 submitted for that purpose.

25
26 Ochoa: That is correct. Final Plat will still be as a second step or the last step
27 after the Final Site Plan to actually create the lots. You will still get
28 another review of this as of Final Plat to actually create the lots and the
29 easement will be on there.

30
31 Montoya: Okay. Sounds good. Thank you.

32
33 Ochoa: Fire.

34
35 Dubbin: No issues.

36
37 Ochoa: Engineering.

38
39 Nasir: As you stated before the requirement for the (*inaudible*) before the final
40 plat will be required, but we're good with the Final Site Plan.

41
42 Ochoa: Thank you. Parks and Rec.

43
44 Mathews: So I have a question regarding the open space, 8.5 acre open space tract.
45 It states that it's covered with native dry land vegetation. Is it really native
46 or is it weeds?

1
2 Ochoa: Can the applicant take care of that?
3
4 Everhart: Actually the native is growing in fairly well because we've done some
5 different things and we're keep it mowed. I'm not going to sit here and tell
6 you that there are not weeds in there. But the native vegetation is coming
7 back.
8
9 Mathews: Okay. And it's my understanding that it will be agricultural, an agricultural
10 property, agricultural field. It says actual farm crops may include wheat
11 grass or rosemary. So it'll be maintained by whom?
12
13 Everhart: It's maintained by the property owner.
14
15 Mathews: Okay. Very good. Then it also mentions the public will have use of paths
16 for pedestrian connectivity and along the Las Cruces Lateral.
17
18 H. Denton: It'll connect to the Las Cruces Lateral. Not developed paths, maintenance
19 roads if you will, which are walkable.
20
21 Mathews: Okay.
22
23 H. Denton: Dirt.
24
25 Mathews: And those will be maintained by whom?
26
27 H. Denton: By the owner.
28
29 Mathews: Okay.
30
31 H. Denton: There is also, in essence it's depressed. It is a ponding area and there
32 have been discussions with hydrology about the possibility of increasing
33 that use. That's all I know at this point. That's a possibility.
34
35 Mathews: Okay.
36
37 H. Denton: Because we're actually using a very small part of it for real ponding so
38 there's a lot of *(inaudible)*.
39
40 Mathews: Okay.
41
42 H. Denton: So it's still a little bit *(inaudible)*.
43
44 Mathews: Okay. I'm curious and also I'm concerned. My concern is that often times
45 things like this are maintained by private entities and then when funding
46 runs out, they realize how difficult it is to maintain, they want to turn it over

1 to the City. Often times that comes to Parks and Rec. So it's an
2 unplanned, unfunded maintenance responsibility for the City in the future.
3 I want to avoid that as much as possible, so if it's something that's likely to
4 come to the City I need a plan for that now.
5
6 H. Denton: I think that would only happen if it's a hydrology use.
7
8 Mathews: Okay, so go to Streets then. But the exception being of course pedestrian
9 pathways, often Streets is not interested in maintaining pedestrian
10 recreational areas and that comes to Parks. So I'm trying to be a little
11 clearer about which would be ponding and the trails.
12
13 H. Denton: I think it's pretty clear in that their maintenance roads.
14
15 Mathews: Okay.
16
17 H. Denton: You need that for agricultural.
18
19 Mathews: Right. Okay.
20
21 H. Denton: They're not paved.
22
23 Mathews: Okay. I'm going to frame it that way. And then just FYI, for your
24 information, the City is right now seeking a grant to pave a pedestrian
25 pathway along the Las Cruces Lateral, I believe in this vicinity. So likely
26 the public will have access to a pathway on the Las Cruces Lateral which
27 may potentially impact your pedestrian pathways in that you may or may
28 not want to welcome the public from the Las Cruces Lateral onto your
29 pathways.
30
31 H. Denton: That was actually intended to be another interconnection.
32
33 Mathews: Okay. So you would be okay with the public then accessing Las Cruces
34 Lateral and then saying "Oh look, there's a lovely walkway here through
35 an agricultural field. I'm going to take it." You're okay with the public
36 access. Okay. The public has expectations.
37
38 H. Denton: I know.
39
40 Mathews: Trash and maintenance and benches and shelters. It's not to say you
41 must meet those expectations but the public has expectations that may be
42 expressed to you. Thank you.
43
44 Ochoa: All right. Thank you. MPO.
45
46 Sherman: Okay, you covered my questions, so I don't have any other comments.

