



# City of Las Cruces<sup>®</sup>

## Development Review Committee Agenda

The Development Review Committee (DRC) will consider the following on June 22, 2022 agenda on 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

Documents:

[06-08-22 DRC MINUTES.PDF](#)

3. Old Business
4. New Business
  - 4.1. 1. Case 21ZO3000082: Metro Verde North Phase 1 Major Amendment
    - A request for approval of a major amendment to a Final Site Plan, known as Metro Verde North Phase1, located within the Metro Verde South Planned Unit Development (PUD)
    - The proposed subdivision encompasses 33.464 ± acres, is zoned PUD (Planned Unit Development), is located west of Sonoma Ranch Boulevard and
    - The Final Site Plan proposes 97 single-family residential lots. The original final site plan was for 67 single-family residential lots. One five (5) acre drainage tract is proposed for dedication to the City of Las Cruces. The final site plan shall be required to follow all requirements of the Metro Verde PUD Concept Plan Amendment #5.
    - Submitted by Sierra Norte Development Inc., property owners.
5. Discussion
6. Adjournment

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Date Posted: 06/17/2022

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

2  
3 Following are the minutes from the City of Las Cruces Development Review Committee  
4 Meeting held Wednesday, June 8, 2022, at 9:00 a.m. in Room 1158.

5  
6 **DRC PRESENT:** David Weir, Deputy Director Community Planning  
7 Mark Dubbin, Fire Project Department  
8 Meei Montoya, Senior Engineer, Utilities  
9 Gary Skelton, Engineer, Public Works  
10 Mike Kinney, Plan Review Engineer, Com. Dev.

11  
12 **STAFF PRESENT:** John Castillo, Planner, Community Development  
13 Natalie Green, Housing Neighborhood Services Mgr.  
14 Anthony, Student Intern  
15 Becky Baum, Recording Secretary, RC Creations, LLC

16  
17 **OTHER PRESENT:** Steve Peale

18  
19 **1. CALL TO ORDER (9:07 a.m.)**

20  
21 Weir: So I'll call the meeting to order, it's 9:07.

22  
23 **2. APPROVAL OF MINUTES**

24  
25 **2.1 April 27, 2022 Minutes**

26  
27 Weir: The minutes I think we're going to table until a future.

28  
29 Baum: We can do that, or you can just table it with the changes that are  
30 mentioned in here, either way.

31  
32 Weir: Okay. If we want to approve those, Mark you had some minor edits?

33  
34 Dubbin: Very minor.

35  
36 Weir: Okay.

37  
38 Dubbin: Well, I'm fine approving with the corrections.

39  
40 Weir: Okay, I'll entertain a motion for the minutes of 04/27/22 as amended.

41  
42 Dubbin: I'll make a motion to approve the minutes with the minor edits.

43  
44 Weir: Do I have a second?

45  
46 Skelton: Second.

1  
2 Weir: We have a second. We'll just do this by voice vote. All those in favor?

3  
4 MOTION PASSES UNANIMOUSLY.

5  
6 Weir: All those opposed? None. Minutes are approved.

7  
8 **3. OLD BUSINESS**

9  
10 Weir: We have no old business today.

11  
12 **4. NEW BUSINESS**

13  
14 **4.1 Mesilla Valley Community of Hope Master Plan**

- 15 • Review and recommendation of the campus master plan for the
- 16 Community of Hope Campus.
- 17 • The master plan outlines the existing conditions, constraints, and
- 18 potential options for growth and operations of the campus.
- 19 • Highlights of the plan include recommendations for rezoning, land
- 20 acquisition, site, infrastructure, and facility improvements, and lease
- 21 amendments

22  
23 Weir: So we'll go directly to new business. The first item is Mesilla Valley

24 Community of Hope Master Plan. John, do you have any oversight, or

25 should I go, just hand it directly off to Natalie to give an overview of what

26 we're doing?

27  
28 Green I wonder if it would have been old business because it was tabled last

29 time.

30  
31 Weir: Okay.

