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City of Las Cruces[®]
 PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 8 Ordinance/Resolution# 11-234

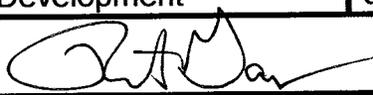
For Meeting of _____
 (Ordinance First Reading Date)

For Meeting of June 6, 2011
 (Adoption Date)

TITLE: A RESOLUTION APPROVING THE ADOPTION OF THE COMMUNITY PLANNING BLUEPRINT INITIATIVE PROCESS.

PURPOSE(S) OF ACTION:

The adoption of a land use planning process for the creation and adoption of fourth level comprehensive plans (Neighborhood and Small Area Plans).

COUNCIL DISTRICT: ALL		
<u>Drafter/Staff Contact:</u>	<u>Department/Section:</u>	<u>Phone:</u>
David Weir	Community Development	528-3067
<u>City Manager Signature:</u>		

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces 1999 Comprehensive Plan and the 2010 Strategic Plan both identify the desire for land use planning at the neighborhood and special area level. The Community Planning Blueprint Initiative is intended to address this City goal.

This Resolution establishes the framework for developing and approving Community Planning Blueprint Plans. The intent of this planning process and this type of plan is to provide a concise policy guide for use by the City Council, Planning and Zoning Commission, staff and the public to address land use, economic development, transportation and/or community service issues and to encourage and promote quality-of-life, well-planned neighborhoods and distinct places throughout the City.

The Community Planning Blueprint Initiative was reviewed and discussed by the Planning and Zoning Commission at their February and March work sessions. The Planning and Zoning Commission recommended approval of the initiative by the City Council at their April 26, 2011 regular meeting by a 6-0-1 (one member absent) vote.

SUPPORT INFORMATION:

1. Resolution.
2. Exhibit "A", Community Planning Blueprint Initiative.
3. Attachment "A", mock Community Planning Blueprint.
4. Attachment "B", P&Z February 8, 2011 work session minutes.

5. Attachment "C", Draft P&Z March 15, 2011 work session minutes.
6. Attachment "D", Draft P&Z April 26, 2011 regular meeting minutes.
7. Attachment "E", Memorandum M-11-082, Community Planning Blueprint Initiative.

SOURCE OF FUNDING:

Is this action already budgeted? N/A		
	Yes	<input type="checkbox"/> See fund summary below
	No	<input type="checkbox"/> If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/> Expense reallocated from: _____ <input type="checkbox"/> Proposed funding is from a new revenue source (i.e. grant; see details below) <input type="checkbox"/> Proposed funding is from fund balance in the _____ Fund.
Does this action create any revenue? N/A		
	Yes	<input type="checkbox"/> Funds will be deposited into this fund: in the amount of \$ _____ for FY _____.
	No	<input type="checkbox"/> There is no new revenue generated by this action.

BUDGET NARRATIVE

N/A

FUND EXPENDITURE SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Community Planning Blueprint Initiative process and create a planning process to develop neighborhood and small area plans (fourth level comprehensive plans).
2. Vote "No"; this will not approve the Community Planning Blueprint Initiative and not adopt a planning process for small area plans.
3. Vote to "Amend"; this could allow the Council to modify and amend the Resolution by adding conditions as they deem appropriate.
4. Vote to "Table"; this could allow the Council to table/postpone the Resolution and direct staff accordingly.

REFERENCE INFORMATION:

The resolution(s) and/or ordinances(s) listed below are only for reference and are not included as attachments or exhibits.

1. N/A

RESOLUTION NO. 11-234

A RESOLUTION APPROVING THE ADOPTION OF THE COMMUNITY PLANNING BLUEPRINT INITIATIVE PROCESS.

The City Council is informed that:

WHEREAS, the City of Las Cruces 1999 Comprehensive Plan and 2010 Strategic Plan encourage fourth level comprehensive plans (neighborhood and small area plans); and

WHEREAS, the Community Planning Blueprint Initiative provides a framework for developing and adopting fourth level comprehensive plans; and

WHEREAS, the Planning and Zoning Commission recommended that the Community Planning Blueprint Initiative be approved at a public hearing on April 26, 2011.

NOW, THEREFORE, Be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the Community Planning Blueprint Initiative as shown in Exhibit "A", attached hereto and made part of this Resolution, is hereby approved.

(II)

THAT the Community Planning Blueprint Initiative as shown in Exhibit "A" will serve as the planning process for the creation of individual Community Planning Blueprint Plans.

(III)

THAT City staff is hereby authorized to do all deeds necessary in the

accomplishment of the herein above.

DONE AND APPROVED this _____ day of _____ 2011.

APPROVED:

Mayor

ATTEST:

City Clerk

(SEAL)

VOTE:

Mayor Miyagishima:	_____
Councillor Silva:	_____
Councillor Connor:	_____
Councillor Pedroza:	_____
Councillor Small:	_____
Councillor Sorg:	_____
Councillor Thomas:	_____

Moved by: _____

Seconded by: _____

APPROVED AS TO FORM:



City Attorney

Community Planning Blueprint Initiative

Purpose

A Community Planning Blueprint is a policy plan for a defined area within the City limits that becomes a component of the City Comprehensive Plan. It can be developed for any location, but focuses on planning needs and issues for a specific geographical location. This location might be a neighborhood, corridor, or other unique place. It can include residential, commercial, industrial, or a mix of land uses.

This initiative is provided as a planning option other than the full-scale neighborhood or corridor plan process. A Community Planning Blueprint requires less analysis and detail than a neighborhood or corridor plan, thus allowing for faster plan completion than these other more robust planning processes. The intent is to address the needs of neighborhoods, corridors, or other places requiring a more focused planning effort. However, not every area or neighborhood in Las Cruces will be appropriate for such a plan. The expectation is that this type of plan will be used for areas that are in transition, facing expanded development pressures, are concerned with maintaining their character, or other related issues.

Community Planning Blueprints are policy documents adopted by resolution of the City Council and therefore are not development regulations or laws. Individual Blueprints will act as policy guides for activities within their called out boundaries. A Community Planning Blueprint will function to provide more fine-grained, in-depth analysis and direction tailored specifically for an area and its unique circumstances.

Objectives

The Community Planning Blueprint Initiative is designed to:

- Achieve the goals, objectives and policies of the Comprehensive Plan with an emphasis on the Growth Management section of the Land Use Element.
- Ensure consistency with the Las Cruces Metropolitan Planning Organization's Metropolitan Transportation Plan currently titled Transport 2040 Plan and provide information for future updates to this transportation plan.
- Provide a conceptual planning tool to evaluate and address fiscal impacts, neighborhood and stakeholder concerns, public improvement needs, or community vibrancy and stability issues.

- Identify characteristics, features, or conditions that need to be replicated, preserved, or enhanced throughout the community.
- Consider needs, challenges and opportunities for an area, neighborhood, corridor or place in an expedited manner.
- Improve city, resident, property owner, business, and stakeholder relationships.
- Identify and remedy zoning and land use conflicts.
- Develop future land use plans for small areas, where applicable.

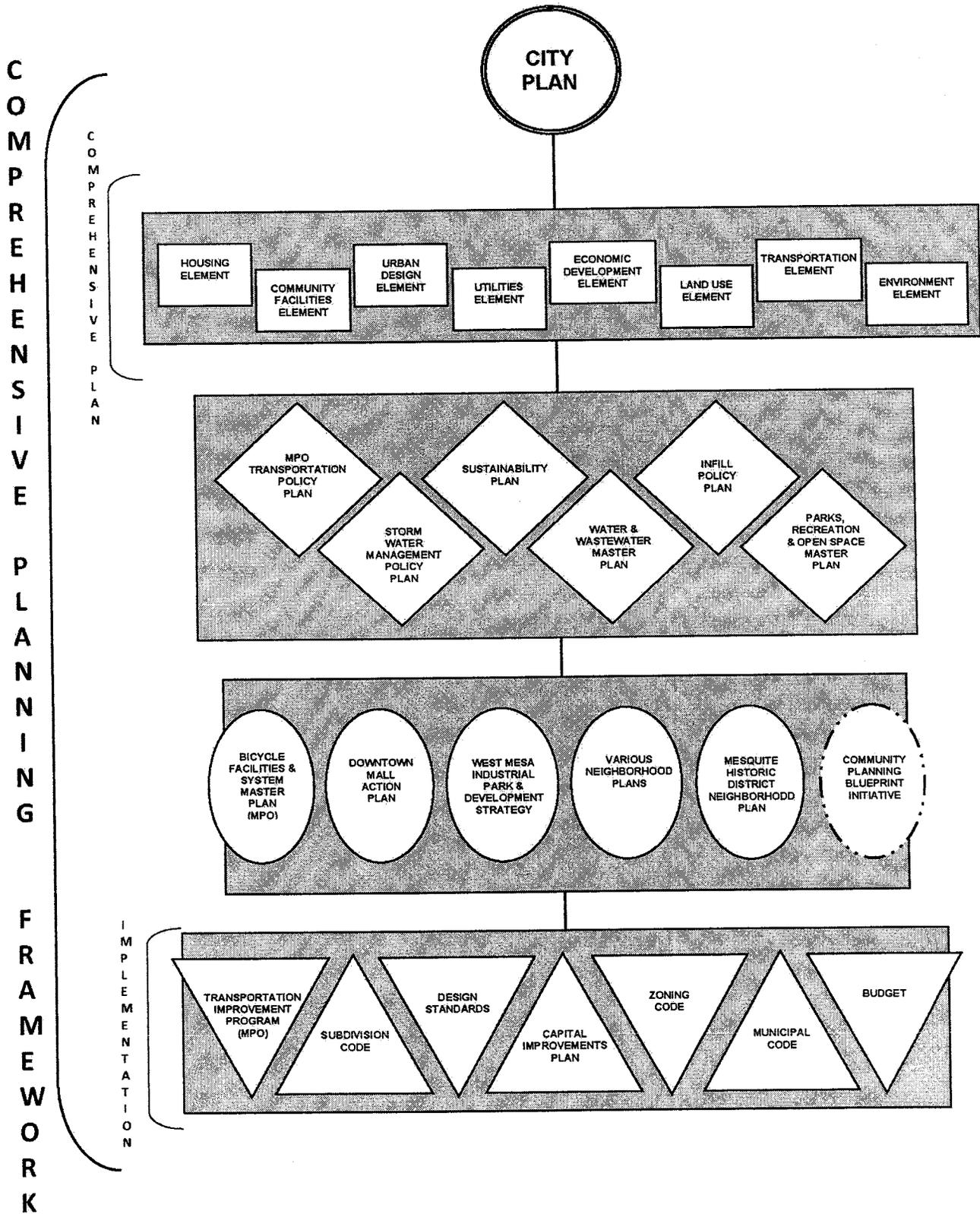
Framework

The Community Planning Blueprint Initiative can be considered a third-level planning process under the Las Cruces Comprehensive Planning Framework (see Figure 1). Third-level plans are intended to address community issues that apply to all areas of the city. Since a Blueprint can be developed for any location, it meets the requirements as a third-level plan. However, its ultimate use is more in line with a forth-level planning document of the Comprehensive Planning Framework which focuses on planning needs and issues for a specific geographical location.

Initiative Approval Process

This Community Planning Blueprint Initiative includes the Purpose, Objectives, Planning Framework, Blueprint Design, Plan Development, Implementation, Prioritization and Summary. This initiative must first be approved by the City Council before adoption of any site specific Blueprints. The approval process for this document will follow the standard plan adoption process including staff preparation, public review, Planning and Zoning Commission recommendation and City Council adoption.

