

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

2
3 Following are the minutes from the City of Las Cruces Development Review Committee
4 Meeting held Wednesday, January 25, 2022, at 9:00 a.m. in Room 1158.

5
6 **DRC PRESENT:** Adam Ochoa, Building Inspection Supervisor, Sr. Planner
7 Mark Dubbin, Fire Projection Engineer
8 Meei Montoya, Senior Engineer, Utilities
9 Gary Skelton, Engineer, Public Works
10 Mike Kinney, Plan Review Engineer, Com. Dev.

11
12 **STAFF PRESENT:** John Castillo, Planner, Community Development
13 Becky Baum, Recording Secretary, RC Creations, LLC

14
15 **OTHER PRESENT:** John Moscato
16 Chad Sells
17 Marty Pillar

18
19 **1. CALL TO ORDER (9:00 a.m.)**

20
21 Ochoa: Call this meeting to order of the January 25th Development Review
22 Committee.

23
24 **2. APPROVAL OF MINUTES**

25
26 **2.1 January 11, 2023 Minutes**

27
28 Ochoa: First item we have is the approval of the minutes from our last meeting
29 which was January 11, 2023. Did everybody have a chance to take a look
30 at them. Did yo use any changes need to take place? If not, can I have a
31 motion to approve the minutes.

32
33 Dubbin: So moved.

34
35 Ochoa: Can I have a second?

36
37 Montoya: Second.

38
39 Ochoa: We have a motion and a second. All in favor please say "aye."

40
41 **MOTION PASSES UNANIMOUSLY.**

42
43 Ochoa: All opposed say "nay." Minutes are approved.

44
45 **3. OLD BUSINESS**

1 Ochoa: We have no old business.

2
3 **4. NEW BUSINESS**

4
5 **4.1 Case 22ZO3000149: Metro Square**

- 6 • A request for approval of a Final Site Plan, known as Metro Square,
7 located within the Metro Verde Planned Unit Development (PUD)
- 8 • The proposed subdivision encompasses 7.36 + acres, is zoned PUD
9 (Planned Unit Development), is located at the southeast corner of Red
10 Hawk Golf Road and the future development of Prospect Lane.
- 11 • The Final Site Plan proposes 72 lots of mixed-use development that
12 include variable housing types and commercial land use. A tract of
13 land that is 2.11 acres in size that will be dedicated to the City of Las
14 Cruces and utilized for drainage. A 0.48-acre tract of land will be
15 dedicated to the City of Las Cruces for a park. The final site plan shall
16 be required to follow all requirements of the Metro Verde PUD Concept
17 Plan.
- 18 • Submitted by Sierra Norte Development Inc., property owners.

19
20 Ochoa: We do have two items of new business. First item is Case 22ZO3000149,
21 is the Metro Square. Staff can you give us a quick little rundown about
22 this please.

23
24 Castillo: All right. Mr. Chair. Today we have a request for approval of a final site
25 plan known as Metro Square which is located in the Metro Verde Planned
26 Unit Development. It proposed a 7.36 acre size lot which is zoned PUD
27 and is located at the southeast corner of Red Hawk Golf Road and the
28 future development of Prospect Lane. The final site plan proposed 72 lots
29 of mixed use development that include variable housing types and
30 commercial land use. This also has a tract of land that is 2.11 acres in
31 size that will be dedicated to the City of Las Cruces to be utilized for
32 drainage as well a 0.48 acre tract of land to be dedicated to the City of Las
33 Cruces for a park. The final site plan shall be required to follow all
34 requirements of the PUD concept plan. That's it.

35
36 Ochoa: All righty. With the review, did any reviewing departments have any
37 issues with it?

38
39 Castillo: We had some issues with the Fire review and then Planning still has some
40 issues, but I need to finish looking over all of those.

41
42 Ochoa: Okay. Minor issues potentially.

43
44 Castillo: Yes.

