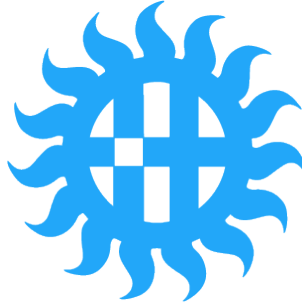


Planning & Zoning AGENDA

Tuesday, July 22, 2025 at 6:00 PM

Commissioners
Scott Kaiser
Joaquin Acosta
Janet Acosta
Enrico Smith
Connor Murray
Kent Thurston



CITY OF LAS CRUCES

CITY HALL
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LAS CRUCES, NM 88004

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Meetings can be viewed live at
lascruces.civicweb.net

CONSENT AGENDA

Minutes and Items on the Consent Agenda Are Considered Routine Items and Will Be Voted on with One Motion Unless a Commissioner Requests That a Specific Item Be Removed. There Will Be No Discussion.

In an effort to seek public input, we ask that if you have comments/concerns/questions to please call or e-mail the Planners in advance of the meeting at 575-528-3043 or Development_Services@lascruces.gov.

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Page

1. **CALL TO ORDER**
2. **CONFLICT OF INTEREST**
3. **PUBLIC PARTICIPATION**
4. **ACCEPTANCE OF AGENDA**
5. **PLANNING & ZONING MINUTES**

5.1. [05-27-25 PNZ Minutes](#)

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6. **NEW BUSINESS**

6.1. A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT KNOWN AS STONE GATE 2. THE PROPOSED PRELIMINARY PLAT ENCOMPASSES APPROXIMATELY 28.630 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED ON THE NORTH SIDE OF SETTLERS PASS, APPROXIMATELY 1200 FEET

61 - 85

EAST OF ITS INTERSECTION WITH ROADRUNNER PARKWAY. THE SUBDIVISION PROPOSES 96 RESIDENTIAL LOTS, CONSTRUCTED IN 3 PHASES, WITH LOTS THAT RANGE FROM APPROXIMATELY 0.16 TO 0.421 ACRES IN SIZE. SUBMITTED BY LIBBIN UNDERWOOD ENGINEERING AND SURVEYING, REPRESENTATIVE. (CASE 23CS0500127)

[CASE 23CS0500127 - Pdf](#)

- 6.2. A REQUEST FOR APPROVAL TO VARY FROM THE MAXIMUM RESIDENTIAL OUTDOOR LIGHTING REQUIREMENTS REFLECTED IN SECTION 38-9 OF THE LAS CRUCES MUNICIPAL CODE FOR A PROPERTY THAT IS APPROXIMATELY 5.07 ACRES IN SIZE, IS ZONED NH-1S (NEIGHBORHOOD-1 SUBURBAN), AND LOCATED AT 4050 LONGVIEW LANE. SUBMITTED BY KENT THURSTON, PROPERTY OWNER. (CASE 25VO0500047)

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[CASE 25VO0500047 - Pdf](#)

- 7. **DISCUSSION**
- 8. **STAFF ANNOUNCEMENTS**
- 9. **ADJOURNMENT**



**PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
May 27, 2025 at 6:00 p.m.**

BOARD MEMBERS PRESENT:

Kent Thurston, Chair
Scott Kaiser, Vice-Chair
Janet Acosta, Member
Joaquin Acosta, Member

BOARD MEMBERS ABSENT:

Enrico Smith, Member
Connor Murray, Member

STAFF PRESENT:

Chris Faivre, Director Community Development
Adam Ochoa, Senior Planner/Building Inspection Supervisor
Vincent Banegas, Interim Planner
John Castillo, Planner
Christine Rivera, City Clerk
Blairre Flores, Economic Development Coordinator
Elizabeth Teeters, Economic Development Director

1. CALL TO ORDER (6:00)

Thurston: Good evening, and welcome to the Planning and Zoning meeting today.
Today is Tuesday, May 27th. I have a call to order.

2. CONFLICT OF INTEREST

Thurston: I'm going to check first if we have any conflicts of interest tonight. None.

3. PUBLIC PARTICIPATION

Thurston: We will move on to public participation. Do we have anyone in the public that would like to speak on anything that's on like the consent agenda? We have one. Do I have to swear him in? Okay.

Pearson: Good evening. My name is George Pearson. Before you approve the minutes on your agenda, please check the members list, the list of members present. I believe the list of members present is correct. But Mr. Kaiser is

1 listed as the chair and the rest of the minutes make it clear that Mr. Thurston
2 was the chair at this meeting.

3
4 Now I'd like to talk about the Mesa Grande Drive road extension that has
5 been proposed. This may or may not come before you, but it is something
6 that is of interest and this is public comment. There's something like \$60
7 million that has been promised for this roadway. The money's not here yet,
8 but once the money shows up, it's pretty sure that that roadway will be built.
9 It is on the future thoroughfare map, and while the need for this roadway is
10 debatable, it does seem to be coming. My ask is that we build this as a true
11 21st century roadway. What I mean by this is that safety be the main driving
12 force in creating this roadway. Safety for all roadway users, with special
13 consideration for the vulnerable roadway users. It's well documented that
14 the percentage of vulnerable user deaths is disproportionate with what
15 seems like little concern. AASHTO has recently updated and published
16 their bikeway design guide. This includes guidance for protected bikeways
17 and extra protection for bicyclists and pedestrians at intersections. While
18 Realize does not include this type of cross-section, and maybe it should be
19 added when Realize is updated, Realize does allow the director to approve
20 alternative designs. A design blessed by AASHTO would certainly be
21 covered. So if we're going to build Mesa Grande, let's build it as a 21st
22 century roadway that is safe as possible for all roadway users. Thank you.

23
24 Thurston: Thank you. Do we have anyone else in public comment? All right. Do we
25 have anyone here that's going to be speaking on the MRA from the public?
26 I'm just trying to get an under - okay. Well other than staff.

27
28 SPEAKER, NOT AT THE MICROPHONE.

29
30 Thurston: Okay. It's the last thing, so I think we're okay then. So then everyone here
31 is basically here for the new business on the major amendment. Is that
32 correct? Okay. Thank you.

33 34 **4. ACCEPTANCE OF THE AGENDA**

35
36 Thurston: All right. Then we'll move on to the next. We have an acceptance of the
37 agenda with the - I think we've got to have that alteration of the ...

38
39 SPEAKER, NOT AT THE MICROPHONE.

40
41 Thurston: No, the alteration of just on the notes.

42
43 SPEAKER, NOT AT THE MICROPHONE.

44
45 Thurston: Okay. So you've got those taken care of.

46
47 SPEAKER, NOT AT THE MICROPHONE.

Thurston: All right. So I need a motion for the acceptance of the agenda.

Kaiser: I'll make a motion, the acceptance of the agenda that would reflect the changes on the meeting minutes from last month.

Faivre: Okay. I'm the motion to accept the agenda. Commissioner Acosta.

Ja. Acosta: Yes.

Jo. Acosta: Yes.

Faivre: Other Commissioner Acosta. Commissioner Kaiser.

Kaiser: Yes.

Faivre: And Chair.

Thurston: Yes.

Faivre: Thank you.

5. PLANNING AND ZONING MINUTES – April 22, 2025

APPROVED UNANIMOUSLY.

6. CONSENT AGENDA

6.1 Case No. 25CS0500004: A request for approval of a non-administrative replat known as Payan Subdivision No. 1 for property located at 6090 Payan Road, that encompasses approximately 0.45 acres and is zoned NH3S (Neighborhood-3 Suburban) under the Realize Las Cruces Development Code. The subdivision is proposing to replat one existing tract of land into four new lots that are 0.109 acres in size each. Submitted by Borderland Engineers and Surveyors, LLC., representative.

6.2 Case No. 24CS0500033: A request for approval of a non-administrative replat known as Huerta Tracts. The subject property encompasses approximately 0.437 acres, is zoned R-2 (multi-dwelling low density), within the North Mesquite Overlay Zone and located at 615 Piñon Avenue. The Subdivision proposes to subdivide one existing lot into two new lots that are approximately 0.174 and 0.263 acres in size.

Thurston: So the next one is just going on to the consent agenda is passed. Okay.

APPROVED UNANIMOUSLY.

7. NEW BUSINESS

7.2 Case 24CS0500131 and 24ZO0500130: A request for a final approval to a major amendment involving the Sona Ranch East II Master Plan, titled Sona Ranch East II Master Plan Amendment #5, and to provide a recommendation for the corresponding zone changes. The property is generally located north of Sonora Springs Boulevard, east of Pagosa Hills Avenue/Petaluma Avenue, and west of Mesa Grande Drive. Submitted by Souder Miller and Associates on behalf of Sierra Norte Development, Inc.

Thurston: And then we need the acceptance of the agenda as presented. Isn't that what we just did?

SPEAKER, NOT AT THE MICROPHONE.

Thurston: Okay. So the first one really is then going on to new business, and that one we are going to give over to staff for a presentation. Oh, sorry. First I need a motion for the hearing of it.

Kaiser: So just for a point of order. So the motion is to hear the item, and then we'll make a motion to approve.

SPEAKER, NOT AT THE MICROPHONE.

Kaiser: But what happens if we wanted to vote an option that was not to approve? Like what if it was to table or something like that? Do you make a motion at that point to table? Okay. So I'll make a motion to hear or approve item 7.1.

Ja. Acosta: I'll second that motion.

Faivre: Commissioner Acosta.

Jo. Acosta: Yes.

Thurston: Staff, it's to you now. Sorry.

Banegas: Good evening, Commissioners. Vincent Banegas, interim planner for the record. Here to present the cases involving a master plan amendment number five and zone changes for the Sonoma Ranch East II master plan area. Current conditions as it relates to this master plan area, the property is located south of the Alameda Arroyos South Fork if you will, north of Sonora Springs Boulevard, east of Pagosa Hills and Petaluma, at least beyond the development area that exists there, and west of the Mesa Grande Drive. The subject master plan was originally annexed, and that contained roughly 322 acres originally, was originally annexed, master planned, and zoned via City Council action back in February of 2005.

The property with exception of the water tank sits vacant. And areas around it to the north and to the east are also vacant. There is a developing East

1 Mesa Sports Complex to the south, single-family high and medium density
2 zoned residential to the west. The applicant has requested that this
3 proposal and the zone changes that go along with it be processed under
4 the 2001 Development Codes, and that's what you will hear exclusively this
5 evening in context to those codes.

6
7 The last amendment, number four, is what we currently follow for the area.
8 That was approved in 2020, and it reflects the following land uses which
9 consist of mixed or slash uses involving single-family high density and multi-
10 dwelling medium density uses. There's a mixed single-family high density,
11 multi-dwelling medium density, and commercial high intensity uses. Single-
12 family high density uses singly. And commercial low intensity, commercial
13 high intensity, flood control, and flood control open space recreation. So
14 when I speak to the mixed uses, those are uses that are identified in the
15 master plan, and pursuant to the zoning that enacts those uses. They could
16 develop either one of those land uses or a combination of two or three. It
17 could be a complete mix of land use or singular use of any one of the land
18 uses.

19
20 What we're talking about here this evening is 122, those are the remaining
21 acres currently zoned with flood control. That's the FC. The R-1b is single-
22 family high density. C-3 is our commercial high intensity zone. And the
23 mixed or slash or pancake zones you may have heard about in the past of
24 R-1b, R-3, and C-3/R-1b/R-3, as well as FC/OS-R, those are the flood
25 control open space recreation zones.

26
27 The property currently sits within the suburban neighborhood place type,
28 and that's pursuant to our comprehensive plan. The suburban place type
29 will be characterized a little later, but the property is accessible from various
30 roadways, thoroughfares pursuant to our future thoroughfare plan. Mesa
31 Grande Drive, which is proposed to be a minor arterial, 100 feet of right-of-
32 way. Same with Calle Jitas. Sedona Hills Parkway is a major collector at
33 85 feet of right-of-way. Sonora Springs Boulevard, another minor arterial.
34 And Pagosa Hills is a local at 50 feet of right-of-way.

35
36 Here is the arial that represents the boundary in question. So everything
37 you see outlined in red including the water tank here, is part of the request.
38 There's no action or no change to the water tank property, but nonetheless
39 it's been added as part of the development proposal.

40
41 So master plan comparisons are as follows, the amendment four is on the
42 left, amendment five, the proposed, is on the right. I've received a lot of
43 input, either via phone calls and/or e-mails that wanted a description of what
44 the actual changes were to look like. And as you look at amendment four
45 on the right you see various planning parcels is what they're called. In fact,
46 there's two located right here before you get to Calle Jitas Boulevard. And
47 what they are doing in concert to the proposed number five is they're
48 combining them. So they are combining those two planning parcels and

1 then adding a two-acre park parcel here amongst the two that exist in area
2 four. The land uses that are specific to amendment four, the upper H-7,
3 consists of single-family high-density land use designation, and H-8 below
4 is single-family high-density as well as multi-dwelling medium-density. That
5 designation here with H-8 goes away and becomes part of H-7, and it all
6 becomes single-family high-density, with exception of that park.

7
8 Below Calle Jitas you have these two parcels are at issue here. You had
9 land uses, in fact, let me see if I can magnify, that might help Sorry about
10 that. So you have some single-family high-density land uses designated
11 here in this parcel. You had a little park, pocket park if you will, located
12 here. And then on H-19 you have single-family high-density residential and
13 multi-dwelling medium-density. Those get combined. All this gets
14 combined as you see over here, and it will become single-family low-density
15 residential.

16
17 H-33, which is a commercial low-intensity land use designation, gets
18 absorbed into this larger planning parcel, so it will no longer be commercial.
19 H-29, which is a combination of single-family high-density residential,
20 medium-density or multi-dwelling medium-density residential, sorry, and
21 high-intensity commercial, that designation goes away because it gets
22 absorbed in large part into this planning parcel, with exception of a small
23 strip that is delineated here for the flood plain for the arroyo boundary,
24 basically. But it becomes in this vicinity here all single-family low-density
25 residential.

26
27 I already indicated that AO-1 is the arroyo boundary that has been
28 established. A, oh, I'm sorry, OS-1 and OS-2 are the new designations for
29 open space natural conservation, and those are part of this N-1 piece, part
30 of this A-2 portion down below here, and part of this H-32, which is
31 commercial, high-intensity. What is a remnant piece of H-32 becomes
32 single-family, low-density, so what you have here is single-family low-
33 density here, single-family low-density here, and the rest is arroyo
34 boundaries and open space natural conservation. Down here you have
35 flood control. This one isn't changing except for the open space recreation
36 designation becomes open space natural conservation. This, as I indicated
37 was the tank, water tank site. There's no change there.

38
39 This is the existing zoning that basically implements the amendment four
40 provisions. I've already stated what these uses or these zoning
41 designations are, but again you can see that this piece, this larger piece
42 here in light yellow at least, yes, and this one down here, those are all the
43 single-family high-density zoning districts. This R-1b/R-3, this one, and this
44 one down here were the combination single-family high-density and multi-
45 dwelling medium-density districts. And then this one is the same except it
46 adds a commercial element of high-intensity. You have commercial low-
47 intensity there. So the zoning that you're seeing here implements
48 amendment four. This piece right here, just for the record, is located in

1 error. Based on research conducted two ordinances were found that clearly
2 indicate that this piece here should slide over to where it was originally. For
3 whatever reason, it was mapped at that location and there's been a request
4 to change that. So this piece, this FC/OS-R, slides over to the left. That's
5 the current location for that zoning designation.

6
7 So this is just a map. I won't go into great detail here. Zoning follows the
8 land use. You can see the two zoning designations up here with H-7, H-8
9 becoming one, as I indicated. These two down below becoming one, as I
10 indicated, etc. So again follows land use designations.

11
12 In terms of analysis and findings on combining both, because the list is long,
13 and this kind of is a synopsis of both elements that staff has considered.
14 Basically, there are no adverse health, safety, welfare issues identified by
15 staff during the conduct of review. The amendment, almost exclusively,
16 there's about 75% of the total acreage that proposes a single-family low-
17 density development. The single-family residential densities are in large
18 part reduced, so from the high density for instance down to the low density.
19 The proposal does seek residential development consistent with the
20 surrounding neighborhoods in the area. You do have a lot of single-family
21 homes, detached homes meeting either the medium-density or high-density
22 standard. You also have large lot development in the area. The proposal's
23 single-family density thresholds fall within the place type range for like
24 development, and by that I'm pertaining to or referring to the suburban place
25 type where the density range for single-family development is between four
26 and 12 dwelling units per acre.

27
28 And the proposed zoning is consistent with the master plan amendment that
29 they are also proposing this evening. The master plan area falls within that
30 suburban neighborhood place type, which is characterized by low to
31 moderate density residential. In the comprehensive plan there's reference
32 to the style of development consisting of retail, office, mixed residential
33 styles, attached, detached, etc., some multifamily, some schools and parks.
34 There's also reference to a future development map that refers to
35 neighborhood center locations. The neighborhood center itself is a type of
36 development pattern if you will that begins to really emphasize mixed use,
37 but in the context of a neighborhood level mixed use. So it's not after the
38 big box type development. It's after any development that helps serve the
39 neighborhood. So there are locations that are referenced in that map. One
40 is north. They all straddle Mesa Grande Drive, but one is north of the
41 northern boundary of the amendment. And there's one more or less in the
42 center between, closer to Calle Jitas, but between Calle Jitas and Sedona
43 Park, I believe, at that location and one further south beyond the
44 development boundaries on the southern border.

45
46 The applicant and the representative have submitted a letter. It's been
47 included in your packet. They have stipulated that they do not see a need
48 for the neighborhood center locations in that existing center locations or

1 services I should say, can be accommodated along Sonoma Ranch, what's
2 existing, the town center further north of that, Lohman Avenue, etc. So
3 that's their position on that, and I just wanted to indicate that for you.

4
5 The proposal also seeks to better define sensitive areas like arroyo
6 boundaries as I illustrated on the map. and also preserve some of the
7 natural areas and topography, which there is some topography out there
8 that will have to be wrestled with a bit. And they also seek to formalize and
9 combine acreage that was allocated for parks along the way through all
10 these amendments and to relocate that to the north, which I showed you,
11 and that is a two-acre park that is being proposed. So it will grant greater
12 accessibility to the neighborhood in that region, especially given the fact that
13 you have a regional park further south. The proposal meets the purpose
14 and intent of the 2001 Zoning Code as amended. And the cases were
15 noticed as per code, meaning that letters went out to the property owners
16 within 500 feet of the boundaries for the proposal, and through that effort
17 staff has received several phone calls and several e-mails. The e-mails that
18 we received have been forwarded to you, and copies have been provided
19 at your desk at the dais there. Some of the issues that were referenced
20 through this communication, through this input involve stormwater
21 management, what is expected to be impacts, etc. Land use, clarification
22 on what's being considered. The timing of construction and roadway
23 improvements. Existing zoning, what it looks like and how it compares with
24 the proposed zoning. General inquiries. And development compatibility.

25
26 The DRC in April heard the case involving the master plan, and they
27 recommended through unanimous vote approval with no conditions. And
28 your options this evening as it relates to the master plan amendment is to
29 vote "yes" and approve the master plan. You can vote "no" and deny it.
30 You could vote to amend, and vote to table. I should note that the
31 Commission is the final authority on the master plan unless it gets appealed
32 to City Council. And in terms of the zone change request, you could vote
33 "yes," which recommends approval to City Council. You could vote "no"
34 and recommends denial to City Council. You could vote to amend and
35 include any conditions you feel are relevant. And you could also vote to
36 table with direction from the Commission and we'll pursue whatever
37 direction that looks like. That concludes staff's presentation. And we do
38 have the applicant, Mr. John Moscato and the design engineer, Mr. Paul
39 Pompeo from Souter Miller in attendance. And I believe they have some
40 information to present to you as well.

41
42 Thurston: Thank you. Can we, Is it okay if we ask for the applicant right now to give
43 us their presentation? Thank you.

44
45 Moscato: Good evening, Commissioners. John Moscato on behalf of applicants here
46 in Norte Development.
47

1 Thurston: Sorry. I got to swear you in real quick. Do you swear or affirm that the
2 testimony you're about to give is the truth and nothing but the truth under
3 penalty of law?
4

5 Moscato: Yes, I do.
6

7 Thurston: Thank you.
8

9 Moscato: Thank you. I'd just like to shed some light on a few of the items that Mr.
10 Banegas touched on, and a few that haven't been discussed yet. In terms
11 of conformance to the Elevate Las Cruces comprehensive plan, as Mr.
12 Banegas pointed out, this property is in the suburban neighborhood place
13 type, which includes low to medium density development, this being
14 primarily low density development that we are proposing. It conforms to the
15 suburban place type. The suburban place type also provides for
16 recommending a diversity of housing types. It's been over a decade since
17 low density large lot subdivisions have been developed in the Sonoma
18 Ranch area. Everything around it is smaller lots, more traditional sized lots.
19 So this does include some diversity, which is lacking right now. We're also
20 supposed to provide transitions under the suburban place type. If you
21 looked at the future development map, the property to the east is rural
22 neighborhood, which is large estate lots. So this lower density development
23 that we're proposing between Calle Jitas and Sonora Springs provides that
24 easy transition between the traditional sized lots west of Pagosa and the
25 area in the future rural neighborhood. It's important to realize that even
26 though Elevate Las Cruces allows for other uses besides residential, it
27 allows for some commercial, it allows for some multifamily, it doesn't require
28 any of that. So I want to make sure everybody understands that there's a
29 distinction between allowing and requiring. So we're not doing anything that
30 isn't required.
31

32 The suburban place type recommends minimizing grading activity. Our
33 project engineer, Mr. Pompeo, will speak more about the technical aspects
34 of our development, but just in a broad stroke there's massive elevation
35 change west to east on this property. Our proposal would minimize grading.
36 If you were to develop this as a traditional neighborhood, the entirety of the
37 property would have to be graded, stripped, lots of retaining walls and so
38 on. And the neighborhood place type also recommends preserving the
39 thoroughfare corridors, which we do. Calle Jitas, Sedona Hills, Sonora
40 Springs are all maintained.
41

42 Just to clarify a couple of issues that were raised in the write-up that you
43 received from staff. Mr. Banegas did mention earlier that despite the fact
44 that the write-up indicates that mixed-use development is being eliminated,
45 that's actually not the case. There is no mixed-use development in the area
46 that we're proposing to be rezoned. It's layered or stacked zoning. So you
47 can select any of those, but it's not mixed in the sense of multi-uses in the
48 same lot or the same building.

1
2 The question of the neighborhood centers, I think is important to detail here.
3 You know the future development map is not precise in the way those
4 neighborhood centers are located. There is a neighborhood center located
5 between Calle Jitas and Northrise. Our justification letter indicates we
6 believe it's a better use for that to be located at Northrise, since Northrise
7 coming down from Mesa Grande Drive, say from the high school south on
8 Mesa Grande Drive to Northrise, would then lead you to that prime
9 development corridor around Northrise. So we think that's a better solution,
10 since what's shown on the map is more or less equidistant between Calle
11 Jitas and Northrise; we selected Northrise. The one that is east of the
12 boundary of our property, that is east of the future Mesa Grande Drive, it
13 does not show in the future development map as bordering our property. It
14 is east of our property. Even though we are not proposing any development
15 within our property of that neighborhood center, there is still the possibility
16 that a future developer could develop the eastern sections of that
17 neighborhood center, if there's a market for that later. The last
18 neighborhood center that's referred to in this general area is the one that's
19 roughly between Sonora Springs and Sonoma Springs. We recommend
20 that it be placed at Sonoma Springs, since that's the intersection that leads
21 to the East Mesa Sports Complex. Again we think that's a much better use.
22 Of course, there's one farther down on Lohman, which is far outside our
23 property.
24

25 And I think you know the issue of what and how much commercial needs to
26 be in this Mesa Grande Drive corridor, how much commercial needs to be
27 built with all of the neighborhood centers, I think is an important one for us
28 to touch on just a little bit. And what I'd like to walk you through is how the
29 Sonoma Ranch Boulevard corridor has developed, or not developed, over
30 the last couple of decades. If you can picture driving south on Sonoma
31 Ranch Boulevard, the first major intersection in this general area is Sonoma
32 and Calle Jitas. So in Sonoma and Calle Jitas there are four corners for
33 commercial development. And in the past 20 years not a single one of those
34 corners has been developed. There's simply not a market for it. The next
35 one is Sonoma and Sedona Hills. That one has two corners east of Sonoma
36 Ranch Boulevard. Not either of them has been developed commercially.
37 On the west, they're both residential. The next one is Sonoma Ranch
38 Boulevard and Sonora Springs. There you have the same situation. To the
39 west, no commercial. To the east there's one commercial vacant, and one
40 that's been developed as multifamily. Sonoma Ranch Boulevard and
41 Sonoma Springs, another one, four corners, all commercial, zero
42 development in two decades. And lastly at Sonoma Ranch Boulevard and
43 Lohman, three corners commercial, one has been developed in the past 20
44 years. So I think this speaks to a couple of issues regarding what's
45 happening here when theory collides with reality. And you know In my
46 experience reality usually wins out. The reality is even though this Sonoma
47 Ranch Boulevard corridor has been developed for 20 years, completely
48 developed in terms of residential housing, all of the rooftops that would be

1 served by commercial exist and have existed for a long time. There's been
2 very little commercial development there. And what's the impact of that on
3 the developer, on the City, and on neighboring property owners? So the
4 neighboring property owners have vacant land next to them, vacant land,
5 weeds, dust, etc. The City has no income from development, no GRT, no
6 higher property taxes. It's vacant land appraised or valued at the lowest
7 possible amount. From a developer's standpoint, the developer sits on the
8 land for how long, 10 years, 20 years, 30 years? What's a reasonable
9 length of time for a developer to hold land and get no return on it? I don't
10 know how many of you have tried to sell property. You know it can be
11 frustrating when property hasn't sold in a couple of months or half a year.
12 Think about how you'd feel if you held property for 10 years, 20 years. I
13 think one of you probably has known that feeling, Commissioner Thurston.
14 But it's just, it's not a practical solution to over-plan these areas for large
15 amounts of commercial uses for which there's very questionable demand.
16 You look at Sonoma Ranch Boulevard, virtually no demand. Think of how
17 much longer it's going to take for commercial along Mesa Grande Drive, if
18 ever, to be viable. So I think we just need to take a step back, realize that
19 there's a reality we need to face, and that the highest and best use for this
20 property that we're proposing right now is for housing. North of Calle Jitas
21 it's medium density, probably around four units an acre. South of Calle Jitas
22 it's the larger lots, given the rough terrain. And what we feel is filling up a
23 gap for housing that, a housing type that hasn't really been built in the City
24 in the last you know 10, 15 years. Anybody who wants that type of housing
25 has been forced to go out into the county, so the City loses the ability to
26 attract that type of housing within City limits. So we think it's an important
27 housing type to include, and that's why we are proposing it for this area.
28 Thank you for your time.
29

30 Thurston: Thank you. Are you going to have your engineer give a little bit of
31 background as well?
32

33 Moscato: Yes.
34

35 Thurston: Thank you.
36

37 Moscato: Thank you.
38

39 Thurston: All right. I've got to swear you in as well.
40

41 Pompeo: Good evening, Mr. Chairman and Commission. Paul Pompeo with Souder
42 Miller and Associates.
43

44 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
45 and nothing but the truth under the penalty of law?
46

47 Pompeo: Yes, I do.
48

1 Thurston: Thank you.

2
3 Pompeo: Good evening, Commissioners. I just have a few points to make on some
4 of the engineering aspects that Mr. Moscato touched on, and then I'd be
5 happy to answer any questions you might have. First of all is if you've been
6 out to the site or looked at the documentation in your packet, there is quite
7 a bit of terrain in this project area, generally about 30, 35 feet across in one
8 area, 60 feet of elevation change from east to west. In some of the other
9 subdivisions that we have completed over along Sonoma Ranch Boulevard,
10 namely Sonoma Ranch North Phase 5, in that one subdivision, which would
11 represent about a fifth of this area, we moved close to 400,000 yards of
12 earth, and there are 8- and 10-foot retaining walls throughout that
13 development. So in looking at this area here which has a higher
14 topographic change across it, if we were trying to develop it to match the
15 housing patterns to the west, that is the kind of effort it would take. And in
16 just an assessment of that cost, not respecting the topography, altering
17 drainage patterns and things of that nature are just not worth the return by
18 trying to develop that.

19
20 I noticed that when staff had, there was a comment or a question about
21 stormwater management. First of all, in the southern area here, because
22 of the City sports complex farther to the south, there was a recent FEMA
23 mapping update through this property of which there now is a mapped flood
24 zone. That area, as shown on the zoning maps, we've respected that, we've
25 cut that out, created a separate tract of land so that it will always be
26 preserved as natural arroyo.

27
28 Along the southern boundary, there is about a 30- to 35-foot elevation
29 change right along a future roadway there. And as noted on the zoning
30 map, it's our desire, we're not going to try to do anything with that ridge.
31 We've cut it out; set it aside as open space to stay as natural terrain. With
32 that, those are just the main topics that I wanted to point out, which is the
33 stormwater and the roads. In summary, also on the stormwater
34 management, because these are larger lots, we're proposing narrower
35 roadways within the development. All that leads to a great decrease in
36 stormwater runoff in the developed condition so that there will be no
37 possibility of any impacts to the neighboring areas to the west. So with that,
38 Mr. Chairman, that concludes the points that I wanted to speak about. and
39 I'd be happy to answer any questions that this Commission might have.

40
41 Thurston: Thank you. Before we open it up to the comments to the rest of the
42 Commissioners real quick, I have a, one of my bigger concerns lately has
43 been the townhall center or the town centers and the walkability and the
44 mixed use and all of that kind of stuff. And so do you by chance know the
45 distance from where we have all of this open space already off of Sonoma
46 Ranch to - so if you took Sedona Hills Parkway, do we know about mileage
47 of that? I know they're talking about like the 10-minute City and being able
48 to be on bikes and be able to be and walk and all of that wonderful stuff and

1 put cafes and things like that. But it appears when you just see the
2 application first off it more seems like you went back to the residential side
3 and you removed some of the commercial opportunities or the high-density
4 opportunities there along Mesa Grande. But as I'm looking at the site I'm
5 starting to see that you still possibly have that same chance to still do all of
6 your commercial site right in there. Do you know what the walking distance
7 is when they do like a walk score for cafes or anything like that for this
8 distance?
9

10 Pompeo: Mr. Chairman. I'm sorry. I would not be able to answer that. I do not know.
11

12 Thurston: Okay. I'm going to have to ask the staff that one then. And your guys'
13 planning of the Realize, this looks more like that you do have sufficient area
14 on your town center and over here off of Sonoma Ranch. Would that, in
15 your opinion, classify as like a town center?
16

17 Banegas: Mr. Chairman, members of the Commission. The town center walkability
18 index or the threshold they try to attain, I can't speak to, but I can speak to
19 the neighborhood center. They try to, in Elevate I should say, in Elevate,
20 they try to have a half-mile walk shed. So from anywhere in the
21 neighborhood to the area where you have mixed use, where you have
22 possibly small-scale retail, office, that kind of thing, they try to locate those
23 within a half-mile distance. The town center is obviously going to be much
24 greater than that. The whole purpose is to really concentrate mixed use,
25 but at a larger scale. I cannot tell you without pouring over the document
26 what that threshold is for town centers.
27

28 Thurston: Okay. That was really my - just after all of the planning and things that
29 we've been through, I'm seeing that. The other clarification that I wanted to
30 ask on is since this is going to be a, this is a rezone or, it's not a rezone, it's
31 a master plan amendment. Now, this is not going to follow the same as
32 Realize Las Cruces. Is that correct?
33

34 Banegas: Mr. Chairman, members of the Commission. This is both a master plan and
35 a set of zone change requests that are being brought before you. And the
36 applicant has asked that it follow the 2001 Development Code standards.
37

38 Thurston: Okay. So the zoning that is going to be designated in here does not, is not
39 going to have the mixed use zoning that you would see in like the, what is
40 like the NH1, NH2, where you're starting to see that they have the mixed
41 opportunities to put an office center or other things like that. This is going
42 to be more designated only for residential. Is that correct?
43

44 Banegas: That's correct. You know when I, in my presentation when I talked about
45 the slash zoning or pancake zoning or the slash use, I indicated that the
46 individual could, the developer could develop with any one of those land
47 uses in mind. They could do one. They can combine them. They can
48 combine all three, if there's three, if there's two, whatever. The point being

1 is that with the land use designations and the master plan and the
2 corresponding zones on the zoning map, the zoning is there to facilitate the
3 possibility for mixed use. They don't have to at all, but the possibility is there
4 if they so choose.

5
6 Thurston: Okay. And so then in the, in this amendment if they wanted to use the
7 Realize code, they would then have to come back in is that, to then update
8 their master plan again for new zoning for the Realize?

9
10 Banegas: Mr. Chairman, Commissioners. As per the Realize document, as per the
11 Realize code, any master plan that is approved under, for instance, in this
12 case, the 2001 standards, may enjoy review and consideration of
13 subsequent actions, preliminary plats, final plats, etc., under those same
14 provisions. They don't have to go over to the new standards. In fact, it says
15 that they will be reviewed under the standards that the master plan was
16 approved under.

17
18 Thurston: Okay. So this one, this one basically is going to follow suit with the old code.

19
20 Banegas: Correct.

21
22 Thurston: Going forward.

23
24 Banegas: Correct.

