DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, July 8, 2020 at 9:00 a.m.

DRC PRESENT:  
David Weir, Chief Planning Administrator
Rocio Nasir, Utilities
Geremy Barela, Engineering-CD
Andrew Wray, MVMPO
Hector Terrazas, Engineer

STAFF PRESENT:  
Sara Gonzales, Community Development

OTHER PRESENT:  
Paul Pompeo, Souder Miller
Marty Pillar, Pillar Engineering

I. CALL TO ORDER (9:01)

Weir:  
DRC Committee meeting to order for the July 8th meeting. We have four items for action today. We have the approval of the minutes from the June 10th, we have a master plan and preliminary plat, and also a second preliminary plat.

II. APPROVAL OF MINUTES – June 10, 2020

Weir:  
So what I'd like to do is see if there's a motion to approve the minutes from June 10th. Any of the DRC members, can you make that motion?

Wray:  
I'll move to approve the minutes.

Weir:  
Okay. Do I have a second?

Barela:  
I second.

Weir:  
Okay. We'll just do this by acclamation. Everybody in favor say aye.

MOTION PASSES UNANIMOUSLY.

Weir:  
Anybody opposed? Hearing none. The minutes are approved.

III. OLD BUSINESS - None

Weir:  
The there are no old business items today.

IV. NEW BUSINESS
1. Case 20CS0500050: Sonoma Ranch East 2 Master Plan Amendment #4

- Souder Miller and Associates on behalf of the developer, Area 51 LLC, have submitted the fourth amendment to the Sonoma Ranch East 2 Master Plan in conjunction with a request to modify one planning parcel zoning designation from R-1a (Single-Family Medium Density) to R-1b (Single-Family High Density).
- The amendment modified the mast plan's development setbacks and roadway cross-section throughout the 20.08 +/- acre property which is located north of Azure Hills road, west of Mesa Grande Drive, and east of Calle Abuelo.
- The use remains the same: single-family residential, the difference is the rear setback is reduced from 20 feet to 15 feet.
- The use is consistent with the character and current development patterns in the area.

Weir: So I'll move on to the new business items. The first case is Case 20CS0500050, Sonoma Ranch East No. 2 Master Plan Amendment #4. Sara, do you mind giving an overview of this proposal?

Gonzales: Sure. This is a proposed amendment to the Sonoma Ranch East 2 Master Plan. This will be amendment No. 4. The applicant is requesting to modify one planning parcel from the zoning designation of R-1a to R-1b which would change the intensity which is why it is now an amendment. The original master plan was approved in 2004 and then once again amended in 2006, 2008, and then our last one was done in 2018. The amendment modifies the master plan for the development setbacks, and also a roadway cross section throughout the 20.08 acre property which is located off of Azure Hills Road, west of Mesa Grande Drive, and east of Calle Abuelo. The use remains the same, however being that the use is now going from possible eight dwelling units per acre to a 12 dwelling unit per acre based on the zoning designation, the size requirement requires that the applicant go through an amendment as well as a zone change application that would have to go forth to City Council for approval.

The applicant is still proposing to do six dwelling units per acre. However, they are looking for a 15 foot rear setback. That is the purpose of the actual zone change. Currently under R-1a standards the rear setback is 20. They're proposing to do 15 in order to have a larger buildable area for the lot. In an effort to make some adjustments, being that this property is kind of secluded in itself because there's an arroyo to the south, there are no parks within this area, the applicant is going to modify the current cross section for the 50 foot right-of-way by adding an additional foot to each one of the sidewalks which gets us a little bit closer to our Active Transportation Plan, so each sidewalk will be at five feet, and then we will also have the two feet coming from the pavement. So your roadways will be two feet smaller in order to accommodate the sidewalks.
The other portion of the amendment is going to be to ask the property owners to place a tree within five feet of the property line in order to provide shade so it makes it a little bit easier for walkability, especially during our hotter months. With that there were no comments as far as any issues moving forward with the master plan or with the zoning for Sonoma Ranch East.

Weir: And so consultant on this Souder Miller. Mr. Pompeo did you want to make any additional comments?

