



City of Las Cruces[®]

Planning and Zoning Commission Agenda

The following agenda will be considered by the Planning and Zoning Commission of the City of Las Cruces, New Mexico, at a public hearing held on February 28, 2023 beginning at 6:00 p.m. in Council Chambers at City Hall, 700 N. Main Street, Las Cruces, New Mexico.

1. Call To Order
2. Conflict Of Interest
3. Acceptance Of The Agenda
4. Elections Of Officers
5. Approval Of Minutes

Documents:

[01-24-23 PNZ MINUTES.PDF](#)

6. Postponements
 - 6.1. 1160 Encino Avenue Variance Request

A variance of \pm 19 feet to the required 25-foot secondary front yard setback required for a proposed attached carport located at 1160 Encino Avenue. The property is approximately 0.137 acres in size, zoned R-1a (Single Family Medium Density Residential) and is within Council District #1. Submitted by Mark Torres on behalf of Jo E. Sr. and Mary A. Sellers, property owners. (Case # 22VO0500159)
7. Public Participation
8. Consent Agenda
 - 8.1. Metro Square Final Site Plan

A request for approval of a Final Site Plan known as Metro Square located within the Metro Verde Planned Unit Development (PUD). The proposed subdivision encompasses 7.36 \pm acres, is zoned PUD (Planned Unit Development), and is located on the southeast corner of Red Hawk Golf Road and the future development of Prospect Lane. The Final Site Plan proposes 72 mixed-use lots, one tract of land dedicated for drainage and one tract of land dedicated for a park. Submitted by Sierra Norte Development Inc., property owners. (Case # 23ZO3000149)

8.2. White Sage At Sonoma Ranch North Phase1 Replat No. 4

A non-administrative replat known as White Sage at Sonoma Ranch North Phase1 Replat No. 4 located at 4155 White Sage Arc. The proposed subdivision encompasses 4.014 ± acres and is zoned C-3 (Commercial High Intensity). The subdivision will replat the existing commercial lot into six (6) commercial lots that vary in size from 0.509 ± to 0.947± acres in size.

Submitted by Pillar Engineering LLC., representative. (Case # 22CS0500107)

9. Old Business

10. New Business

10.1. 1602 Lohman Avenue Special Use Permit Request

A Special Use Permit (SUP) to allow a cannabis dispensary (retailer) less than the required 300-foot buffer distance from another cannabis dispensary (retailer).

The subject property is located at 1602 E Lohman Avenue and is zoned C-2 (Commercial Medium Intensity) and is 0.215 ± acres in size. Submitted by Euphora Group LLC, representative. (Case # 22ZO1000141)

10.2. 1024 S. Main Street Special Use Permit Request

A special use permit (SUP) to allow a cannabis retail establishment within the required buffer distance between said establishment and a single-family residential zoning district boundary. The subject property is ± 0.210 acres in size, located in Council District #4, zoned C-1C (Commercial Low Intensity-Conditional), and located at 1024 S. Main Street. Submitted by Victoria Bruce, Co-Owner Bryan's Green Care. (Case # 22ZO1000134)

10.3. 1024 S. Main Street Zone Change Request:

A zone change from C-1C (Commercial Low Intensity-Conditional) to C-1 (Commercial Low Intensity) for property located at 1024 S. Main Street. The property is ± 0.210 acres and is within Council District #4. Submitted by Victoria Bruce, Co-Owner Bryan's Green Care. (Case # 23ZO0500011)

11. Discussion

12. Staff Announcements

13. Adjournment

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services. The City of Las Cruces will make reasonable accommodations for a qualified individual who wishes to attend this meeting. Please notify the City Community Development Department at least 72 hours before the meeting by calling 528-3043 (voice) or 1-800-659-8331 (TTY) if accommodations are necessary. This document can be made available in alternative formats by calling the same numbers listed above.

Posted: 02/15/2023