1 Ochoa: Okay. All right. Let's go down the table and see if anybody has any
2 issues. Fire.
3
4 Dubbin: I sat down with the developer and former Deputy Chief Arias and we
5 discussed some of the changes to this. It's a new concept for us. I had
6 questions about the three story that was shown in the submittal. Where
7 exactly would the three stories be intended to go?
8
9 Sells: Just on the corner here.
10
11 Dubbin: On the corner.
12
13 Sells: For the business on the bottom and living on top.
14
15 Dubbin: Be commercial on the bottom.
16
17 Sells: On the bottom. They would be sprinkled.
18
19 Dubbin: Okay. That was really my main concern. So other than that, no other
20 issues.
21
22 Ochoa: All right. Great. Thank you Mark. Utilities.
23
24 Montoya: We don't have any issue with this development.
25
26 Ochoa: Okay. Thank you. Traffic.
27
28 Skelton: Is the parking lot, is that going to be dedicated to the City or is that going
29 to be something separated or is that?
30
31 Sells: The City said they would not accept dedication of it.
32
33 Skelton: Okay. I just wanted to make sure if that was the case. Was the original
34 TIA for the entire plan, PUD, did that incorporate this layout (*inaudible*).
35
36 Sells: It incorporates the land use.
37
38 Skelton: Okay, it does. Okay. The only thing we're thinking because of the
39 commercial development. What's the entire square footage for the
40 commercial development going to be? Because I know you have square
41 footage for each one, but if you're having living space.
42
43 Sells: Eight small commercial, like they're small.
44
45 Skelton: Okay. Less than 10,00 square feet.
46

1 Sells: Yes.
2
3 Skelton: Okay. Got you.
4
5 Sells: I mean the PUD calls this to be commercial, the whole thing. So the
6 whole thing could be like a supermarket and that was taken into account
7 for the TIA.
8
9 Skelton: And that was in the TIA. Okay. All right. The only question we might
10 have is the possibility of a decel lane analysis which I don't think is going
11 to be an issue here because I don't think there's that much traffic on Red
12 Hawk but we may need to look at a decel lane analysis for the access
13 points especially on Red Hawk. But other than that I don't see any other
14 issues right now.
15
16 Ochoa: Okay. Engineering.
17
18 Kinney: Good morning.
19
20 Ochoa: Morning.
21
22 Kinney: The only question I have, Chad did we look at the intersection sight
23 distance at Prospect and, what is it?
24
25 Sells: The little street. We did. They're shown on.
26
27 Skelton: Red Hawk.
28
29 Sells: Yes, we did.
30
31 Kinney: Okay. I know we looked at some of the ones off (*inaudible*) and stuff like
32 that. But the actual Prospect and ...
33
34 Sells: Yes sir.
35
36 Kinney: We did. Okay. All right.
37
38 Ochoa: Perfect.
39
40 Kinney: I just couldn't remember. I slept since then.
41
42 Ochoa: All righty.
43
44 Kinney: Thank you.
45
46 Ochoa: Thank you. Mark you had something else?

1
2 Dubbin: Yes Mr. Chairman. I just wanted to make traffic aware, and then we
3 talked with the developer already, we are going to require that the no
4 parking streets be signed, fire lane no parking. Striped and signed. That
5 was a requirement from the chief. Want to make sure that there's enough
6 right-of-way that will accommodate those signs so that we don't run into
7 issues with having placed on property that's not right-of-way. That's all.
8
9 Ochoa: That'll take place during the development of that actual property, correct.
10
11 Dubbin: Right.
12
13 Ochoa: Very good. Sounds good. All righty. Any other comments from staff?
14 Yes Mike.
15
16 Kinney: Along those lines, Mr. Dubbin was talking about the issue with developers
17 or home builders, wall builders ripping out signs in Metro Verde it's reared
18 its ugly head again.
19
20 Sells: There's no rockwalls in this development.
21
22 Kinney: Okay. All right.
23
24 Ochoa : Good point. That's been running rapid unfortunately in Metro Verde so
25 just let the developer know you want to let your people know out there that
26 that's becoming an issue again.
27
28 Skelton: Yes we just need to make sure we have enough of right-of-way there to
29 accommodate any signage or (*inaudible*) in front of any of the
30 development.
31
32 Kinney: Are there easements like in front of the properties?
33
34 Sells: On the fronts of the properties there is, yes.
35
36 Kinney: Utilities and street furniture easement. All right. Thanks.
37
38 Ochoa: All righty. Anything else?
39
40 Castillo: Actually I just wanted to verify because I know Cathy is not here but we
41 have discussed, or have you guys discussed with Cathy the size of the
42 park and the acceptance?
43
44 Sells: We have and there hadn't been any comments in our reviews.
45

