CASE # 21ZO0500112: 2700 N MAIN REZONING

STAFF CONTACT: Katherine Harrison-Rogers, (575) 528-3049, krogers@las-cruces.org

OWNER: LC Land LLC

REPRESENTATIVE: Cassie Paben, Tetrad Property Group

DISTRICT: District #1

SITE ADDRESS: 2700 N Main Street

EXISTING ZONING: R-1a (Single-Family Medium Density)

REQUEST: Various Zones (see details below)

RELATED APPLICATIONS: N/A

STAFF RECOMMENDATION: Approval with Conditions

SUMMARY OF CASE 20ZO0500098:
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)
SUMMARY OF RECOMMENDATION:
Staff is recommending APPROVAL with CONDITIONS based on the findings listed below:

- Per Sec. 37-42, a master plan shall be required when a development application is proposing multiple land uses. The developer is proposing to utilize the Apodaca Blueprint, Resolution 18-135, as the guiding master plan for the property.
- The zone change request will allow for the attraction and retention of businesses at this location through the expansion of potential uses while in keeping with the standards of the C-3 zone.
- The expanded uses allowed by this zone change are consistent with existing uses in proximity to the property (2001 Zoning Code, Section 38-33).
- The subject property is located on a principal arterial roadway which is recommended for commercial land uses (2001 Zoning Code, Section 38-32 D).
- The proposed zone change request is supported by the Elevate Las Cruces Comprehensive Plan and meets the purpose and intent of the 2001 Zoning Code (2001 Zoning Code, Section 38-2).
- With the conditions, the proposed zone change is consistent with the key development attributes listed in the Apodaca Blueprint.
- A variance allowing a front setback of up to 5’ feet is required to achieve the development strategies outlined in the Apodaca Blueprint specific to build-to lines and developing a pedestrian centered public realm.

The conditions are as follows:

- No future development shall occur without adherence with the Apodaca Blueprint as the guiding master plan, including but not limited to, roadway design, trail and pedestrian connections, land use, and building placement.
- No site development shall occur prior to the submittal and approval of a master drainage plan, master utilities plan, and Traffic Impact Analysis.
- Area 1A (Open Space District) – OS-R/ R-2 (Open Space Recreation/ Multi-Dwelling Low Density)
  - Residential uses are limited to no more that 50% of the total acreage and shall be located adjacent to the Cottage Residential district or contiguous to Legacy Drive and the western boundary.
  - Dwelling types shall be limited to single-family detached dwellings, patio homes, townhomes, duplexes, triplexes, and quadplexes.
  - Buildings shall not exceed 2 stories.
  - Dwellings shall be no further than 15’ from the front property line.
  - Vehicle access/garages shall be concealed from the street or placed in the rear.
- Area 2A (Flex District) – R-3/ O-2/ C-2 (Multi-Dwelling Medium Density/ Office Professional – Limited Retail Service (Neighborhood)/ Commercial Medium Intensity)
  - Buildings shall not exceed 2 stories.
  - Buildings shall frame street frontages and shall be no further than 15’ from the front property line.
Parking lots/areas or garages shall not be placed along street frontages or in front of buildings.

- **Area 3A (Apodaca Preserve) - OS-R/ R-2 (Open Space Recreation, Multi-Dwelling Low Density)**
  - Residential uses are limited to no more that 50% of the total acreage and shall be located adjacent to the Cottage Residential district or contiguous to Legacy Drive and the western boundary.
  - OS-R uses are required adjacent to the Country Club Neighborhood to the east.
  - Dwelling types shall be limited to single-family detached dwellings, patio homes, townhomes, duplexes, triplexes, and quadplexes.
  - Buildings shall not exceed 2 stories.
  - Dwellings shall be no further than 15’ from the front property line.
  - No more than a total of 50% of the dwellings shall be attached.
  - Vehicle access/garages shall be concealed from the street or placed in the rear.

- **Area 3B (Cottage Residential) - R-1b/ R-2 (Single Family High Density/ Multi-Dwelling Low Density)**
  - Dwelling types shall be limited to single-family detached dwellings, patio homes, townhomes, duplexes, triplexes, and quadplexes.
  - Dwellings shall be no further than 15’ from the front property line.
  - Only detached dwellings shall be allowed adjacent to the existing neighborhood to the east.
  - No more than a total of 50% of the dwellings shall be attached.
  - Vehicle access/garages shall be concealed from the street or placed in the rear.
  - The maximum height shall be limited to 1-story adjacent to existing neighborhood to the east.

