



# City of Las Cruces<sup>®</sup>

## Development Review Committee Agenda

The Development Review Committee (DRC) will consider the following agenda on January 19 at 9:00 A.M., in Room 1158 located at the City Hall, 700 North Main Street, Las Cruces, New Mexico.

1. Call To Order
2. Approval Of Minutes

### 2.1. January 12, 2022

3. Old Business - None
4. New Business

#### 4.1. Case 21CS0500134: The Arroyos As Settlers Pass Master Plan

- A request for approval of a master plan for a subdivision known as The Arroyos at Settlers Pass.
- The master plan proposes the development of 205 single-family residential lots, one (1) park and one (1) tract, dedicated to the City of Las Cruces for drainage and open space to be developed.
- The subject property encompasses 45.98 ± acres, is zoned R-1b (Single Family High Density) and is located on the east of Rinconada Boulevard and west of Settlers Pass/Longview Lane.
- Submitted by Zia Engineering & Environmental Consultants LLC, representative.

#### 4.2. Case 21CS0500135: The Arroyos At Settlers Pass Phase 1 Preliminary Plat

- A request for approval of a preliminary plat for a subdivision known as The Arroyos at Settlers Pass Phase 1.
- The preliminary plat proposes 114 single-family residential lots and two (2) tracts designated for drainage and utilities.
- The subject property encompasses 24.230 ± acres, is zoned R-1b (Single Family High Density) and is located on the east of Rinconada Boulevard and west of Settlers Pass/Longview Lane.
- Submitted by Zia Engineering & Environmental Consultants LLC, representative.

#### 4.3. DRC Interpretation Of Meaning Of Chapter 32, Article II, Standards For Public Rights Of Way, For The Installation Of Street Lights Associated With Caroline George Replat No. 3

- The Caroline George Replat No. 3 is adjacent to Northrise Drive, a principal arterial lacking street lights on the south side of the ROW.
- Sec. 32-36 - City Streets
  - (b) When improvements are required on streets adjacent to a subdivision or property boundaries as indicated by street classification, as determined by the MPO transportation plan, transportation element of the comprehensive plan and/or the development review committee, the subdivider shall provide the following street improvements or pay for the cost of these improvements to the city.
  - Major arterial- requires 1/2 street section
- Northrise is constructed, but non conforming in terms of the required lighting adjacent to the property and, based on staff's interpretation, lighting improvements are required as part of the subdivision.
- Souder Miller and Associates disagrees with staff interpretation and is requesting that DRC make a formal interpretation regarding the need for street lighting per Sec. 32-5 - (d) Interpretation of meaning. The development review committee shall interpret the meaning of the sections of this chapter. Disagreement with an interpretation may be appealed to the board of adjustment, formerly known as the code enforcement board of appeals, and the board's decision may be appealed to the city council.

EXPAND

### 5. Adjournment

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services. The City of Las Cruces will make reasonable accommodation for a qualified individual who wishes to attend this meeting. Please notify the City Community Development Department at least 48 hours before the meeting by calling 528-3043 (voice) or 1-800-659-8331 (TTY) if accommodation is necessary. This document can be made available in alternative formats by

calling the same numbers listed above.

Date Posted: January 16, 2021