

City of Las Cruces
PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 19

Ordinance/Resolution# 2632

For Meeting of September 6, 2011
(Ordinance First Reading Date)

For Meeting of September 19, 2011
(Adoption Date)

TITLE: AN ORDINANCE APPROVING A ZONE CHANGE FROM PUD (PLANNED UNIT DEVELOPMENT) TO R-2 (MULTI-DWELLING LOW DENSITY) FOR 15.64 ± ACRES OF LAND LOCATED AT 1571 MEDINA DRIVE. SUBMITTED BY THOMAS HASSELL, EXECUTIVE DIRECTOR ON BEHALF OF THE HOUSING AUTHORITY OF THE CITY OF LAS CRUCES, PROPERTY OWNER (Z2838).

PURPOSE(S) OF ACTION:

Zone change will facilitate the rehabilitation and expansion of the existing Valley Vista apartments.

| | | |
|--|--|----------------------------------|
| COUNCIL DISTRICT: 4 | | |
| <u>Drafter/Staff Contact:</u> Adam Ochoa | <u>Department/Section:</u> Community Development | <u>Phone:</u> 528-3204 |
| <u>City Manager Signature:</u> |  | |

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The proposed zone change is for a 15.64 ± acre property located on the west side of Valley Drive, 380 ± feet north of its intersection with Tashiro Drive and 0.25 ± miles south of Mayfield High School. The subject property currently consists of a 61-unit HUD (U.S. Department of Housing and Urban Development)-subsidized affordable multi-family apartment complex. The applicant is proposing to completely rehabilitate the existing apartment complex and add eleven (11) units to the subject property. The newly expanded and rehabilitated apartment complex will be renamed the Robledo Ridge Apartments.

The subject property was annexed into the City of Las Cruces in 1977. In 1977, the subject property was approved to be developed as a planned community for a HUD Section 8 residential complex with 61-dwelling units.

The proposed increase in dwelling units will require the subject property to pursue a zone change to a multi-family zoning designation. The proposed R-2 (Multi-Dwelling Low Density) zoning designation will allow for the expansion of the apartment complex on the subject

property. The redevelopment project of 72 dwelling units meets the R-2 density requirements (up to 234 units are permitted on a 15.64± acre parcel zoned R-2).

The proposed zone change is supported by several Land Use and Housing Elements within the 1999 Comprehensive Plan as noted in Exhibit "B" of this CAES packet. The proposed zone change will facilitate the expansion and rehabilitation of the existing HUD-subsidized affordable multi-family apartment complex and provide additional affordable housing opportunities in the community. The subject property has direct access to Valley Drive, a principal arterial roadway, and Tashiro Drive, a collector roadway, which are both designated to accommodate any additional traffic that the apartment complex may create.

On July 26, 2011, the Planning and Zoning Commission (P&Z) recommended approval for the proposed zone change by a vote of 7-0-0. During the meeting the P&Z voiced concerns on whether current tenants are aware of the proposed project and about the possibility of current tenants being displaced during the construction of the project. The applicant informed the Commission that the tenants have been notified of the proposed project and that tenants will be moved to other locations within the subject property while work is being done on their units; tenants will not be permanently displaced.

SUPPORT INFORMATION:

1. Ordinance.
2. Exhibit "A"- Site Plan.
3. Exhibit "B"- Findings and Comprehensive Plan Analysis.
4. Attachment "A"- Staff Report to the Planning and Zoning Commission for Case Z2838.
5. Attachment "B"- Draft minutes from the July 26, 2011 Planning and Zoning Commission meeting.
6. Attachment "C"- Project Proposal.
7. Attachment "D"- Vicinity Map.

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 affirm the Planning and Zoning Commission recommendation for approval. The subject property encompassing 15.64 ± acres will be rezoned from PUD (Planned Unit Development) to R-2 (Multi-Dwelling Low Density). The zone change facilitates the rehabilitation and expansion of the apartment complex on the subject property.
2. Vote "No"; this will reverse the recommendation made by the Planning and Zoning Commission. The current zoning designation of PUD (Planned Unit Development) will remain on the subject property.
3. Vote to "Amend"; this could allow Council to modify the Ordinance by adding conditions as determined appropriate.
4. Vote to "Table"; this could allow Council to table/postpone the Ordinance and direct staff accordingly.

REFERENCE INFORMATION:

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

1. Resolution 78-147.
2. Resolution 78-148.

COUNCIL BILL NO. 12-010
ORDINANCE NO. 2632

AN ORDINANCE APPROVING A ZONE CHANGE FROM PUD (PLANNED UNIT DEVELOPMENT) TO R-2 (MULTI-DWELLING LOW DENSITY) FOR 15.64 ± ACRES OF LAND LOCATED AT 1571 MEDINA DRIVE. SUBMITTED BY THOMAS HASSELL, EXECUTIVE DIRECTOR ON BEHALF OF THE HOUSING AUTHORITY OF THE CITY OF LAS CRUCES, PROPERTY OWNER (Z2838).

The City Council is informed that:

WHEREAS, the Housing Authority of the City of Las Cruces, the property owner, has submitted a request for a zone change from PUD (Planned Unit Development) to R-2 (Multi-Dwelling Low Density) for property located at 1571 Medina Drive; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on July 26, 2011, recommended that said zone change request be approved by a vote of 7-0-0.

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

(I)

THAT the land more particularly described in Exhibit "A," attached hereto and made part of this Ordinance, is hereby zoned R-2 (Multi-Dwelling Low Density) for property located at 1571 Medina Drive.

(II)

THAT the zoning is based on the findings contained in Exhibit "B" (Findings and Comprehensive Plan Analysis), attached hereto and made part of this Ordinance.

(III)

THAT the zoning of said property be shown accordingly on the City Zoning Atlas.

(IV)

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:

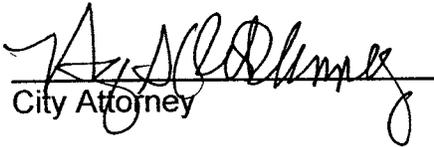
City Clerk

(SEAL)

Moved by: _____

Seconded by: _____

APPROVED AS TO FORM:



City Attorney

VOTE:

Mayor Miyagishima: _____

Councillor Silva: _____

Councillor Connor: _____

Councillor Pedroza: _____

Councillor Small: _____

Councillor Sorg: _____

Councillor Thomas: _____

SITE PLAN

GENERAL NOTES

FINISH FLOOR OF NEW BUILDINGS TO BE 6'-12" ABOVE FINISHED SITE ELEVATIONS.
 A STORM WATER POLLUTION PLAN WILL BE DEVELOPED AND IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT AND WILL BE INCLUDED IN THE CONTRACT DOCUMENTS.
 A CONSTRUCTION WASTE MANAGEMENT PLAN WILL BE DEVELOPED AND IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT AND WILL BE INCLUDED IN THE CONTRACT DOCUMENTS.
 NOTE: INDIVIDUAL TRASH PICK UP SERVICE WILL CONTINUE SEE NARRATIVE FOR DESCRIPTION OF SITE DESIGN.

LEGEND

- EXISTING BUILDING - REMODEL
- NEW BUILDING
- EXISTING COMMONS/STORAGE BUILDING
- NEW COMMONS - OFFICE - LAUNDRY BUILDING

KEYED NOTES

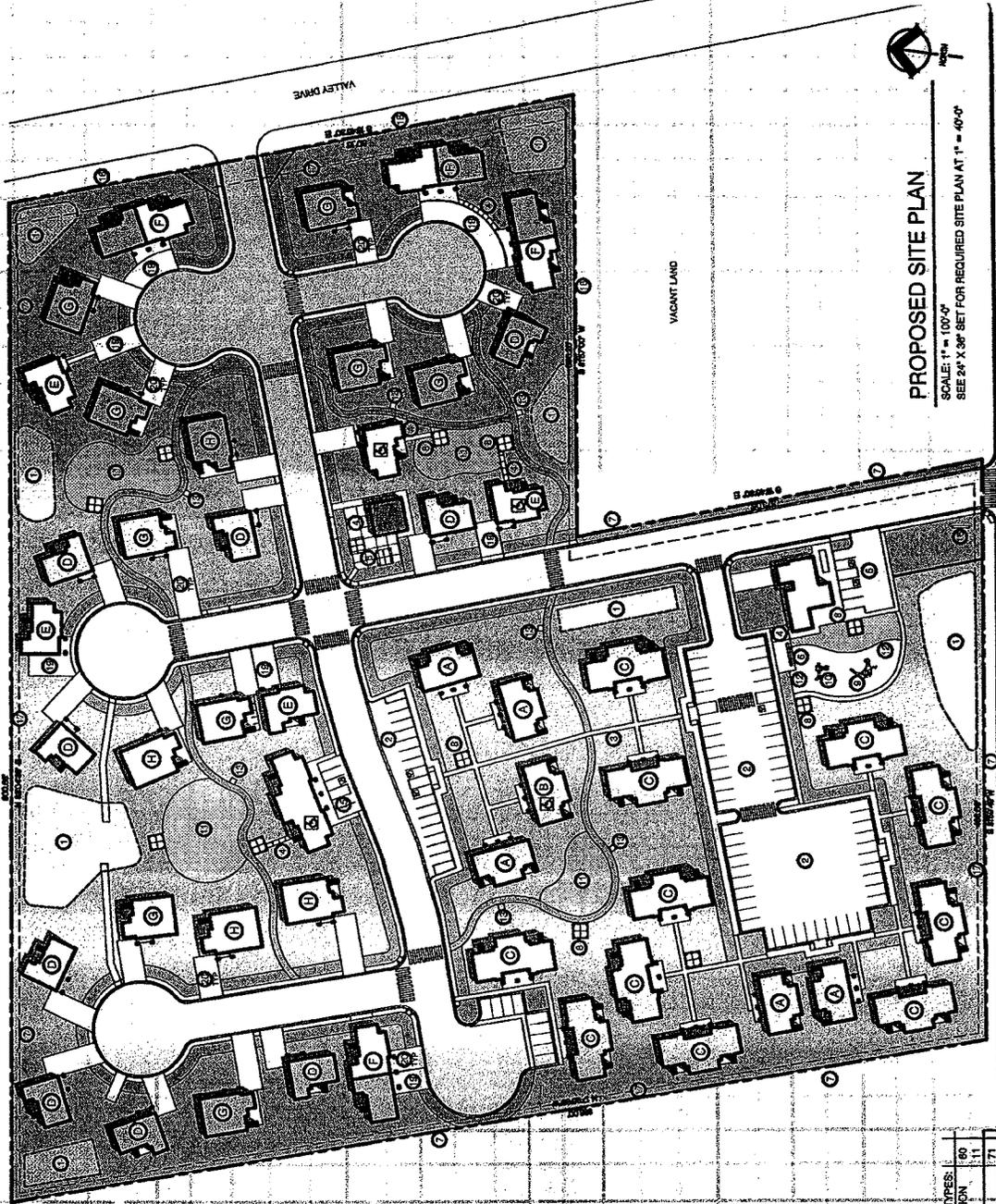
1. DETENTION POND
2. EXISTING PAVED PARKING
3. NEW ASPHALT SIDEWALK
4. NEW CONCRETE SIDEWALK
5. VISITOR PARKING AND CITY TRANSIT STOP
6. MAIL BOXES
7. NEW FENCE
8. PICNIC SHELTER W/ BBQ GRILL
9. PLAYGROUND EQUIPMENT 6-12 YRS OLD
10. PLAYGROUND EQUIP. FOR 2-5 YRS OLD
11. COMMUNITY SPACE
12. PLAYGROUND SAFETY SIGNAGE
13. EXERCISE STATION
14. WALKING PATH - COMPACTED ROCK FINES AND NEW ASPHALT PARKING AREA
15. SITE SIGNAGE
16. REQUIRED BUILDING SETBACK
17. EXISTING CMU FENCE TO BE REPAINTED
18. NEW CONCRETE PARKING AREA
19. EXISTING CONCRETE PARKING AREA

UNIT BREAKDOWN

| BUILDING TYPE | # OF UNITS | # OF BLDGS | OSF/UNIT |
|---------------------------------|------------|------------|---------------|
| A - ONE BEDROOM - REMODEL | 10 | 5 | 743 |
| B - ONE BEDROOM (ADA) - REMODEL | 2 | 1 | 604 |
| C - TWO BEDROOM - REMODEL | 22 | 11 | 1,046 |
| D - THREE BEDROOM - REMODEL | 9 | 6 | 1,173 |
| E - THREE BEDROOM - NEW | 7 | 6 | 1,203 |
| F - THREE BEDROOM - NEW/REMODEL | 6 | 4 | 1,179,140 |
| G - FOUR BEDROOM - REMODEL | 9 | 5 | 1,467 |
| H - FIVE BEDROOM - REMODEL | 4 | 4 | 1,600 |
| EXISTING COMMONS/STORAGE | 1 | 1 | 1,808 |
| NEW COMMONS-OFFICE/LAUNDRY | 1 | 1 | 1,808 |
| TOTALS | 71 | 51 | 84,174 |

| TOTAL UNIT TYPES: | REHABILITATION | NEW | TOTAL |
|-------------------|----------------|-----|-------|
| | 60 | 11 | 71 |

TOTAL DEVELOPED SITE AREA - 650,400 OSF OR 15 ACRES (4.73 UNITS/ACRE)



PROPOSED SITE PLAN

SCALE: 1" = 100'-0"
 SEE 24" X 36" SET FOR REQUIRED SITE PLAN AT 1" = 40'-0"

FINDINGS AND COMPREHENSIVE PLAN ANALYSIS

1. The subject property encompasses 15.64 ± acres.
2. The subject property is located along Valley Drive, a Principal Arterial roadway, and Tashiro Drive, a Collector roadway, as classified by the Metropolitan Planning Organization (MPO).
3. The subject property is currently zoned PUD (Planned Unit Development) and currently consists of a 61-unit apartment complex.
4. The applicant is proposing to rehabilitate and expand the number of dwelling units on the subject property by eleven (11).
5. The request is consistent with the following sections of the City of Las Cruces Comprehensive Plan:

Land Use Element, Goal 1 (Land Uses)

- Policy 3.4 High density uses shall be encouraged to concentrate in and around transportation and communication corridors, thereby supporting a mixed distribution of uses. Lower and rural density residential uses shall be located away from such corridors.
- Policy 3.5 All residential development shall address the following urban design criteria: compatibility to the adjacent neighborhood in terms of architectural design, height/density, and the provision of landscaping. Architectural and landscaping design standards for residential uses shall be established in the Comprehensive Plan Urban Design Element.
- Policy 3.10 High density residential uses shall be located and designed to minimize traffic flow through adjacent neighborhoods, and should locate on or near existing or future planned transit routes.

Housing Element (Goal 1 Housing Availability and Affordability)

- Policy 1.1.2. Encourage the use of alternative housing types, styles, and living arrangements (i.e. Conventional Single Family Homes, Apartments, Mobile Homes, Modular Homes, Group Homes, Housing for Older Persons, Accessory Units, Transitional Housing etc.) as a means of making available additional housing opportunities for those who may not otherwise obtain suitable housing through conventional means.
- Policy 1.1.3. Work with applicable agencies such as the Las Cruces Home Builder's Association and local housing corporations/organizations to collaboratively monitor housing trends and market demands to ensure that the housing

stock remains at levels suitable to support population increases and overall housing demand. Throughout this process, emphasis should be placed on ensuring that greater cooperation exists amongst all parties interested in providing housing opportunities within Las Cruces.

Policy 1.2.4. The City should continue to seek out new and strengthen its existing Federal housing programs which provide housing opportunities for low and moderate income families.



Planning & Zoning
Commission
Staff Report

Date: July 12, 2011

CASE # Z2838

PROJECT NAME: The Valley Vista Apartments (1571 Medina Drive)

APPLICANT: Thomas Hassell, Executive Director

PROPERTY OWNER: The Housing Authority of the City of Las Cruces

REQUEST: Zone change from PUD (Planned Unit Development) to R-2 (Multi-Dwelling Low Density) for the purpose of redeveloping the existing apartment complex

PROPOSED USE: A rehabilitated apartment complex

SIZE: 15.64 ± acres

CURRENT ZONING: PUD (Planned Unit Development)

LOCATION: Located on the west side of Valley Drive 380± feet north of its intersection with Tashiro Drive; a.k.a. 1571 Medina Drive; Parcel ID# 02-00734

COUNCIL DISTRICT: 4

PLANNING COMMISSION DATE: July 26, 2011

PREPARED BY: Adam Ochoa, Planner *AO*

STAFF RECOMMENDATION: Approval

PROPERTY INFORMATION

Address/Location: The west side of Valley Drive 380± feet north of its intersection with Tashiro Drive; a.k.a. 1571 Medina Drive; Parcel ID# 02-00734.

Acreage: 15.64 ±

Current Zoning: PUD (Planned Unit Development)

Current Land Use: Multi-family residential

Proposed Zoning: R-2 (Multi-Dwelling Low Density)

Proposed Land Use: Multi-family residential

Is the subject property located within an overlay district? Yes No
If yes which overlay district?

