



City of Las Cruces[®]

Development Review Committee Agenda

The Development Review Committee (DRC) will consider the following agenda on August 31, 2022 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:

[08-24-22 DRC MINUTES.PDF](#)

3. Old Business
4. New Business
 - 4.1. 22ZO2500106 – MVCH PUD Amendment:
 - Per City Code Sec. 32-407.1, I would like for the DRC to make a determination if a multi-modal Traffic Impact Analysis (TIA) is needed for the current MVCH campus + the proposed expansion.
5. Discussion
6. Adjournment

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Date Posted: 08/26/2022

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

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3 Following are the minutes from the City of Las Cruces Development Review Committee
4 Meeting held Wednesday, July 20, 2022, at 9:00 a.m. in Room 1158.

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6 **DRC PRESENT:** Katherine Harrison-Rogers, Senior Planner, Com. Dev.
7 Mark Dubbin, Fire Projection Engineer
8 Rocio Nasir, Senior Engineer, Utilities
9 Cathy Mathews, Landscape Architect, Parks & Rec.
10 Javier Antunez, Senior Engineer Tech, Utilities
11 Mike Kinney, Plan Review Engineer, Com. Dev.

12
13 **STAFF PRESENT:** John Castillo, Planner, Community Development
14 Becky Baum, Recording Secretary, RC Creations, LLC

15
16 **OTHER PRESENT:** John Moscato
17 Chad Sells

18
19 **1. CALL TO ORDER (9:01 a.m.)**

20
21 H-Rogers: It's approximately 9:01. I'm going to call this meeting to order. Today is
22 the 24th of August. This is the Development Review Committee.

23
24 **2. APPROVAL OF MINUTES**

25
26 H-Rogers: So first item of business is approval of minutes. Were there any, doesn't
27 look ... were there any attached to this? Doesn't appear so.

28
29 Castillo: No. I didn't send her anything.

30
31 H-Rogers: Okay. It doesn't look like we have any minutes today. We'll be sure to
32 attach those for next time.

33
34 **3. OLD BUSINESS**

35
36 H-Rogers: There is no old business.

37
38 **4. NEW BUSINESS**

39
40 **4.1 Case 22ZO3000078: Metro Verde North Phase 2**

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- A request for approval of a Final Site Plan, known as Metro Verde North Phase 2, located within the Metro Verde Planned Unit Development (PUD) 12 Year Consolidated Update
 - The proposed subdivision encompasses 19.09 + acres, is zoned PUD (Planned Unit Development), with a sub-zoning district of U3 (Sub-

1 Urban) and is located southeast corner of Sonoma Ranch Boulevard
2 and Arroyo Road.

- 3 • The Final Stie Plan proposes 95 single-family residential lots. The final
4 site plan proposes one 0.68 ± acre drainage tract for dedication to the
5 City of Las Cruces. The final site plan shall be required to follow all
6 requirements of the Metro Verde PUD 12 Year Consolidated Update.
- 7 • The Final Stie Plan proposes 95 single-family residential lots. The final
8 site plan proposes one 0.68 ± acre drainage tract for dedication to the
9 City of Las Cruces. The final site plan shall be required to follow all
10 requirements of the Metro Verde PUD 12 Year Consolidated Update

11
12 H-Rogers: However there is some new business today. First on the docket would be
13 Metro Verde North Phase 2. And John, do you have a small summary of
14 what the project is.

15
16 Castillo: Yes. So this is a final site plan known as Metro Verde North Phase 2. It is
17 located within the Metro Verde Planned Unit Development 12-Year
18 Consolidated Update. The proposed subdivision encompasses 19.09
19 acres. It's currently zoned PUD which is our Planned Unit Development
20 zoning district. It also has a sub-zoning of U3 which is our suburban and
21 it's located at the southeast corner of Sonoma Ranch Boulevard and
22 Arroyo Road. The final site plan proposes 95 single-family residential lots,
23 and 0.68 acres of drainage tracts to be dedicated to the City of Las
24 Cruces. It will follow all requirements of the Metro Verde PUD 12-Year
25 Consolidated update. That's it.

26
27 H-Rogers: So, John are there any, have we encountered any issues or
28 disagreements or items that need to be resolved with this part of this?

29
30 Castillo: No.

31
32 H-Rogers: Okay. I'm going to go ahead and go around the room and ask staff in
33 terms of just commentary. I'll start with Fire.

34
35 Dubbin: We have no issues.

36
37 H-Rogers: Okay. Engineering.

38
39 Kinney: I think I'm representing Traffic, Public Works today. Gary Skelton may not
40 be able to be here.

41
42 H-Rogers: Okay. Are there any issues related to this that you're aware of?