- **Area 3C (Townhouse Residential) – R-4/ C-2 (Multi-Dwelling High Density/Office Professional – Limited Retail Service (Neighborhood))**
  - At the time of development, no less than 3 acres shall be dedicated toward parkland with adequate connectivity to existing Apodaca Park.
  - Buildings shall be a minimum of two stories with a maximum of four stories except for those structures adjacent to Area A1 (Open Space District) which are limited to no more than 3 stories.
  - Commercial and office uses shall be constrained to the ground floor only.
  - No detached housing units are permitted.
  - Parking lots/areas or garages shall not be placed along street frontages or in front of buildings.
  - Buildings shall frame street frontages and park areas and shall be placed no further than 15’ from the front property line.

- **Area 4A (Town Center) – C-3 (General Commercial)**
  - Buildings shall frame street frontages and shall be placed no further than 10’ from the front property line.
  - Building heights shall not exceed 3 stories except those adjacent to N Solano Drive or N Main Street.
Parking lots shall not be placed along street frontages or in front of buildings.

Residential/Commercial Development Ratio: A minimum of 60% of the acreage in this planning area should be developed as residential with a maximum of 40% of the acreage developed as commercial. For projects that are mixed-use in nature, a calculation shall be used to determine the allocation of acreage developed. The calculation is as follows:

\[
\text{Sum of All Residential Total Gross Square Feet Developed/Lot Size (SF)} = \text{Amount Allocated Toward Residential Development Requirement}
\]

\[
\text{Sum of All Commercial Total Gross Square Feet Developed/Lot Size (SF)} = \text{Amount Allocated Toward Commercial Development Requirement}
\]

- Area 4B (Commercial Center) – C-3 (General Commercial)
  - Buildings shall frame street frontages, driveway edges or civic spaces
  - Parking lots shall be minimized through strategic placement and/or buffered with vegetation

**PROPOSAL AND LAND USE HISTORY**

**DETAILED DESCRIPTION:**
The applicant is proposing a zone change to multiple zones as listed above and as reflected in Attachment 3. The property was subject to a public planning initiative in 2018 called the Apodaca Blueprint, Resolution 18-135, which developed a guiding land use and development plan for this property, among others. This area was outlined as Focus Area A in the Apodaca Blueprint, which is intended to be an urban, mixed-use center with a focus on pedestrian design and connectivity. Focus Area A is divided into several to land use districts as outlined in the future land use map and the plan recommends several development strategies and for future development. The applicant intends to utilize this document as their guiding land use document and master plan.

Of the nine land use districts outlined by the Apodaca Blueprint, only six are applicable to the request as the remaining three are relevant to the existing hospital development. These districts recommend a range of mixed commercial, office, residential, and recreational uses. The more intense uses are found along N Main Street and N Solano Drive, while the intensity of uses is reduced as the development moves toward the east adjacent to the existing Country Club Neighborhood. The pertinent districts include Apodaca Preserve, Cottage Residential, Flex District, Townhouse Residential, Town Center, and Commercial Center. A copy of the future development map and a list of all character zones and their key development attributes can be found in Attachments 4 and 5.

As proposed, the zoning districts, their locations, and the range of uses in each is consistent with Apodaca Blueprint Focus Area A Future Development Map. To ensure that the key development attributes in the plan are being met, staff recommends several conditions, listed above to ensure that parking areas are minimized, building heights are compatible, build to lines are met, and specific uses
limited either in percentage or location. Further, a variance allowing a front setback of five feet is being proposed and supported by staff in order to achieve these build to lines which are listed as key development strategies throughout the Apodaca Blueprint.

LAND USE HISTORY:
The property was originally zoned R-1a, a portion of which was master planned and subdivided into several parcels and rezoned to C-3C (Commercial High Intensity-Conditional) and R-4C (Multi-Dwelling High Density and Limited Retail and Office-Conditional) in 2013 under Ordinance 2689. The remaining 75 acres retains the R-1a zoning and is vacant with the exception of the unoccupied Las Cruces Country Club structure. Although two Planned Unit Development applications have been submitted over the last decade, both were withdrawn.

ZONING DECISION CRITERIA AND POLICIES

<table>
<thead>
<tr>
<th>POLICY</th>
<th>DOES IT COMPLY?</th>
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<tr>
<td>Neighborhood Character and Compatibility</td>
<td>Yes</td>
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<tr>
<td>Elevate Las Cruces Comprehensive Plan</td>
<td>Yes</td>
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<td>Thoroughfare Plan</td>
<td>Yes</td>
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<td>Purpose and Intent of the Code: Section 38-2</td>
<td>Yes</td>
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<td>Criteria for Decisions: Section 2-382</td>
<td>Yes</td>
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<td>New Mexico Case Law</td>
<td>Yes</td>
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NEIGHBORHOOD CHARACTER AND COMPATIBILITY:
N Solano Drive and North Main Street are both major commercial corridors that consist of a variety of commercial and office uses of various intensities and are zoned C-2 and C-3. The property is flanked by these corridors along the west and along the north and the areas adjacent to these corridors are proposed to be higher in their intensity of use and designated as C-3 consistent with these corridors. These are proposed as Area 4A (Town Center) along N Solano Drive and Area 4B (Commercial Center) along N Main Street.