Table 1: Site Analysis

| Existing Conditions | |
|--|------------------------------|
| Existing Square Footage of All Buildings | 72,284 ± square feet |
| Current Lot Size | 15.64 ± acres |
| Current Lot Depth/Width | 900 ± feet/ 888 ± feet |
| Existing Building Height | 18-feet |
| Existing Density | 3.90 dwelling units per acre |
| Proposed Density | 4.60 dwelling units per acre |
| Development Standards for Proposed Zoning of R-2 | |
| Minimum Lot Size | 5,000 square feet |
| Maximum Lot Size | N/A |
| Minimum Lot Depth/ Width | 50-feet/50-feet |
| Maximum Building Height | 35-feet |
| Maximum Density | 15 dwelling units per acre |

PHASING

Is phasing proposed? Yes No

If yes, how many phases?

Timeframe for implementation:

ADJACENT ZONING AND LAND USE INFORMATION

Table 2: Land Uses

| Location | | Existing Use | Zoning District | Zoning Designation |
|------------------------|-------|---|-----------------|---|
| Subject Properties | | Apartment Complex | PUD | Planned Unit Development |
| Surrounding Properties | North | Vacant/ Undeveloped | R-2 | Multi-Dwelling Low Density |
| | South | Vacant/ Undeveloped | A-2 | Rural Agricultural from the 1981 Zoning Code |
| | East | Single-Family Residential/ Used Car Lot | R-1a/ C-2 | Single-Family Medium Density/ Commercial Medium Intensity |
| | West | Vacant/ Undeveloped | R-2 | Multi-Dwelling Low Density |

HISTORY

Previous applications? Yes No

If yes, please explain: Two resolutions passed in 1977 annexing the subject property into the City of Las Cruces and establishing the multi-family residential development on the subject property as a Planned Community.

Previous resolution numbers? 78-147 & 78-148

Previous uses if applicable: N/A

COMPREHENSIVE PLAN

Elements & Policies

Land Use Element

1. Goal 1, Policy 3.4, 3.5 & 3.10

Housing Element

1. Goal 1, Policy 1.1.2, 1.1.3 & 1.2.4

Analysis: The proposed zone change will facilitate the expansion and rehabilitation of the existing apartment complex to provide additional alternative affordable housing opportunities. The existing street system in the apartment complex can support any additional traffic produced by the redevelopment and is designed to keep that additional traffic within the complex and off of other neighborhood streets. The subject property also has direct access to Valley Drive, a principal arterial roadway, and Tashiro Drive, a collector roadway, which are both designated to accommodate any additional traffic that the redeveloped apartment complex may create.

Recommendation of approval.

REVIEWING DEPARTMENT COMMENTS

Fire Prevention:

| Accessibility Issues | low | med | high |
|----------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Building Accessibility | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Secondary Site/Lot Accessibility | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fireflow/Hydrant Accessibility | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type of building occupancy: Type R

Nearest Fire Station

Distance: 2.5 ± miles

Address: 390 N. Valley Drive

Adequate Capacity to Accommodate Proposal? Yes No

Additional Comments: Building access shall comply with all International Fire Code (IFC) requirements. Recommendation of approval.

Police Department:

Additional Comments: The police department did not review this application.

Engineering Services:

Flood Zone Designation: Zone X

Development Improvements

| | | | |
|------------------------------------|------------------------------|--|------------------------------|
| Drainage calculation needed | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Drainage study needed | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Other drainage improvements needed | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Sidewalk extension needed | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Curb & gutter extension needed | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Paving extension needed | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |

Additional Comments: Recommendation of approval.

MPO

Road classifications: Valley Drive is designated as a Principal Arterial roadway and Tashiro Drive is designated as a Collector roadway.

Additional Comments: Recommendation of approval.

Public Transit

Where is the nearest bus stop (miles)? Directly across the street of the subject property on the east side of Valley Drive.

Is the developer proposing the construction of new bus stops/shelters? Yes No N/A

Explain: No new bus stops/shelters are required at this time.

Traffic Engineering:

Is development adjacent to a State Highway System? Yes No N/A

If yes, please specify the reviewing comments by the New Mexico Department of Transportation:
Access already exists for the subject property. Recommendation of approval.

Are road improvements necessary? Yes No N/A

If yes, please explain:

Was a TIA required? Yes No N/A

If yes, summarize the findings:

Did City of Las Cruces Traffic Engineer Require a TIA? No.

The proposed use *will* or *will not* adversely affect the surrounding road network.

Site Accessibility

| | | | | | | |
|-----------------------------|-----|-------------------------------------|----|-------------------------------------|-----|-------------------------------------|
| Adequate driving aisle | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Adequate curb cut | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Intersection sight problems | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Off-street parking problems | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |

On-Street Parking Impacts

None Low Medium High N/A

Explain: On-street parking is permitted on the streets within the subject property.

Future Intersection Improvements

Yes If yes what intersection?
No If no, when (timeframe)?

Additional Comments: Recommendation of approval.

Water Availability and Capacity:

Source of water: CLC Other:
CLC water system capable of handling increased usage? Yes No N/A
If no, is additional service available? Yes No N/A

Additional Comments: A change in fire flow requirement may require system improvements.
Recommendation of approval.

Wastewater Availability and Capacity

Wastewater service type: CLC On-lot septic
CLC wastewater service capable of handling increased usage? Yes No N/A

If no, is additional service available? Yes No

Potential problems with gravity wastewater system or system connection? Yes No N/A

If yes, can potential problems be handled through development or building permit process?
Yes No

If development is being served by on-lot septic, please specify review comments by the New Mexico Environmental Department:

Additional Comments: Recommendation of approval.

Gas Utilities

Gas Availability

Natural gas service available? Yes No N/A

If yes, is the service capable of handling the increased load? Yes No

Need BTUH requirements? Yes No N/A

Additional Comments: The new construction must be coordinated with the planned gas rehab work.

Public Schools

Nearest Schools:

- | | |
|--|--------------------------------|
| 1. Elementary: MacArthur Elementary School | Distance (miles): 0.57 ± miles |
| Enrollment: 458 | |
| 2. Middle School: Picacho Middle School | Distance (miles): 0.70 ± miles |
| Enrollment: 812 | |
| 3. High School: Mayfield High School | Distance (miles): 0.23 ± miles |
| Enrollment: 2298 | |

Adequate capacity to accommodate proposal? Yes No N/A

Explain: The apartment complex already exists. The increase in number of units (11) will not adversely effect school capacity.

DESIGN STANDARDS ANALYSIS

Parking

Is there existing parking on the site? Yes No N/A

If yes, how many parking spaces presently exist? 156 How many are accessible? 10

If no, will parking be required for the proposed use? Yes No N/A

If yes, how many parking spaces will be required?

How many accessible?

Is there existing bicycle parking on the site? Yes No N/A

If yes, describe:

~~Will bicycle parking be required for the proposed use? Yes No N/A~~

Comments: The subject property currently consists of a 61-dwelling unit apartment complex with 11 more being proposed for construction. The 2001 Zoning Code, as amended, requires the apartment complex on the subject property to provide 1.5 to 2 auto parking stalls per dwelling unit. The subject property will also have to provide 1 bicycle parking stall for every 4 dwelling

units in the complex. Auto parking requirements are being met by the subject property as it exists. Bicycle parking will be verified during the building permit process.

Landscaping and Buffering

Is there existing landscaping on the subject property? Yes No N/A

If yes, is the landscaping adequate to serve the proposed use? Yes No

If no, what landscaping will be required?

Are there existing buffers on the subject property? Yes No N/A

If yes, are the buffers adequate to serve the proposed use? Yes No

If no, what additional buffering will be required? No buffering/screening is required for the subject property. The subject property is required to only have to follow the regular setback requirements from the adjacent properties.

Open Space, Parks, Recreation and Trails

Are there presently any existing open space areas, parks or trails on or near the subject property? Yes No N/A

If yes, how is connectivity being addressed? Explain:

Are open space areas, parks or trails a requirement of the proposed use? Yes No N/A

Are open space areas, parks or trails being proposed? Yes No N/A

Explain: There are no requirements of open space, parks, recreation, or trails for the proposed zone change.

Table 3: Special Characteristics

| Characteristic | Applies to Project? | Explanation |
|-------------------------------|---------------------|-------------|
| EBID Facilities | No | N/A |
| Medians/ Parkways Landscaping | No | N/A |

Table 4: Project Chronology

| Date | Action |
|---------------|--|
| June 1, 2011 | Application submitted to Development Services |
| June 3, 2011 | Case sent out for review to all reviewing departments |
| June 10, 2011 | All comments returned by all reviewing departments |
| June 7, 2011 | Staff reviews and recommends approval of the zone change |
| July 10, 2011 | Newspaper advertisement |
| July 15, 2011 | Public notice letter mailed to neighboring property owners |
| July 17, 2011 | Sign posted on property |
| July 26, 2011 | Planning and Zoning Commission public hearing |

SUMMARY AND CONCLUSIONS

The proposed zone change is supported by the Development Services Staff and all reviewing departments in the City of Las Cruces. The proposed zone change is also supported by the 1999 Comprehensive Plan. The applicant is proposing to rehabilitate and expand the existing apartment complex on the subject property by 11-units.

The existing PUD (Planned Unit Development) zoning designation was given to the subject property when it was first annexed into the City in 1977. A HUD (Department of Housing and Urban Development) Section 8 large scale residential project offering a housing assistance payment program was then approved for the subject property. The subject property was originally developed with a total number of 61-dwelling units. The proposed increase in dwelling units requires the subject property to pursue a zone change to a multi-family zoning designation. The proposed R-2 (Multi-Dwelling Low Density) zoning designation will allow for the expansion of the apartment complex on the subject property. The proposed R-2 zoning designation allows a maximum density of fifteen (15) dwelling units per acre. The R-2 zoning designation would allow a maximum total of 234 dwelling units on the subject property. However, the proposed expansion would bring the total number of dwelling units on the subject property to 72.

FINDINGS

1. The subject property encompasses 15.64 ± acres.
2. The subject property is located along Valley Drive, a Principal Arterial roadway, and Tashiro Drive, a Collector roadway, as classified by the Metropolitan Planning Organization (MPO).
3. The subject property is currently zoned PUD (Planned Unit Development) and currently consists of a 61-unit apartment complex.
4. The applicant is proposing to rehabilitate and expand the number of dwelling units on the subject property by eleven (11).

STAFF RECOMMENDATION

Staff has reviewed this proposed zone change and based on the preceding findings recommends approval without conditions.

DRC RECOMMENDATION

N/A

ATTACHMENTS

1. Development Statement
2. Proposed Plans
3. Comprehensive Plan Elements and Policies
4. Aerial Map
5. Vicinity Map

DEVELOPMENT STATEMENT for City Subdivision/Zoning Applications

Please note: The following information is provided by the applicant for information purposes only. The applicant is not bound to the details contained in the development statement, nor is the City responsible for requiring the applicant to abide by the statement. The Planning and Zoning Commission may condition approval of the proposal at a public hearing where the public will be provided an opportunity to comment.

Applicant Information

Name of Applicant: Housing Authority of the City of Las Cruces

Contact Person: Thomas Hassell

Contact Phone Number: 528-2005

Contact e-mail Address: thassell@mvpha.org

Web site address (if applicable): _____

Proposal Information

Name of Proposal: Valley Vista/Robledo Ridge

Type of Proposal (single-family subdivision, townhouse, apartments, commercial/industrial)

apartments

Location of Subject Property 1571 Medina Drive

(In addition to description, attach map. Map must be at least 8 ½" x 11" in size and clearly show the relation of the subject property to the surrounding area)

Acreage of Subject Property: 15.64

Detailed description of **current** use of property. Include type and number of buildings:

Valley Vista Apartments is currently a rental community with forty-four buildings and 61 family units. The buildings are single and duplex buildings.

Detailed description of **intended** use of property. (Use separate sheet if necessary):

A complete substantial rehabilitation of Valley Vista will result in a re-vitalized property with eleven new three bedroom units to be named Robledo Ridge.

Zoning of Subject Property: PIUD (planned unit development)

Proposed Zoning (If applicable): R-2

Proposed number of lots one, to be developed in one phase (s).

Proposed square footage range of homes to be built from 743 to 1677

Proposed square footage and height of structures to be built (if applicable):

eleven new three bedroom units- 1130 square feet ; 18 feet

Anticipated hours of operation (if proposal involves non-residential uses):

Anticipated traffic generation 44 trips per day.

Anticipated development schedule: work will commence on or about 12/1/2011

and will take 12 months to complete.

How will stormwater runoff be addressed (on-lot ponding, detention facility, etc.)?

on-lot ponding

Will any special landscaping, architectural or site design features be implemented into the proposal (for example, rock walls, landscaped medians or entryways, entrance signage, architectural themes, decorative lighting)? If so, please describe and attach rendering (rendering optional). rock walls, landscaped entrance with signage

Is the developer/owner proposing the construction of any new bus stops or bus shelters? Yes ___ No XX Explain: _____

Is there existing landscaping on the property? some

Are there existing buffers on the property? rock walls

Is there existing parking on the property? Yes XX No ___

If yes, is it paved? Yes XX No ___

How many spaces? 156 How many accessible? 10

Attachments

Please attach the following: (* indicates optional item)

Location map

~~Subdivision Plat (If applicable)~~

Proposed building elevations

*renderings of architectural or site design features

*other pertinent information

Robledo Ridge

Robledo Ridge will be the complete transformation of a HUD subsidized affordable multifamily property. In 1978, the Las Cruces Housing Development Corporation issued one tax-exempt multifamily bond to construct two geographically separate affordable housing communities. Burley Court is forty units for seniors in south central Las Cruces. Valley Vista is sixty-one units for families in northwest Las Cruces close to Mayfield High School. Both properties receive full HUD HAP rental assistance under one HAP Contract that is administered by the Housing Authority of the City of Las Cruces. The transformation of Valley Vista to Robledo Ridge will require a refinancing of both properties and a HUD approved transfer of physical assets. Burley Court and the new Robledo Ridge will continue to serve very low income residents through the benefit of the HUD HAP contract which will continue to run through 2019. The Housing Authority of the City of Las Cruces and the New Mexico Housing Corporation will be the new co-general partners of Robledo Ridge LLLP.

Despite two previous refinancing of the underlying bonds, Valley Vista has never undergone a substantial or even a moderate revitalization of the unit interiors, exteriors, site infrastructure, and landscaping. Covering more than fifteen acres, the detached and semi-detached units resemble a very low income residential neighborhood that is showing distressed physical condition. Unit interiors have been maintained; however, all physical elements are original and have not been retrofitted or updated. Kitchen and living areas are undersized and not adequate to serve the large families that occupy the three, four and five bedroom units.

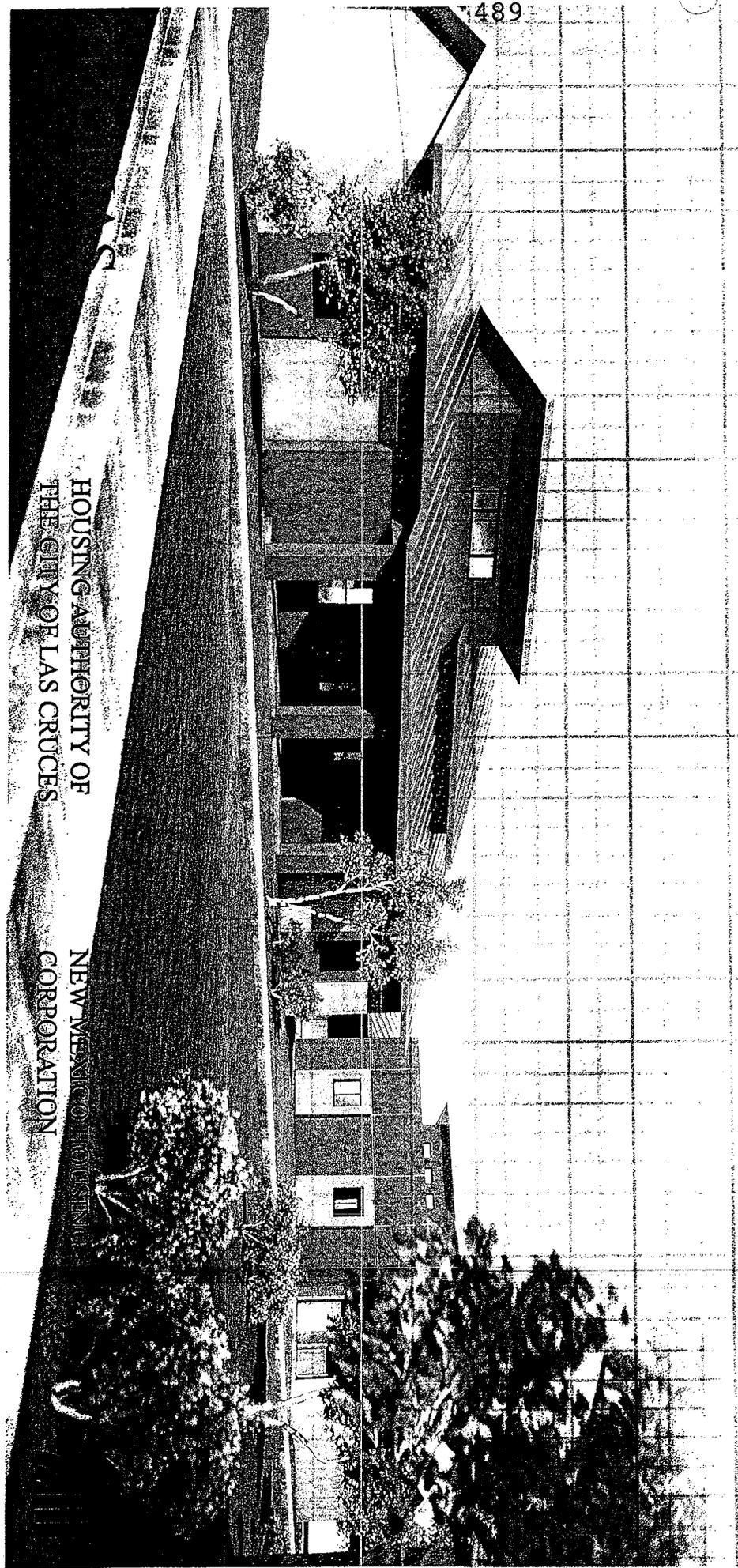
The substantial revitalization of Valley Ridge and transformation to Robledo Ridge will involve an extensive exterior and interior rehabilitation of the units. Critical items for improvement will include expanded kitchens by adding a new kitchen addition to each unit. New kitchens will offer adequate size, work areas, and storage areas for large families. The new kitchens will have new cabinets, countertops, sinks, plumbing fixtures, flooring and appliances. The kitchen additions will also create new laundry, mechanical, and storage areas. Presently, the existing roof design and exterior wall systems do not provide adequate thermal insulation. New sloping roofs will be added to all buildings allowing for adequate roof insulation and the installation of new ductwork for the installation of new high efficiency furnaces and refrigerated air. The new roof lines will bring sunlight into the units and also create area for new exterior porches and outdoor living areas. The existing stucco on exterior walls will be removed to allow for a complete re-insulation of the units.

