The Development Review Committee (DRC) will consider the following agenda on January 3, 2024, at 9:00 A.M., in Room 1158 located at the City Hall, 700 North Main Street, Las Cruces, New Mexico.

1. Call To Order
2. Approval Of Minutes
   Documents:
   12-06-23 DRC MINUTES.PDF
3. Old Business
4. New Business
   4.1. Case 23CS0500129: Santa Fe Mining Subdivision Replat No.1
       - A request for approval of a non-administrative replat known as Santa Fe Mining Subdivision Replat No.1.
       - The proposed subdivision currently encompasses 2.15 + acres, is zoned M-1/M-2 (Industrial Standard) and located on the northwest corner of S. Compress Road and W. Amador Avenue, a.k.a. 950 W. Amador Avenue.
       - The subdivision proposes to subdivide one (1) existing lot into two (2) new lots that are 0.83 ± acres to 1.32 ± acres in size.
       - The previous subdivision dedicated the required right-of-way, and no additional dedication or improvements are required.
       - Submitted by Harcrow Surveying LLC, Representative.
   Documents:
   SANTA FE MINING SUBDIVISION REPLAT NO 1.PDF
5. Discussion
6. Adjournment

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services. The City of Las Cruces will make reasonable
Development Review Committee Agenda

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Please notify the City Community Development Department at least 48 hours before the meeting by calling 528-3043 (voice) or 1-800-659-8331 (TTY) if accommodation is necessary. This document can be made available in alternative formats by calling the same numbers listed above.

Posted 12/22/2023
Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, December 6, 2023, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Meei Montoya, Senior Engineer, Utilities
Elaine Martinez, Engineering Tech, Utilities
Mark Dubbin, Fire Projection Engineer
Gary Skelton, Engineer, Public Works
Mike Kinney, Plan Review Engineer, Com. Dev.

STAFF PRESENT: Sara Gonzales, Senior Planner, Com. Dev.
Becky Baum, Recording Secretary, RC Creations, LLC

OTHER PRESENT: Celeste Davenport, Fire
Mike Moziejko, Fire
Paul Pompeo, Souder Miller

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

Weir: I'll call it to order.

2. APPROVAL OF MINUTES

2.1 November 29, 2023 Minutes

Weir: The first item of business is approval of the minutes. There are minutes from November 29th. If there are any corrections or anything this would be the time to note that. If not, I'll take a motion to approve.

Montoya: Motion to approve.

Weir: Okay. Do I have a second?

Kinney: Second.

Weir: Well just do by acclamation. All those in favor say “aye.”

MOTION Passes unanimously.

Weir: All those opposed. Okay we have approved minutes.
3. OLD BUSINESS

Weir: No old business today.

4. NEW BUSINESS

4.1 Case 23CS05001116: Tierra Del Sol Subdivision

- A request for approval of a preliminary plat known as Tierra Del Sol Subdivision.
- The proposed preliminary plat encompasses 5.97 + acres, is zoned R-1aC (Single-Family Medium Density-Conditional) and located at the northwest corner of its intersection of Central Road and Mesa Drive.
- The subdivision proposes to subdivide one (1) existing lot into thirtytwo (32) new lots that range from 0.12 ± acres to 0.18 ± acres in size.
- The subdivision is dedicating twelve and a half (12.5) feet for Mesa Drive and twenty-five (25) feet for Skylark Lane. There is no additional dedication required for Central Road.
- Tract A is for the mailbox clusters and Tract B is for a detention pond, both maintained by developer and homeowners’ association.
- Submitted by Souder, Miller & Associates, Representative.

Weir: We have one item on new business. It's case, well it's the Terra Del Sol Subdivision. And I believe it's a preliminary plat. And it's because there's been a modification from the previously approved preliminary plan. Sara, do you want to give us an overview of what we're working on today.