25
26 Thurston: Okay. Let me see. I'm going to open it up questions for Commissioners.
27 Commissioner Acosta.

28
29 Jo. Acosta: Got one. I don't know if it's for the engineer or for City staff. But so the
30 stormwater management plan, like in the steep areas, how does that exactly
31 look? Can you detail that for me a little bit, if I missed it?

32
33 Pompeo: Well obviously on the terrain that's out there now there's, you're covered by
34 the hard cap over the desert floor plus the existing vegetation. So it's our
35 intent by the larger lot development that the lots, to the max that they can
36 be, just stays in its natural condition, undisturbed with both vegetation and
37 the soils that are on the surface. Other areas, when the home
38 developments come in or when the roadways are, we'll have to use
39 stabilization techniques where there's cuts, but we would like, as we've
40 looked and set pads on this area, as we've looked at development, we're
41 trying to set those pads at the existing grades that that's at now, so we can
42 keep earthwork to a minimum, so we can keep erosion to a minimum as
43 well.

44
45 Jo. Acosta: So I guess in turn, yes, would there be like phasing, there's phasing to
46 where that's going to be, so that you know some major flood wouldn't just
47 kind of come while development's happening?

- 1 Pompeo: Well, it's our intent for the natural waterways that are out there now, whether
2 it's the primary arroyo that's in a flood zone to the south or other areas
3 farther to the north, we respect those areas and stay away from those with
4 our development. So we're not going to be filling them in or realigning them.
5 We're going to be respecting them and working around them.
6
- 7 Jo. Acosta: Thank you. And I do have one more question just in regards to safety. So
8 narrower roads and pedestrian access, how does, how do you assess that
9 kind of impacting things?
10
- 11 Pompeo: Well, if we go to larger lots then there'll be less traffic there. Some of the
12 other techniques that could be used on a development like this, I don't want
13 to get into specifics because we're not far along in the design, but other
14 aspects are to have a narrower road section, but maybe have an offset trail
15 as a loop through the area to provide more pedestrian safety away from the
16 roadway itself. Other techniques on larger lots is to mandate through the
17 development standards of that subdivision additional off-street parking,
18 longer driveways and such to keep people from parking on the roadways
19 themselves. So using those kind of techniques, if that is, once implemented
20 then there wouldn't be a need to pave out to 35 or 37 feet like you would
21 normally see in a residential subdivision. We can narrow those down to,
22 say, 28-foot roadways, and they would provide appropriate access as long
23 as the pedestrian safety and off-street parking was provided for.
24
- 25 Jo. Acosta: And so I don't know if this is for Vincent, but how do we potentially look at
26 making sure that that gets implemented along the way? I suppose and not
27 kind of just approved with narrow roads.
28
- 29 Banegas: So, Mr. Chairman, Commissioner Acosta. This is, the master plan process
30 is the first step in the development process. Subsequent to that there's
31 going to be the preliminary plat and then the final plat construction drawings.
32 So those latter stages are kind of when the rubber meets the road so to
33 speak, and that's when we know what they are proposing. That's when we
34 go to additional review via DRC or Development Review Committee, and
35 we have the standards in place already as to what they have to comply with
36 and any deviation to that is a request to DRC specifically. So that would be
37 brought to your attention at that time when those steps come forward for
38 consideration by this body.
39
- 40 Jo. Acosta: Okay. Thank you, Vincent. I think those are kind of some of my questions
41 and turn out to the rest of the Commission.
42
- 43 Thurston: Kaiser. Go ahead.
44
- 45 Kaiser: I have a whole host of questions. I'll try to go in some coherent logical order
46 here, but no promises. First, I think most of my questions, at least at the
47 beginning, are directed to staff. What is the overall difference in the

1 potential number of housing units that would be constructed between what
2 is existing and what is being proposed?

3
4 Banegas: So, Mr. Chairman, Commissioners, Commissioner Kaiser. Staff did an
5 analysis based on the data sheet or data housing count, density counts,
6 that they provided, the applicant provided for amendment four and compare
7 that to amendment five. The low housing count just assumes basically what
8 they provide as the range of density for the planning parcels they reflect on
9 their master plan. It takes into consideration even the slash use parcels,
10 planning parcels, so if they show a single-family high-density residential and
11 then a multi-dwelling medium-density residential, we would consider for just
12 that planning parcel the single-family component as part of the low housing
13 count. Conversely, on the high housing count, we would assume the
14 multifamily or the medium-density multifamily component. So when we took
15 that information and calculated it out in terms of number of units, for the low
16 housing count you get a range. Obviously, they are providing ranges for
17 the number of dwelling units per acre. And so you begin to see in
18 amendment four, 235 to 862 homes, a number of units based on that
19 information. On the high housing count, 235 to 1,376. And then on
20 amendment five, given that it's more direct, singular type of zoning, you get
21 230 on the low end and 552 on the high end. In both instances for
22 amendment four there's a potential for 3.97 acres of commercial. And with
23 the possibility for additional commercial ranging or going up to 11.22. Those
24 are part of the slash land use planning parcels, which they may or may not
25 build to that standard. It should be noted that in the 2001 Code for
26 commercial land you could conceivably build apartments. That was not a
27 consideration with these housing counts. I looked at it as commercial is
28 commercial. That's it. So in the amendment five for commercial, it's zero.

29
30 Kaiser: Okay. Thank you. I mean to me, this seems just like a significant departure
31 from what they currently have available to them. That's already entitled.
32 And it would appear that there's plenty of flexibility in what they can and
33 cannot do. So just sort of thinking aloud here, you know I think one of the
34 arguments that they're making is that there's no market for certain types of
35 development. But it seems like they already have plenty of flexibility to do
36 the things that they think better fit market realities. Just in the housing alone
37 and then the commercial and the mixed use components, it seems like
38 there's plenty of flexibility there. So I guess my question is, why now?
39 What, why now, why this significant change? So that's a question. I don't
40 know. The applicant is welcome to respond to that. But I want to hear kind
41 of staff's perspective first. I mean, do you have a sense of...

42
43 Banegas: Mr. Chairman, Commissioner Kaiser. From this staff person's perspective,
44 they have an opportunity to develop the land. And I think they have an idea
45 as to what they want to do. It's been conveyed through the DRC minutes
46 of the type of development they're pursuing. I think it was touched on here
47 this evening. And I think they're ready to roll with it. And it kind of flies a
48 little bit in the face of what exists today.

1
2 Kaiser: Okay. Well, maybe pose the question differently. When this was amended,
3 I guess amendment four, what was the rationale for what ended up being
4 approved?
5
6 Banegas: Mr. Chairman.
7
8 Kaiser: What was staff's analysis, basically, of that?
9
10 Banegas: Good question. I wasn't here during that time. But I can assume in like
11 fashion you had the potential for development in concert with what they
12 were proposing in amendment four. Keep in mind amendment four was
13 really to clean up a parcel that was outside the boundary for this amendment
14 five. So amendment four was more cleanup in an area that does not fall
15 within the boundaries of five. But some of the others, three, two before that,
16 etc., there's a lot of, in fact I provided some information in the packet that
17 kind of described some of the changes and the history of those changes.
18 And it just seemed to me that there was a lot of differing opinion on how
19 much acreage should be allocated to this land use, etc.. And you know it
20 kind of vacillated back and forth between amendments. But why that
21 happened, I couldn't tell you.
22
23 Kaiser: Okay. Thank you. And then there was a comment at some point about the
24 density being that is under what they currently have amendment four being
25 inappropriate for the suburban neighborhood. And I just wanted to point out
26 that actually the gross density for multifamily is 15 to 30 dwelling units per
27 acre, which I believe is what is currently there. Right, under amendment
28 four.
29
30 Banegas: I believe that's correct. Yes. For the multifamily component.
31
32 Kaiser: Correct. So basically multifamily is appropriate in this suburban
33 neighborhood at 15 to 30 dwelling units per acre.
34
35 Banegas: Correct.
36
37 Kaiser: Thank you. Going back to what, a question Chair Thurston had about the
38 neighborhood, neighborhood centers. I believe the question that you had
39 was what is the distance to the closest neighborhood center from this part
40 of the development? Do you know the answer to that?
41
42 Banegas: I do not.
43
44 Kaiser: Okay. So, do you accept the, does staff accept the rationale that the
45 applicant put forward that these other neighborhood centers are more
46 appropriate than what presumably could be located in this location with,
47 under the current amendment four.
48

1 Banegas: Mr. Chairman, Commissioner Kaiser. The comprehensive plan is rather
2 unique as it looks at neighborhood centers, particularly. There's language
3 in there that talks about the ability for the location of neighborhood centers
4 to shift slightly. And that's literal context. And then there's another section
5 that kind of implies that they can be relocated to a much greater extent. So
6 there's kind of two provisions if you will in that policy that conflict. So which
7 one's right, which one's wrong, I couldn't tell you. I could just tell you that
8 the portion that I referenced as it relates to the three locations near this
9 boundary certainly seems to imply that a slight shift is warranted.

10
11 It also says that in the neighborhood center context that this is above and
12 beyond any commercial corridors, any other neighborhood centers, and any
13 other town centers. So if you look at that language then the distribution of
14 neighborhood centers throughout the City is certainly implied.

15
16 Kaiser: Okay. Thank you. Just to kind of pull on that thread a little bit more. So
17 the neighborhood center is defined and Elevate Las Cruces is that these
18 are walkable activity centers to provide local employment, shopping,
19 entertainment opportunities, and provide for a diverse mix of residential
20 living options. Neighborhood centers are located at key neighborhood
21 intersections and provide transition between single-family residential
22 neighborhoods and areas of higher development intensity. So I certainly
23 can see how you might want to flex this you know to find the best location.
24 But I'd also counter that part of the whole reason you have a neighborhood
25 center is to provide amenities that are more easily accessible by
26 transportation modes other than the vehicle. And given that we don't know
27 how far the closest neighborhood center is to this section of the
28 development, I'm having a hard time tracking how that specific change
29 would be consistent with Elevate Las Cruces.

30
31 I also want to point out, and I know that this development is not beholden to
32 the Realize Las Cruces development code that just took effect, but one of
33 the central points of that effort was to create more mixed neighborhoods,
34 neighborhood amenities, different types of housing. That was one of the
35 driving factors behind that. And I know they're not beholden to that code
36 right now, but I see amendment four, what they currently have, as being
37 more in line with what we just did than what they're proposing here tonight.
38 I see this almost taking a massive step backwards. So I just want to point
39 that out that I think, while I recognize that there's a need for some of the
40 flexibility there, I'm not quite sure I see an analysis that tells me that they're
41 being consistent or in line with the spirit of both Elevate and the process
42 that we just undertook with the updates to the development code.

43
44 I also just want to point out because the comment came up that you know
45 the market sort of dictates things that we do, and these commercial parcels
46 have gone undeveloped around Sonoma Ranch. It's also true that low-
47 density development, residential development, undercuts the economic
48 realities of commercial development. When you have a low-density

1 dispersed population you can't support those smaller neighborhood retail
2 and commercial centers. It just doesn't work. That's why you have to have
3 these massive strip malls. It's why you have to have the Walmart
4 supermarkets, because that's the only thing that can support a low-density
5 population. What I see with amendment four is an opportunity to actually
6 increase the density and to make those now more viable. If we just sit here
7 and say, well the developer doesn't think that you know commercial is ever
8 viable, then we're just going to end up with sprawling residential single-
9 family development and no commercial services. So it is a balance for sure,
10 but I don't think we can easily just dismiss that and say, well the market
11 didn't support it in the last five years and therefore we're just going to turn
12 everything into single-family low-density residential.
13

14 The other thing I wanted to point out, and maybe staff could talk a little bit
15 about this, but I noticed in one of the staff reports or in the staff report I think
16 it was one of the exhibits, it would appear that almost all minimum
17 residential density requirements would be eliminated under this proposal.
18 Is that correct?
19

20 Banegas: Mr. Chairman, Commissioner Kaiser. That seemed to be a theme in the
21 latter amendments, but yes, the minimum goes away. It's just capped at a
22 maximum, and that started, I think four reflects some of that, and if I'm not
23 mistaken three as well.
24

25 Kaiser: So we find ourselves in a housing crisis. Why eliminate the floor? We need,
26 simply put we need more housing, and now we have an opportunity to do
27 so with amendment four, and with amendment five, we're basically saying
28 230 is, they could do less than that. I mean would eliminating minimums be
29 appropriate in staff's mind? Does staff support that?
30

31 Banegas: I think, Mr. Chairman, Commissioner Kaiser. A more important component
32 to that is the zoning code, and the densities that are outlined there.
33

34 Kaiser: But if we're saying there's no minimum density, they could build less than
35 what the zoning code says. Is that correct?
36

37 Banegas: That's correct. Just as an example if I could, a little bit, R-1c is intended to
38 be, that's one of the zones that would pertain to the single-family low-density
39 land-use planning parcels that are being proposed. The R-1c is intended
40 to be our urban large lot type of development. It comes in at a maximum
41 number of dwelling units per acre at one. That's not uncommon for any of
42 the zones that we have. The maximum density is at four, but that's in the
43 code. That's already there. That's in the 2001 Development Standards
44 code. There's a maximum. There's no minimum. So even if the master
45 plan said there is a minimum, if the language remains as it's shown today
46 in the 2001 Code, they could still go below it, because there's no minimum
47 in this development standard table. There's a maximum, but no minimum.
48

1 Kaiser: Okay. Thank you. And then I think, at least for the moment, my last
2 question is kind of to the point of land disturbance, stormwater
3 management. It seems like one of the arguments the applicant's making is
4 that by reducing density, it would actually reduce land disturbance, grading
5 requirements, whatever it may be. Was there any consideration for any
6 type of cluster development that would essentially achieve the same thing,
7 in fact probably reduce the land disturbance even more? So if that was a
8 central tenant in this update, was there any consideration for something like
9 that?
10
11 Banegas: Mr. Chairman, Commissioner Kaiser. It's funny you brought that up,
12 because as that question was asked, that came to mind, but it certainly
13 wasn't part of the discussion I've had with the applicant and/or the design
14 professional. Paul.
15
16 Kaiser: Okay. Thank you. That's all I have for the moment.
17
18 Thurston: Anybody else? All right. We're going to move on to public comment now.
19 And I've got to find my sheet real quick. We're going to start on public
20 comment on the, do you want to go front to the back? We're going to start
21 on the left side, my left side, and we're going to start in the front. Any of
22 those who have public comments, go ahead. We'll go for the first row.
23 Anyone, public comment? I guess I should say raise your hand if you do
24 want to talk on the left side. We've got one in the back. First go on and go
25 ahead and come on up. I've got to swear you in, and then also we're going
26 to give you two minutes to talk.
27
28 Harris: My name is Michael Harris, for the record.
29
30 Thurston: Okay, Michael. Do you swear or affirm that the testimony you're about to
31 give is the truth and nothing but the truth under penalty of law?
32
33 Harris: Yes.
34
35 Thurston: Thank you.
36
37 Harris: Thanks, Commissioner and Chair. So up front, I don't live in this area, but
38 my work does take me through there quite often. I used to live in the area
39 also, kind of in that Sonoma Ranch development. And I had e-mailed a
40 comment saying that I was kind of generally in favor maybe of this change.
41 But also you know I have a lot of mixed feelings about it. Having the
42 commercial there right in the neighborhood is generally good. I think people
43 should be able to go there and not be forced to walk. I think in answer to a
44 lot of the questions, the answer is two miles. I checked that on the map, so
45 you can cross-check me, but to the nearest commercial area I think it's two
46 miles. So that's quite a ways to have to drive for any sort of service. That
47 said, putting denser development on the outskirts of town and forcing all of
48 those people to drive into town where there's actually commercial

development is not so great maybe from a traffic perspective. And it does sound like there might be legitimate technical reasons why you might want lower density in this area. Certainly having to move a lot of dirt is not real environmentally friendly. There's the flood control issues and all of that. And plus the low density development is also not real financially stable for the City. You know it costs a certain amount for the City to provide utilities to a certain amount of road. And if you've got 10 houses on that road, that pays for that stuff a lot better than if you had five houses or two houses. So, you know, long-term sustainability is also a question. But moreover, I think that we should listen to the folks who live there and see what they want.

Thurston: Go ahead. Come on up.

V. Helwick: Hello. My name is Vicki Helwick.

Thurston: Do you swear or affirm that the testimony you're about to give is the truth and nothing but the truth under penalty of law?

V. Helwick: I do.

Thurston: Thank you.

V. Helwick: First of all, I'd like to say that our family is supportive of this zone change. According to Mr. Banegas' presentation, Sonora Springs and Pagosa Hills are currently considered minor arterial roads. This will undoubtedly change if this is further developed. We would recommend, our family would recommend, that Sonora Springs from Calle Abuelo East to Pagosa Hills be modified to include medians and speed bumps, such as you can find on Calle Jitas west of Sonoma Ranch. Therefore, we recommend that you, the Commission would vote for option three, that is to include these street modifications but to approve it. Thank you. Thank you for the Commission.

Thurston: Thank you. All right, we were on row, I think it was six. So we are now on row seven. In the blue shirt in the back left.

Vantine: My name is Steven Van Tine. I'm president of the Sonoma Ranch area.

Thurston: Do you swear or affirm that the testimony you're about to give is the truth and nothing but the truth under penalty of law?

Vantine: I do.

Thurston: Thank you.

Vantine: Just had a concern about the tax base. How will the fire and police be supported with these changes? Will there be an increase in taxes, i.e., like a (*inaudible*) tax, like they do in other suburban areas? Has that something that's been considered?

1
2 Thurston: I'm being told we just take comments right now and then we'll address all of
3 those afterwards.
4
5 Vantine: Okay. That's all I had. Thank you.
6
7 Thurston: Thanks. All right, next left.
8
9 Wasson: Good evening. My name is Mary Wasson. I am a resident of Sonoma
10 Ranch East. And in answer, oh sorry.
11
12 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
13 and nothing but the truth under penalty of law?
14
15 Wasson: Yes.
16
17 Thurston: Thank you.
18
19 Wasson: In answer to your question as to how far this area in question is from
20 commercial, it is approximately, my sister lives very close to Sonoma Ranch
21 where you have a lot of commercial availability, but yes nothing has been
22 built up yet. So in fact if you did, you were to build up that as commercial
23 on Sonoma Ranch, this whole area you could walk it would be
24 approximately 15 minutes from anywhere in the neighborhood to Sonoma
25 Ranch, so give or take a, depending on how fast you walk. So hopefully
26 that answers that. I think we're all happy. I think you can see that from the
27 turnout today, that we care very deeply about our neighborhood. We have
28 invested heavily, in fact, for most of us our life savings. And I would venture
29 to say that the majority of people here are very much in favor of the passage
30 of these plans as presented. Thank you.
31
32 Thurston: Thank you. We're in the very back row. Here we go.
33
34 Provencio: Hello. My name is Joey Provencio. And I live, oh, go ahead.
35
36 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
37 and nothing but the truth under penalty of law?
38
39 Provencio: Yes, I do.
40
41 Thurston: Thank you.
42
43 Provencio: So I'm coming from the standpoint of a father of three young kids. We just
44 bought a house right on Pagosa Hills, and I'm all for high-density areas. But
45 it seems like to me, the City is doing it backwards, like they should have
46 done that. They need to do that in an area where it makes sense, where
47 there's not already a bunch of residential homes. Like there's, me and my
48 wife and my kids always take walks through there. And I can just imagine,

1 commercial comes in, like that ruins our walkability because that's a big
2 street that, Sedona Hills, that's like a four-way lane, and I can just imagine
3 that becoming super high traffic. So I don't think you're going to get this
4 walkability thing that you guys want. I think high-density needs to be more
5 in like a downtown area where there's more shops. You know what I mean?
6 I live just right, I can get in my car five minutes, I'm at Walmart, five minutes,
7 I'm at Starbucks. I don't think we really need that. I honestly think the
8 walkability would be worse in that area. And I'm all for this amendment.
9

10 Thurston: Thank you.

11
12 Provencio: Thank you.

13
14 Thurston: All right, we are now, did I get everybody on the left side? We have one
15 more, okay.
16

17 Atwood: Hello, I'm Linda Atwood.
18

19 Thurston: Do you swear or affirm that the testimony you're about to give is the truth,
20 and nothing but the truth under penalty of law?
21

22 Atwood: I do.
23

24 Thurston: Thank you.
25

26 Atwood: My concern is that I live in Sonoma Ranch East, right in the neighborhoods
27 that leave out onto Pagosa. We have one entry area into all of our homes
28 in Sonoma Ranch East one, two, three, and four they go up Pagosa Hill,
29 which it winds up a hill and back down a hill. It's a windy little road. And
30 the only way into our homes is Pagosa. There are walls all the way around
31 the side, walls all the way around the back on Calle Abuelo. There's no way
32 out of our neighborhood except onto Pagosa Hills Avenue. If it got to be
33 high density on the other side of Pagosa, it would create tremendous
34 problems just getting home, just getting into our neighborhood, because we
35 only have these little roads coming out onto Pagosa, and that's how we get
36 home. That's how we get back. So we're very concerned that that would
37 be high density across the road with a lot of traffic coming and going and
38 keeping us from entering the road.
39

40 Thurston: Thank you. All right, we're going to move on to the right side in the front.
41 Anybody comment, first row, second row, we're going to the fourth row. Go
42 on ahead and come on up.
43

44 Lucas: Hello. My name is Aaron Lucas.
45

46 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
47 and nothing but the truth under the penalty of law?
48

1 Lucas: I do.
2
3 Thurston: Thank you.
4
5 Lucas: I've been here before when they went to amendment four and they added
6 the commercial H-33 and H-32, which I thought was kind of interesting. But
7 after five years, as was pointed out, nothing's happened on Sonoma Ranch.
8 If you want commercial area close, build something in Sonoma Ranch
9 Boulevard. That's it. If you want this community center, build it on Sonoma
10 Ranch Boulevard. It's within a mile. Instead of putting it off somewhere
11 where it's been shown we're not interested. We love this idea of a very wide
12 area with a gradient kept, low density, because we do have problems
13 getting in, and it seemed from maps that were shown on a trash barrel in
14 our area that the entrance and exit of both of those areas are going to be
15 off Sonoma Hills Boulevard. Is that correct? Or did they leave already?
16 Yes. Is that correct? Yes. He says it's correct. So we're all happy with it,
17 and thank you for being here on the first day after a holiday so late in the
18 evening. I appreciate it. And that's about it. The other questions were
19 about is it going to be a gated community? Do you know?
20
21 Thurston: Can you talk into the mic for us?
22
23 Lucas: Yes, that's it. I just, but he was here and you're here, and that never came
24 up because it's not soon enough for that. But thanks for your time.
25
26 Thurston: Thank you.
27
28 Lucas: Bye-bye.
29
30 Thurston: All right, man in the blue shirt.
31
32 Shelley: My name is Brent Shelley.
33
34 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
35 and nothing but the truth under penalty of law?
36
37 Shelley: I do.
38
39 Thurston: Thanks.
40
41 Shelley: All right. I want to add to the commercial zoning that's a mess and hasn't
42 been used. I'm an owner at Sonoma Ranch two, and at the corner of Calle
43 Abuelo and Calle Jitas, where it curves right there, there is a lot that's been
44 for sale for the five years I've been there, and it's nothing but an overgrown
45 weed pit. Nobody wants it. Okay. Grow what you have or sell what you
46 have before you go and build something new. And then, in addition to what
47 the lady said about the modifications for speed bumps, okay, I'd like to
48 second her because need street modifications on Calle Abuelo and Calle

1 Jitas because they have become racetracks. My home is pretty much at
2 the corner on the loop of Galisteo and Calle Abuelo. You go out there right
3 now, and there are skid marks all over the place because people are out
4 there using that as a drag strip. Okay. We have, right down the street, half
5 a mile, within your one-mile range, is the police department, and we have
6 no coverage. Thank you.

7
8 Thurston: All right. We're going to go to row five. Anybody in row five? Anybody else
9 on the right that would like to speak? Here we go. Come on up.

10
11 Starbuck: Diane Starbuck, for the record.

12
13 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
14 and nothing but the truth under penalty of law?

15
16 Starbuck: I do.

17
18 Thurston: Thanks.

19
20 Starbuck: I live on Petaluma Avenue, which is west of where Mr. Moscato is
21 considering putting in the higher density. I would like to thank Mr. Moscato
22 for rearranging the park situation. There are two small neighborhood parks,
23 but they are both in the south neighborhoods, and the northern
24 neighborhoods, we can't really walk to those unless you want to spend
25 some time. So to have a park on the north side would be really great for
26 everyone who lives north of Calle Jitas Boulevard. I would like to second
27 what the last gentleman said. There is commercial development. I did not
28 see it on the map that was displayed. There is a little corner there on the
29 corner of Calle Jitas, and whatever he said, that was correct. And it's been
30 empty. I've been there seven years. It's been empty. And like he said, it's
31 weed infested. If someone wants to do commercial businesses there, that
32 has always been there for them.

33
34 I'm also concerned about if when this is developed, is Calle Jitas Boulevard
35 going to be extended for the construction vehicles? Otherwise, they are
36 going to have to be driving through neighborhoods on Petaluma or Azure
37 Hills Road. That's the only other way to get back into that area. Thank you.

38
39 Thurston: Thanks. Is there anybody else on the right-hand side? I guess we have
40 one hand left. Here we go. Come on up on the left hand.

41
42 J. Helwick: My name is John Helwick. I live in Sonoma East.

43
44 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
45 and nothing but the truth under penalty of law?

46
47 J. Helwick: I do.

1 Thurston: Thanks.

2

3 J. Helwick: I was looking at amendment four and amendment five. Has anybody taken
4 into consideration the water usage on all of those residents and how it would
5 affect the water usage in all of Sonoma Ranch? Amendment four has got
6 approximately 2,000 residents that are planning to move in there. Thank
7 you.

8

9 Thurston: Thanks. All right, anybody left on the right? I believe that is everyone. So
10 we're going to go ahead and close public comment. Oh, got one more.
11 Found the courage. Here we go.

12

13 Garcia: My name is Janice Garcia, and I live on Pagosa Hills Avenue.

14

15 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
16 and nothing but the truth under penalty of law?

17

18 Garcia: Yes. I'm just going to give my two cents here. I'm living on Pagosa Hills,
19 and when we first moved into our house almost 18 years ago, I considered
20 it a dream house for us. I was looking for something with views, and we
21 found one, beautiful views of the Organ Mountains right outside our front
22 door. When we are having dinner with our beautiful windows, every time
23 people come over to our house, what amazing views. And the realtor told
24 us, don't worry, they're not building anything out here. This land, you don't
25 have to worry about it. And so that was one of the selling points of why we
26 purchased that home. And it took a lot of homes looking at many homes
27 because that's what we wanted. Also, the street in front of us, Pagosa Hills,
28 we didn't have that much traffic. And now, of course, as Linda stated, all
29 the houses there behind us in the area, they have to use that road to get to
30 their house, which is fine. But other, especially now with the recreation
31 center there, there are people driving not 25 miles per hour. We also have
32 a lot of the vehicles that ride in the desert out there that are going out there,
33 kids on their dirt bikes, and they're just going crazy on the road, you know.
34 It's ridiculous. I worry that there's going to be an accident soon out there,
35 and that is without this proposal coming to light. So I'm just worried about
36 our street. I'm worried about our neighborhood. And I don't want it to get
37 worse than what it is already. So I'm also worried about the drag racing
38 that's going on. Those guys are good at it. They race two, three races.
39 Cops are going to come, and they take off. I just want the assurance from
40 those who are going to be building. Thank you.

41

42 Thurston: Thank you. All right, we're going to close public comment now and go back
43 to the Commissioners. Does any of the Commissioners have anything
44 else? Kaiser.

45

46 Kaiser: Yes, I appreciate everyone coming out this evening to speak on this item. I
47 just wanted to clarify a couple things with staff. So can you just clarify once
48 more what it means to not have a minimum density?

1
2 Banegas: Mr. Chairman, Commissioner Kaiser. In relation to the master plan, master
3 planning, at least from the perspective of what the City of Las Cruces has
4 done for a great many years is they typically will provide your low and high
5 range for the variety of land use designations they propose in any given
6 planning parcel. What I saw with this master plan is that through the various
7 amendments, you started out with high, low, and then they got away from
8 the low, but you still have to point to the regulations in effect, the zoning
9 regulations in effect. So even though the master plan might not have a
10 minimum, the zoning which ultimately gets approved for whatever
11 amendment takes place, it is stipulated in a page of the development
12 standards that illustrates all the zoning designations, what the maximum
13 density allowance is. There is no minimum density. So even though the
14 master plan may or may not have a minimum, as long as the zoning
15 coincides with the land use designation, they can certainly develop to a
16 lower density standard, but not a higher standard. There's a cap, a
17 maximum, but no minimum.
18

19 Kaiser: Okay, so basically there's no requirement for them to build high density
20 anything.
21

22 Banegas: That's correct. They could go below that.
23

24 Kaiser: Yes. Okay. And in fact, there's no requirement for them to build any
25 multifamily.
26

27 Banegas: That's correct.
28

29 Kaiser: Per the current zoning, there's no requirement for high density multifamily
30 development.
31

32 Banegas: That's correct.
33

34 Kaiser: So as it stands today, there is no requirement that multifamily high density
35 development would take place here. That it is at the discretion of the
36 developer, giving them flexibility. So the fact that by not approving this
37 amendment, suddenly a high rise tower is going to go out in the middle of
38 the desert, that's not true. So I just wanted to clarify that.
39

40 I also want to clarify because there was a comment about one of the existing
41 roads, I believe it was Pagosa Hills. The, any, if the developer chose to do
42 any higher density residential development, again there's no requirement
43 for that to take place, but if they wanted to, that would take place not on
44 Pagosa Hills, but off of Mesa Grande Boulevard. So there wouldn't be
45 apartment traffic coming and going off of Pagosa Hills, according to the
46 current amendment number four.
47

Another thing I noticed in the staff report, actually just a moment ago. So the table that you had provided when I asked about the number of housing units, I also just now noticed, and I apologize that the table in the staff report was formatted and it was hard for me to understand. But there's also this proposed build-out number 117 that happens to be the same for the low and the high. So is 117 units what the applicant is actually proposing to develop?

Banegas: Paul or John, would you like share with us what the actual development is? I'm going to defer to the applicant or applicant representative for that

Pompeo: Currently we are looking at layouts that consist of approximately one acre lots with a total build out of 58. But I'm not standing here before you guaranteeing that that's what the final number will be but somewhere what we're looking at right now.

Kaiser: All right. Thank you. And that 58 would be regardless of this amendment, correct. You could do 58 under amendment four.

Pompeo: Well as we, Mr. Chairman and Commission. As we go forward with this land-use application and variances to roadways and preserving topography and all these things, one of the goals in developments we have to have some certainty that that's what we can get to. And if we're stuck on high density or we're stuck on commercial, all those things, there's no guarantee that a preliminary plat is going to be approved by this Commission, which may not be you all, maybe others. So we believe that the zoning and the land use should be complementary to what we're actually proposing to do on the property.

Kaiser: But couldn't you accomplish the same? I mean what I see the current zoning. I mean, it's basically R-1b. I mean, there's a couple little tiny parcels for C-3 but everything else is R-1b. Am I, am I misreading?

Pompeo: No, but we just, Mr. Chairman Commission. We just believe that the application with the zone change to remove some of the commercial properties, to set aside vast amounts of open space, natural open space recreation, arroyo lands and things like that, is more complementary to the end product that we're trying to do.

