

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

2
3 Following are the verbatim minutes from the City of Las Cruces Development Review
4 Committee Meeting held Wednesday, June 29, 2016 at 9:00 a.m. at City Hall, Room
5 1158, 700 North Main Street, Las Cruces, New Mexico.

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7 **DRC PRESENT:** Katherine Harrison-Rogers, Community Development
8 Meei Montoya, Utilities
9 Rocio Dominguez, Engineering Services
10 Jeremy Barela, Engineering
11 Andrew Wray, MPO

12
13 **STAFF PRESENT:** Sara Gonzales, Development Services
14 Becky Baum, Recording Secretary, RC Creations, LLC

15
16 **I. CALL TO ORDER**

17
18 H-Rogers: Today is Wednesday, June 29th, 2016. It's approximately 9:00 a.m. I'm
19 gonna call this DRC to order.

20
21 **II. APPROVAL OF MINUTES - June 1, 2016**

22
23 H-Rogers: First item of business is Approval of Minutes from June 1st, 2016. Were
24 there any modifications to those minutes? No. Do I have a motion?

25
26 Dominguez: So moved.

27
28 Montoya: Second.

29
30 H-Rogers: All those in favor.

31
32 **MOTION PASSES.** *(Andrew Wray stated prior to the meeting he was abstaining.)*

33
34 H-Rogers: With that, minutes are approved.

35
36 **III. OLD BUSINESS - NONE**

37
38 H-Rogers: We don't have any Old Business today.

39
40 **IV. NEW BUSINESS**

41
42 **1. Case 65151: Las Cruces Dental Plaza Unit Development (PUD)**

- 43 • A request for approval of a concept plan for a proposed PUD known as
44 the Las Cruces Dental Plaza PUD.

- 1 • The PUD will allow for the development of the subject property for a
2 commercial subdivision proposing 5 commercial lots utilizing shared
3 parking, access landscaping and utility easements.
- 4 • The subject property encompasses 1.99 +/- acres, is currently zoned C-
5 3 (Commercial High Intensity) and is located on the northeast corner of
6 Don Roser Drive and East University Avenue.
- 7 • Submitted by Zia Engineering, on behalf of Mesilla Valley Dental Prop.,
8 LLC, property owner.

9
10 H-Rogers: So we will move onto New Business. We have Case 65151, Las Cruces
11 Dental Plaza Planned Unit Development Concept Plan. And I'll go ahead
12 and turn that over to Sara Gonzales, for, for staff.

13
14 Gonzales: Okay, this is the Las Cruces Dental Plaza Planned Unit Development
15 Concept Plan. This is for a property that is located on the northeast
16 corner of Don Roser and University. It does encompass about 1.99 acres.
17 The applicants are requesting the Planned Unit Development in order to
18 share several things within the property; they are asking to create five
19 commercial lots and then share all of the parking, the access to the
20 property, the landscaping, any of the utility easements within the property.

21 With that, the applicant has provided that they will provide public
22 benefits in order to vary from what the code standards would be in order to
23 create the Planned Unit Development. The public benefits they are
24 requesting are to do additional landscaping; they are asking to do
25 additional landscaping to the medians, however I do want to make a point
26 that with the development directly south of it they are required to actually
27 landscape that median anyway. The median to the east of it has already
28 been adopted by someone else, so unfortunately won't be able to do
29 landscaping of the median as a public benefit.

30 With that when we went to the Zoning Review Team there was a
31 request to possibly put trees throughout the parking lot area, to divide up
32 the parking spaces to make it a little bit more greener. The other proposal
33 is to do a public benefit as far as putting benches for people who may be
34 waiting to actually be in their appointments, to make it a little bit more
35 inviting.

36 The second thing I want to bring up would be, they are proposing a
37 sign, in this case the property is only allowed to have one freestanding
38 sign at all points. They are putting it near the clear-sight triangle by Don
39 Roser and, and University, we just want to make sure that that maintains
40 that it will be out of the clear-sight triangle and that they will meet the
41 requirements and that there won't be any other signs located within that
42 property as far as freestanding. That's all I have.