1 Ochoa: Okay. No comments means I guess they're okay with it. All right well that
2 being said, I guess can I have a motion to approve Case 22ZO3000149:
3 Metro Square final site plan?
4

5 Kinney: So moved.
6

7 Ochoa: We have a motion. Can I have a second please?
8

9 Montoya: Second.
10

11 Ochoa: Thank you. All in favor for recommending approval for this proposed final
12 site plan to the Planning and Zoning Commission meeting please say
13 "aye."
14

15 MOTION PASSES UNANIMOUSLY.
16

17 Ochoa: All opposed. Okay, this will be moving forward to I believe the February
18 Planning and Zoning Commission meeting, correct.
19

20 Castillo: Correct.
21

22 Ochoa: All right. Thank you gentlemen.
23

24 **4.2 Case 22CS0500107: White Sage at Sonoma Ranch North Phase 1,**
25 **Replat No. 4**

- 26 • A request for approval of a non-administrative replat, known as White
27 Sage at Sonoma Ranch North Phase 1, Replat No. 4. The proposed
28 subdivision currently encompasses 4.014 + acres, is zoned C-3
29 (Commercial High Intensity), is located at 4155 White Sage Arc.
- 30 • The subdivision proposes to replat one existing commercial lot into six
31 (6) commercial lots that vary in size from 0.509 ± to 0.974 ± acres in
32 size.
- 33 • Submitted by the Pillar Engineering LLC, Representative.
34

35 Ochoa: All right, since we've still got quorum let's move on to the second case.
36 This is Case 22CS0500107. This is the White Sage at Sonoma Ranch
37 North Phase 1, Replat No. 4. Staff can you give us a little overview on
38 this.
39

40 Castillo: Yes, this is going to be.
41

42 Ochoa: Correction, it's actually No. 5, correct.
43

44 Castillo: Correct. This is No. 5.
45

46 Ochoa: Okay, go ahead.

1
2 Castillo: So this is a request for approval of a nonadministrative replat known as
3 White Sage at Sonoma Ranch North Phase 1, Replat No. 5. It's a
4 proposed subdivision that currently encompasses 4.014 acres and it's
5 currently zoned C-3 which is our commercial high intensity. And it's
6 located at 4155 White Sage Arc. The subdivision proposed to replat the
7 one existing lot into six commercial lots that vary in size from 0.509 acres
8 to 0.974.
9
10 Ochoa: This is submitted by Pillar Engineering, correct.
11
12 Castillo: Correct.
13
14 Ochoa: So it's a nonadministrative replat, one commercial lot into six smaller
15 commercial lots, all still meeting the minimum lot size in the C-3 zoning
16 district, correct.
17
18 Castillo: Correct.
19
20 Ochoa: Very good. All righty. Were there any outstanding issues or comments by
21 reviewing staff before this came before DRC?
22
23 Castillo: No.
24
25 Ochoa: All right. Let's go around the room again see if anybody has anything else
26 they need to add. Fire.
27
28 Dubbin: No issues.
29
30 Ochoa: All righty. Utilities.
31
32 Montoya: The Utility already approved this one. Just to be consistent with the
33 legend that shown on the drawing, I would recommend on the mylar for
34 (*inaudible*) to color the utility easement that is actually for the utility, the
35 gas, and water service line, so it's consistent with what the legend.
36 Because they hatched the City of Las Cruces utility easement.
37
38 Pillar: Okay.
39
40 Montoya: So just in the two spot.
41
42 Ochoa: In the actual platting of it. Okay.
43
44 Montoya: On the actual plat when it comes into the mylar. Yes. I don't need
45 anything to be done right now.
46