FIGURE 1 COMPREHENSIVE PLANNING FRAMEWORK



Blueprint Design

Each individual blueprint for a specific geographic area will include the following parts:

- **Plan Boundaries**: The limits of the planning area and a short summary of why the boundary was selected.
- **Issue, Challenge, Opportunity Identification**: Explanation of reason(s) for the Community Planning Blueprint; list of the issues, challenges, or opportunities identified; and the existing conditions and circumstances demonstrating the importance of the Community Planning Blueprint. Topics identified most likely will relate to one of the following subjects:
 - Land Use and Site Design (zoning, buffering and transitions, aesthetics, landscaping, access management, signage, drainage)
 - Urban Services (infrastructure improvements, schools, transit, recycling)
 - Special Needs (codes enforcement, graffiti remediation, ADA, neighborhood empowerment)
- **Policy Recommendations and Actions**: Synthesis of the background information, existing conditions and public involvement to document policy recommendations and actions. Strategies noted here are intended to guide public and private investment, improvement and the livability decisions for the planning area.
- **Maps and Graphics**: Maps and graphics will be utilized to spatially portray the concepts and ideas described by the Blueprint.

Plan Development

Once a Community Planning Blueprint request is accepted and staff is authorized to begin the process, the following actions will be initiated:

1. Establish the preliminary boundaries for the Blueprint;
2. Collect initial data for analysis (i.e. maps, demographics, zoning);
3. Identify potential issues, challenges and/or opportunities that are important to the Blueprint site based on development activity, resident interest or other need;
4. Notify the area residents and property owners of the Blueprint initiative through adopted public involvement processes (i.e. charettes, public meetings, or other means);
5. Hold at least one public involvement event (e.g. charette, public input meeting);
6. Analyze the identified challenges and opportunities, and refine maps based on public involvement;

7. Present the analysis and maps for the Blueprint (e.g. charette finding review) in a public setting with affected parties and general public;
8. Conduct a formal public hearing before the Planning and Zoning Commission for a recommendation to the City Council; and
9. Adoption hearing by the City Council at a regular Council meeting.

Individual Community Planning Blueprint efforts are intended to be completed within 4 to 6 months from initiation to recommendation by the Planning and Zoning Commission.

Blueprint Adoption Process

Blueprints will be prepared, reviewed and approved as individual plans. The approval of specific Blueprints will follow the standard plan adoption process of public input, staff preparation, public review, Planning and Zoning Commission recommendation and City Council adoption.

Implementation

After the City Council adopts a Community Planning Blueprint, it will be used to assist the City Council, Planning and Zoning Commission, city staff and the public in managing quality of life initiatives and promoting well-planned neighborhoods and distinct places. A Community Planning Blueprint can facilitate this as or lead to:

- A policy guide for public and private development & redevelopment projects.
- An evaluation tool for grant applications, zone changes, subdivisions, planned unit developments and construction site plans.
- A mechanism to empower public involvement.
- A means to assure appropriate provisions for public and social services.
- A preliminary step prior to a neighborhood or corridor plan and overlay zoning district.
- An amendment to development regulations (zoning, subdivision, design standards).
- A publicly funded infrastructure project.
- The formation of a Neighborhood Watch or similar public safety program.
- Another program, project or activity beneficial within the plan's boundaries.

The intent of a Community Planning Blueprint is **not** to:

- Negatively impact an existing property right (e.g. prohibit a permitted use of a lot or the subdivision of land).
- Create a development moratorium.

- Delay or postpone a pending development application (zone change, zoning variance, infill, subdivision).
- Preclude the requirements of the City's Zoning, Subdivision, and other development codes, plans, and regulations, especially as it relates to the processes for changing the zoning on, subdividing of, or construction of an allowed use or building on the property.

Prioritization

Several locations throughout the community have already been identified as ripe for a Community Planning Blueprint. On an annual basis, the Planning and Zoning Commission will consider all areas that currently exist as a prioritized Blueprint and all new areas that have been suggested for a Blueprint. The new areas may be suggested by residents or stakeholders through the completion of an application form if requested by a property owner. They may also be suggested by staff, P & Z Commission, or the City Council as directed and prioritized through the Strategic Plan. The Community Development Department will keep a list throughout the year of areas for consideration. (See Appendix 1 for a list of potential areas.)

Summary

A Community Planning Blueprint is a brief policy plan that can be developed for any location, and focuses on needs and issues for a specific geographical location. The Blueprint is provided as a planning option in lieu of a full-scale neighborhood or corridor plan process. Individual Blueprints may serve as policy guides for City Council, Planning and Zoning Commission, city staff and the public and articulates the goals for the area regarding land use, economic development, and transportation and community services.

Appendix 1

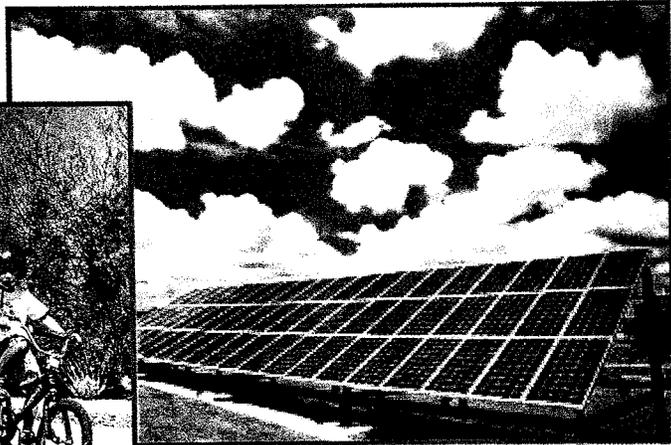
Areas recognized as appropriate for a Community Planning Blueprint may include but are not limited to:

El Paseo Corridor	Picacho Avenue Corridor
US 70 East Gateway	Las Cruces Country Club
North Telshor Corridor	Lohman/Roadrunner Intersection
Las Cruces Dam	West Mesa (Non-airport/Industrial Park)
Villa Mora Dam	Sonoma Ranch Blvd (Lohman – DSR)
Railroad Corridor	Avenida De Mesilla (Valley – Main)
Mesilla Park Community Center	S. Main St. (Valley/I-10/Main)
Immaculate Heart/Valley View Elem.	South of Hacienda Acres

Community Planning Blueprint Series



Sullivan Hills Planning Blueprint



Plan Boundaries

The Sullivan Hills Neighborhood comprises approximately 535 acres in the south-central part of the city. For the most part it is bounded on the north by Cisco Drive, on the south by Oñate Road, on the east by Barela Park and Highland Drive, and on the west by Willowbrook Drive. Burroughs Avenue is the principal north-south arterial, along which the central business area is located. This neighborhood was chosen because it has experienced a great deal of change in the last ten years, has a residential population active in community affairs, and contains a small but well-maintained and culturally-rich historic area.

Issues, Challenges and Opportunities

The Sullivan Hills Neighborhood Plan was adopted in 1995. It is a general document for a specific area that incorporates the policies of the City's Comprehensive Plan and guides decisions for capital improvements and development. Since 1995, there have been many amendments to the Plan due primarily to the residential growth taking place over the years and the resulting small-scale commercial and office uses that have emerged to cater to new residents. The residential growth is attributed to downtown revitalization and an interest in living within walking and transit distance to working environments.

The predominant land uses are residential (40%) and commercial (39%). Of the residential uses, 68% are multi-family. This is compared with the land use pattern within one mile of Sullivan Hills, where single family residential dominates at 77%.

Between 2003 and 2006 there were a total of 317 accidents along Burroughs Avenue between Cisco Drive and Oñate Road. Although 91% of the crashes involved motor vehicles, 4% involved motorcyclists, 3% involved pedestrians and 2% involved bicyclists, making Burroughs Avenue one of the most dangerous areas for pedestrians and cyclists in the city.

The City anticipates continued new development and road improvements that will impact Sullivan Hills over the coming decade. Funded projects include reconstruction of the Interstates 250 and 295 Interchange; improvements to Burroughs Avenue/I-250 Interchange; the new downtown fine arts complex; and several private mixed use

Policy Recommendations and Actions

After reviewing the comments and data collected during the study process, the goals were evident as the main points in evaluating improvement options for the Sullivan Hills Community Blueprint:

- Encourage a diversity and mix of uses and activities
- Create a safe pedestrian-friendly district with all modes of transportation and improved connectivity

- Retain the character of the neighborhood while allowing new development through innovative urban design techniques

To address the goals, improvements need to balance the interests of all participants. The improvements recommended for Sullivan Hills fall into three distinct timeframes for action based on their size and scope: Initiate immediately and complete within 2 years; initiate within 2 years and complete within 5 years; review periodically and revise as needed with the goal of completion within 10 years.

Actions

Land Use and Economic Development

1. Encourage a diversity and mix of uses, activities and scale of development that are pedestrian-oriented, transit-friendly and supportive of the neighborhood.
2. Encourage more small-scale commercial businesses to locate within walking distance of residential areas.
3. Prevent development and traffic flow imperatives from encroaching on or destroying the residential areas.
4. Create, restore, and rehabilitate and maintain affordable housing in the areas without pricing current residents out of the market.

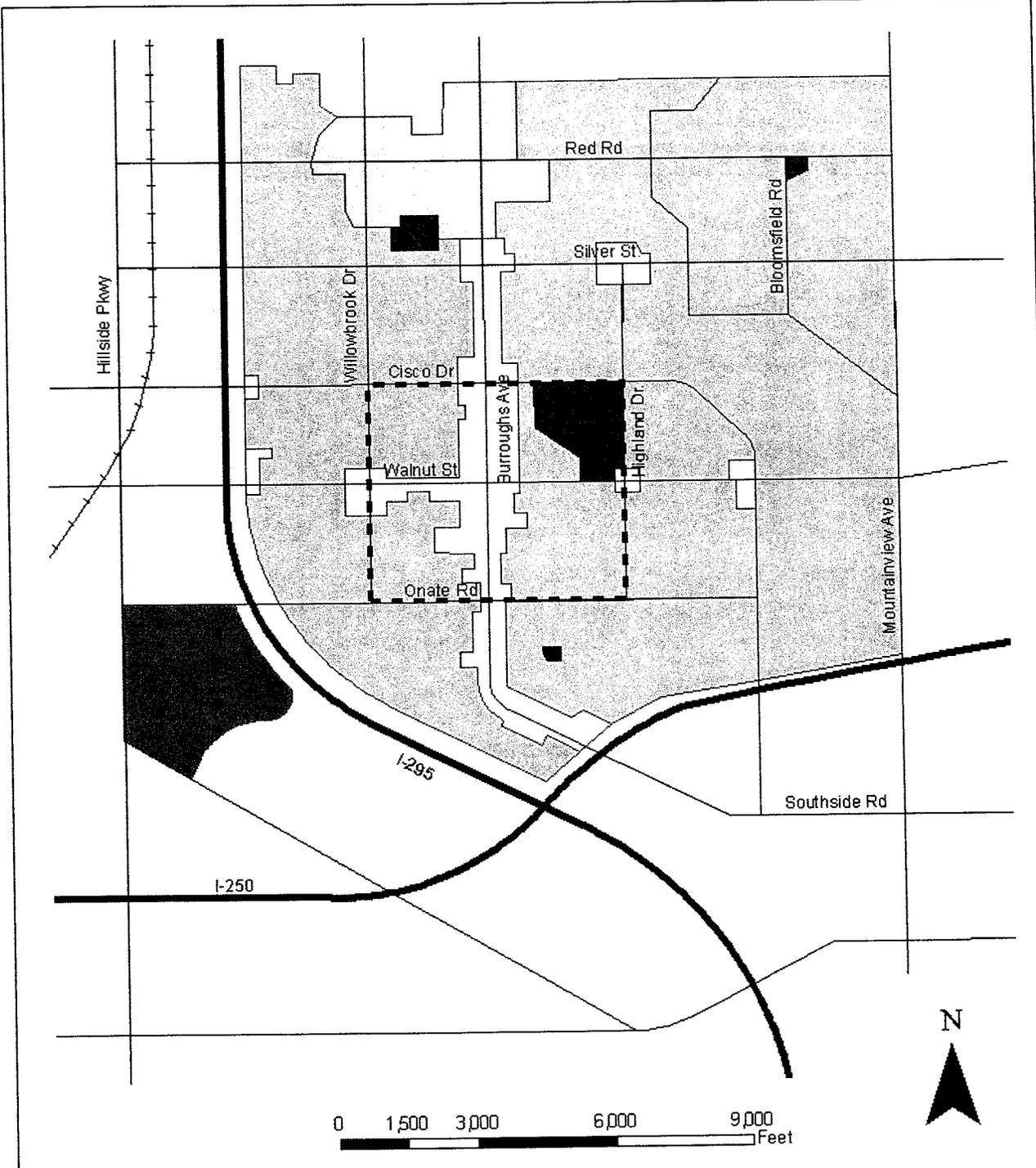
Safety

5. Create a pedestrian-friendly district that integrates all modes of transportation.
6. Make safety improvements for pedestrian and bicycle crossings at key intersections, particularly those that link the residential areas to the central commercial area of Sullivan Hills.
7. Perform a road diet on Burroughs Avenue and add bike lanes.
8. Design conflicts between vehicular and pedestrian movement generally should be resolved in favor of the pedestrian.
9. Improve pedestrian access and safety at uncontrolled crossings and intersections by providing crosswalks and median refuges at strategic locations.

