DEVELOPMENT REVIEW COMMITTEE (DRC)

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

DRC PRESENT:  Ted Sweetser, Fire Department  
Joe Leos, Fire Department  
Rocio Nasir, Engineering Services-CD  
Karmela Expinoza, Utilities  
Andrew Wray, MVMPO  
Cathy Mathews, Landscape Architect

STAFF PRESENT:  Adam Ochoa, Community Development  
Becky Baum, Recording Secretary, RC Creations, LLC

OTHER PRESENT:  Steve Peale  
John Scanlon

I.  CALL TO ORDER (9:00)

Ochoa:  I'm going to call this meeting to order of the July 3rd DRC meeting to order.

II.  APPROVAL OF MINUTES - June 19, 2019

Ochoa:  First item up is the approval of the minutes of the June 19, 2019 meeting. Were there any changes? Seeing none. Can I have a motion to approve?

Nasir:  So moved.

Ochoa:  And a second please.

Mathews:  Second.

Ochoa:  First by Rocio, second by Cathy. Thank you. All in favor please signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa:  All opposed. None.

III.  NEW BUSINESS

1.  Case 19CS0500047 - University Meadows Master Plan
A request for approval of a master plan for a subdivision known as University Meadows.

The master plan proposes the development of 128 single-family residential lots and 6 tracts that will be developed in 5 phases.

The subject property encompasses 36.145 +/- acres, is zoned R-1c (Single-Family Low Density) and R-1a (Single-Family Medium Density), and is located on the west side of Stern Drive, north and east of the City of Las Cruces City Limits, and generally south of Karen Drive and Ringneck Drive.

Submitted by Ted G. Scanlon on behalf of DTJ Development, LLC.

Case 19CS0500046 - University Meadows Preliminary Plat

A request for approval of a preliminary plat for a subdivision known as University Meadows.

The preliminary plat proposes 128 single-family residential lots and 6 tracts.

The subject property encompasses 36.145 +/- acres, is zoned R-1c (Single-Family Low Density) and R-1a (Single-Family Medium Density), and is located on the west side of Stern Drive, north and east of the City of Las Cruces City Limits, and generally south of Karen Drive and Ringneck Drive.

Submitted by Ted G. Scanlon on behalf of DTJ Development, LLC.

Ochoa: Well we have two items up for new business here. Can I have a motion to, I guess it's called recess the ...

Baum: Hold the rules.

Ochoa: Yes, to suspend the rules. Thank you very much. To suspend the rules to vote and hear these two cases together since they are basically for the same area, it's a master plan approval and preliminary plat for the same area. Can I have a motion?

Wray: I will move to suspend the rules.

Mathews: Second.

Ochoa: Thank you very much. All in favor.

MOTION PASSES UNANIMOUSLY.

Ochoa: All righty. The rules are suspended. We'll go ahead and hear these two cases together. I am the planner in change of these two cases, it's Case 19CS0500046 and 19CS0500047. It is a proposed master plan and preliminary plat for a subdivision known as the University Meadows.
The master plan and preliminary plat propose approximately 128 single-family residential homes and roughly about six tracts as well within the area that will be developed I believe in five phases with this master plan.

The subject property encompasses 36.145 acres approximately and is currently zoned R-1c single-family low density, and R-1a single-family medium density. Subject property is located essentially on the very southeastern boundary of the City, west of Stern Drive, north and east of the City of Las Cruces City Limits, and generally south of Karen Drive and Ringneck Drive which is basically I believe that does cross the subdivision to the north there.

This did go through review about, we went to three reviews through this. A number of changes did occur. A number of departments did go ahead and approve this. A couple of minor changes that staff needed on notes from the last review which staff has spoken to the applicant's representative and they are aware of, as well as just the understanding about a tract which is called out as Tract E and B within the subdivision that states there are small drainage and utility tracts that as stated should be dedicated to the City upon review and approval of the Public Works Director. But that being said, just want to let the applicant's representative know. They are aware of this though, if this is reviewed during final plat and it comes to the understanding that we do not want to accept those, they'll have to read essentially like Tract D is the larger drainage and open space tract that will be owned and maintained either by the developer or the property owners on those tracts. Other than that, there were essentially no other issues. But I will go ahead and go around the table and see if anybody else had any other issues. Utilities.

Espinoza: No issues.

Ochoa: Thank you. Engineering services.

Nasir: You have spoken of the two comments that we had, so after that we have no issues.

