

COMPREHENSIVE PLAN ADVISORY COMMITTEE

The following are the summary minutes from the Comprehensive Plan Advisory Committee for held May 29, 2019 at 10:00 a.m. at City Hall, Room 2007-B, 700 North Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT:

Sharon Thomas, Planning & Zoning Commission, Chair
Harvey Gordon, Planning & Zoning Commission (Departed 12:07)
John Moscato, Las Cruces Home Builders Association
Christina Ainsworth, Dona Ana County (Departed 12:15)
Todd Stuve, Health Policy Review Committee
George Vescovo, Economic Development Policy Review Committee
Heather Watenpaugh, NMSU
Roberta Gran, Planning & Zoning Commission (Departed 11:56)
James Bennett, Planning & Zoning Commission (Departed 12:45)

Members Absent

Mary Ann Hendrickson, Infrastructure/CIP Policy Review Committee, Vice Chair
La Vonne Muniz, Planning & Zoning Commission
Abraham Sanchez, Planning & Zoning Commission
Russ Smith, Planning & Zoning Commission

STAFF PRESENT:

Srijana Basnyat, Community Development
John Castillo, Community Development
Dominic Loya, Community Development
Mark Miller, Community Development
Larry Nichols, Community Development Director
David Weir, Community Development

OTHERS PRESENT:

Jim Carrillo, Halff Associates
Christian Lentz, Halff Associates
Kendall Howard, Halff Associates
Kasandra Gandara, City Councilor

I. Call to Order (10:00 p.m.)

Chairperson called the meeting to order

II. Introduction

Introductions all around.

1 **III. Approval of Minutes**

2 Minutes were postponed to later in the meeting as they were just printed.

3 **IV. Project Status and Update**

4 Halff & Associates discussed thoroughly this in conduction with Elevate Las
5 Cruces and the future development map and guidance. Appreciated the Board's
6 feedback. Mentioned that community profile data for 2017 is now available and so
7 are using that data instead of 2016.

8
9 **V. Future Development Maps – Discussion**

10 **1. Future Development Map Review**

11
12 The first volume of the plan includes vision statement, and future development,
13 policies and major thoroughfare map. Need meat behind the map. Discussed
14 different place types and applying to future development map and being defined.
15 Be sure consensus growth scenario is what is service base for future development
16 map. Maps do not show potential annexation.

17
18 CPAC: New State Land Officer and this person is interested in reinstating previous
19 agreement. State land and BLM met and do a trade, planning agreement.

20
21 Halff & Associates stated regardless of who owns the land the map still needs to
22 say as how you as a city should develop and consider place classification; urban,
23 suburban, rural. Continue to refine place types first created. Those terms have
24 not changed, but definition/descriptions and other, educational campuses, airport,
25 industrial park what was urban now mixed-use corridor, added placeholder for
26 neighborhood planning areas and blueprint areas already developed such as
27 Blueprint areas; Amador Proximo and Apodaca to be included in a separate map.
28 The plan will embrace the idea of special area/district planning

29
30 CPAC said around Red Hawk, economics. Can have both commercial with plans
31 and neighborhood commercial. Improve zoning changes might manage in other
32 areas and not apply to existing zoning. Less Governmental and more
33 entrepreneurial.

34
35
36 Halff & Associates discussed the various places types:

37
38 Open space preserve publicly owned and privately owned

39
40 Rural reserve, applied to areas along river valley, acknowledge working
41 agricultural lands, preserve working lands

42

1 Rural neighborhood - acknowledges these might be areas to have some degree
2 of structured residential development

3
4 Suburban neighborhood. This is really the catchall place type, it would allow for a
5 variety of residential types and densities, promoting single family; promotes them
6 or requires them to have this true sense of neighborhood instead of 1,000 homes
7 without that sense of neighborhood

8
9 Regional commercial, outdoor display,

10
11 Urban neighborhood broader residential and densities mixture of different
12 residential options, higher densities, smaller lot size, Solano, Mesquite,

13
14 Downtown, we have downtown master plan, mixture of uses, ground floor, and
15 residential upper, vertical as opposed to horizontal

16
17 Civic and institutional, large
18 Business park and industrial, airport and industrial park, but also concentrations of
19 commercial and warehousing units. Motel Boulevard

20
21 Town center.

22
23 Further discussion on each of the various place types:

24
25 **Open space preserve** - should policy be revised, added, removed, preserve for
26 natural features, also corridors, trails, arroyos discussed.

27
28 Halff & Associates state to adopt a future development map. This is where we
29 want to go and where to put public infrastructure, direction to be more focused
30 areas, not doing single family

31
32 Staff stated idea that we amend the plan every 10 years, not rigid, can be
33 amended, some flexibility.