Urban Design

11. Use urban design concepts to help make Sullivan Hills a physically safer environment.
12. Establish site lighting, public art and parking lots for new development to improve the visual quality and function of the outdoor experience in the Sullivan Hills District.
13. Those structures that have historic character should be preserved in some manner or their elements incorporated in the redevelopment of their site. Design of new structures should avoid historical misrepresentation and respect adjacent historic buildings.

Sullivan Hills Planning Blueprint



Map Legend

- | | | |
|-------------|------------------|------------|
| Residential | Down Town | Interstate |
| Commercial | Public/Community | Roadway |
| Industrial | Sullivan Hills | Railroad |

SULLIVAN HILLS COMMUNITY BLUEPRINT
 Community Development
 Created By: Adam Tankersley



Acknowledgements

CITY COUNCIL

Ken Miyagishima, Mayor
Sharon Thomas, Mayor Pro-Tem, District 6
Miguel Silva, District 1
Dolores Connor, District 2
Olga Pedroza, District 3
Nathan Small, District 4
Gill Sorg, District 5

PLANNING & ZONING COMMISSION

Charles B. Scholz, Chair
Godfrey Crane, Vice Chair
Charles Beard, Secretary
William Stowe, Member
Donald Bustos, Member
Shawn Evans, Member
Ray Shipley, Member

CITY MANAGER

Robert Garza

ASSISTANT CITY MANAGER

Brian Denmark

COMMUNITY DEVELOPMENT DEPARTMENT STAFF

David Weir, AICP, Department Director
David Dollahon, AICP, Neighborhood Services Administrator
Tom Murphy, AICP, Metropolitan Planning Organization Officer
Paul Michaud, AICP, Senior Planner
Carol McCall, Planner

DATE OF ADOPTION

January 13, 2011
Ordinance # 12345

1 **WORK SESSION OF PLANNING AND ZONING COMMISSION**
 2 **FOR THE**
 3 **CITY OF LAS CRUCES**
 4 **City Council Chambers**
 5 **February 8, 2011 at 6:00 p.m.**

6
 7 **BOARD MEMBERS PRESENT:**

8 Charles Scholz, Chairman
 9 Godfrey Crane, Vice Chair
 10 Charles Beard, Secretary
 11 Shawn Evans, Member
 12 Ray Shipley, Member
 13 William Stowe, Member

14
 15 **BOARD MEMBERS ABSENT:**

16 Donald Bustos, Member

17
 18 **STAFF PRESENT:**

19 David Weir, AICP
 20 David Dollahon, AICP, Neighborhood Services Administrator
 21 Cheryl Rodriguez, Development Services Administrator
 22 Lora Dunlap, Recording Secretary

23
 24 **I. CALL TO ORDER (6:00 PM)**

25
 26 Scholz: Good evening and welcome to the Work Session of Planning and Zoning
 27 Commission for Tuesday, February 8, 2011. I'm Charlie Scholz, the
 28 Chair. I'm going to call this meeting to order...

29
 30 **II. APPROVAL OF WORK SESSION MINUTES – February 16, 2010**

31
 32 Scholz: ... and ask for an approval of the Work Session minutes of February 16,
 33 2010.; any additions or corrections gentlemen?

34
 35 Stowe: Yes, I found on page three, line nine...

36
 37 Scholz: I'm with you.

38
 39 Stowe: Near the top of the page, University District Overlay, line nine says
 40 *municipal code purpose of*. I think it should say *for the purpose of*.

41
 42 Scholz: *For the purpose*, you're absolutely right.

43
 44 Stowe: And on page four, line 35; *is a sign of change in the new document*.

45
 46 Scholz: Thank you.

47
 48 Stowe: That's it.

1 not a lot of money for a family to survive on so I like the ideas of education
 2 to help stem the tide you know to get the curve going back the other way
 3 although I don't see that there's a lot of money in your budget to do a lot of
 4 that type of thing. And I could really envision the needs are somewhat
 5 overwhelming given the limited budget that you have.

6
 7 **2. Introduction and input on the proposed Community Planning**
 8 **Blueprint(s) process.**

9
 10 David Dollahon presented the Community Planning Blueprint and following are
 11 questions/comments from the Commissioners.

12
 13 Scholz: When I read this the other day I was thinking, okay in District Six, Sharon
 14 Thomas has pushed the neighborhood association idea and as a matter of
 15 fact there have been several neighborhood associations established and I
 16 think they're worth while and working on specific problems and so on and
 17 some of them have evolved sort of by accident. There was you know,
 18 some people complained about a housing problem or development
 19 problem or something like this and so they got together with their
 20 neighbors and decided to do something about it and formed an
 21 association. In other cases, they in a sense, they've been kind of recruited
 22 but how does one define a neighborhood? You know I can talk about my
 23 neighborhood in Chicago but I realize that it was based primarily on a
 24 school district you know an elementary school and the boundaries of the
 25 elementary school were roughly the boundaries of the neighborhood, at
 26 least as we considered it when we were growing up. Now how do we do
 27 that in someplace like Las Cruces?

28
 29 Dollahon: There are certain neighborhoods that have clear boundaries. High Range
 30 for example comes to mind; the Mesquite neighborhood comes to mind
 31 because they have a nonprofit association that created their neighborhood
 32 association. You can do it any myriad of ways and the neighborhood
 33 association laws, probably Councillor Thomas can tell you, the laws for
 34 creating a neighborhood association in New Mexico are very nondescript,
 35 nonexistent almost, is how I'd describe it. And so from our standpoint we
 36 don't really have any preconceived notion of what makes a neighborhood
 37 as it relates to the Community Planning Blueprint. As we go through the
 38 charrette and input process, we would let them define what is their
 39 neighborhood or the boundary. We could go out and canvas the
 40 neighborhood and then a 100 people hopefully would show up and they
 41 would say, "Well include this but don't include this." We would let them
 42 define the boundaries; it could be all of the properties fronting Picacho or it
 43 could be all of the properties that go from Hadley to McClure between the
 44 railroad tracks and Valley. So we would let them define it themselves and
 45 so we have from our preliminary list, we have I think 14 or 16 potential
 46 areas that we're looking at but defined boundaries, we have none. We've
 47 even debated Picacho internally as, if you did one for Picacho, how would
 48 you break it up? Because there's some very distinct sections in that

1 corridor so we don't really care and that's for the neighborhood or the
2 public to say.
3

4 Weir:

5 If I might just elaborate a little bit. This idea kind of came a couple of
6 reasons. A lot of times issues might have affected a particular part of town
7 and we really didn't have a good mechanism to be able to get in there and
8 deal with it quickly or to address the people's needs; try to come up with
9 some kind of planning document. The closest thing we have is our overlay
10 zones and I think the minimum time we've ever done; it takes us to
11 develop and actually get ordinances developed is about a two-year time
12 period. So the idea was that if an issue came up that affected a particular
13 geographic area in the community, that they could bring that to staff's
14 attention. Staff could then I guess energize, they could try to find, we
15 talked about neighborhoods, is this particular issue, how far out are people
16 affected by it. We could try to do some type of public notice, get them to
17 come in and state their issues; what's important to them, what do they
18 think the City needs to address or to facilitate so we could do some
19 preliminary information on that. We could get the input from them and we
20 could try to address it within the bounds of what the City could do and the
21 hope would be that we could do that within a, my hope was initially a
22 three-to six-month time period. I'm sure it would be longer than that but it's
23 a mechanism where we could get out. We could get input from people, we
24 could have a product, and there could be some ownership in it. They
25 would have some say in what they'd like to see and then it would also
26 provide you with if there were like a zone change or development to take
27 place, you would already have some of the background on what the
28 issues to that neighborhood would be, what's important to them and
29 maybe it would stop, not necessarily stop, but allow more informed
30 decision as to what's important and what needs to be reviewed with the
31 development; provide a little additional direction.

32 Do a couple of things; identify those issues and then also get a product
33 out faster and so it's not a two-or three-year period. You know we get a lot
34 of criticism that we'd like to see something. The other thing that I think
35 from your perspective, you see zone changes, you see variances, you see
36 subdivisions, really your hands are pretty tied by the ordinances as to
37 what to do. This is something where you would be on the front end of
38 potential product and you could actually do planning. I remember years
39 ago one of the Planning Commissioners that was in your seat, we used to
40 do site tours and he came to me, and said: "Okay David, it's planning and
41 zoning, when do we get to planning; all we're doing is zoning." So this is
42 an effort where it's something we think we could take off in bites, it's
43 something that you could turn around, have ownership on and be able to
44 provide also.

45 Scholz:

46 Well, I think it's a good idea and I really like the way it's laid out and I think
47 you know a quick turnaround, a quick study in a sense, not as we did with
48 the Alameda District. Good grief, that took us three years, five years? Ten
years, well ten years total I guess from its initiation and it took us at least a

1 year haggling to finally get it going. I agree a fast turnaround is valuable
 2 and I like the idea of involving us in this process. In fact, what I've seen in
 3 the I guess five years I've been on Planning and Zoning now, is that
 4 there's been increased involvement. That is you brought us more
 5 information each time and we definitely appreciate that because we can't
 6 know the city like you do but these would be good education things.

7
 8 Shipley: Some recommendations that I had; was number one, and this is... one is
 9 going to be the administrative thing first. Please the next time you do a
 10 draft, leave some space at the top and the bottom of the page and put the
 11 draft up there so that we can read the thing because I had to sit down
 12 basically with a microscope, magnifying glass to try to figure out whether
 13 comparable or compatible because the draft is written over the top of it
 14 and you can't see. I had to go back and read the plan intent about five or
 15 six times and it's not clear and what I'm trying to say is it sounds like what
 16 we're trying to do is we're trying to now let little groups delegate what they
 17 want to do in their area which differentiates from what the code is. If the
 18 code is there for all the people that have R-1a housing you know that
 19 ought to be the same. If they've got an issue with their neighborhood,
 20 they're not getting adequate water, waste water, electric, and sewer
 21 something's not working, the curbs and gutters are not in, they should
 22 bring that up to the City and we can go through that but if you start
 23 creating little groups that say well I want to have this look over here and I
 24 want palm trees and I don't want palm trees, that's something that
 25 neighbors can do as long as it's within the code. If we're gonna make little
 26 planning groups that say well our little group gets to do it this way and our
 27 little group gets to do it that way, then we've destroyed what you've got as
 28 far as code and how does the codes go out and administer? How do they
 29 follow through and say well we can't... these people, they voted to do it
 30 this way and these people are doing it this way so how do we enforce in
 31 other words?

32
 33 Weir: These are planning documents so they're not ordinance, I mean they
 34 wouldn't be enforceable and so I don't think the intent was really to get to
 35 the detail of building colors or anything like that. I think it's maybe a
 36 particular issue where a neighborhood had a lot of people speeding
 37 through it so they say what can the City do? So we can ask our traffic
 38 engineers to come and they say well we could modify and have bump-
 39 outs in the road and these things so there would be actions to deal with it.