Kaiser: Okay. Thank you. My final point was is I think there are some good things to this application. I think the parcel, the park being relocated, the additional open space, the protection of the arroyos, those are all good things. I'm just, I'm skeptical that the way we're going about it is the right way. So that's just where I stand. It seems like there's already plenty of flexibility, or if the goal really was to do these very specific things of reducing land disturbance, increasing open space, addressing some of the other things that we just spent four years talking about and seeking to address with the new development code, it really feels like we're, we're, we're just missing it

1 somewhere. And that's just, that's just me. That's where I'm coming from.
2 But I think there's other ways to accomplish the things that we're talking
3 about tonight.
4

5 Pompeio: Mr. Chairman. If I might just respond to a couple of the questions. I think
6 that if you look at the aerial image, can you get me back to the aerial. Thank
7 you. I mean as you're aware I sat with you on those committees and we
8 talked a lot about this and a lot of those concept, majority of those concepts
9 are very good. But I want you to take a good look at the aerial that's before
10 you. This land was developed by Sonoma Ranch Limited back when 20,
11 25 years ago that was the development pattern. Mr. Moscato has
12 purchased this land and him and his other business partners have
13 purchased this. This is a whole new way of looking at going from
14 amendment four which was under one group of developers going to
15 amendment five which is on a new development. Also things have changed
16 in terms of the demand for a product. The people that you heard that live
17 in the adjacent neighborhood, although the concepts of having these
18 clusters of commercial for these neighborhood uses I don't believe can be
19 supported by this land and the people to the west have already bought into
20 a development pattern which they're, they, you know you've heard from
21 them, they should be respected. And I, and as we go forward into other
22 undeveloped areas, I mean look at the state land to the west. I mean after
23 Mesa Grande comes, and it will come someday, Then there's going to be
24 the state land leases, there's going to be development, and you're going to
25 see development on the adjacent lands one square mile at a time. And If
26 we look back to Vistas at Presidio, which all of this area was mapped out
27 and zoned and such, there's all kinds of commercial activities. But we
28 believe that that would be based on a new development pattern. I just
29 simply submit to you that this is the final area of Sonoma Ranch East. The
30 development patterns have been set by previous development and now
31 we're just trying to go a couple of steps down so as once again respect the
32 stormwater topography. So that's why we believe our application is sound.
33 And we stand before you and hoping that you'll approve it.
34

35 Kaiser: I appreciate that perspective. I guess the follow-up point I would have for
36 staff is even under the current, or I guess the previous code, the 2001 Code,
37 they would still be required to address things like not building in the arroyo
38 floodplain. Correct. There would still be development standards that would
39 protect these sensitive resources in their development, absent this official
40 open space reserve parcel, correct.
41

42 Banegas: That's correct.
43

44 Kaiser: So I guess the point I'm trying to make is I think we're undercutting
45 ourselves, and I respect Mr. Pompeo and I think we both know that we can
46 respectively disagree with each other and we have at times on the technical
47 advisory committee for Elevate, or Realize Las Cruces. So I think from my
48 perspective it just seems like there's just a different way to go about getting

1 the same things. And I also want to point out that this zoning that's currently
2 there has been there for, how, when was that approved, in 2008 I believe is
3 what you said. So it's been there for a while. These aren't, this isn't a
4 surprise.
5
6 Banegas: 2020.
7
8 Kaiser: 2020 was amendment four where they increased the options. Okay. So it's
9 been there, you know it's still been there since 2020. So I guess from my
10 perspective it, I just think there's other ways to accomplish the same goals
11 without rewriting it for the sake of rewriting it. My point of view.
12
13 Banegas: Mr. Chairman. Point of clarification. If you're, Commissioner Kaiser, if you
14 were referring to the original approval. Yes, that would've been 2000 what
15 did I say five?
16
17 Kaiser: Which would have included the, what we current, what we're currently
18 looking at this evening.
19 Banegas: Well the ...
20
21 Kaiser: Or some version of it.
22
23 Banegas: Yes, some version of it. Correct. An early version of it. The original version.
24
25 Thurston: Anybody else got any questions? Okay. I have just one last question on
26 there. Can you go to the web or to the viewer? It shows the open space,
27 the new open space on version five.
28
29 Banegas: Yes.
30
31 Thurston: It's, so that's the, that one right there. Eight, O, one. Is there going to be
32 any access to that for like trails or anything like that? Because if you're
33 preserving it, is it just, are we backing up to that or are we going to have
34 any trails so people can walk in the arroyos?
35
36 Banegas: Mr. Chairman, members of the Commission. As it's currently proposed the
37 land use is designated as flood control and open space natural
38 conservation. I don't, otherwise it'd have a recreational designation
39 associated with the open space. And since it does not I would assume it
40 wouldn't be prohibited but it's not going to be ...
41
42 Thurston: You answered my question when you said it was the flood, if there's flood
43 in there. Because if you put trails in there then it's just going to get washed
44 away. So, thank you. That's all I had.
45
46 Ja. Acosta: Mr. Chair. I'd like to make a motion, please. I make a motion to approve
47 the proposed master plan amendment as known as Sonoma Ranch East II
48 amendment number five, case number 24CS0500131.

1
2 Thurston: I'm being told for, we don't need another motion because the motion is
3 already on the table. We just need to call for it, call for a vote. Is that
4 correct? So then teach me on the process of that. We just say, so we're
5 just call for a vote and but we're just saying the call for a vote of yes. How
6 do you clarify that be whether it's a yes, a no, a table?
7
8 Faivre: So I'll do the roll call right now. The first one being on their master plan
9 amendment. The second one being on the zoning change. So it's on the
10 case regarding the master plan amendment. Commissioner Acosta.
11
12 Jo. Acosta: Yes.
13
14 Faivre: Commissioner Acosta.
15
16 Ja. Acosta: Yes.
17
18 Banegas: Point of clarification if you could base it on findings.
19
20 Thurston: I thought we don't have to this year.
21
22 Banegas: No. Is there? Okay.
23
24 Faivre: Commissioner Acosta.
25
26 Jo. Acosta: Yes.
27
28 Faivre: Janet, Commissioner Janet Acosta.
29
30 Ja. Acosta: Yes.
31
32 Faivre: Commissioner Kaiser.
33
34 Kaiser: No. I just don't think that there was enough analysis here tonight to
35 determine that this is consistent with Elevate Las Cruces.
36
37 Faivre: Chair.
38
39 Thurston: Yes.
40
41 Faivre: Okay. Motion passes. This one is on the amendment for the proposal for
42 the zoning change. Commissioner Acosta.
43
44 Jo. Acosta: Yes.
45
46 Faivre: Commissioner Janet Acosta.
47
48 Ja. Acosta: Yes.

1
2 Faivre: Commissioner Kaiser.

3
4 Kaiser: No, based on my previous statement of what I believe.

5
6 Faivre: Chair.

7
8 Thurston: Yes.

9
10 Faivre: Motion passes. Thank you.

11
12 **8. DISCUSSION**

13
14 **8.1** Discuss the El Paseo and S. Solano Metropolitan Redevelopment Area Plan.

15
16 Thurston: All right, we will now move on to the discussion item, 8.1 which is the
17 discussion to discuss the El Paseo and South Solano Metropolitan
18 Redevelopment Area Plan.

19
20 Flores: Good evening, Chairman and Commissioners. For the record I'm Blaire
21 Flores with the City of Las Cruces Economic Development Department. We
22 are here this evening to present the El Paseo and South Solano
23 Metropolitan Redevelopment Area Plan which has been prepared by Sites
24 Southwest over the past year. The plan was shared with you in advance of
25 tonight's meeting and we hope you've had the opportunity to review it.

26
27 To provide some context a metropolitan redevelopment area or an MRA is
28 a designated area within a city that has been identified as physically or
29 economically blighted and in need of revitalization. At this time, I'd like to
30 introduce Dani Wilson from Site Southwest who will provide a more detailed
31 overview of the plan and its contents.

32 Wilson: Thank You Blaire. Move this down. Can you all hear me all right? Okay.
33 Good evening. Mr. Chairman, Commissioners. And thanks for making time
34 for hearing this today. As Blaire mentioned the draft plan was shared with
35 you a few weeks ago. So tonight I'm not going to go through the thing in its
36 entirety, you know it's about a 160 pages long without the appendices. So
37 I'll provide you with some of those highlights and really focus on what our
38 recommendations are for implementation and next steps for City staff to
39 make sure that this plan continues to live on beyond the plan stage and has
40 projects that are actionable for the City moving forward. I think I can control
41 this. Yes, I can. Okay, so quick context and background here for those
42 who are new to the process. My name is Dani Wilson, as I mentioned, but
43 I'm a planner with Site Southwest. I was the project manager on this project
44 We also worked with three sub-consultants to provide more context for
45 specific aspects of the project. So Civic Plan Studio was our urban design
46 partner on the plan there. They're no strangers to Las Cruces. They also
47 helped us out with the East Lohman Redevelopment Master Plan. And

1 have been really instrumental in helping to illustrate the vision that the
2 community has shared with us for this area.

3
4 RCLCO provided our market analysis. And so there's a good section in the
5 plan itself that talks about the market potential for different types of
6 development in this area. Moving forward we know that this is being
7 designated because there's been a lack of the development that the City
8 wants to see here. There's been a lack of forward momentum. And so we
9 want to talk about what is most feasible for developers in the City to partner
10 on in the future.

11
12 And then lastly we had Wilson and Company helping us out providing our
13 engineering expertise and specifically as it relates to transportation
14 engineering. They were sort of our grounding partner to make sure that
15 anything that we were thinking about in terms of streetscape redesign was
16 really founded in engineering principles, as well as the aspirational vision of
17 what community members wanted to see on El Paseo, South Solano, and
18 all the connecting tissue that's there.

19
20 So I wanted to highlight this briefly as the original MRA project area. This
21 is what we started out with, but as you'll see as we continue through the
22 presentation we proposed a boundary extension that would pull that down
23 to University Avenue to the south. There were several large vacant parcels
24 in this area, as well as a little bit of that lack of redevelopment that we
25 wanted to see, and we wanted to make sure that that was aligned with what
26 we were proposing for the rest of the MRA area.

27
28 A quick look back at time. I can't believe it's been this long, but we started
29 this journey last year in March. At that point in time we focused on the initial
30 site evaluation. We met with staff. We met with stakeholders. We hosted
31 focus groups to get a good sense of what was happening on the ground
32 today in the MRA area, knowing that this is such an important area between
33 downtown and NMSU. And there's a lot of stakeholders who are invested
34 in that area, nonprofits, churches, neighborhood associations. We wanted
35 to bring them to the table. And so in that next step when we were looking
36 at that existing conditions assessment we conducted a workshop, a
37 multiday workshop with a lot of those members where we had a chance to
38 deep dive into some of the issues that we were learning about. From there
39 we took all those ideas and we tried to formulate our plan, as well as our
40 catalytic projects through the winter. And then finally we've been through
41 this, we're about midway through the review process right now. So starting
42 with staff, starting with key stakeholders, and now there's a public review
43 draft available on the City's website that is the one that you saw in your
44 packets.

45
46 So setting the groundwork again, there's a few reasons why the MRA plan
47 is really important for the City of Las Cruces. Ultimately, our goal is to
48 provide a framework for the transformation of this area. We've seen it

1 lagging behind other areas in the City. We want to make sure that there's
2 a foundation there for the City to build on to make this everything that it can
3 be. We want to ensure that this is pedestrian friendly. That is something
4 that came up multiple times in our planning process and is a high priority for
5 community members moving forward. And I'll talk a bit about that later. And
6 then we wanted to also make sure, I wanted to emphasize these points of
7 sustainable and equitable. It's one of the areas of the City that has the most
8 diverse neighborhoods you might imagine, with a wide socio-economic
9 range of people living there. We want to make sure that they have the same
10 vital assets to creating healthy, thriving lives for their families that other
11 families do in other parts of the City. And all of that, our background as a
12 firm is founded in landscape architecture, sustainable development, green
13 stormwater infrastructure. Incorporating a lot of these ideas into our
14 concepts was really essential throughout the process. And then you'll see
15 over there on the right side just highlighting some of the focus areas of the
16 plan as we were getting into it. And you'll see that carry forward as I talk
17 about some of our catalytic projects.

18
19 So this one I won't belabor too much, but I did hear a question in the
20 audience about what is an MRA, and so I wanted to just highlight quickly.
21 It's a metropolitan redevelopment area. And what that does is it specifies
22 an area for redevelopment projects that will hopefully begin to eliminate
23 some of those blighted conditions that were identified in the designation
24 report that was passed a few years ago. Some of these projects can include
25 land acquisitions or building acquisitions if there's opportunity sites for the
26 City or for developers. Making some of those pedestrian and transportation
27 improvements, which we heard loud and clear through our process. Making
28 improvements to community facilities, public spaces and parks, and
29 housing. And I will say especially on that last point, the City is already
30 making a lot of investments in this area, and so we're trying to build on that
31 momentum. In a lot of cases where we're focusing on certain nodes
32 because it's a very large area. So you'll see that coming up.

33
34 Wanted to also highlight some of the key tools that are benefits of the MRA
35 designation. So once this plan is approved the City Can enter into public-
36 private partnerships to access additional funding and resources to make
37 these projects happen. That's like the bottom line for us here. We want to
38 make sure that the City has flexibility to incentivize development, where up
39 until this point we've just not had enough oomph and momentum to make it
40 enticing for developers. So some of those tools are also highlighted over to
41 the right side. It can take many different forms. And a few of these are
42 already being implemented by the City, like the zoning code changes. I will
43 say it was really interesting to move alongside this planning process as
44 Realize Las Cruces was coming into fruition. So we had a lot of
45 conversations with staff about you know what they were proposing and what
46 we also thought would be helpful in the process. So we were really grateful
47 for that open dialogue through our planning process.

48

1 This one I apologize, this is a typo on my part, this should talk about some
2 of our engagement tools. But I mentioned we had some of those listening
3 sessions and focus groups early on. That community design workshop was
4 a really incredible time, honestly, where we saw community members
5 coming together and expressing their desire for what the vision of this space
6 could be. Many folks lived in the neighborhood but there were also folks
7 who were employees in the area or who shopped or conducted business in
8 the area who participated. A few who are in the crowd I noticed this evening,
9 so glad to see that representation. We had a community survey that was
10 conducted through the winter. We wanted to take some of those ideas we
11 heard and make sure they were right or begin to tease out some more
12 details there. And we had over 2,000 responses, which I will say credit to
13 communications and outreach teams at City staff and everybody who told
14 their neighbors about it. We had some creative ideas for that, but ultimately
15 there was a lot of energy put into that to get the responses that we did.
16 And 32 of those were in Spanish, which we were pretty happy with. It's still
17 kind of a low number, but given the household composition of this area, it
18 was something. And then finally we have that public review draft open now,
19 and we're using a hopefully more interactive tool so that it's not too
20 cumbersome for people to look through 160 pages of a document. We have
21 sections that allow them to jump to the different chapters, or you can even
22 search by keywords, say you're really interested in pedestrian safety, you
23 can find where that's discussed in the plan easily using the tool. So
24 hopefully we get some good responses there.

25
26 This is really small so I apologize. You probably can't read it very well but I
27 wanted to just highlight some of what we heard in terms of the top priorities
28 for redevelopment in the area from the community. And number one was
29 the focus on safety and security, maybe no surprises there. This is
30 something that is very, sort of, it can be a part of your day-to-day experience
31 as you're in a space it can impact how if you go into a business or not? If
32 you're a student walking from school to a restaurant up the road, all of that
33 comes into play and so we have recommendations that are targeted toward
34 addressing those concerns with both the business community and the
35 neighbors, as well as LCPD. Number two, and this is probably again no
36 surprise, the transformation of El Paseo Road is number one in everyone's
37 minds because this has been a part of the public dialogue and conversation
38 at this point for decades. It's really been a long time coming and so we're
39 hoping that this plan gives you and the City staff the momentum you need
40 to make that happen, and hopefully begin to identify some of the resources
41 to do it. We know it's not going to be a cheap project. This is going to be a
42 huge investment by the City. So hopefully we've given you the foundation
43 to get there.

44
45 Broader focus on neighborhood improvements was also prioritized, as well
46 as thinking about our business community. What can we do to support them
47 here? Especially those small businesses that in spite of maybe some of the
48 safety and security concerns have really stuck it out and want to make their

1 investment worthwhile here. And this is also kind of hard to see. The
2 previous presenter was doing the zoom trick, which I may or may not be
3 able to do. Magnify, slide. We might be able to get in there. So essentially
4 what we wanted to do, no, no, actually I'm going to jump back out. I'm going
5 to go through the bullet points first. What we wanted to do overall for this
6 area is reinforce El Paseo as that primary corridor and connection between
7 downtown and NMSU. South Solano is also very important, but it's not the
8 same high sort of institutional commercial use, it's more of that mom-and-
9 pop shop style commercial which actually has a really good baseline
10 infrastructure to work with. We think there's a lot of good things happening
11 over there and so really El Paseo is the one where we're focusing a lot of
12 what we're proposing as initial investments. We want to encourage a mix
13 of commercial and housing around here. In some cases there's examples
14 of that already happening with some multifamily projects going in, but we
15 want to build on that especially between the roads of Campo and Idaho,
16 and even stretching that down a little bit to Boutz and the high school, but
17 especially Campo to Idaho there's real opportunities there.

18
19 And as I mentioned South Solano already has a good physical fabric to work
20 with but we want to think more about local business support along that
21 corridor as a possibility. And there are a few more points to make here.
22 Valley View Park is already seeing some improvements. There's some
23 funding available for master planning there. And so we want to build on
24 that. We want to realize that as low-hanging fruit and also make a
25 pedestrian connection ideally using the Las Cruces Arroyo over to Young
26 Park, Young's Park, excuse me, in the northeast. So creating a nice green
27 corridor for residents to access these facilities, as well as the library, the
28 Munson Center, and Valley View Elementary that are on the west side
29 there. And a lot of, I should say too the family services that are going in
30 with the Boys and Girls Club and FYI developments as well.

31
32 We've identified a few key infill sites for future development that we'll talk
33 about on the next slide. We want to make sure we're reinforcing
34 neighborhood identity. Some neighbors have this strong sense of
35 neighborhood identity already and we want to support that in areas which
36 maybe don't have that same kind of identity or attention yet. We want to
37 use those drainage ditches for trail connections. And then finally address
38 those safety concerns. And I realize we're running a little short on time, so
39 I'm going to scoot through these next few slides.

40
41 So as I mentioned the area itself is very large, over 1,200 acres we're talking
42 about here. And so in order for the City to get the most bang for its buck
43 we're recommending focusing on a few of what we're calling opportunity
44 nodes. So the first being the brickyards district, this is kind of taking a fun
45 play on a name for the feather light brick area that is just north of Valley
46 View Park there. Paseos Verdes is the new residential development going
47 in kind of in the core of that second zone near the library, near the senior
48 center, near those family services, Boys and Girls Club FYI.

1
2 Number three is looking at kind of our higher density residential areas and
3 a few projects that are going in there/one that's moving out. And offers a
4 nice palette for a potential new residential development in Foster, Montana.
5 These areas are also important because they offer really good walkable
6 residential areas to that commercial that's offered on El Paseo. And so we
7 want to think also about safe connections and safe crossings in order for
8 people to safely access those. And then finally the Franger and Gomez
9 Parks area or University residential, there's some nice parcels and
10 opportunities for partnership actually with some of our faith institutions in
11 that area who could help to spur more of that development that we want to
12 see in the MRA.

13
14 And so we have a set of strategic recommendations that are organized
15 under these categories of public safety, housing, transportation and
16 mobility. Community places and programs which is kind of a broad umbrella
17 for a lot of neighborhood improvements, park improvements, community
18 facilities, economic development and sustainability. And I encourage you
19 to take a look at those in the plan. I don't have a ton of time to go into detail
20 on those tonight but there's some good substance there. And if you have
21 comments or feedback on them, we definitely welcome them.

22
23 And then finally I wanted to walk us through some ideas for where we can
24 get started. And I also have a few organizational capacity
25 recommendations in addition to these projects, these physical projects. So
26 I'll touch on that briefly at the end. so number one priority is El Paseo
27 transformation. And there's a lot of work and resources that needs to go
28 into this to make it happen, but luckily we have a very strong foundation for
29 what the community wants to see here. And we have good alignment at
30 this point and support from other planning projects that the City has
31 conducted both that are specific to El Paseo and then broader City plans.
32 So in order to do this we kind of walked through some of the steps of
33 conducting that feasibility study and creating the schematic design, looking
34 at multiple options. We offered very rudimentary design options to get it, to
35 take a temperature from the community on what they wanted to see here
36 as part of our planning process. But ultimately it's going to need to go
37 through the full design process with an engineering firm to make sure that
38 that is aligned with what the City wants and what works well for property
39 owners there as well, because it's going to take some convening and a lot
40 of conversations with property owners because we're proposing some
41 changes there.

42
43 Finally those recommendations would go through Council for that preferred
44 design option. And then using that we could identify funding sources for the
45 next phase of work, and then proceed with engineering and construction.
46 And we note this in the plan, but we know there's already funding allocated
47 for some intersection improvements at Idaho and El Paseo, as well as Boutz
48 and El Paseo or at least that's been targeted in CIP. And so we want to try

1 to as much as possible not backtrack on that work, but align those
2 intersection improvements with work on the corridor in those sections.
3

4 This is tangential to that but ultimately as we begin to redesign the street of
5 El Paseo it opens up opportunities for infill development that could be mixed
6 use along the way. This is something we saw strong support for from both
7 businesses and residents in our process. This would allow for not only the
8 creation of that pedestrian safety that everybody is looking for but it could
9 also allow for additional tax options and opportunities for the City itself,
10 rather than letting land sit more vacant or parking lot. It's something that is
11 kind of a win-win for the City. It would take, like I mentioned, that strong
12 collaboration with current property owners to make sure this is successful,
13 to make sure that it's aligned with the vision. And ultimately could meet the
14 needs of the current infrastructure that the City has in place there. And I
15 think that's all I'll say on that because I know taking up some time here.
16

17 South Solano, as I mentioned, was really focused on supporting those
18 existing businesses that are along that corridor. We heard from several of
19 them who mostly were concerned about the safety of the area and wanted
20 stronger partnerships with LCPD, wanted some physical improvements to
21 just make sure things like lighting, you know design assistance with their
22 properties was in place just to make it more feasible for them to stay,
23 because that was the biggest concern was like if something doesn't change
24 we might not be able to stay here for longer. And that's the thing is it's much
25 harder to attract in a new business. It's easier to keep an existing one. And
26 so as much as we can prioritize that, the needs and concerns of those
27 existing businesses, that's going to be good for the City to do. We also
28 recommended reviewing the permitting process for some of these
29 businesses to make sure that standards were flexible enough that it wasn't
30 too cumbersome for them. But also as adhering to what we were seeing as
31 important design principles for pedestrian safety and comfort along the
32 corridors here.
33

34 And then finally we wanted to just make sure that there was that cross-
35 coordination across City departments to think about potentially organizing a
36 business association of some kind. There's not always an appetite for this
37 and we recognize that it is a lift for staff. And so this is something that is, if
38 there is demand there and if the capacity for staff opens up, this could be
39 something that could be really helpful to have one voice from the business
40 community rather than having sort of dispersed concerns and things
41 happening and not a good way to consolidate that.
42

43 Valley View Park activation. This one's again like I said kind of the lowest
44 hanging fruit of the bunch. There's already investments happening here.
45 And so it's just a matter of aligning with that, getting residents to the table
46 when it comes to the master planning process. And making sure we have
47 our partners there as well. So Elephant Butte Irrigation District has been
48 very supportive so far in our conversations of thinking about the overall

1 potential of our drainage spaces and water corridors. They are on board
2 with thinking about trail connections and recreation opportunities, in addition
3 to that primary purpose of moving water safely through our communities.
4

5 And then finally we were just thinking about activation of these spaces. And
6 so there are some ideas within our community, survey responses about
7 activation and programming that is also relevant in terms of
8 recommendations for staff, especially on the neighborhood side. Infill
9 redevelopment, this is one of those things that we can't be too spread out
10 in how we're thinking about this. We really tried to be strategic in the sites
11 that we offered as having the most potential for the City for redevelopment.
12 So looking in that Brickyards District, the Featherlight property near the
13 Valley View Park, thinking about building off, there's a few vacant parcels
14 that are around where the Boys and Girls Club and FYI are going in, that
15 really could create this potential gateway to El Paseo at Campo/Wyatt and
16 El Paseo. Real potential there. We want to make sure that we're facilitating
17 that by working with property owners and being as flexible as possible when
18 we're thinking about future development at these sites. But then also we're
19 helping them along the way. So if they don't have the expertise or skills we
20 were thinking about how we could expand or uplift the work that the design
21 review committee is already doing to perhaps offer some special assistance
22 when it comes to design. And making sure that that design is aligned with
23 what the vision is for this area, for the MRA plan.
24

25 And then finally with the updated zoning, this is kind of already in place.
26 The zoning really is aligned with what we see also as a vision for this area
27 So that's pretty much good to go. And then finally we thought about creating
28 a concise housing resource guide for potential developers. And I will say
29 this is not our idea, this came from staff. And so staff is already thinking
30 about how do we facilitate the kind of development that we want to see and
31 this is one tool that could help with that.
32

33 Public safety improvements. This one's a tricky one, but LCPD is already
34 doing a lot of work. Their community outreach team talked to us about a lot
35 of the programs that they already do, like the bike rodeos, the pop-up
36 events. And so I think a lot of it comes down to visibility and public education
37 and frequency. So really just continuing to do what they're already doing
38 but making that connection more concrete, especially with local businesses,
39 I think that could go a long way. We thought about, there's a small parcel
40 right between Frenger and Gomez parks that actually could be optimal for
41 a potential future police substation. This is a many years down the road
42 thing. But we know there's a lot of concerns around the parks there and
43 there is a bit of a gap there as well in terms of those types of services. And
44 so we would offer that as a consideration for a future police substation.
45

46 We wanted to make sure that we were partnering again with those business
47 owners to potentially establish private security that would complement the
48 police presence. So thinking about programs where you could have that

1 virtual presence and security to expand the capacity of our in-person police
2 force. And then finally there's physical improvements. So thinking about
3 safety that comes from having better lighting on in the evenings, better
4 shade, sidewalks, just improving the overall experience of the public realm
5 so that people feel better and safer out there moving around.

6
7 As I mentioned trail connections, I won't belabor this one too much, but
8 there's already plans in place for some of these water corridors. And so we
9 are all on board with doing that to make sure we have those nice, separated
10 pedestrian connections. There's one that goes east-west and north-south,
11 and so we would advocate that both of those be implemented. For
12 neighborhood and community placemaking, we again just want to, we heard
13 from neighbors that they, a lot of them have ideas for what they could
14 already do to improve their areas, but it would really help to have some extra
15 City capacity to help them carry out those ideas. So cleanups and property
16 improvement days were something that came up. Something as simple as
17 a neighborhood signage program can really go a long way. There were
18 thoughts about partnering with the students from Las Cruces High School.
19 maybe the woodworking shop who could support that and you could bring
20 that together for both of those groups. And then finally just making sure
21 again, it's tough when you have an all-volunteer association and so having
22 a little staff capacity to support those neighborhood associations could go a
23 long way in just creating continuity for them.

24
25 And then before I jump to questions, actually, I did promise, I wanted to
26 jump a little bit into where we recommend that the City should start with this.
27 And the first was in the capacity organizational area. So ultimately none of
28 these projects can happen without people and resources behind them. And
29 so we did recommend that for the future championing of MRA projects that
30 an MRA committee or something like that be created. That would work with
31 staff. That would look at not just this MRA plan, but future MRA area plans
32 to determine what projects to start with and champion moving forward?
33 Ultimately City Council would still be the final approver of those projects and
34 those recommendations, but having a dedicated group with representatives
35 from local institutions, neighbors, developers, and the like could be really
36 helpful in keeping the momentum on this work going.

37
38 The second was making sure that we're including that expanded MRA
39 boundary area that goes south to the University Boulevard. So we want to
40 make sure that as part of this process we're including that so that we're not
41 backtracking and going back to include that. So we're proposing actually
42 reworking that new boundary into the MRA plan so that when we go for
43 approval of the plan overall we could also designate that new area at that
44 point in time. And I think that's about it. I know I've been talking for a while
45 So I think I will jump and open it up for questions. So, thank you.

46
47 Thurston: Any Commissioners have questions?
48

1 Jo. Acosta: Of course I can start I'll probably be short. But I guess you know like so it's
2 this initial concept of a plan. You know my comment is just you know having
3 a business in the downtown area, having lived in that area for quite a long
4 time, I mean I've seen it get progressively worse, exponentially worse over
5 the last you know five years, 10 years. We can continue to go on. So I
6 appreciate the smile and the enthusiasm but it sounds like lipstick on a pig
7 just to be blunt, right. And so the problem there is safety. I don't, I mean
8 you can talk to all the business owners, go look back at the, when Governor
9 Lujan came down last summer and we listed our grievances that we're not
10 ever heard and listened to and then we're you know still struggling beyond
11 that. And so I mean in terms of response time from police to local
12 businesses, I currently struggle with that downtown. And I know many
13 people have just about given up. You know what I mean? It's like people
14 wanting to just police themselves. And you know residents are frustrated.
15 And then we have the Amador Center that's not on El Paseo, but it's a
16 couple blocks away and that just leads to a flood of unfortunately, you know
17 traffic that is just has caused a lot of issues. And I feel for those people and
18 I feel for that, but I also feel for the business owners and the homeowners
19 and everybody trying to go to Albertsons and walk in there safely and not
20 feel afraid about their family or their car or whatever else is going on in that
21 area, and everything else. And so I don't necessarily know how to propose
22 that we need to start there before we start dumping money into anything
23 else, but you know that's like my question is how do we make that you know
24 step one before we start painting you know all these pictures and these
25 visions of these nice things when you know last year this has been a
26 problem. This has been on record a problem for our City. And you know
27 that's just, that's my big core concern here.

28
29 Wilson: Yes, no, and I think that's exactly right, like you're echoing exactly what we
30 heard from businesses and residents like over the last year. I think that the
31 MRA plan by nature needs to be holistic and that's why we're thinking about
32 all the aspects of what it'll take to transform this area. I think public safety
33 is essential to that. That's foundational. But it also includes the physical
34 transformation and the vision we want to see, not just for the next five years,
35 but for the next 30 years for this area. So that's also why we've included a
36 lot of the physical developments and projects that we have. But I think
37 you're right. And I will also say there's no silver bullet. We're coming at this
38 from the angle of physical and economic development but there's a lot of
39 work that's going into this from the human resources, from the
40 neighborhood services side, from a lot of the folks who are working in that
41 area. One of the things we did as part of this process was we handed out
42 flyers and talked with people as part of a food drive in the area that we did
43 in coordination with Real Life Church. And so I see that there's a lot of need
44 there and I will say that the MRA plan can't do it all, realistically, like we are
45 one aspect of this. And ultimately we will not be the final say in terms of
46 public safety response. All we can do is make recommendations for how
47 the City might begin to approach that when thinking about how to holistically
48 transform this area. But I understand what you're saying in that if that

1 doesn't happen first it's going to be very difficult for these other things to
2 happen in terms of transformative projects. So I appreciate what you're
3 saying, and I think that's something we can do is begin to revisit that. This
4 is draft form and if there are areas that we could improve and beef that up,
5 we'll do our best. But I will also say this is a plan for the community. This
6 is a plan for staff. This is a plan for leadership. But it's going to be housed
7 within Economic Development and Community Development, too. So also
8 just thinking through the lens of like ultimately what can those staff do to
9 help transform this area is something to consider.

10
11 Jo. Acosta: Yes, to that point I mean to go and build new places for the windows to get
12 broken and all these things to happen and people to invest all kinds of time
13 and money and we're not solving the crime and the issues in that area.

14
15 Wilson: Right.

16
17 Jo. Acosta: I mean we're just, right, we're just not doing it. And so anyways, thank you

18
19 Wilson: Yes, no, I appreciate that.

20
21 Ja. Acosta: To piggyback off of my fellow Commissioners. I think public safety is as we
22 all know is number one. That's fundamental. Number two is, how do we
23 attract those businesses? How do we attract those small local businesses?
24 We need to throw incentives. We need to help grow instead of being a City
25 of anti-growth We need to be a City of growth and invite everyone in and
26 say let's do this. How can we help you grow your business? Whether you're
27 a small local business or you're a big corporation.

28
29 Wilson: Right.

30
31 Ja. Acosta: I think we just really need to do that. I think we have a stigma here in Las
32 Cruces that we're not a friendly City. If you have a business, you don't want
33 to come here and you don't want to grow. Because you know there's zoning
34 issues, there's, I mean there's, I can go on and on. But we need to open up
35 our doors and be business friendly, bottom line, whatever that looks like.
36 And I think with small businesses we need to initiate some incentives. So
37 public safety obviously is number one in the core for our residents here and
38 then growing businesses. I mean you can build a beautiful corridor and
39 invite people over but if you don't have businesses to support that then
40 you're going to look at disasters.

41
42 Wison: Definitely. And I will say on that note we do have recommendations for
43 programs that can be funded through the MRA to support businesses. So
44 exactly to your point, it's attracting new but also how do we provide some
45 incentives and some rewards to those who have stuck it out and are trying
46 and want to stay. Yes.

1 Ja. Acosta: And then reaching out to our local organizations. I mean I can name a
2 couple of them and I'm not trying to you know just in general I think there's
3 a lot of them out there. But the greater Las Cruces chamber for one is pro-
4 business. You've got Hispano chamber. You've got many, many
5 organizations out there and a lot of leadership. There are pro-business and
6 if you were to just set them up in a room you would get great ideas.

7
8 Wilson: Yes. And I will say, so we've met with several folks from the chamber and
9 they were also invited into our workshop. And so we had representatives
10 there as well. So we, yes, we're trying to incorporate all of those ideas as
11 much as we can. But yes.

12
13 Ja. Acosta: And thank you.

14
15 Wilson: Yes. Thanks.

16
17 Kaiser: Yes, I'll just echo some of the previous comments. But I do want to
18 emphasize that I think you said it a couple of times in different ways, but this
19 idea, a direct quote was improve the public, improve the experience of the
20 public realm. And I think a lot of the issues that were identified in that
21 questionnaire, that slide that you had shown, well not everything is 100%
22 attributable to our physical environment, a lot of how we feel in a space does
23 affect that. Right. So development of El Paseo corridor is not going to solve
24 the problems that you guys identified. But I think at the same time if people
25 start to be, feel more comfortable being outside, they feel safer, there's
26 things to do, there's programming at the parks. The parks have amenities,
27 you feel confident and you take ownership in the space. That goes a long
28 way. It's not a silver bullet by any means, but I think people underestimate
29 how much that actually affects a community's success in the long-term. I
30 mean you look at some of the most successful communities up and down
31 the inner mountain west, across the country. They all have similar things in
32 common and that's a built environment that is built around people. Whereas
33 El Paseo is built around cars and nothing else. And it's been pointed out in
34 several reports that we have on the corridor that this car centric design, it's
35 how we essentially got to where we are. It's just an unsustainable way to
36 develop. It's unsustainable for so many reasons. But when people start to
37 feel unsafe and uncomfortable in that public space, and I would even go
38 further to say it's not just the public right-of-way, but also the third spaces
39 right, even on private property. You know standing in the middle of a friggin
40 parking lot without shade for a mile in either direction is a miserable
41 experience for anybody, especially here in the City of Las Cruces for most
42 of the year. So how we feel there and what we do to improve that I think
43 will be a very positive step in the right direction. So I also just wanted to say
44 thank you for this report this, this document. It was refreshing to read
45 something like this for the City of Las Cruces. I really enjoyed the attention
46 to detail. And it showed that you guys have really great ideas, and it's not
47 just you but the whole project team. I want to thank the City for selecting
48 this team. I think they're the right team for the job. I loved the catalyst

1 projects. I loved sort of breaking down this larger area into these smaller
2 little neighborhoods. I thought that was fantastic. I think overall it, I really
3 enjoyed reading it. So, thank you.