43
44 H-Rogers: Very good. I do want to point that during our Zoning Review Team
45 meeting as staff we also discussed public benefit perhaps being a
46 donation to our Street Trees Program with Parks and Rec. It would just be

1 a monetary donation for a, a set amount of trees that then could be
2 applied throughout the City. With that I'll go ahead and look to some of
3 our other Departments for comment. Utilities.
4
5 Montoya: The Las Cruces Utility Department does not have concern for this Planned
6 Unit Development, however we're still working with the engineer to, to
7 clarify the issue of a utility easement width that, and I'm pretty sure we can
8 get it resolved during the replat or, and then construction plan (*inaudible*).
9
10 H-Rogers: Very good. Thank you. And MPO.
11
12 Wray: MPO does not have any concerns. The, the adjacent MPO thoroughfares
13 all have the, the request right-of-way.
14
15 H-Rogers: Very good. And Engineering.
16
17 Dominguez: I just have several questions and comments. This is, this plot is part of a
18 bigger master plan, right, where the drainage was done with that and
19 you're still gonna provide some drainage, some on-lot pondings for this.
20
21 Johnson: Yes.
22
23 Dominguez: But not for the full drainage because it's covered with hospital or the Don
24 Roser ...
25
26 Johnson: It's the, it's the hospital plat.
27
28 Dominguez: Okay. And then also for the public benefit, did you mention the benches
29 were though, would those be at the, the bus stops?
30
31 Gonzales: There are no bus stops within the area so it'd actually be within the
32 property.
33
34 Dominguez: Okay.
35
36 Gonzales: So it'd be more for patients or anybody within the actual subdivision,
37 concept plan.
38
39 Johnson: And, and the transit people, we did look into putting a bus stop right here
40 but that would've required widening the streets and it just, they weren't
41 even comfortable with doing that, so ... and you're right, there isn't one
42 anywhere else nearby.
43
44 H-Rogers: Just for clarification, although the benches are a nice addition to the
45 internal part of the property, wouldn't consider that a public benefit. I
46 would consider parking lot trees because it reduces, reduces heat island,

1 but I wouldn't consider benches inside the property. Now if they are for
2 the benefit of the public on the sidewalk, then yes. Just for clarification. I
3 think that perhaps maybe the, the tree donation and the parking lot trees
4 might be better options at this point in time.
5
6 Johnson: Okay.
7
8 H-Rogers: Engineering, did you have additional questions?
9
10 Dominguez: No I don't.
11
12 H-Rogers: And, did I leave anybody out? We're missing Fire and we're also missing
13 Parks today. So with that did you have any other comments?
14
15 Johnson: I just want to bring up that the plat from 2006 which showed this as a 35-
16 foot easement was approved and recorded. A couple years later it was
17 replatted showing a 20-foot and that was approved and recorded and then
18 this next one that's coming up to do this project will have to be reviewed
19 by all of you and commented on and then once it's approved it will be
20 recorded, so this 20-foot as it stands legally is where it's at, although that
21 35, I don't know why it went from 35 to 20.
22
23 H-Rogers: Was it vacated Ron? Do you know if there was some vacation language?
24
25 Montoya: It wasn't.
26
27 H-Rogers: In theory the 35 still exists.
28
29 Montoya: Yes.
30
31 H-Rogers: So we'll have to work that out as we go through the platting process to get
32 it vacated and put in the right place.
33
34 Johnson: Okay.
35
36 H-Rogers: And get the right width.
37
38 Johnson: All right. That's all I know.
39
40 H-Rogers: With that do we have a motion to approve or a motion with conditions?
41
42 Gonzales: I make a motion to approve Case 65151 with the conditions that the public
43 benefit be that the trees be planted throughout the parking lot as well as
44 the public benefit providing a donation for trees to be planted somewhere
45 else to Parks and Recreation.
46

1 H-Rogers: And that the, and that the utilities be resolved.
2
3 Gonzales: And that the utilities would be resolved when the final plat came in.
4
5 Montoya: Could I make a comment? I'm sorry.
6
7 H-Rogers: Absolutely.
8
9 Montoya: Okay. We are not objecting to plant the trees throughout the parking lot,
10 *(inaudible)* utility easement.
11
12 H-Rogers: Absolutely.
13
14 Montoya: Yeah.
15
16 H-Rogers: So, all right do I have a second to that motion with, with the conditions?
17
18 Dominguez: Second.
19
20 H-Rogers: All right, and with that let's go ahead and take a vote. All those in favor.

21
22 MOTION PASSES UNANIMOUSLY.

23
24 H-Rogers: Any opposed? And the Chair votes aye. Motion passes.

25
26 **V. ADJOURNMENT (9:07 p.m.)**

27
28 H-Rogers: Next item is adjournment. Do I have a motion for adjournment?
29
30 Dominguez: Move.
31
32 H-Rogers: Okay.
33
34 Gonzales: Second.
35
36 H-Rogers: All right. Very good. We'll go ahead and adjourn this meeting at
37 approximately seven minutes after nine.
38
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40
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43 _____
44 Chairperson