



# 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 September 27, 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. Acceptance Of The Agenda
4. Approval Of Minutes
5. Postponements
6. Public Participation
7. Consent Agenda
8. Old Business
9. New Business
  - 9.1. 1030 El Paseo Road

A request to approve a Special Use Permit (SUP) to allow a cannabis dispensary (retailer) less than the required 300-foot buffer distance between cannabis retail locations ( $\pm$  260 feet). The subject property is located near the southwest corner of El Paseo Road and Wyatt Drive, is zoned C-3 (Commercial High Intensity) and is 1.2  $\pm$  acres in size. Submitted by Sam O. Ukpedinjagba, Mycannabisplus, LLC. (Case# 22ZO1000095)
  - 9.2. 3990 Elks Road

A request to approve a one dwelling unit variance to the maximum one dwelling unit allowed on property zoned R-1a (Single-Family Medium Density). This variance seeks approval for two dwelling units (existing house and proposed casita) on property located on the southeast corner of Elks Drive and Holly Drive. The property is  $\pm$  0.410 acres in size. Submitted by Robert and Virginia Diaz, property owners. (Case# 22VO0500093)
  - 9.3. Metro Verde North Phase 2

A request to approve 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  $\pm$  acres,

is zoned PUD (Planned Unit Development), and is located at the southwest corner of Sonoma Ranch Boulevard and Arroyo Road. The subdivision proposes 95 single-family residential lots and a 0.68 ± acre tract of land to be dedicated for drainage. Submitted by Sierra Norte Development Inc., property owners. (Case# 22ZO3000078)

#### 9.4. Metro Verde North Phase 3

A request to approve 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 29.04 ± acres, is zoned PUD (Planned Unit Development), and is located west of Sonoma Ranch Boulevard and south of Arroyo Road. The subdivision proposes 126 single-family residential lots. Submitted by Sierra Norte Development Inc., property owners. (Case# 22ZO3000079)

#### 9.5. Metro Evolution

A request to approve a Final Site Plan known as Metro Evolution located within the Metro Verde Planned Unit Development (PUD) 12 Year Consolidated Update. The proposed subdivision encompasses 108 ± acres, is zoned PUD (Planned Unit Development), and is located between the future development of Prospect Lane and Peachtree Hills Road. The subdivision proposes 486 single-family residential lots to be developed in six (6) phases, two (2) tracts of land encompassing 3.63 ± acres dedicated for drainage and one (1) 3.18 ± acre tract of land dedicated for a park. Submitted by Sierra Norte Development Inc., property owners. (Case# 22ZO3000091)

#### 10. Discussion

#### 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: 09/12/2022