Pompeo: No. Thank you Mr. Chair. No, I think that staff's summary was complete. Only noting that the size of the lots is within the same development pattern as those surrounding. So even though we're going to R-1b I think we're actually only netting just slightly over four dwelling units per acre net, so same development patterns. And as Sara had noted, we are adding the additional foot of sidewalk on each side of the road. We are adding a requirement for a tree to be planted on each individual lot at the time of lot development and therefore making the street two foot narrower. With that I don't have any other information to add. Only to answer any questions if anybody has any.

Weir: Sara. I'm taking it that the recommendation would be to approve the master plan amendment as proposed.

Gonzales: Yes, that would be correct. The recommendation for the master plan amendment as well as the zone change moving forward would be approval.

Weir: Okay. Other departments, do you have any comments or questions on the proposal? Any questions for the applicant? Okay. I'll entertain a motion to approve Case 20CS0500050, the master plan amendment for Sonoma Ranch East 2 subdivision. Do I have a motion?

Nasir: Move to approve.

Weir: Do I have a second?

Terrazas: Second.

Weir: Okay. I'll just go through the departments that are represented. Public Works.

Terrazas: Aye.

Weir: Okay. Utilities.

Nasir: Yes.
Weir: Fire. I don't believe anyone's here to represent them. Parks and Recreation. Sara, can you be their proxy?

Gonzales: I will be. I did receive confirmation from Cathy Mathews of Parks and Recreation that there were no comments or concerns for the proposed amendment. But they would vote yes.

Weir: Okay. Geremy can you vote for CD.

Barela: Yes.

Weir: Okay. And then MPO

Wray: Yes.

Weir: Okay. The master plan amendment has been approved.

2. Case 20CS0500051: Sonoma Ranch East 2 Phase 11 Preliminary Plat

- A request for approval of a preliminary plat for a subdivision known as Sonoma Ranch East 2 Phase 11.
- The preliminary plat proposes 90 single-family residential lots and 6 tracts designated for drainage and utilities, 3 dedicated to the City of Las Cruces, three dedicated to the HOA.
- The subject property encompasses 31.61 acres, is zoned R-1b, (Single-Family High Density), and is located north of Azure Hills Road, continuing north on Silver Hawk Avenue, and east of Sonoma Ranch Boulevard.
- Submitted by Souder, Miller and Associates, representative.

Weir: So we'll go on to the second item of new business. It's Case 20CS0500051, Sonoma Ranch East 2 Phase 11 Preliminary Plat. Sara, you want to give an overview of this request.

Gonzales: Sure. So this is a request for approval of a preliminary plat known as Sonoma Ranch East 2 Phase 11. The preliminary plat proposes 90 single-family residential lots and six tracks to be designated for drainage and utilities. Three of those tracks will be dedicated to the City of Las Cruces for maintenance, and three will be dedicated to the homeowners association for maintenance, and that will be the arroyo to the south.

The subject property does encompass 31.61 acres in size. If the zone change is to be approved by City Council then it will be zoned R-1b which will be the single-family high density and it would be located north of Azure Hills Road continuing north on Silver Hawk Avenue, and east on Sonoma Ranch Boulevard. This was also submitted by Souder Miller and Associates. And so this development would be contingent upon the
approval of the zoning change through City Council as part of that amendment process as well.
Staff did send it out all the relevant departments and there were no concerns at this point in time to move forward. I will iterate that we did have this proposal come forth P&Z in 2018. At the time they actually had proposed 93 single-family residential lots, and so they have decreased it for three lots less. But once again they are asking for that buildable area within this development and that's why it's being proposed once again.

Weir: Okay. Sara, just a quick question for you. Does the master plan amendment need to go to P&Z for approval?

Gonzales: The master plan amendment does not require P&Z approval; it's just the zone change that requires approval. However, they will be presented together so that way there is some background information provided to City Council as far as why the amendment is going and then why the zone change would be at their request for approval. So the master plan will be approved at P&Z.

Weir: Okay, so if we make a motion to approve this case we need to make it contingent on approval of the master plan and the zone change? Correct.