To the south of the property is Apodaca Park which is zoned R-1a. The proposal requests this area be utilized as attached multi-family and limited commercial and designated as Area 3C (Townhouse Residential), zoned R-4/ C-2. Other uses to the southeast include a preschool, retail and private instruction, and a private club with both office (O-2) and commercial (C-2) zoning. As proposed, the adjacent area would be known as Area 3B (Cottage Residential) with R-1b/ R-2 zoning intended for patio homes, townhomes, and like residential uses. These uses are intended to serve as a transition from the higher density residential uses to the east to the medium density single-family residential neighborhood to the east.

The eastern boundary of the property Is bordered by a well-established medium density single family residential neighborhood which is zoned R-1a. Those uses proposed in this area known as Area 3A (Apodaca Preserve) with a proposed zoning of OS-R/ R-2 (Open Space Recreation, Multi-Dwelling Low Density) to the north and Area 3B (Cottage Residential) with a proposed zoning of R-1b/ R-2 (Single Family High Density/ Multi-Dwelling Low Density). As mentioned above,
these areas are intended to provide a transition from higher intensity uses to the west to the lesser intensity residential uses to the east and include open space, patio homes, townhomes, and similar residential uses.

The central portion of the property is bounded by an existing hospital which is zoned C-3C. The area proposed to the south of this are Area 2A (Flex District) with a proposed zone of R-3/ O-2/ C-2. This district is intended to provide flexibility in uses based on the current market conditions and act as an additional transition area between the residential, medical campus, and commercial zones. Between this Flex District and the Cottage Residential is Area 1A (Open Space District) which is intended to provide additional park land and low-density multi-family residential uses and is proposed as OS-R/ R-2.

As proposed and with staff’s recommended conditions, the location and range of uses is compatible with the adjacent properties and zones and is also consistent with Apodaca Blueprint.

**COMPLIANCE WITH ELEVATE LAS CRUCES COMPREHENSIVE PLAN:**
The property is located in an area designated as an Urban Neighborhood Place and is specifically identified as a Town Center as shown on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. Urban Neighborhoods include a variety of residential housing types at medium-to-high densities and areas of supporting neighborhood commercial development. The place type includes single-family and multi-family dwelling types, neighborhood retail and office uses and contains many of the City’s established neighborhoods and historic residential areas closer to center city. This place type also supports live-work units. Town Centers include a mix of residential and non-residential land uses that collectively create a vibrant and walkable activity center. Town Centers support institutional, cultural, employment, shopping, and entertainment uses while also providing high-density residential living options to create an energized environment to live, work, and play. Representative land uses for both include single-family residential (attached and detached), multi-family residential, office, retail, and commercial services.

The following goals, polices, and actions from Elevate Las Cruces are relevant to the proposed Zone Change:
- **Community Environment:**
  - Goal CE-1: Balanced Growth – Encourage efficient land use development patterns that accommodate projected growth in a sustainable manner.
    - Policy CE-1.1: create consistency between the elevate las cruces future development program recommendations and development regulations.
      - Action CE- 1.1.5: Consider the appropriateness of future development proposals with place type designations and their relationship with surrounding land uses.
    - Policy CE-1.2: Promote investment within older areas of the city through redevelopment.
      - Action CE-1.2.1: Facilitate infill and/or higher density mixed use development in downtown and at key activity centers and along transit corridors.
      - Action CE-1.2.2: Work with property owners of potential redevelopment tracts to create master plans that generate
pedestrian-friendly mixed-use (residential and non-residential) development sites and neighborhoods.

- **Goal CE-3:** Centers and Corridors – Support community growth through concentrated development at activity centers and along key corridors.
  - Policy CE-3.1: Promote the development of mixed-use centers to support surrounding neighborhoods and serve as focal points for community life.
  - Policy CE-3.2 – Allow for a mix of development type and intensity along major thoroughfares that reflects surrounding urban, suburban, and rural contexts.

- **Goal CE-4:** Complete neighborhoods - develop mixed-use neighborhoods that incorporate a wide range of recreational, commercial, employment, and civic uses
  - Policy CE-4.1: Encourage a variety of housing types into new and redeveloping neighborhoods to provide options for all ages and incomes throughout the city.
    - Action CE-4.1.1: Promote a diversity of residential building types, lot sizes, density ranges, and architectural styles in new neighborhoods.
    - Action CE-4.1.2: Promote transitions between residential development types at intersecting streets and alleys.
    - Action CE-4.1.3: Encourage single-family attached and multi-family housing options in transitional areas between single-family detached housing and neighborhood centers, corner commercial sites, and civic spaces.
    - Action CE-4.1.4: Promote mixed use buildings located in downtown, town centers, neighborhood centers, and mixed-use corridors.
  - Policy CE-4.2: Incorporate employment and shopping nodes into new and redeveloping neighborhoods to provide residents with convenient access to services.
    - Action CE-4.2.1: Distribute neighborhood centers throughout urban neighborhood and suburban neighborhood place types at roughly one mile intervals at or near the intersection of two (2) major thoroughfares or at locations where a multi-use trail corridor intersects with a major thoroughfare.
  - Policy CE-4.3 – Develop street networks that provide connectivity within and between residential areas and supporting centers of activity.