32  
33 Green Just saying. No, I think we were just giving everyone a little more time to

34 read the master plan and look at it and give the final recommendation. It

35 was prepared by some consultants on what the best use of the entire

36 campus should be; the problem we're having is many of the organizations

37 continue to get additional funding to expand. And so we wanted an overall

38 master plan so that way it could be smart expansion and they're not

39 continuing to build in their parking stalls and their landscapes and their

40 ponding. In addition to that with the acquisition of the two new parcels

41 Amador we again wanted that overall concept plan to drive some of the

42 development.

43  
44 I'm going to Teams you a picture, just the big plan is on this page. And I

45 think Fire needed additional time to look at the overall master plan. I do

1 have an updated picture on the little Brewer's parcel. I'm going to text that  
2 to Mike. Mike you have your Teams up right?  
3 Kinney: Teams.  
4  
5 Green Yes, since you're logged in. And you guys will be happy to know that  
6 there is a bus lane in the new picture.  
7  
8 Weir: So while Natalie is pulling that up, I'll ask the various departments if  
9 there's any additional comments or questions they have for Natalie?  
10 Mark, I know you did some additional review on it. Was there anything  
11 you wanted to discuss this morning?  
12  
13 Dubbin: Yes, and thanks for giving us the extra time. Actually we had not seen the  
14 (*inaudible*) and plan. But Chief Smith and Chief Arias were able to look at  
15 it. And it looks pretty good. Our only comment is just to make sure that  
16 the driving aisles are accommodated to our trucks. There wasn't any  
17 dimensions on there, so we can't really confirm them. I think they look  
18 okay, but just let us know when you get it further along in the design so we  
19 can make sure that we can get in and out of there. Thank you though.  
20  
21 Green Yes, and there's one parcel on this map that's not yet purchased or is  
22 intended to be purchased to provide Fire the access. So we did get the  
23 second appraisal back and it came back at a reasonable price. So we  
24 should be able to provide that access because my understanding is  
25 there's already plans that have been submitted to review to somebody.  
26  
27 Dubbin: I think in an ideal situation I mean access off of Valley would be our, so  
28 having access off both and Amador and Valley.  
29  
30 Weir: Meei, is anything utilities would like to provide?  
31  
32 Montoya: We don't have comments on the Community of Hope master plan. But we  
33 have reviewed submittal I think is directly from Public Works for the  
34 driveway about two weeks ago and I gave some comments to Public  
35 Works about the driveway only. And I anticipate it will be further plans  
36 coming in for sewer because that one is only water and gas and no sewer  
37 extension. Yes.  
38  
39 Weir: Okay.  
40  
41 Montoya: But we don't have issue with the big plan.  
42  
43 Weir: Okay. Thank you. John is there anything from a land use or zoning  
44 standpoint, or this has been Katherine's project.  
45  
46 Castillo: Katherine's project.

1  
2 Green So this is just a conceptual plan for the actual housing development  
3 (*inaudible*). It's very preliminary. But I wanted you guys just to be able to  
4 see. This is done by a different architect than who's doing the master  
5 plan. But this is that driveway, obviously there's a different project with  
6 Public Works on the driveway. This is an affordable housing complex. It's  
7 all squared in. It would be I believe three stories, all sprinkled, most of the  
8 parking would be on this side. You do have (*inaudible*) access from  
9 McSwain, Amador, and then this would be that pull out, that transit access  
10 to look at, obviously it's not to scale. As this goes forward we would have  
11 real plans. But I just wanted to show.  
12  
13 Kinney: That would be a bus turnout.  
14  
15 Green Yes. I know there was lots of e-mails back and forth. So it's just  
16 conceptual at this point. And this would be a mix of permanent supportive  
17 housing and just regular housing. There would be less parking because  
18 generally this population doesn't have vehicles. And then the overall  
19 campus has I think sufficient parking to accommodate any nighttime  
20 parking traffic. Casa de Peregrinos is well under construction, so that's  
21 happening. The master plan calls for like another building to supplant this  
22 warehouse that's here. But this is just how this piece will look.  
23  
24 Montoya: Okay. Natalie has this concept plan provided to Public Works to Public  
25 Works engineer which I think is (*inaudible*).  
26  
27 Green No.  
28  
29 Montoya: That designed the driveway. Because if I recall correctly two or three  
30 weeks ago when they submit the driveway, the utility stub out to me is kind  
31 of, the stub out location from the driveway, I don't know where the size  
32 and also the location where it worked for this layout. So I will suggest to  
33 perhaps if the layout is what do you want, maybe it should go to Public  
34 Works so the stub out location will be useful.  
35  
36 Green Okay.  
37  
38 Montoya: Otherwise, we're going to have to go cut the driveway later on if the one  
39 day proposed to stub out.  
40  
41 Green Yes, it's supposed to be a shared construction of the driveway. So I  
42 suspect that they'll have to consult.  
43  
44 Montoya: Okay.  
45  
46 Green They don't have money to build the driveway yet.

