DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, June 10, 2020 at 9:00 a.m.

DRC PRESENT: David Weir, Chief Planning Administrator
Mark Dubbin, Fire Department
Geremy Barela, Engineering-CD
Meei Montoya, Utilities
Jimmy Zabriskie, Community Forester
Hector Terrazas, Engineer
Valerie Sherman, MVMPO

STAFF PRESENT: Sara Gonzales, Community Development

OTHER PRESENT: Dan Lilley, Lilley Engineering
Virginia Beck, Western Land Surveyors
Kevin Creason

I. CALL TO ORDER (9:01)

Weir: Good morning, everybody. This is David Weir with Community Development Department. I'm going to be Chairing the DRC meeting today, so I'd like to call it to order. It is 9:00 on Wednesday, June 10, 2020. Today we have three items for action. That includes the minutes from May 27th, a master plan, and a preliminary plat.

II. APPROVAL OF MINUTES – May 27, 2020

Weir: So if we go ahead and move to the minutes could I have a motion to approve the May 27, 2020 minutes?

Dubbin: So moved.

Weir: Do I have a second?

Barela: Second.

Weir: Okay, thank you. Just to make it easier for everybody I will go through the departments and ask them to approve those. So Public Works. Hector could you act for public works?

Terrazas: Yes.

Weir: Okay. Fire
Dubbin: Approved.

Weir: Okay. Utilities.

Gonzales: Meei are you there?

Weir: Well we'll go on Parks and Recreation.

Zabriskie: (nonverbal)

Weir: Okay, got it. And CD votes aye I also. So the minutes for May 27th have been approved.

III. OLD BUSINESS - None

IV. NEW BUSINESS

1. Case 20CS0500042: Lenox North Sd Master Plan
   - A request for approval of a master plan for a subdivision known as Lenox North Subdivision.
   - The master plan proposes the development of 92 Single-family residential lots and 7 tracts, to be developed in 3 phases.
   - The subject property encompasses 20.613+ acres, is zoned R-1a, R-1aC, and FC (Single-Family Medium Density), R-1aC (Single-Family Medium Density-Conditional), and is located east of Seneca Drive, west of I-25 Hwy, and connects Lenox Avenue to Mohegan Trail.
   - Submitted by Western Lan Surveying, representative.

Weir: The next item of business is Case 20CS0500042 Lenox North Subdivision Master Plan. Sara, can you give us an introduction to this and an overview of the project?

Gonzales: Sure. So this is a request for a master plan known as Lenox North Subdivision. The master plan proposes to develop 92 single-family residential lots, eight tracks, and to be developed within three phases. However, even if it is approved the applicant does have the opportunity at a later time to develop it in one phase if they do choose to. The subject property encompasses 20.613 acres, is zoned R-1a, R-1aC, FC which is single-family medium density, single-family medium density conditional. The condition placed on the property when the zone change was done is that utilities are placed underground and that is being done with all of our subdivisions now, so the applicant will meet that. And then we have the FC which is flood control which is near the arroyo that's already to the north of the property. It is located east of Seneca drive, west of I-25, and this subdivision will connect to Lenox Avenue and Mohegan Trail.
Weir: Thank you Sara. The master plan was submitted by Western Land Surveying. Virginia I heard you on the line earlier. Was there anything you wanted to add to the proposal?

Beck: Yes. Only that there’s probably closer to 96 lots or possibly 97 lots.

Weir: Okay.

Beck: But yes, that’s all I have.

Weir: Okay.

Gonzales: So Virginia, in part of the preliminary plat what I could count was we had 41 in Phase 1, 41 and Phase 2, and then we had 10 in Phase 3 and because of course tracks are designated for ponding or drainage are designated as tracks not a lot, so that may be where some of the confusion lies.

Beck: Yes, possibly.

Gonzales: Okay.

Beck: And then as far as the phases go, I think the plan is to do the whole thing in one sitting.

Gonzales: Right, which has the opportunity. So as it was initially submitted it shows the three, and I did speak with Kevin in regards to if at a later date you do decide to develop as one whole piece you are able to still do that.

