



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 April 25, 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. Postponements
4. Acceptance Of The Agenda
5. Approval Of Minutes

Documents:

[03-28-23 PNZ MINUTES.PDF](#)

6. Public Participation
7. Discussion
- 7.1. Status Report On Realize Las Cruces, The Land Development Code Rewrite
8. Consent Agenda
9. Old Business
10. New Business
- 10.1. Code Amendment
 - Amendment of the Las Cruces Municipal Code Sections 38-53 Conditional Uses and 38-54 Special Use Permits for the purpose of eliminating the 300-foot buffer requirement between individual cannabis retailers/microbusinesses and eliminating the 300-foot buffer between cannabis retailers/microbusinesses and single-family zoning districts.
- 10.2. 1685 N Main Street Special Use Permit Request
 - A Special Use Permit (SUP) to allow a cannabis dispensary (retailer) less than the required 300-foot buffer distance from a single-family residential zoning district. The subject property is located at 1685 N Main Street and is zoned C-2C (Commercial Medium Intensity-Conditional) and is 0.134 ± acres in size. Submitted by Scott Krahlung with High Horse Investments LLC, representative (Case # 23ZO1000016)

10.3. 5150 Stern Drive

A zone change request for the purpose of modifying established conditions to allow for a subsequent master plan amendment and residential development consistent with other areas in said plan. The subject properties are generally located south of Silverado Loop and Stern Drive, within Council District 2, and combined, are ± 21.34 acres in size. Submitted by Zachary Libbin, Libbin Consulting Engineering, LLC. (Case # 22ZO0500153)

1. A zone change from R-1a / R-1aC (Medium Density Residential / Medium Density Residential – Conditional) to R-1a / R-1aC (Medium Density Residential / Medium Density Residential - Conditional) for property having parcel account number R1905422 (5150 Stern Drive), and containing ± 5.56 acres; and
2. A zone change from R-1aC (Medium Density Residential – Conditional) to R-1aC (Medium Density Residential - Conditional) for property having parcel account number R0240214 (parcel not addressed), and containing ± 6.40 acres; and
3. A zone change from R-1a / R-1aC (Medium Density Residential / Medium Density Residential – Conditional) to R-1a / R-1aC (Medium Density Residential / Medium Density Residential - Conditional) for property having parcel account number R1905424 (parcel not addressed), and containing ± 9.38 acres.

10.4. 3724 Sienna Avenue

A Special Use Permit (SUP) for a group childcare home not to exceed 12 children on property zoned Planned Unit Development (PUD) with underlying zoning of Sub-Urban/General Urban (U3/U4) and ± 0.156 acres in size.

Submitted by April Aguilar, property owner. (Case # 22ZO1000075)

10.5. Royal Crossing Subdivision Pass Master Plan

A request for a master plan known as Royal Crossing Subdivision. The master plan proposes a multi-phased mixed-use development that will align with the Apodaca Blueprint. The subject properties encompass 75.09± acres and are located at the corner of Solano Drive and Main Street, also known as the former Country Club. Submitted by Souder Miller and Associates, representatives. Council District 1 (22CS0500114)

10.6. Royal Crossing Subdivision Phase 1 Preliminary Plat

A request for a preliminary plat for a subdivision known as Royal Crossing. The proposed subdivision encompasses 52.73 ± acres, is currently zoned C-3C (Commercial High Intensity-Conditional), R-4C/C-2C (Multi-Dwelling High Intensity-Limited Retail Service-Conditional and Commercial Medium Intensity-Conditional), C-2C/O-2C/R-3C (Commercial Medium Intensity-Conditional/Office, Professional-Limited Retail Service-Conditional/Multi-Dwelling Medium Density-Conditional). The preliminary plat proposes to develop two local roadways and a mix of commercial and residential land use. Submitted by Souder Miller and Associates, Representatives. Council District 1 (23CS0500038)

11. Staff Announcements

12. Adjournment

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services. The City of Las Cruces will make reasonable accommodations for a qualified individual who wishes to attend this meeting. Please notify the City Community Development Department at least 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: 04/10/2023