34
35 CPAC mentioned out Highway 70, Porter Road, Organ, schools. Need for schools
36 healthcare where hospitals might be, clinics infill, fire departments,

37
38 Staff stated the fire department does have stations 9 and 10 planned and also
39 takes that into consideration

40
41 Halff & Associates stated arroyos are a critical concern and not very defined and
42 what it means to neighborhood around, and any adjustments

43
44 **Rural reserve** - and rural neighborhood understand in conservation
45 neighborhoods, cluster development and preserve the nature areas.

1
2 Discussion on topography and how that plays a part. Arroyos and 100-foot buffer.

3
4 Staff questioned: do you want to keep topography, natural alignment, design with
5 existing topography,
6

7 **Suburban Neighborhood**

8
9 Halff & Associates stated new residential is shifting to not homes forever,
10 connectivity, walkability, true neighborhoods that everybody can grow around and
11 connected.

12
13 CPAC stated older neighborhoods have parkways and trees along, cooling, more
14 likely to walk and the newer neighborhoods have no trees, no cooling factor, not
15 attractive. Present design standards no trees in parkway less than 7 foot wide.

16
17 **Regional commercial**

18
19 CPAC mentioned huge mistake on El Paseo not connecting parking lots

20
21 Halff & Associates stated communities do a good job with sidewalks but often leave
22 out street to door of business and between businesses and parking areas.
23 Relationship of building to parkways to street. Place type is intended to provide
24 auto centric type of uses, but include development policies.

25
26 CPAC mentioned Oro valley Tucson looks nice, certain classy businesses pay for
27 it.

28
29 Staff stated visual consistency, harmony in architecture, but not tie business
30 owners creativity.

31
32 CPAC mentioned no to stymy. Create neighborhoods, unique architecture, unique
33 part of the country, need consistency of architectural cultural inheritance.

34
35 **Downtown**

36
37 CPAC mentioned complete neighborhood, whole concept, distinctive
38 neighborhoods and enabling other neighborhoods to follow

39
40 Halff & Associates mentioned perfect transition tie, neighborhood centers, and also
41 complete idea of complete neighborhoods. Balancing some of the neighborhood
42 centers. In a perfect world quarter mile between neighborhood centers and filling
43 them in and adjusting existing neighborhoods.
44

1 CPAC mentioned downtown took a long time to change and that people are not
2 going to buy until built out better.

3
4 Halff & Associates mentioned incentives, market driven, school center.

5
6 **2. Future Thoroughfare Discussion**

7 Staff mentioned current MTP all you see are big streets, collectors and above but
8 no local streets and no policies for local streets in their plan.

9
10 CPAC mentioned the MPO are much more committed to this type of discussion
11 but have no control over funding. Need to have 200,000 population to get better
12 funding

13
14 **VI. Design Workshop Demonstration Sites – Discussion**

15
16 Jason King discussed the Elevate Las Cruces meeting held last evening and over
17 the next couple of days. People are needing more walkability, coffee shops and
18 small grocery, art, housing types for all variety, repurpose mall, downtown parking
19 garages, change parking to development or parks, more art, children's museum.
20 Discussed word clouds for today and future.

21
22 CPAC: showing mixed use corridor on university.

23
24 Halff & Associates mentioned we have wide roads, lots of cars, landscape and
25 places for cars, but unpleasant place to be to walk. Need to increase mobility and
26 access function of roadways. More mobility means less access as in highways.
27 Adjust lane widths, narrower lanes, complete streets, calm streets, road diets,
28 curvature to slow traffic more economic development. Other uses for of curb and
29 edge of right-of-way. Roadway context, balance of mobility of cars, non-motorized
30 users, aesthetical, concepts, complete streets.

31
32 Halff & Associates stated rural streets, designed for mobility, connections to
33 employers or residential areas optional curb and gutter, optional sidewalks and
34 bicyclist accommodations next few days and look at fantastic ideas that Jason
35 and folks are developing into plans and images.

36
37 **VII. Public Comment**

38
39 There was no public comment.
40
41

1 **VIII. Next Steps**

2
3 Survey Number 2 will be out in the next few weeks. The next CPAC meeting will
4 be during the summer Halff will send out a list of dates to staff and staff will set up
5 a doodle poll for CPAC to respond and decided on the next meeting date and time.
6

7 **IX. Approval of Minutes**

8 George Vescovo asked for one change in his presentation to include that the last
9 slide was the gross receipts tax rates across the state of New Mexico.

10
11 Moved by George Vescovo with one change. Seconded by Heather Watenpaugh.
12 Passed unanimously.

13
14 **X. Adjournment (1:02 p.m.)**

15
16 Heather Watenpaugh moved to adjourn. Seconded by George Vescovo