1 Ochoa: Okay. Very good. Is there anything else Utilities?
2
3 Montoya: No. That's it. Thank you.
4
5 Ochoa: Thank you Meei. Traffic, anything.
6
7 Skelton: The question I had, has a TIA been submitted for this development? Or is
8 there one forthcoming?
9
10 Pillar: No there's not a TIA.
11
12 Skelton: Okay.
13
14 Pillar: We've gone through the, this development, there is no request for TIAs.
15
16 Skelton: Okay.
17
18 Kinney: But this is part of the larger White Sage development. Basically I mean
19 the infrastructure's already in. Have the street and actually there's
20 construction taking place.
21
22 Skelton: Okay. Yes, if a TIA was requested then my question would be do we
23 need to change the designation of the lots within the TIA to accommodate
24 this. But if there's not a TIA that was required at the time then I don't see
25 this is going to change that. Okay. Yes, I don't have any other questions.
26
27 Ochoa: Okay. Thank you. And Engineering. Any additional comments? No. All
28 right. With that being said, I guess can I have a motion to recommend
29 approval for Case 22CS0500107?
30
31 Montoya: Recommend to approve with the Utility comments on the plat.
32
33 Ochoa: Okay. Sounds good. Can I have a second?
34
35 Dubbin: Second.
36
37 Ochoa: All right. All in favor of recommending approval for this proposed
38 subdivision, please say "aye."
39
40 MOTION PASSES UNANIMOUSLY.
41
42 Ochoa: All opposed "nay." Move forward with recommendation to the February
43 Planning and Zoning Commission meeting as well.
44
45 Pillar: Okay, what date would that be in February?
46

1 Castillo: The 28th.
2
3 Pillar: February 28th.
4
5 Kinney: I think there was maybe a TIA for the whole subdivision at one time.
6
7 Ochoa: I think so.
8
9 Kinney: But that was like 20 years ago.
10
11 Ochoa: Yes, for the entire thing it was done. That's when it was originally zoned
12 as well with the all the commercial.
13

14 **5. DISCUSSION**

15
16 Ochoa: Any other items of discussion?
17
18 Skelton: One item for me, for Public Works. When we received the agendas for
19 future DRC, is it possible to attach the plan that go with the submittal.
20 Because I don't have access to Accela anymore.
21
22 Ochoa: Sure.
23
24 Skelton: So I have to pretty much contact Mike to see if he can get that to me. And
25 unfortunately I didn't get it until five minutes before this meeting. So if it's
26 possible to include plans with the agenda. If we can somehow include any
27 submittals with the agenda.
28
29 Ochoa: That's the way they did it. We'll definitely start doing that. I think when we
30 changed to this new way of doing are agendas, that kind of fell to the
31 wayside. We used to di it all the time. I'll go ahead and direct staff, we'll
32 go ahead and get that going whenever we have DRC again. If there's any
33 types of supporting documents we'll go ahead and attach them. Thanks
34 for bring that up Gary.
35
36 Skelton: Thank you.
37
38 Ochoa: All righty. Anything else folks?
39

40 **6. ADJOURNMENT (09:20 a.m.)**

41
42 Ochoa: If not, can I have a motion to adjourn please?
43
44 Dubbin: So moved.
45
46 Montoya: Second.

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Ochoa: All righty. All in favor "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. We're adjourned at 9:20.

Chairperson