Gonzales: Sure. Once again, this is Tierra Del Sol preliminary plat subdivision. It was previously approved in July and went through DRC multiple times because there was a park that was outlined within the subdivision originally. City staff and the property owners were negotiating through the park, it did not actually come to fruition and so they've added in the housing because this is an affordable housing subdivision for Tierra Del Sol.

It's approximately 5.97 acres in size. It is R-1aC, so it does meet all of the R-1a standards for lot sizes, meaning 50 feet by 70 feet minimum. There is 32 lots proposed within the subdivision. They range between 0.12 and 0.18 acres, that's why it does meet the R-1a standard. With this there are multiple tracts, two tracts are being designated, one is Tract A for a mailbox cluster that is to be maintained by the developer and the homeowners association. Tract B is a detention and stormwater pond that is going to be maintained by the developer. I know there is a comment from Public Works regarding the Tract B being designated only to the developer, if the developer were to no longer be established or not here, who would be maintaining that tract. So once we finish the presentation, I will look to the applicant to explain who would take that over.
Then we also have the discussion in DRC from 2021 in November, and then back in March of 2023, DRC determined that the improvements to Skylark would not be required. We are getting the dedication because it is an improved road and they are not getting any access from any of the lots there. Mesa was getting dedicated to 12.5 feet. We did not request any improvements there, but I would ask that still with the development of the homes, the sidewalk is established and connected to Central since Central is built out. Central is our last roadway that is currently between 50 and 65 feet depending on which location you’re at. It does have curb, gutter, sidewalk, and lighting and so it is completely built out and so no additional dedication is requested there. With that I have no other comments.

Weir: Okay. Mr. Pompeo, do you have anything you want to add or?

Pompeo: Yes. As Sara has already laid out, this has been previously approved once before but we’ve added lots and removed a park so that’s why we’re back at DRC. I would like to, just for the record clarify and just make sure that we’re all in agreement as to what we’re asking for or varying or not doing as far as roadway improvements for Central Road, Mesa Drive, and Skylark. So just to start that conversation, my understanding on Skylark is we’re not doing any improvements to Skylark, we’re just trying that internal roadway section that we’re proposing into Skylark on the north side of the development.

Gonzales: That is correct. We’re only requesting the dedication which is being provided.

Pompeo: Right.

Gonzales: To Skylark.

Pompeo: And then on Mesa Drive, we are doing the dedication. We’re not proposing any roadway improvements. But staff had mentioned about a sidewalk. What was the extent of the northern extent of that sidewalk?

Gonzales: We want the sidewalk basically built out because right now it would connect here to Central and that would finish it up. So this would be along the property boundaries just like you see in any original subdivision when a sidewalk comes in. So whether it becomes part of here or here we want the sidewalk connected.

Pompeo: Okay, so the sidewalk for Mesa Drive would go to the curb radius on Skylark, make the radius and then terminate.

Gonzales: Yes.
Pompeo: Okay.

Gonzales: Because we don't have any of the improvements back here onto Skylark.

Pompeo: Okay. And then on Central, Central Road is built out but I believe there's no sidewalk in that area, if I remember.

Gonzales: There is.

Weir: There is.

Pompeo: There is. Okay.

Gonzales: There is sidewalk.

Pompeo: There is sidewalk.

Gonzales: So that's why we're not requesting any additional improvements on Central Road or dedication.

Pompeo: Okay, so central road, no improvements, no dedication. Okay. With that, and I know Meei with City Utilities and I had spoken briefly before the meeting started. We are going to work through a sewer alignment from the north off Skylark coming down to the new sewer line within Tierra Escondido Road. That alignment and that design still needs to be worked out in our modified construction drawings. So we stand to work with City Utility staff on making that.

Weir: So Mr. Pompeo that can be done with the construction drawings and then reflected on the final plat.

Pompeo: Yes.

Weir: The final alignment. Okay.

Pompeo: Yes, because I don't believe right now without having the construction drawing and alignments approved by your City Utility staff, we can't finalize any platting or lines or easement issues until we get that done. So we stand ready to work with City Utility staff on that.