1  
2 Montoya: They don't. Okay, then that doesn't matter.  
3  
4 Weir: Okay. Mike for CD engineering, any comments on the master plan?  
5 Anything you wanted to add?  
6  
7 Kinney: Just they plan on connecting to McSwain at all in the future?  
8  
9 Green If I remember correctly there's not any good connection points  
10  
11 Kinney: No, because you have that Armijo Lateral.  
12  
13 Green Yes, can you look at your maps maybe. I think as far as I know it's cost  
14 prohibitive to go over the lateral. So as we know the City is.  
15  
16 Weir: Is frugal with their funds.  
17  
18 Green Yes. So that bottom parcel is not owned by us, so we have no control  
19 over that one. So any connection would have to be along the driveway.  
20  
21 Kinney: Right. And then, but that poses some problems because of vertical  
22 differences and stuff. Because you have the Armijo Lateral, you either  
23 have to go underground there or it has to go, they have to put a siphon in  
24 and some sort in order to connect it to McSwain. McSwain would then  
25 need to be improved. But does that meet the two entrances or access  
26 points for Fire? Because you've this one here. Right now they're  
27 landlocked.  
28  
29 Dubbin: It does currently.  
30  
31 Weir: There's a second ...  
32  
33 Green Yes, there's a second driveway. It's being proposed there. Yes. Because  
34 that's actually a private drive, it's not a (*inaudible*). So and that parcel is  
35 the one that we're proposing for acquisition with the granite blocks, the  
36 other side.  
37  
38 Kinney: Just having to work out, there's a project manager or stuff that would, it  
39 would be nice in the future to be able to have an access on McSwain.  
40  
41 Weir: So the master plan provides the ability for that to take place in the future if  
42 either EBID or the City approves a crossing or the underground for the  
43 lateral.  
44  
45 Green Yes. I think FYI is looking to expand in the future. And really it should be  
46 them who needs the access to their back parcel.

1  
2 Kinney: Because I don't see it right here because that's the El Molino Drain. And it  
3 just ...  
4  
5 Weir: I think at this stage as long as it's addressed and that opportunity is  
6 available in the future is what should be in the master plan from my  
7 perspective. Anything else Mike on the master plan? Okay.  
8  
9 Public Works, Gary, traffic.  
10  
11 Skelton: The only thing we saw, and this is more specific to the plans we saw for  
12 the actual development was the proposed driveway on the, I guess the  
13 middle driveway, that's an official driveway, it's not a dedicated road.  
14  
15 Green Correct.  
16  
17 Skelton: Okay. The reason why I asked that is because the minimum driveway  
18 width is 30 feet, but the plan for the driveway was only 30 feet back of  
19 curb, so the pavement width doesn't match the driveway. So it's 28 feet at  
20 the driveway. But that's more specific to that. But since it's not an official  
21 road, I don't think that's a big concern as long as the driveway (*inaudible*)  
22 outside of our jurisdiction.  
23  
24 Green Yes, I think it's intent is mostly to, so Casa de Peregrinos gets a lot of  
25 tractor trailer/semitrucks, and so it's really to serve the loading dock. And  
26 then take some of that pressure off the other driveway. And as part of  
27 their plans for the redevelopment, they have a drive thru like food pantry,  
28 so people would come in and do some funky traffic patterns initially before  
29 the driveway was even in the plan.  
30  
31 Skelton: Okay.  
32  
33 Green They were going to have funky like cross traffic where they come, they  
34 actually come this way down and out. So at least the new driveway gives  
35 them the ability to come in and go around.  
36  
37 Skelton: Okay. Yes because I know the driveway needs to be 30 feet, but then it  
38 ties into basically a 28 foot wide pavement so there might need to be a  
39 change, but that's again it's outside of our jurisdiction the driveway.  
40  
41 Weir: And then when the actual permit comes in it'll have to be reviewed and  
42 modified.  
43  
44 Skelton: Right.  
45  
46 Green Do you guys see that? Because it's CID. You should see it.