Ochoa: Thank you. And also wanted to add I believe a TIA is also going to be required per NMDOT for Stern Drive and hopefully that should take care of issues for any transportation of City Traffic. Okay, next Parks and Rec.

Mathews: So the tract on the far west, is that no longer a park?

Scanlon: We don't know.

Mathews: Okay.

Scanlon: We're trying to get a meeting set up between myself and you and Sonya.
Mathews: Okay.

Scanlon: We've got several options that we want to discuss with you with respect to parks.

Mathews: Okay.

Scanlon: And that being one of them, but there are several others that are kind of interesting that you guys might be happy about.

Mathews: Okay. Without knowing that though, I won't be able to vote to approve this though. Without knowing what our parks, what tracts are going to be for parks or if any or none. I won't be able to approve this.

Ochoa: With that being said, since this is being phased out essentially and this area is largely being utilized for drainage I believe. And I believe that's what it's being called out for is for drainage, ponding, and potential open space. When that phase comes up or at a later date if something does come up in a preliminary plan it just needs to be amended which will address all Parks issues. Would you be okay with that?

Mathews: Well what does open space mean?

Ochoa: And the open space meaning either a park, trail system through there or something, whatever.

Mathews: Something that will be maintained by the City.

Ochoa: Correct.

Mathews: I can't do that.

Ochoa: Okay.

Mathews: Without knowing what it is, I can't do that.

Ochoa: Okay. That being said then I guess the question would be is a park required with this subdivision?

Mathews: No. Park is not required. Park Impact Fees are required.

Ochoa: Correct.

Mathews: But a park is not required.
Ochoa: Okay. Well then that being said we could just leave it open as it won't be a park, just a drainage.

Scanlon: Let's say as of today there won't be a park, but we do have some options that we would like to discuss with Parks and Rec regarding that.

Mathews: Okay. So I can approve it as not open space, not to be maintained by Parks and Rec.

Scanlon: Right.

Mathews: I can definitely approve that. And then we can amend it later.

Ochoa: With that understanding. Thank you very much Cathy. Fire.

Sweetser: I just wanted to, I think Mark Dubbin has already discussed this, but any phase with more than 30 lots will require a second remote paved access. So just make sure that goes on the record.

Ochoa: I believe we have another.

Scanlon: We have that.

Sweetser: Yes, I just reiterated just.

Scanlon: We have more than one access to that first phase already. So actually at the end of the project there will be five separate accesses to the subdivision. We've got this new road, this street coming out of Dove Crossing Subdivision. We've got another road stubbed here to the south. We've got this street coming out of University Estates, and then Karen Drive may someday turn into a real road. So there's actually going to be five different accesses in to the property.

Sweetser: Thank you.

Ochoa: Thank you Fire. And MPO.

Wray: We do not have any comments.

Ochoa: All right. All that being discussed and with the understanding that Tract D is just going to be called out as drainage/ponding area for now with later possible discussions with Parks and Rec to possibly do something out there with that understanding. I guess first of all can I have a motion to I guess the opposite of suspend, reinstate the rules please.

Wray: I'll make a motion to reinstate the rules.
Ochoa: A second please.

Mathews: Second.

Ochoa: Thank you Cathy. All right, the rules are reinstated. So we go ahead and vote on these separately.

Wray: Don't we need to vote on reinstating the rules?

Ochoa: I'm sorry. Thank you. All in favor to reinstate the rules.

MOTION PASSES UNANIMOUSLY.

Ochoa: All those opposed. Thank you. Alright. So that being said and with all the comments that have been discussed here today, can I have a motion to approve Case 19CS0500046, the preliminary plat.

Wray: So moved.

Ochoa: Can I have a second?

Mathews: Second.

Ochoa: Thank you. All in favor.

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. The University Meadows preliminary plat will be moving forward to the July 23rd Planning and Zoning Commission with a recommendation of approval.

Next can I have a motion for approval for Case 19CS0500047, University Meadows master plan.

Wray: So moved.

Nasir: Second.

Ochoa: Thank you. All in favor.

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. Very good. The master plan will also be moving forward to the same meeting with recommendation of approval by DRC.

Mathews: And what is the date of that meeting?
Ochoa: That'll be July 23rd, 6:00 p.m., Council Chambers. That's all we have for business today.

IV. ADJOURNMENT (9:12)

Ochoa: Can I have a motion to adjourn?

Wray: Move to adjourn.

Nasir: Second.

Ochoa: All in favor.

MOTION PASSES UNANIMOUSLY.

Ochoa: Opposed. We are adjourned.

Chairperson

David Wei 8-7-19