Weir: Okay. Thank you. Mr. Dubbin.

Dubbin: I have a question. I thought we were building a short piece of Skylark from Pueblo Hermosa to tie into Mesa.

Pompeo: I believe that there's.
Dubbin: Is there asphalt in here?

Gonzales: There is pavement already along Skylark, that’s correct.

Weir: There is asphalt and then in the initial DRC discussion on the preliminary plat, there was a commitment to make some improvements from the interior road to Mesa on Skylark.

Dubbin: Right. That’s what I’m remembering.

Pompeo: Right. And I think it was, well, Mr. Chair can we, would it be possible to pull up the aerial.

Gonzales: Not in here. That one’s not connected.

Pompeo: Okay. Just, it’s okay, I’d like to just pull up the aerial so we can make sure what we’re all talking about.

Dubbin: I haven’t been out there in a while.

Pompeo: My memories a little fuzzy since I was out there the last time.

Dubbin: Mine too.

Weir: It looks like there is pavement, but there’s …

Pompeo: I know that there's pavement there but there's no curb and gutter and I know that we're tying in the asphalt and we're building the curb returns as part of this subdivision. I just don't remember if there was any additional pavement required on the southern edge of Skylark to meet a minimum width. That was my recollection.

Dubbin: I'm trying to remember what the - I remember seeing the construction plans and seeing a portion here, but I don't remember the width.

Pompeo: Well, I can say this.

Kinney: It’s 25 feet right now right-of-way.

Weir: Mr. Skelton, Mr. Kinney, do you remember what the discussion was?

Skelton: I don’t remember what was in the meeting minutes. I do remember there was a discussion about building out that small section of Skylark. But I don't know to what extent.
Pompeo: Well, I know that we had - I do believe that we had, it was represented on the construction drawings. And this set of construction drawings had received staff approval. So whatever's on that original submittal for the construction drawings will stay as is.

Dubbin: I'm fine with that.

Gonzales: Okay, we're good.

Pompeo: We're just going to, whatever was on the original approved construction drawings before is what will be on the next.

Weir: For Skylar.

Pompeo: For Skylark. And so what I'll do is I will, in the submittal of the construction drawings I'll attach the previously approved set so that way everyone can see that it's the same.

Dubbin: Okay. Thank you.

Weir: Thank you. Anything else?

Dubbin: No. No Mr. Chairman.

Weir: Meei, anything for Utilities.

Montoya: Was the statement that from Paul regarding the sewer line realignment, Las Cruces Utility at this time has no issues.

Weir: Thank you. Mr. Skelton, anything from Public Works.

Skelton: Two things. Request for the sidewalk along Mesa Drive to connect up at Skylark from Central. Are we only looking at the sidewalk, for clarification, are we talking about including curb and gutter as well even though there's not going to be any further development on Mesa Drive? Because it seems to me like that would be, I don't know what the drainage situation is there along Mesa Drive but that might not be too, to someone might be under distress with the drainage situation there along Mesa Drive. I don't know if that's going to be a situation we need to address.

Pompeo: I think Mr. Chair, I believe, and Gary I don't remember what our resolution was to that situation back when the original construction drawings were approved. So if it's okay with staff, I'll just stand with the same comment on whatever was approved by staff during the original submittal. We'll stick with that.
Skelton: Okay. And my second comment. Regarding the Tract B for the drainage pond, it is dedicated solely to the developer at this time. We’d like to see it dedicated to maybe include the homeowners association or something because the developers, like I said, go belly up or something like that, we need somebody in perpetuity is going to take care of that pond.

Pompeo: If I could, Mr. Chair, on that particular issue. The only issue I see is that Tierra Del Sol Corporation is the developer. And they’re not going anywhere because they’re the driving force that is developing this. Prior to final plat, I’d like to maybe get that situation resolved with them. And I only reason I’m saying is I don’t know if Tierra Del Sol will form a homeowner’s association or if Tierra Del Sol is going to step in and just be the governing body over this.