4
5 I am a little nervous that when it comes to the where the rubber meets the
6 road we seem to struggle there in the City of Las Cruces, right. We're told
7 well this was just a vision, it was just, it was conceptual. Well, but it's the
8 concept we all bought into so why we can't then apply that when we have
9 project developments and applicants come before us. I don't understand.
10 I mean I understand it's conceptual and things change and shift, but you
11 can't ask us what we want for the pizza party tomorrow and then when we
12 all show up and it's salads, you can tell us well the pizza party was
13 conceptual, it kind of doesn't make a lot of sense, right. So I'm a little
14 concerned about that specifically. Some of the things that we didn't see get
15 through in the Realize Las Cruces. I think this body up here unanimously
16 wanted to see drive-throughs in the urban core which would include this
17 area become special-use permits not by right. That wasn't, that didn't make
18 it. So I'm a little concerned that we're going to see businesses that see
19 opportunities and they're going to come in and it's going to be great, we
20 want to welcome them. We want banks. We want all these things and they
21 put in their application and it's more drive-throughs. It's more auto centric
22 development which is exactly where we, how we got here in the first place.
23 So I'm concerned about that. I don't know what the City's plan is to address
24 something like that, but I am a little concerned that we're just, this is great.
25 I love this. Let's go make it a reality. And how do we do that? So that's just
26 one comment.

27
28 Another comment I have around the, one of the catalyst projects that was
29 the Arroyo Corridor thing. NFWF currently right now has a grant opportunity
30 where potentially stormwater retrofitting which I think this concept
31 absolutely fits into could be something that fits their criteria. I'm happy to
32 work with staff to make the connections. But that's happening right now.
33 The deadline is coming up. But my understanding is it's sort of an open
34 revolving thing. So you know I think that there's an opportunity right now to
35 maybe do something to really move this forward. So I think those are just
36 my comments. I'm really excited, but I do have some reservations about
37 you know how we actually see this become a reality.

38
39 Wilson: Yes. And I appreciate those comments. And I will say I'm glad we're coming
40 to you at this point in the planning process because we still have time to
41 clarify or dig into those things that might just help us bridge from plan to
42 reality. So I appreciate that comment.

43
44 Thurston: My question is why is a land developer and a home builder and a business
45 owner, why would I care about anything in the MRA versus just buying land
46 that's already vacant land and I can develop it just using the Realize? Why
47 would it, why would I want to come down into downtown area that is already
48 known for struggling, right, and if I put a business in there then I'm going to

1 have vagrants break my windows and steal my stuff. Why would I? What
2 is it about an MRA that I would be interested in? Like why would I go there?

3
4 Wilson: I'm going to actually jump back a few slides because there are some
5 incentives that the City can use to help to make that case. So I think you're
6 exactly right when you're looking at my potential development, residential
7 development say in the core of the City of Las Cruces versus maybe a you
8 know a suburban area like we were looking at earlier or even in the county,
9 you know why choose this area over one of those. And I think the answer
10 lies somewhere in here. One might be you actually have a; this doesn't
11 always happen but sometimes you do get these community minded
12 developers, especially small-scale developers who believe in the area, who
13 want to see it come to fruition at a small scale. We've seen some residential
14 projects happen like that. These won't be your large-scale developments
15 most likely. But in other places that has happened. I moved here from the
16 City of Detroit about six years ago, and that was something that was more
17 motivating than you would realize. But I will say that's the exception and
18 not the rule when it comes to developers. I think where the rubber hits the
19 road for a lot of folks is in these tools that we see on the right-hand column
20 there. So there are ways that the City can enter partnerships say there's a
21 publicly owned property that they really want to see, you want to see
22 developed. You might be able to enter into a partnership with a potential
23 developer at a lower rate than they would get in another area. There's also
24 the opportunity to create a TID here or a TIF here. And we talk a little bit
25 about, in the plan, about the differences between TIFs TIDs and bids and
26 what might make the most sense for this area. There's already the template
27 for the downtown TID in place and so that's something that might be an
28 opportunity here to provide additional funding for some of these projects to
29 happen, for some of those developers to go in. There's other things that we
30 could do in terms of industrial revenue bonds, creating some additional
31 programs that would support that development. Yes, so just wanted to
32 highlight that.

33
34 Thurston: These are a lot of tax incentives, right? So ...

35
36 Wilson: Yes.

37
38 Thurston: We have tax already incentive to go downtown.

39
40 Wilson: Yes.

41
42 Thurston: And you don't really go downtown. So is there, you do, I mean downtown
43 has been a lot better, right, like what the City did have to put a lot of money
44 into it.

45
46 Jo. Acosta: I mean look at Amador man, right. Yes I mean, it's a big vacant building
47 now that we all invested a bunch of money in.
48

1 Wilson: Yes.

2

3 Jo. Acosta: And I guess the only other point there in terms of, I love the idea of cleaning
4 it up making it look beautiful, attracting better you know people, but again
5 as the violent crime statistics have 42% increase since last August,
6 downtown being a major focus. Downtown's got the revitalization and it's
7 still a sketchy place to go walk. I wouldn't let my little daughter you know
8 go out and play in the park and without being absolutely paranoid. I mean
9 there's weirdos out there every single day. Like it's bad. And I mean that's
10 not going to change even if you make it pretty.

11

12 Wilson: Yes.

13

14 Thurston: So do you have any examples of, more of more of like how the rubber hits
15 the road. Okay, so you got maybe a revitalized place in Houston that used
16 to just be the big-box stores, but now you got the big-box stores that have
17 now kind of shifted to different developments right, And then you know I
18 think we need some, I guess if - as a developer I'm sitting here thinking,
19 okay, you got to give me some storyline that it worked somewhere.

20

21 Wilson: Yes.

22

23 Thurston: And where did they start? Because I see these and it's wonderful tax
24 incentives all that kind of stuff, but really like I would still personally not go
25 down there and develop.

26

27 Wilson: Yes.

28

29 Thurston: Like just because I got a tax incentive the rest of the area I, we have people
30 right now that come to me and say do you have commercial land on the
31 other side of town because I don't want to be down there. I'm sick of my
32 business over here, because I keep getting broken into. So there is, that's
33 what I'm trying to say is just because now we have a new MRA what is it?
34 What actually incentivizes me to come in there? And I don't think it's good
35 for the City to just put more tax incentive because then like in development
36 we need to put more meat on the bones for the City. Right. Like the City
37 needs the tax increase but if we just, if I incentivize you to come and put
38 your building here and I'm not going to give you, I'm not going to receive
39 any money as a City for taxes, then how do I have more money to do more
40 things in this area? You don't. So it's all given away. But it's just a band-
41 aid again. So I don't know. I would just.

42

43 Wilson: Yes.

44

45 Thurston: I'd love to be able to see some type of an example where it worked because
46 I mean we got the whole United States. You can pull from examples and
47 see where it's worked. That's just, I'd like to see those. So as a developer

1 I'd be, hey if I did plan whatever that is, here's, here was a success plan
2 and this is how they did it.

3
4 Wilson: Yes.

5
6 Thurston: This is how they got rid of the vagrants. This is how they got rid of the,
7 basically the bad situation that they're in. And how do we bring that back to
8 it? I don't know.

9
10 Wilson: Yes. No. And we can definitely work on some case studies. And I can't
11 remember if it was in the plan yet or not but one that we talked about that's
12 local or local-ish, local to Albuquerque is the sawmill district., if you all are
13 familiar with that. Took decades to get there. But this was an area that was
14 very industrialized, close to the freeway, has been enormously successful
15 at this point in terms of having started with City partnerships and a nonprofit,
16 the Community Land Trust that's there, and then from there we've seen this
17 ballooning of development, private developers coming in now, and on their
18 own without that City help, making projects happen. And so one local
19 example that comes to mind, but I do think you're right in that If you are a
20 developer looking at this you're like, well why should I and where has it
21 happened and been successful? And so I think that is something that we
22 could add into the plan still. So I appreciate that. Yes, for sure. Oh actually
23 and I'm going to defer to staff real quick.

24
25 Flores: Hi. Blairre Flores again. So just to answer a couple of the questions in
26 terms of what MRAs are doing for areas like this. So New Mexico is an anti-
27 donation state, and so municipalities are not able to help businesses
28 directly. Designating these areas as MRAs give municipalities the power to
29 work with small businesses and create public-private partnerships. But also
30 what we're learning through the process at looking for funding and grants is
31 that we qualify for a lot more funding opportunities because we have
32 designated these areas as MRAs, and we can again work around the anti-
33 donation clause. So it opens up a lot of funding opportunities that we don't
34 necessarily have for areas that are not designated MRAs.

35
36 As Dani mentioned, Albuquerque has been probably the most successful
37 within our state for MRAs. They have 20-plus MRAs. Many have been
38 extremely successful. We have already within our department started
39 reaching out to other municipalities within our state to learn from their
40 processes of MRAs. What's working? What's not working? What are some
41 funding opportunities? What are some needs? Within our department,
42 we've already started discussing potential programming to address some of
43 the needs I personally met with over 300 business owners within the El
44 Paseo, South Solano MRA. I conducted surveys with all of them. I listened
45 to a lot of their concerns and grievances. And I feel like what we heard in
46 Dani's presentation is a true reflection of what I heard. And so I specifically
47 have been looking at programming opportunities and funding opportunities
48 to directly address some of those needs, and public safety is one of them.

1 Within our department we've looked at some of those programming
2 opportunities and said, okay, how many programs can we create that
3 addresses public safety? How many can we look that addresses housing
4 needs? And so that is all that we are taking into consideration. That is
5 developing. But that is the work that's being done behind the scenes to take
6 all of that into consideration. So, yes the funding opportunities are great
7 once an MRA is designated. And that's the biggest distinction in our ability
8 to help small businesses directly.

9
10 What I also would like to say is that just in our public outreach and the public
11 meetings we've heard from a lot of interested small businesses and
12 organizations that want to know what potential incentives are in the area.
13 And they may not be big-box commercial businesses, but a lot of small local
14 businesses that are like, I need help getting my business off the ground, so
15 what can you offer me? And so yes, there is interest already and that's very
16 exciting. But hopefully the catalytic projects will upstart some interest in the
17 area and see that the City's putting money into that. And also I think
18 because of the funding opportunities that MRAs provide, that also is a huge
19 factor into the MRA plans, not just sitting on the shelves. We have a lot of
20 funding opportunities with the designations that hopefully will push these
21 projects forward. And obviously that our department it is a priority. So
22 hopefully that answers some of your questions.

23
24 Ja. Acosta: So do we have money allocated already earmarked specifically for this
25 project already, or are we just, is it in progress?

26
27 Flores: So we have already been working with Tax and Rev for all six designated
28 MRAs to begin the baseline for GRT's. We are working to begin the
29 property taxes process, not to get too much into the weeds of that, but
30 we've, those processes have already, we're starting to work on those. So
31 that is just one opportunity. And then we have been working with our grants
32 department, and then again looking at programming and potential funding
33 sources as well.

34
35 Ja. Acosta: So we don't, we currently don't have any earmarked money yet, we're just
36 it's right now ...

37
38 Flores: Not per se.

39
40 Ja. Acosta: Working, in progress.

41
42 Flores: Other than the GRT baseline and that. Go ahead. Go ahead.

43
44 Teeters: Good evening everybody. I'm Elizabeth Teeters, the Economic
45 Development Director. So actually Blairre is correct, we did get \$100,000
46 in this year's budget just approved to do a kind of like pilot programming to
47 start taking these ideas that Blairre has and bringing them to fruition to see
48 what works and what doesn't work. Because we understand there's going

1 to be tax increment, but it's going to take, it's going to, we saw it in
2 downtown. It takes a while to get the taxes and get everything moving. So
3 we're at least getting \$100,000 this year to kind of get things moving. And
4 hope that we can kind of get the investment in there to start getting things
5 really going.

6
7 Ja. Acosta: Thank you for the clarification.

8
9 Green: Good afternoon. Natalie Green for the record. I'll also add that we did
10 receive a million dollars from the state of New Mexico. We are using that
11 to jumpstart one of the housing developments and that will bring about 15
12 million dollars' worth of investment to Las Cruces to build the first phase of
13 Paseo Verde. So that's 80 units of affordable housing, 20 which will be set
14 aside for veterans, and then the other 60 is for our workforce working along
15 the corridor. So that's some additional investment that we anticipate.

16
17 Ja. Acosta: So I have a one additional question, a follow up on that if I may. So is that
18 complex City owned or is it private owned with a partnership with the City?

19
20 Green: It will be a public/private partnership. So the property currently is owned by
21 the City, but we will be transferring that to the developer who will then own
22 the development.

23
24 Kaiser: Just a follow-on question to that. So I noticed in the report it talked a lot
25 about how the opportunities or I guess the economic environment is not
26 necessarily ripe at this moment for some of these larger say mixed-use
27 residential developments that I think 30 years from now we, maybe sooner.
28 But I guess the point I'm trying to make is, is the City exploring kind of
29 different ways to get at the affordable housing things. I noticed a lot of what
30 we do is just apartment complexes, that's it. And it seems to me that in this
31 area it would be more beneficial given that we have somewhat limited funds
32 at the moment to kind of have some smaller proof of concept of you know
33 duplexes, triplexes, quad-plexes, garden style apartments that are maybe
34 you know 10 or 15 units as opposed to 85. Is the City exploring anything
35 like that as a strategy for the area when it comes to their affordable housing
36 and development?

37
38 Green: Chair And Commissioners Kaiser. Yes. So as the affordable housing
39 section we do have a continuum of projects that we work on from single-
40 family all the way to large multi-families. I will add that one of the largest
41 incentive tools for affordable housing development is the low-income
42 housing tax credit program which is funded through the state of New
43 Mexico. That's where you see the largest investments. And so oftentimes
44 there's a sweet spot for development and it's usually anywhere from 60 to
45 80 units is why you're seeing those multi-families projects, but we do have
46 other investment tools. We have a couple, a triplex coming up and some
47 other things. And then as part of the MRA, they've added some stuff in the
48 Foster area where we're going to densify some of the old public housing.

1 And so we do try to sort of right size development to wherever we're going
2 based on the funding sources and the incentives that we have available to
3 us.

4
5 Kaiser: Yes, I appreciate that. And it makes a lot of sense. I think I just get
6 concerned that when we basically just stick all the affordable housing on
7 one parcel it's a project, right. I mean that's proven to be more or less a
8 failure you know in public policy over the course of our history. It would be
9 nice to just see some more you know mixtures. I mean you can do larger
10 projects where say 40% are affordable units and everything else is market
11 rate and you get this you know this mixture of people in place which is
12 proven to be you know the most effective way of doing affordable housing.
13 Versus when it's just the apartment complex down the street well then
14 everyone's just going to say well, that's them. They're not a part of us, right.
15 And so I think finding different ways to go about that I think will help with
16 some of the other issues that were brought up earlier.

17
18 Green: Yes. And we're in agreement with that. We do try to spread these across
19 towns. Often the challenge is those incentive tools. So the low-income
20 housing tax credit, for example, it's an old Reagan program. It's not ideal,
21 but it only funds a certain income level, and so oftentimes you have to find
22 other funding sources which an MRA would allow us to do that mixed, more
23 mixed income development, which is our goal because we do agree that
24 mixed income communities are more successful.

25
26 Thurston: Thank you. Anything else for the discussion? All right. Public, oh yes, I'm
27 supposed open. Do we got any public comment? Come on down.

28
29 Shervanick: Thank you. Thank you for waiting. Thank you (*inaudible*), economic
30 development. Gregory Shervanick for the record. You want to swear me
31 in.

32
33 Thurston: I don't have to swear you in for this one.

34
35 Shervanick: Gentlemen, ladies. I want to see development down in that area of town
36 also. But I'm not sure the MRA will do it for you. Your last item on the
37 agenda you had a problem, you have residents and no businesses. Here.
38 you have businesses and no residents. But in order to use any of these
39 tools you need to make the tax revenue or GRT grow above what it is at the
40 base level. As you know Mr. Thurston, the arroyo they're talking about is
41 directly behind your business. And I'm not really sure that the City would
42 like the liability of having a whole bunch of people riding down a trail of rocks
43 from Young Park to El Paseo. I live in this area and this is really
44 urbanization at its highest form, what they're presenting today. I also
45 attended almost every single MRA meeting. Congratulations on the 2,000
46 solicitations on your survey. I would like to know how many more have
47 given you information on the survey that's still online right now since you,

1 2,000 came from earlier surveys, correct. Okay. So how many people have
2 answered the survey now?

3
4 Flores: So we currently have a plan open for comment, no survey.

5
6 Shervanick: Okay. Well.

7
8 Thurston: Sorry we got to, we got to, if we're going to ask questions she's got to be
9 able to answer them.

10
11 Shervanick: I don't think this is urbanization. Realize and the MRA is not appropriate.
12 Thank you.

13
14 Thurston: Thanks. Ready to move on. Yes. Or do you want to table this for next
15 time?

16
17 SPEAKER, NOT AT THE MICROPHONE.

18
19 **8.2** Update to staff reports and presentations.

20
21 Thurston: All right, here's the last one. One more for the end of the day.

22
23 Ochoa: Good evening, Commission. Adam Ochoa, Community Development for
24 the record. So this essentially, we kind of kept it rather broad just to get
25 everybody's opinion when it comes to our staff reports and our
26 presentations that we have before you. We've been going, within the last
27 couple years we've kind of evolved what our staff reports have become from
28 this rather lengthy, admittedly kind of repetitive at times as well, staff
29 reports, to a much more condensed staff report that kind of mimics more of
30 what City Council has. And then we just try to present everything to you all.
31 We did speak to Chairman Thurston and he did say he would like to see
32 some changes to that, maybe additional information, information that may
33 not be too pertinent to Items. We did provide you all up there a handout,
34 kind of a cheat sheet if you will that kind of explains the different types of
35 applications that we take in. A quick explanation of what it is and kind of
36 what we're looking for, what you should be looking for when reviewing those
37 types of cases to help you or give you a refresher or if you're new to kind of
38 give you a little more guidance as to what you're going to do while you're up
39 on the dais there. But at this time I could take any suggestions you might
40 have. I know it's kind of last-minute like to just tell you what do you want us
41 to put on our staff reports. But staff is willing to definitely still take e-mails.
42 First of all Commissioner Kaiser, thank you for that staff report from City of
43 Santa Fe. We have looked at that in the past as well. That other staff
44 reports that we looked at as well throughout other communities to see what
45 they do, just kind of compare and contrast. But we'll take any suggestions
46 tonight. If none, please e-mail us. We'll put something together. Next
47 meeting should be a rather light meeting, so we could probably put
48 something together, options so you could see what we can put on there. If

1 that works for you, of course that's kind of trying to fit a square peg into a
2 round hole, because not all staff reports are created equal as you saw the
3 one from Vince today, that was rather intense one compared to what I and
4 John wrote. It's definitely apples and oranges, still fruit, but apples and
5 oranges. But any suggestions I'll definitely take those now. If not, we could
6 definitely take those e-mails after the fact. And phone calls. We do pick up
7 the phone.
8

9 Thurston: Well, I'm just going to start real quick. The main purpose of it was, I think it
10 was two meetings ago when we had like a master plan change, and it was
11 pretty vague and so I just felt like, hey, I'm approving this with the concept
12 that I think I understand but yet it wasn't fully. Like I think we had some
13 questions about a park. There was supposed to be a park in it, it was the
14 final round, but then we didn't know if the park was in it or wasn't in it. And
15 it was just kind of - so once that started happening I started feeling like hey,
16 maybe I'm going to have to start tabling things instead of being able to
17 approve things. And that was just kind of my personal feeling because I
18 love growth, I love pushing it forward, and I like doing it, but it on that one I
19 started getting to the point where I'm like, okay maybe I should table things
20 and then get more information to bring it back to the next. I don't like that.
21 But the, even tonight's concept a little bit, it would be nice to have a little bit
22 more background, even understanding kind of what the developer is
23 wanting to do. Me, myself as a developer I know we try to put it as vague
24 as possible, right, because then you're not bound to anything. But that's,
25 but then there's also other master plans that you see throughout. I just went
26 to Houston and we came back and their master plan was phenomenal.
27 They had a town architect. They told you what buildings are going to be in
28 there, what it looks like. Like the whole works. And so you, there was no,
29 there was no vagueness. You were coming in with a master plan and he
30 said this is what my concept is. This is what I wanted to do. They went out
31 there and they basically prairie built the whole thing, because the electrical
32 is still hadn't been in yet. And they had the whole place sold out. It was
33 called an Agrihood. But that was kind of, it was just an eye-opener for
34 different things that other cities are doing than what we're doing. We'll allow
35 you to basically come in and give us a concept and say okay, we should
36 have about 15 in this area, 15 in that area, 30 in that area. And that's kind
37 of how we've done it probably ever since I was a kid that's what I've known
38 in this town, right. But then when we have a new master plan or a new
39 Realize Las Cruces coming in, how do we - going forward I think right now
40 is more with the new Realize Las Cruces. How do we? How do we
41 understand what we're actually planning for the future? Because it's a
42 planning and zoning board, it's not just a zoning board. As of right now
43 we're a zoning board. We don't plan really anything, we just, all right the
44 zone is there, he can do it. If that's the design of it, I'm great for it. I mean
45 that's the way it is. But I just needed that more have this conversation and
46 understand really when you give the presentations I need to know okay
47 during this master plan like right in here it says, trails and park land concept
48 locations. This last one we didn't really, there was a park location, but we

1 didn't talk about trails. We didn't talk about. I'm just trying to get more of a
2 feedback and understanding of, in that master plan phase of when we're
3 really supposed to be putting the right effort in from our side. And then
4 some of the presentations will help us and guide us into, okay these are the
5 questions that we should be asking and things like that. Like final plats
6 when you get down to final plats those are basically just a procedural
7 process right. Preliminary plats a little bit more in-depth. But a final plat,
8 none of that, that's kind of procedural. We're going to move forth. Those
9 are already all done. So kind of wanting to understand more of the planning
10 process of it and then the presentations that are given just have more
11 background in, especially when I'm doing a, like tonight this is the fifth
12 master plan or master plan amendment, it would be nice to have a little bit
13 more background on to that to make better decisions. Because if we were.
14 That's just my personal opinion.

15
16 The other one, I think that I've talked to you about, my suggestion, this is
17 the last one, was just timelines on how long it takes the developer to
18 basically get to the point that they're at? Because if it's a master plan and
19 they've already gone seven rounds with the City. Not, you know whether
20 it's the developer causing the issue, the City causing the issue. I just don't
21 want to be the guy that's in here and said, okay it's taking you two years to
22 get here and now go back and do some more, you know. But I just would
23 like to know some timelines on things of how we can be more productive on
24 I guess as a board to help that out. Those are my only suggestions.

25
26 Kaiser: So I just have some feedback and comments. And I sort of feel similarly to
27 Chair Thurston that I just, I feel like I'm not getting really any information
28 about projects in the staff report. I appreciate the fact that the presentations
29 typically have more information but that's not really helpful when I'm trying
30 to prepare for the meeting. When I'm trying to understand the project. What
31 are the issues? What is my position? What's my interpretation? So while
32 it's great to get it here, I feel like it's, that's not, you're just supposed to be,
33 this is a formality, right. The staff report is also public information. It informs
34 people out in the community what's on the agenda. Sometimes you look at
35 an agenda, you have no idea what the projects about for most people, right.
36 I mean us up here you know we typically kind of understand more or less
37 with the description. But a lot of people have very little concept just by
38 reading these very technical descriptions about zone changes and master
39 plan amendments and final plats and preliminary plats. So I think it's a
40 disservice to them as well of not really understanding when they see the
41 sign posted outside or in the paper or whatever of like what actually is the
42 project? I think the staff report should present the case publicly and then
43 this is just the formality where we now have a chance to have a dialogue.
44 So I think from my perspective just, I really don't feel like I know what is
45 happening with the project before I walk in here. And it's kind of an
46 uncomfortable feeling. So I think the Santa Fe example I shared I think is
47 just a nice way to organize it. I mean they kind of break it down right into
48 some of the big, you know the big topics. You know they have everything

1 from access and traffic is its own section where they actually analyze what
2 is the project proposing and what is that doing? What are the traffic impacts
3 if there are any? How would people access the site? Not only access the
4 site, but how are they enter, you know traveling around the site. I mean
5 these things are all important to understand whether or not the project is
6 consistent with the codes and policies that the City has In place. I don't
7 believe it's enough for staff to just say that it is. I think you have to present
8 some evidence that the project is proposing to do those things. I'm not
9 saying that it has to be every little minute detail, but when you make a
10 statement that it's consistent with the zoning code, okay, well what parts of
11 the zoning code is it consistent with you know, what's the density? Is it
12 consistent with the minimum/maximum densities? And I think especially as
13 we go into this new phase with Realize Las Cruces, I think that's going to
14 become even more important because it's all new for all of us. And I think
15 just being able to say like here's what they're proposing, here's what the
16 application is, and here is how it aligns with the new code. I think is going
17 to be really important. You know the Santa Fe one is just one that I was
18 able to find that I thought was like robust enough to be an example. But I
19 agree with the point earlier made that not all staff reports are created equal,
20 right. Some projects are super small, like you know that what we had earlier
21 on the consent agenda was just subdividing a half-acre parcel to one
22 quarter, two-quarter acre parcels. Like yes we don't need, we don't need a
23 lot there, but I think you should still present enough evidence that it's being
24 consistent with the codes and policies set forth. So I think for me that would
25 just be really helpful. I think having some subheadings maybe would be a
26 vast improvement of just having a more cohesive organized flow of the
27 document. Sometimes I feel like I'm reading one paragraph and then the
28 next paragraph I'm like we're completely in a different direction and there's
29 really no transition there. So I think it's the content helping us make that
30 informed decision. I think the Organization of the document too to just kind
31 of have this logical flow of organized and cohesive narrative. And then I
32 also realized I think the last two meetings it seems like staff's
33 recommendation is no longer part of the template. It's like is staff
34 recommending approval, approval with conditions, denial. I don't think
35 that's on the staff report template anymore. So that would be helpful like
36 what is staff's position? So, I think, I think those are just my general
37 comments. I think really I would just like to see more info and also some
38 analysis. So you know not just stating verbatim what the applicant put in
39 their letter but having staff evaluate the proposal against the policies that
40 we have. And I think, it should be no secret at this point with this group of
41 kind of what questions we ask from meeting to meeting, so I think you can
42 kind of gauge, I'm going to ask about biking. I'm going to ask about
43 transportation. So you know that should, that could probably be a section
44 in it, right. So anyway, just my thoughts.

45
46 Thurston: Chris. You got something.
47

- 1 Faivre: Yes. Thanks Chair. Chris Faivre, Community Development department.
2 So all good comments. And so I just kind of wanted to toss this out here.
3 So tonight knowing that the zone change that was proposed was somewhat
4 complicated. I thought it was best that we have the applicant come up and
5 speak a little bit towards that/ Is that something that you feel could be
6 beneficial on most things moving forward? Did you like the way that tied in
7 with what staff was doing? Not all the things brought to P&Z will be that
8 complicated in the future, but just trying to gauge how you felt the applicant
9 weighing in in combination with the staff's presentation, how that worked for
10 you in this instance.
11
- 12 Ja. Acosta: I felt that was beneficial, very much. Hearing it from the developer side of
13 it. I mean they have the right to develop however they want as long as they
14 follow the code right, or what's presented. And I think hearing it from John
15 Muscato's perspective and what his goal is and his thought process was,
16 was very helpful.
17
- 18 Kaiser: I have a slightly different view on that. I think, I appreciate having applicants
19 present their projects, I think that should always be an option. But I think
20 my preference would, I want to hear what staff has to say because we're
21 not a rubber stamp up here, right. Just because the applicant comes
22 forward and says I want to do this, we have to say yep, go for it. I want to
23 hear staff's analysis. I want to hear what staff has to think about it. And if
24 there are questions that staff can't answer, then I think it's appropriate to
25 you know direct it, redirect it to the applicant. But I think first and foremost,
26 I want to hear what staff has to say because we don't work for the
27 applicants, we work for the community and we work for the City. And so
28 that's my first, that's who I'm representing, and so I want to hear from staff
29 first.
30
- 31 Faivre: I thought it was beneficial as well.
32
- 33 Thurston: I thought the, having a little bit more perspective from the developer did
34 help. I think that could have helped in previous ones as well. It would have
35 clarified up a couple of other things. So that was nice for me. And then
36 also being able to ask the applicants a little bit more questions has helped
37 me clarify some of the things that I wanted to know. So that was good. Do
38 we have any other discussions on this or anything that would help you guys
39 to get the information you need.
40
- 41 Jo. Acosta: I just, just for point of clarification. So like a DRC review versus the staff
42 review or recommendation. Can you clarify that for me?
43
- 44 Ochoa: Mr. Chair, Commissioner Acosta. DRC is essentially staff. Now in the
45 Realize it's actually our directors. So they're the ones actually have the
46 power to say at that meeting that's not going to work, let's try to do this kind
47 of thing. So it's still staff. So even if you don't get a staff recommendation,
48 you're getting DRC recommendation, which is still staff. We did separate

1 them typically in the past because staff would have their findings of fact just
2 to show this is why it said, in there it would say because DRC said it, they
3 recommended approval. So we could definitely try to go back to that realm
4 as well. But like I said DRC and the minutes and the discussion that
5 happens there that's explaining to you why they recommended approved,
6 because they had no issues from an engineering standpoint, because it
7 meets all development, design standards, traffic standpoint because it
8 meets all traffic requirements, so on and so forth like that.

9
10 Jo. Acosta: I like that because you could refer to it. But I get I do get that the implication
11 of the applicant just kind of being standalone kind of directing it with a City
12 almost, you know it kind of helps to mitigate any sort of bias or anything like
13 that. I think when you put kind of the staff recommendation out there just
14 up front, just from my perspective

15
16 Ochoa: Yes, sir.

17
18 Thurston: Anybody have any other suggestions just so it helps you clarify things? I
19 think that was, the main purpose of this for me was just to I guess help me
20 to make better decisions, more informed decisions. And I think that was it.
21 I just wanted to have a little bit more information for me to be able to make
22 that. And so I just, if I had those feelings I was thinking maybe you guys
23 had some of those as well of like what you would like to see differently in a
24 presentation just so that it's easier for you guys to also understand that you
25 know what the applicant is asking for instead sometimes it's a little muddy.
26 And so we're just trying to clarify that. So and just making it quicker in the
27 process so it doesn't have to be drawn out so long we can get home quicker
28 and we can really get down to the same points. Like for example, if it's,
29 we're always going to hear about bike lanes, right. So put that in the report.
30 Where's it? Where are they? Right, or they just might as well say I'm not
31 putting one in. You know, so those are things that we already know is going
32 to happen and it'll just speed the process up. So that's that was really my
33 thing. Yes.

34
35 Ochoa: If might interject real quick, Mr. Chair. So things like that and the example
36 you brought up from Houston, that's a great example but those are not only
37 master, our master plan is more of a just a planning tool. Those types of
38 master plans are not only a planning tool, but it's actual implementation and
39 development. I've been, I've worked at communities where they've been
40 both sides of the spectrum were literally the master plan just said this is my
41 piece of land and I'm going to do this because I'm allowed to. Of course,
42 it's in Texas, so they said yes. Then to somewhere like this where you're
43 kind of showing where the roads kind of go, you're providing some densities,
44 traffic counts, so on and so forth. Then you get into those really intense
45 ones where I was looking in California where infill you're allowed to do infill
46 but you got to do this, and they basically handed everything to them and
47 they just signed off and they walked away. So there's different aspects
48 when it comes to master planning. So just because you hear the word

1 master planning, there's different interpretations what a master plan
2 depending on a municipality. Just want to clarify that, sir.

3
4 Thurston: Thanks. Yes to me a master plan in Las Cruces is a here's your zoning
5 area inside the land that you own. It's not ...

6
7 Ochoa: With your densities yes and some tabular formation.

8
9 Thurston: It's more of a, it's more of a density of, okay, you're going to put you know
10 in areas whereas it's not as much of a planning document as, I mean it kind
11 of is right, but it's more of, it's kind of, anyways. So it's very prelim, yes,
12 very preliminary on that. So where you see some other places where it's
13 like, okay they're a little bit more. So I mean we are Las Cruces. You know
14 the more strict you get, the less business friendly you get as well, right. So
15 we're trying, I don't want to also go down that road either. I'd still like to
16 keep it in this way. But there's got to be a point where if the citizens of Las
17 Cruces voted for Realize or the whole process and then we had all of that
18 go through right. Everyone says this is what we're doing, City Council
19 passes it, then there's got to be a point that we somehow on the Planning
20 and Zoning board have to kind of agree and start pushing that through type
21 of a deal, versus just whatever the applicant wants. So there is kind of that
22 little balancing act of like, I don't know, you're kind of playing the judge up
23 here, but also like allowing developers to do it like it's their land, It's their
24 right to do what they want. So it's a tough, touchy subject. So anyways,
25 I'm not, I'm going to stop. We can all go home. But if you could help out,
26 just add a little bit more of that clarity to each one of those it'll help me out
27 a lot.