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Ochoa: All righty. Anything from the applicant, anything additional? Seeing none. Can I have a motion please?

Nasir: Move to approve.

Dubbin: Second.

Ochoa: All those in favor.

MOTION PASSES UNANIMOUSLY.

Ochoa: All those against. This will move forward to the March 26 Planning and Zoning Commission meeting for their review and hopefully Final Plat approval. Thank you all.

2. Case 19CS0500001: Original Townsite Block 92 Replat No. 1

- A request for approval of a non-administrative replat known as Original Townsite Block 92 Replat No. 1.
- The proposed subdivision encompasses 0.22 +/- acres, is zoned R-2 (Medium Density Residential District) and is located on southeast corner of Texas Avenue and S. San Pedro Street; a.k.a. 420 Texas Avenue.
- The subdivision proposes to replat one existing residential lot into two new residential lots, each encompassing 0.11 +/- acres.
- Submitted by Borderland Engineers and Surveyors LLC., on behalf of Michael Coronado, property owner.

Ochoa: Next case is Case 19CS0500001, Original Townsite Block 92 Replat No. 1. Sara can you give us a quick overview.

Gonzales: So this is an approval for a non-administrative replat known as the Original Townsite Block 92 Replat No. 1. The subject property encompasses 0.22 acres in size. It is zoned R-2 medium-density residential district. It is located within our South Mesquite Overlay, outside of the Original Townsite. It is on the southeast corner of Texas Avenue and south San Pedro Street. The property currently has two existing homes on the subject property and they're requesting to subdivide to where each home now has their own lot. So they have been fully developed to the standards of the R-2. They do meet all of the setback requirements for the new lot lines being proposed. The applicant is Borderland Engineers, they are not present at this time. We did send it out for review. There were no comments holding this subdivision going forward. All of them have been addressed by the applicant. That's it.

1 Ochoa: The Chair recognizes that the applicant is not present but since there are
2 no major issues with this I don't feel like we would have to delay this. That
3 being said though, I'll go around the table and see if anybody has any
4 comments. I'll start on this side. Engineering.
5
6 Nasir: We have no issues in Engineering.
7
8 Ochoa: Parks and Rec.
9
10 Mathews: No comments. Thank you.
11
12 Ochoa: Thank you. MPO.
13
14 Sherman: I don't have any comments.
15
16 Ochoa: Thank you. Fire.
17
18 Dubbin: No issues.
19
20 Ochoa: And Utilities.
21
22 Montoya: No issues.
23
24 Ochoa: All right. That being said, can I have a motion on Case 19CS0500001.
25
26 Dubbin: Move to approve.
27
28 Montoya: Second.
29
30 Ochoa: Thank you. All those in favor.

31
32 MOTION PASSES UNANIMOUSLY.
33

34 Ochoa: All those opposed. This is approved unanimously as well.
35

36 **3. Case 19CS0500013: Legends West North Phase 2C Preliminary Plat**

- 37 • A request for approval of a preliminary plat known as Legends West
- 38 North Phase 2C.
- 39 • The subdivision proposed 63 single-family residential lots and one tract
- 40 that is to be dedicated to the Elephant Butte Irrigation District.
- 41 • The proposed subdivision encompasses 11.149 +/- acres, is zoned R-
- 42 1a (Single-Family Medium Density) and is located west of Magdalena
- 43 Drive, east of the Mesilla Lateral and the City Limits and north off the
- 44 Legends West North Phase 3 Subdivision.
- 45 • Submitted by Pillar Engineering, LLC on behalf of NM Valencia, LLC,
- 46 property owner.

