



# City of Las Cruces<sup>®</sup>

## 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 April 26, 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. Approval Of Minutes
- 3.1. March 22, 2022

Documents:

[03-22-22 PNZ MINUTES.PDF](#)

4. Public Participation
5. Postponements - None
6. Consent Agenda
- 6.1. Red Hawk Central Final Site Plan  
A request for a Final Plan, known as Red Hawk Central, located within the Metro Verde South Planned Unit Development (PUD). The proposed subdivision encompasses 7.0 ± acres, is zoned PUD, and located east of Red Hawk Golf Road and north of Central Avenue. The Final Site Plan proposed 49 single-family residential lots and two lots for commercial development. The Final Site Plan shall follow all requirements of the Metro Verde South PUD Concept Plan. Council District 5 (22ZO3000019)
- 6.2. 421 Avenida De Mesilla Suite C Special Use Permit  
A SUP to allow a cannabis establishment within the required 300' buffer from a single-family zoning district. The 1.83-acre property is zoned C-3 (Commercial High Intensity) and allows a cannabis related cottage industry. The business footprint is approximately 108 ± feet to the closest R-1a (Single-Family Medium Density) zone. Council District 4 (22ZO1000016)
- 6.3. 1770 S Telshor Blvd Suite C Special Use Permit  
A SUP to allow a retail cannabis establishment within the required 300' buffer

from a single-family zoning district. The 1.04-acre property is zoned C-3 (Commercial High Intensity) and allows a cannabis retail establishment. The business footprint is approximately 230 ± feet from an R-1a (Single-Family Medium Density) zone. Council District 3 (22ZO1000017)

## 7. Old Business

### 7.1. Camino Hills Subdivision Master Plan

A request for a master plan known as Camino Hills Subdivision. The proposed subdivision encompasses 10.954 ± acres, is currently zoned R-1a (Single-Family Medium Density) and located northeast of El Camion Real and west of Spitz St. The subdivision proposes 52 single-family residential lots and multiple tracts dedicated for drainage. The proposed subdivision will provide four internal roadways that provide access to Spitz St. and Hanson Ave. Council District 1 (22CS0500012)

### 7.2. Camino Hills Subdivision Preliminary Plat

A request for a preliminary plat known as Camino Hills Subdivision. The proposed subdivision encompasses 10.954 ± acres, is currently zoned R-1a (Single-Family Medium Density) and located northeast of El Camion Real and west of Spitz St. The subdivision proposes 52 single-family residential lots and multiple tracts dedicated for drainage. The proposed subdivision will provide four internal roadways that provide access to Spitz St. and Hanson Ave. Council District 1 (21CS0500069)

## 8. New Business

### 8.1. 855 Pinon Avenue Infill Development Request

An infill development proposal (IDP) to allow one manufactured home on property zoned R-4 (Multi-dwelling High Density & Limited Retail) and associated development waivers. Waivers include density, lot width, and lot area. The IDP also seeks to maintain the R-4 development rights for future use. The property is ± 0.158 acres in size, and generally located on the northwest corner of Pinon Avenue and Santa Fe Street. Council District 1 (22ZO5000033)

### 8.2. 227 S. Main Street Variance Request

A variance request of ± 300 feet to the minimum 300-foot buffer distance required between a cannabis facility and a qualifying school (property line). The subject property is zoned DDC-MS (Downtown Development Code – Main Street), ± 0.381 acres in size and is generally located at the northeast corner of S. Main Street and E. Bowman Avenue. Council District 1 (22VO0500011)

### 8.3. 801 E. Farney Lane Zone Change Request

A zone change request on a ± 4.35-acre parcel from R-3/C-3C (Multi-Dwelling Medium Density) / (Commercial Medium-Intensity) Conditional to R-3 (Multi-Dwelling Medium Density). The zone change seeks to remove the commercial zoning from the property and remove all conditions established for both

commercial and residential uses. The property is located on the northeast corner of El Paseo Road and E. Farney Lane. Council District 2 (22ZO0500014)

8.4. 5600 McGuffey Zone Change Request

A zone change application to rezone from R-1a (Single-Family Medium Density) to R-2 (Multi-Family Medium Density), for the development of multi-family residential housing. The property encompasses 2.638 ± acres in size and located at 5600 McGuffey Street. Council District 5 (22ZO0500048)

9. Discussion

9.1. Progress Report On The Land Development Code Rewrite Known As Realize Las Cruces.

10. Commission Commentary

11. Staff Announcements

12. 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 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.

Posted: April 6, 2022