28 29 **9. STAFF ANNOUNCEMENTS**

30
31 Thurston: Sorry, we're going to go on to staff announcements.

32
33 Ochoa: We will be having a Planning and Zoning Commission meeting next month.
34 So just make plans for that, please. It should be a light agenda so make up
35 for this one. We'll be home before the sun goes down for the next one.

36
37 Thurston: Thank you.

38
39 Kaiser: And no one thought to congratulate anybody in this room on the adoption
40 of Realize Las Cruces. It's finally official. Yes. So congratulations to
41 everybody. It was a long process. We finally got there. So I'm looking
42 forward to going forward and implementing.

43
44 Ja. Acosta: One last comment. Chris, thank you for your team and for guiding them
45 and thank you Adam as well. So tell your, tell all City staff thank you.
46 Because I know they work really hard and they have to work with different
47 personalities, it's a diverse audience, So but thank you for all your hard
48 work.

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Ochoa: Appreciate that. Thank you.

10. ADJOURNMENT (9:20)

Thurston: Do we have to have a vote for adjournment or a motion?

Kaiser: I'll make a motion to adjourn.

Jo. Acosta: I second.

Thurston: All in favor aye

MOTION PASSES UNANIMOUSLY.

Ochoa: Thank you folks.

Chairperson



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ 6 ☐ N/A			
Adopted:	July 22, 2025			
Drafter:	Sara Gonzales	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT KNOWN AS STONE GATE 2. THE PROPOSED PRELIMINARY PLAT ENCOMPASSES APPROXIMATELY 28.630 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED ON THE NORTH SIDE OF SETTLERS PASS, APPROXIMATELY 1200 FEET EAST OF ITS INTERSECTION WITH ROADRUNNER PARKWAY. THE SUBDIVISION PROPOSES 96 RESIDENTIAL LOTS, CONSTRUCTED IN 3 PHASES, WITH LOTS THAT RANGE FROM APPROXIMATELY 0.16 TO 0.421 ACRES IN SIZE. SUBMITTED BY LIBBIN UNDERWOOD ENGINEERING AND SURVEYING, REPRESENTATIVE. (CASE 23CS0500127)			

PURPOSE(S) OF ACTION:

To approve a preliminary plat.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODE UTILIZED: 2001 Zoning Code, as amended.

PURPOSE:

The purpose of the preliminary platting process is to establish quality site design that promotes the compatibility of development with physical and cultural issues within the city. The preliminary plat process identifies street location, promotes flexibility within development that is compatible with the surrounding area, while ensuring that the proposed subdivided lots follow all adopted city plans, zoning rules and regulations, and master plan, if applicable.

The Planning and Zoning Commission shall act upon the proposed preliminary plat by reviewing the zoning standards outlined in the 2001 Zoning Code, as amended, for the development of a R-1a (Single-Family Medium Density) zoned property.

LAND USE HISTORY:

In 1987 the City of Las Cruces annexed approximately 1771 acres of land known as the North Albuquerque Lands Annexation per Ordinance 832. In 1997, 279 acres was taken out of the 1771 acres creating the Rancho Del Rey Master Plan, which is where the subject property is located. The initial zoning within the master planned area was R-1a (Single Family Medium Density), R-3 (High Density Residential), A-1 (Flood Control) and C-1 (Neighborhood Commercial) following the 1981 Zoning Code per Ordinance 1662.

In 2004, the Rancho Del Rey Master Plan Amendment #1 was submitted and approved administratively. 152 acres from the north side of the original master planned area was affected by this amendment which adjusted

Agenda Item #6.1.

the parcel boundaries and Settlers Pass to agree with a road and lot layout study which fits the existing topography. The original tracts were renamed as planning parcels, and the 22-planning parcels was further defined. The planning parcels consisted of 26.404 acres of land for commercial/office uses, 1,640 single-family dwelling unit, and 374 multi-family dwelling units.

In 2012, Rancho Del Rey Master Plan Amendment #2 was submitted and approved by City Council via Ordinance 2651. The master plan amendment modified the number of planning parcels from 22 to 23. The amendment also adjusted the existing planning parcel boundaries to be in concert with the proposed zone changes to create a true multi-family product of 30-40 dwelling units per acre around the Sandhill Arroyo. The master plan was approved for approximately 26.04 acres of land for commercial/office uses, a range of 455 to 752 single-family dwelling units, and a range of 2,422 to 3,230 multi-family dwelling units. The new planning parcel was created for a dual park and drainage facility for the area. See Attachment "G" for the approved master plan and amendment layouts.

PROJECT DESCRIPTION:

The proposed preliminary plat, Stone Gate 2, encompasses approximately 28.630 acres of vacant/undeveloped land that is zoned R-1a (Single-Family Medium Density), and located on the north side of Settlers Pass, approximately 1200 feet east of its intersection with Roadrunner Parkway. The subdivision proposes 96 single-family residential lots, to be constructed in 3 phases, with lots that range from approximately 0.16 to 0.421 acres in size. Stone Gate 2 is part of planning parcel P8 of the Rancho Del Rey Master Plan.

SITE SUITABILITY:

Based on the standards of the R-1a zoning district, the applicant could subdivide the property into several lots meeting the required 5,000 square foot minimum lot size and the required 70 foot by 50-foot minimum lot depth and width dimensions. As designed, the proposed lot sizes vary from 6,969 square feet (0.16 acres) to 18,338 square feet (0.421 acres) and are at least 51 feet wide and 125 feet deep. The proposed lots exceed the minimum lot size requirement for a R-1a zoning district. The required setbacks for each proposed lot include front, 15 feet; rear, 20 feet; sides, 5 feet; and front garage/carport, 25 feet. The maximum allowed height for R-1a zoning district is 35 feet. All new development will be required to follow these development standards.

ACCESS/TRAFFIC:

Interior roadways are classified as local roadways which require the dedicated rights-of-way to be 50 feet in width and built to City of Las Cruces Design Standards including pavement, curb, gutter, sidewalks and lighting. Settlers Pass is classified as a collector roadway, which is 85 feet in width, and the applicant is responsible for dedicating and improving half of the cross section to which the subdivision is adjacent. In this case, there is an existing two-lane paved section, approximately 24 feet wide that extends east of the existing Stone Gate 1 Subdivision to the Rinconada Centro Subdivision. The applicant will be improving more than the required 42.5 feet for Settlers Pass by widening the existing pavement and adding new curb, gutter, sidewalks, bike lanes and lighting. The only portion not to be developed with Stone Gate 2 will be the sidewalk located on the south side. The sidewalk will be installed when the development comes in for the south side. For details on the roadway cross sections for the subdivision, see Attachment "E".

PARK LAND DEDICATION:

Per the Rancho Del Rey Master Plan Amendment #2, Planning Parcel P13 shows the 7.901-acre tract to be designated as a dual facility for recreation and drainage. The construction of the recreational facility is required when the master plan is buildout to 70%. A total of 44.13 acres from the original 297 acres has been developed which includes the proposed Stone Gate 2 for a total of 15% buildout. Therefore, the park is not required to be developed with the proposed preliminary plat.

ELEVATE LAS CRUCES COMPREHENSIVE PLAN:

The property is located within an area designated as a Suburban Neighborhood Place Type as shown on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. Suburban Neighborhood areas provide for low-to-moderate density residential land uses intermixed with areas of commercial development. The proposed preliminary plat will allow the property owners to subdivide and continue to develop vacant land

Agenda Item #6.1.

that is compatible with the existing neighborhoods and continue to provide housing opportunities for those desirous to live in the area.

Polices and Actions from the Elevate Las Cruces Comprehensive Plan have not been added to this staff report because a preliminary plat comes in after the master plan and zoning destinations are established. Subsequent subdivisions, such as what is being proposed, are developed based on zoning development standards and subdivision standards.

FLOOD PLAIN:

The property is not located in a flood zone.

DRC/STAFF RECOMMENDATION:

On May 7, 2025, the Development Review Committee (DRC), which includes the Community Development, Fire, Public Works, Parks, and Utilities Directors or designees, reviewed the proposed preliminary plat. The DRC reviews preliminary plats from an infrastructure, utilities and improvement standpoint. After some discussion of the location and proposed development of the park for this area, the DRC voted to recommend APPROVAL. For addition information please refer to Attachment "D" for minutes of the DRC meeting.

ANALYSIS/ CONCLUSION:

The proposed Stone Gate 2 Preliminary Plat meets all requirements of the Subdivision Code, Design Standards, the 2001 Zoning Code, as amended, and the Rancho Del Rey Master Plan. The proposed preliminary plat also meets the objectives for the purpose of a preliminary plat as required by the Subdivision Code. The proposed development is compatible with the surrounding area and will provide connectivity with the future improvements on Settlers Pass. Furthermore, the forthcoming final plat and construction drawings will be required to meet any remaining or additional requirements of the Zoning Code and Design Standards.

NOTICE:

In accordance with the Subdivision Code, the Notice of Public Hearing was mailed to all property owners within 500 feet of the subject property. All comments and concerns will be discussed during the presentation regarding the proposed preliminary plat request.

APPLICATION TIMELINE:

Applicant Submitted:	September 25, 2023
Staff Returned:	October 17, 2023
Applicant Returned:	November 13, 2023
Staff Returned:	December 20, 2023
Applicant Returned:	March 11, 2025
Staff Returned:	March 20, 2025
Applicant Returned:	April 16, 2025
Staff Returned:	April 21, 2025
Applicant Returned:	April 22, 2025
DRC Recommended Approval:	May 7, 2025

SUPPORT INFORMATION:

[Attachment A - Zoning Map](#)

[Attachment B - Aerial Map](#)

[Attachment C - Stone Gate 2 Preliminary Plat](#)

[Attachment D - DRC Minutes May 7 2025](#)

[Attachment E - Road Cross-Sections](#)

[Attachment F - Findings](#)

[Attachment G - Approved Master Plan and Amendments](#)

[Attachment H - Public Input](#)

Agenda Item #6.1.

PLAN(S):

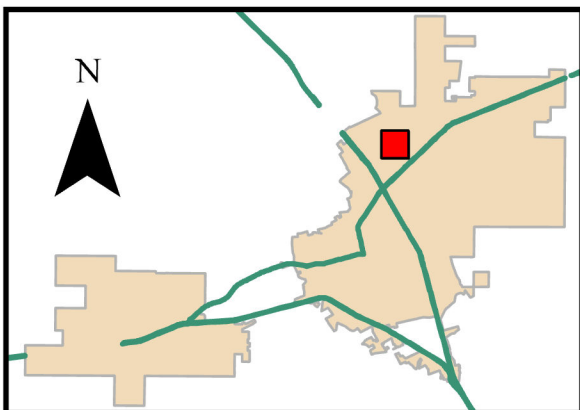
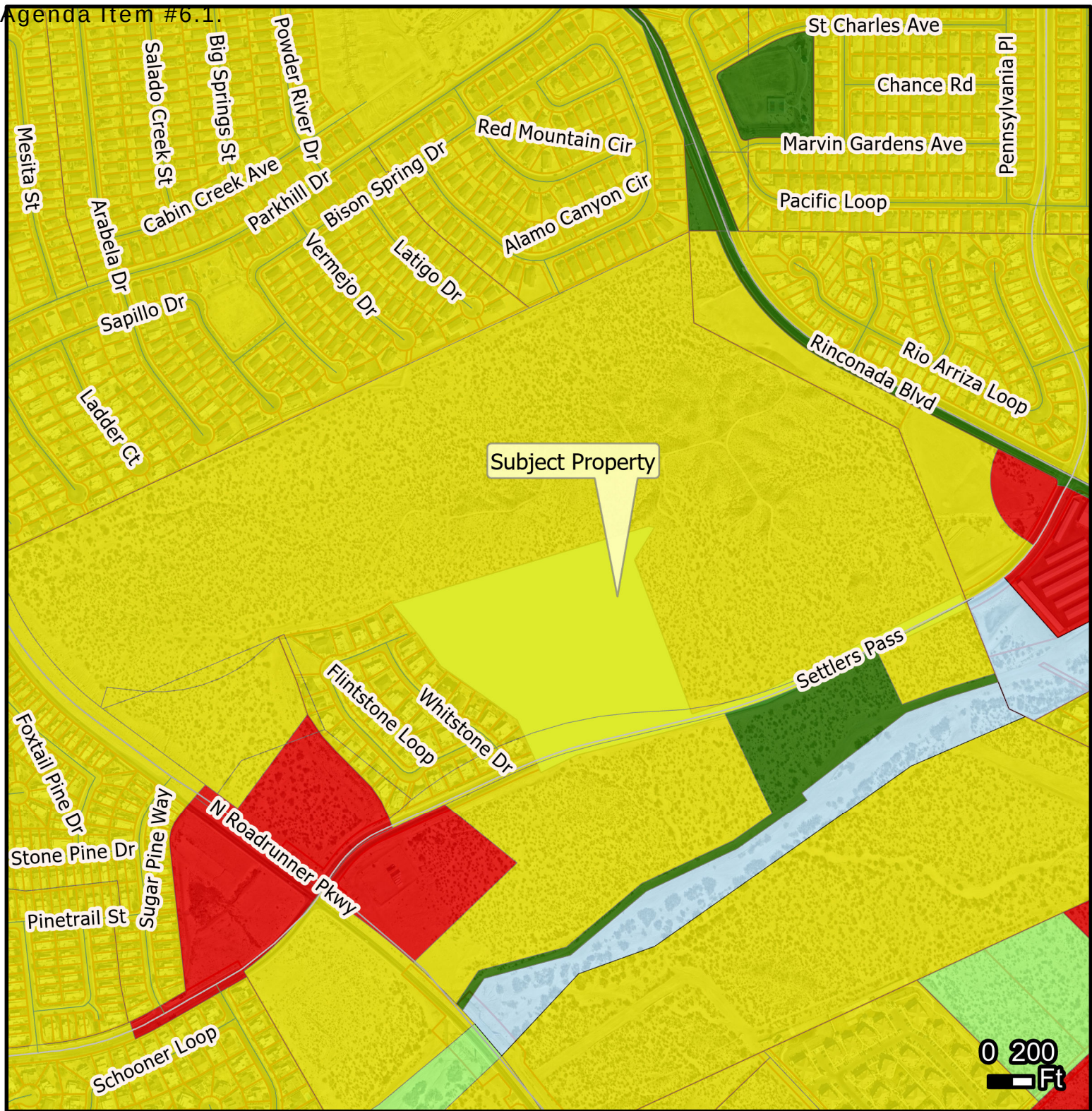
Department Strategic Business Plan, Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

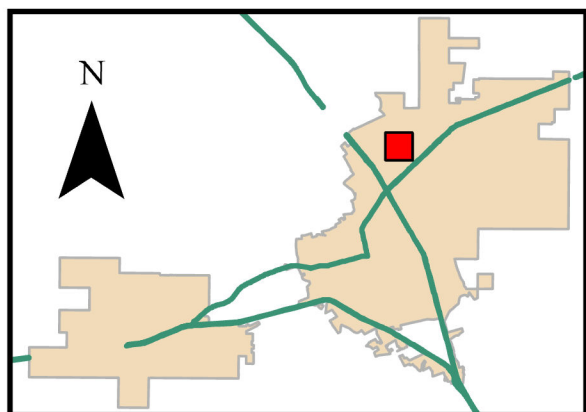
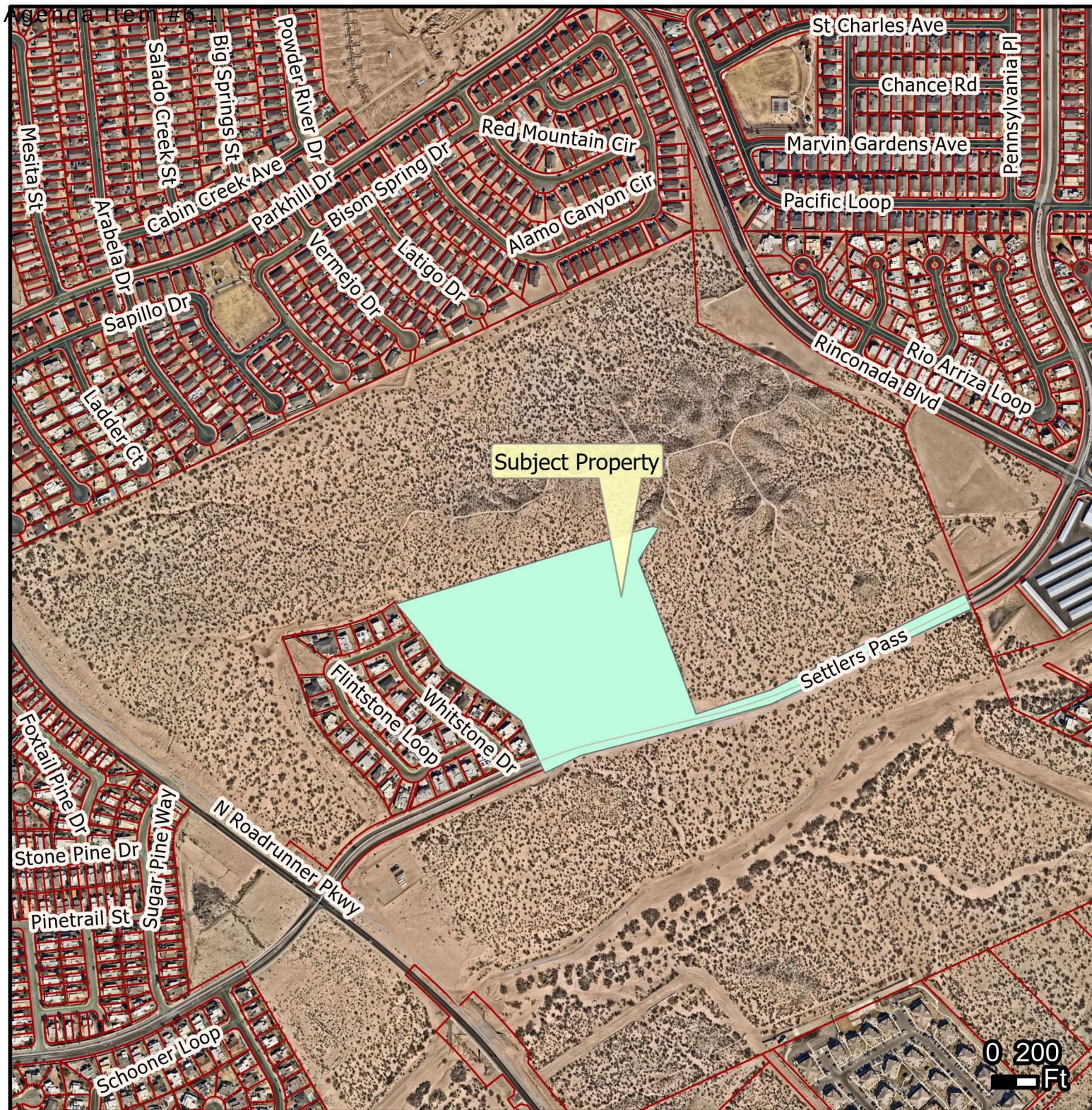
DRC

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the proposed preliminary plat known as Stone Gate 2 as recommended by staff.
2. Vote "No"; this will deny the proposed preliminary plat.
3. Vote to "Amend"; this could modify approval of the proposed preliminary plat by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed preliminary plat pursuant to further direction from the Commission.



ZONING MAP ATTACHMENT "A"



AERIAL MAP ATTACHMENT "B"

PRELIMINARY PLAT
STONE GATE 2
AT RANCHO DEL REY

A 28.630± ACRE RESIDENTIAL SUBDIVISION CONSISTING OF 96 LOTS
SITUATED IN PROJECTED SECTION 29, T22S, R2E, NMPM, USRS;
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=100' APRIL 22, 2025

DEVELOPER:

MESILLA VALLEY DEVELOPMENT, INC
c/o EDDIE BINNS
1501 S. DON ROSER DRIVE
LAS CRUCES, NM 88011

OWNER:

BINNS II LTD. CO.-#12-29-03
1501 S. DON ROSER DRIVE
LAS CRUCES, NM 88011
BK 487, PGS 1723, 1725-1732
FILED DECEMBER 31, 2003

SHEET INDEX

PLAT MAP 1
PRELIMINARY
UTILITY PLAN 2
LINE/CURVE TABLE 3

PHASING TABLE

PHASE	LOTS	ACREAGE	DENSITY
2A	29	11.552	2.5 DU/AC
2B	30	7.467	4.0 DU/AC
2C	37	9.611	3.8 DU/AC
TOTAL	96	28.630	3.4 DU/AC

PLAT NOTES:

1. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING SEPARATE UTILITY STUB-OUTS TO EACH LOT AND FOR PROVIDING ANY AND ALL EASEMENTS NECESSARY TO PROVIDE UTILITY SERVICE TO LOTS CONTAINED HEREIN.
2. THE STORM WATER DRAINAGE WILL BE GUIDED TO AN OFFSITE REGIONAL DRAINAGE POND LOCATED SOUTH OF SETTLERS' PASS AS SHOWN. THIS POND WILL BE A DUAL USE PUBLIC PARK/DRAINAGE POND AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THIS PHASE AND PARCEL 9 IS BUILT OUT.

THIS PROPOSAL UTILIZES ON-LOT PONDING FOR ALL LOTS INDICATED BY THE (P) ICON INDICATED IN THE LEGEND. THESE ON-LOT PONDS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE LOT IS SOLD AND THEN THEREAFTER THEY SHALL BE MAINTAINED BY THE NEW LOT OWNER.
3. ALL CORNERS ARE 5/8" IRON RODS SET W/ALUM CAP (LS 5983) EXCEPT AS OTHERWISE NOTED.
4. DRIVEWAY PLACEMENT TO BE IN CONFORMANCE WITH THE CITY OF LAS CRUCES DESIGN STANDARDS. THE STREET RIGHT-OF-WAYS (R/W) AS SHOWN HEREON WILL BE DEDICATED TO THE CITY OF LAS CRUCES BY THE FINAL PLAT. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CITY OF LAS CRUCES.
5. THE DENSITY OF THIS SUBDIVISION IS 3 DU/ACRE.
6. THIS SUBDIVISION IS IDENTICAL TO ALL OR PART OF PLANNING PARCEL P8 AS SHOWN ON THE MASTER PLAN, AMENDMENT 3 FOR RANCHO DEL REY. ROAD IMPROVEMENT REQUIREMENTS FOR ROADRUNNER PARKWAY AND SETTLERS' PASS ARE DETAILED IN THE MASTER PLAN, AS AMENDED.
7. SETTLERS' PASS IS NOW COMPLETED FROM ROADRUNNER PARKWAY TO THE EASTERLY LINE OF STONE GATE SUBDIVISION (PLANNING PARCEL P7). THE REMAINING SECTION OF SETTLERS' PASS FROM THE EASTERLY LINE OF THE STONE GATE SUBDIVISION TO THE EAST LINE OF THE RANCHO DEL REY MASTER PLANNING AREA WILL BE COMPLETED PRIOR TO THE TIME THAT ANY LOT IS SOLD IN SAID SUBDIVISION STONEGATE 2. THAT CERTAIN EAST PORTION OF ROADRUNNER PARKWAY THAT FRONTS UPON COMMERCIAL PLANNING PARCEL P6 SHALL BE CONSTRUCTED WHEN EITHER THE EAGLES 2 (PLANNING PARCEL P2) OR STONE GATE 2 (PLANNING PARCEL P8) IS CONSTRUCTED.
8. SUBJECT PROPERTY IS OUTSIDE AREAS DETERMINED TO BE WITHIN 100 YR. FLOODPLAIN AS SHOWN ON FEMA FIRM #35013C10826 EFFECTIVE JULY 08, 2016.
9. THE PRELIMINARY ZONE 1 WATER LINE LAYOUT SHOWN CAN SERVE ONLY THE CUSTOMERS IN STONE GATE 2. ANY FURTHER DEVELOPMENT IN THE ZONE 1 AREA OF RANCHO DEL REY WILL REQUIRE A SECOND WATER CONNECTION THRU FLINTSTONE LOOP TO THE VICINITY OF RINCONADA BLVD.
10. LOTS LOCATED AT STREET INTERSECTIONS SHOWN WITH (A) ICON WILL BE SUBJECT TO CLEAR SITE TRIANGLE REGULATIONS.
11. LOT 1, BLOCK 'C'; LOTS 4-6, BLOCK 'D', LOT 1, BLOCK 'E'; AND LOT 11, BLOCK 'E' ARE SUBJECT TO AN INTERSECTION SITE DISTANCE (ISD) TRIANGLE EASEMENT.
12. LOTS FRONTING SETTLERS' PASS SHALL NOT HAVE DIRECT ACCESS TO SETTLERS' PASS.

LEGEND

- BOUNDARY LINES & CORNER;
- DENOTES LOT/PC CORNER
- DENOTES 12' UTILITY EASEMENT TO BE GRANTED BY THE FINAL PLAT
- ISD TRIANGLE AREA; SEE NOTE 11
- PROPOSED ON-LOT PONDING
- PHASE LINE
- LINE DEMARKING THE ELEVATION 4242 WHICH DIVIDES THE JORNADA ZONE AND ZONE 1 WATER SUPPLY
- DENOTES ZONE BOUNDARY AND ZONE DESIGNATION
- THIS SHADING DENOTES THAT PORTION OF THE INTERSECTION SITE DISTANCE TRIANGLE THAT PASSES THROUGH THE SUBJECT LOT

CITY OF LAS CRUCES
SUBDIVISION ADMINISTRATOR APPROVAL

THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE CITY OF LAS CRUCES, AND ALL THE REQUIREMENTS FOR APPROVAL IN THE ABOVE PLAT HAVE BEEN COMPLIED TO THE SATISFACTION OF THE CITY OF LAS CRUCES SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY FOR APPROVAL OF THIS PLAT.

SUBDIVISION ADMINISTRATOR _____ DATE _____

SHEET 1 OF 3

STATEMENT OF OWNERSHIP

I HEREBY ACKNOWLEDGE AND CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY REPRESENTED BY THIS PLAT.

BINNS II LTD. CO.-#12-29-03
WILFRED E. BINNS, MANAGER
2700 MISSOURI AVE., STE 1
LAS CRUCES, NM 88011

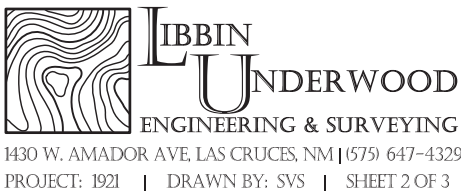
DATE _____

LIBBIN
UNDERWOOD
ENGINEERING & SURVEYING
1430 W. AMADOR AVE. LAS CRUCES, NM 88001
PROJECT: B21 | DRAWN BY: SVS | SHEET 1 OF 3

VICINITY MAP
NOT TO SCALE

PRELIMINARY UTILITY PLAN
STONE GATE 2
AT RANCHO DEL REY

A 28.630± ACRE RESIDENTIAL SUBDIVISION CONSISTING OF 96 LOTS
SITUATED IN PROJECTED SECTION 29, T22S, R2E, NMPM, USRS;
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=100' APRIL 22, 2025



UTILITY NOTES

1. THE STREET LIGHTS, FIRE HYDRANTS, WATER, SEWER, AND GAS MAIN LINES SHOWN HEREON ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED AT TIME OF CONSTRUCTION DRAWING SUBMITTAL. SEE FINAL APPROVED SET OF PLANS.

LEGEND

	ORIGINAL MASTER PLAN BOUNDARY LINES & CORNER
	EXIST 8" SEWER LINE; UNLESS NOTED OTHERWISE
	EXIST 8" WATER LINE; UNLESS NOTED OTHERWISE
	EXIST 10" WATER LINE; JORNADA ZONE
	EXIST 10" WATER LINE; ZONE 1
	EXIST 2" GAS LINE; UNLESS NOTED OTHERWISE
	EXIST 4" GAS LINE
	PROPOSED 8" SEWER LINE
	PROPOSED 8" WATER LINE; JORNADA ZONE
	PROPOSED 8" WATER LINE; ZONE 1
	PROPOSED 10" WATER LINE; JORNADA ZONE
	PROPOSED 10" WATER LINE; ZONE 1
	PROPOSED 2" GAS LINE
	PROPOSED 4" GAS LINE
	APPROXIMATE PROPOSED STREET LIGHT LOCATION
	APPROXIMATE PROPOSED FIRE HYDRANT LOCATION

SHEET 2 OF 3

PRELIMINARY PLAT
STONE GATE 2
AT RANCHO DEL REY

A 28.630± ACRE RESIDENTIAL SUBDIVISION CONSISTING OF 96 LOTS
SITUATED IN PROJECTED SECTION 29, T22S, R2E, NMPM, USRS;
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=100' APRIL 22, 2025