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2 Ochoa: Next case, is Case 19CS0500013. This is my case as well. It is a request
3 for approval for a Preliminary Plat known as the Legends West North
4 Phase 2C Subdivision. The proposed Preliminary Plat proposes 63
5 single-family residential lots within it and one tract that will be dedicated to
6 Elephant Butte Irrigation District. The subdivision encompasses 11.149
7 acres, is zoned R-1a, single-family medium density, and is located west of
8 Magdalena Drive, east of the Mesilla Lateral and the City limits, and north
9 of what is the currently developed Legends West Northeast 3 Subdivision
10 submitted by Pillar Engineering on behalf of NM Valencia, LLC, property
11 owner. This Preliminary Plat went through a pretty quick review, not a lot
12 of comments came through, actually only about two people needed a
13 second review. Everybody else essentially approved, but there were no
14 additional comments, and everybody approved the proposed Preliminary
15 Plat. With that being said, I'll go around the table again and see if we
16 have any additional comments. Utilities.
17
18 Montoya: We have no comments.
19
20 Ochoa: Thank you. Fire.
21
22 Dubbin: No issues.
23
24 Ochoa: Thank you. MPO.
25
26 Sherman: No comments.
27
28 Ochoa: Parks and Rec.
29
30 Mathews: Marty, may I ask a question? Okay, so this one is located just south of the
31 one where we just built the ...
32
33 Pillar: Landscaped walking path.
34
35 Mathews: Okay. Very good. So with regard to that walking path, we determined that
36 ADA ramps are required. Do you anticipate that those ADA ramps will be
37 installed as part of this subdivision?
38
39 Pillar: Yes Cathy, we are planning on that. I've drawn it up after, we've met out
40 there and did the walk through on the walking path. Yes, I have revised,
41 added in an additional sheet and revised the existing walking path to show
42 ADA off of Santa Tomas Street.
43
44 Mathews: Okay. Beautiful. I'm sorry to put you on the spot like this, but I need to
45 just so I can clarify and answer questions. The sidewalk from this

1 subdivision, Legends West North Phase 2C will access that walking
2 pathway?

3
4 Pillar: Yes, I will connect Legends West to the walking path and connect
5 Legends West 2C to the walking path. Yes.

6
7 Mathews: Okay. Very nice. Thank you.

8
9 Pillar: You're welcome.

10
11 Ochoa: Thank you. Engineering.

12
13 Nasir: No issues.

14
15 Ochoa: Thank you. Yes, this is basically the last phase of Phase 2 or the
16 subphase in a Phase 2, so all the streets should be connecting, all the
17 sidewalks will be connecting and will have access to that trail so it should
18 be very nice when it's all said and done.

19
20 Mathews: It'll be lovely. It'll be great.

21
22 Ochoa: Very nice. No other comments. Can I have a motion please?

23
24 Mathews: Move to approve.

25
26 Dubbin: Second.

27
28 Ochoa: Thank you. All those in favor.

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30 MOTION PASSES UNANIMOUSLY.

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32 Ochoa: All those opposed. Motion passes unanimously.

33
34 **4. Case 19CS0500014: Archuleta Road Estates (Access Easement Width
35 Exception/Waiver)**

- 36
- 37 • A request for approval of a waiver to the width of a commercial access
38 easement proposed for a commercial alternate summary subdivision
39 known as Archuleta Road Estates.
 - 40 • Per Section Article 2, Section 32-36(b)(2) of the City of Las Cruces
41 Design Standards; minimum access to lots within a commercial
42 subdivision shall be from at least a 50-foot wide access easement. The
43 applicant is proposing a 21-foot wide access easement with the
44 proposed subdivision.
 - 45 • The subdivision encompasses 1.00 +/- acres, is zoned M-1/M-2
46 (Industrial Standard) and is located on the southwest side of Archuleta
Road; 150 +/- feet south of its intersection with Hadley Avenue.