Robledo Ridge will emerge from the extreme revitalization of Valley Vista with a Gold Certification under the LEED rating system. A new community building for the residents with new playground areas and multi-purpose rooms for the delivery of resident services will help create a new sense of community. A complete transformation of the site and grounds will feature new pedestrian paths and green areas combined with xeriscape landscape design. Eleven new market three bedroom units will also be constructed to utilize excess areas of the site. This will also create a mixed income community ~~allowing for more diversification of the residents.~~

Robledo Ridge is located on a major north/south business and residential corridor close to schools and shopping. The extreme physical transformation of the apartment community will set an example to the neighborhood and community that affordable housing can and should be a key element in neighborhood stabilization and is capable of leading neighborhood transformation.

ROBLEDO RIDGE APARTMENTS

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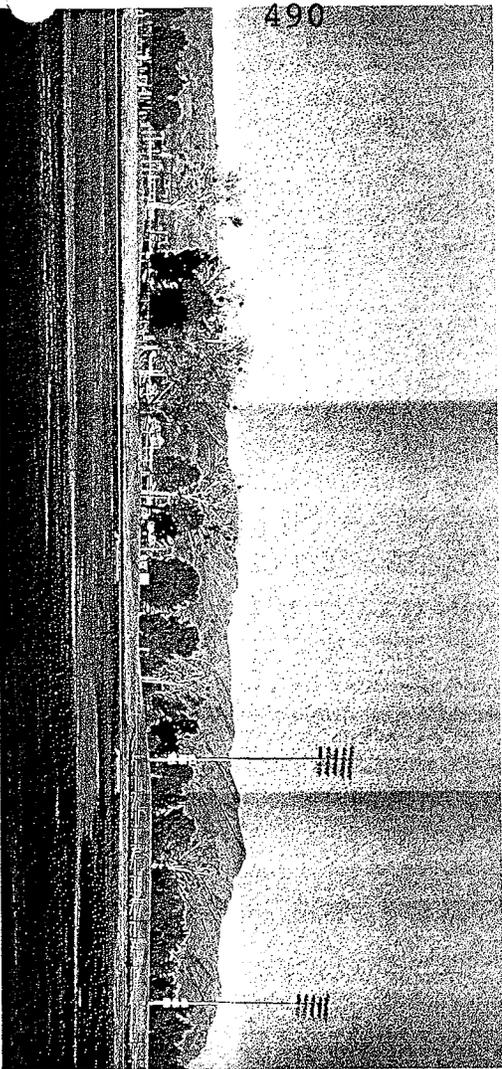
HOUSING AUTHORITY OF
THE CITY OF LAS CRUCES

NEW MEXICO HOUSING
CORPORATION

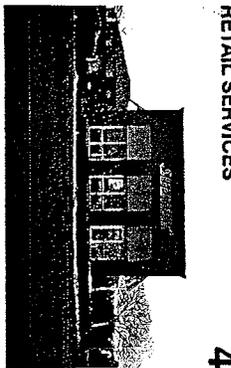
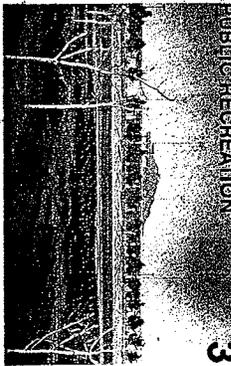
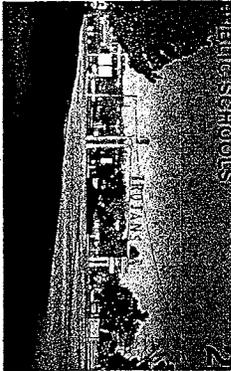
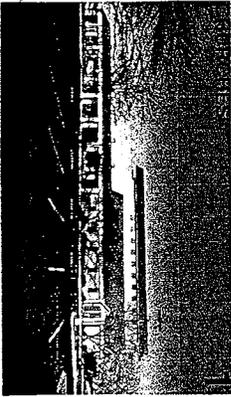
DESIGN NARRATIVE CONTEXT

ROBLEDO MOUNTAINS

The Valley Vista housing complex was originally designed and constructed as a Section 8 housing development in 1978 by the Housing Authority of the City of Las Cruces. Located in the northern part of the city, this development has served the residents of the community for over 30 years. During this time, the city has seen many changes in the area. Most of this area has traditionally been used for agriculture, but today it reflects a diverse mix of agricultural, public, residential, commercial, and recreational uses. Located in the heart of this diversity is the existing Valley Vista housing complex. This complex is within walking distance of retail services, restaurants, churches, a high school, a middle school, and public recreational fields. With such a significant location and as a result of the age of the facilities, the existing site and dwelling units are in need of renovation and modification. This community will be transformed to reflect and enhance the progress of the area. The renewed development will be renamed to Robledo Ridge as part of this transformation. The new identity is taken from the Robledo Mountains located northwest of the site.



CONTEXT PHOTOS



3 PUBLIC RECREATION

4 RETAIL SERVICES

5 AGRICULTURE

LANDSCAPE PLAN

LANDSCAPE DESCRIPTION

THE LANDSCAPING WILL BE DESIGNED TO COMPLEMENT THE AREA WHILE SUPPORTING THE URBAN LEAD MEASURES THROUGH A XERISCAPE DESIGN SCHEME.

NATIVE AND DROUGHT TOLERANT PLANTS AND TREES WILL MAKE UP THE MAJORITY OF THE DESIGN WITH VERT LIMITED USE OF PLANTS REQUIRING MODERATE WATER USE. ALL UNDERGROUND DRAIN SYSTEMS WILL BE INSTALLED WITH DRAINAGE PIPING AND TO HELP IMPROVE/ALTERNATE DRAINAGE CONTROL SYSTEMS.

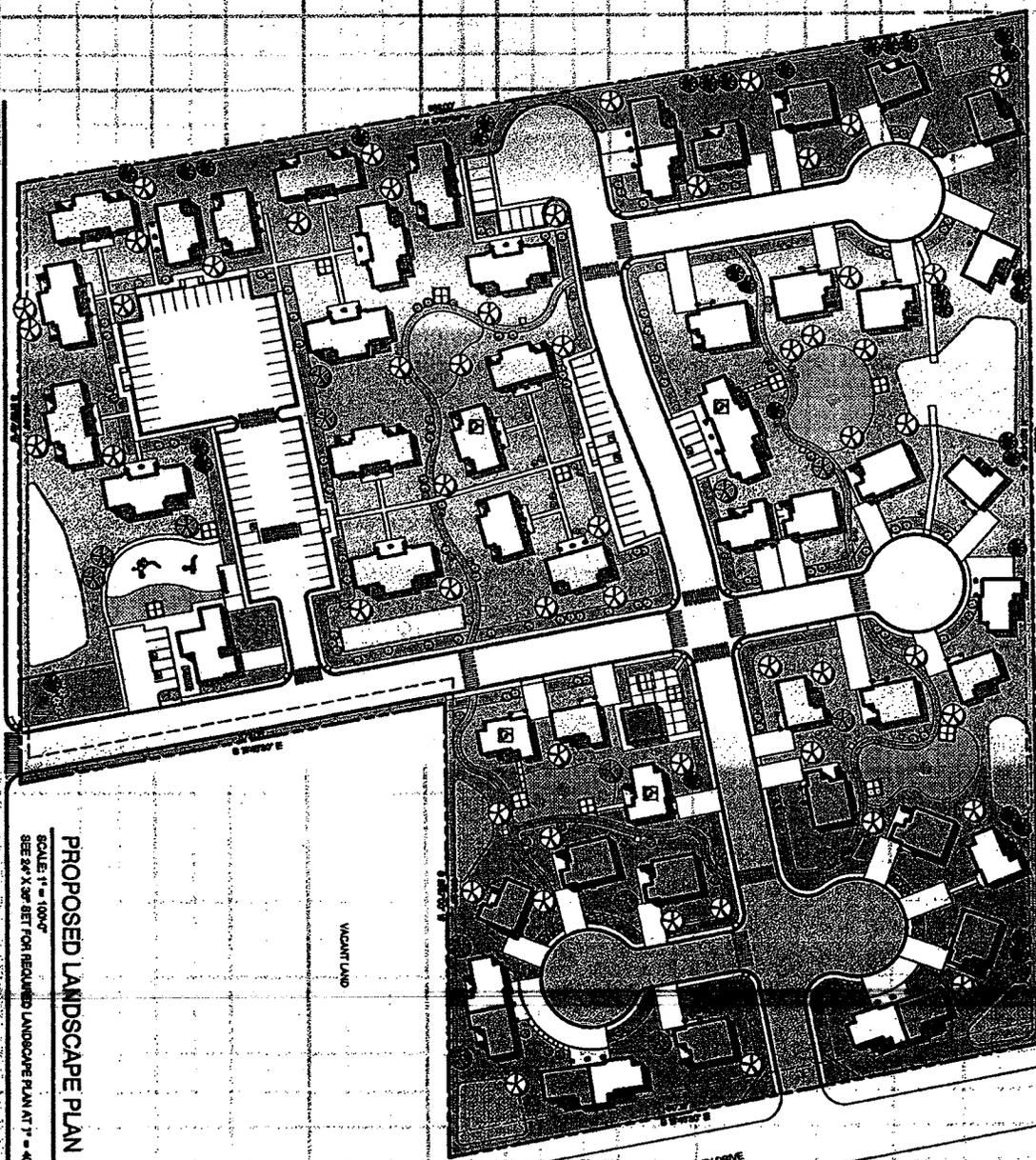
A NEW 10'-0" WIDE LANDSCAPE BUFFER WILL BE CREATED ALONG THE MAIN ACCESS DRIVERS TO HELP CONTROL DRAINAGE AND PROVIDE A BUFFER BETWEEN THE STREETS AND DWELLING UNITS

LEGEND

- 1' Oak Shade
- 2' Oak Shade
- 3' Oak Shade
- 4' Oak Shade
- 5' Oak Shade
- 6' Oak Shade
- 7' Oak Shade
- 8' Oak Shade
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- 94' Oak Shade
- 95' Oak Shade
- 96' Oak Shade
- 97' Oak Shade
- 98' Oak Shade
- 99' Oak Shade
- 100' Oak Shade

PLANT LEGEND

| KEY | COMMON NAME | SIZE & DESCRIPTION |
|-----|-------------|-----------------------|
| A | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| B | Chionodoxa | 7' Oak 10' Hgt. 8" DB |
| C | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| D | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| E | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| F | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| G | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| H | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| I | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| J | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| K | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| L | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| M | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| N | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| O | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| P | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| Q | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| R | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| S | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| T | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| U | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| V | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| W | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| X | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| Y | Hamamelis | 7' Oak 10' Hgt. 8" DB |
| Z | Hamamelis | 7' Oak 10' Hgt. 8" DB |



PROPOSED LANDSCAPE PLAN

SCALE: 1" = 100'
SEE 24' X 36' SET FOR REQUIRED LANDSCAPE PLAN AT 1" = 40'



DESIGN NARRATIVE-SITE

SITE IMPROVEMENTS

Robledo Ridge currently offers a mix of one, two, three, four, and five bedroom units. The one and two bedroom units are organized into duplex buildings located around centralized parking areas. Three, four and five bedroom units are grouped together, but are organized around cul-de-sac drives similar to a standard residential neighborhood. Parking is provided by concrete driveways at each unit. Large open space between the units is dedicated to drainage, but lacks definition which makes it difficult to use and maintain. The proposed site design concept will help define these open spaces and enhance the connection between the two site organizations. Wandering pedestrian paths that lead to five community spaces will provide the link between the different areas of the site. The community space will include a small area of drought resistant Bermuda grass, picnic shelters, and two of the spaces will provide new playground equipment. The paths will be lighted and provide an alternate route for pedestrians away from vehicle traffic areas. Small grass areas are included to provide pleasant areas for the residents to gather, but will also serve to control and direct stormwater runoff. Landscaping will also be used to provide a buffer between the access drives and the buildings. All existing mature trees will be saved unless they conflict with new construction and the remainder of the site will be enhanced with xeriscape design in order to control dust and weeds. A new commons building will also be added to define the main entry to the site and to improve amenities available to the residents.

SITE ANALYSIS



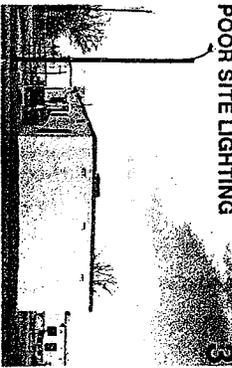
SITE PHOTOS



1 MAINTAIN DRAINAGE



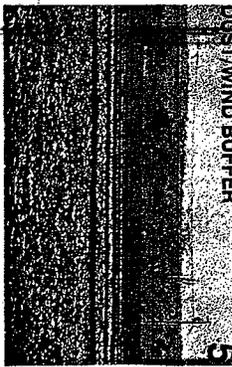
2 REDEFINE SITE THRU TRAFFIC



3 POOR SITE LIGHTING



4 TRAFFIC SIGNAL



5 DISTANCE BUFFER

PROJECT DATA

CODE ANALYSIS

ZONING MAP

APPLICABLE CODES:

2006 INTERNATIONAL RESIDENTIAL CODE (COMMONS BLDG)
 2006 INTERNATIONAL BUILDING CODE (COMMONS BLDG)
 CITY OF LAS CRUCES DESIGN STANDARDS
 CITY OF LAS CRUCES ZONING CODE

ZONE:
 PUD A-2-CITY OF LAS CRUCES WILL REQUIRE RE-ZONING.
 R-2 RECOMMENDED

MINIMUM LOT SIZE:

1000 SF

ACTUAL LOT SIZE:

15.00 ACRES (693,400 SF)

REQUIRED BUILDING SETBACKS:

FRONT = 20'
 REAR = 7'
 SIDE = 7'

MAXIMUM BUILDING HEIGHT:

35'-0"

ACTUAL BUILDING HEIGHT:

49'-0"

OFF-STREET PARKING:

REQUIRED:
 DUPLEX: 1-2 SPACES/UNIT
 SINGLE FAMILY: 2 SPACES/UNIT
 COMMONS: 1 SPACE/800 SF = 3 SPACES
 TOTAL SPACES REQ: 71 UNITS X 2 + 3 = 145
 PROVIDED: 156 SPACES
 10 ACCESSIBLE SPACES PROVIDED

OCCUPANCY:

(APARTMENTS) RESIDENTIAL CODE
 A-3 (COMMONS BUILDING)

CONSTRUCTION TYPE: TYPE V-B (COMMONS)