43
44 Kinney: We had questions on the preapplication. We're concerned about the,
45 Eagle Vista, where it goes over, where the jog over in here into the El
46 Paso Electric easement. I don't know what kind, let's see.

1
2 Sells: We're working with Cody with El Paso Electric.
3
4 Kinney: Okay.
5
6 Sells: We sent him more information on separation from back of curb to the two
7 existing structures there. Haven't heard back.
8
9 Kinney: Okay. All right. So we'll probably need to have on contingent that they
10 sign off on.
11
12 Sells: Agree.
13
14 Kinney: Okay. Gary had also indicated he had some concerns, he was telling me
15 the (*inaudible*) on the various things on the phone, we're talking about like
16 10 minutes before the meeting. He had emergency something come up.
17 But at the various intersections where they have the intersection sight
18 distance, particular the ones where the, like probably right here at the
19 Eagle Vista and, I don't know the name of that street, that's not Porter
20 Street is it?
21
22 Sells: San Genaro.
23
24 Kinney: Street. Yes. And some of the other (*inaudible*) streets about the
25 intersection sight problems and I mentioned to him that per our
26 discussions, per my discussions with Mr. Sells is that he would be adding
27 those intersection sight distance triangles to the plats or for intersection
28 sight distance.
29
30 Sells: Easements. Yes sir.
31
32 Kinney: Okay. And that's all I have.
33
34 H-Rogers: Okay. Very good. Thank you. And Utilities.
35
36 Antunez: No concerns.
37
38 H-Rogers: No concerns. Okay. And Parks and Rec.
39
40 Mathews: No concerns.
41
42 H-Rogers: No concerns. All right. With that I will look to the applicant or the
43 applicant's representative to provide us any additional information they
44 may want.
45
46 Moscato: None to provide right now.

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H-Rogers: None. All right. So with that I'd be willing to entertain a motion. This is for Metro Verde North Phase 2.

Dubbin: I'll make a motion to approve.

Mathews: Second.

H-Rogers: All those in favor.

MOTION PASSES UNANIMOUSLY.

H-Rogers: Any opposed? All righty.

4.2 Case 22ZO3000079: Metro Verde North Phase 3

- A request for approval of a Final Site Plan, known as Metro Verde North Phase 3, located within the Metro Verde Planned Unit Development (PUD) 12 Year Consolidated Update
- The proposed subdivision encompasses 24.09 + acres, is zoned PUD (Planned Unit Development), with a sub-zoning district of U3 and U4 (Sub-Urban, General Urban) and is located southwest corner of Sonoma Ranch Boulevard and Arroyo Road.
- The Final Stie Plan proposes 126 single-family residential lots. The final site plan shall be required to follow all requirements of the Metro Verde PUD 12 Year Consolidated Update.
- Submitted by Sierra Norte Development Inc., property owners.

H-Rogers: So second item of business is Metro Verde North Phase 3. And I'll turn it over to Mr. Castillo to provide a brief synopsis.

Castillo: Thank you Madam Chair. Today we have a request for approval of final site plan known as Metro Verde North Phase 3. This too is also located within the Metro Verde Planned Unit Development. The subject subdivision encompasses 24.09 acres. It is zoned PUD which is our Planned Unit Development, and it has multiple sub-zoning districts, U3 and U4 which is the suburban and general urban zoning. This does allow for single-family housing and multifamily housing. It is located at the southwest corner of Sonoma Ranch Boulevard and Arroyo Road. This final site plan proposes 126 single-family residential lots, and will be required to follow all requirements of the Metro Verde PUD 12-Year Consolidated update.

H-Rogers: All right. Same question for you as with the prior, any issues that were, or anything that needs to be worked out as part of this or is it meeting all the requirements?

1 Castillo: It's meeting all requirements.
2
3 H-Rogers: Very good. So I'm going to go around the room again and ask staff. Fire,
4 any issues related to this?
5
6 Dubbin: No issues.
7
8 H-Rogers: All right. I'm going to go to Cathy next with Parks and Rec.
9
10 Mathews: Just for information, how many units are in this phase.
11
12 H-Rogers: 126.
13
14 Mathews: 126. Okay. And that's all.
15
16 H-Rogers: Okay.
17
18 Mathews: No issues.
19
20 H-Rogers: And Utilities.
21
22 Antunez: No concerns.
23
24 H-Rogers: No concerns. And Engineering.
25
26 Kinney: Other than just the same comments from Gary Skelton about the
27 intersection sight distances. Putting those on the plat if they encroach.
28
29 Sells: Yes sir.
30
31 H-Rogers: All right. Anything else? All right, would the applicant like to provide any
32 additional information?
33
34 Moscato: Nothing to add.
35
36 H-Rogers: All righty. I would entertain a motion.
37
38 Mathews: Move for approval.
39
40 Dubbin: Second.
41
42 H-Rogers: Okay. All those in favor.
43
44 MOTION PASSES UNANIMOUSLY.
45
46 H-Rogers: Any opposed? Motion passes.