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	DIST
C1	2°01'48"	475.00'	8.42'	16.83'	N69°50'37"W	16.83'
C2	1°53'07"	2657.50'	43.72'	87.44'	N71°15'53"E	87.43'
C3	91°48'25"	25.00'	25.80'	40.06'	N24°25'08"E	35.91'
C4	90°22'10"	25.00'	25.16'	39.43'	S66°40'11"E	35.47'
C5	3°47'27"	2657.50'	87.94'	175.82'	N66°15'00"E	175.79'
C6	85°50'24"	25.00'	23.25'	37.45'	N21°26'05"E	34.05'
C7	95°58'04"	25.00'	27.75'	41.87'	S69°28'08"E	37.15'
C8	84°01'56"	25.00'	22.52'	36.67'	N20°31'52"E	33.47'
C9	95°58'04"	25.00'	27.75'	41.87'	S69°28'08"E	37.15'
C10	84°01'56"	25.00'	22.52'	36.67'	N20°31'52"E	33.47'
C11	95°58'04"	25.00'	27.75'	41.87'	S69°28'08"E	37.15'
C12	84°01'56"	25.00'	22.52'	36.67'	S20°31'52"W	33.47'
C13	95°58'04"	25.00'	27.75'	41.87'	N69°28'08"W	37.15'
C14	14°05'00"	2742.50'	338.76'	674.11'	S69°35'20"W	672.41'
C15	90°00'00"	25.00'	25.00'	39.27'	S31°37'50"W	35.36'
C16	1°10'35"	1570.00'	16.12'	32.23'	S59°03'44"W	32.23'
C17	8°59'15"	1545.00'	121.42'	242.35'	N55°09'24"E	242.10'
C18	7°02'59"	1545.00'	95.17'	190.10'	N56°07'32"E	189.98'
C19	1°56'16"	1545.00'	26.13'	52.25'	N51°37'54"E	52.25'
C20	24°38'03"	250.00'	54.59'	107.49'	N62°58'48"E	106.66'
C21	22°07'26"	550.00'	107.53'	212.37'	N64°14'07"E	211.06'
C22	57°59'53"	500.00'	277.14'	506.13'	S82°10'21"W	484.79'
C23	36°40'38"	500.00'	165.73'	320.07'	N71°30'43"E	314.63'
C24	21°19'15"	500.00'	94.12'	186.06'	S79°29'20"E	184.99'
C25	7°57'31"	2000.00'	139.13'	277.81'	S72°39'04"W	277.58'
C26	4°58'47"	2000.00'	86.97'	173.83'	N71°09'43"E	173.77'
C27	2°58'43"	2000.00'	52.00'	103.98'	N75°08'28"E	103.97'
C28	14°05'00"	2700.00'	333.51'	663.66'	N69°35'20"E	661.99'
C29	1°19'09"	2700.00'	31.08'	62.16'	N75°58'15"E	62.16'
C30	6°05'44"	2700.00'	143.76'	287.25'	N72°15'49"E	287.11'
C31	5°49'17"	2700.00'	137.28'	274.32'	N66°18'18"E	274.20'
C32	0°50'50"	2700.00'	19.97'	39.93'	N62°58'15"E	39.93'
C33	37°33'53"	700.00'	238.06'	458.94'	N47°59'07"W	450.76'
C34	20°03'53"	200.00'	35.38'	70.04'	N56°44'07"W	69.68'
C35	20°30'00"	200.00'	36.17'	71.56'	N36°27'10"W	71.18'
C36	15°50'00"	200.00'	27.81'	55.27'	N21°17'10"W	55.09'
C37	30°46'44"	1000.00'	275.25'	537.19'	N44°35'32"W	530.76'
C38	45°16'44"	200.00'	83.41'	158.05'	N37°20'32"W	153.97'
C39	17°43'30"	300.00'	46.78'	92.81'	N34°13'23"W	92.44'
C40	36°22'58"	300.00'	98.58'	190.50'	N24°53'39"W	187.32'
C41	8°59'15"	1520.00'	119.46'	238.43'	N55°09'24"E	238.18'
C42	2°11'13"	1520.00'	29.01'	58.01'	S58°33'25"W	58.01'
C43	2°11'24"	1520.00'	29.05'	58.10'	S56°22'07"W	58.10'
C44	2°11'47"	1520.00'	29.14'	58.27'	S54°10'31"W	58.27'
C45	2°24'51"	1520.00'	32.03'	64.05'	S51°52'12"W	64.04'
C46	24°38'03"	275.00'	60.05'	118.24'	S62°58'48"W	117.33'
C47	12°06'24"	275.00'	29.16'	58.11'	S56°42'59"W	58.00'
C48	12°31'39"	275.00'	30.18'	60.13'	S69°02'00"W	60.01'
C49	22°07'26"	525.00'	102.64'	202.72'	N64°14'07"E	201.46'
C50	6°34'29"	525.00'	30.16'	60.24'	S72°00'35"W	60.21'
C51	8°38'23"	525.00'	39.66'	79.17'	S64°24'09"W	79.09'
C52	6°54'34"	525.00'	31.69'	63.31'	S56°37'41"W	63.27'
C53	57°59'53"	525.00'	291.00'	531.43'	S82°10'21"W	509.03'
C54	1°00'02"	525.00'	4.58'	9.17'	S53°40'25"W	9.17'
C55	6°19'59"	525.00'	29.04'	58.03'	S57°20'26"W	58.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	DIST
C56	6°19'59"	525.00'	29.04'	58.03'	S63°40'25"W	58.00'
C57	6°19'59"	525.00'	29.04'	58.03'	S70°00'24"W	58.00'
C58	6°19'59"	525.00'	29.04'	58.03'	S76°20'23"W	58.00'
C59	6°19'59"	525.00'	29.04'	58.03'	S82°40'22"W	58.00'
C60	6°19'59"	525.00'	29.04'	58.03'	S89°00'21"W	58.00'
C61	6°19'59"	525.00'	29.04'	58.03'	N84°39'40"W	58.00'
C62	6°19'59"	525.00'	29.04'	58.03'	N78°19'41"W	58.00'
C63	6°19'59"	525.00'	29.04'	58.03'	N71°59'43"W	58.00'
C64	4°52'15"	1570.00'	66.78'	133.47'	N57°12'54"E	133.43'
C65	3°41'41"	1570.00'	50.64'	101.24'	N56°37'36"E	101.22'
C66	99°01'04"	25.00'	29.28'	43.20'	S75°42'42"E	38.03'
C67	20°30'00"	225.00'	40.69'	80.50'	S36°27'10"E	80.07'
C68	3°04'52"	225.00'	6.05'	12.10'	S27°44'37"E	12.10'
C69	16°32'18"	225.00'	32.70'	64.95'	S37°33'12"E	64.72'
C70	0°52'50"	225.00'	1.73'	3.46'	S46°15'45"E	3.46'
C71	20°03'53"	225.00'	39.80'	78.79'	S56°44'07"E	78.39'
C72	9°26'42"	225.00'	18.59'	37.09'	S51°25'31"E	37.05'
C73	10°37'12"	225.00'	20.91'	41.70'	S61°27'28"E	41.64'
C74	37°33'53"	675.00'	229.56'	442.55'	N47°59'07"W	434.67'
C75	1°33'41"	675.00'	9.20'	18.40'	S65°59'13"E	18.40'
C76	6°15'27"	675.00'	36.90'	73.72'	S62°04'38"E	73.68'
C77	6°17'33"	675.00'	37.10'	74.13'	S55°48'08"E	74.09'
C78	6°15'54"	675.00'	36.94'	73.81'	S49°31'25"E	73.77'
C79	6°16'03"	675.00'	36.96'	73.84'	S43°15'27"E	73.80'
C80	8°17'21"	675.00'	48.91'	97.65'	S35°58'44"E	97.57'
C81	2°37'54"	675.00'	15.50'	31.00'	S30°31'07"E	31.00'
C82	101°00'47"	25.00'	30.33'	44.08'	S21°18'13"W	38.58'
C83	3°08'17"	2042.50'	55.95'	111.87'	S70°14'28"W	111.85'
C84	28°19'23"	225.00'	56.77'	111.22'	N61°08'08"E	110.10'
C85	8°31'19"	25.00'	22.19'	36.30'	S63°06'21"E	33.19'
C86	38°28'23"	225.00'	78.51'	151.08'	S40°44'43"E	148.26'
C87	13°11'50"	225.00'	26.03'	51.83'	S28°06'26"E	51.71'
C88	14°17'50"	225.00'	28.22'	56.15'	S41°51'17"E	56.00'
C89	10°58'43"	225.00'	21.62'	43.11'	S54°29'33"E	43.05'
C90	30°46'44"	975.00'	268.37'	523.76'	N44°35'32"W	517.49'
C91	0°45'49"	975.00'	6.50'	12.99'	S59°36'00"E	12.99'
C92	3°54'45"	975.00'	33.30'	66.58'	S57°15'44"E	66.56'
C93	3°54'48"	975.00'	33.31'	66.59'	S53°20'57"E	66.58'
C94	3°54'49"	975.00'	33.31'	66.60'	S49°26'08"E	66.58'
C95	3°54'46"	975.00'	33.31'	66.58'	S45°31'21"E	66.57'
C96	3°54'40"	975.00'	33.29'	66.56'	S41°36'38"E	66.54'
C97	4°03'36"	975.00'	34.56'	69.09'	S37°37'30"E	69.07'
C98	3°54'50"	975.00'	33.31'	66.60'	S33°38'17"E	66.59'
C99	2°28'41"	975.00'	21.09'	42.17'	S30°26'31"E	42.17'
C100	105°50'00"	25.00'	33.08'	46.18'	S23°42'50"W	39.89'
C101	1°58'56"	2042.50'	35.34'	70.67'	S75°38'22"W	70.66'
C102	76°08'56"	25.00'	19.58'	33.23'	N67°16'38"W	30.83'
C103	37°33'53"	725.00'	246.56'	475.33'	N47°59'07"W	466.86'
C104	1°34'50"	725.00'	10.00'	20.00'	N29°59'35"W	20.00'
C105	4°26'08"	725.00'	28.08'	56.13'	N33°00'05"W	56.11'
C106	4°26'08"	725.00'	28.08'	56.13'	N37°26'13"W	56.11'
C107	4°44'35"	725.00'	30.03'	60.02'	N42°01'35"W	60.00'
C108	4°44'35"	725.00'	30.03'	60.02'	N46°46'10"W	60.00'
C109	4°44'35"	725.00'	30.03'	60.02'	N51°30'45"W	60.00'
C110	4°44'35"	725.00'	30.03'	60.02'	N56°15'20"W	60.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	DIST
C111	4°44'35"	725.00'	30.03'	60.02'	N60°59'55"W	60.00'
C112	3°23'51"	725.00'	21.50'	42.99'	N65°04'08"W	42.98'
C113	20°03'53"	175.00'	30.96'	61.28'	S56°44'07"E	60.97'
C114	8°43'55"	175.00'	13.36'	26.67'	N62°24'06"W	26.64'
C115	11°19'59"	175.00'	17.36'	34.61'	N52°22'10"W	34.56'
C116	20°30'00"	175.00'	31.65'	62.61'	S36°27'10"E	62.28'
C117	18°07'37"	175.00'	27.92'	55.37'	N37°38'22"W	55.13'
C118	2°22'23"	175.00'	3.62'	7.25'	N27°23'22"W	7.25'
C119	73°10'37"	25.00'	18.56'	31.93'	N10°23'08"E	29.80'
C120	21°50'30"	575.00'	110.94'	219.20'	N64°05'39"E	217.87'
C121	11°45'51"	575.00'	59.24'	118.06'	N69°07'59"E	117.85'
C122	7°46'27"	575.00'	39.07'	78.02'	N59°21'50"E	77.96'
C123	2°18'12"	575.00'	11.56'	23.12'	N54°19'30"E	23.11'
C124	31°01'24"	475.00'	131.83'	257.19'	S68°41'06"W	254.06'
C125	4°53'25"	475.00'	20.28'	40.54'	N55°37'07"E	40.53'
C126	9°30'20"	475.00'	39.49'	78.80'	N62°48'59"E	78.71'
C127	11°08'50"	475.00'	46.35'	92.41'	N73°08'34"E	92.27'
C128	5°28'49"	475.00'	22.73'	45.43'	N81°27'24"E	45.42'
C129	89°06'01"	25.00'	24.61'	38.88'	S51°15'11"E	35.08'
C130	36°22'58"	325.00'	106.80'	206.37'	S24°53'39"E	202.92'
C131	10°09'27"	325.00'	28.88'	57.62'	S11°46'54"E	57.54'
C132	10°20'51"	325.00'	29.43'	58.69'	S22°02'03"E	58.61'
C133	10°14'42"	325.00'	29.13'	58.11'	S32°19'49"E	58.04'
C134	5°37'58"	325.00'	15.99'	31.95'	S40°16'09"E	31.94'
C135	17°43'30"	275.00'	42.88'	85.07'	N34°13'23"W	84.74'
C136	5°36'58"	275.00'	13.49'	26.96'	S40°16'39"E	26.94'
C137	12°06'32"	275.00'	29.17'	58.12'	S31°24'54"E	58.01'
C138	101°59'28"	25.00'	30.87'	44.50'	S25°38'06"W	38.85'
C139	74°10'00"	25.00'	18.90'	32.36'	N66°17'10"W	30.15'
C140	30°46'44"	1025.00'	282.13'	550.62'	N44°35'32"W	544.03'
C141	2°38'00"	1025.00'	23.56'	47.11'	N30°31'10"W	47.11'
C142	3°21'16"	1025.00'	30.01'	60.01'	N33°30'48"W	60.00'
C143	3°21'16"	1025.00'	30.01'	60.01'	N36°52'04"W	60.00'
C144	3°21'16"	1025.00'	30.01'	60.01'	N40°13'20"W	60.00'
C145	3°21'16"	1025.00'	30.01'	60.01'	N43°34'35"W	60.00'
C146	3°21'16"	1025.00'	30.01'	60.01'	N46°55'51"W	60.00'
C147	3°21'16"	1025.00'	30.01'	60.01'	N50°17'07"W	60.00'
C148	3°21'16"	1025.00'	30.01'	60.01'	N53°38'23"W	60.00'
C149	4°39'54"	1025.00'	41.75'	83.46'	N57°38'58"W	83.43'
C150	33°53'26"	175.00'	53.32'	103.51'	N43°02'12"W	102.01'
C151	101°06'23"	25.00'	30.38'	44.12'	N24°27'43"E	38.61'
C152	2°16'28"	2657.50'	52.75'	105.50'	S73°20'41"W	105.49'
C153	80°09'27"	25.00'	21.04'	34.98'	N65°26'22"E	32.19'
C154	17°43'30"	325.00'	50.68'	100.54'	N34°13'23"W	100.14'
C155	7°07'56"	325.00'	20.25'	40.46'	N28°55'36"W	40.43'
C156	10°35'34"	325.00'	30.13'	60.09'	S37°47'21"W	60.00'
C157	36°22'58"	275.00'	90.37'	174.62'	N24°53'39"E	171.71'
C158	19°56'51"	275.00'	48.36'	95.74'	N33°06'43"W	95.26'
C159	16°26'07"	275.00'	39.71'	78.88'	N14°55'14"W	78.81'
C160	103°45'50"	25.00'	31.86'	45.28'	N45°01'45"E	39.34'
C161	14°06'37"	475.00'	58.79'	116.98'	N75°53'02"W	116.68'
C162	12°04'49"	475.00'	50.26'	100.15'	S76°53'55"E	99.96'
C163	90°00'00"	25.00'	25.00'	39.27'	S58°22'21"E	35.36'
C164	7°57'31"	1957.50'	136.17'	271.90'	S72°39'04"W	271.64'



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, May 7, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: Adam Ochoa, Senior. Planner
Rocio Nasir, Senior Engineer, Utilities
Cathy Mathews, Landscape Architect, Parks & Rec.
Tony Trevino, Deputy Director, Public Works
Kyle Metzgar, MPO
David Sedillo, Director, Public Works
Chris Faivre, Director, Community Development
Michael Landavazo, Fire
Mike Kinney, Plan Review Engineer, Com. Dev.

STAFF PRESENT: Adam Ochoa, Senior Planner
John Castillo, Planner, Community Development
Sara Gonzales, Senior Planner

OTHER PRESENT: Sergio Suarez, Libbin-Underwood Engineering & Surveying
Eddie Binns

1. CALL TO ORDER (9:00 a.m.)

Ochoa: Let's go ahead and call this meeting of the May 7, 2025 Development Review Committee meeting to order. It is 9 o'clock exactly.

2. APPROVAL OF MINUTES -

2.1 April 16, 2025

Ochoa: First item we have is approval of the minutes for the April 16, 2025 DRC meeting. Do we have any changes?

Nasir: No.

Ochoa: Seeing none. Can I have a motion to approve please?

Nasir: So move.

Ochoa: Second.

Trevino: Second.

Ochoa: Thank you, Tony. All in favor signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed They are approved.

3. NEW BUSINESS

3.1 Case No. 23CS0500127: Stone Gate 2

- A request for approval of a preliminary plat, known as Stone Gate 2.
- The proposed preliminary plat encompasses approximately 28.630 ± acres, is zoned R-1a (Single-Family Medium Density), and located on the north side of Settlers Pass approximately 1200 feet east of its intersection with Roadrunner Parkway.
- The subdivision proposes 96 residential lots, constructed in 3 phases, with lots that range from 0.16 ± to 0.421 ± acres in size.
- Submitted by Libbin Underwood Engineering and Surveying, representative.

Ochoa: Next item we have one case for new business. This is case 23CS0500127 which is Stone Gate number 2. Sara can you give us a rundown on this please?

Gonzales: Sure. This property is located in the master plan that is designated as Rancho Del Rey. It was originally approved in 1997, and so just to give some background as to where we are in the development of this property. This portion was actually amended in number 1 so it came in in 2004 for the north side to be added into the master plan which is where Stone Gate is located, which is the 152 acres that came in with the amendment number 1. In 2012 there was another amendment that was done but that was only to adjust the realignment of some of the property boundaries for Settlers Pass and Roadrunner Parkway.

So before you now is going to be the second preliminary plat for Stone Gate 2 which encompasses about 28.63 acres in size. It is zoned R-1a single-family residential. Located on the north side of Settlers Pass and about 1,200 feet from its intersection east of Roadrunner Parkway. The development will take place in three phases so it will be built out in three phases except for Settlers Pass will be built out with phase A. So that way there is that extension for the roadway to connect between Roadrunner and Rinconada.

The development is going to have 96 residential lots that are about 0.16 to 0.421 acres in size. For the master plan it was originally approved at six

1 dwelling units per acre. The development is coming in at 3.4 dwelling units
2 per acre, just as background.

3
4 Staff did send everything out for review. We do have some approvals with
5 conditions. There was transportation comments to provide a traffic impact
6 analysis for the development but that will be moving towards construction
7 drawings and the next phases that will be coming in. Utilities did have
8 comments regarding when the construction plans are submitted to include
9 there's Jornada and zone one water pressure zone boundaries. So those
10 will need to be updated and then finalized during the final grading plan to
11 see if there is going to be a pressure valve to be installed on Settlers Pass.
12 The drainage report from engineering is currently under review and usually
13 we will see those being finalized through the construction drawing phase so
14 this can move forward without that being finalized right now. Parks did have
15 a comment as to the location of the regional pond and the park designation.
16 Based on the master plan it is located on the south side of Settlers Pass
17 and that would be coming in at future development phases. And then last
18 were just some of the roadway names from our GIS department based on
19 our addressing concerns. Other than that, essentially staff did the rest of
20 the review with a condition and approval.

21
22 Ochoa: All righty. Thank you Sara. Any other outstanding comments from
23 Community Development?

24
25 Gonzales: No.

26
27 Ochoa: Okay. We'll go around the table. Utilities, anything else to ask?

28
29 Nasir: No. Sara read it and that's where we are on that.

30
31 Ochoa: Very good. Let's see here. Engineering and Public Works.

32
33 Trevino: No, there's no comments but can you just for my information, Settlers Pass,
34 you're going to build it all the way to Rinconada you said? Or what did you
35 mention there?

36
37 Gonzales: It's essentially going to be built into the connection of Rinconada Central
38 and so that will be the end of the subdivision phase in which he owns
39 property to.

40
41 Trevino: With the first phase?

42
43 Gonzales: Yes.

44
45 Trevino: Oh wow. Okay.

Agenda Item #6.1.

1 Gonzales: And so phase A will be built with that.
2
3 Binns: But we're anticipating putting curb and gutter through that area so it's.
4
5 Trevino: Just add curb and gutter. You're going to keep the same cross section of
6 road?
7
8 Binns: The same process. It was an interesting challenge trying to preserve the
9 road, the traffic, and we worked out with the utility so that the gas, sewer,
10 and water will be on the dirt section that is there today.
11
12 Trevino: Cool.
13
14 Binns: Trying to preserve as much of the existing road that's possible.
15
16 Trevino: Great. Sounds good.
17
18 Ochoa: All right. Thank you Mr. Binns. Anything else from Engineering?
19
20 Trevino: No sir.
21
22 Ochoa: All righty. Parks and Rec.
23
24 Mathews: So the park is, you said is to be developed in future phases but there's no
25 schedule for that or time frame?
26
27 Binns: You and I are negotiating. I don't have a date on the calendar, no.
28
29 Mathews: So can we define which phase the park will be built in rather than just saying
30 some nebulous future time frame. Put a phase.
31
32 Binns: I'd like to do the park as early as possible. And it will depend on how soon
33 you and I or your staff can take care of the design and the final. Our
34 engineer has several sketches that he may have reviewed with you.
35
36 Mathews: Yes.
37
38 Binns: And in my mind, I'm waiting for some information of what you need. And I
39 know what I'm proposing and we have submitted that as far as design is
40 concerned.
41
42 Mathews: We reviewed, as I recall some months ago we reviewed some plans and
43 haven't heard anything since.
44
45 Binns: Okay.
46

Agenda Item #6.1.

1 Mathews: Nothing.
2
3 Binns: Serg, do you know if anything has gone back? Because I know we looked
4 at several things, but are you aware of anything that's been cycled back?
5
6 Suarez: No.
7
8 Binns: Okay, I'm not either.
9
10 Suarez: I'm not working on that portion. I'm under construction.
11
12 Binns: Zack had several things he was working on and I'm busy with him and I
13 keep pushing and says let's get it done. In my opinion, the sooner we get it
14 done the happier everybody is. If I wait to build a park after all the houses
15 are built, well there's no benefit of trying to sell the advantage of a park.
16
17 Mathews: So, can we, so are we talking about just phase, one single phase here? Or
18 after this preliminary plat, or?
19
20 Binns: Our proposal on this would be moving the dirt on all hundred lots for dirt
21 balance. And in my opinion what I'm seeing in the market now, we will
22 probably be developing all hundred lots right together. So that actually the
23 next phase would be Stone Gate number 3. And I said hey, the park will go
24 in before number three goes.
25
26 Mathews: Okay.
27
28 Binns: Phase number three, not unit number three.
29
30 Mathews: Okay.
31
32 Binns: That'll give us a target ...
33
34 Mathews: Okay.
35
36 Binns: So that we can reach out. Because the demand I can envision is going to
37 pick up. And I think these hundred lots are going to move fairly rapidly
38 based on supply and demand issues. And I can envision our engineers
39 moving on Stone Gate number three at an early date.
40
41 Mathews: Okay. So can we put language that says park to be designed and built prior
42 to approval of Stone Gate number three?
43
44 Binns: Yes, it says the park's going to be designed and I'm hesitant to say be built
45 before that because I don't know how quick that phase will hit the market.

1 But I'd certainly want it designed and our negotiations took care of so we
2 know where we're at.
3

4 Trevino: Mr. Chair. Just a question from my end. Can we, I'll be happy to vote on
5 that. Can we do that though? Because based on the master plan it says
6 prior to that 70% of the overall is done. So at the time that park is there. So
7 can we create another time frame to that even though the master plan calls
8 it out here.
9

10 Mathews: So, what do we anticipate 70% build out to be? Does it coincide?
11

12 Binns: Yes, I don't have it.
13

14 Trevino: I doubt it.
15

16 Binns: There's been no (*inaudible*).
17

18 Gonzales: Mr. Chair. Based on the size of the actual property and the entire master
19 plan, because it does encompass the south half as well as the north half,
20 70% build out means that we would still be looking at the build out for the
21 bottom half. So if you look at the entire parcel that's highlighted that's going
22 to be the portion, all of that would have to be built out up to 70%. I do not
23 believe that would be encompassing us to phase one and phase two of this
24 development.
25

26 Binns: I don't think you want to wait that long, nor do I.
27

28 Gonzales: This is the only piece that's developed right now. This is what's being
29 proposed. The park area is located generally right here on the south side,
30 essentially, from the master plan that's there. And so seeing phase three
31 come in, unless it's going to encompass all of that. But I do believe this may
32 be two more phases coming in, and then we would see those.
33

34 Trevino: And that was just a question on my end based on an approved master plan
35 already to change that.
36

37 Binns: But there will be a, what I'll say is a phase three of Settlers Pass on this next
38 phase. And I'd like the park built before that comes in. I'm not done
39 (*inaudible*). Let's get the park built before we move to this third phase.
40

41 Mathews: So, I mean, can we make that additional time frame as part of this
42 preliminary plan?
43

44 Gonzales: Mr. Chair. I would say not part of this preliminary plan because it would be
45 coming in at phase three. Phase two would just be moving towards to P&Z.
46 Now, as a condition to say that discussions will continue for phase three

1 and the park as discussions and then be finalized, would be a better
2 condition to place on the property as to condition is saying it will have to be
3 done. Because of continuous conversations and then based on the master
4 plan being at 70%, we would need to consider those. So if there is a
5 stopping point or there is some kind of piece where the development can't
6 take place, it would not be contingent upon the park being developed.
7

8 Mathews: Okay. So we're dealing with a bunch of limitations, but we've also got
9 residents out here without a park for an undefined amount of time.
10

11 Binns: Don't take me serious. I'm laughing because we've had residents for 15
12 years out there waiting for a park on 650 units that we paid for and never
13 got a park. But irrespective of that. In my opinion, you and I are still
14 negotiating who's going to build the park. And we're still negotiating on the
15 land values that go into the park. So we've got some loose ends there that
16 makes it difficult to put a time frame on.
17

18 Mathews: So for several months though we've had no discussions about the park. So
19 I want to put a time frame on it so that we continue instead of just stall.
20

21 Binns: I want to continue too. I pursued your office on multiple occasions, and we
22 were changing administrators, the first one thing and another, and different
23 people, and I got frustrated.
24

25 Ochoa: If I may interject. Since we do have an approved master plan that is vested,
26 we do have that 70% on there. But if after this meeting, if Mr. Binns is
27 amenable to meet Parks and Rec again, and another phase comes in, that
28 way if we're trying to get the park in before that 70%, which makes sense
29 for everybody, those negotiations have to happen maybe with the next
30 phase. But technically speaking there's already a condition on there when
31 that park comes in. So that being said, that's where we're at right now.
32 Unfortunately, since that condition is on there or that requirement is on
33 there, that's something we can't really add to this subdivision, unfortunately.
34

35 Mathews: That's what I was trying to get you to say. Thank you.
36

37 Ochoa: Yes. So where we could do that. So that being said, but that negotiation
38 can continue. I think Mr. Binns is open to it before we get, sooner than later
39 that 70%. That's for sure.
40

41 Mathews: Okay.
42

43 Ochoa: All righty.
44

45 Mathews: All right.
46

Agenda Item #6.1.

1 Ochoa: All right. Thank you, Cathy. Appreciate it. Fire.
2
3 Landavazo: No comment.
4
5 Ochoa: All right. Thank you. Let's see here. We're in transportation. We already
6 got Public Works and Engineering. MPO, anything.
7
8 Metzgar: Nothing.
9
10 Ochoa: All righty. That being said, since our number of conditions on here, I guess
11 can I get a motion to approve the proposed preliminary plat, correct. I'm
12 sorry. Yes.
13
14 Kinney: Yes. Apologize, I was running late. I just have a question about the master
15 plan. Speaking with staff to our knowledge that we don't, there has not been
16 a traffic impact analysis done or there is and I can't find it.
17
18 Ochoa: Right. Thank you for that. Mike. There is a condition on here from
19 engineering about requiring the TIF from transportation. Can you read that
20 condition again, Sara?
21
22 Gonzales: Prior to the submission of another phase, Rancho Del Rey master plan, a
23 TIA will be provided, completed, and reviewed by Engineering.
24
25 Ochoa: So that condition is on this one as well.
26
27 Kinney: All right. Thank you.
28
29 Ochoa: No worries. Thank you, Mike. So that being said, can I get a motion to
30 approve the proposed preliminary plat with said conditions?
31
32 Nasir: So move.
33
34 Ochoa: Can I have a second, please?
35
36 Trevino: Second.
37
38 Ochoa: Thank you. All in favor signify by saying "aye."
39
40 MOTION PASSES UNANIMOUSLY.
41
42 Ochoa: All opposed. Moves forward with a recommendation of approval to the June
43 Planning and Zoning Commission meeting. All right. Thank you, folks.
44

45 4. DISCUSSION ITEMS

46

1 Ochoa: Any other discussion items? Seeing none.

2

3 **5. ADJOURNMENT (09:16 a.m.)**

4

5 Ochoa: Can I have a motion to adjourn, please?

6

7 Trevino: Motion to adjourn.

8

9 Ochoa: Thank you, Tony. A second, please.

10

11 Nasir: Second.

12

13 Ochoa: All in favor signify by saying "aye."

14

15 MOTION PASSES UNANIMOUSLY.

16

17 Ochoa: All opposed. We are adjourned at 9.16.

18

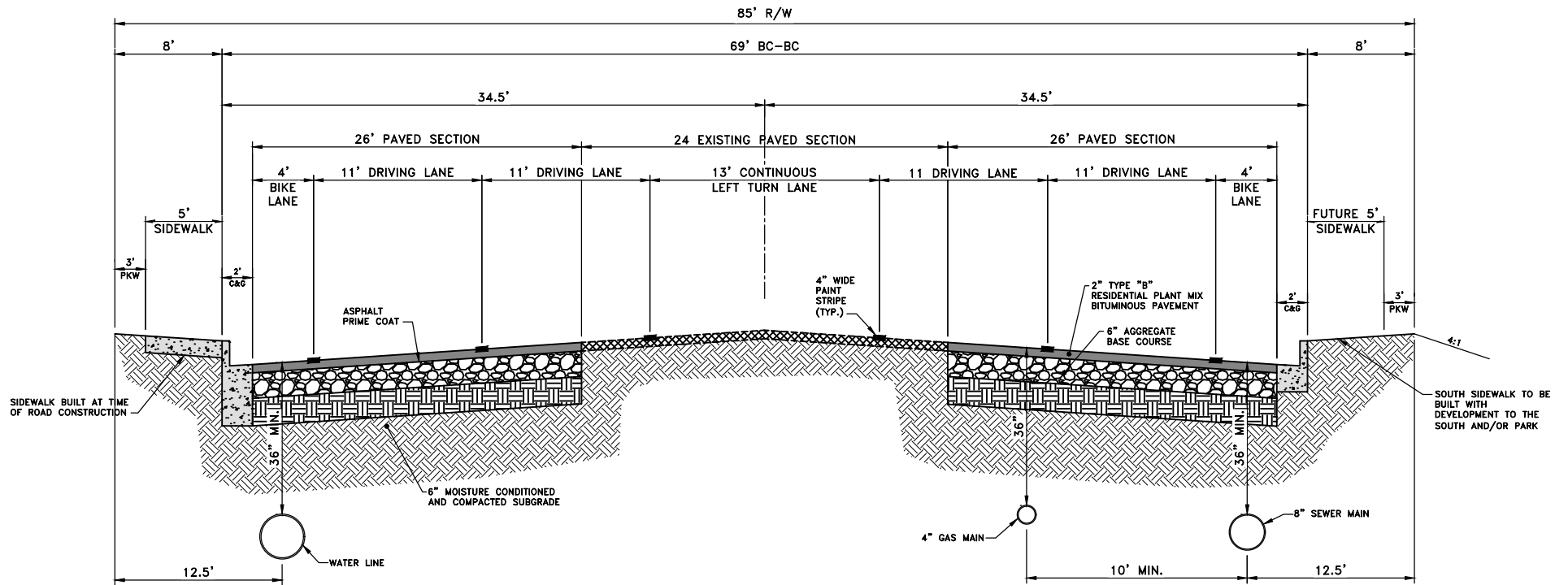
19

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21

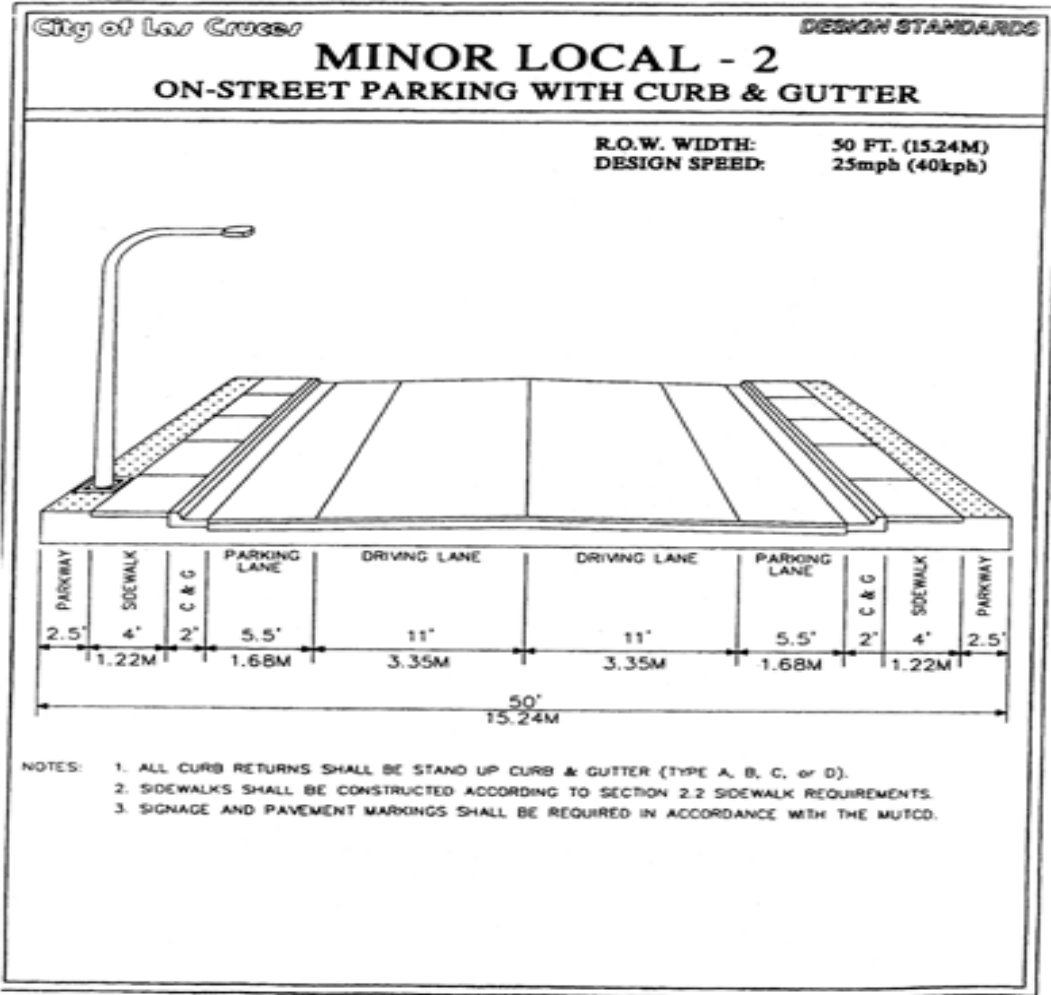
22

23 _____
Chairperson



TYPICAL ROADWAY SECTION FOR SETTLERS' PASS (LOOKING EAST)

NOT TO SCALE



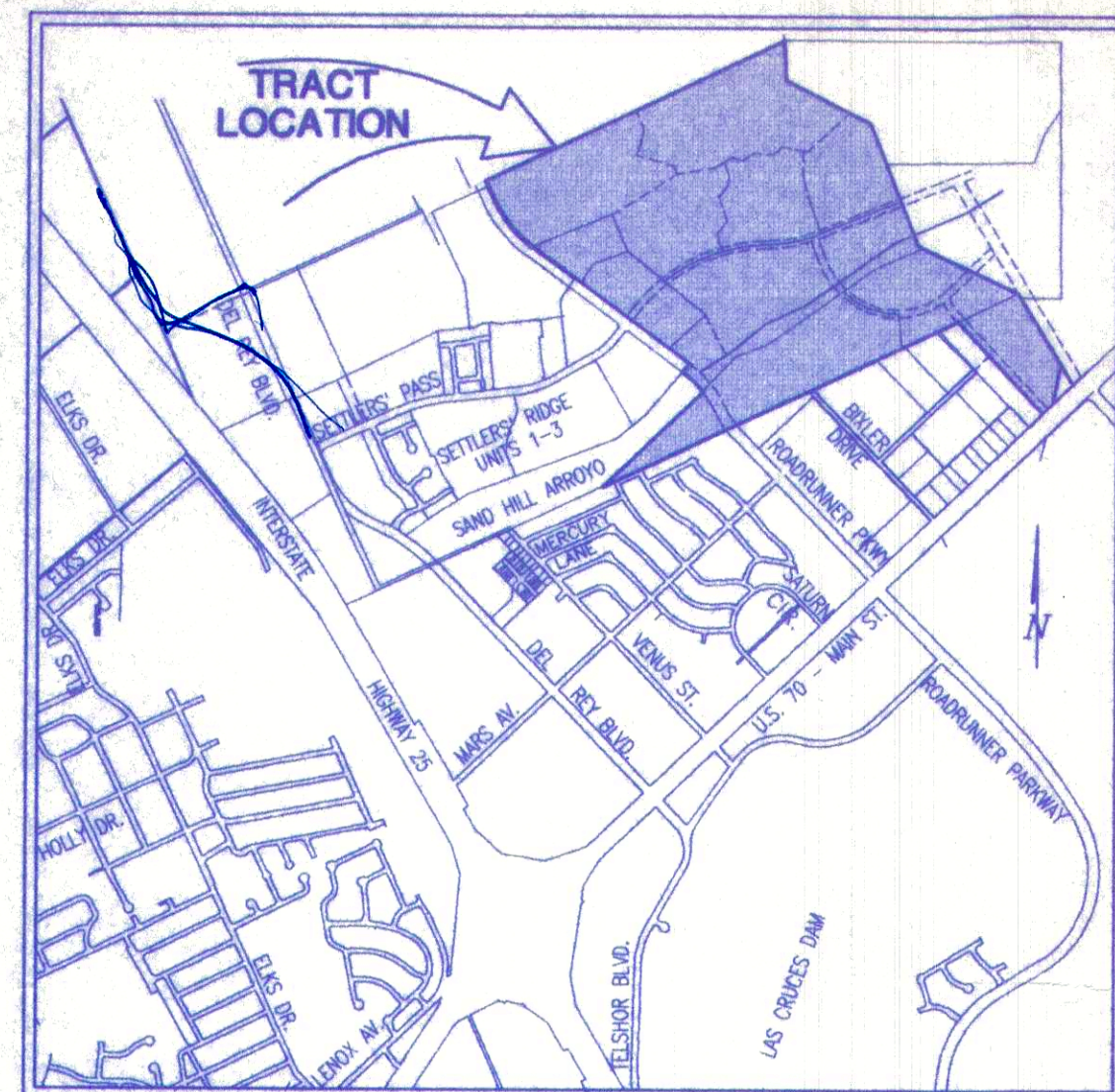
Minor Local 2

FINDINGS:

1. Based upon review by relevant City staff, the proposed preliminary plat known as Stone Gate 2 complies with the requirements and standards of the City of Las Cruces Subdivision Code.
2. The proposed preliminary plat follows the approved Rancho Del Rey Master Plan.
3. The proposed residential lots comply with all requirements of the 2001 Zoning Code, as amended, and the City of Las Cruces Design Standards.
4. The Development Review Committee (DRC) recommended approval of the preliminary plat during a public meeting on May 7, 2025.