40
 41 Shipley: But doesn't the code allow them to do that now?

42
 43 Weir: It does but this would be if it... well I'll back up another step; the Sonoma
 44 Ranch area you talked about. The way the Comp Plan reads and when we
 45 do master plans you're required to incorporate commercial areas within
 46 that but commercial usually follows development of residential so you've
 47 got all these houses and you've got these vacant tracts and so we have
 48 neighborhoods that they realize that now there can be a commercial

1 business behind their tract. And so this would be a mechanism you could
2 say well the people that own that property have a vested right to develop it
3 as commercial but when they do the site design there are probably things
4 they can do mitigate your use. You know they could either push the
5 building footprint up towards the street or they could provide a buffer or
6 they could put up a fence. So those are the types of issues that would
7 need to be identified in here. The intent is not to take away anybody's
8 property right or to empower somebody to have I guess more influence or
9 whatever. It's really to look at those development issues that you see
10 every time a zone change comes in or something along that nature; where
11 the curb cuts need to be located or there's a particular drainage issue in
12 this issue, you know what type of... how would you like that to be
13 addressed? Is it large enough that you may be able to put a detention
14 pond in with some park space or, I'm trying to think of some examples,
15 and we didn't really put a geographic boundary on it. The other thing that it
16 could be is that there is a large vacant tract in a neighborhood and they
17 want some influence on what's important to them as that develops. This
18 could you know we would want streets to connect or we wouldn't want
19 streets to connect, how would you address that? What type of transition
20 and uses would be desirable so like when a developer comes in to have
21 his vacant tract it's zoned R1, are there any other issues that we should
22 be aware of. We could take out this four to five years well yes we've
23 already been out in that neighborhood and this is what the neighborhood's
24 identified what's important to them. You design your streets, don't make it
25 a straight shot so that they're going 50 mph when they enter my
26 neighborhood or we would like to see ponding away from... you know I'm
27 just kind of free-floating some ideas. Just kind of get a jump on what would
28 be an issue for that particular area.

29
30 Stowe: I just have a point of information. What is a charrette; I'm not familiar with
31 it.

32
33 Dollahon: There's an actual National Charrette Institute; it is a public involvement
34 process that allows people to come together and you actually go through a
35 design or input process and it's mostly used for design purposes and you
36 actually lead them through the design process so they may be looking at a
37 parcel or a neighborhood and you lead them through it. We've done
38 charrettes on the downtown facilities for the La Placita and the Plaza that's
39 in front of the Rio Grande Theater. We actually had consultants that lead
40 the public through a design process so it's a way of gathering input but it is
41 a formal process known as "charrette."

42
43 Shipley: We also did charrettes when we did the General Plan. We sat down with
44 the people of the city and went through the entire city and had them come
45 out and we said what character do you want the city to be? Do you want it
46 to be modern, do you want it to be agricultural heritage more and we went
47 through and what type of buildings do you want to see and those kinds of
48 things and it took almost two years to do the General Plan because of the

1 fact that we had so many meetings and they did literally went in and put
2 types of pictures up, I mean hundreds of pictures and you could select,
3 pull and paste and move them around and say what you wanted to do. It is
4 a great thing to get the community involved in coming up with a theme and
5 the way you want to go and it works very well.
6

7 Crane: On of the things that struck me about this is, is that it's another layer of, to
8 use a vicious word, complexity in the planning process. What is missing at
9 present that this aims to rectify and how is this Community Planning
10 Blueprint solicitation process going to be initiated? Is the City going to
11 publish a call for proposals for example, something like that? And if so,
12 what happens if a number of conflicting organizations create themselves
13 in a neighborhood, lets say South Melendrez Street, but with definitions of
14 the neighborhood varying from one little group to another and not agreeing
15 on what they want. Since there's no force of law in this, I can envision
16 some rather nasty meetings; can you elucidate?
17

18 Dollahon: Yes, Commissioner there could be potential negative meetings. I think our
19 intent here more so than anything is to get community input or
20 neighborhood input and do it quickly and not in the form of an overlay
21 zone. Some people are big fans of overlay zones, some people aren't but
22 it is an arduous process both for the University District, Alameda is the
23 case study in what an overlay zone can take you through and a planning
24 process so you can take you through. I would say it's a time saving issue
25 while hearing from the neighbors or the residents about what they would
26 like to see within their neighborhood; that's what I see it and it's
27 addressing the issues that they feel are important to them. More times
28 than not I've been in planning meetings where the only ones that showed
29 up were the planners and we were directed to do so and so it's intended to
30 get the public involved. As for the outreach, Commissioner, that is still an
31 experiment in the works. I think what we would do is we would do
32 postcards inviting people to public meetings or public events within close
33 proximity to the areas that we think would be the neighborhood or the
34 boundaries and then get them out and let them tell us, "Oh you know you
35 need to invite these people or what were your boundaries, what were.. Oh
36 you left these people out or you need to expand them or you need
37 contract them and these are the issues." Our intent is to do outreach any
38 way, shape or form. We'd probably run ads in the newspaper, we'd
39 probably do direct mailings whether it's a postcard or a letter. We may do
40 door hangers; we haven't really decided on that, it's something that we
41 have to work out.
42

43 Weir: If I might add... In addition, the City received that El Paseo EPA Smart
44 Grant and one of the key components of it was how to solicit public
45 participation and involvement in the planning process. The product from
46 that is to be a toolbox of various public input methods that could be
47 utilized. So again, this is seen as a tool to actually implement and use
48 information that comes from that grant. A couple of points on your, about

1 difference of opinions; would you like to hear it in this process where
 2 there's not something that you're in a position that you have to make a
 3 decision that night or would like to have some forethought on it
 4 beforehand as a case. I think the desire is that you could flush out some
 5 of these issues and the City could provide more direction to somebody
 6 that wants to do a development on a property so if you were to see a
 7 variance or if you were to see a zone change in that area you'd know what
 8 some of the issues are and you'd have some additional guidance that you
 9 would have in that area.

10
 11 Crane: I'm glad Mr. Dollahon brought up the Alameda area plan because it helps
 12 to have a concrete example in mind. If what's proposed here had been in
 13 effect say five years ago, how would that have meshed with what did in
 14 fact come about which is that there were two neighborhood associations
 15 for want of a better term, each of which had different ideas on how that
 16 neighborhood should be regulated and they had to sit down together and
 17 thrash it all out I think before the City got involved. How, if we go back let's
 18 say ten years, before anybody cared about that area and the City had
 19 decided you know that's a nice old area there, we should get some public
 20 input. How would the City have proceeded?

21
 22 Dollahon: Commissioner Crane, I think what would have happened is that you would
 23 have probably seen a smaller defined area with a little more focus
 24 because we probably would of, in my opinion, probably excluded certain
 25 areas and I think we would have narrowed it down to some key issues. My
 26 recollection and I've been through Alameda and tried to observe it from
 27 afar more so than anything else on that planning process, is that there
 28 were difference of opinions and some people wanted a great deal of
 29 control and assurances that historic structures were going to be
 30 preserved. And then there were others who were their neighbors, their
 31 direct neighbors, who wanted the right to do whatever they wanted and
 32 however it looked and however it turned out was their business. I think
 33 what would have happened is we would have said, "Okay we're either not
 34 doing this," or we would have ended up with smaller areas and more
 35 focused on specific issues. That's my opinion but seldom wrong and often
 36 in doubt.

37
 38 Crane: So under this process the City would be the initiator, the City Community
 39 Planning, your department or something, would say there's something
 40 sitting out there we'd like to see develop an identity for itself as a
 41 neighborhood because presumably the people haven't come to the City
 42 and said let us bring you things, or have they?

43
 44 Dollahon: We've had some requests from certain Councilors and certain residents
 45 for something like this, for certain neighborhoods but that is what we have
 46 to work through as far as developing a priority list and Council adopting a
 47 priority list of what neighborhoods do we start with and we could end up
 48 with a situation where we create a priority list, Council adopts it and we go

1 to the first neighborhood and they say we want you to go away and we
 2 don't want anything to change. From our standpoint, from a planner
 3 standpoint, if we got the public to tell us to leave them alone, I think we'd
 4 be ecstatic because...

5
 6 Crane: How do you decide whether you go away? It's got to be unanimous? No,
 7 so you'll have some people want and think it's a great idea the City just
 8 had and others say "Heck No, City stay out." Now
 9 you've picked a hornet's nest; everything was nice before.

10
 11 Dollahon: Welcome to the world of planning.

12
 13 Scholz: Commissioner Crane, I have a comment about that. In terms of public
 14 participation, democracy is messy as we know and it probably is
 15 intentionally that way to keep terrible things from happening. But I'm not
 16 afraid of competing viewpoints, I don't think that's a bad thing. As a matter
 17 of fact, I think it probably helps us create not only compromise but
 18 progress because we get ideas from opposing viewpoints and we say, "Oh
 19 well I never thought of that you know, that's not something I would have
 20 been involved in."

21 The other thing I'm concerned with that I think this will address and
 22 help us is what we call visioning. I'm on the 2040 Commission and as Paul
 23 can attest, one of the problems we've had in reaching the public with the,
 24 oh I don't know, the plan as it came out a couple of years ago, was the
 25 vision. They didn't see it the way we saw it and the reason they didn't see
 26 it the way we saw it is because we didn't present in a sense in a vision.
 27 We gave them a document to read and I think this process of visioning
 28 through small community groups or whatever is going to be very valuable.
 29 I don't think it's going to be a negative thing at all and as a matter of fact if,
 30 as I said, opposing viewpoints come up, well that's good, that gives us
 31 more to work with.

32
 33 Crane: Well I'm concerned, Mr. Chairman that we may be creating contention. I
 34 agree with what you say about the open market on ideas but I rather feel
 35 that has to come from the people; it has to be a grassroots initiative. When
 36 the City goes in and says we think that this can all be made better, what
 37 comes to my mind is if it ain't broke, don't fix it. If the people in the
 38 neighborhood do not in their inefficient way feel like getting together and
 39 going to the City and saying we need to improve this neighborhood in
 40 certain ways, I'm not absolutely convinced that the City coming in and
 41 saying we think you can be improved is the way to go.

42
 43 Evans: So after listening to this discussion for a few minutes, I am actually a huge
 44 proponent of getting the community's involvement and getting it early on
 45 and I think having a vehicle for people to get involved is a good thing and I
 46 think it may help... it's been my experience most people are generally
 47 pretty reasonable. Those people need to be getting involved in the
 48 process and not sitting back on they haunches when some of these things

1 are being tabled before the Commission and a lot of the times we get
 2 more of the extreme positions that rise to the top, which isn't
 3 representative of the entire community, and so I think having an
 4 organization where people don't necessarily have to come to the meetings
 5 but can still have a voice to potentially temper some of those other
 6 opinions, I think is a valuable tool, not only for us in making the decisions
 7 but really, really doing what's best for the community overall; that's
 8 number one.

9 Number two, is going back to the previous, you know, getting the
 10 community involvement and going out to our previous topic of discussion
 11 was you know having these meetings at the various places to get the
 12 public's input and where we only had the \$1.6 million to allocate in getting
 13 the most bang for the buck down at the grassroots level is I think is what
 14 we kind of talked about here is a good thing. So I think community
 15 involvement is ultimately the best, I think it's going to be somewhat
 16 tumultuous at times. You may have opposing positions but I think that's
 17 where the best decisions can potentially rise to the top.

18
 19 Scholz: If I could just hitchhike on that. My wife has sometimes watched me on
 20 Planning and Zoning and she says you know people don't have any other
 21 place to vent do they and I thought well that's really true, they don't. We
 22 had this decision about a child care facility and the people came in and
 23 complained about the traffic on the street. It had nothing to do with the
 24 rezoning of the child care facility; it was a community problem but the only
 25 place they could say this was here and it was a legitimate problem. It
 26 wasn't one we could solve, but if there is no other opportunity for them to
 27 vent you know, I mean to tell us about their problems then it's gonna end
 28 up on our laps or it's gonna end up in City Council and they're even less
 29 well equipped to deal with that sort of thing.

