



City of Las Cruces[®]

MOUNTAINS OF OPPORTUNITY

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 **Tuesday, July 27, 2021, 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. Approval Of Minutes
 1. June 22, 2021
4. Postponements - None
5. Public Participation
6. Consent Agenda
 1. **Metro Verde South Phase 3E and 3F Final Site Plan:** A request for a Final Site Plan, known as Metro Verde South Phase 3E and 3F, located within the Metro Verde South Planned Unit Development (PUD). The proposed subdivision encompasses 9.357 + acres, is zoned PUD (Planned Unit Development), and is located at the southeast corner of Red Hawk Golf Road and Peachtree Hills Road. The Final Site Plan proposes 91 single-family residential lots and one tract to be dedicated to the City of Las Cruces for drainage. Submitted by Sierra Norte Development Inc., property owners. (21ZO3000047)
 2. **Escondido at Alameda Ranch Preliminary Plat:** A request a preliminary plat known as Escondido at Alameda Ranch within the Alameda Ranch Planned Unit Development (PUD). The proposed subdivision encompasses 33.46 + acres is zoned PUD-R-3 (Planned Unit Development, Multi-Dwelling Medium Density), and is located east of Calle Abuelo and Pegasus Road. The preliminary plat proposes a gated 135 single-family residential lot subdivision with three tracts to be dedicated to the City of Las Cruces for drainage. Submitted by Souder, Miller and Associates, representatives.
7. Old Business - None
8. New Business
 1. **Rancho Las Fincas Preliminary Plat:** A request for a preliminary plat and associated road improvement waiver for an 8-lot single-

family residential gated community known as Rancho Las Fincas. The proposed subdivision encompasses 9.357 + acres, is zoned RE-M (Residential Estate Mobile), is located at 4821 Dunn Drive. Submitted by Moy Surveying, representative. (20CS0500119)

2. **Valley Drive Industrial Park Master Plan:** A request for a master plan known as Valley Drive Industrial Park. The master plan proposes the development of 3-12 industrial lots that will be developed in phases. The subject properties encompass 7.72 ± acres, are zoned M-1/M-2 (Industrial Standard) and are located on the west side of Valley Drive at 2000 and 2100 S. Valley Drive and 275 W. Farney. Submitted by Souder, Miller and Associates, representatives. (21CS0500002)
3. **Rancho Del Rey Master Plan Amendment No. 3:** A request for an amendment to the Rancho Del Rey Master Plan. The amendment is to adjust the master plan boundary to include 3.94 acres into parcels P21 and P22 and to create a secondary access to the north of Parcel P3. Submitted by Underwood Engineering, representatives. (21CS0500051)
4. **Rinconada Industrial Park Zone Change:** A request for a zone change for multiple properties/parcels from A-2 (Agriculture 1981 Zoning Code), M-2 (Industrial Standard), and C-3C (Commercial High Intensity-Conditional) to C-2 (Commercial Medium Intensity), C-3 (commercial High Intensity) and M1/M2 (Industrial Standard). The properties are located west of Rinconada Boulevard and north of Bataan Memorial West at 3403 Rinconada Blvd and 3497 Bataan Memorial West in the proposed Rancho Del Rey Master Plan Amendment No. 3. Submitted by Underwood Engineering, representative.
5. **Rinconada Industrial Park Preliminary Plat:** A request for a preliminary plat known as Rinconada Industrial Park. The proposed subdivision encompasses 18.598 + acres, is zoned A-2 (Agriculture 1981 Zoning Code), C-3C (Commercial High Intensity – Conditional), M-2 (Industrial Standard), is located east of Rinconada Boulevard and north of Bataan Memorial West, and is part of the proposed Rancho Del Rey Master Plan Amendment No. 3. The preliminary plat proposes five lots for the development of Industrial and Commercial land uses. Submitted by Underwood Engineering, representatives.
6. **Zoning Code Amendments for Cannabis Uses:** Various amendments to Chapter 38, Zoning Code, of the Las Cruces Municipal Code for the purpose of adding cannabis related uses to ensure compliance with the State of New Mexico Cannabis Regulation Act. The following sections are subject to amendments:
 - Sec. 38-21. Specific Definitions;
 - Sec. 38-31. Residential Zoning Districts A. 2. (Single-Family Rural Residential Zoning Districts, Zoning District Descriptions);
 - Sec. 38-32. Office, Commercial, And Industrial Zoning Districts B. 2. (Commercial Zoning Districts, Zoning District Descriptions)
 - Sec. 38-32. Office, Commercial, And Industrial Zoning Districts C. 2. (Industrial Zoning Districts, Zoning District Descriptions);
 - Sec. 38-32. Office, Commercial, And Industrial Zoning Districts C. 2. (Industrial Zoning Districts, Zoning District

Descriptions);

- Sec. 38-32. Office, Commercial, And Industrial Zoning Districts C. 2. (Industrial Zoning Districts, Zoning District Descriptions);
- Sec. 38-33 Matrix Land Use Table And Parking;
- Sec. 38-33c Agriculture & Equestrian Land Uses;
- Sec. 38-33g Retail Land Uses;
- Sec. 38-33i Manufacturing & Related Land Uses, Including Associated Assembly, Processing, Packaging, And Compounding;
- Sec 38-53 Conditional Uses; and
- Sec. 38-54 Special Use Permits

9. Commission Commentary

10. Staff Announcements

11. 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 48 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: 7/9/21