MASTER PLAN FOR RANCHO DEL REY (EAST OF ROADRUNNER PARKWAY) OCTOBER 29, 1997

DEVELOPER:
MESILLA VALLEY IMPROVEMENT INC.
1501 S. DON ROSER DRIVE
LAS CRUCES, NEW MEXICO
PHONE (505)522-2211



VICINITY MAP
NOT TO SCALE

BUFFERS REQUIRED BETWEEN LAND USES

THE FIRST SIDE TO INITIATE DEVELOPMENT BETWEEN THE FOLLOWING ZONES SHALL BE RESPONSIBLE FOR CONSTRUCTING THE FOLLOWING BUFFERS

LOCATION	TYPE OF BUFFER REQUIRED
BETWEEN ZONES R1 AND R3	10 FT. WIDE SEMI-OPAQUE LANDSCAPE SCREEN
BETWEEN ZONES R1 AND C1	10 FT. WIDE SEMI-OPAQUE LANDSCAPE SCREEN
BETWEEN ZONES R3 AND C1	5 FT. WIDE SEMI-OPAQUE LANDSCAPE SCREEN
BETWEEN ZONES R3 AND M1	40 FT. WIDE SEMI-OPAQUE LANDSCAPE SCREEN

- NOTES:
1. THIS MAP IS INTENDED AS AN ACCURATE EXHIBIT OF THE LANDS PROPOSED TO BE REZONED. ALL CALCULATIONS ARE COMPUTER-GENERATED, USING PRIOR PLATS AS BASES. THIS IS NOT A FINAL CALCULATED AND FIELD-TIED PLAT. SUCH A DOCUMENT CAN BE PROVIDED FOR THE CITY'S OFFICIAL RECORDS UPON REZONING ACTION.
 2. THE BOUNDARIES OF THE SAND HILL ARROYO THAT LIE WITHIN THE 100-YR FLOOD PLAIN AS DESIGNATED BY THE FEMA MAPS WILL BE RESPECTED AND THE FLOWLINES AND CAPACITIES NOT CHANGED. THIS AREA IS INTENDED TO BE USED AS GREEN BELT AND OPEN SPACE WHICH WILL NOT IMPED THE STORM FLOW AND NOT CAUSE PROPERTY DAMAGE OR ENDANGER HUMAN LIVES. NO STRUCTURES WILL BE BUILT WITHIN THIS DESIGNATED AREA.
 3. AT THE TIME DEVELOPMENT TAKES PLACE ON ANY AND ALL OF THESE PROPERTIES THIS DEVELOPMENT WILL COMPLY AND ADHERE TO ALL REGULATIONS AND ORDINANCES THAT ARE IN EFFECT IN THE CITY OF LAS CRUCES AT THE TIME OF DEVELOPMENT.
 4. TRACTS 1-6 AND 8-17 ARE CURRENTLY IN A HOLDING ZONE.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1340.00	202.73	101.56	202.54	N49°07'56"W	08°40'08"
C2	1340.00	202.73	101.56	202.54	N47°01'34"W	12°46'50"
C3	1340.00	202.73	101.56	202.54	S89°51'18"E	28°05'31"
C4	1780.00	893.18	351.15	688.72	S62°25'25"W	22°33'58"
C5	1680.00	600.55	303.52	597.36	S78°28'36"W	20°28'53"
C6	1750.00	481.10	231.86	459.36	S81°12'44"W	15°02'39"
C7	800.00	309.28	263.60	500.72	N73°22'36"W	36°28'28"
C8	1400.00	141.76	70.94	141.70	N28°35'22"W	05°48'06"
C9	1340.00	96.17	48.11	95.13	N42°43'51"W	04°08'44"
C10	1400.00	432.46	217.97	430.74	N35°32'17"W	17°41'50"
C11	1780.00	448.70	225.57	447.48	S43°50'13"W	14°36'26"
C12	1680.00	85.52	42.77	85.51	S89°41'40"W	02°53'00"
C13	980.00	289.81	146.01	288.71	N34°37'58"W	17°12'48"
C14	800.00	79.50	39.78	79.47	S48°10'14"W	09°41'38"
C15	800.00	521.78	270.56	522.57	S82°42'08"W	17°32'09"
C16	940.00	185.05	92.82	184.75	N49°30'00"W	11°16'43"
C17	940.00	410.37	208.51	407.12	N31°21'14"W	25°00'47"

LINE	DIRECTION	DISTANCE
L1	N36°39'01"E	120.00'
L2	N18°50'50"W	207.89'
L3	N25°22'50"W	207.28'
L4	S11°57'49"W	152.05'
L5	S18°52'00"W	140.00'
L6	S30°00'00"W	90.00'
L7	N58°48'27"E	123.13'
L8	S16°08'00"E	153.22'
L9	S24°03'28"W	101.39'
L10	S37°32'00"W	150.00'
L11	S35°54'42"W	182.75'
L12	S18°58'31"W	176.26'
L13	N80°08'00"W	50.70'
L14	N80°08'00"W	215.36'
L15	S49°52'00"W	123.41'
L16	N87°08'00"W	186.83'
L17	S59°52'00"W	154.78'
L18	N75°08'00"W	115.93'
L19	S48°40'27"W	84.19'
L20	N28°08'00"W	210.00'
L21	S30°31'08"W	220.99'
L22	S38°19'01"W	207.27'
L24	N43°16'29"W	13.09'

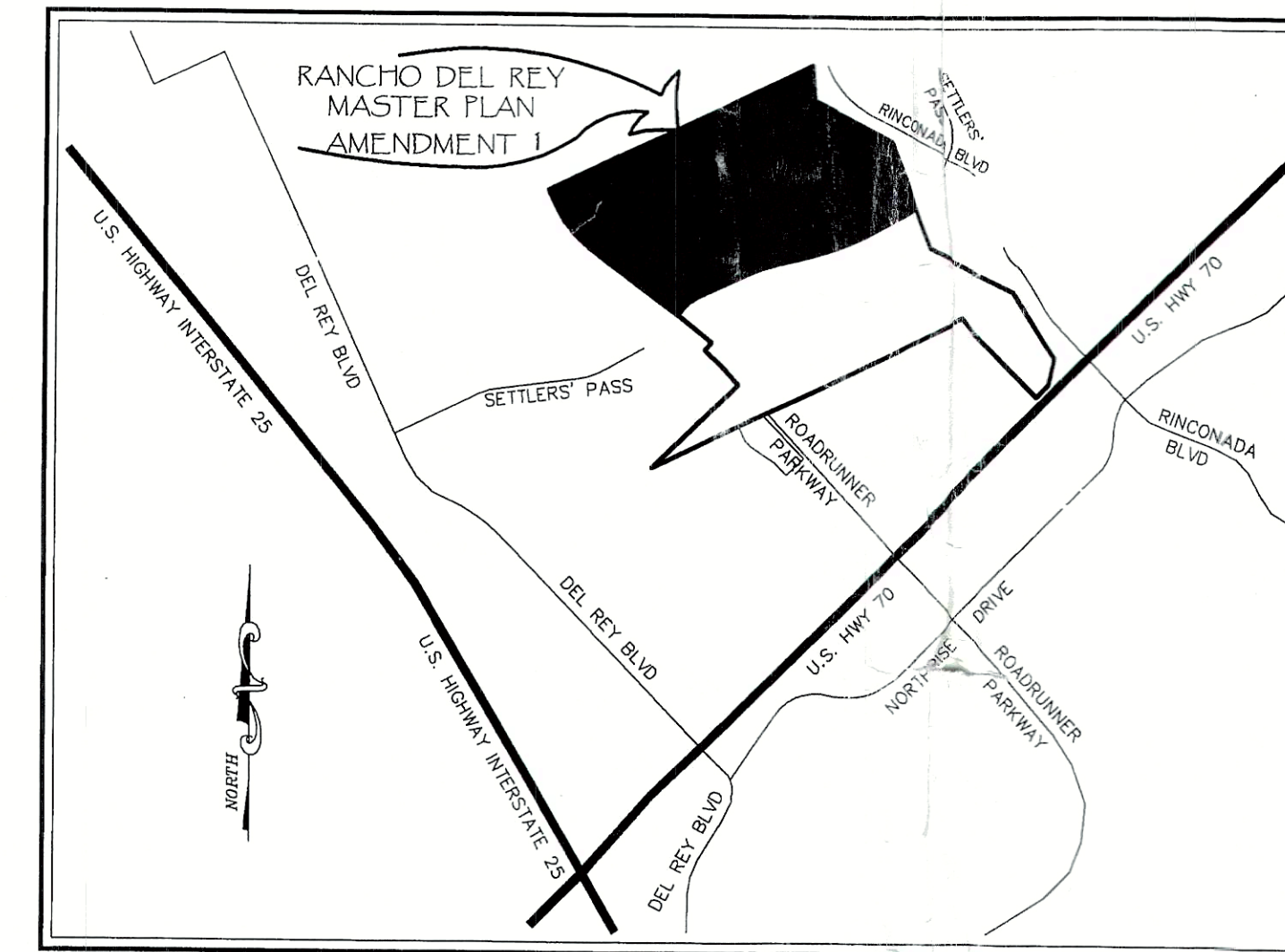
LEGEND

- SUBJECT TRACT BOUNDARY
- PROPOSED DEVELOPMENT/R.O.W. BOUNDARY
- ZONING BOUNDARY
- EXISTING SEWER LINE
- ARROYO LIMITS- SEE NOTE 2

MASTEF PLAN, AMENDMENT 1 RANCHO DEL REY

(EAST OF ROADRUNNER PARKWAY & NORTH OF SETTLERS' PASS)
A 152.666± ACRE MULTI-USE DEVELOPMENT LOCATED IN SECTIONS 29 & 30, T22S, R2E
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=300' OCTOBER 27, 2004

FINAL



VICINITY MAP
NOT TO SCALE

PURPOSE OF AMENDMENT
THE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE PARCEL BOUNDARIES AND SETTLERS' PASS TO AGREE WITH A ROAD AND LOT LAYOUT STUDY WHICH FITS THE EXISTING TOPOGRAPHY.

OWNER:
BINNS II LTD. CO.-#12-29-03
1501 S. DON ROSER DRIVE
LAS CRUCES, NM 88011
BK 487, PGS 1723, 1725-1732
FILED DECEMBER 31, 2003

LAND USE TABLE				
PARCEL	PROPOSED LAND USE	ACREAGE (+/-)	DENSITY (DU/AC)	ANTICIPATED DWELLING UNITS
P1	SFM	18.543	4	55
P2	SFM	13.718	4	42
P3	SFM	13.718	4	41
P4	SFM	17.988	4	51
P5	SFM	7.120	4	28
P6	OLI	6.101	1 PER PARCEL	-
P7	SFM	14.161	6	85
P8	SFM	20.444	6	122
P9	SFM	15.479	6	93
P10	SFM	14.227	6	85
P11	SFM	10.846	6	65
SUBTOTAL:		152.666		462

SFM= SINGLE-FAMILY MEDIUM-DENSITY RESIDENTIAL
SPH= SINGLE-FAMILY HIGH-DENSITY RESIDENTIAL
CLI= COMMERCIAL LOW DENSITY

- MASTER PLAN, AMENDMENT 1 NOTES:**
- THIS MASTER PLAN IS FOR THAT PORTION OF RANCHO DEL REY WHICH LIES EAST OF ROADRUNNER PARKWAY AND NORTH OF SETTLERS' PASS.
 - PLANNING PARCELS SHOWN REPRESENT THE PHASES BY WHICH IMPROVEMENTS WILL BE MADE. PHASES WILL BE SHOWN ON THE PRELIMINARY PLATS.
 - PLANNING PARCEL P6 WILL BE FURTHER SUBDIVIDED USING THE ALTERNATE SUMMARY PROCEDURE.
 - LAND-USE MITIGATION/SEPARATION/LANDSCAPE/BUFFER AREAS WILL MEET THE REQUIREMENTS AS SET FORTH IN THE ZONING CODE. FINAL DETAILS OF IMPLEMENTATION WILL BE DEFINED AT THE TIME OF PRELIMINARY/SUMMARY PLAT SUBMITTAL. THE FIRST SIDE TO INITIATE DEVELOPMENT BETWEEN DIFFERENT LAND USES SHALL BE RESPONSIBLE FOR CONSTRUCTING THE BUFFER.
 - THE PRELIMINARY AND FINAL PLATS SHALL APPROXIMATE THE BOUNDARY OF EACH PLANNING PARCEL.
 - PORTIONS OF THE SAND HILL ARROYO WHICH LIE WITHIN THE 100-YEAR FLOODPLAIN AS DESIGNATED BY THE FEMA FIRM MAPS WILL BE RESPECTED AND THE FLOWLINES AND CAPACITIES NOT CHANGED. SAID PORTIONS ARE INTENDED TO BE USED AS GREEN BELT AND OPEN SPACE WHICH WILL NOT IMPEDE THE STORM FLOW AND NOT CAUSE PROPERTY DAMAGE OR ENDANGER HUMAN LIVES. STRUCTURES ARE NOT ALLOWED TO BE BUILT IN SAID PORTIONS OF THE SAND HILL ARROYO.
 - PLANNING PARCELS WILL COMPLY AND ADHERE TO ALL REGULATIONS AND ORDINANCES THAT ARE IN EFFECT IN THE CITY OF LAS CRUCES AT THE TIME OF DEVELOPMENT OF EACH PARCEL.
 - THE WEST HALF OF ROADRUNNER PARKWAY NORTH OF SETTLERS' PASS WILL BE BUILT UPON COMPLETION OF CONSTRUCTION OF THE PINES UNIT EIGHT.
- SETTLERS' PASS WILL BE EXTENDED EASTWARD TO THE EAST LINE OF STONE GATE, PARCEL P7, PRIOR TO THE CONSTRUCTION OF STONE GATE, PARCEL P7. SETTLERS' PASS WILL BE EXTENDED EASTWARD TO THE EAST LINE OF STONE GATE 2, PARCEL P8, PRIOR TO THE CONSTRUCTION OF STONE GATE 2, PARCEL P8.
- THE EAST HALF OF ROADRUNNER PARKWAY NORTH OF SETTLERS' PASS WILL BE BUILT UPON COMPLETION OF CONSTRUCTION INCLUDING THE CONSTRUCTION OF ALL HOUSES WITHIN THE EAGLES, PARCEL P1; THE EAGLES 2, PARCEL P2; STONE GATE, PARCEL P7; AND STONE GATE 2, PARCEL P8. THERE WILL BE NO DEVELOPMENT BEYOND THESE FOUR PLANNING PARCELS UNTIL THIS EAST HALF OF ROADRUNNER PARKWAY IS CONSTRUCTED.
- DURING THE CONSTRUCTION OF THE TWO STONE GATE PARCELS AND THE TWO HIGHLAND CANYON PARCELS A SECONDARY ACCESS WILL BE PROVIDED WITHIN THE SETTLERS' PASS ALIGNMENT SHOWN WHICH WILL HAVE A TEMPORARY ALL-WEATHER ROAD SURFACE.

CITY OF LAS CRUCES SUBDIVISION ADMINISTRATOR APPROVAL
THIS MASTER PLAN HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE CITY OF LAS CRUCES. ALL THE REQUIREMENTS FOR APPROVAL IN THE ABOVE MASTER PLAN HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF LAS CRUCES. SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY FOR APPROVAL OF THIS PLAN.

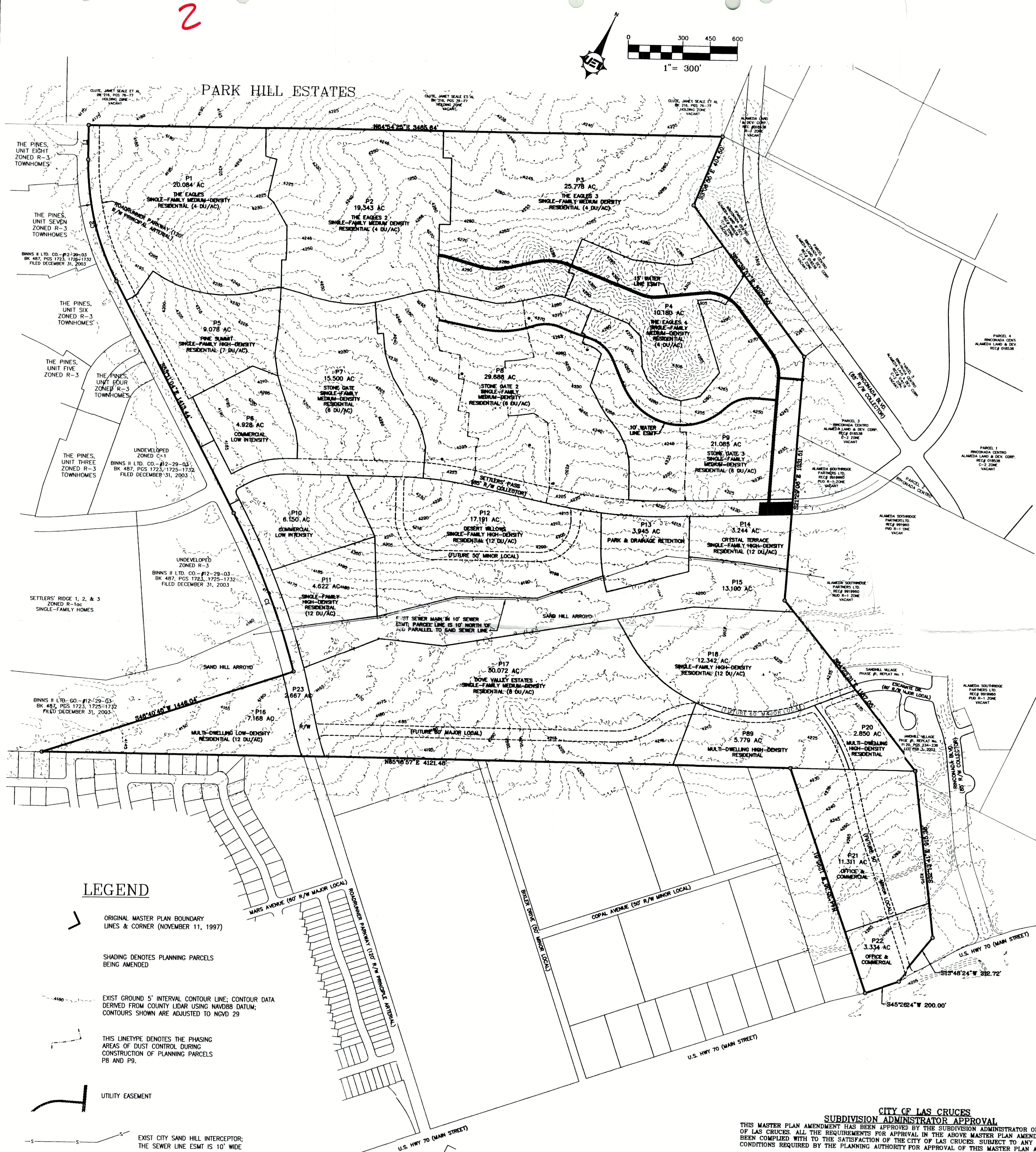
J. McLain 11-30-04
SUBDIVISION ADMINISTRATOR DATE

UNDERWOOD ENGINEERING
337 N. ALAMEDA BLVD.
LAS CRUCES, NM 88005
PH: 524-7329 & 547-4329
PROJECT: 0445_EB



LEGEND

- ORIGINAL MASTER PLAN BOUNDARY LINES & CORNER (NOVEMBER 11, 1997)
- SHADING DENOTES PLANNING PARCELS OF RECORD (NOVEMBER 11, 1997) NOT A PART OF THIS AMENDMENT
- EXISTING GRADE CONTOUR- 5 FT INTERVAL



LEGEND

ORIGINAL MASTER PLAN BOUNDARY LINES & CORNER (NOVEMBER 11, 1997)

SHADING DENOTES PLANNING PARCELS BEING AMENDED

EXIST GROUND 5' INTERVAL CONTOUR LINE; CONTOUR DATA DERIVED FROM COUNTY LIDAR USING NAVD83 DATUM; CONTOURS SHOWN ARE ADJUSTED TO NAVD 29

THIS LINE TYPE DENOTES THE PHASING AREAS OF DUST CONTROL DURING CONSTRUCTION OF PLANNING PARCELS P8 AND P9.

UTILITY EASEMENT

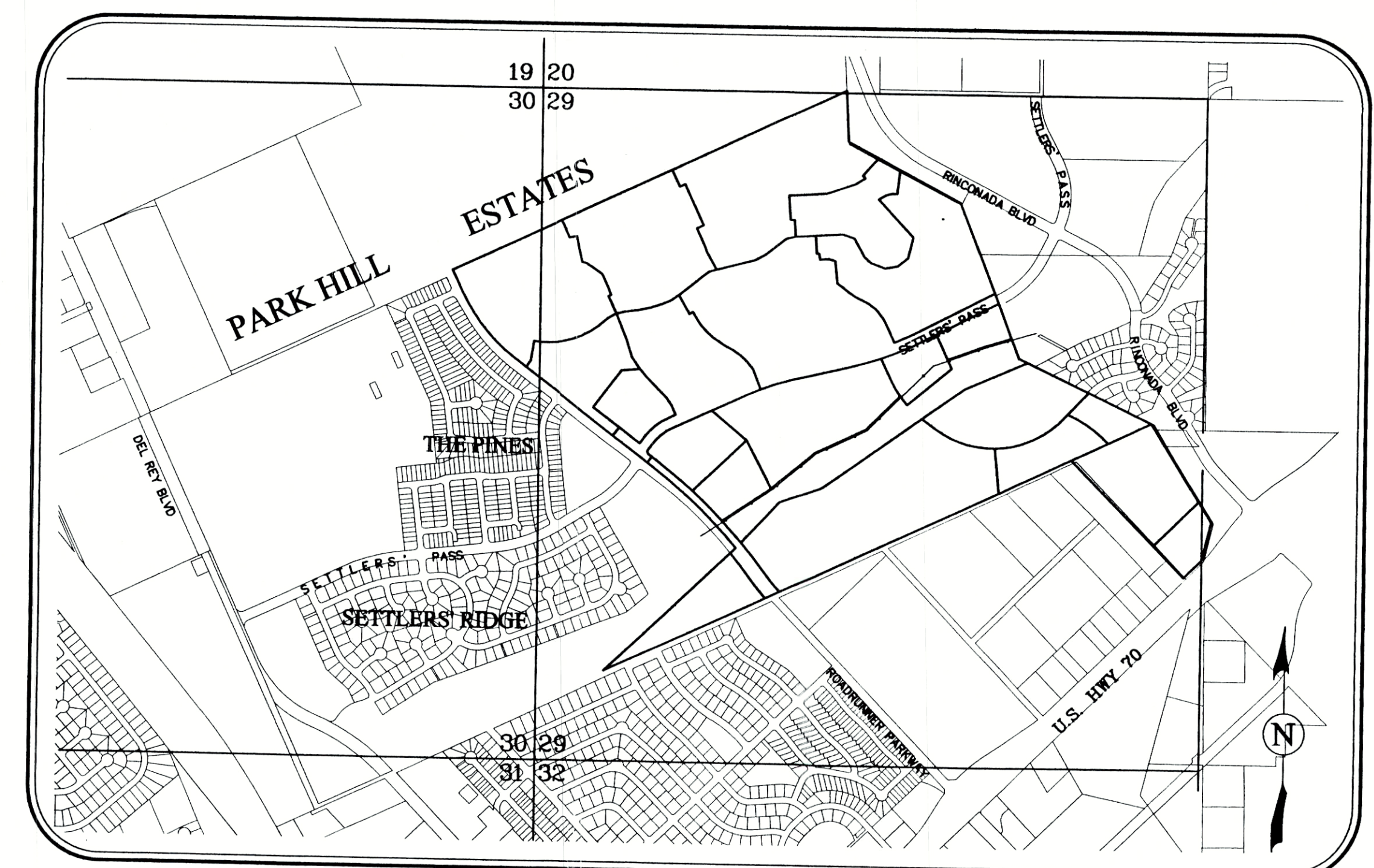
EXIST CITY SAND HILL INTERCEPTOR; THE SEWER LINE ESMT IS 10' WIDE

CITY OF LAS CRUCES
SUBDIVISION ADMINISTRATOR APPROVAL

THIS MASTER PLAN AMENDMENT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE CITY OF LAS CRUCES. ALL THE REQUIREMENTS FOR APPROVAL IN THE ABOVE MASTER PLAN AMENDMENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF LAS CRUCES. SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY FOR APPROVAL OF THIS MASTER PLAN AMENDMENT.

SUBDIVISION ADMINISTRATOR _____ DATE _____

MASTER PLAN, AMENDMENT 2
RANCHO DEL REY
(EAST OF ROADRUNNER PARKWAY)
A 279.438± ACRE MULTI-USE DEVELOPMENT LOCATED IN SECTIONS 29 & 30, T22S, R2E
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=300' JANUARY 7, 2010



VICINITY MAP
N.T.S.

PURPOSE OF AMENDMENT
THE PURPOSE OF THIS AMENDMENT IS TO ADJUST THE PARCEL BOUNDARIES, ROADRUNNER PARKWAY, AND SETTLERS' PASS TO AGREE WITH A ROAD AND LOT LAYOUT STUDY WHICH FITS THE EXISTING TOPOGRAPHY.

OWNER:
BINNS II LTD. CO. - #12-29-03
1501 S. DON ROSER DRIVE
LAS CRUCES, NM 88011
BK 487, PGS 1723, 1725-1732
FILED DECEMBER 31, 2003

LAND USE TABLE				
PARCEL	PROPOSED LAND USE	ACREAGE (+/-)	PROPOSED DENSITY (DU/AC)	ANTICIPATED DWELLING UNITS
P1	SFH	20.083	4	54
P2	SFH	19.343	4	56
P3	SFH	25.778	4	73
P4	SFH	10.190	4	41
P5	SFH	8.925	7	30
P6	CL1	5.072	1 PER PARCEL	-
P7	SFH	15.500	6	42
P8	SFH	29.688	6	97
P9	SFH	21.085	6	127
P10	CL1	6.150	1 PER PARCEL	-
P11	SFH	4.622	12	55
P12	SFH	17.191	12	206
P13	PARK & DRAINAGE	3.945	-	-
P14	SFH	3.244	12	39
P15	SAND HILL ARROYO	13.100	-	-
P16	NIL	7.169	12	86
P17	SFH	30.072	9	241
P18	SFH	12.342	12	148
P19	NIL	5.779	-	***
P20	NIL	2.850	-	***
P21	DBC	11.311	1 PER PARCEL	***
P22	DBC	3.334	1 PER PARCEL	***
P23	RIGHT-OF-WAY	2.667	-	-
TOTAL ACREAGE: 279.438 (±)				

SFH= SINGLE-FAMILY MEDIUM-DENSITY RESIDENTIAL
SFH= SINGLE-FAMILY HIGH-DENSITY RESIDENTIAL
CL1= COMMERCIAL LOW INTENSITY
MDL= MULTI-DWELLING LOW-DENSITY RESIDENTIAL
MDH= MULTI-DWELLING HIGH-DENSITY RESIDENTIAL
O/C= OFFICE/ COMMERCIAL
***= DETERMINED AT TIME OF DEVELOPMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	12°5'04"	4135.00'	469.34'	934.67'	N46°42'32"W 932.68'
C2	28°05'29"	1400.00'	350.25'	686.40'	S39°08'20"E 679.55'

LINE TABLE		
LINE	BEARING	DIST
L1	S25°05'35"E	186.98'

- MASTER PLAN AMENDMENT 2 NOTES:**
- THIS MASTER PLAN IS FOR ALL OF THAT PORTION OF RANCHO DEL REY WHICH LIES EAST OF ROADRUNNER PARKWAY AND PLANNING PARCEL P16 LYING WEST OF SAID ROADRUNNER PARKWAY.
 - THE PLANNING PARCELS SHOWN REPRESENT THE PHASES BY WHICH IMPROVEMENTS WILL BE MADE.
 - THE PHASE NUMBERS OF THESE PLANNING PARCELS WILL BE SHOWN ON THE FUTURE PRELIMINARY PLATS OF THAT PARTICULAR PLANNING PARCEL.
 - PLANNING PARCELS P6 & P10 MAY BE FURTHER SUBDIVIDED USING THE ALTERNATE SUMMARY PROCEDURE.
 - LAND-USE MITIGATION/SEPARATION/LANDSCAPE/BUFFER AREAS WILL MEET THE REQUIREMENTS AS SET FORTH IN THE ZONING CODE. FINAL DETAILS OF IMPLEMENTATION WILL BE DEFINED AT THE TIME OF PRELIMINARY/SUMMARY PLAT SUBMITTAL. THE FIRST SIDE TO INITIATE DEVELOPMENT BETWEEN DIFFERENT LAND USES SHALL BE RESPONSIBLE FOR CONSTRUCTING THE BUFFER.
 - THE PRELIMINARY AND FINAL PLATS SHALL APPROXIMATE THE BOUNDARY OF EACH PLANNING PARCEL.
 - PORTIONS OF THE SAND HILL ARROYO WHICH LIE WITHIN THE 100-YEAR FLOODPLAIN AS DESIGNATED BY THE FEMA FIRM MAPS WILL BE RESPECTED AND THE FLOW LINES AND CAPACITIES NOT CHANGED. SAID PORTIONS ARE INTENDED TO BE USED AS GREEN BELT AND OPEN SPACE WHICH WILL NOT IMPED THE STORM FLOW AND NOT CAUSE PROPERTY DAMAGE. ANY DEVELOPMENT WITHIN THE SAND HILL ARROYO WILL REQUIRE A LETTER OF MAP REVISION.
 - PLANNING PARCELS WILL COMPLY AND ADHERE TO ALL REGULATIONS AND ORDINANCES THAT ARE IN EFFECT IN THE CITY OF LAS CRUCES AT THE TIME OF DEVELOPMENT OF EACH PARCEL.
 - THE CONSTRUCTION OF THE WEST HALF OF ROADRUNNER PARKWAY NORTH OF SETTLERS' PASS IS NOW COMPLETE. THE EAST HALF OF ROADRUNNER PARKWAY THAT FRONTS UPON THE EAGLES (PLANNING PARCEL P1) WILL BE CONSTRUCTED PRIOR TO THE SALE OF ANY LOT IN THE EAGLES SUBDIVISION. THE EAST HALF OF ROADRUNNER PARKWAY THAT FRONTS UPON PINE SUMMIT (PLANNING PARCEL P5) AND A COMMERCIAL TRACT (PLANNING PARCEL P6) WILL BE CONSTRUCTED PRIOR TO THE SALE OF ANY TRACT IN THE PINE SUMMIT SUBDIVISION.
 - SETTLERS' PASS IS NOW COMPLETED FROM ROADRUNNER PARKWAY TO THE EASTERLY LINE OF STONE GATE SUBDIVISION (PLANNING PARCEL P7). THE REMAINING SECTION OF SETTLERS' PASS FROM THE EASTERLY LINE OF THE STONE GATE SUBDIVISION TO THE EAST LINE OF THE RANCHO DEL REY MASTER PLAN AREA WILL BE COMPLETED AT THE TIME THAT THE SUBDIVISION STONE GATE 2 IS COMPLETED.
 - THE PROPOSED USE FOR PLANNING PARCEL P13 IS FOR THE JOINT USE AS A REGIONAL STORM WATER DETENTION FACILITY AND AS A PUBLIC PARK.
 - IMPROVEMENTS TO THE PUBLIC PARK PORTION OF THIS PARCEL SHALL CONSIST OF THAT PORTION OF THIS TRACT THAT LIES NORTH OF AN EXISTING SEWER LINE WHICH AREA WILL BE DEVELOPED AS A NEAR FLAT GRASSED AREA WITH IRRIGATION FACILITIES, PARK BENCHES WITH TABLES, SOME PLAYGROUND EQUIPMENT, AND AN APPROPRIATE MIX OF TREES AND SHRUBS. THIS NEAR FLAT GRASSED AREA WILL BE DESIGNED TO CONTAIN AND DETAIN WATER RUN-OFF FOR THE LARGER STORMS. THAT PORTION OF THIS PARCEL THAT IS LOCATED SOUTH OF THE EXISTING SEWER LINE WILL BE DESIGNED TO CONTAIN THE STORM WATER RUN-OFF FOR THE MORE FREQUENT SMALLER STORMS. THE DESIGN OF THIS STORM WATER CONTAINMENT AREA WILL INCLUDE A SLOW RELEASE WHICH WILL ALLOW THIS AREA TO BE EMPTY WITHIN 48 HRS OF THE STORM. THE DESIGN OF BOTH STORM WATER AREAS WILL COMPLY WITH THE CITY REQUIREMENTS FOR STORM WATER RETENTION/DETENTION POND DESIGN.
 - THE PRELIMINARY DESIGN OF THIS PUBLIC PARK WILL BE DESIGNED AT THE FINAL PLAT PHASE OF THE STONE GATE 2 SUBDIVISION. THE PRELIMINARY DESIGN IS TO BE APPROVED BY THE DIRECTOR OF FACILITIES DEPARTMENT OR HIS DESIGNEE ON OR BEFORE THE APPROVAL OF THE FINAL PLAT OF STONE GATE 2 (PLANNING PARCEL P8). THE FINAL DESIGN OF THE PUBLIC PARK SHALL BE COMPLETED AND APPROVED BY SAID DIRECTOR ON OR BEFORE THE TIME THAT THE PRELIMINARY PLAT IS APPROVED FOR THE NEXT PLANNING PARCEL FOLLOWING STONE GATE 3 (P9).
 - THE PHASING OF THE CONSTRUCTION OF THE IMPROVEMENTS FOR THE PUBLIC PARK AREA SHALL BE AS FOLLOWS: THE GRASSSED AREA AND THE TREES AND SHRUBS INCLUDING THE RELATED IRRIGATION SYSTEM SHALL BE ESTABLISHED ON OR BEFORE THE APPROVAL OF THE PRELIMINARY PLAT OF ANY THREE OF THE REMAINING PLANNING PARCELS THAT DO NOT HAVE PRELIMINARY PLAT APPROVAL. THE REMAINING IMPROVEMENTS SUCH AS BENCHES, TABLES, AND PLAYGROUND EQUIPMENT SHALL BE INSTALLED ON OR BEFORE THE TIME THAT THE PRELIMINARY PLAT IS APPROVED OF THE LAST REMAINING PLANNING PARCEL IN THE RANCHO DEL REY.
 - THE FINAL LOCATION OF THE MINOR LOCAL STREETS SHOWN SHALL BE DETERMINED AT THE TIME OF PARCEL DEVELOPMENT. THEY ARE SHOWN HERE ONLY TO SHOW THE PROPOSED ACCESS TO PLANNING PARCELS P12, P21, & P22.