30
 31 Shipley: I agree with Commissioner Evans approach. I guess what I would say
 32 about this document and when I got this three page document obviously I
 33 read it very thoroughly; I read it about three times. I would encourage you
 34 to go back and look at it grammatically because there are lots of double
 35 that that's and ands, and intents and that make it you know not... and I
 36 would advise you also to go back and look at your first paragraph,
 37 paragraph A and make it more... make it say visioning. Make it tell what
 38 you're trying to do here because what I really got from it was engage the
 39 public. The only way the public gets engaged here for planning is when
 40 there's a problem. There has to be a developer that's gonna put up some
 41 horrendous obstacle in their back yard and then they come out and they
 42 vent. They don't come here to do a plan because they're too busy. They
 43 work and we don't do any planning at night, we do it during the day. We
 44 hold our City Council meetings during the day and so nobody comes
 45 because the City Council is not available to the citizens in the evenings. I
 46 came from a city where the city council meetings were held at seven
 47 o'clock at night and they were held twice a month or whatever but the
 48 point is that was because the people that worked during the day had a

1 chance to come out and participate and be a part of that. Now, who
 2 decides what the problem is; the City staff, the citizens? Because what I'm
 3 saying is, you're saying there should be three a year at the most. Well
 4 there may be 50 neighborhoods out there or 50 little groups that decide
 5 that they've got a problem that the street's too narrow or there's too much
 6 traffic or whatever and that's the problem, is who's gonna make this
 7 decision and say we're gonna take your problem but we're not taking
 8 yours. Because when you start doing that then you have this alienation
 9 factor and then this plan will fail so if we're gonna do it let's think about
 10 what we're trying to do. I read this thing over again, this is "*engage the*
 11 *general public and for community residents to prescribe how they would*
 12 *like their community or their area or their neighborhood or corridor to be*
 13 *planned.*" Most of these things are already planned, we're not going back
 14 through and putting a freeway through the middle of a neighborhood so
 15 they got a chance to say oh gosh we're gonna have to put up R-4 and R-3
 16 and C-2 and that. They're in place so what this thing is going to do is it's
 17 gonna say all you people that have a problem and haven't had a place to
 18 vent, here you go and I don't think that's what you're really trying to do in
 19 planning. You're trying to say if we're gonna look at an area then let's say
 20 that in our planning process that we're going to do a plan of this corridor or
 21 this area and we want to do a visioning project doing that and we're gonna
 22 use a blueprint to try to help the citizens participate in doing that and have
 23 charrettes or have meetings or fact finding things and do that but I think if
 24 we're gonna do something that where we're gonna decide which areas we
 25 want to focus on that's not the thing. The staff already has the capability
 26 to say we got lousy roads on Roadrunner or we've got lousy roads over on
 27 Valley and we got too much traffic so how do we alleviate that? That's the
 28 job of the staff to do that now. The point I'm trying to make is this, if you're
 29 going to create something to engage the public, remember that you're
 30 going to engage them because there's a problem because if there's not a
 31 problem they're not going to come out and do it and if you create a
 32 problem for them to get them to come out to tell you something, it is worse
 33 than hornets, you will never hear the end of it.

34
 35 Rodriguez: Mr. Chairman, if I may. Some of the questions of concern like what areas
 36 are we gonna focus on and it is whether or not staff is going to go in there
 37 and say these are the problems in your neighborhood, that is not the intent
 38 at all. The Comprehensive Plan in that area already identifies target areas
 39 that would need to be potentially looked at in a more detailed analysis that
 40 you would see these level four plans be born out of. There's a list already
 41 identified in the Comp Plan so basically we've taken that list and then over
 42 the years we've gotten feedback from members of the public, from Council
 43 and then we'll add on. We're gonna take that list and we're gonna come
 44 back to you and then to Council and you're gonna help prioritize that list
 45 because staff can't go out and target all of these neighborhoods, this list
 46 like David said, there's probably about 14 to 16 of them already. We can't
 47 do that all now in 2011 but what you and Council can help us do is help
 48 prioritize those areas and say okay these are the top three that we want

1 you to start to go into so we can go into that community. Then we'll notify
 2 the residents in a very general way that we're having these charrettes and
 3 then it's not us telling them these are the problems we think, we want to
 4 hear from them at a time and then this will be born and then that
 5 document will start to rise from that process and then we'll come back with
 6 that document; back to P&Z and back to Council saying okay you've
 7 prioritized the area, I'm just going to go ahead and pick on Picacho and
 8 let's say Picacho is priority area number one for staff. So we've gone out
 9 there, we've engaged that corridor, the people, and the residents within
 10 there. Business owners, property owners, whomever and so we start to
 11 get this foundation for this blueprint and it's very general because it's later
 12 gonna be like a springboard for a true level four plan so it could
 13 springboard into what we see as the University District Plan, the Alameda
 14 Plan, the Mesquite Plan. But this is just like it's in its infant stage for us
 15 and then it helps us prioritize further planning projects down the road but
 16 when we go out there and we engage the public, we engage those
 17 property owners, the business owners who are working there. They help
 18 prioritize their needs and it may be land use related, it may be from a
 19 capital improvement project related. There may be some social issues in
 20 that neighborhood that they want dealt with; crime prevention, etc.; that
 21 might be something, a neighborhood watch program may be their only
 22 need. But it helps us and then we'll come back and take that blueprint,
 23 we'll come back and P&Z, the Commissioners then would endorse it with
 24 a recommendation for approval or whatnot up to City Council and then
 25 that's how that plan gets enacted and then if there's any... if that blueprint
 26 does have land use related items or whatnot that would need to be taken
 27 into consideration for a zone change, then when if you're changing your
 28 zoning from let's say R-3 to C-2 or C-3 or something then that document
 29 can say look this is... it's not an ordinance, it's not law so we can't enforce
 30 it, but it can have an influence on how staff's gonna review that
 31 development application and then it influence how P&Z may make a
 32 recommendation for action on future land use related decisions.

33
 34 Shipley: Cheryl, when you said Picacho, are we talking from Picacho from Main to
 35 Valley? Are we talking from Picacho to Main to the river? What are we
 36 talking about? This needs to say, what are we talking about, what's our
 37 scope here? Are we talking about a little three-block area? Are we talking
 38 about, you know it says a corridor but you know.

39
 40 Rodriguez: Mr. Chairman and Commissioner Shipley, I stated Picacho and you know
 41 Picacho, it could be from Main Street to the city limits because there are
 42 distinct areas and characteristics in different block groups along Picacho.
 43 The same could be taken with Solano as well, are you going to take
 44 Solano from North Main to University? That's something that we're gonna
 45 have to look at and break it down because staff has to break it down so
 46 we can have it in manageable bite size pieces as well. But when we say
 47 Picacho we're not gonna say... if we're gonna say Picacho, staffs gonna
 48 go out there and say well we know it's from here to here, we'll go out to

1 the public and it may be very broad initially and then we may be able to
 2 fine tune it and then that blueprint may be several blueprints that get born
 3 out of that. We don't know yet but we have to put something on paper, get
 4 out there, engage and then see what gets born out of that.

5
 6 Beard: I think each one of these areas sort of have to be looked at individually.
 7 When you look at the Alameda, that's mostly the people in the Alameda
 8 area that were affected and the rest of the city, I think was mostly out of it
 9 but if you look at the University Overlay, that area, I think you look at the
 10 whole city has got to be involved in that because it's a city thing and City
 11 wants to be proud of that whole area so I think you have to look at the
 12 areas differently. One of the things about when you get involved with a,
 13 like the downtown mall area, a few people had some ideas and they were
 14 very vocal with those ideas and those sort of became what was going to
 15 happen there. Was it Steve Newby, the group that you were talking about
 16 when they were planning that? It was? Yeah, I attended that and that was
 17 almost one-sided. I mean people outside could not voice their opinions on
 18 that particular thing there. One of the things I would recommend
 19 regardless of what area you go into and what you're gonna do, is to put
 20 together a very thoughtful survey to the people that are going to be
 21 involved. Everybody puts down their own ideas and one person cannot be
 22 vocal on it now and get a good summary of what people are thinking or
 23 not thinking before you have a public discussion and then you can present
 24 the facts that we have 60% of the people that really would like to do this
 25 particular item as opposed to two percent of the people wanting to do an
 26 item and sort of overruling a public discussion so I recommend looking at
 27 the areas differently. I highly recommend the survey, a very thoughtful
 28 survey be put out and the results of those surveys be published also to the
 29 people that participated and maybe you follow it up with another survey, I
 30 don't know, but I think there has to be some groundwork laid first.

31
 32 Scholz: Did that give you some additional information? I mean some valuable
 33 information?

34
 35 Rodriguez: Mr. Chairman, it did. What we'll do now is we'll go back and relook at the
 36 intent and kind of flush out the language and take a look at that. What we'll
 37 also do is we'll come back to you, not in another work session but a
 38 regular Planning and Zoning Commission with this blueprint as well as the
 39 beginning list of the priority of the areas, forgive me not the priority areas,
 40 the areas and that area will be definitely the Comp Plan has already
 41 identified those so we will list them and it won't be in any priority type
 42 order and then what we're gonna hear from you at that time is you may
 43 add to that list or you may remove from that list and then you'll help
 44 prioritize and then make a recommendation up to Council in which we will
 45 then engage Council from that. So, we just wanted as this work session
 46 kind of put this on the table. It's coming to you in a very formal matter here
 47 soon in the next, I would say next month or so with areas to be starting to

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look at and we can get that list going so we can get to Council. We'd like to get to Council by the end of spring.

Scholz: Thank you very much Cheryl. Thank you David and thank you David.

IV. ADJOURNMENT (8:00 PM)

Scholz: I'm going to declare this meeting adjourned.

Cheryl Scholz 3/15/11
Chairperson

**WORK SESSION OF PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
March 15, 2011 at 6:00 p.m.**

BOARD MEMBERS PRESENT:

Charles Scholz, Chairman
Godfrey Crane, Vice Chair
Charles Beard, Secretary
Shawn Evans, Member
Ray Shipley, Member

BOARD MEMBERS ABSENT:

Donald Bustos, Member
William Stowe, Member

STAFF PRESENT:

David Weir, AICP, Community Development Director
Cheryl Rodriguez, Development Services Administrator
Paul Michaud, Senior Planner
Ellie Cain, Senior Planner
Lora Dunlap, Recording Secretary

I. CALL TO ORDER (6:01 PM)

Scholz: Good evening and welcome to the work session of the Planning and Zoning Commission for Tuesday, March 15th; it's the Ides of March.

II. APPROVAL OF WORK SESSION MINUTES – February 8, 2011

Scholz: Okay, first thing we need is the approval of the work session minutes of February 8, 2011; any additions or corrections to the minutes? Okay, hearing none, I'll ask for a motion to approve.

Shipley: Move to approve the minutes.

Beard: Second.

Scholz: Okay, it's been moved by Shipley and seconded by Beard to approve the minutes; all those in favor, say aye

COMMISSIONERS - AYE.

Scholz: Those opposed same sign; and any abstentions. Alright the minutes are approved.