- **Goal CE-5:** Building and site design establish standards to integrate new development with surrounding built and natural features while mitigating long-term natural resource and climate impacts.
  - Policy CE-5.1: Promote building form and scale that complements surrounding neighborhoods and creates strong linkages between the development site, the street, and other public grounds.

- **Community Livability:**
  - **Goal CL-7:** Transportation-land use connection- develop an accessible and efficient transportation system that provides seamless connectivity to surrounding land uses and complements various development patterns.
- Policy CL-7. 2: Promote street interconnectivity within and between neighborhoods, between commercial developments, and within town centers and neighborhood centers

- Community Prosperity
  - Goal CP-4: Diversification - Seek a balance of business recruitment, retention, and expansion to diversify economic opportunities.
  - Policy CP-4. - Support efforts to be regionally and nationally competitive in regard to retaining and growing businesses, jobs, and students.

The request to rezone the property with a mix of residential and commercial uses is supported by several policies and actions, listed above, and is consistent with the future development map in Elevate Las Cruces. Additionally, the variance allowing reducing setbacks and the conditions recommended by staff requiring build to lines, limiting building heights closer to the existing neighborhood to the east, and minimizing the visual impacts to parking assist in achieving several development strategies outlined by Elevate Las Cruces for these place types.

**COMPLIANCE WITH THOROUGHFARE PLAN:**
N Main Street and N Solano Drive run adjacent to the property and are both designated as arterials. Arterials are intended to connect activity centers and move large volumes of traffic funneled from other arterials and collector roadways. Samaritan Drive intersects with N Main Street and runs through the property. It and its future extension are classified as a collector, collecting traffic from the existing and proposed local roadways internal to the property. Once the property is subdivided, all roadways will be required to be designed and constructed to meet the Thoroughfare Plan and City’s Design Standards. The proposed zoning designations are consistent with the types of uses recommended for these roadway classifications. Lower intensity uses such as patio homes, townhouses, and low-intensity office uses are recommended along locals; medium intensity uses such as larger office complexes, multi-family residential, and some commercial uses are recommended along collectors; while arterials are intended to service higher intensity commercial uses.

**CONSISTENCY WITH PURPOSE AND INTENT OF THE ZONING ORDINANCE:**
Per Section 38-2: The intent of the Zoning Code is to encourage the most appropriate use of land and to promote the health, safety, and general welfare of the community for the purpose of improving each citizen's quality of life. The regulations relevant to the proposed zone change include:
- A. Ensure that all development is in accordance with this Code and the Elevate Las Cruces Comprehensive Plan and its elements;
- B. Encourage innovations in land development and redevelopment;
- C. Give reasonable consideration to the character of each zoning district and its peculiar suitability for particular uses;
- D. Encourage mixed-land uses to decrease the length of trips for work and/or shopping and encourage the consolidation of trips and alternative modes of travel;
- J. Improve the design, quality, and character of new development;
- L. Ensure that development proposals are sensitive to the character of existing neighborhoods; and
M. Foster a more rational relationship between different land uses for the mutual benefit of all.

**CRITERIA FOR DECISIONS:**

Per Section 2-382 of the Las Cruces Municipal Code, the Planning and Zoning Commission shall determine the following:

A. The Planning and Zoning Commission shall review the comprehensive plan, and other applicable plans and codes and determine whether the request will:
   1. Impair an inadequate supply of light and air to adjacent property or otherwise adversely adjoining properties.
   2. Unreasonably increase the traffic in public streets.
   3. Increase the danger of fire or endanger the public safety.
   4. Deter the orderly and phased growth and development of the community.
   5. Unreasonably impair established property values within the surrounding area.
   6. In any other respect, impair the public health, safety, or general welfare of the city.
   7. Constitute a spot zone, and therefore, adversely affect adjacent property values.
   8. Be in harmony with the purpose and intent of the zoning code, sign code, design standards, and other companion codes.

B. The commission shall take care that the development of the city, in accordance with present and future needs, best promotes the health, safety, morals, order, convenience, prosperity, and general welfare of the people. It shall also promote efficiency and economy in the process of development.

C. The commission shall encourage the proper use and development of land, shall seek to create and maintain an aesthetic urban setting, and protect and preserve the quality of the water, air and other environmental, natural, historical and cultural resources for the city.

