



City of Las Cruces[®]

Planning and Zoning Commission Agenda

The following agenda will be considered by the Planning and Zoning Commission of the City of Las Cruces, New Mexico, at a public hearing held on January 25, 2022 beginning at 6:00 p.m. in Council Chambers at City Hall, 700 N. Main Street, Las Cruces, New Mexico.

1. Call To Order
2. Conflict Of Interest
3. Election Of Officers
4. Approval Of Minutes

December 28, 2021

Documents:

[12-28-21 PNZ MINUTES.PDF](#)

5. Public Participation
6. Postponements - None
7. Discussion
 - 7.1. Realize Las Cruces Development Code Update:
A discussion with Planning and Zoning Commission, staff and the consultants, Freese and Nichols, about the progress of land development code rewrite and upcoming efforts.
8. Consent Agenda
 - 8.1. Metro Verde Arcadia Phase 2 And Phase 3 Final Site Plan: A Request For Approval Of A Final Site Plan, Known As Metro Verde Arcadia Phase 2 And Phase 3, Located Within The Metro Verde South Planned Unit Development (PUD). The Proposed Subdivision Encompasses 33.77 ± Acres, Is Zoned PUD (Planned Unit Development), Is Located At The Southeast Corner Of Red Hawk Golf Road And Arroyo Road. The Final Site Plan Proposes 147 Single-Family Residential Lots, One (1) Tract Of Land Dedicated For Drainage And One (1) Park. The Final Site Plan Shall Be Required To Follow All Requirements Of The Metro Verde PUD Concept Plan. Submitted By Sierra Norte Development Inc., Property Owners. Council District 6. (21ZO3000123)
 - 8.2. Metro Verde North Phase 1 Final Site Plan: A Request For Approval Of A Final Site Plan, Known As Metro Verde North Phase 1 Located Within The Metro Verde South Planned Unit Development (PUD). The Proposed Subdivision Encompasses 18 ± Acres, Is Zoned PUD (Planned Unit Development), Is Located West Of Sonoma Ranch Boulevard. The Final Site

Plan Proposes 67 Single-Family Residential Lots And One Tract That Will Be Dedicated To The City Of Las Cruces For Drainage. The Final Site Plan Shall Be Required To Follow All Requirements Of The Metro Verde PUD Concept Plan. Submitted By Sierra Norte Development Inc., Property Owners. (21ZO3000122).

- 8.3. 4010 Senna Drive Zone Change Request: A Zone Change From A-2 (Rural Agricultural District) To RE (Residential Estate) For Property Located At 4010 Senna Drive. The Property Is ± .78 Acres And Is Within Council District 2. Submitted By James Chantrill, Property Owner. (Case # 21ZO0500138)

Documents:

[4010 SENNA DRIVE STAFF RPT.PDF](#)

9. Old Business

- 9.1. 1016 Hickory Drive Special Use Permit Request: A Special Use Permit Request For A Penal Related Transitional Home For Women (Half-Way House) In A R-1a (Single Family Medium Density Residential) Zoning District Located At 1016 Hickory Drive. The Property Is Approximately ± 0.224 Acres In Size And Is Within Council District 4. Submitted By Teresa Medina, Property Owner. (Case # 21ZO1000105)

Documents:

[1016 HICKORY DRIVE JAN STAFF RPT PDF.PDF](#)

10. New Business

- 10.1. 1413 E. Amador Avenue Variance Requests: A 2 Auto Parking Stall Variance To The 33 Auto Parking Stalls Required, And A 15-Foot Front Yard Setback Variance To The 15-Foot Setback Required To Accommodate A Proposed Outdoor Terrace With Seating Along Amador Avenue. The Property Is Zoned C-2, Is ± .594 Acres In Size, And Within Council District 3. Submitted By New Republic Design Co., Representative For Camargo Properties LLC. (Case # 21VO0500113)

REQUEST TO POSTPONE UNTIL A DATE CERTAIN

- 10.2. Metro Verde Planned Unit Development (PUD) Consolidated 12 Year Update Concept Plan Amendment: A Concept Plan Amendment To Consolidate The Various Amendments And Update The Development Objectives Originally Approved For The Metro Verde And Metro Verde South PUD Concept Plans. This Amendment Covers All Lands Within The Metro Verde And Metro Verde South Concept Plan Boundaries Encompassing ± 2, 123 Acres, Generally Located And Bounded By Dragonfly Boulevard (North), Engler Road/Thurmond Road (South), Jornada Road (East) And City Limit Boundary (West). The Zoning Of All Applicable Lands Is Planned Unit Development (PUD). The Proposed Amendment Addresses A Variety Of Development Related Topics Which Help Aid In Determining The Appropriateness Of Development In Context To Area Surroundin

Documents:

[METRO VERDE CONSOLIDATED 12 YEAR COPNCEPT PLAN STAFF REPORT.PDF](#)

- 10.3. 2700 N Main Zone Change: A Request For A Zone Change From R-1a (Single-Family Medium Density) To Multiple Zones In Seven Planning Areas As Well As A Request To Vary From The Front Setbacks To Allow For Front Setbacks Of 5-10 Feet. The Property Is ~75 Acres And Is Located At The Southeast Intersection Of N Solano Drive And N Main Street At 2700 N Main Street In Council District 1. Submitted By Tetrad Property Group. (Case # 21ZO0500112) The Requested Zones Are:

- Area 1A (Open Space District) – 5.32 Acres, OS-R/ R-2 (Open Space Recreation/ Multi-Dwelling Low Density)
- Area 2A (Flex District) – 6.31 Acres, R-3/ O-2/ C-2 (Multi-Dwelling Medium Density/ Office Professional – Limited Retail Service (Neighborhood)/ Commercial Medium Intensity)
- Area 3A (Apodaca Preserve) - 5.58, OS-R/ R-2 (Open Space Recreation, Multi-Dwelling Low Density)
- Area 3B (Cottage Residential) - 11.46 Acres, R-1b/ R-2 (Single Family High Density/ Multi-Dwelling Low Density)
- Area 3C (Townhouse Residential) – 8.52 Acres, R-4/ C-2 (Multi-Dwelling High Density/Office Professional – Limited Retail Service (Neighborhood))
- Area 4A (Town Center) – 20.00 Acres, C-3 (General Commercial)
- Area 4B (Commercial Center) – 17.90 Acres, C-3 (General Commercial)

Documents:

[2700 N MAIN STAFF REPORT.PDF](#)

11. Commission Commentary
12. Staff Announcements
13. Adjournment
14. Consent Agenda - None
15. Old Business - None

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 accommodations 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 accommodations are necessary. This document can be made available in alternative formats by calling the same numbers listed above.

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