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2 **4.2 Case 22ZO3000091: Metro Evolution**

- 3 • A request for approval of a Final Site Plan, known as Metro Evolution,
4 located within the Metro Verde Planned Unit Development (PUD) 12
5 Year Consolidated Update
6 • The proposed subdivision encompasses 108 + acres, is zoned PUD
7 (Planned Unit Development), with a sub-zoning district of U3 and U4
8 (Sub-Urban, General Urban) and U5b (Urban Center) is located west
9 of Sonoma Ranch Boulevard, between the future development of
10 Prospect Lane and Peachtree Hills Road.
11 • The Final Stie Plan proposes 486 single-family residential lots
12 developed in 6 phases. The final site plan proposes two tracts of land
13 3.63 ± acre in size for drainage to be and one tract of land 3.18 ± acres
14 in size for a park dedication to the City of Las Cruces. The final site
15 plan shall be required to follow all requirements of the Metro Verde
16 PUD 12 Year Consolidated Update.
17 • Submitted by Sierra Norte Development Inc., property owners.
18

19 H-Rogers: All right, case number three, also Metro Verde. This is Metro Evolution.
20 And again I will turn it over to Mr. Castillo to provide a short synopsis.
21

22 Castillo: Thank you. So this is another request for approval of a final site plan
23 known as Metro Evolution. It is also located within the Metro Verde
24 Planned Unit Development. This subdivision encompasses 108 acres.
25 It's zoned PUD with various sub-zoning districts such as U3 and U4. And
26 it also has a small component of U5B which is our urban center. This
27 property is located west of Sonoma Ranch Boulevard between the future
28 development of Prospect Lane and Peachtree Hill Road. The final site
29 plan proposes 486 single-family residential lots developed in multiple
30 phases, this being six phases. The final site plan proposes two tracts of
31 land, 3.63 acres in size for drainage to be dedicated to the City, and a
32 3.18 acre tract of land for park dedication. The final site plan will be
33 required to follow all requirements of the Metro Verde PUD 12-Year
34 Consolidated update.
35

36 H-Rogers: All right. Thank you John. So I have a question and Cathy may be able to
37 answer this a little bit more fully. Is three acres appropriate for 108 acres
38 of development?
39

40 Mathews: Yes. I mean it's within a quarter mile walking distance to the edge on
41 each of these. And we've discussed it and we're working on what kind of
42 park amenities to be included.
43

44 H-Rogers: All right. So Cathy I'm going to start with you then, with staff, are there
45 any other concerns or comments or questions related to this?
46

1 Mathews: We don't have any concerns. Parks does not have any concerns per se,
2 but we're working with the developer on designing the park and I mean
3 just among the features that we're interested and we discussed is keeping
4 the topography within the parkland, namely you know that essentially
5 there's, when the subdivision is graded out, the park will still be, will have
6 some height to it. And I think that is definitely something we're interested
7 in keeping in and capitalizing on in terms of the park. That's neither here
8 nor there for the DRC, but.

9
10 H-Rogers: Anything else related to this then?

11
12 Mathews: No.

13
14 H-Rogers: Okay. And Utilities, Javier.

15
16 Antunez: No concerns.

17
18 H-Rogers: And Engineering.

19
20 Kinney: Other than plan comment with the intersection sight distance.

21
22 H-Rogers: And then Mark Dubbin with Fire.

23
24 Dubbin: No issues.

25
26 H-Rogers: No issues. All right. Would the applicant like to add anything to this?

27
28 Moscato: Nothing to add. Thanks.

29
30 H-Rogers: No. Okay. With that I'll entertain a motion.

31
32 Antunez: Motion for approval.

33
34 H-Rogers: All right.

35
36 Dubbin: Second.

37
38 H-Rogers: All right. All those in favor.

39
40 MOTION PASSES UNANIMOUSLY.

41
42 H-Rogers: Any opposed? Motion passes unanimously. Very good.

43
44 **5. DISCUSSION**

45

1 H-Rogers: So the next item on the agenda is discussion. Are there any discussion
2 items that the group would like to have today? Looks like none.

3
4 Kinney: I will have one for next week.

5
6 H-Rogers: You'll have one for next week. All right. So I'm no longer preparing these
7 events, forward to Adam Ochoa.

8
9 Kinney: Okay.

10
11 **6. ADJOURNMENT (09:14 a.m.)**

12
13 H-Rogers: Motion to adjourn.

14
15 Mathews: So moved.

16
17 Dubbin: Second.

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19
20
21
22
23 _____
Chairperson