D. The commission shall use the comprehensive plan as a guide in making all future decisions concerning land use and development, and in the financing and location of capital improvements.

E. Before taking any action concerning land use and development and financing and location of capital improvements, the commission shall review the relationship between the proposed action and the comprehensive plan.

Furthermore, granting any variance shall not merely serve as a convenience to the applicant, but the variance shall be the minimum necessary for relief in order to accomplish the stated objective(s) of the applicant's request or demonstrable hardship. Hardships are not considered personal or monetary. In addition to criteria already referenced, decisions may consider:

1. A physical hardship relative to the property (i.e., topographic constraints or right-of-way takes resulting reduced development flexibility, etc.) in question.
2. The potential for spurring economic development at a neighborhood or city-wide level if requested allowances are granted.
3. Monetary considerations not as a whole, but relative to options available to meet the applicant's stated objectives when such options cause considerable monetary hardship under strict application of code provisions.
Staff considered the Criteria for Decisions stated above during the internal review process and has deemed the zone change request appropriate for recommendation of approval. The proposed zoning and the range of uses in conjunction with staff’s recommended conditions adheres to both the Elevate Las Cruces Comprehensive Plan and the Apodaca Blueprint. The various zones requested do not create spot zones as they are similar to those in the surrounding vicinity, transitioning from commercial along N Main Street and N Solano Drive to residential adjacent to the neighborhood to the east. Any future site development will require adherence to the City’s Design Standards and Building Codes to protect the health, safety, and welfare of the City and the nearby residents or businesses. Further, the development of this long vacant property consistent with the Apodaca Blueprint has the potential to spur economic activity at a neighborhood or regional level. Staff did not identify any issues that would deter the Planning and Zoning Commission from making a positive recommendation to City Council regarding the zone change request.

NEW MEXICO CASE LAW:
Staff considers established zoning case law when reviewing whether a zone change should occur. Specifically:
1. There was an error when the existing zoning map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other applicable City master plan(s), even though criterion (1) or (2) above do not apply because
   a. there is a public need for a change of the kind in question, and
   b. that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The property located at 2700 N Main was historically utilized as a golf course, which has been abandoned for several years. A portion of the property was redeveloped with a hospital with several available lots for office and multi-family residential development. Additionally, two public planning initiatives, Elevate Las Cruces Comprehensive Plan and the Apodaca Blueprint, have occurred which specifically recommend a range of mixed uses at this location. Based on these changes and the community’s desire to see the property put in productive use, staff determined a different use category to be advantageous and justified.

DEVELOPMENT STANDARDS
SITE COMPLIANCE FOR USES UNDER CURRENT ZONING:
Under the R-1a zoning designation, this property could be utilized for one single-family home and its ancillary residential structures.

SITE SUITABILITY FOR USES UNDER PROPOSED ZONING:
The zone change request to multiple mixed-use zones would allow the property to be developed and put into productive use. Each planning area could be developed utilizing the design standards of the specified zones. All site development would be designed to meet all requisite infrastructure requirements and constructed by the developer prior to use.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES:
City water, gas and sewer are currently serving the property. Due to the large acreage and range of proposed uses, a Utility Master Plan and a Traffic Impact Analysis will be required prior to any site development. The results of the studies will aid the engineering and site design to ensure that the capacity of services is properly designed and constructed to meet the needs of the development and prevent negative impacts to existing commercial and residential areas.

**STAFF AND PUBLIC COMMENTS**

**PUBLIC NOTIFICATION AND INPUT:**
The applicant sent Early Notification letters to surrounding properties prior to the submittal of the zone change. No property owners contacted either staff or the applicant to request a neighborhood meeting within the specified timeframe. However, some residents and members of the Economic Development Policy Review Committee requested a neighborhood meeting be held after the specified time frame. Staff held a meeting on December 9, 2021, to provide surrounding property owners an opportunity to learn about the request and ask questions. Twelve people attended and topics ranged from issues related to the vacant property such as trespassing, vandalism, and weeds to the range of uses proposed and general questions about the Apodaca Blueprint.

Notification letters were mailed to property owners within 800 feet of the boundaries of the zone change on January 10, 2021. Since the submittal of the application, staff has communicated with several members of the public via e-mail and telephone about the rezoning process, the Apodaca Blueprint, and the components of the zone change. The inquiries were seeking information and mostly neutral in nature, but some voiced concerns about future impacts to the neighborhood and the development process in general, and a handful expressed support, noting the need to put the property into productive use. No specific correspondence offering support or opposition was received and was, therefore, not included in this report.