III. NEW BUSINESS

1
2 **1. Overview and update on Vision 2040**
3

4 Scholz: Okay, our next order is New Business and Mr. Michaud you're going to
5 give us an overview and update on Vision 2040.
6

7 Paul Michaud presented the Overview and Update on Vision 2040. Following are
8 questions/comments from the Commissioners.
9

10 Scholz: Okay, I have two; one about the census data. Did we anticipate the county
11 would grow more than this?
12

13 Michaud: I just pulled these numbers like five minutes ago. No, I think we were
14 assuming... we assumed that the county was about 200, 202 and that
15 we'd add another 125,000 people which is our midrange projection for
16 2040. The county projection is pretty much in line with where we're at;
17 maybe a little bit higher than what people were expecting but not higher
18 than some of the higher projections from some of the models that we're
19 looking at.
20

21 Scholz: So the 2040 projections you think, are in line with where we're going?
22

23 Michaud: Yeah, because again we're using the midpoint projections and they still
24 think, for that level of plan you're not getting precisely where people...
25 you're just trying to get generally, where you want people to kind of go to.
26

27 **2. Overview on the Community Planning Blueprint process**
28

29 David Weir presented the overview of the Community Planning Blueprints. Following
30 are questions/comments from the Commissioners.
31

32 Shipley: David, just to... under the blueprints, you've got areas recognized as
33 appropriate for community planning blueprints and again, they're just
34 general areas; El Paseo Corridor, the Gateway, Picacho Avenue Corridor,
35 Las Cruces Country Club. You know we asked before, what are we talking
36 about. Are we talking about from one end to the other?
37

38 Weir: Mr. Chairman and Commissioner Shipley, I think what we as staff were
39 kind of looking at was, is this the general framework that you'd like to go
40 into those areas and then when for example the county club, if the country
41 club were to sell it and it were to go into private development, it's
42 something that we could identify the boundaries. It would be the
43 boundaries of the existing country club and we could say we need to do...
44 in essence you'd be doing a master plan activity for that parcel of land and
45 so we could set those boundaries at staff and then we could contact the
46 property owners and do our public notice and could then go forward and
47 draw up the schematics for that.

1 El Paseo, since we are doing the EPA Smart Growth, we kind of have
2 some rough boundaries on that, that we could utilize. Probably what would
3 happen is we'd break it down. Maybe a segment would be from University
4 to Boutz and then we'd go from probably Espina to Valley. Just areas that
5 have some similar issues where there's a topic that's important but people
6 down at the south end of El Paseo are gonna have the same issues as
7 those that are up by the downtown, by the bank tower or something so it
8 would be broken down.

9 We've also been directed to look at Picacho Avenue and from a staff
10 level, we see the same thing. A full corridor is more than what this
11 instrument could probably bite off so what we were looking at was it may
12 be more reasonable from the railroad tracks to like Valley and then what
13 would be the next streets that the... they still are impacted by the traffic
14 and the businesses around Picacho but they're similar enough in
15 neighborhoods so we were looking at probably Hadley on one side, Griggs
16 on the other. Things that wouldn't be of a level where we'd have to really
17 do a lot of research and we'd have to have a lot of efforts that I think the
18 intent is more even almost sub-neighborhoods that people could really
19 come in and look at what the particular issue might be and to address that.
20 We really would like this to be as flexible as possible so that you know, for
21 one I guess portion of the town, it might be where there's... we have a lot
22 of property that's zoned say C-2 but all of the parcels are greater than an
23 acre so you have conflict between the zoning code and the land use in
24 that area so you could go in there, you could address that type of issue.
25 Another one might be where they know that there's a lot of tagging with
26 the graffiti and stuff like that so we could go in, we could call a boundary
27 that's being hit by that. We could get their input, their ideas, maybe
28 bringing the police department in, neighborhood watch and then you could
29 come up with recommendations. We'll contact the Weed & Seed Program
30 as soon as we'll see if there are businesses in the area that would donate
31 paint and we'll volunteer our time as a community to go out and paint the
32 walls and make sure that that doesn't take place.

33 There's a lot of things that we could do for that and that's the flexibility
34 but to get back to your initial question on boundaries; we kind of wanted to
35 leave that to what issue comes up and what takes place in regards to that.
36 The ideas that are on the list today are El Paseo; we just know that since
37 we've got this Smart Growth grant we wanted to make sure that there was
38 some way we could implement whatever recommendations were made
39 from the EPA and their visioning type of statements that we'd have a
40 further way to do public input.

41 U.S. 70; the gateway, that's something that came right out of your
42 existing Comp Plan. It was identified as a gateway and again that may not
43 be the best area but there may be like an intersection where somebody or
44 a neighborhood says you know "we want a distinct theme or we want to do
45 some signage in here to kind of like you have on the Mesquite area."

46 Picacho area, kind of talked about one of the Councilors is really
47 interested in getting involved but we realize we need to break that down a
48 little bit.

1 Las Cruces Country Club, just the interest that we've seen lately and
2 the potential for that to be released and the use to change so we know
3 that's an area that needs to go forward.

4 North Telshor Corridor, that's another one that was identified in the
5 Comprehensive Plan.

6 Villa Mora Dam is a vacant parcel of land off of Triviz where we had
7 Madrid punched through so if the City were ever to release that for land,
8 we know that that neighborhood would be very involved. There's was a lot
9 of public outreach and input on just punching the road through so we
10 wanted to give them an instrument to if we were to release that, we
11 wouldn't just come in and say we're gonna put an affordable housing
12 project in there; they'd have some input into that area.

13 Las Cruces Dam, the Corp of Engineers has done a lot of planning to
14 make that a recreational area and so we just wanted to provide an
15 additional I guess venue to flush out those ideas further.

16 The West Mesa we know that, well this was the property that was
17 know as the Outlook. We know that there was a lot of public input there.
18 Maybe it would have been better to have a method for the residents in the
19 ETZ to come in and make their comments known or have a little better
20 idea of what the City had planned but we already had plans for the airport
21 and industrial park so it's really those residential areas that we're taking in
22 with the Kennon Annexation.

23 Lohman and Roadrunner, we just anticipate that whole area continuing
24 to develop and may even stretch that on down to Sonoma Ranch
25 Boulevard with the school going in and I think it's just a matter of time until
26 that road, that segment of road will go in. So that whole area we anticipate
27 development taking place and probably of a commercial nature and it
28 seems like as we get those commercial developments and they transition
29 into residential areas, that there's a need for some type of public input and
30 buy-in.

31 The Railroad Corridor, that goes through the entire community and a
32 lot of times you'll see conflicts between that type of use in the
33 neighborhoods, etc. and so that's really just putting that down there. We
34 haven't been approached that I'm aware of but I know that they're
35 potentially like Avenida de Mesilla and the railroad and Main Street,
36 there's some vacant property there so that might be an opportunity to do
37 this type of planning. Avenida de Mesilla, Valley and Main that's the area
38 we're talking about.

39 Immaculate Heart; again the City Council brought up the importance of
40 making sure that we incorporate the school and the church facility into that
41 neighborhood, some vacant parcels. So that was an area that we could
42 deal with.

43 South Main Street, we're already starting to see inquiries into
44 redeveloping that little node. I think a lot of that's spurred by the opening
45 of the new convention center so we have some I guess older trailer parks
46 and mobile home parks and older hotels so there's an opportunity to have
47 reinvestment there.

1 Mesilla Park, the residents that live around the former Mesilla Park
2 Elementary School have already expressed an interest in doing some type
3 of planning in that neighborhood.

4 Same thing with South Hacienda Acres; a few months ago you had a
5 zone change where the people that are interested in the equestrian
6 development, they wanted to make sure that that would be honored and
7 so this would be if there were a plan in that neighborhood then that was
8 specifically stated that accommodations would be made for horses and
9 equestrian trails, etc. They could have a policy plan for that so that's
10 where those ideas have come from.

11 Internally, staff has kind of talked about after you have this initial list,
12 how do you get a new one on the list again and that's something I think
13 that I'd be interested to see what the Commissioners feel. It's kind of a
14 difficult one and what I kind of envisioned was yearly that that list would be
15 reviewed throughout the year. We could either develop a form or post on
16 our website if you're interested in a planning, you submit it. We would
17 consolidate that and maybe some type of you why this is important, why
18 you want to do that. We would bring that to you at a designated time
19 whether it's the beginning of the year or the spring or some time that we
20 would establish a date that it would come to you. We could review those
21 lists, we provide them to you, we could probably even do a staff's some
22 preliminary rankings and have you make a suggestion and then we could
23 send a resolution based on your recommendations, to City Council and
24 they could say these are the community blueprints that we want the
25 Community Development Department to work on this year. That was a
26 long answer for a short question.

27
28 Shipley: It was a good answer though, thank you. The other thing I was just going
29 to ask and I didn't know how this would relate to that you know, here in the
30 city we drive around and there are places that have had medians that
31 haven't been touched since they've been installed; Lohman all the way up
32 to Roadrunner is a good example. It's a huge place, lots of traffic, lots of
33 people go by there every day. Wouldn't that be a good project for
34 something like this, or is that too specific?

35
36 Weir: Commissioner Shipley, I think that's a good project but I think the City
37 would probably do that through their CIP project. There's a couple of
38 ways that the City could address that one; make it go out and just budget
39 for it as a project through the Capital Improvement Project type of
40 planning. The other thing that the City has done, they've adopted an
41 ordinance as commercial developments in front of those medians take
42 place, they're now responsible to do some of the landscape median.

43
44 Shipley: I guess the bottom line is that those medians have been there for years
45 and there's commercial on both sides and there's not been one stone
46 deposited so the bottom line is how do we get past that because you know
47 you're not gonna put it on the next shopping center to open and have
48 them pay for it all. You're gonna have to levy money from them or

1 everybody that's there or you could maybe get a community project and
2 you could get people to donate you know rock, or donate some things for
3 the betterment and then let this group come together, this blueprint group
4 and design it and implement it.
5

6 Weir: I agree with that statement. In that case the Blueprint, that would be an
7 actionable item you know as a group, we're gonna solicit the businesses
8 here to help do that type of project, get buy-in by the Facilities and Street
9 Department, so yeah this would be a good avenue to pursue that type of
10 project.
11

12 Scholz: I thought it was well written and I'm particularly pleased you were talking
13 about how to you know, in a sense defining neighborhoods or areas to do
14 for development. It seems to me that some of these like the Mesilla Park
15 one, is in a sense initiated by the individuals and I almost think that people
16 will in a sense define their own neighborhoods by the boundaries that they
17 see or by the type of housing or the type of development, whatever and
18 that would be an aid to you or to us in determining blueprints.
19

20 Weir: The way that the process was laid out it was that there would be a public
21 input meeting to begin with before anything was put on paper and so that
22 would give an opportunity if the area was too large or too small, it could be
23 expanded and it would be based, it wouldn't be staff or the Planning and
24 Zoning Commission saying this is the boundary it has to be. It would be a
25 little more organic and they'd say no we feel that this is a part of our
26 community and we want it included and so then we could again get the
27 information on it and bring it back to the groups.
28

29 Scholz: I just had one other comment and that was a... it's page, well let's see...
30 it's the second page of the report, not including the cover and in the
31 paragraph under Intent, I think it's supposed to read *city staff and the*
32 *public to manage quality of life initiatives* and the *to* is missing (*inaudible*)
33 doubted me, I was reading this yesterday. I appreciate the fact that you
34 also point out what it's not to do and I think whenever we create a
35 document like this, I know we have this problem on the 2040 Commission
36 too, people always say "well, well but we don't want you know this and you
37 know this is good" and I think one of the ways to diffuse that of course, is
38 to say "okay this is what we will do or this is what we can do with it and
39 this is what we will not do with it."
40

41 Weir: We definitely don't want to get into the game of raising expectations that
42 we can't deliver on and then the other thing that we want, we get caught
43 cross-ways a lot of times, is the property rights issue and so we wanted to
44 make it very clear that if you have zoning and you have a project that
45 meets the zoning that this does not preclude it so we wanted to be very
46 clear.
47

1 Scholz: Yeah, and there are other processes for obviously modifying zoning and
2 things like that.

3
4 Weir: I have one more question for you; so would you like staff to continue to
5 refine this and then are you comfortable us bringing that to one of your
6 meetings for a recommendation to City Council?
7

8 Scholz: Sure, I think so.
9

10 3. Overview of the City's development review process

11
12 Ellie Cain presented the overview of the City's development review process. Following
13 are questions/comments from the Commissioners.
14

15 Beard: A couple of things; on the very first thing and this probably doesn't pertain
16 to what you're presenting. I mean the very, very first viewgraph where
17 annexation; we've annexed a lot of things and we didn't even know why it
18 was being annexed and I think there should be something there that says
19 this is why we're annexing, this is why we want to do the annexation.
20

21 Cain: So, I'm sorry Commissioner, you're referring to some type of plan,
22 annexation plan, maybe?
23

24 Rodriguez: Mr. Chairman, Commissioner Beard, what you're referring to, within the
25 State Statute, the State Statute identifies three types of annexation
26 methods that property owners can utilize. The one that you commonly see
27 that the Planning and Zoning Commission and City Council have actually
28 seen is the petition method. So if a property owner petitions annexation,
29 anybody who lives outside of the city limits can go ahead and put together
30 a petition and request to be annexed into the city limits. It will go through a
31 review and everything for a recommendation up to the appropriate bodies
32 but that's the petition method. Another method that's available is the
33 municipal boundary method; it's not a method that's ever been utilized
34 within the city limits and the third method... it's never used. We always
35 use the petition method so I can't recall the third method right off the top of
36 my head but that's why if a property owner comes in and says "I want to
37 come into the city limits," that's the petition, so they fill out a form to
38 petition. They'll submit the fee, the plat and we'll require them to master
39 plan the area and zone it, etc. but that's the one method that you have
40 always seen.
41

42 Beard: Well, there have been things where we have annexed things and we didn't
43 know why. Just for instance when we did the high school annexation not
44 too long ago, we also did an annexation that was belonging to the
45 university and made it part of the city; the Farm and Ranch Museum?
46

47 Rodriguez: Mr. Chairman, Commissioner Beard all that land was controlled by New
48 Mexico State University; they were the petitioner.