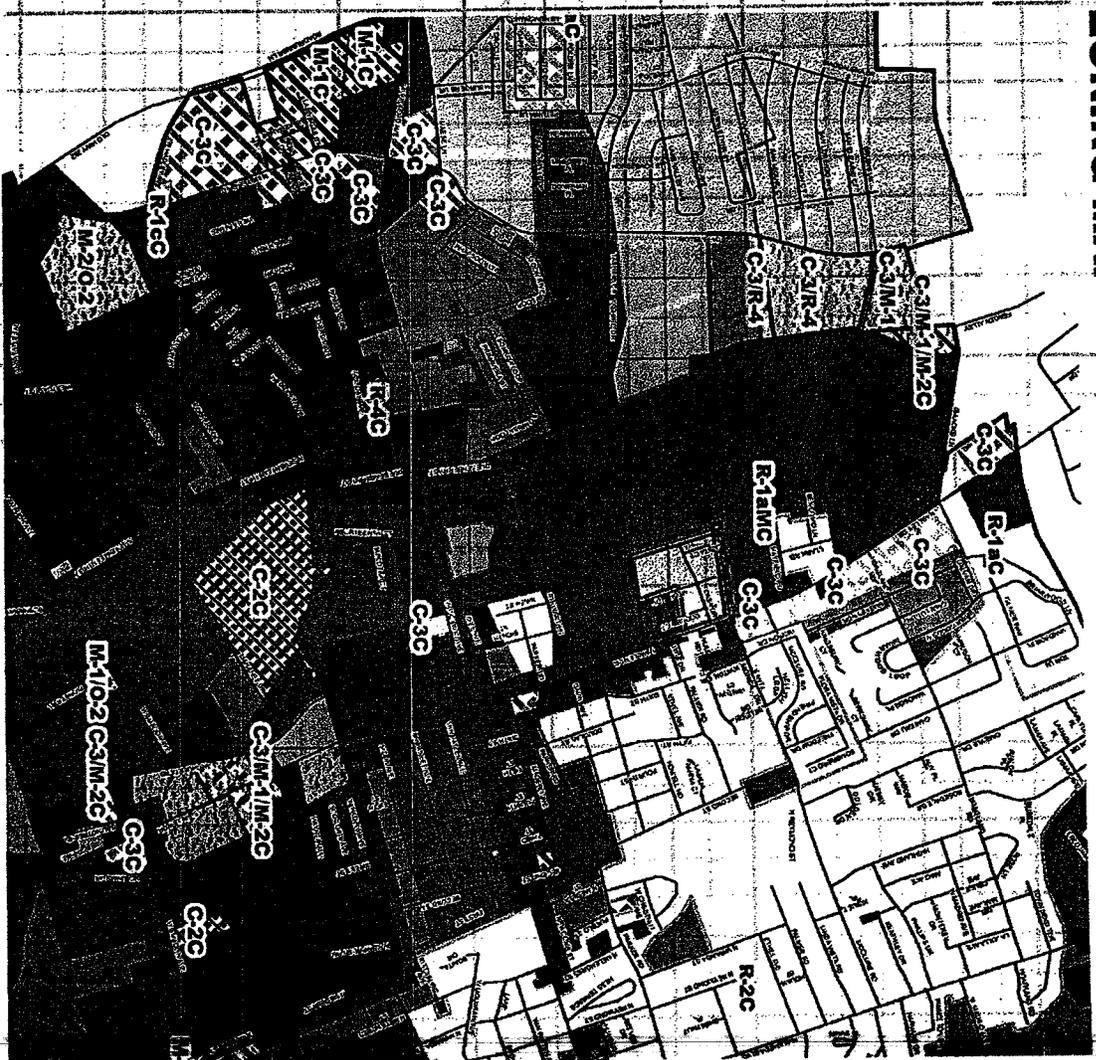
BASIC ALLOWABLE AREA-3=6,000 SF

NOTE:

ALL UNITS SEPARATED BY 1-HOUR WALL ASSEMBLIES

ACCESSIBLE UNIT REQUIREMENTS:

REQUIRED: 5% OF 71 OF UNITS OR 4 UNITS
 PROVIDED: 4 UNITS



| Zoning Legend | |
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| [Symbol] | R-100A |
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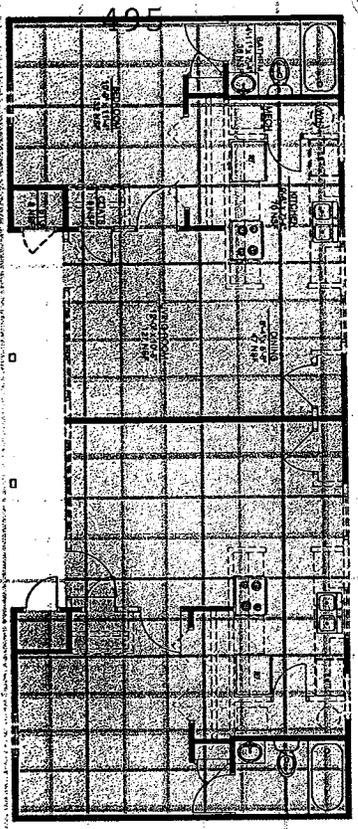
DESIGN NARRATIVE-FLOOR PLANS

FLOOR PLAN IMPROVEMENTS

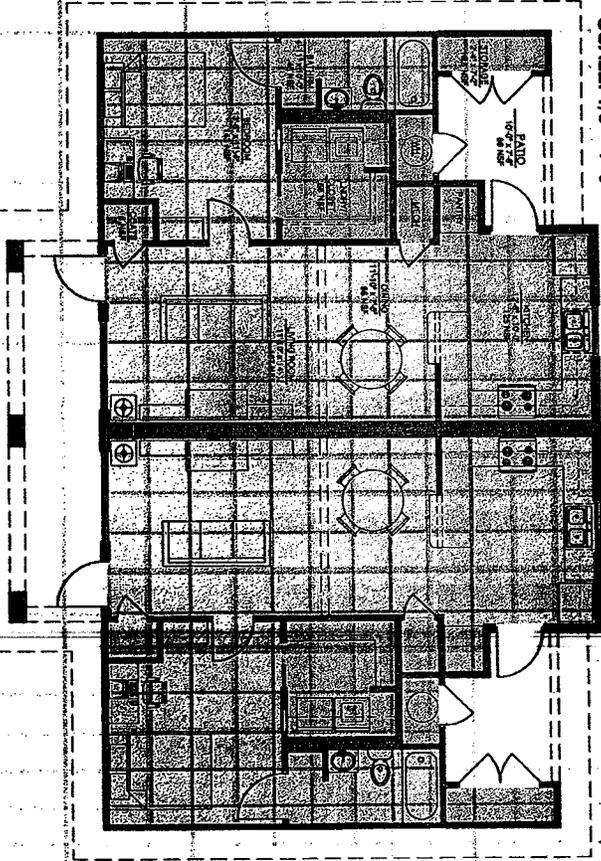
Simple in design and construction, the existing dwelling units provide a functional space, but lack key amenities for current living standards. The critical items for improvement include kitchen layout, laundry areas, storage, and porches for outdoor living space. The proposed design will address these deficiencies by providing a kitchen addition to each unit. This allows for the design of an adequate kitchen, but also frees up existing space which will accommodate new laundry, mechanical, and storage areas. The kitchen addition will be combined with a new covered porch and outdoor storage area creating outdoor living space that is not currently provided. All interior finishes and fixtures will be replaced and evaporative cooling systems will be replaced with refrigerated air.

UNIT A

EXISTING ONE BED
547 SQ. FT.
SCALE: 1/8" = 1'-0"

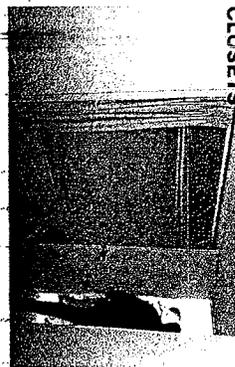
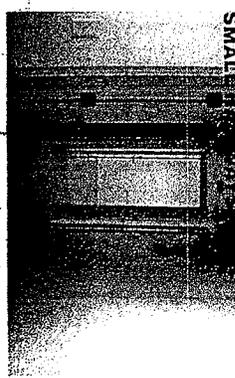
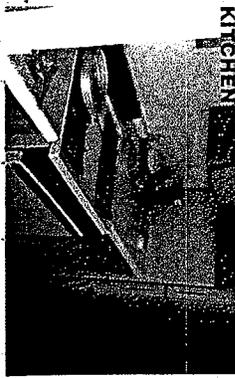
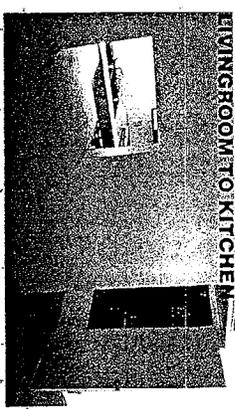


REMODEL ONE BED
1,325 SQ. FT.
SCALE: 1/8" = 1'-0"



- Remodel/new areas
- Refurbished areas

EXISTING INTERIORS



LIVING ROOM TO KITCHEN

KITCHEN

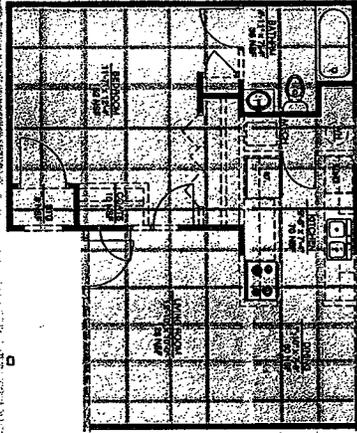
BATHROOMS

SMALL

CLOSETS

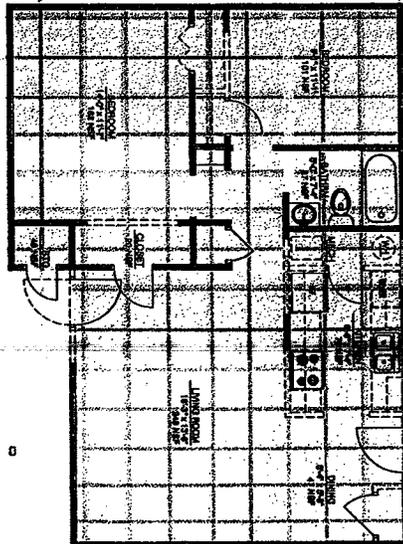
UNIT B-ONE BEDROOM ADA

EXISTING FLOOR PLAN
598 SQ. FT.
SCALE: 1/8" = 1'-0"

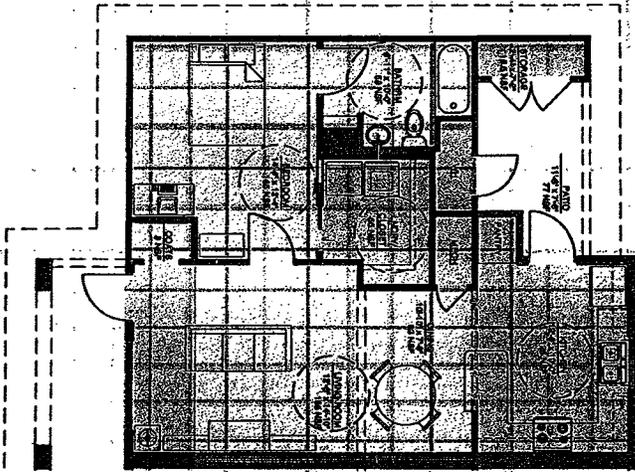


UNIT C-TWO BEDROOM

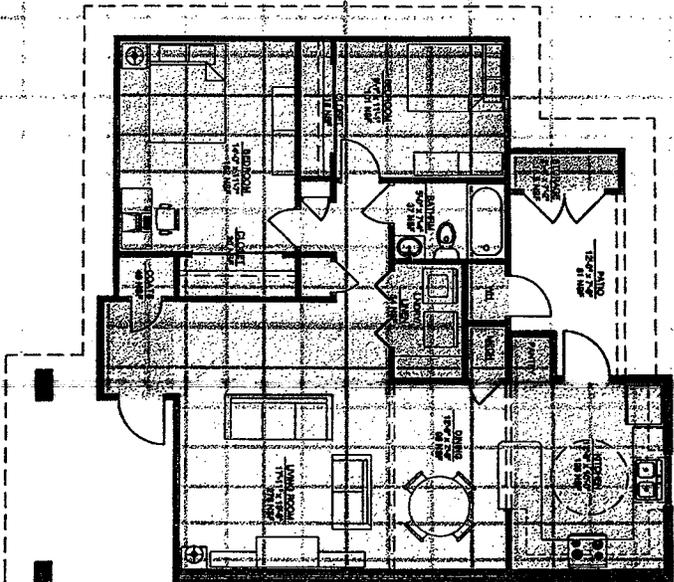
EXISTING FLOOR PLAN
862 SQ. FT.
SCALE: 1/8" = 1'-0"



496
REMODEL FLOOR PLAN
804 SQ. FT.
SCALE: 1/8" = 1'-0"

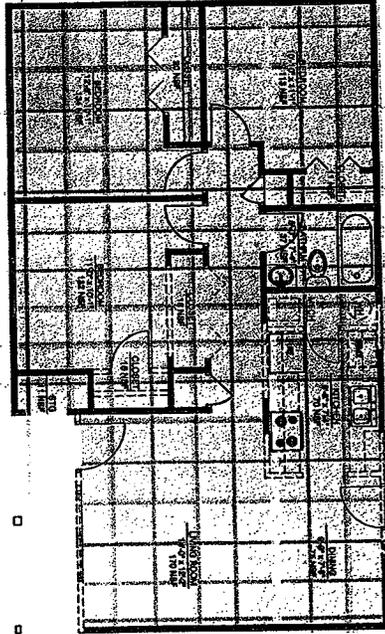


REMODEL FLOOR PLAN
1,046 SQ. FT.
SCALE: 1/8" = 1'-0"



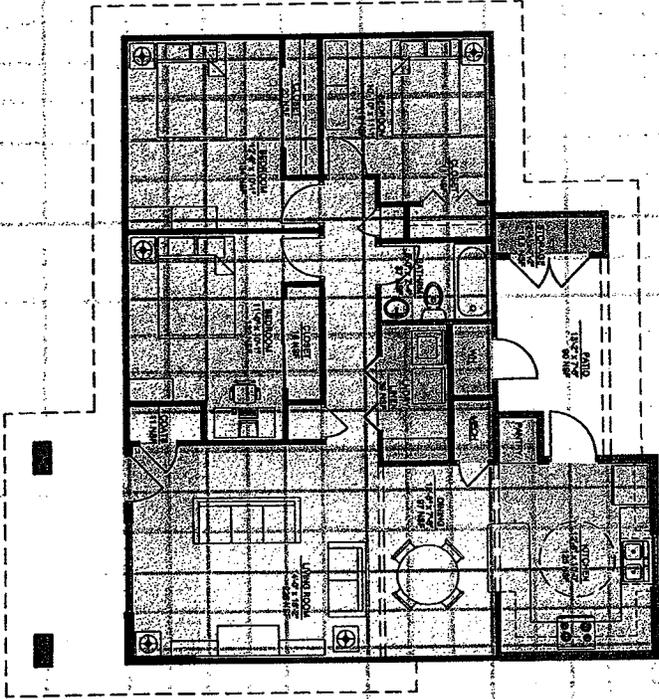
UNIT D.E. & F. THREE BEDROOM

EXISTING FLOOR PLAN
967 SQ. FT.
SCALE: 1/8" = 1'-0"

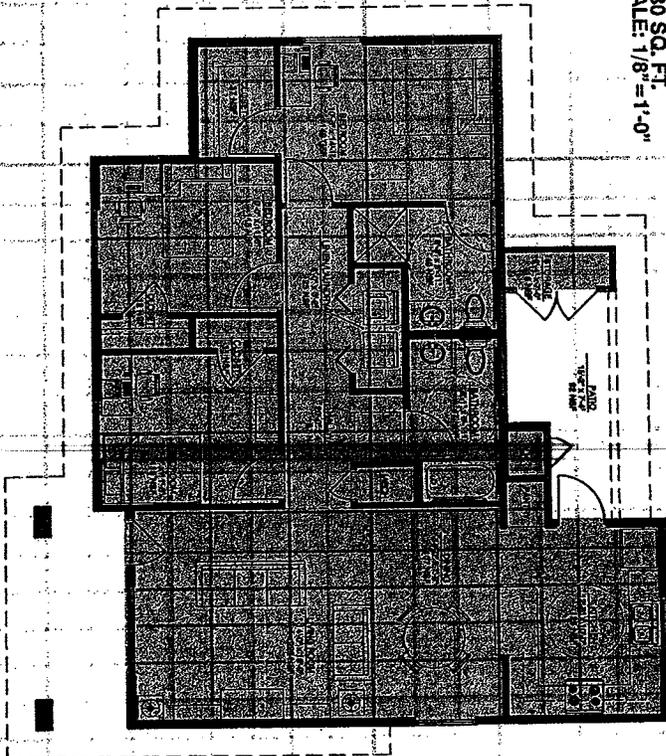


497

REMODEL FLOOR PLAN
1,179 SQ. FT.
SCALE: 1/8" = 1'-0"

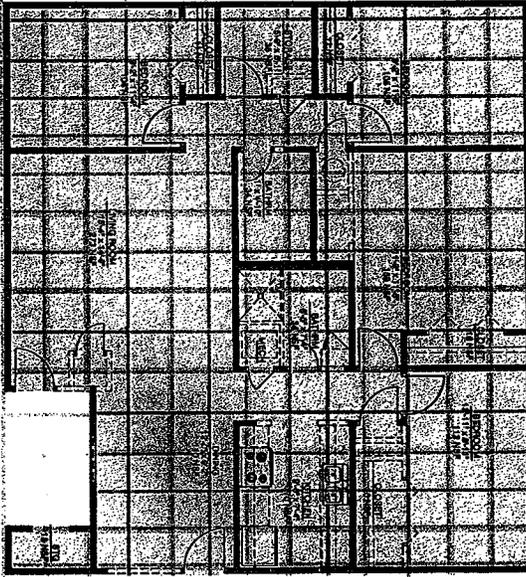


NEW FLOOR PLAN
1,330 SQ. FT.
SCALE: 1/8" = 1'-0"