Gonzales: I would say it's just going to be the zone change. Since master plans in our current code do not require approval by City Council. This proposed preliminary plat would be contingent upon the approval of City Council for the zone change.

Weir: Okay, but P&Z for the master plan.

Gonzales: The master plan.

Weir: Okay. Mr. Pompeo, do you have anything you'd like to add to the discussion?

Pompeo: No, I thought staff's presentation was complete. And I don't have any additional information to add at this time.

Weir: Okay. DRC members, do you have any questions or comments or anything that that you'd like answered or discussed? Okay. If nothing further, do I have a recommendation to approve Sonoma Ranch East 2 Phase 11 preliminary plat.

Barella: Approve

Weir: Do I have a second?
Wray: I will second.

Weir: Okay. And I'm assuming that those recommendations are with the condition that the master plan be approved by the P&Z, and the zone change be approved by City Council.

Barela: Yes.

Weir: Okay. I'll go ahead and call out the departments and DRC representatives. Public Works.

Terrazas: Aye.

Weir: Utilities.

Nasir: Yes.


Gonzales: I will be standing in for Cathy Mathews once again. There were no comments, so vote yes.


Barela: Yes.

Weir: Okay. MPO.

Wray: Yes.

Weir: Okay. So the DRC has recommended approval of Sonoma Ranch East 2 Phase 11 Preliminary Plat.

3. Case 20CS0500056: Del Rey Estates Phase 2 Preliminary Plat
   - A request for approval of a preliminary plat known as Del Rey Estates Phase 2.
   - The preliminary plat proposes the development of 35 single-family residential lots.
   - The subject property encompasses 6.88 + acres, is zoned R-1a (Single-Family Medium Density) and is located on the north side of Del West Avenue, East of Zeno Place.
   - Master Plan was approved for Del Rey Estates on September 7, 2006.
   - Submitted by Pillar Engineering, LLC, representative.
The next case on our agenda or item for action today is Case 20CS0500056, Del Rey Estates Phase 2 Preliminary Plat. Sara do you want to give us an overview.

Once again this is a preliminary plat known as Del Rey Estates Phase 2. The master plan was approved for Del Rey Estates in September 2006, so this is the second phase coming forth. The preliminary plat proposes development of 35 single-family residential lots. There are no tracts to be designated to the city nor to the property owners for development. The subject property encompasses 6.8 acres in size. It is zoned R-1a which is single-family medium density and is located on the north side of Del West Avenue, east of Zeno (lace. As part of the development the applicant is continuing the connections between the existing street, so this will continue Ava Avenue as well as Del West Avenue, which is provided as part of our Active Transportation Plan as well as Elevate in order to increase the connectivity throughout the subdivision. So with that staff is recommending approval for the DRC.

Okay. Thank you Sara. And then Pillar Engineering is the representative of this. Mr. Pillar do you have anything you'd like to add to the overview?

No, not at this time. Sara did a nice job.

Okay. Are there anybody on the DRC that has any questions or comments or any discussion you'd like to have on the case? Not hearing any. Do I have a motion for approval?

I will move to approve.

Okay, Do I have a second?

Second.

Okay, thank you. So I'll go ahead and do a roll vote on this. Public Works.

Aye.

Utilities.

Yes.

Fire, no one present. Parks and Recreation.

Once again I'll represent Parks and Recreation. Cathy Mathews did say there were no concerns with the proposed development. So yes.
Weir: Okay. Community Development.

Terrazas: Yes.

Weir: Okay. And MPO.

Wray: Yes.

Weir: Okay. So, Case 20CS0500056 Del Rey Estates Phase 2 Preliminary Plat has been recommended approved by the DRC. So that's all the action items today. There's no postponements of any cases recommended.

V. ADJOURNMENT (9:04)

Weir: Is there anything else the DRC would like to discuss this morning. Not hearing anything. I will entertain a motion to adjourn.

Wray: So moved.

Weir: A second.

Nasir: Second.

Weir: Okay. I will take that everybody's in favor of that and adjourn the meeting at 9:14.

Chairperson