1  
2 Weir: Right. Is there anything else that you wanted to add Natalie?

3  
4 Green I think that's it. We're planning to take this to Council as soon as possible.  
5 So whenever it's.

6  
7 Weir: Okay, so a question I have if there's not any other comments from the  
8 DRC members, are you comfortable making a recommendation to P&Z to  
9 approve the master plan? And if you are, I'd entertain a motion to  
10 approve.

11  
12 Dubbin: I'll make a motion to approve the master plan for recommendation.

13  
14 Montoya: Second.

15  
16 Weir: Okay. I will also just take a voice vote on this. All those in favor?

17  
18 MOTION PASSES UNANIMOUSLY.

19  
20 Weir: All those opposed. No one opposed. The master plan is recommended  
21 for approval by the DRC.

22  
23 **4.2 Case 22CS0500024: Supreme Subdivision No. 1**

- 24 • A request for approval of a preliminary plat for a 4-lot single-family  
25 residential development known as Supreme Subdivision No. 1.  
26 • The proposed subdivision encompasses 0.949 +/- acres, is zoned R-  
27 1aM (Single-Family Medium Density Mobile), is located on the south  
28 side of Payan Road and north of Lemo Road.  
29 • The subdivision proposes to replat one existing residential lot into four  
30 new residential lots.  
31 • Submitted by Borderland Engineers & Surveyors, LLC., representative.

32  
33 Weir: The second case is the Supreme Subdivision No. 1. John, do you have  
34 an overview?

35  
36 Castillo: Yes. So Supreme Submission No. 1 was previously filed as a preliminary  
37 plat back I want to say in 2017 and 2018. Due to, because this was back  
38 when we were still using Munis. So due to time constraints the Borderline  
39 Engineers who are the property owner's representative, they resubmitted  
40 for the preliminary plat. So we need to get approval from DRC and P&Z.  
41 So this is basically a four lot single-family residential development. It's on  
42 a property that encompasses 0.949 acres and it's currently zoned R-1aM  
43 It's located south of Payan Road and north of Lemo.

44  
45 Weir: Just one quick question for you, John. Is there any changes from the  
46 previous approval?

1  
2 Castillo: No, not that I noticed.  
3  
4 Weir: Okay.  
5  
6 Skelton: Which one is it? Is it this one here?  
7  
8 Castillo: Yes.  
9  
10 Peale: Yes.  
11  
12 Weir: Borderland, do you have anything you'd like to add?  
13  
14 Peale: No. It just expired. Scooter waited too long and it expired. And now with  
15 the market the way it is, I think he wants to jump on board.  
16  
17 Weir: Okay.  
18  
19 Peale: That's it.  
20  
21 Weir: Okay. DRC members are there any comments or questions that you have  
22 in regards to the plat?  
23  
24 Montoya: I just wanted to make sure the consultant, and it's probably owner  
25 understand the condition that the Utility approved the plat. The  
26 preliminary plat is that before you bring the final plat on, you have to  
27 provide a utility stub out to these four lots. Because right now there are no  
28 utility stub out to any of these lots. And that's the same precondition that  
29 we reviewed this in 2017/2018.  
30  
31 Weir: So Borderland agrees to.  
32  
33 Peale: Yes. I mean this, the construction drawing here. Scooter had already  
34 done some work out there last time clearing and cleaning it up basically.  
35 There is one or two stubs that are there, but we we've been through this.  
36 And this is the plan, it's all ready to be stamped. It was approved last  
37 time. It just never got built because the applicant didn't do the final plat.  
38 So, that is where we're at.  
39  
40 Weir: Okay. Any other comments? Okay, John do you have a  
41 recommendation?  
42  
43 Castillo: I have a recommendation of approval.  
44  
45 Weir: Approval with the Utility condition.  
46