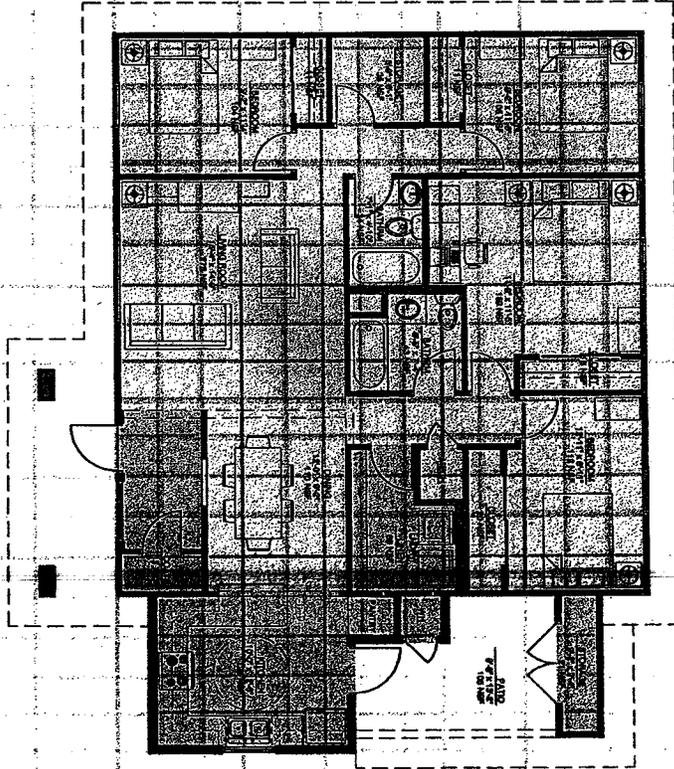


UNIT G-FOUR BEDROOM

EXISTING FLOOR PLAN
1,239 SQ. FT.
SCALE: 1/8" = 1'-0"



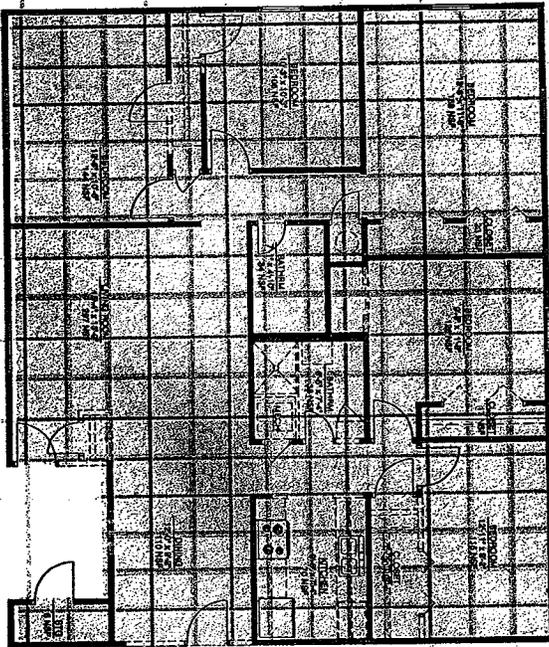
REMODEL FLOOR PLAN
1,467 SQ. FT.
SCALE: 1/8" = 1'-0"



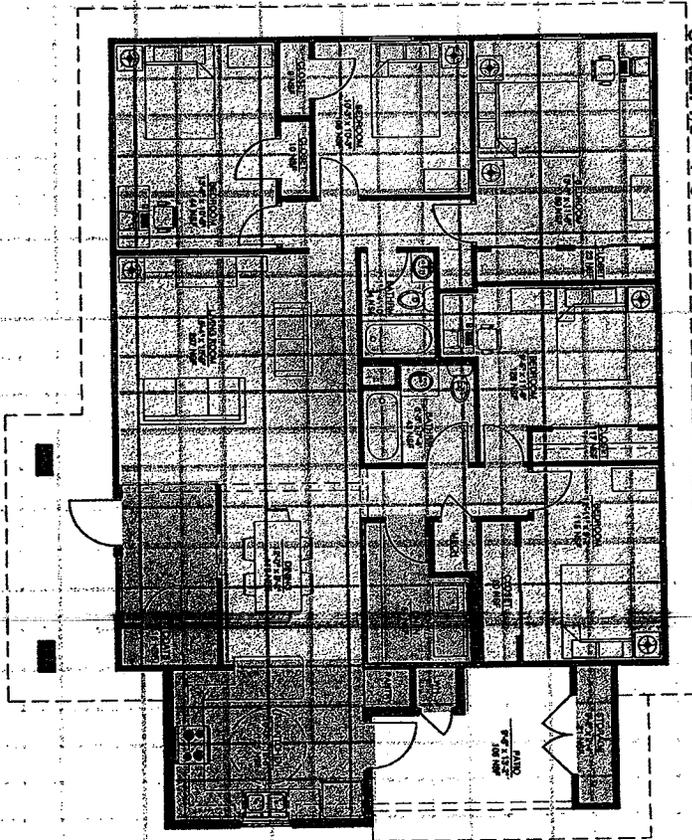
UNIT FIVE BEDROOM

499

EXISTING FLOOR PLAN
1,437 SQ. FT.
SCALE: 1/8" = 1'-0"



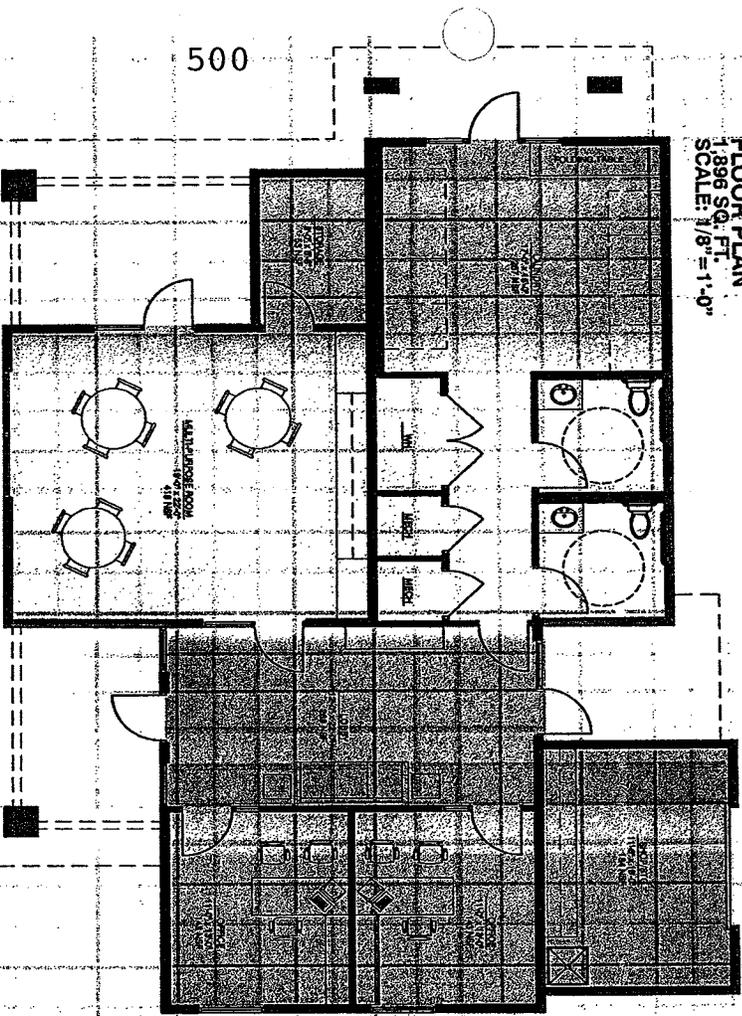
REMODEL FLOOR PLAN
1,677 SQ. FT.
SCALE: 1/8" = 1'-0"



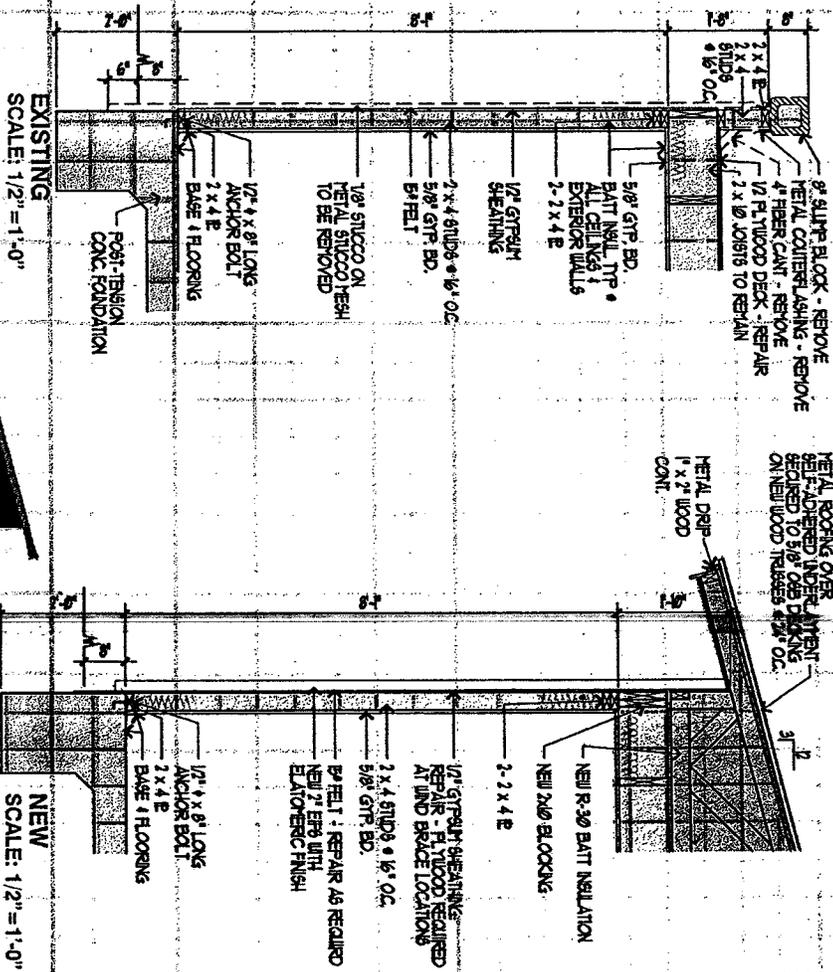
COMMONS BUILDING

EXISTING UNIT WALL SECTIONS

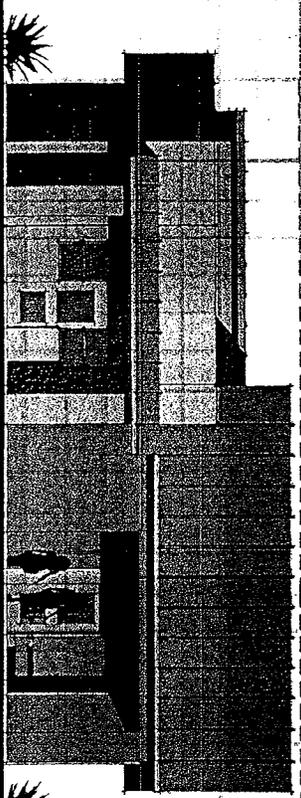
FLOOR PLAN
1,896 SQ. FT.
SCALE: 1/8" = 1'-0"



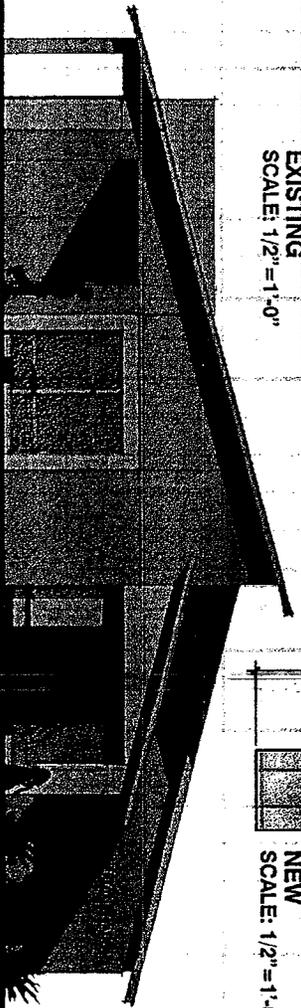
500



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



DESIGN NARRATIVE-ELEVATIONS

BUILDING IMPROVEMENTS

The existing design of the roof and wall systems does not provide adequate thermal insulation and are critical to both the environmental and aesthetic features of this project. In order to create a dynamic aesthetic transformation and improve the energy efficiency of the buildings, new roof lines are being proposed. The new roof structure will be added over existing framing and will provide attic space for insulation, space for new duct work, and will add much needed daylight to the main living space of each unit. Existing exterior stucco will be removed and replaced with an EIFS system and existing doors and windows replaced in order to increase the insulation values of the existing building envelope without affecting interior space dimensions.

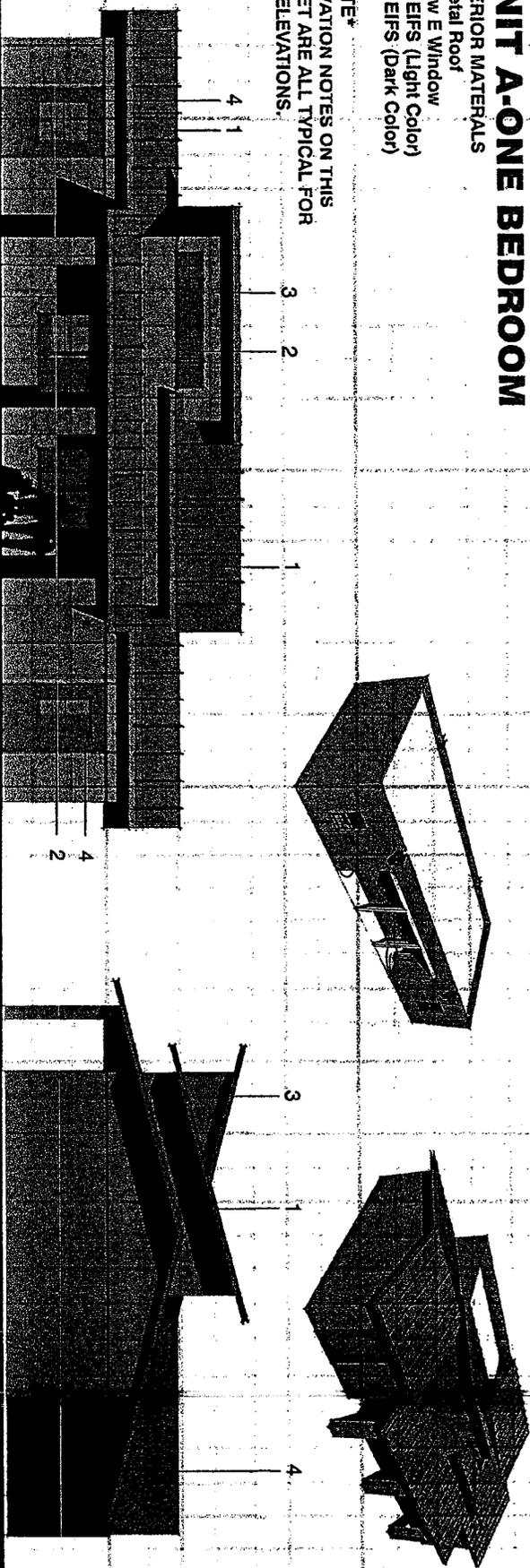
UNIT A-ONE BEDROOM

EXTERIOR MATERIALS

- Metal Roof
- Low E Window
- 3, 2" EIFS (Light Color)
- 4, 4" EIFS (Dark Color)

NOTE
ELEVATION NOTES ON THIS SHEET ARE ALL TYPICAL FOR ALL ELEVATIONS.