Beck: Okay.

Weir: Sara. Does the Community Development have a recommendation on the master plan?

Gonzales: So Community Development from the planning section does have a recommendation of approval. We have been looking at this area for several years. This master planned did come in back in 2007. Due to the recession it did not get developed. And unfortunately we still don’t have that connection to Lenox or Mohegan, which would provide an additional access for fire safety as well as the surrounding neighborhoods. So for this master plan we do recommend approval to provide that connectivity for safety factors.

Weir: Okay, thank you. DRC Members does anyone have any comments or any questions for the applicant? If I don’t hear any requests for questions or comments, do I have a motion to approve the Lenox North Subdivision master plan as recommended by Committee Development staff?
Sherman: I so move.

Weir: Okay. We have a motion by Valerie Sherman. Do we have a second?

Dubbin: Second.

Weir: Okay. Again I'll go ahead and read the departments for approval. Public Works.

Terrazas: Aye.

Weir: Okay. Fire.

Dubbin: Approve.

Weir: Parks and Recreation.

Zabriskie: Approve.

Weir: Okay. Utilities. Meei we're having a hard time hearing you today.

Montoya: (nonverbal approval).

Weir: Okay. And Community Development will vote aye also. So the master plan is recommended for approval and it'll be scheduled for Planning and Zoning Commission meeting.

2. Case 20CS0500048: Lenox North Subdivision Preliminary Plat
   - A request for approval of a preliminary plat for a subdivision known as Lenox North Subdivision.
   - The preliminary plat proposes 92 single-family residential lots and 7 tracts designated for drainage and utilities.
   - The subject property encompasses 20.613+ acres, is zoned R-1a, R-1aC, and FC (Single-Family Medium Density), R-1aC (Single-Family Medium Density-Conditional), and is located east of Seneca Drive, west of I-25 Hwy, and connects Lenox Avenue to Mohegan Trail.

Weir: The second case is Case 20CS0500048 Lenox North Subdivision preliminary plat. And so as some of you know master plans and preliminary plats can be submitted simultaneously per the Subdivision Code. So Sara can you give us an overview of this proposal?

Gonzales: Sure. This is Lenox North Subdivision preliminary plat. This is where they are proposing the 92 single-family lots. The eight tracks that will be designated for drainage and utilities, as part of that there will still be future
discussions as far as maintenance and dedication of the drainage and utility
easements through the construction phase and final planning of the
property. The property is 20.613 acres in size. As once again stated it is
single-family residential and flood control. As part of some of the comments
received Traffic Impact Analysis will be required at the time of final platting
and construction drawings. And then we've also come to the decision as
part of our DRC meeting on the 27th of May that the clear sight regulations
will now be designated as icons on the final plat but still have to be
determined through the construction drawings.

There were no additional conditions that were set forth as far as the
preliminary plat from any of the other Departments. And I do want to
mention as part of the subdivision process, property was zoned back in
1970 as an R-1a single-family residential lot. And so with that the applicant
does have the opportunity to build at eight dwelling units per acre, however
they're only building at 4.6 dwelling units per acre, which is lower than what
is the minimum requirement. We have already received several concerns
from some of the neighbors as far as the density going into this area, but
they are reducing the density that is actually permitted by right. So I just
wanted to put that as part of the information for the Planning and Zoning
Commission.

Weir: Okay. Thank you. And Sara do you have a recommendation?

Gonzales: Staff's recommendation is approval. Once again the master planning
process and the preliminary plat process is just something that goes
together simultaneously. With the approval of the preliminary plat is where
we can finally see those connections that will follow our Active
Transportation Plan and meet the needs of what the neighborhood needs
for access and safety.

Weir: Okay. Thank you. And then Virginia did you have anything you wanted to
add to presentation? And I believe you're working with Lilley Engineering
and Dan has his hand up. So if either of you have any comments on the
proposal, please share them now.

Beck: Yes. Go ahead Dan. I don't have any comments.

Weir: Thank you, Virginia.