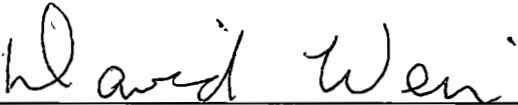
1 • Submitted by Paul Pompeo, property owner.
2
3 Ochoa: Last case is Case 19CS0500014, it is an access easement width
4 exception/waiver which DRC has the power to do so for a proposed
5 subdivision known as Archuleta Road Estates. Sara will you give us some
6 background please.
7
8 Gonzales: So this is a proposed alternate summary that encompasses one acre in
9 size. It is zoned M-1/M-2 which is our industrial standard. It is located on
10 the southwest side of Archuleta Road, about 150 feet south of its
11 intersection with Hadley Avenue. The applicant is proposing to subdivide
12 the one-acre tract, because it has not been subdivided before into two
13 lots. Basically subdividing out a storage building under Lot 2 that's been
14 used for warehousing stuff and keeping the office building on to Lot 1.
15 With that though the applicant is required per section 32-36(b)(2) to
16 provide a 50-foot wide access easement to Lot 2. The applicant is here
17 today proposing to do a 22-foot wide access easement leading to Lot 2
18 and then providing a turnaround for Fire access into Lot 2. That's about it.
19
20 Ochoa: All righty. This went through review with that access easement.
21
22 Gonzales: This did go through review through all the departments. There were a few
23 comments where we had a note added for future development of the
24 possible driveway change and then there were some utility comments as
25 far as the future development of the site for Lot 2 and getting any utility
26 connections throughout that site. However, everything else has been
27 approved up to this point.
28
29 Ochoa: And again this is just to reiterate, this is to approve the width of that
30 commercial access easement to the back lot that's being created with this
31 subdivision. I'll go around the table now starting on this side.
32 Engineering.
33
34 Nasir: As stated by Sara Gonzales, the two driveways that are on this property
35 are not meeting today's standards, so I'm not asking them to be changed
36 today, but in case, as it was noted, there's a note in there, in case there's
37 new development coming, redoing or stuff like that, then we will ask for
38 those driveways to come to compliance with City Standards.
39
40 Ochoa: With future development.
41
42 Nasir: Yes with future development. Yes. Thank you.
43
44 Ochoa: Parks and Rec.
45
46 Mathews: No comments.

1
2 Ochoa: Thank you. MPO.
3
4 Sherman: No comments.
5
6 Ochoa: Fire.
7
8 Dubbin: We sat down with the applicant and looked at the current situation.
9 Obviously it's not the access that we would normally accept for an
10 emergency, for a commercial development, but given that it's the
11 maximum amount of space that can be given based on the location of the
12 buildings and the fact that it's essentially an existing condition that's not
13 being changed, so Fire accepts the proposed subdivision.
14
15 Ochoa: Thank you. Utilities.
16
17 Montoya: We have no issue at this point. All the Utility comments have been
18 addressed.
19
20 Ochoa: Thank you very much. Nothing additional from Planning, correct?
21
22 Gonzales: Nothing additional from Planning.
23
24 Ochoa: Thank you. All righty, that being stated, can I get a motion on this
25 proposed case?
26
27 Nasir: Move to approve.
28
29 Montoya: Second.
30
31 Ochoa: A motion and a second. All those in favor.
32
33 MOTION PASSES UNANIMOUSLY.
34
35 Ochoa: All those opposed. That passes unanimously as well.
36
37 **IV. ADJOURNMENT (9:19)**
38
39 Ochoa: Any other business for DRC? Can I have a motion to adjourn the
40 meeting?
41
42 Dubbin: So moved.
43
44 Nasir: Second.
45
46 Ochoa: All those in favor.

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MOTION PASSES UNANIMOUSLY.

Ochoa: Those opposed. We are adjourned at 9:19.

A handwritten signature in cursive script that reads "David Wen". The signature is written in black ink and is positioned above a horizontal line.

Chairperson