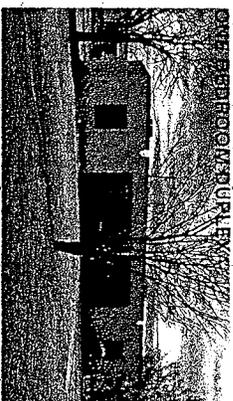
501



FRONT ELEVATION
SCALE: 1/8"=1'-0"

SIDE ELEVATION
SCALE: 1/8"=1'-0"

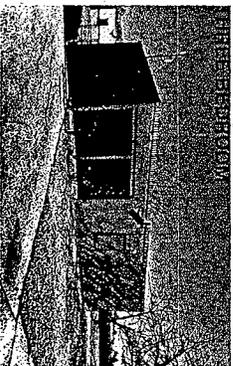
EXISTING UNITS



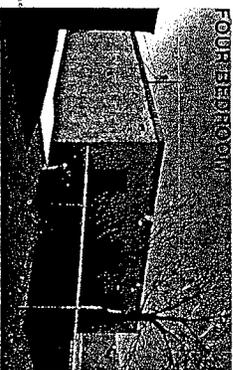
TWO BEDROOM DUPLEX



THREE BEDROOM DUPLEX



FOUR BEDROOM

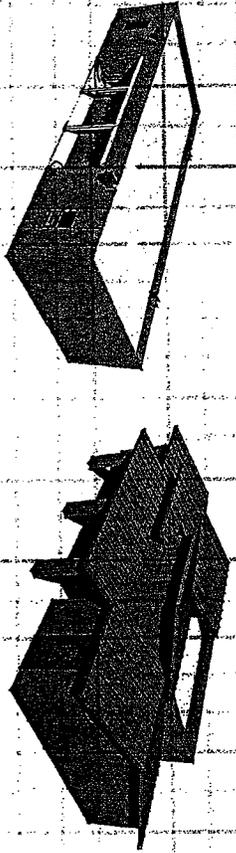


FOUR BEDROOM



FIVE BEDROOM

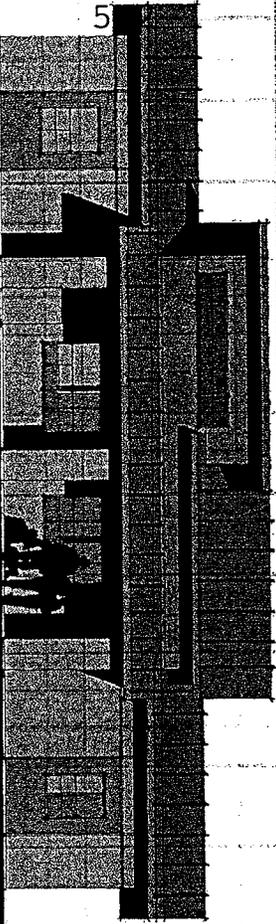
UNIT B-ONE BEDROOM ADA



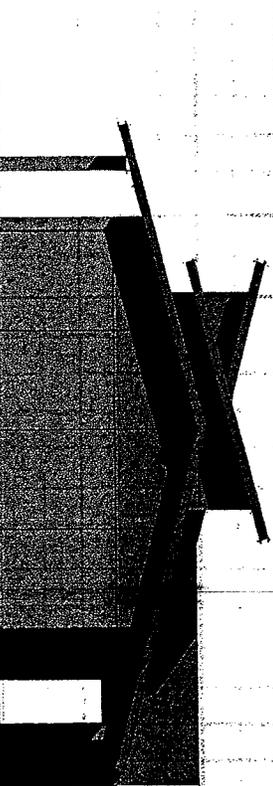
UNIT C-TWO BEDROOM



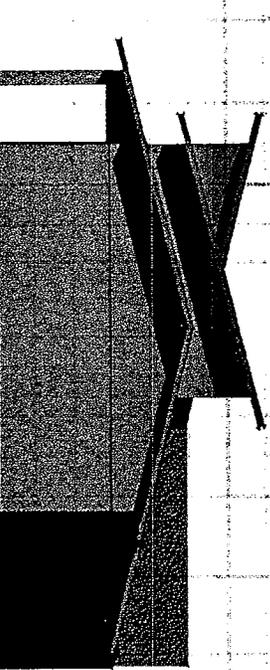
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



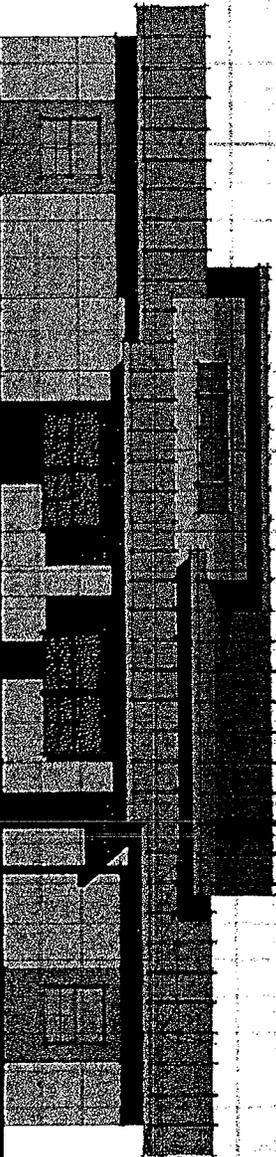
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



COMPREHENSIVE PLAN ELEMENTS AND POLICIES

Land Use Element, Goal 1 (Land Uses)

Policy 3.4 High density uses shall be encouraged to concentrate in and around transportation and communication corridors, thereby supporting a mixed distribution of uses. Lower and rural density residential uses shall be located away from such corridors.

Policy 3.5 All residential development shall address the following urban design criteria: compatibility to the adjacent neighborhood in terms of architectural design, height/density, and the provision of landscaping. Architectural and landscaping design standards for residential uses shall be established in the Comprehensive Plan Urban Design Element.

Policy 3.10 High density residential uses shall be located and designed to minimize traffic flow through adjacent neighborhoods, and should locate on or near existing or future planned transit routes.

Housing Element (Goal 1 Housing Availability and Affordability)

Policy 1.1.2. Encourage the use of alternative housing types, styles, and living arrangements (i.e. Conventional Single Family Homes, Apartments, Mobile Homes, Modular Homes, Group Homes, Housing for Older Persons, Accessory Units, Transitional Housing etc.) as a means of making available additional housing opportunities for those who may not otherwise obtain suitable housing through conventional means.

Policy 1.1.3. Work with applicable agencies such as the Las Cruces Home Builder's Association and local housing corporations/organizations to collaboratively monitor housing trends and market demands to ensure that the housing stock remains at levels suitable to support population increases and overall housing demand. Throughout this process, emphasis should be placed on ensuring that greater cooperation exists amongst all parties interested in providing housing opportunities within Las Cruces.

Policy 1.2.4. The City should continue to seek out new and strengthen its existing Federal housing programs which provide housing opportunities for low and moderate income families.

ZONING: PUD TO R-2

OWNER: HOUSING AUTHORITY OF
THE CITY OF LAS CRUCES

504
Aerial View

PARCEL: 02-00734
DATE: 07/20/2011

ATTACHMENT #4

Subject Property



This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the City (575) 528-3043.

Legend

- Public_Facilities
- City Parcel
- ▬ Interstates_Highway
- EBID Water System
- +— Railroad
- ▨ Arroyo
- ▨ Rio Grande



150 75 0 150 300 450
Feet

Community Development Department
700 N Main St
Las Cruces, NM 88001
(575) 528-3222

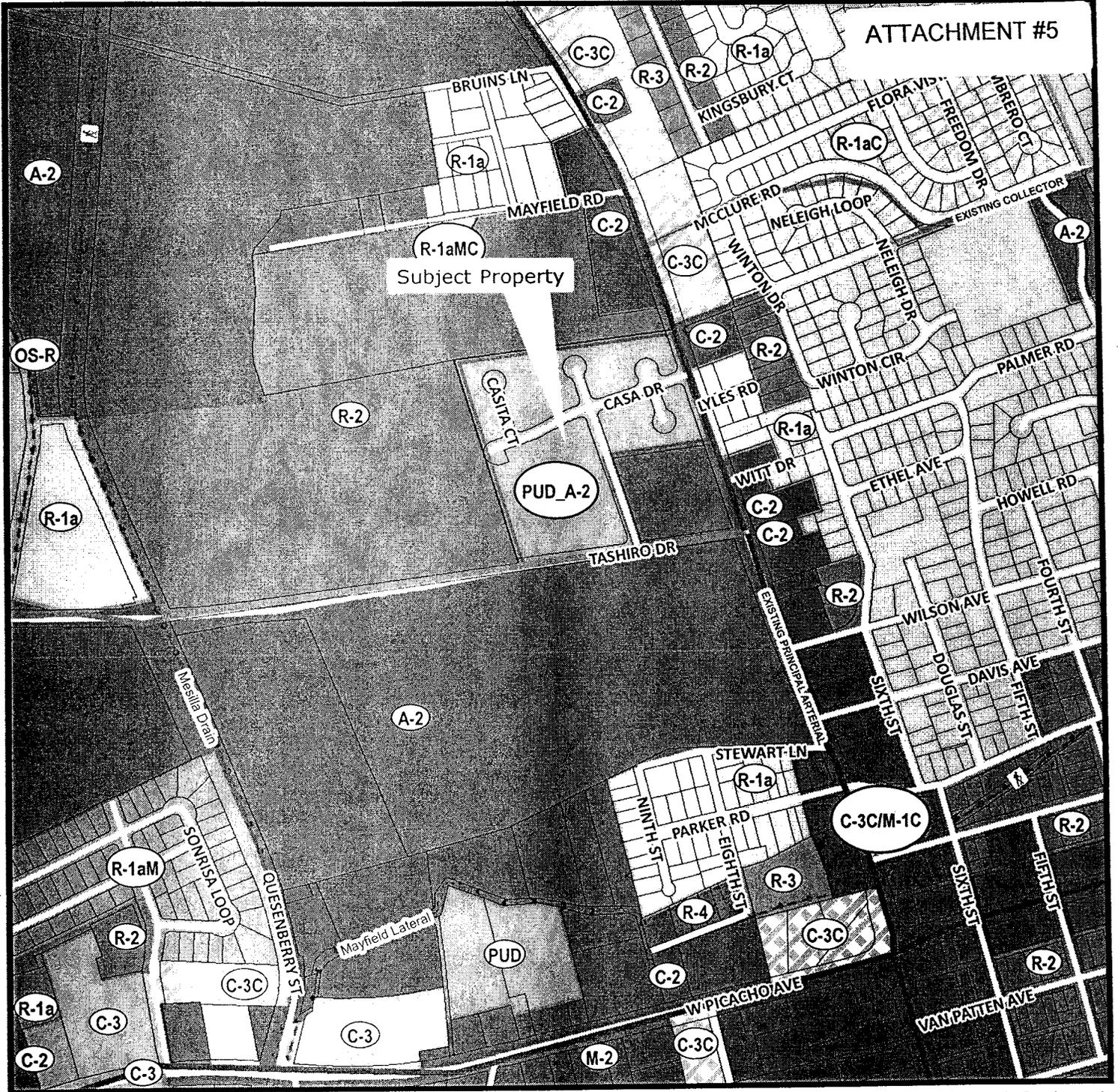
ZONING: PUD TO R-2

OWNER: HOUSING AUTHORITY OF THE CITY OF LAS CRUCES

Zone Map

PARCEL: 02-00734
DATE: 07/20/2011

ATTACHMENT #5



This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the City (575) 528-3043.

Legend

| | | | |
|-------------------------------|-------------------------------|----------------------------------|------------------------|
| ● Public_Facilities | ▬ EXISTING LIMITED ACCESS | ▬ PROPOSED INTERCHANGE/UNDERPASS | ▬ Non Designated Trail |
| ▬ EXISTING PRINCIPAL ARTERIAL | ▬ PROPOSED PRINCIPAL ARTERIAL | ▬ Proposed Paved EBID | |
| ▬ EXISTING MINOR ARTERIAL | ▬ PROPOSED MINOR ARTERIAL | ▬ Proposed Unpaved EBID | |
| ▬ EXISTING COLLECTOR | ▬ PROPOSED COLLECTOR | ▬ City Parcel | |
| ▬ PROPOSED LIMITED ACCESS | ▬ PROPOSED CORRIDOR | ▬ Interstates_Highway | |
| | | ● EBID Water System | |
| | | — Railroad | |
| | | ▬ Rio Grande | |
| | | ▬ Arroyo | |


 150 0 150 300 450 600 750
 Feet

Community Development Department
 700 N Main St
 Las Cruces, NM 88001
 (575) 528-3222

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

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

STAFF PRESENT:

Cheryl Rodriguez, Development Services Administrator
Paul Michaud, Senior Planner
Adam Ochoa, Acting Senior Planner
Helen Revels, Planner
Lorenzo Vigil, Acting Assistant Planner
Billy Chaires, Fire Department
Mark Dubbin, Fire Department
Jared Abrams, CLC Legal Staff
Bonnie Ennis, Recording Secretary

I. CALL TO ORDER (6:00 pm)

Scholz: Good evening. Welcome to the Planning and Zoning Commission for July 26, 2011. My name is Charlie Scholz. I'm the Chair. I'll introduce the members of the Commission in just a moment. No, I'll introduce them right now, as a matter of fact. On my far right, Commissioner Shipley; he's the Mayor's appointee. Next to him, Commissioner Crane. Commissioner Crane represents District 4. Next to him, Commissioner Stowe, who represents District 1; then Commissioner Evans who is representing District 5. Is that right, Commissioner Evans? Yes, thank you. Commissioner Bustos represents District 2...3, sorry. I'm skipping over here. Commissioner Beard is representing District 2 and I'm in Council District 6.

II. APPROVAL OF MINUTES – June 28, 2011

Scholz: The first order of business is the approval of the minutes of June 28th. Are there any additions or corrections to the minutes? Commissioner

- 1 Stowe, you'll have to bring your mike down, sir. There we go.
 2
 3 Stowe: I believe the "members present" is from the previous meeting.
 4
 5 Scholz: Yes, as a matter of fact I have a note from the secretary that says,
 6 "Yes, I know. I will fix this problem."
 7
 8 Stowe: That's it.
 9
 10 Scholz: And I was going to call her attention to that, too. Anything else? Okay,
 11 I'll entertain a motion to approve.
 12
 13 Shipley: Move to approve the minutes.
 14
 15 Beard: Second.
 16
 17 Scholz: Okay, Shipley moves and Beard seconds. All those in favor say aye.
 18
 19 All: Aye (Except Commissioner Evans)
 20
 21 Scholz: Those opposed same sign and one abstention, Mr. Evans. Thank you.
 22
 23 **III. POSTPONEMENTS**
 24
 25 Scholz: Okay, our next order of business here is postponements. Are there
 26 any postponements, Mr. Ochoa?
 27
 28 Ochoa: Good evening, gentlemen. Yes, the case number 5 under New
 29 Business, case Z2840, the applicant will not be here this evening for
 30 the hearing of this case and has asked to postpone the case to the
 31 next P & Z meeting, which will be on August 23rd.
 32
 33 Scholz: All right. I'll entertain a motion to postpone case Z2840 to August 23rd.
 34
 35 Stowe: So moved.
 36
 37 Shipley: Second.
 38
 39 Scholz: Stowe moves and Shipley seconds. All those in favor say aye.
 40
 41 All: Aye.
 42
 43 Scholz: Those opposed same sign. So Z2840 is postponed until August 23rd.
 44 And that's it on postponements.
 45
 46 Ochoa: That's it. Yes, sir.
 47

1 Scholz: All right.

2

3 **IV. CONSENT AGENDA**

4

5 Scholz: The next item is what we call the Consent Agenda and there are two
6 items today on the Consent Agenda. Here's how that works: if there's
7 anyone from the Commission or from the staff or from the audience
8 that wishes to comment on cases Z2838 or S-11-016 then we'll take
9 them off the Consent Agenda and put it under New Business. If, on
10 the other hand there's no protest then one vote on the Consent
11 Agenda will approve those two cases. Is there anyone who wishes to
12 speak to Z2838? Commissioner Crane

13

14 Crane: I'd like to ask some questions so I would like it removed from the
15 Consent Agenda.

16

17 Scholz: Certainly, we'll move that to the first item under New Business. How
18 about case S-11-016? Commissioner Shipley, you have some
19 questions on that one? Okay, that'll be our second item under New
20 Business.

21

22 *Those items on the consent agenda will be voted by one motion with the*
23 *acceptance of the agenda. Any Planning and Zoning Commissioner, Staff or*
24 *member of the public may remove an item from the consent agenda for*
25 *discussion by the commission.*

26

27 1. **Case Z2838:** Application of Thomas Hassell on behalf of the Housing
28 Authority of the City of Las Cruces to rezone from PUD (Planned Unit
29 Development) to R-2 (Multi-Dwelling Low Density) on a 15.64 ± acre tract
30 of land located on the west side of Valley Drive 380± feet north of its
31 intersection with Tashiro Drive; a.k.a. 1571 Medina Drive; Parcel ID# 02-
32 00734. Proposed Use: Existing apartment complex that will be
33 rehabilitated and expanded with eleven (11) new dwelling units. Council
34 District 4. **MOVED TO FIRST ITEM UNDER NEW BUSINESS**

35

36

37 Scholz: So for the first case of New Business it is Z2838. Mr. Ochoa, you want
38 to speak to that?

39

40 Ochoa: Yes, sir. Adam Ochoa for Development Services. I'll be glad to
41 answer any questions Commissioner Crane might have or I can do a
42 full presentation if that is something that the Commission would desire.