**STAFF COMMENTS:**
Reviewing departments unanimously recommended approval of the zone changes based on the ability to serve the range of uses proposed at his location. Several departments recognize the scale of the development will necessitate improvements to infrastructure and influence the technical design subdivisions and road alignments among other aspects of the site development. As such, some departments requested contingencies for future site development. Specifically, the Utilities Departments requested a condition that a Utilities Master Plan be provided prior development and the Traffic Section of Public Works requested that a Traffic Impact Analysis be approved prior to any site development.

Current and Long-Range Planning Sections also noted that several conditions, listed at the beginning of this report, should be applied to the development to ensure that it meets the intent of the Apodaca Blueprint, the adopted master plan for the property.

**ATTACHMENTS:**
1. Aerial Map
2. Current Zoning Map
3. Proposed Zoning Map
4. Apodaca Blueprint Focus Area A Future Development Map
5. Apodaca Blueprint Focus Area A Character Areas
6. Department Review Comments
ATTACHMENT 1

Aerial Map
Area 1A – Open Space
Size: 5.32 Acres
Proposed Zoning: OS-R, R2 (Open Space Recreation, Multi-Dwelling Low Density)
Conditions/Variances: None

Area 2A – Flex District
Size: 6.31 Acres
Proposed Zoning: R-3, O-2, C-2 (Multi-Dwelling Medium Density, Office Professional – Limited Retail Service (Neighborhood), Commercial Medium Intensity)
Conditions/Variances: Conditions based on use with conditions being the same as in other zones with similar use.

Area 3A – Apodaca Preserve
Size: 5.58
Proposed Zoning: (Open Space Recreation, Multi-Dwelling Low Density)
Conditions/Variances:
1. Variance to front setback to allow for 10’.
2. Conditions mirror those of the Cottage Residential area.

Area 3B – Cottage Residential
Size: 11.46 Acres
Proposed Zoning: R-1b, R-2 (Single Family High Density, Multi-Dwelling Low Density)
Conditions:
1. Variance to front setback to allow for 10’ for patio homes and 5’ for attached townhomes.
2. Condition that vehicle access/garages be concealed from the street or placed in the rear.
3. Condition that the maximum height be limited to 1-story adjacent to existing neighborhood to the east and 2-3 stories further west or adjacent to the park.

Area 3C – Townhouse Residential
Size: 8.52 Acres
Proposed Zoning: R-4, C-2 (Multi-Dwelling High Density, Office Professional – Limited Retail Service (Neighborhood))
Conditions/Variances:
1. Variance to front setback to allow a minimum of 5’.
2. Condition that dwelling units be limited to 2-3 floors on the east but could increase in height on the western half of the planning parcel (4 acres).
3. Condition that parking or garages be in the rear and buildings frame the street and park.
4. Condition that units must be attached only (no single family).
Area 4A – Town Center
Size: 20.00 Acres
Proposed Zoning: C-3 (General Commercial)
Conditions/Variiances:
   1. Variance to front setback to allow for 5’ front.
   2. Condition requiring parking in rear with front of buildings to frame the street.
   3. Residential/Commercial Development Ratio: A minimum of 60% of the acreage in this planning area should be developed as residential with a maximum of 40% of the acreage developed as commercial. For projects that are mixed-use in nature, a calculation shall be used to determine the allocation of acreage developed. The calculation is as follows:
      * Sum of All Residential Total Gross Square Feet Developed/Lot Size (SF) = Amount Allocated Toward Residential Development Requirement
      * Sum of All Commercial Total Gross Square Feet Developed/Lot Size (SF) = Amount Allocated Toward Commercial Development Requirement

Area 4B – Commercial Center
Size: 17.90 Acres
Proposed Zoning: C-3 (General Commercial)
Conditions/Variances:
   1. Variance to front setback to allow for 5’ front.
   2. Condition that buildings frame street, driveway edges or civic spaces.
   3. Condition that parking lots be buffered with vegetation or visually minimized by appropriate placement.
Map II-B, Focus Area A, Future Development Map
1. GATEWAY OFFICE

The Gateway Office character area serves as an inviting entry to Focus Area A, and supports development that provides a transition in scale between surrounding residential and non-residential land uses. The character area supports general office activities for a variety of health and human services, professional services, communications, finance, real estate, and related trades.

**Character.** Development scale will vary depending on arrangement—particularly regarding the proximity of development to the street and adjacent residences. Building footprints and heights may be greater where a consistent building façade is provided along the street edge, while smaller “garden” offices of residential scale may be permitted if development is set back from the street.

**KEY DEVELOPMENT ATTRIBUTES**

- **CHARACTER AREA ACREAGE:** 6.1 Acres
- **BUILDING HEIGHT:** 2 stories max., 1 story adjacent to residential.
- **SETBACK - BUILD-TO LINES:** May vary depending on building scale and height. Maximum setback of 10’-15’ where building frontages are required.
- **BUILDING FRONTAGES:** Varies, but objective is to frame street and driveway edges.