1 Castillo: Yes, approval with the Utility condition.  
2  
3 Weir: Okay, I'll entertain a motion to approve this with the condition as stated.  
4  
5 Dubbin: So moved.  
6  
7 Weir: Okay. Mark. Do I have a second?  
8  
9 Montoya: Second.  
10  
11 Weir: Okay. And again I'll just do a voice vote on this. All those in favor?

12  
13 MOTION PASSES UNANIMOUSLY.

14  
15 Weir: All those opposed? Okay, so there's a recommendation to redo the  
16 approval of preliminary plat as conditioned. So John will work on getting  
17 that to P&Z meeting.  
18  
19 Peale: Thanks, folks.  
20  
21 Weir: Thank you.

22  
23 **4.3 Case 21CS0500094: Mesa Grande Estates Unit 4 Preliminary Plat**

- 24 • A request for approval of a preliminary plat for a 56-lot single-family  
25 residential community known as Mesa Grande Estates Unit 4  
26 Preliminary Plat.
- 27 • The proposed subdivision encompasses 16.021 +/- acres, is zoned R-  
28 1aC (Single-Family Medium Density-Conditional), and will be  
29 developed in two phases.
- 30 • The subject property is located on the south of Mesa Monte Drive and  
31 west of the future extension of Mesa Grande Drive and east of Mesa  
32 Central Drive.
- 33 • Submitted by Underwood Engineering, representative.

34  
35 Weir: That leads us to the third case, Mesa Grande Estates Unit 4 Preliminary  
36 Plat. John can you give us an introduction and overview.

37  
38 Castillo: Sure. So the Mesa Grande Estates Unit 4 Preliminary Plat is a 56 lot  
39 single-family residential community known as Mesa Grande Estates. This  
40 subdivision encompasses 16.021 acres. It's currently zoned R-1aC which  
41 is our single-family medium density-conditional. And will be developed  
42 into two phases, Unit 4A and Unit 4B. The subject property is located  
43 south of Mesa Monte Drive and west of the future extension of Mesa  
44 Grande and east of Mesa Central Drive.

1 Weir: Okay. Are there any outstanding comments on this through the review  
2 process?  
3

4 Castillo: I don't believe that there were any outstanding comments.  
5

6 Weir: Underwood Engineering. Anything?  
7

8 Castillo: I don't believe they have, I don't believe they're here.  
9

10 Weir: Okay. Mike.  
11

12 Kinney: I believe that traffic had made a comment on the preliminary plat about a  
13 traffic impact analysis for Phase 4. I know that for, they submitted for the  
14 revisions of an amendment to the master plan. And I put it in there that  
15 the transportation, traffic does not support that amendment because of  
16 wanting the original master plan calls for the build out of Mesa Grande  
17 from the high school for about a quarter of a mile to the south to the  
18 second entrance, which would be off of this road here. What's the name  
19 of it?  
20

21 Skelton: La Redondo.  
22

23 Kinney: La Redondo. And they wanted on the master, on the amendment they  
24 wanted to push that build out back to Phase 5. There's already over 200  
25 new single-family lots for that. This would increase it by 58. And my  
26 understanding is Mr. Cross has had a meeting with the developers and  
27 representatives that basically what I'm told and the result of that meeting  
28 was that a) either build out their half of Mesa Grande to that second  
29 entrance road, or provide a traffic impact analysis to show what the  
30 existing level of service is at the two entrances and (*inaudible*) what it  
31 would be with another 58, 56 units.  
32