43

44 Scholz: Commissioner Crane?

45

46 Crane: Yes, I have, I think, two or three questions. One is: are we sure that
47 when the work is done there will not be a decrease in the number of

1 affordable housing apartments in this particular development? It' going
2 to increase, I believe...but I wanted to hear you say so.
3

4 Ochoa: Mr. Chairman, Commissioner Crane, the proposal is to actually
5 increase the number of dwelling units on the apartment complex by
6 eleven dwelling units and the entire dwelling unit apartment complex is
7 a HUD Section 8 kind of assisted living...I'm sorry...not assisted living.
8 It is a HUD program apartment complex, sir. If you'd like more detail
9 on that the applicant is here to answer the questions you might have
10 on that, sir.
11

12 Crane: Okay and during the remodeling of the apartments that are going to be
13 remodeled which, I gather there is quite a number of them; what
14 provisions will be made for the tenants to move elsewhere. Are they
15 simply going to be given notice and, if so, will they be given priority to
16 come back later?
17

18 Ochoa: Mr. Chairman, Commissioner Crane. I'll defer to the applicant for that
19 question.
20

21 Crane: Thank you.
22

23 Scholz: Is the applicant here?
24

25 Ochoa: Yes, sir. He is.
26

27 Scholz: Good.
28

29 Andrews: Good evening. I'm Tom Andrews representing the Housing Authority
30 of Las Cruces and I'm doing the development work on the project. We
31 are not going to displace any people permanently. There might be
32 some temporary relocation as we begin the project we will build the
33 new units first and we'll transition the families into the new units and
34 then start moving the families around. We don't anticipate starting
35 construction until November but we've already notified the families that
36 they're not going to be displaced, there will be no relocation and that
37 we will work with them throughout the construction phase.
38

39 Crane: Thank you.
40

41 Scholz: Okay, any other questions for this gentleman or Mr. Ochoa? I'll
42 entertain a motion to approve case Z2838.
43

44 Crane: So moved.
45

46 Scholz: Is there a second?
47

1 Beard: Second.

2

3 Scholz: Okay, Crane moved and Beard seconded. I'll call the role.
4 Commissioner Shipley.

5

6 Shipley: Aye, findings, discussion and site visit.

7

8 Scholz: Commissioner Crane.

9

10 Crane: Aye, findings, discussion and site visit.

11

12 Scholz: Commissioner Stowe.

13

14 Stowe: Aye, findings, discussion and site visit.

15

16 Scholz: Commissioner Evans.

17

18 Evans: Aye, findings and discussion.

19

20 Scholz: Commissioner Bustos.

21

22 Bustos: Aye, findings and discussion.

23

24 Scholz: Commissioner Beard.

25

26 Beard: Aye, findings and discussions.

27

28 Scholz: And the Chair votes aye, findings, discussion and site visit. So that's
29 approved 7-0.

30

31 2. **Case S-11-016:** Application of Underwood Engineering on behalf of
32 Wilfred E. Binns, property owner, to approve a final plat for 4.72 ± acres
33 known as the Valley and Hoagland Business Park. The final plat
34 proposes to replat three existing tracts of land into four new parcels. The
35 subject properties are located east of Valley Drive and north of Hoagland
36 Road; a.k.a. 1301 Hoagland Road, 1910 and 1970 N. Valley Drive; Parcel
37 ID# 02-22564, 02-22565 and 02-00724; Proposed Use: No charge with
38 the existing commercial uses of a daycare center, restaurant and
39 apartments, Council District 4. **MOVED TO SECOND ITEM UNDER NEW
40 BUSINESS APPROVED 7-0**

41

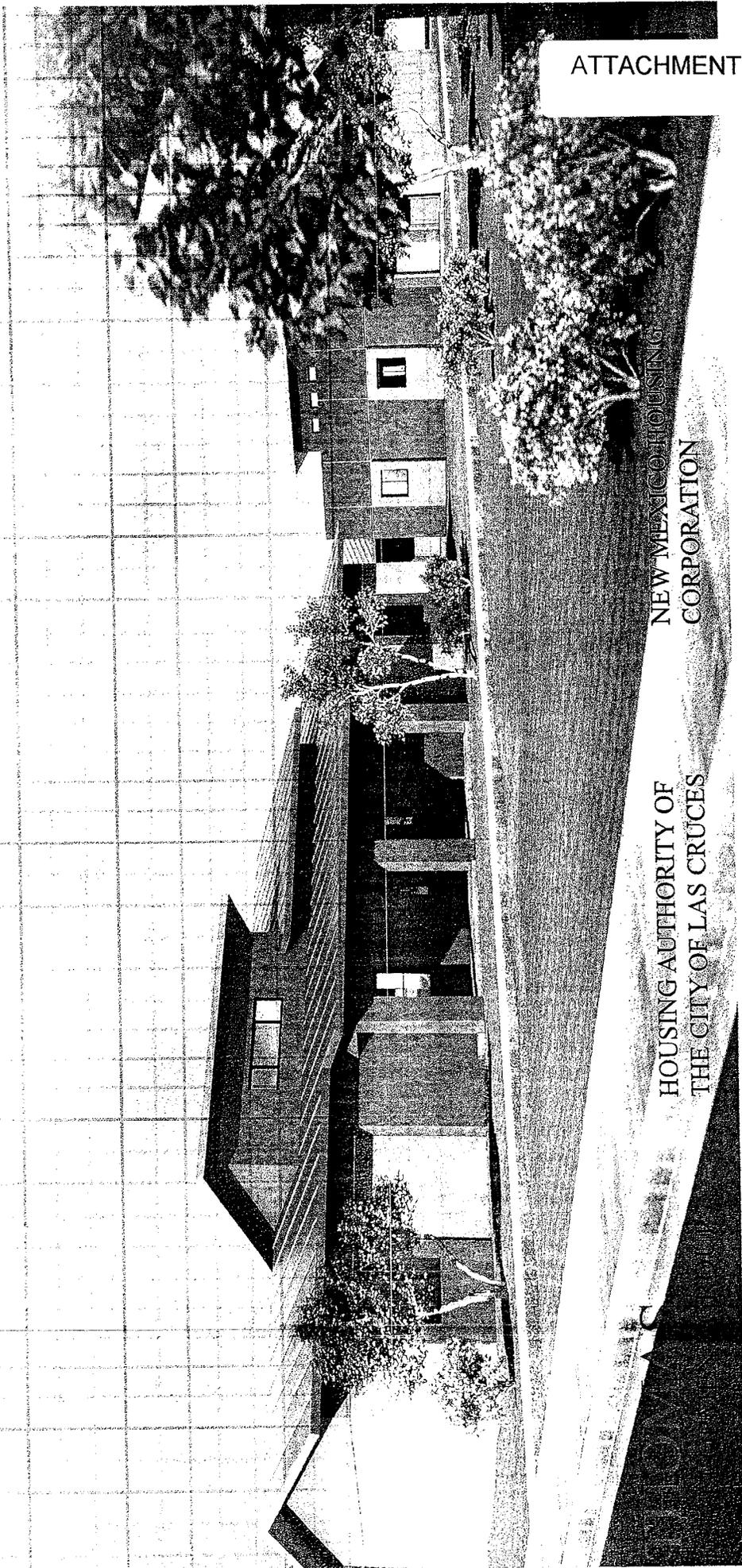
42 Scholz: ~~Our next case is S-11-016. Ms. Revels.~~

43

44 Revels: Good evening, Commissioner Shipley. Do you have any specific
45 questions?

46

ROBLEDO RIDGE APARTMENTS



ATTACHMENT C

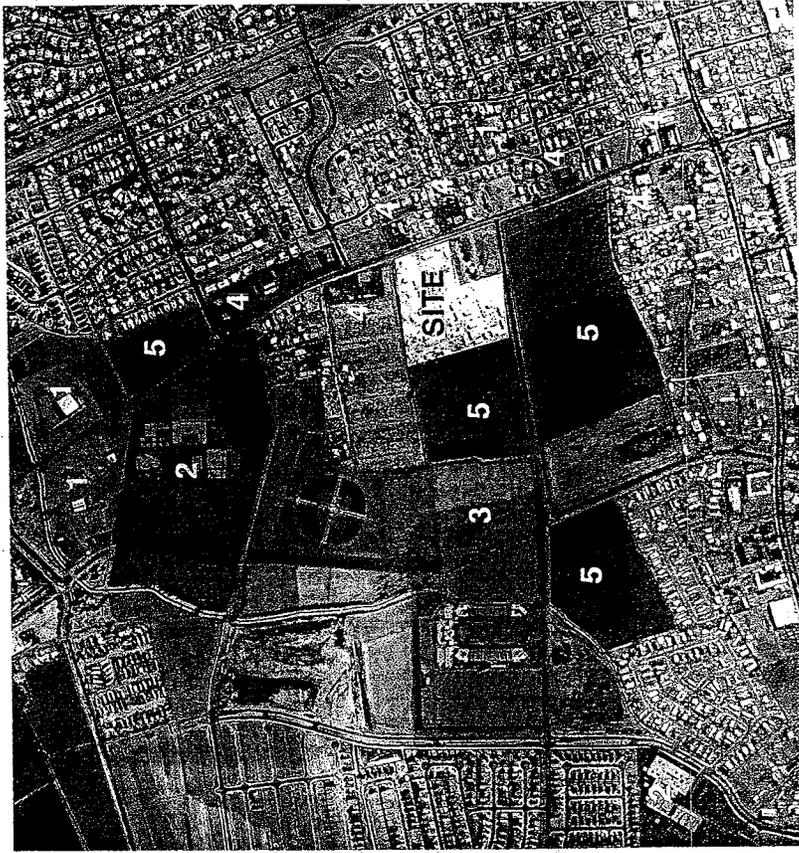
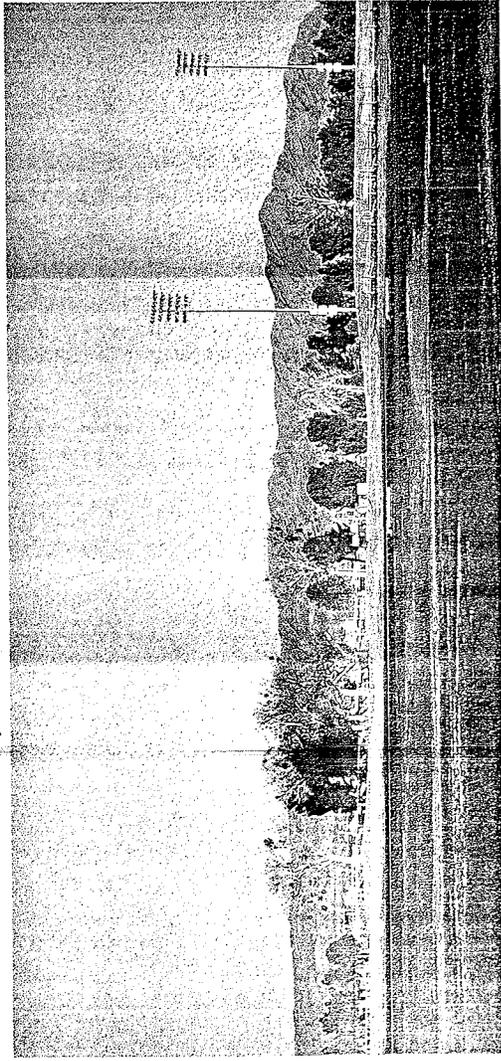
NEW MEXICO HOUSING
CORPORATION

HOUSING AUTHORITY OF
THE CITY OF LAS CRUCES

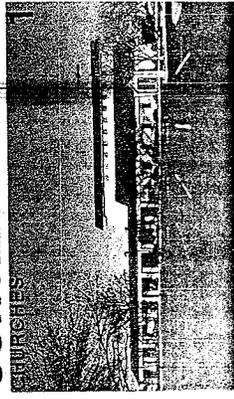
DESIGN NARRATIVE CONTEXT

ROBLEDO MOUNTAINS

The Valley Vista housing complex was originally designed and constructed as a Section 8 housing development in 1978 by the Housing Authority of the City of Las Cruces. Located in the northern part of the city, this development has served the residents of the community for over 30 years. During this time, the city has seen many changes in the area. Most of this area has traditionally been used for agriculture, but today it reflects a diverse mix of agricultural, public, residential, commercial, and recreational uses. Located in the heart of this diversity is the existing Valley Vista housing complex. This complex is within walking distance of retail services, restaurants, churches, a high school, a middle school, and public recreational fields. With such a significant location and as a result of the age of the facilities, the existing site and dwelling units are in need of renovation and modification. This community will be transformed to reflect and enhance the progress of the area. The renewed development will be renamed to Robledo Ridge as part of this transformation. The new identity is taken from the Robledo Mountains located northwest of the site.

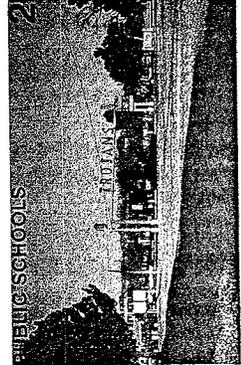


CONTEXT PHOTOS

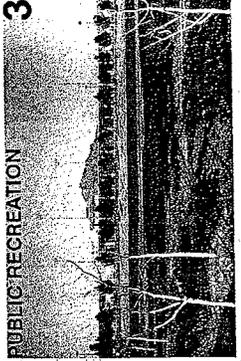


CHURCHES

2



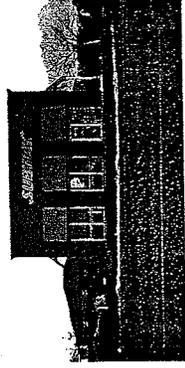
PUBLIC SCHOOLS



PUBLIC RECREATION

3

RETAIL SERVICES



4

AGRICULTURE



5

LANDSCAPE PLAN

LANDSCAPE DESCRIPTION

THE LANDSCAPING WILL BE DESIGNED TO COMPLIMENT THE AREA WHILE SUPPORTING THE USBC LEED MEASURES THROUGH A XERISCAPE DESIGN SCHEME.

NATIVE AND DROUGHT TOLERANT PLANTS AND TREES WILL MAKE UP THE MAJORITY OF THE DESIGN WITH VERY LIMITED USE OF PLANTS REQUIRING MODERATE WATER USE. ALL AREAS WILL BE IRRIGATED THROUGH THE USE OF AN UNDERGROUND DRIP SYSTEM. RAIN WATER WILL BE DIRECTED TOWARDS LANDSCAPE AREAS TO SUPPLEMENT WATERING REQUIREMENTS AND TO HELP IMPROVE CURRENT DRAINAGE CONTROL SYSTEMS.

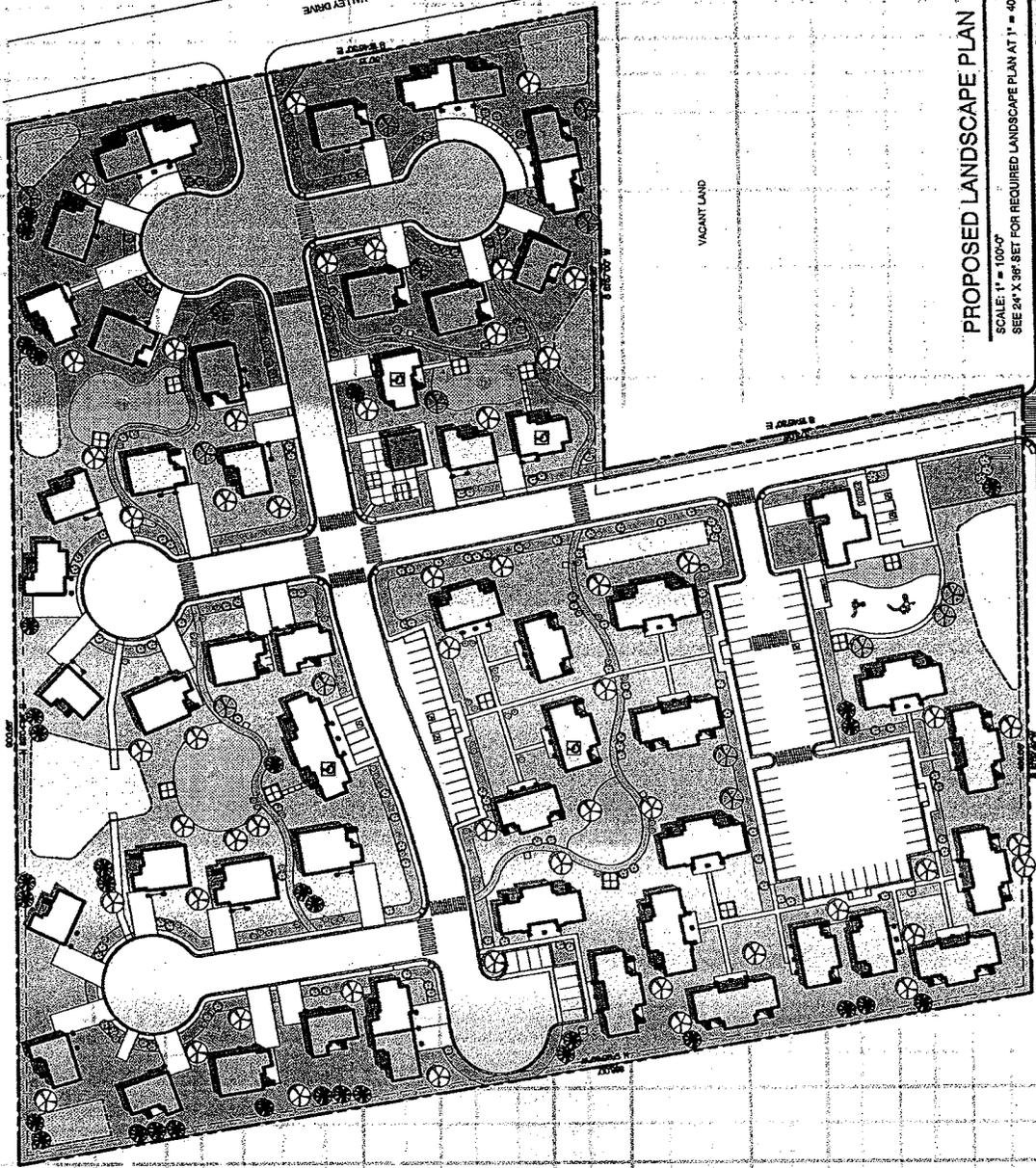
A NEW 10' OR WIDE LANDSCAPE BUFFER WILL BE CREATED ALONG THE MAIN ACCESS DRIVES TO HELP CONTROL DRAINAGE AND PROVIDE A BUFFER BETWEEN THE STREETS AND DWELLING UNITS

LEGEND

- 1 Gal. Shrubs
- 5 Gal. Shrubs
- Deciduous Tree
- Evergreen Tree
- Existing Tree
- All Areas to receive Anyco Rock.
- 2" Depth, no underplantment.
- All Areas to receive rock fines.
- 2" Depth, no underplantment.
- All Areas to receive rock fines.
- 12" Depth, no underplantment.
- All Areas to receive 7/16" Soil.
- no underplantment.

