

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

2
3 Following are the minutes from the City of Las Cruces Development Review Committee
4 Meeting held Wednesday, June 1, 2016 at 9:00 a.m. at City Hall, Room 1158, 700 North
5 Main Street, Las Cruces, New Mexico.
6

7 **DRC PRESENT:** Robert Kyle, Community Development
8 Mark Dubin, Fire Department
9 Meei Montoya, Utilities
10 Rocio Dominguez, Engineering Services
11 Mark Johnston, Parks & Recreation
12 Geremy Barela, Engineering
13 Lorenzo Hernandez, Engineering
14 Tom Murphy, MPO
15

16 **STAFF PRESENT:** Adam Ochoa, Development Services
17 Sara Gonzales, Development Services
18 Katherine Harrison-Rogers, Community Development
19 Becky Baum, Recording Secretary, RC Creations, LLC
20

21 **I. CALL TO ORDER (9:01 a.m.)**
22

23 Kyle: All right. I'm gonna go ahead and call this meeting of the DRC to order.
24 It's approximately, it's approximately 9:01 on June 1st. It's already June.
25

26 **II. APPROVAL OF MINUTES - May 4, 2016**
27

28 Kyle: First item of business is Approval of Minutes. We have minutes from the
29 May 4th, 2016 DRC meeting. Are there any corrections to that for the
30 record?
31

32 Montoya: No.
33

34 Dominguez: No.
35

36 Kyle: Seeing none. I'd entertain a motion to approve the minutes.
37

38 Dominguez: Moved.
39

40 Dubbin: Second.
41

42 Kyle: It's been moved and seconded. All those in favor please signify by saying
43 "aye."
44

45 **MOTION PASSES UNANIMOUSLY.**
46

1 Kyle: Any opposed? Seeing none, the minutes are approved.

2
3 **III. OLD BUSINESS - NONE**

4
5 Kyle: There is no old business on the agenda.

6
7 **IV. NEW BUSINESS**

8
9 **1. Case 66370W: East Miller Tracts Subdivision Waiver Request**

- 10 • A request for approval of a waiver to the required road improvements
11 associated with a proposed alternate summary subdivision known as
12 East Miller Tracts Subdivision.
13 • The proposed subdivision requires the applicant to provide the required
14 road improvements to two adjacent roadways; Aldrich Road and Wilt
15 Avenue.
16 • The applicant is proposing a 100% waiver to the required road
17 improvements and is offering no alternatives to the full improvements.
18 • The subject property encompasses 4.294 +/- acres, is zoned REM
19 (Single-Family Residential Estates Mobile) and is located on the
20 northwest corner of Aldrich Road and Wilt Avenue; a.k.a. 6501 Aldrich
21 Road.
22 • Submitted by Moy Surveying, Inc. on behalf of Steve Miller, property
23 owner.
24

25 Kyle: We have one new business item, Case 66370W, East Miller Tracts
26 Subdivision Waiver Request. I would like to note that the applicant or their
27 representative are not here at this time. They were advised of the
28 meeting, is that correct staff?
29

30 Ochoa: That is correct.
31

32 Kyle: All right. Um, at, at this time I'd like to just go ahead and at least discuss
33 and, and take action on this waiver request. If the applicants wish to have
34 the DRC rehear it when they are present then we can do so. Staff will you
35 give us a briefing.
36

37 Ochoa: Sure thing. This is a proposed waiver request to a proposed alternate
38 summary subdivision known as the East Miller Tracts Subdivision. It is a
39 proposed subdivision of an existing about, little more than four and a
40 quarter acre parcel. Uh existing, essentially it's located south of Jefferson
41 Lane, west of Wilt Avenue, and north of Aldrich Road, so it has frontage
42 along three roadways out there. The applicant is proposing to subdivide
43 the, the existing tract. They were previously subdivided tract into two lots,
44 each measuring just under two acres in size. With the proposed
45 subdivision they are required to provide all adjacent roadway dedication
46 and improvement requirements that are required by the Design Standards.