2. RESIDENTIAL SERV.

The Residential Services character area provides a functional and aesthetic transition between adjacent neighborhoods and the Medical District character area. The character area is reserved for housing that provides residents with varying levels of custodial and health services including independent living, assisted living, and skilled nursing facilities. This character area also supports services clearly intended to support the care of persons residing within the facility.

**Character.** Building type, scale, and form may vary depending on arrangement and proximity to surrounding land uses. Single story residential dwellings may be located along the northern and eastern edges of the character area while multi-story retirement homes and associated services should be located on the southern edge of the area. Flexibility on maximum height and intensity may be given to buildings that provide a consistent façade along the street edge.

**KEY DEVELOPMENT ATTRIBUTES**

- **CHARACTER AREA ACREAGE:** 7.3 Acres
- **BUILDING HEIGHT:** 2 stories max.
- **SETBACK - BUILD-TO LINES:** May vary depending on building scale and height. Maximum setback of 10’-15’ where building frontages are required.
- **BUILDING FRONTAGES:** Varies, but objective is to frame street and driveway edges.

3. MEDICAL DISTRICT

The Medical District character area provides for the development of a health care and medical campus, include hospitals and associated facilities for the evaluation, treatment, and care of patients. A hospital or other principal treatment facility may be supported by accessory, professional offices, ambulatory or outpatient care facilities, medical laboratories, and rehabilitative service facilities.

**Character.** Buildings adhering to the development targets described herein may be arranged in a suburban campus style of development with surface parking and substantial landscape buffers. Should additional development flexibility be requested, future square footage must be arranged to frame and address the street while surface parking must be removed in favor of structured parking and the development of urban civic spaces.

**KEY DEVELOPMENT ATTRIBUTES**

- **CHARACTER AREA ACREAGE:** 20.6 Acres
- **BUILDING HEIGHT:** 2 stories max.
- **SETBACK - BUILD-TO LINES:** May vary depending on building scale and height. Maximum setback of 10’-15’ where building frontages are required.
- **BUILDING FRONTAGES:** Varies, but objective is to frame street and driveway edges.
4. APODACA PRESERVE

The Apodaca Preserve is a linear open space corridor set aside for public use. The character area buffers adjacent single-family residential development and links Apodaca Park with the Outfall Channel Trail. Some single-family detached or attached residential development may be permitted if directly adjacent to the Cottage Residential character area, and cumulatively encompassing no more than 10 percent of the Apodaca Preserve.

**Character.** Portions of this character area reserved for general open space may be largely left to natural reclamation, although restorative activities may take place to remove non-indigenous plants. Exceptions may include manicured areas adjacent to streets and multi-use trails; and, small "pocket park" locations designed for sitting, gathering, and limited activities as determined by the City of Las Cruces. Limited residential uses will be small-scale and clustered to minimize encroachment into the character area.

**KEY DEVELOPMENT ATTRIBUTES**

- **CHARACTER AREA ACREAGE:** 4.6 Acres
- **BUILDING HEIGHT:** N/A. Structure height to be of a scale that is complimentary to adjacent residences.
- **SETBACK - BUILD-TO LINES:** Varies
- **BUILDING FRONTAGES:** N/A

5. COTTAGE RESID.

The Cottage Residential character area provides for small-lot single-family land uses and building types including patio homes and zero-lot-line construction. Some optional townhouse development may occur on the western edge of the character area, but should not exceed 50 percent of the total dwelling units. The character area serves as an extension of adjacent single-family neighborhoods into Focus Area A, but increases local housing choice by accommodating a more compact housing product than currently exists in residential areas to the east.

**Character.** Residential lots in the character area may be as little as 5,000 square feet to promote clustering and the reservation of open space that links Apodaca Park with the Apodaca Preserve character area. Front building facades should include porches, patios, or courtyards, while vehicular access and garages should be concealed from the street.

**KEY DEVELOPMENT ATTRIBUTES**

- **CHARACTER AREA ACREAGE:** 13.1 Acres
- **BUILDING HEIGHT:** 1 story; except, that 2 stories may be permitted adjacent to Apodaca Park.
- **SETBACK - BUILD-TO LINES:**
  - Patio/Zero-Lot Line Homes: 10’ - 15’ front yard
  - Townhomes: 5’ - 15’ front yard
- **IMPERVIOUS COVER:**
  - Patio/Zero-Lot Line Homes: Up to 75% of lot area.
  - Townhomes: Up to 95% of lot area.

6. FLEX DISTRICT

The Flex District character area accommodates potential expansions of professional office, small-lot single family, and/or townhouse residential development depending on market conditions. The character area is divided into two sub-areas where differing intensities of development may be permitted.

**Character.** Flex District development characteristics will mimic the applicable Gateway Office, Cottage Residential, and Townhouse Residential attributes that are applied to each character area. Regardless of preferred land use, character area development adjacent to the Town Center and Commercial Center character areas must incorporate building and site design features complimenting the adjacent urban streetscape and facing buildings on the opposite side of the street.