- 1
2 Beard: Yeah, but we didn't know why.
3
- 4 Rodriguez: But the petitioner, New Mexico State University, asked to bring that land
5 into the city limits for the purpose of bringing the high school site into the
6 city limits for reasons that the school district had asked for and then
7 because of adjacent properties and the way that that property was
8 configured, the Farm and Ranch site which was land controlled by New
9 Mexico State University, that also came in.
10
- 11 Beard: Okay, it probably went right over my head when that was mentioned. I
12 have another item. On the boundary; I know that we have talked about
13 boundaries before like maybe 200-feet but what I would like to include in
14 the boundary, is anyone that would be directly affected by the construction
15 or even the completion of a project. We have seen times when, especially
16 on the West Mesa which didn't get approved, but the trucks that were
17 gonna be going in to build up that development, trucks would be using a
18 dirt road that was way past the 100-foot boundary and these people were
19 all gonna be affected and I think they should have been given notice so
20 that they could participate in that concern.
21
- 22 Cain: Okay. Commissioner, well the State requires us to go out 100-feet and we
23 just standard go out 200-feet. We can discuss it as staff to see. I think that
24 I could see how it could be a little bit subjective if we did it for one and not
25 another potentially, so we would have to do it for all of them probably 400-
26 feet or 500-feet or 300-feet.
27
- 28 Beard: If it had been a good road for trucks to haul in material or haul material
29 out, then the persons probably would not be affected and in most cases
30 that's probably the case but in this one particular case there was several
31 people that were blocks away that were going to be affected.
32
- 33 Cain: Okay, we will definitely look into and discuss different notification options
34 and see how maybe we could address getting everyone notified. Again,
35 we do go out the 200-feet, we do publish in the newspaper and there is a
36 sign posted on the property as well.
37
- 38 Shipley: Also in the codes the way they exist today, there is a requirement that
39 says that if there aren't sufficient people within a distance, there has to be
40 at least 15 people notified and that's not in your recommendation today so
41 are we changing the current City Code?
42
- 43 Cain: No, I'm sorry, I didn't put that in there but that is correct.
44
- 45 Shipley: Okay, so there's a minimum of 15 people so that would fit your bill right
46 there Commissioner Beard in that if there was somebody adjacent to that
47 property and they only notified within the 200-feet, there was only one or
48 two residents then they would have to go out farther around until they got

- 1 at least 15 people notified; isn't that the way that's written? Okay, so it is
2 covered, it's just not covered here.
3
- 4 Beard: It probably would cover most cases but not all cases necessarily.
5
- 6 Shipley: Well it doesn't say how far they would have to go out. It says they would
7 have to go out until they have notified 15 people that lived around there so
8 that could be a half mile or two miles if there were...
9
- 10 Beard: That's true, what if there were 15 people right next to the boundary of the
11 construction site and the people that were gonna be affected on the dirt
12 road that were beyond that though?
13
- 14 Shipley: Again, I think that what would happen is that they'd see the sign and they
15 could come to the public meeting and participate.
16
- 17 Scholz: Yeah, I would hope the same thing. I think because we have open public
18 meetings and announcements of the agendas, there's no reason why
19 people can't come in and give us their concerns.
20
- 21 Shipley: Or they can even go to staff and ask in advance of the meeting you know,
22 what's going on to find out.
23
- 24 Crane: I have a couple of points regarding the people who live too far away from
25 the area in question to be automatically included within the mailing
26 boundary. They wouldn't necessarily see the posted sign if it were further
27 up the street, away from the city and they don't go up there. It might come
28 as quite a shock to them when they start having a lot of heavy traffic
29 coming by and I think Commissioner Beard had a legitimate point about
30 the city planners having to being a little bit more imaginative about who
31 they should include depending on the kind of approach to the area that's
32 going to be worked on, the kind of work, how much work, how many
33 access roads there are and so on. My second point; I'm curious to know
34 how you measure or where you measure the mailing boundary distance
35 from. Is it from the outside perimeter of the property in question? Okay,
36 thank you.
37
- 38 Shipley: There's always been one issue that comes up especially on notification is
39 that if the owner of a parcel of land lives outside the city and this is an
40 investment and then they have people who lease that property and those
41 people don't get notified. Is there any, and the attorney's not here, but you
42 know we understand that the owner has to be notified but there also ought
43 to be something for the occupant so that they at least have a chance to
44 voice if they're the ones that are gonna be either operating the business
45 living in the building or living in the home, there needs to be some other
46 mechanism from that and the sign doesn't always get noticed again and
47 so that's tough. It's something that we probably need to look at in greater
48 depth and detail.

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Scholz: Alright, any other questions or comments? Well, thank you very much for this illuminating presentation. Do we have anything else on the agenda; I don't think so. We do have a couple of... two commission members came to me today and said "Do we really have to print out 25 pages of the minutes of the previous meeting"; and I said, "Well I didn't, I read it online knowing that there would be a copy of the minutes here" and generally you don't ask us to that. You know, you provide us with a packet and the information. Was there some reason for us printing that out this time?

Rodriguez: Mr. Chairman, no, there was no reason. Usually for work session because the material's not as lengthy as your staff reports would be, we were trying to email those to you electronically but we did hear some concerns about printing out the packet material so from here on out we'll just hand deliver paper packets to everybody for work session regardless of the size.

Crane: A third commission member would like to thank you for that; I was too shy to say anything.

IV. ADJOURNMENT (6:49 PM)

Scholz: Alright, if there's no other business before us, I will declare this adjourned at, I have let's see oh it's six isn't it? Yes, 6:48?

Someone away
from microphone: Forty-nine

Scholz: Forty-nine, okay, thank you gentlemen.

Chairperson

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**PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
April 26, 2011 at 6:00 p.m.**

8 **BOARD MEMBERS PRESENT:**

9 Charles Scholz, Chairman
10 Godfrey Crane, Vice Chair
11 Charles Beard, Secretary
12 Ray Shipley, Member
13 William Stowe, Member
14 Donald Bustos, Member

15
16 **BOARD MEMBERS ABSENT:**

17 Shawn Evans, Member
18

19 **STAFF PRESENT:**

20 David Weir, Community Development Department Director
21 Cheryl Rodriguez, Development Services Administrator
22 Adam Ochoa, Planner
23 Mark Dubbin, Fire Department
24 Jared Abrams, CLC Legal Staff
25 Lora Dunlap, Recording Secretary
26

27 **I. CALL TO ORDER (6:00 pm)**
28

29 Scholz: Good evening and welcome to the Planning and Zoning Commission for
30 April 26, 2011. My name is Charlie Scholz; I'm the chair of the Planning
31 and Zoning Commission. Before we begin our meeting, I want to
32 introduce the members of the commission. On my far right is
33 Commissioner Shipley; he's the Mayor's appointee. Next to him is
34 Commissioner Crane; he represents District 4. Next to him is
35 Commissioner Stowe who represents District 1. The next man over is
36 Commissioner Bustos who represents District 3, then on my immediate
37 right, Commissioner Beard representing District 2 and I represent Council
38 District 6.
39

40 **II. APPROVAL OF MINUTES – March 22, 2011**
41

42 Scholz: The first order of business is always the approval of the minutes. Are
43 there any additions or corrections to the minutes of March 22nd? Okay,
44 hearing none, I'll entertain a motion to approve.
45

46 Shipley: So moved to approve the minutes of March 22nd.

1 Scholz: Commissioner Crane.
 2
 3 Crane: Aye; findings and discussion.
 4
 5 Scholz: Commissioner Stowe:
 6
 7 Stowe: Aye; findings and discussion.
 8
 9 Scholz: Commissioner Bustos:
 10
 11 Bustos: Aye; findings and discussion.
 12
 13 Scholz: Commissioner Beard:
 14
 15 Beard: Aye; findings and discussions.
 16
 17 Scholz: And the Chair votes aye for finds, discussion and site visit. Thank you
 18 gentlemen; thank you very much Ms. Underwood. Okay Mr. Ochoa you'll
 19 have to yield now.
 20

21 2. Recommendation to adopt Community Planning Blueprint framework.
 22

23 Weir: Good evening, David Weir with the Community Development
 24 Department. I'm here before you tonight to discuss the Community
 25 Planning Blueprint and in the latest draft we have now called it initiative.
 26 This is a project if you recall that deals with some small area planning
 27 throughout the community; something that would be a little more
 28 responsive to the communities or issues if they pop up. Tonight the
 29 request is for your recommendation of approval of the overall framework
 30 so that City Council could act on that and then the Community
 31 Development staff could begin to take one of these areas and develop
 32 one of these plans. As you recall, you've reviewed earlier drafts of this at
 33 your February and March work sessions. For tonight's meeting, staff did
 34 another edit of the documents; we've taken into consideration your
 35 comments that you made at both of your work sessions. We tried to
 36 eliminate some redundancies to make the document, the framework flow
 37 a little more; be a little more intuitive yet still explain what the City's trying
 38 to accomplish with this initiative. And I believe that was handed out with
 39 your packets, was a mock-up of a neighborhood of what one of these
 40 plans would actually look like. As you see there's kind of introductory
 41 type of materials on the front. As you open it you would actually see what
 42 is outlined in the framework, kind of the boundaries of the plan, what are
 43 issues or challenges or opportunities, that why there was a decision to do
 44 a blueprint for this particular area and then what were policy statements
 45 to address those and specific actions in areas that could take place. The
 46 third page demonstrates how mapping could take place and then on the

1 back of it would be acknowledgements. It if were a little more in depth
2 there you could put another 8-½ x 11 in the center of this and you would
3 have another two pages that could explain what was going on.