1 Jefferson Lane is completely built out I believe, that was built out by the
2 City and dedicated, so nothing's required there. The two roads that are in
3 question; that would be Wilt Avenue which is a proposed collector
4 roadway and Aldridge Road as well. So they would be required to provide
5 uh all roadway improvements and dedication requirements. The applicant
6 is proposing to do all dedication requirements as required by code but is
7 requesting the waiver to the road improvements to the adjacent property
8 for Aldridge Road which is about, about 263 feet in length and Wilt Avenue
9 which is uh about almost 500, about, almost, almost 600 feet of linear area
10 along Wilt Avenue. Uh, the reason or this is the applicant is just stating
11 that you know building these out uh would be a great cost just to do a two-
12 lot subdivision essentially. Other than that the, the waiver request did go
13 out for review. All reviewing departments did deny the request, except for
14 utilities with the condition that they would support whatever uh other
15 departments would, excuse me, would a, would accept. Other than that,
16 that is essentially it.

17
18 Kyle: Okay. On the subdivision, is it just proposed two-lot subdivision? Do we
19 have a proposed use on it or are they just subdividing it?

20
21 Ochoa: Um, the property is zoned REM, single-family residential estate mobile.
22 There is an existing home on the, that would be on the southern lot, the
23 northern lot which is the one fronting Jefferson and Wilt would essentially
24 allow for single-family home as well. That's a single, or a mobile home or
25 manufactured home, but nothing's being proposed for an additional home
26 as of now.

27
28 Kyle: Okay. All right, well we'll go around the room. Utilities, any new
29 information?

30
31 Montoya: No. Just like what Adam has, has said that we does not have issues with
32 this waiver, however we will support the recommendation from other City
33 Departments.

34
35 Kyle: MPO.

36
37 Murphy: No additional comments.

38
39 Kyle: Las Cruces Fire.

40
41 Dubbin: I think the Subdivision Code is very clear. I think that the road
42 improvements, utility improvements need to be made if the subdivision is
43 to go forward.

44
45 Kyle: Engineering and Technical Services.
46

1 Dominguez: No additional information and I, I don't believe we will support the waiver.
2
3 Kyle: Okay. Um, just to note for the record on the southeast corner of Jefferson
4 and Wilt there was a subdivision, a property, a two-lot split proposed,
5 Sierra Tracts. At that time those applicants were requesting a waiver for
6 their pro rata share of improvements as well. At that time the DRC did
7 recommend denial of the waiver. Ultimately that waiver was approved by
8 the City Council on that two-lot subdivision. They did provide their
9 necessary right-of-way though. I just wanted to frame that for the context
10 of this area, that there has been and continues to be future development
11 in the area along those major roadways with no improvements being
12 made. Um as the applicant is not here, anybody else, any other
13 comments? Then I would entertain a motion to approve or recommend
14 approval of the proposed waiver request for right-of-way and um
15 improvements.
16
17 Murphy: Move to approve the requested waiver.
18
19 Dominguez: Second.
20
21 Kyle: Okay, it's been moved and seconded to recommend approval of the
22 requested waiver. All those in favor please submit by saying "aye."
23
24 NO RESPONSES.
25
26 Kyle: None noted. All those opposed.
27
28 MOTION PASSES UNANIMOUSLY.
29
30 Kyle: It's recommended to deny the request. The case will then proceed
31 forward to the Planning and Zoning Commission for their commendation to
32 City Council. Adam do we have an estimated date on that?
33
34 Ochoa: Yes, that should be going before City Council in June, I'm sorry, Planning
35 and Zoning Commission on June 28th I believe is the next Planning and
36 Zoning Commission meeting. City Council then a month or so after that.
37
38 Kyle: Very well.
39
40 **V. ADJOURNMENT (9:08 a.m.)**
41
42 Kyle: Any other business before the DRC today? Seeing none. I'd entertain a
43 motion to adjourn.
44
45 Murphy: So moved.
46

1 Dominguez: Second.

2
3 Kyle: It's been moved and seconded. All those in favor please signify by saying
4 "aye."
5

6 MOTION PASSES UNANIMOUSLY.
7

8 Kyle: We are adjourned. It is 9:08.
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10
11 
12 _____
13 Chairperson
14