Weir: Is this something Public Works would accept, that if your comment isn't addressed adequately, that then the final plat would go to the Planning and Zoning Commission to have that approval of the ownership for the maintenance of that drainage area.

Skelton: Yes, it'll be, we just want to make sure there's clear ownership or dedication of maintenance for this pond.

Weir: So if it's worked out acceptable Public Works and Tierra Del Sol, the final plat would be approved administratively. If there was an issue on that, that we still didn't reach a resolution, then we can place it on the Planning and Zoning Commission to decide. I'm trying to get a carrot and a stick at the same time.

Pompeo: Well, I think, okay, and along those same lines Mr. Chairman what I was going to suggest is that we get this situation resolved prior to the preliminary plat going to P&Z.

Weir: Okay.

Pompeo: So we can present it on the preliminary plat at the time that it goes for public hearing. And so that way we can get it approved then.

Weir: Okay. Is that the acceptable to Public Works.

Skelton: Yes.

Weir: Anything else Gary?

Skelton: Nothing else.

Weir: Mr. Kinney, anything?
Kinney: I just have a question. After the DRC, what's the next steps?

Gonzales: They go to Planning and Zoning Commission for approval. And then we go to construction plans and final platting.

Kinney: Through P&Z then. Okay, so it doesn't go to City Council to approve. They don't have to.

Gonzales: No.

Kinney: Get extra right-of-way from Central.

Gonzales: No. The requirement is that because of the roadway is already existing, because there's limitations on the east and west side, because it is constrained, the additional right-of-way would not be required because it'd be very difficult to obtain from the other adjacent property owners.

Kinney: Okay. That's all I have.

Weir: Okay. Mr. Pompeo, anything else that you want? If you don't have anything, is the committee comfortable making a motion for a recommendation? And any conditions that you want, recommendation? I heard that Skylark, the improvements to it would be addressed through the previously approved construction drawings. The utility alignment would be resolved with the final plat construction drawings. And was there a third one?

Gonzales: Mesa be done through the actual construction drawings for the (inaudible) the sidewalk.

Weir: And there was a recommendation for a sidewalk. And then the drainage issue would be okay. So with that I'd entertain a motion for approval or denial or modification.

Dubbin: Would you like those conditions to be a part of the motion, Mr. Chair?

Weir: I would. That way we'll forward that to the Planning and Zoning Commission.

Dubbin: I will make a motion that the Tierra Del Sol subdivision be approved pending the resolution of the maintenance of the pond area, the improvements to Skylark and Mesa Drive to be resolved with the construction drawings, or before the final plat of approval.

Weir: Do I have a second?
Montoya: Also, I would like to add on to the condition and Mark, just state is the sewer line alignment resolved with the final plat.

Dubbin: I’ll amend my motion to add the sewer line alignment.

Weir: Okay. And are you seconding Meei?

Montoya: Second.

Weir: Okay. I think I'll just go by departments as always do. Mark, what’s your vote?

Dubbin: Yes.


Skelton: Yes.

Montoya: Utilities.

Montoya: Yes.

Weir: And Community Development?

Kinney: Yes.

Weir: Okay. And you and the Parks Department is not here today. So there’s a recommendation to approve the subdivision with conditions to the Planning and Zoning Commission, four/zero/one. Thanks, everybody for your input and comments on that.

5. DISCUSSION

Weir: Is there any discussion for the DRC that you want to have this morning? No. Okay.

6. ADJOURNMENT (9:21 a.m.)

Weir: Well, my favorite part of the meetings. Do I have a motion for adjournment?

Kinney: So moved.

Skelton: Second.

Weir: All those in favor?
MOTION PASSES UNANIMOUSLY.

Weir: All those opposed. Okay, we’re adjourned at 9:15.

______________________________________

Chairperson