**KEY DEVELOPMENT ATTRIBUTES**

- **CHARACTER AREA ACREAGE:** 3.4 Acres
- **BUILDING HEIGHT:** 2 stories max.
- **SETBACK - BUILD-TO LINES:**
  - Non-Residential: May vary depending on building scale and height. Maximum setback of 10’-15’ where building frontages are required.
  - Patio/Zero-Lot Line Homes: 10’ - 15’ front yard
  - Townhomes: 5’ - 15’ front yard
- **IMPERVIOUS COVER:**
  - Non-Residential: Varies
  - Patio/Zero-Lot Line Homes: Up to 75% of lot area.
  - Townhomes: Up to 95% of lot area.
7. TOWNHOUSE RESID.

The Townhouse Residential character area supports the development of attached housing units designed and arranged to form high-density blocks of urban residential character. Character area development complements streets designed and constructed with an urban form to ensure a roadside environment that is engaging to residents and visitors.

**Character.** Attached housing units should be oriented to face the street and (where applicable) public park land. Building placement shall form a strong façade along the street and other public gathering spaces. Buildings may be two- to three-stories in height with taller units located to the west of the character area. Ground floor space for three-story units may serve as alley-accessed garage space, or may be converted to serve as an accessory unit or live-work space with street facing access.

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**KEY DEVELOPMENT ATTRIBUTES**

- **Character Area Acreage:** 4.2 Acres
- **Building Height:** 3 stories max.
- **Setback - Build-to Lines:** 5’ - 15’ front yard
- **Impervious Cover:** Up to 95% of lot area.
- **Building Frontages:** Continuous street frontage

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8. TOWN CENTER

The Town Center character area is a vibrant mix of residential and commercial uses, and supporting civic spaces where residents can live, shop, and recreate. The district is divided into a regular grid of streets and pedestrian pathways, with flanking buildings and activity spaces pulled close to the street to provide an engaging human scale.

**Character.** Mixed-use residential and commercial buildings are the predominant building type in the Town Center character area. These buildings will be built adjacent to urban streets with roadside edges that provide a comfortable atmosphere for the pedestrian and minimize motor vehicle volumes and speeds. On-street parking may be used to diminish parking requirements for surrounding land uses, while building and site arrangement allows for easy walking and bicycling access through the Town Center and into adjacent character areas and destinations.

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**KEY DEVELOPMENT ATTRIBUTES**

- **Character Area Acreage:** 21.3 Acres
- **Building Height:** 3 stories max.; except that additional height may be considered for buildings bordering N. Solano Drive and N. Main Street.
- **Setback - Build-to Lines:** 5’ - 10’ (streets and driveways)
- **Impervious Cover:** Up to 95% of lot area.
- **Building Frontages:** 75% minimum (streets and driveways)

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9. COMMERCIAL CENTER

The Commercial Center character area accommodates general commercial uses including anchor retail and supporting shops and offices. The character area provides a uniform development character along N. Main Street including a consistent palette of building materials, signage, and landscaping.

**Character.** Development in the character area should be arranged to conceal parking behind retail establishments, and to orient the long-edge of buildings along streets and driveways. Street and driveway facing building facades should activate the adjacent roadside by providing high levels of fenestration, and pedestrian access. Out-parcel buildings on N. Main Street should likewise be pushed to the edge of a front yard clear zone and activate an adjacent multi-use trail and significant planting strip. Over time, the character area could accommodate intensification - replacing surface parking with additional buildings (and thereby extending the human-scale environment promoted in the adjacent Town Center character area).

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**KEY DEVELOPMENT ATTRIBUTES**

- **Character Area Acreage:** 17.4 Acres
- **Building Height:** 2 stories max.
- **Setback - Build-to Lines:** Varies, but objective is to frame street and driveway edges.
- **Building Frontages:** Varies, but objective is to frame street and driveway edges.
ATTACHMENT 6
Department Review Comments

Department: Planning
Status: YES w/ Conditions

Department: Flood
Status: YES

Department: Long Range Planning
Status: YES w/ Conditions
See Planning Conditions

Department: Traffic Engineering
Status: YES w/ Conditions
1. APPROVED WITH CONDITIONS THAT TRAFFIC IMPACT ANALYSIS IS SUBMITTED AND CITY APPROVED

Department: Engineering
Status: N/A

Department: Utility Engineering
STATUS: YES w/ Conditions
1. Please add the requirement of a master utility plan to ACC submittal checklist. The master utility plan should include information of estimated volumes of water demand, gas demand, and wastewater discharge.
2. Depending on the demands and discharges, offsite utility system improvements may be needed

Department: Fire
Status: YES

Department: City MPO
Status: YES