33 Weir: So input from the, so my understanding as long as there's not been a  
34 formal request to reduce anything that they, if we as a committee made a  
35 recommendation for approval, they would have to meet all our standards,  
36 which would be 50% of that major arterial being constructed by the  
37 developer.  
38

39 Kinney: So I have a question on the actual final plat. They're showing this, was it  
40 La Redondo.  
41

42 Skelton: Yes, La Redondo.  
43

44 Kinney: Ending instead of extending out. So I don't know if that would be  
45 something that we need to put on the plat.  
46

1 Weir: I guess if that's the recommendation, we could have them add that to the  
2 preliminary plat and require at time of final plat or something like that. I  
3 guess that's up to you know what this group feels is the best alternative for  
4 that. Go ahead Mark.  
5  
6 Dubbin: I believe that the third access would actually be required due to the  
7 remoteness of the fact that we have, how many lots you said, more than  
8 200.  
9  
10 Kinney: There's 202 now.  
11  
12 Dubbin: Right.  
13  
14 Weir: And another 56 would be added or 58.  
15  
16 Dubbin: So in the original master plan that section of Mesa Grande was going to  
17 be completed with Unit 4, actually whatever the next phase.  
18  
19 Kinney: Phase 4, with Phase 4.  
20  
21 Dubbin: Right. So Las Cruces Fire Department would like it to be constructed at  
22 this time as it was originally planned based on the necessity. I think if they  
23 can't do it with this phase, then we would at least want to see an  
24 irrevocable letter of credit in the amount of the design and construction  
25 costs for that section before the City could support accepting this  
26 subdivision.  
27  
28 Weir: Another question I want the DRC to consider. Since the applicant isn't  
29 here today, do you feel comfortable taking action on this, or would you  
30 recommend we propose it to next week's DRC meeting, making sure that  
31 they're present to represent their side?  
32  
33 Dubbin: I would leave that up to the Chairman.  
34  
35 Kinney: Representative ought to be here.  
36  
37 Weir: I would recommend that we table it till the next week. And if that's the  
38 case I'll entertain a motion, unless you want to further discuss your issue  
39 so we have a record. I don't know if Utilities if you had anything.  
40  
41 Montoya: No. Actually, I will support to table this to next week or to the next  
42 meeting. Because if this road needs to be extended to Mesa Grande, the  
43 utility along this road needs to be extended so we don't have to cut the  
44 street. And also that if they are required to improve the west half of Mesa  
45 Grande, they will maybe utility line need to be extended along the way.  
46 So I think we need to have some direction from the from the City to see

1 that would that be required for the extension. So the utility can plan on  
2 what kind of utility extension would be needed along the road.

3  
4 Weir: Okay. With that, I'll entertain a motion to table Mesa Grande Estates Unit  
5 4 Preliminary Plat.

6  
7 Kinney: So moved.

8  
9 Weir: And a second.

10  
11 Skelton: Second.

12  
13 Weir: Okay again I'll just do a voice vote. All those in favor of tabling?  
14

15 MOTION PASSES UNANIMOUSLY.

16  
17 Weir: All those opposed? None. So we'll table that to the next DRC meeting.  
18

19 **5. DISCUSSION**

20  
21 Weir: That takes us to, I'm going to change the agenda and have discussion  
22 before adjournment. If there's any discussion, any other items. And I see  
23 a lot of head shaking.  
24

25 **6. ADJOURNMENT (9:33 a.m.)**

26  
27 Weir: So I'll entertain a motion to adjourn the meeting at 9:32.

28  
29 Dubbin: Well then I'll make a motion to adjourn.

30  
31 Montoya: Second.

32  
33 Weir: Okay. All those in favor?  
34

35 MOTION PASSES UNANIMOUSLY.

36  
37 Weir: Meeting adjourned at 9:33.  
38  
39  
40  
41

42 \_\_\_\_\_  
43 Chairperson