UNDERWOOD ENGINEERING
1430 W. AMADOR AVE.
LAS CRUCES, NM 88005
PH: 575-647-4329
PROJECT: 0932

Sara Gonzales

From: Hope Cabrales <hopecabrales147@gmail.com>
Sent: Tuesday, June 24, 2025 6:11 PM
To: Sara Gonzales
Subject: Re: Stone gate

You don't often get email from hopecabrales147@gmail.com. [Learn why this is important](#)

Subject: Opposition to Stone Gate 2 Subdivision (Case #23CS050127) – Request for Rejection or Green Space Inclusion

To the Planning and Zoning Commission and Council District 5 Representatives,

As a resident of [your neighborhood/street name], I am writing to formally oppose the proposed Stone Gate 2 subdivision scheduled for review on June 24, 2025. This large-scale development threatens to significantly impact our community's quality of life.

My key concerns include:

- Increased traffic, especially along Settlers Pass and Roadrunner Parkway
- Loss of open space and natural character
- Impact on property values and neighborhood cohesion
- Insufficient planning for buffer zones or public amenities

In addition, residents are strongly requesting a physical separation between the existing neighborhood and the proposed development. We ask that, at minimum, a gate or controlled access point be required to maintain neighborhood integrity and discourage overflow traffic and through-traffic from the new subdivision.

I respectfully urge the Commission to:

- Deny the proposal in its current form
- OR require significant revisions to include a dedicated green space or park, and a gated division that separates existing homes from the new development

The community deserves development that considers existing residents, long-term sustainability, and the public good — not just density targets.

Thank you for your consideration

On Tue, Jun 24, 2025 at 6:08 PM Hope Cabrales <hopecabrales147@gmail.com> wrote:

Hello, I was inquiring about the day the town hall meeting will be rescheduled for?
Our neighborhood showed up today unaware it was cancelled.

Thank you.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ 6 ☐ N/A			
Adopted:	July 22, 2025			
Drafter:	Sara Gonzales	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL TO VARY FROM THE MAXIMUM RESIDENTIAL OUTDOOR LIGHTING REQUIREMENTS REFLECTED IN SECTION 38-9 OF THE LAS CRUCES MUNICIPAL CODE FOR A PROPERTY THAT IS APPROXIMATELY 5.07 ACRES IN SIZE, IS ZONED NH-1S (NEIGHBORHOOD-1 SUBURBAN), AND LOCATED AT 4050 LONGVIEW LANE. SUBMITTED BY KENT THURSTON, PROPERTY OWNER. (CASE 25VO0500047)			

PURPOSE(S) OF ACTION:

To approve a variance request.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODE UTILIZED:

Realize Las Cruces.

PURPOSE:

Per Section 34-2, Figure 34-2-1, The Planning and Zoning Commission (P & Z) has the authority to grant variances to the numeric standards of the Outdoor Lighting Code. 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. The P & Z shall review each request in relation to the goals, objectives and policies of the comprehensive plan, plan elements, other applicable plans, and the purpose and intent of this Code, when appropriate, and determine whether the request is consistent or inconsistent with stated criteria. Additionally, decisions for granting a variance shall be based on:

- A physical hardship relative to the property (i.e., topographic constraints or right-of-way takes resulting reduced development flexibility, etc.) in question;
- The potential for spurring economic development at a neighborhood or city-wide level if requested allowances are granted; and
- 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.

LAND USE HISTORY:

In 2006 the City of Las Cruces annexed and zoned approximately 210 acres of land, including the subject property, through the Rincon Hills Annexation per Ordinance 2336. The subject property was zoned R-1b (Single-Family High Density) and has recently been modified to NH-1S (Neighborhood-1 Suburban) with the adoption of Realize Las Cruces on February 18, 2025. Currently the site has a single-family residence, which was built in 2018 and an accessory structure that was built in 2021.

PROJECT DESCRIPTION:

In August 2024, the applicant began construction of a private athletic field within the front yard of the property, outside of the established road easement, adjacent to Longview Lane. The subject property is located within Lighting Zone 1 (LZ-1) which is defined as a rural residential and or other developed area containing national parks, state parks, and city parks. The maximum lumen permitted for each fixture within the LZ-1 is four hundred fifty (450) luminaire lumens. RAD Electrical Inc., electrician, provided a light pole detail reflecting an unshielded fixture that is approximately thirty thousand nine hundred twenty-four (30,924) luminaire lumens for each light pole. There are six (6) light poles, approximately twenty-seven (27) feet tall, located on the property ranging from seventy-three (73) to seventy-six (76) feet apart. The first light pole is about ninety-five (95) feet from the front property line. The applicant is requesting to maintain the light poles that exceed the maximum allowed lumens for a LZ-1 by approximately 30,474 luminaire lumens. See Attachment "C" for the light pole details.

APPLICANTS JUSTIFICATION:

The applicant has stated that the private field will be used for family activities and gatherings. The lights will not remain on for extended hours and are not triggered by motion sensors. There will be a row of trees planted along the boundary line adjacent to the field that will shield the light from the adjacent neighbor to the south. The applicant expresses that the lights will be used "intermittently and responsibly" to mitigate any future impacts while allowing for enjoyment of the outdoor space safely. See Attachment "D" for justification.

ACCESS/TRAFFIC:

Access to the subject property is off Longview Lane/ Settlers Pass, a designated collector roadway as classified by the Elevate Las Cruces Comprehensive Plan and the Mesilla Valley Metropolitan Planning Organization (MPO) Transportation Plan. A portion of the roadway has been dedicated with the subdivision to the south. There is a current development directly adjacent to the subject property that will be dedicating the buildout of approximately 42.5 feet that includes two travel lanes, curb, gutter, lighting, and sidewalk along the west side. No additional road improvements are required with the proposed variance request.

ELEVATE LAS CRUCES COMPREHENSIVE PLAN:

The property is located within an area designated as a Suburban Neighborhood Place Type as shown on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. Suburban Neighborhood areas provide for low-to-moderate density residential land uses intermixed with areas of commercial development. Elevate Las Cruces does not define how private recreational facilities should be developed. The plan does however call out for recreational facilities to be located within a quarter (1/4) mile of all residences. Currently the nearest park is one-half (1/2) a mile away and the owners are seeking direct and safe access to recreational facilities for their family.

FLOOD PLAIN:

The property is not located in a flood zone.

STAFF RECOMMENDATION & ANALYSIS:

Staff is recommending DENIAL because the criteria in which staff can recommend approval for a variance is very limited as outlined in Section 38-10K of Code. However, after further review of the adopted Outdoor Lighting Ordinance, the P&Z may consider other circumstances not identified within the Code. When the Outdoor Lighting Ordinance was created, private residential recreational uses were not reviewed or considered. Throughout neighborhoods you see basketball courts, trampolines, swimming pools, and other private recreational facilities for families located within front, side and rear yards. As recreational activities are limited in certain areas of the city, including more rural areas of the City, development of these facilities on private property is inevitable. In this case, there should be consideration to the property's proximity to the nearest park and the existing rural environment. The subject property is located on the edge of city limits where natural vegetation and wildlife exist, that makes lighting essential for safety.

Recommended Conditions if Approved:

- Limit the hours in which the lights can be used.

Agenda Item #6.2.

- The applicant shall remove the lights if the playing field is no longer used or removed.

FINDINGS:

Staff is recommending Denial based on the findings listed below:

- The variance request does not meet the criteria for decisions as outlined in Section 36-5(F) 2 of Realize Las Cruces.

NOTICE:

The Notice of Public Hearing was mailed to all property owners within 500 feet of the subject property. All comments and concerns will be discussed during the presentation regarding the proposed variance request.

APPLICATION TIMELINE:

Electrical Permit Issued:	August 22, 2024
Underground Inspection Approved:	September 12, 2024
Grounding Inspection Approved:	November 21, 2024
Final Inspection Denied:	January 16, 2025 (exceeded scope of work)
Building Permit Submitted:	January 22, 2025
Building Permit Issued:	June 16, 2025

SUPPORT INFORMATION:

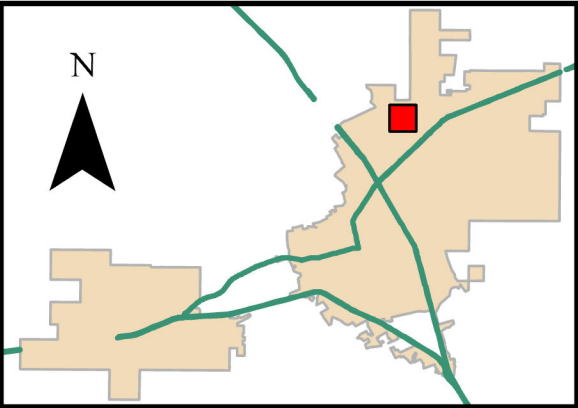
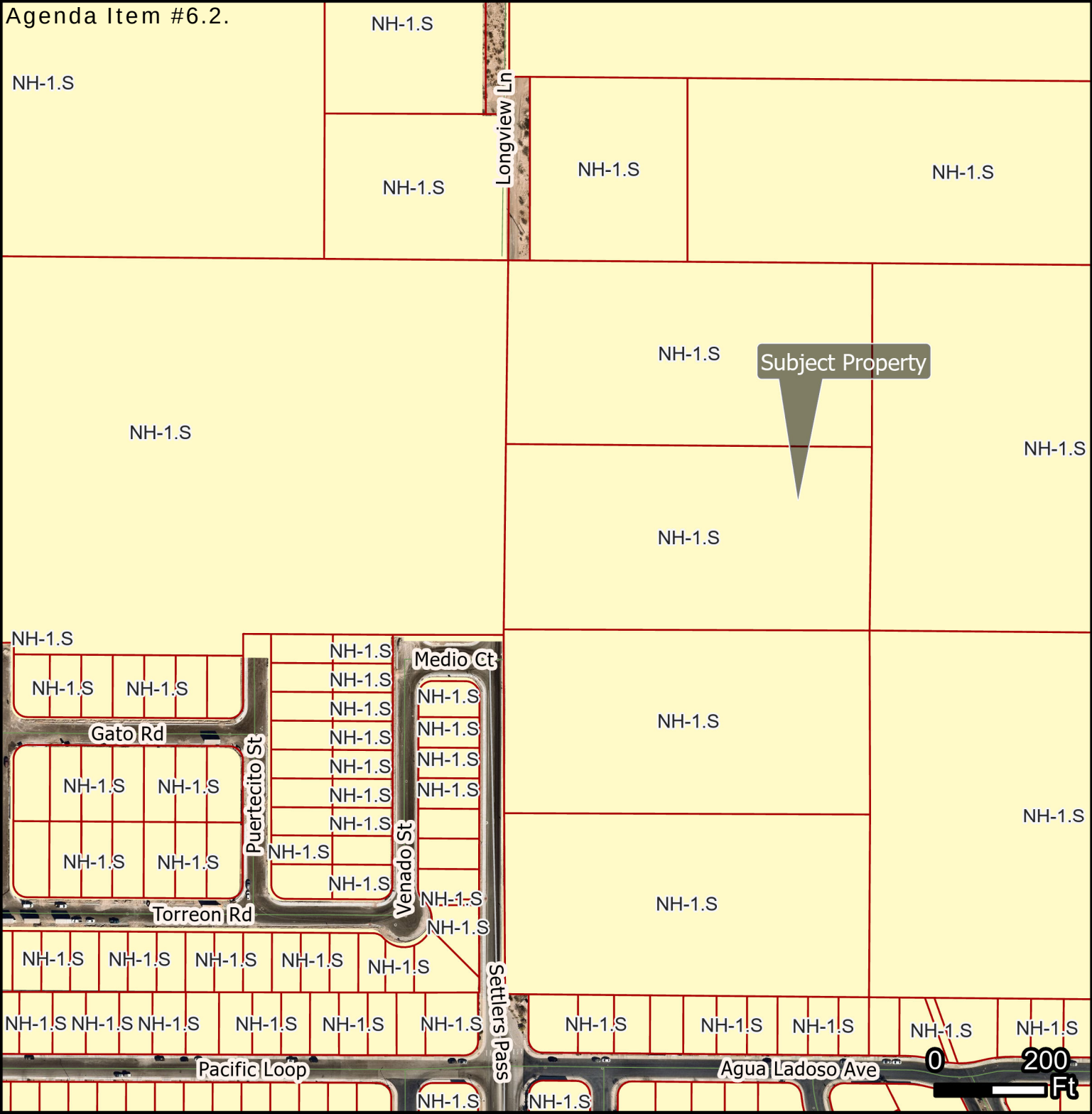
- [Attachment "A" - Zoning Map](#)
- [Attachment "B" - Aerial Map](#)
- [Attachment C - Site Plan and Light Pole Design](#)
- [Attachment D - Justification Letter](#)

COMMITTEE/BOARD REVIEW:

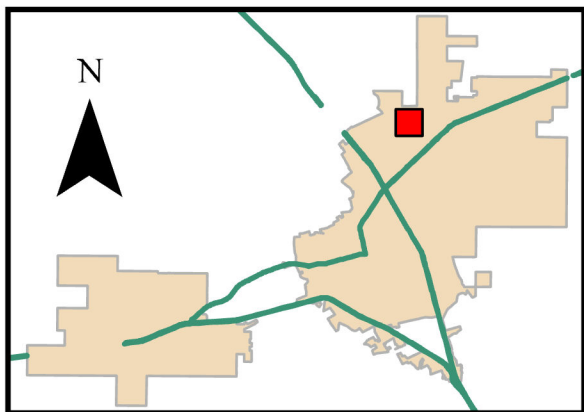
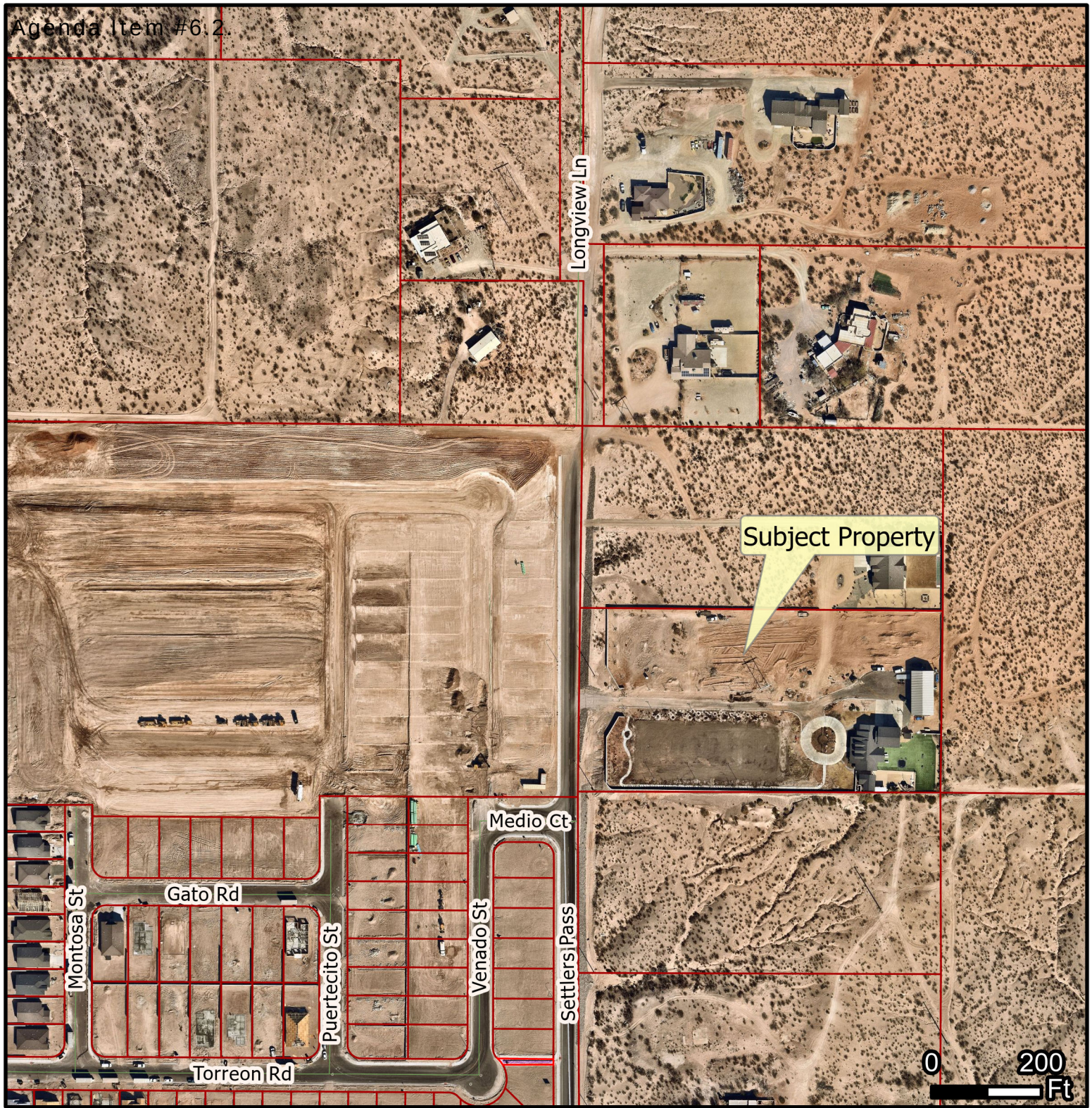
P&Z

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the proposed variance request.
2. Vote "No"; this will deny the proposed variance request.
3. Vote to "Amend"; this could modify approval of the proposed variance request by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed variance request pursuant to further direction from the Commission.



ATTACHMENT "A"
ZONING MAP

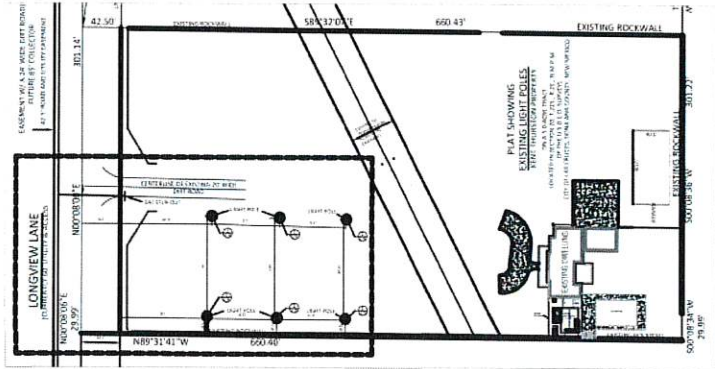


ATTACHMENT "B" AERIAL MAP

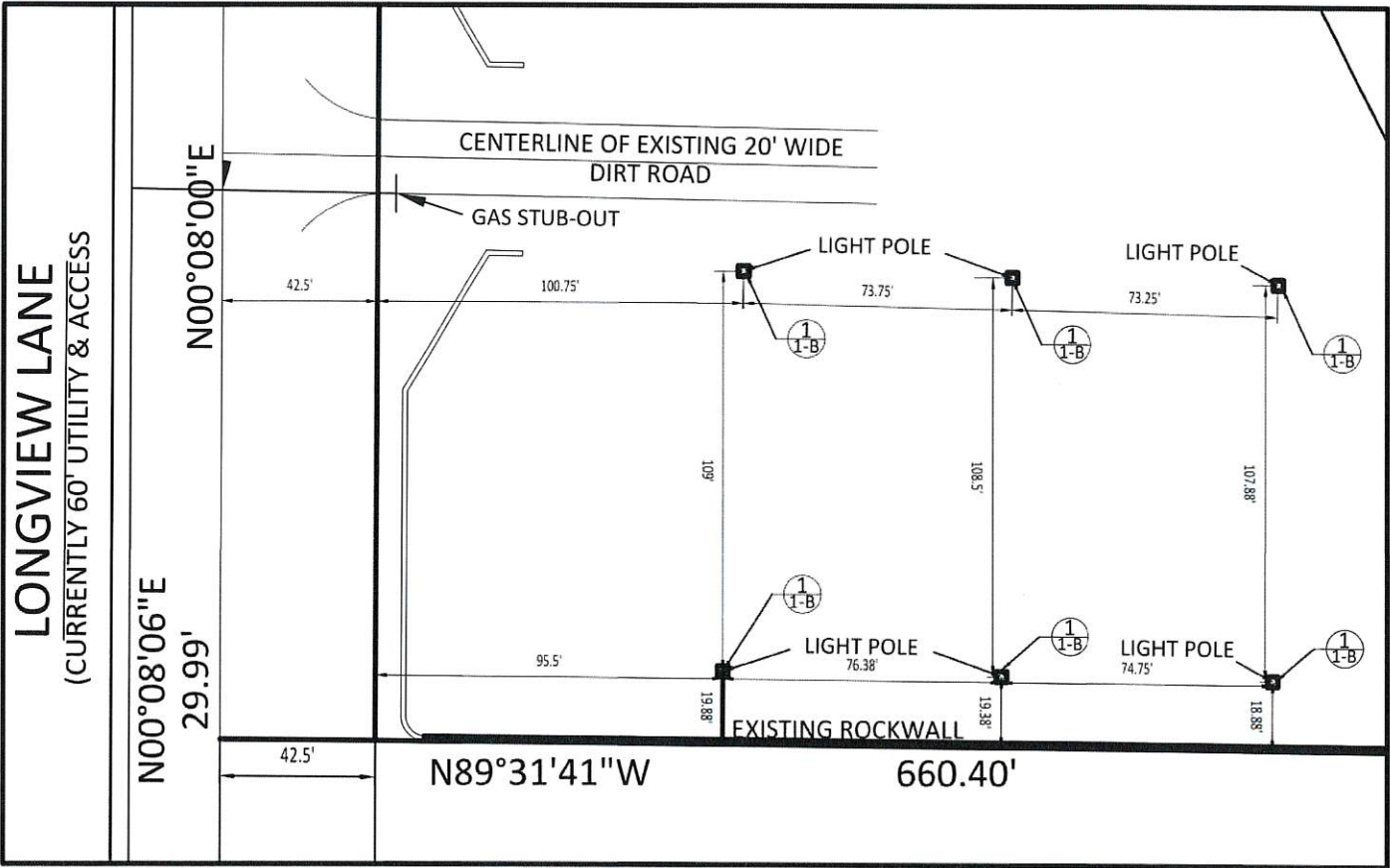
PROPOSED SITE PLAN
LAYOUT
BEING PART OF A 5.021 ACRE TRACT
LOCATED IN SECTION 20, T.22S., R.2E., N.M.P.M.
OF THE U.S.G.L.O. SURVEYS
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO



SCALE:
1" = 50'



LIGHT POLE
LOCATION
SCALE: 1" = 200'



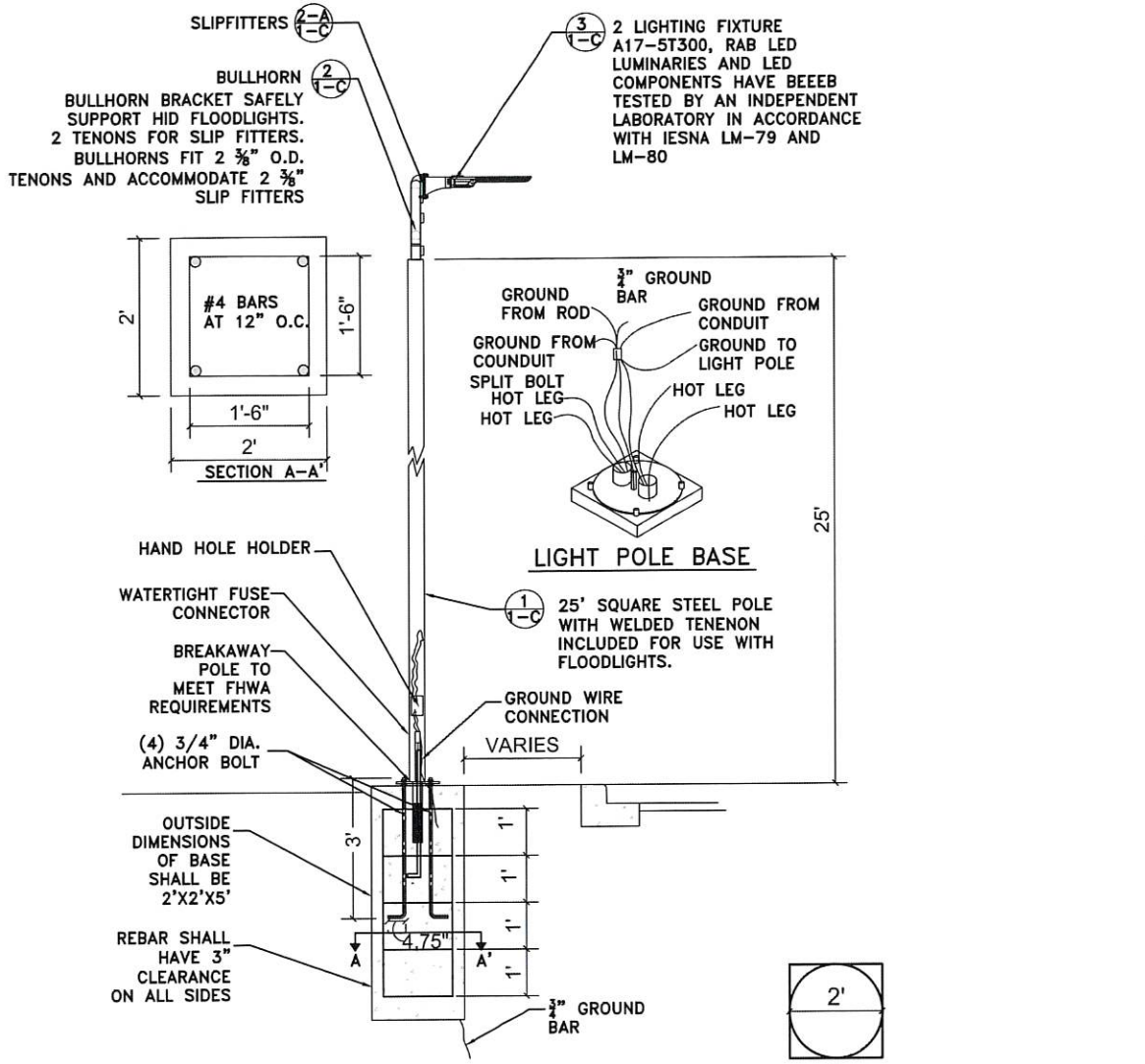
SITE PLAN
JANUARY, 2025

DRAWN BY: JUAN GARCIA	CHECKED BY: DANIEL FERNANDEZ
SCALE: 1" = 50'	DATE: JANUARY, 2025
PAGE 1-A	



BUILDER:
KT HOMES
1880 E. LOHMAN AVE.
LAS CRUCES, NM 88001
PHONE: (575) 528-1108
FAX: (575) 382-9226

SITE PLAN
4050
LONGVIEW LANE



TYPICAL 25' LIGHT POLE
INSTALLATION SECTION DETAIL
SCALE: N.T.S

CONSTRUCTION NOTES:

- 1. TOP 6" OF FOOTING TO BE FORMED. SQUARE REMAINDER OF THE DEPTH TO BE AUGURED AND BOTTOM OF HOLE "CLEANED" TO UNDISTURBED SOIL.
- 2. TOP EDGE TO HAVE 1/2" CHAMBER.
- 3. ANCHOR BOLTS TO BE "JIGGED" FOR LOCATION AND PLUMPNESS TO FRAME PRIOR TO CASTING CONCRETE.

1 25' LIGHT POLE FOUNDATION
SCALE: N.T.S



Kent Thurston
4050 Longview Lane
Las Cruces, NM 88001
Phone: (575) 639-1074
Email: thurston.kent@gmail.com
May 12, 2025

City of Las Cruces Community Development Department
700 N. Main Street
Las Cruces, NM 88001

Subject: Variance Request – Outdoor Lighting Code (Chapter 39)

Dear Review Committee,

I am writing to respectfully request a variance from Chapter 39 of the Las Cruces Municipal Code concerning outdoor lighting limits. I have installed lighting on my property located at 4050 Longview Lane that exceeds the current code's maximum allowable lumens.

As per the code, outdoor lighting shall not produce more than 70 lumens per square foot at ground level. While I understand and appreciate the purpose of this regulation—to reduce light pollution and protect the night sky—I would like to request an exception based on the specific use and conditions of my property.

The lighting in question is installed over an open field at the front of my home, which measures approximately 110 feet wide by 330 feet long. This area is used exclusively for private family activities such as playing sports and hosting gatherings. The lights are controlled by a manual switch and are only turned on when the field is actively being used—typically for short periods in the evening. This is not a high-use, commercial-type installation such as a parking lot, where lighting remains on for extended hours or is triggered by motion or sensors.

Currently, there are no neighboring residences in the immediate vicinity that would be affected by the lighting. To proactively address any future concerns, I have planted a row of trees along the southern edge of the field. These trees are intended to grow into a hedge that will help screen and reduce any potential light spillover once development occurs adjacent to my property.

Given that the lights are used intermittently and responsibly, and considering both the field's use and efforts to mitigate future impact, I believe this request aligns with the spirit of the lighting code while allowing for safe and enjoyable use of our outdoor space.

Thank you for your consideration. I would be happy to provide photographs, a lighting layout, or additional information if needed.

Sincerely,
Kent Thurston