4 As far as this evening your options are pretty much the same as your
5 other cases. You can recommend approval of the document as
6 submitted, you could approve with suggested changes this evening or
7 you could deny it and send us back to the drawing board or you could
8 table it and say we want to consider this for further review by the
9 Planning and Zoning Commission or other bodies that you saw fit in that
10 case. With that I'll stand for questions and any other information I can
11 provide you.
12

13 Scholz: I was a little confused by the Community Planning Blueprint; I was
14 wondering where Sullivan Hills was and then I realized that was a mock-
15 up and, you know I'm going "Oh, okay, did I miss a subdivision
16 somewhere?"
17

18 Crane: It's a virtual subdivision Mr. Chairman.
19

20 Scholz: A mythical subdivision, right. Questions for this gentleman or comments
21 about the plan? Commissioner Stowe.
22

23 Stowe: Mr. Weir good evening. How is the blueprint different from the other
24 protocols?
25

26 Weir: There were a couple of initiatives that I guess or steps that we wanted to
27 address with this. One is we wanted to be more timely; we had hoped
28 that the areas would be a little bit smaller. There might be two or three
29 specific issues that need to be addressed and so that we could get in, the
30 city could go out and gauge the community that's affected by the area,
31 get their concerns, not do a full plan. One of the issues that we have is
32 when we do a neighborhood plan it usually takes a minimum of two years
33 to get that type of plan in place and in some neighborhoods they've taken
34 up to ten. So this is something where we thought if there's an issue that's
35 really pressing we could try to address it quickly; engage the property
36 owners, residents, business owners in an area and distill those
37 comments quickly. Another thing that we wanted to address is we
38 received the, the city received an E.P.A. Smart Growth grant and they're
39 doing a study area on the El Paseo Corridor and one of the big things
40 that they want to do is look at ways that the public could be engaged and
41 more active in planning for the community and so we wanted to see what
42 we could do for the next step, where we could take lessons learned from
43 that, the methods to engage the public and how we could turn it around
44 in a tangible product and so this is one way that we could implement
45 what we've learned in the tool kit that's to come out of that E.P.A. Smart
46 Growth grant. And in fact one of the suggestions was that maybe one of

1 the first blueprints would be El Paseo because we have had engagement
 2 with the public. We have a good idea of the issues or what needs to be
 3 addressed and we could turn one of these around rather quickly and then
 4 hopefully we could get good kudos from the U.S. E.P.A. on having done
 5 that. And then I think the third thing that staff wanted is they wanted to
 6 be... to something where they could tell the public we have this process if
 7 you give us some boundaries, give us some input, it's not going to take
 8 us two years. I guess kind of back to the first one but we can kind of get
 9 in and address that right away. We've had one neighborhood that backs
 10 up to a commercial area on one of the Major Arterials and they've
 11 expressed concern about how that developed. That would be a perfect
 12 area that we could do one of these blueprints; we could look at what a
 13 range of uses are, what type of transition or buffering from that
 14 neighborhood being necessary. What type of improvements could be
 15 made to the street network, what kind of connectivity to the neighborhood
 16 could be taken place and it's something where we wouldn't have to do a
 17 large, large area. We could focus in on that area and hopefully turn
 18 something around rather quickly. I think for you, it might be something
 19 interesting that you would like to see as opposed to the zone changes
 20 and the subdivisions. It's a plan where you would have the public and
 21 hopefully they would be engaged in that and again, it could be something
 22 that would be looked at almost like a master plan that you see with a
 23 subdivision but instead it's where you actually do planning. You do the
 24 planning part and just not the zoning part of your duties as
 25 commissioners.

26
 27 Stowe: Smaller scale, quicker turnaround, but it wouldn't apply to all
 28 neighborhood plans.

29
 30 Weir: No, we would still have the ability to do a larger neighborhood, in fact
 31 maybe there would be a blueprint for a specific part and it might identify
 32 that we need to expand this and do a full-blown neighborhood plan and
 33 from that a zoning overlay similar to the University District or the
 34 Mesquite area or Alameda Depot; those are the big three where we've
 35 done the plans and the overlay zone. It could potentially be that initial
 36 step of that also.

37
 38 Stowe: Thank you.

39
 40 Scholz: Other questions; Commissioner Crane.

41
 42 Crane: Mr. Weir, on page six, the paragraph under prioritization; several
 43 locations throughout the community have already been identified as right
 44 for a community planning blueprint. By whom have they been identified
 45 and in the larger context, who do you anticipate would originate planning
 46 blueprints?

- 1
2 Weir: Commissioner Crane, in response to who identified those, those are
3 primarily areas that we as staff, the Community Development
4 Department has heard repeatedly that there's desire for some type of
5 planning activity. Also a lot of times we get feedback from the City
6 Council as to areas that they would like too so we pretty much put a
7 laundry list in there. When this project was first started what we
8 anticipated was, or what we hoped for was that there might be some
9 direction the Planning and Zoning Commissioners could provide, as
10 where was an area that they felt was most appropriate to start with and
11 then obviously City Council would be the ultimate decision maker on a
12 work program to go forward. As things go on we anticipate potentially
13 putting this on as an agenda item for City Council saying, or excuse me,
14 Planning and Zoning Commission throughout the year. We either had the
15 neighborhood approach us, we had a City Councillor approach us,
16 provide you a list like you see on the last page of your packet this
17 evening and ask you if you would prioritize those. I know its wide ranging
18 but if you recommended the framework tonight we could still do that. We
19 could take that last page and bring that back as a discussion item and
20 ask you to put some prioritization as to what you thought was most
21 appropriate and what you have encountered with the case load that
22 you've seen here at the Planning and Zoning Commission meeting.
23
- 24 Crane: Will there be a mechanism for neighborhood groups, members of the
25 public, individuals perhaps to initiate such a plan?
26
- 27 Weir: Mr. Chairman, Commissioner Crane in the document we did add what we
28 anticipated on a staff level was coming up with a form that could be filled
29 out by a neighborhood and saying you know this is what we feel needs to
30 be addressed, what issues that we face, then we would keep those and
31 at that periodic interval bring them back to the Commission to consider
32 putting on the list.
33
- 34 Crane: Thank you.
35
- 36 Scholz: Any other questions or comments for this gentleman? Commissioner
37 Shipley.
38
- 39 Shipley: Mr. Weir, just one question. I noticed that it said that if the citizens or
40 neighborhood came in, there would be a fee for them but there are no
41 fees for the other parties, is that correct?
42
- 43 Weir: Mr. Chairman and Commissioner Shipley I believe that we don't currently
44 have a fee for this so that would have to again go through the fee
45 process if there was one to be applied to that. In the interim we could
46 accept those without a fee. It's something that could be considered down

- 1 the road depending on the budgetary constraints we have and if there
2 was... or if we got just too many of these applications, I guess is what
3 you would call them, submitted that might be one way of seeing if they're
4 really serious to go forward but we have nothing on the books right now
5 that would charge any fee for that so the starting point would be to come
6 up with a form and then solicit those or as they come tell people if you
7 want to address this, fill this out and we'll put it in a prioritization list.
8
- 9 Shipley: It would seem that if there was a problem, I mean that's what the issues
10 are, there's problem traffic or other things, it would seem that they would
11 be able to go to their Councillor and have the Councillor force-feed it
12 downward as opposed to paying for it so I kind of question why we would
13 even think about putting a fee there if we're trying to do something that's
14 small scale. It might be a little more responsive because it's probably
15 going to come down from the top, not up from the bottom.
16
- 17 Weir: If you would like, we can strike that language tonight when you make a
18 recommendation for action if you'd like us to remove that language. I
19 think that if it did come to a point where the fee was needed it wouldn't
20 necessarily have to be in this framework, it could be discussed later.
21
- 22 Shipley: I think it would be a good idea for now.
23
- 24 Weir: Okay.
25
- 26 Scholz: Alright, anyone else? Okay, I'm going to entertain a motion to approve
27 the Community Planning Blueprint Initiative.
28
- 29 Stowe: So moved.
30
- 31 Scholz: Okay, Stowe moved; is there a second?
32
- 33 Beard: Second.
34
- 35 Scholz: And Beard seconds, alright; Commissioner Shipley.
36
- 37 Shipley: I think we need one, you know one change or condition that the fee
38 structure be removed for the individual party or neighborhood as it's
39 stated.
40
- 41 Scholz: Okay, do you want to do that as an amendment?
42
- 43 Crane: It will need the amendment first, right?
44
- 45 Scholz: Yes, we'll need the amendment first. Okay, so Mr. Shipley would you
46 amend this?

- 1
2 Weir: Mr. Chairman, if I might make a suggestion. I would just suggest that you
3 remove "and fee" from it. The text actually reads "the new areas may be
4 suggested by residents or stakeholders through the completion of an
5 application form".
6
- 7 Scholz: I'm sorry, I've lost the page.
8
- 9 Weir: Page six under the prioritization section; I believe it's the third sentence
10 and then with the discussion of the application. I think if we take out "and
11 fee" that that would be sufficient.
12
- 13 Scholz: Alright, does that meet with your approval Ms. Rodriguez?
14
- 15 Unidentified: That's fine.
16
- 17 Scholz: Or should we make an amendment to that effect? We should make an
18 amendment; okay.
19
- 20 Shipley: So I would move that we amend the Community Planning Blue Print
21 Initiative to strike the two words "and fee" on page six; prioritization, I
22 believe it's line four isn't it?
23
- 24 Scholz: Five, actually.
25
- 26 Shipley: Line five.
27
- 28 Scholz: Okay, is there a second to that amendment?
29
- 30 Beard/Crane: Second.
31
- 32 Scholz: Okay, it was a tie between Crane and Beard; alright. Okay, we'll vote on
33 the amendment first; all those in favor say aye.
34
- 35 Members: Aye.
36
- 37 Scholz: Those opposed same sign. Okay, it carries so we will now have the
38 Community Planning Blueprint Initiative as amended.
39
- 40 Shipley: It's already on the floor, I think.
41
- 42 Scholz: It's already on the floor, yes it is. There was a motion and, excuse me, it
43 was moved and seconded. Okay, all those in favor of approving the
44 Community Planning Blueprint Initiative, as amended.
45
- 46 Members: Aye.

1
2 Scholz: And those opposed same sign. Alright, it passes.

3
4 Weir: Thank you.

5
6 Scholz: Thank you.

7
8 **VIII. OTHER BUSINESS**

9
10 Scholz: Okay, is there any other business? I have one question for Ms.
11 Rodriguez or perhaps Mr. Ochoa. The lady who brought in the... who
12 sent us this note obviously gave it to us today, right? Okay, so you didn't
13 have a chance to talk to her at all? It seems to me if we had talked to her
14 or if we had had a chance to talk to her, then she probably wouldn't have
15 brought up these issues, right? You know, if she had known for instance
16 that it was necessary to do this particular zone change, you know, to
17 bring the land into compliance and the fact that parcel four was part of
18 this master plan...

19
20 Ochoa: Mr. Chairman, we do send out the public notice letters to the surrounding
21 neighbors, I believe that is what she was referring to. The information of
22 the planner that is in charge of that case is on there; not only our email
23 address and our phone number but our mailing address so the public
24 does have essentially every right to give us a call. It even says on there if
25 you have any questions concerning this case, please don't hesitate to
26 give us a call, email us, fax us, whatever they'd like to do so definitely
27 had the opportunity available to them.

28
29 Scholz: Okay, so she simply didn't bring it up soon enough. Alright, good, that
30 was my only concern.

31
32 Crane: Mr. Chairman.

33
34 Scholz: Yes. Commissioner Crane.

35
36 Crane: How much notice is given to the public?

37
38 Scholz: Is it 15 days?

39
40 Ochoa: Yes sir it's about two weeks, correct.

41
42 Crane: Thank you.

43
44 Scholz: Okay, any other business gentlemen; any other concerns?

45
46 **IX. PUBLIC PARTICIPATION – None**

**City of Las Cruces****Inter-Departmental Memorandum**

To: Planning & Zoning Commission

Through: David Weir, Community Development Director

From: Community Planning Blueprints

Subject: Community Planning Blueprint Initiative

Date: April 26, 2011 M-11-082

The *Community Planning Blueprint Initiative* is on the April Planning & Zoning Commission meeting agenda for a recommendation to the City Council. This planning initiative is intended to provide the City with another community planning and public engagement tool. The initiative will be made up of a series concise policy plans (Blueprints) for neighborhoods, corridors and unique places throughout the City. Each Blueprint will involve a similar planning process for their development. This process will consist of public involvement and review, Planning & Zoning Commission review and City Council adoption.

The P&Z has reviewed the initiative at their February and March Work Session. Staff is requesting a favorable recommendation to the City Council for adoption of this planning activity. Attached is the final draft of the *Community Planning Blueprint Initiative* overview and framework; plus a mock Blueprint of a hypothetical neighborhood for illustrative purposes.

If you have any questions, please contact me at your convenience (528-3067 or dweir@las-cruces.org).