Lilley: I had a couple things I wanted to bring up. One of them we're requesting
that the City take ownership of the, I'll call them the drainage tracks, the
paths of stormwater coming across the highway and then into the streets.
There will be like probably four of them that will be you know paved and a
drainage channel that that basically diverts or directs the runoff from the
culverts into the street and through our pond. Currently all these things just
pretty much erode out the whole property all the way along the southern
border and just sheep blower, I wouldn’t even say sheep blower, they pave their own ditches into the City’s drainage system that has, there’s a pond a little bit further down the stream from us. And our goal is to have the City take over those drainage tracks as well as, if possible, the pond that we have. We’re creating a retention pond that actually helps slow and divert this stuff through a pond which would be actually adjacent to City property, so the acceptance of the City of that pond would just be absorbing it into their property, wouldn’t be its own lot.

Weir: Thank you Dan. I believe Geremy Barela has some response to your comments. Geremy

Barela: Yes. Thank you, David. So Dan and I had already talked about this. And it is something that we wanted to bring up in this meeting so we know who we need to speak to further to get some more guidance on this. Per our code the drainage track which would be the pond would not be accepted by the City for maintenance and dedication because it does not meet the acreage, the minimum one acre. However the drainage tracks throughout the subdivision, those would be dedicated and accepted by the City as long as they are built to City standards. So I guess we need to have a little bit more further discussion to the drainage pond and if the City would accept it. So that’s just some further discussion that we need to have with either Public Works and Streets to see if that’s something that we want to accept.

Weir: Geremy. I have a question for you. Is that something that we could make a condition, the recommendation on the preliminary plat that that being dealt with at the construction drawing time or is that something that both the applicant and the City would like to have resolved at the DRC at this time?

Barela: So that could be a condition. We can put it as a condition that the drainage pond would be accepted by PW. So if it’s not accepted then it would have to just go to private which I think they’re okay with. So we can condition that with the acceptance of that bond to be or determined by Public Works.

Weir: Dan and Virginia, are you comfortable with that method of treatment?

Beck: Yes. I have no comments. I’ll defer to Dan.

Lilley: That’s acceptable to me. Yes.

Weir: Okay, so what I hear is that if there are other comments by DRC members that we could add a condition to recommendation of approval that the ultimate ownership of the drainage pond be determined by Public Works at time of construction drawings, and that it could either be accepted by the City and I’m assuming that would be handled with the final plat, or it could
be set up for the subdivision developer to be responsible for the
maintenance. Geremy, is that a succinct way of saying that?

Barela: Yes, David.

Weir: Thank you. Any other comments for anyone on the DRC? Okay not hearing
any. Do I have a motion to approve Lenox North Subdivision preliminary
plat?

Dubbin: Moved to approve.

Weir: Mark. Did you want to put any conditions related to the drainage pond?

Dubbin: Yes. Move to approve based on the conditions that the resolution of the
drainage pond maintenance be addressed during the construction stage.

Weir: Thank you. Do I have a second to this motion?

Barela: I second that with the condition of the acceptance of the drainage pone on
through construction drawings.

Weir: Okay. Thank you. We have a motion in a second and I'll do a roll call again.
Public Works.

Barela: Approve.

Weir: Okay. Fire.

Dubbin: Yes.

Weir: Parks and Recreation.

Zabriskie: Approve.

Weir: Utilities.

Gonzales: I'm reading a chat message from Meei. She is saying that there's no issues
and is approved.

Weir: Okay, and CD will vote to approve also. So on the Lenox North Subdivision
preliminary plat the recommendation from the DRC is approval with the
condition that the ownership of the pond be settled at time of construction
drawings, and that either method is potentially acceptable. So that
concludes the action items today.

V. ADJOURNMENT (9:16)
Weir: There are no postponements. Before I adjourn the meeting, is there anything in the future that any of the DRC members want to put on a future agenda? Not hearing any. I will move to adjourn the meeting. All in favor say "aye."

MOTION PASSES UNANIMOUSLY.

Weir: Okay. The DRC meeting of June 10th. We will be adjourned at 9:16. Thank you everybody.

[Signature]
7-9-20

Chairperson