PLANT LEGEND

| KEY | COMMON NAME | SIZE & DESCRIPTION |
|-----|--------------------------|----------------------------------|
| A | Windsor Ash | 2" Cal. 8'-10" Hx 1 1/2" B. & B. |
| B | Chital | 2" Cal. 8'-10" Hx 1 1/2" B. & B. |
| C | Honey Mesquite | 2" Cal. 8'-10" Hx 1 1/2" B. & B. |
| D | Desert Willow | 2" Cal. 8'-10" Hx 1 1/2" B. & B. |
| E | Albany Pine | 5 Gal. 18" x 24" Hx |
| F | Dwarf Texas Sage Pupa | 5 Gal. 18" x 24" Hx |
| G | Croton Myrsine Aserrone | 5 Gal. 18" x 24" Hx |
| H | Red Bird Of Paradise | 5 Gal. 18" x 24" Hx |
| I | Purple Fountain Grass | 5 Gal. 18" x 24" Hx |
| J | Yucca Parviflora | 5 Gal. 18" x 24" Hx |
| K | Regal Hill | 5 Gal. 18" x 24" Hx |
| L | Dwarf Bird of Paradise | 5 Gal. 18" x 24" Hx |
| M | Cherry Sage | 5 Gal. 18" x 24" Hx |
| N | Yucca and Purple Lantana | 1 Gal. 15" x 12" Hx |



PROPOSED LANDSCAPE PLAN
 SCALE: 1" = 100'-0"
 SEE 24" X 36" SET FOR REQUIRED LANDSCAPE PLAN AT 1" = 40'-0"

TASHIRO DRIVE

VALLEY DRIVE

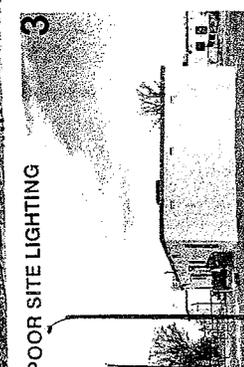
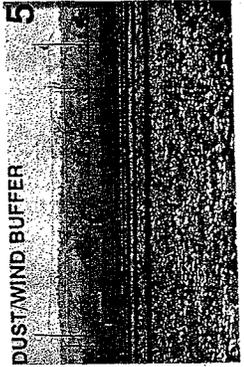
VACANT LAND

DESIGN NARRATIVE SITE

SITE IMPROVEMENTS

Robledo Ridge currently offers a mix of one, two, three, four, and five bedroom units. The one and two bedroom units are organized into duplex buildings located around centralized parking areas. Three, four and, five bedroom units are grouped together, but are organized around cul-de sac drives similar to a standard residential neighborhood. Parking is provided by concrete driveways at each unit. Large open space between the units is dedicated to drainage, but lacks definition which makes it difficult to use and maintain. The proposed site design concept will help define these open spaces and enhance the connection between the two site organizations. Wandering pedestrian paths that lead to five community spaces will provide the link between the different areas of the site. The community space will include a small area of drought resistant Bermuda grass, picnic shelters, and two of the spaces will provide new playground equipment. The paths will be lighted and provide an alternate route for pedestrians, away from vehicle traffic areas. Small grass areas are included to provide pleasant areas for the residents to gather, but will also serve to control and direct stormwater runoff. Landscaping will also be used to provide a buffer between the access drives and the buildings. All existing mature trees will be saved unless they conflict with new construction and the remainder of the site will be enhanced with xeriscape design in order to control dust and weeds. A new commons building will also be added to define the main entry to the site and to improve amenities available to the residents.

SITE ANALYSIS



5 DUST/WIND BUFFER

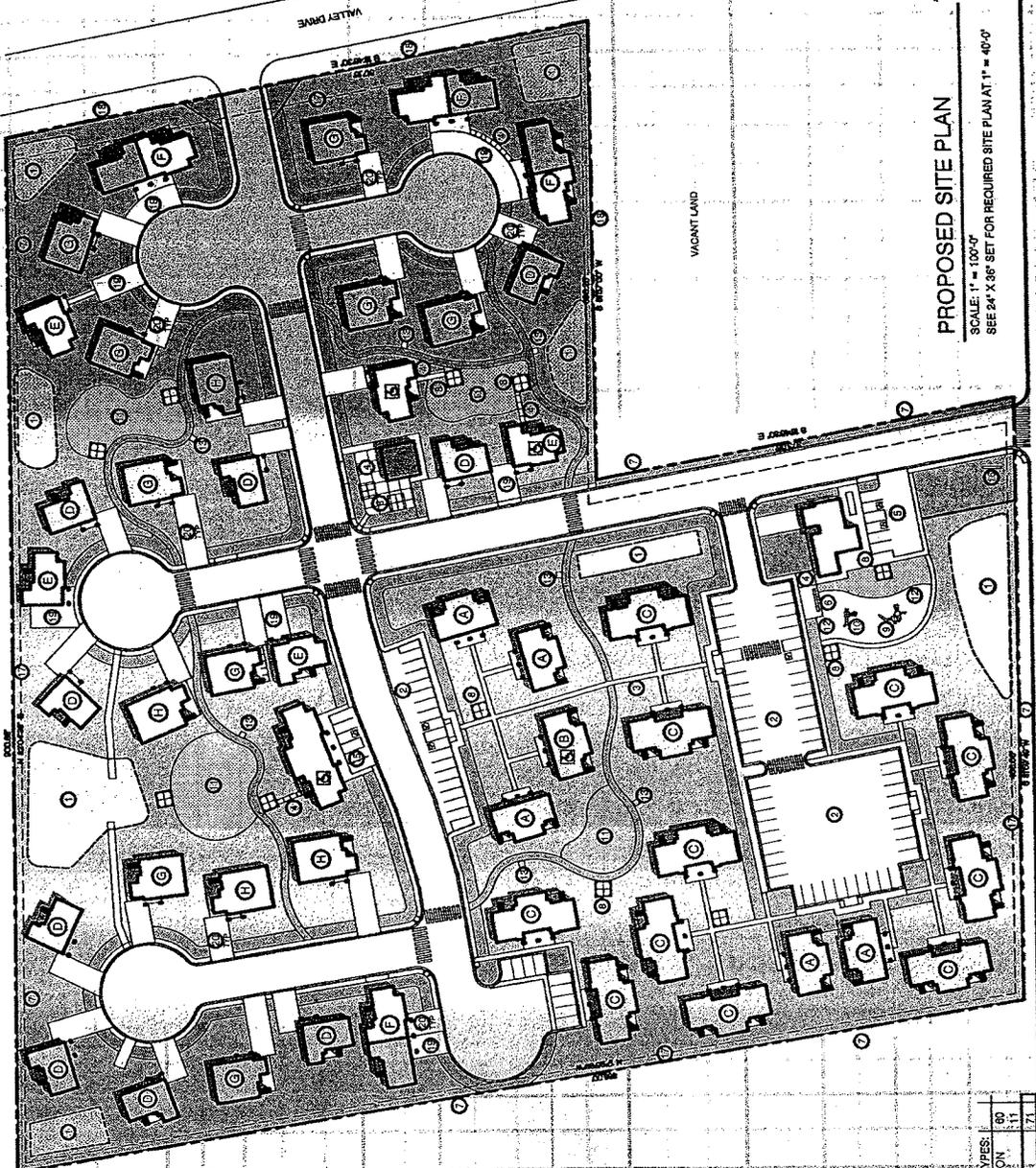
4 TRAFFIC SIGNAL

3 POOR SITE LIGHTING

2 ISSUES/W/OFF-SITE THRU TRAFFIC POORLY DEFINED ENTRY

1 AREAS TO MAINTAIN DRAINAGE

SITE PLAN



PROPOSED SITE PLAN

SCALE: 1" = 100'-0"
SEE 24" X 36" SET FOR REQUIRED SITE PLAN AT 1" = 40'-0"

GENERAL NOTES

- 1. FINISH FLOOR OF NEW BUILDINGS TO BE 6" - 12" ABOVE FINISHED SITE ELEVATIONS.
- 2. A STORM WATER POLLUTION PLAN WILL BE DEVELOPED AND IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT, AND WILL BE INCLUDED IN THE CONTRACT DOCUMENTS.
- 3. A CONSTRUCTION WASTE MANAGEMENT PLAN WILL BE DEVELOPED AND IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT, AND WILL BE INCLUDED IN THE CONTRACT DOCUMENTS.
- 4. NOTE: INDIVIDUAL TRASH PICK UP SERVICE WILL CONTINUE. SEE NARRATIVE FOR DESCRIPTION OF SITE DESIGN.

LEGEND

- EXISTING BUILDING - REMODEL
- NEW BUILDING
- EXISTING COMMONS/STORAGE BUILDING
- NEW COMMONS - OFFICE - LAUNDRY BUILDING

KEYED NOTES

- 1. DETENTION POND
- 2. EXISTING PAVED PARKING
- 3. EXISTING CONCRETE SIDEWALK
- 4. NEW CONCRETE SIDEWALK
- 5. VISITOR PARKING AND CITY TRANSIT STOP
- 6. MAIL BOXES
- 7. NEW FENCE
- 8. PICNIC SHELTER W/ BBQ GRILL
- 9. PLAYGROUND EQUIP. FOR 2-5 YRS OLD
- 10. PLAYGROUND EQUIP. FOR 2-5 YRS OLD
- 11. COMMUNITY SPACE
- 12. PLAYGROUND SIGNAGE
- 13. PLAYGROUND SIGNAGE
- 14. WALKING PATH COMPACTED ROCK FINES AND PATH LIGHTING
- 15. NEW ASPHALT PARKING AREA
- 16. SITE SIGNAGE
- 17. REQUIRED BUILDING SETBACK
- 18. EXISTING ONU FENCE TO BE REPAINTED
- 19. NEW CONCRETE PARKING AREA
- 20. EXISTING CONCRETE PARKING AREA

UNIT BREAKDOWN

| BUILDING TYPE | # OF UNITS | # OF BLDGS | GSF/UNIT |
|---------------------------------|------------|------------|-------------|
| A - ONE BEDROOM - REMODEL | 10 | 6 | 743 |
| B - ONE BEDROOM (ADA) - REMODEL | 2 | 1 | 804 |
| C - TWO BEDROOM - REMODEL | 22 | 11 | 1,048 |
| D - THREE BEDROOM - REMODEL | 9 | 9 | 1,179 |
| E - THREE BEDROOM - NEW | 7 | 6 | 1,330 |
| F - THREE BEDROOM - NEW/REMODEL | 8 | 4 | 1,170/1,330 |
| G - FOUR BEDROOM - REMODEL | 9 | 9 | 1,467 |
| H - FIVE BEDROOM - REMODEL | 4 | 4 | 1,677 |
| EXISTING COMMONS/STORAGE | 1 | 1 | 900 |
| NEW COMMONS-OFFICE-LAUNDRY | 1 | 1 | 1,869 |
| TOTALS | 71 | 51 | 84,714 |

| TOTAL UNIT TYPES | REHABILITATION | NEW | TOTAL |
|------------------|----------------|-----|-------|
| 90 | 11 | 0 | 71 |

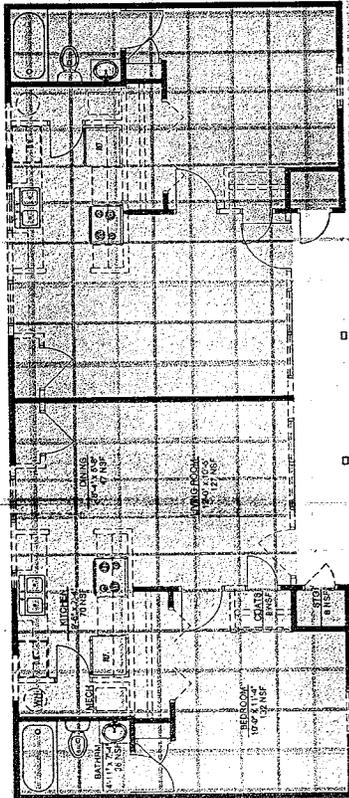
TOTAL DEVELOPED SITE AREA = 653,400 GSF OR 15 ACRES (4.73 UNITS/ACRE)

DESIGN NARRATIVE FLOOR PLANS

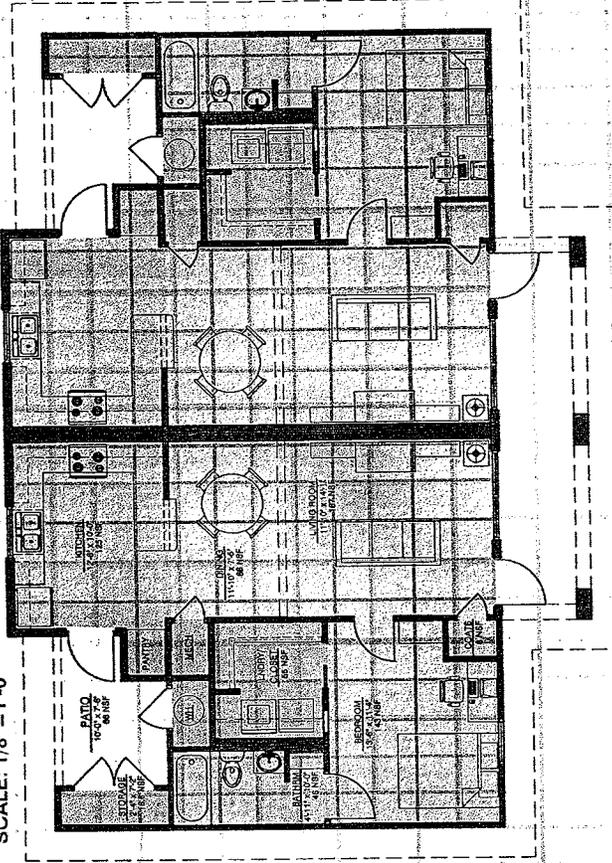
FLOOR PLAN IMPROVEMENTS

Simple in design and construction, the existing dwelling units provide a functional space, but lack key amenities for current living standards. The critical items for improvement include kitchen layout, laundry areas, storage, and porches for outdoor living space. The proposed design will address these deficiencies by providing a kitchen addition to each unit. This allows for the design of an adequate kitchen, but also frees up existing space which will accommodate new laundry, mechanical, and storage areas. The kitchen addition will be combined with a new covered porch and outdoor storage area creating outdoor living space that is not currently provided. All interior finishes and fixtures will be replaced and evaporative cooling systems will be replaced with refrigerated air.

UNIT A
 EXISTING ONE BED
 547 SQ. FT.
 SCALE: 1/8" = 1'-0"

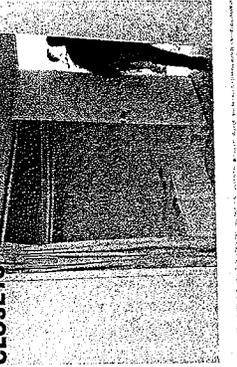
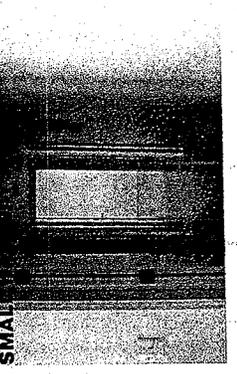
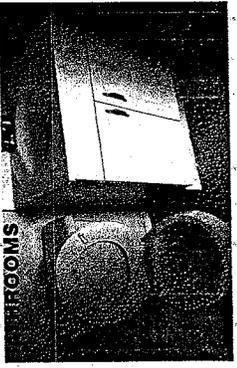


REMODEL ONE BED
 1,325 SQ. FT.
 SCALE: 1/8" = 1'-0"

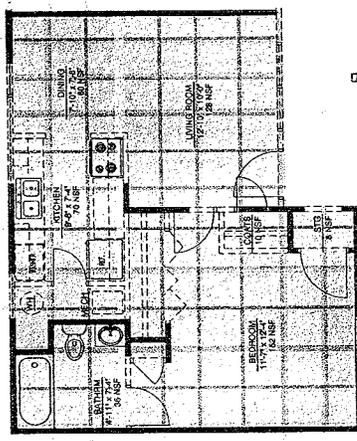


- Remodel/new areas
- Refurbished areas

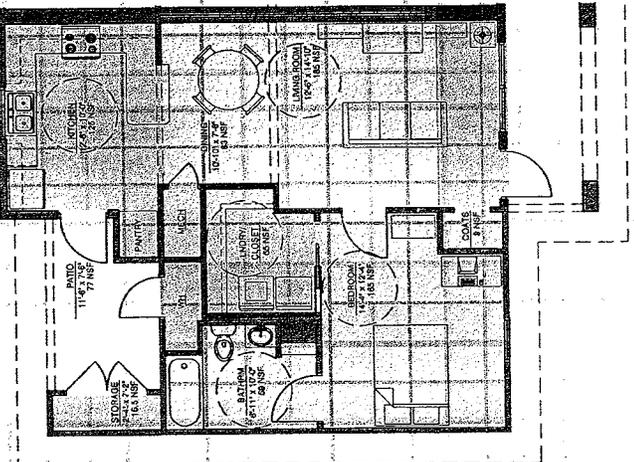
EXISTING INTERIORS



UNIT B-ONE BEDROOM ADA

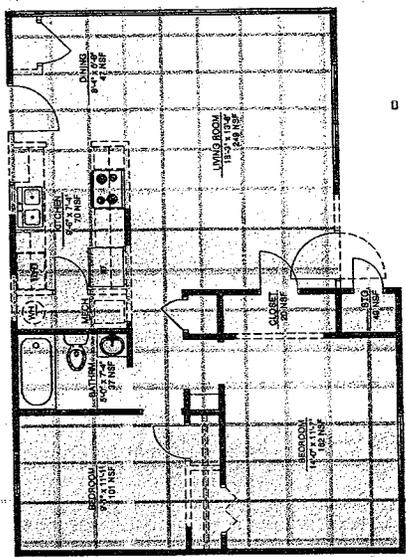


EXISTING FLOOR PLAN
588 SQ. FT.
SCALE: 1/8" = 1'-0"

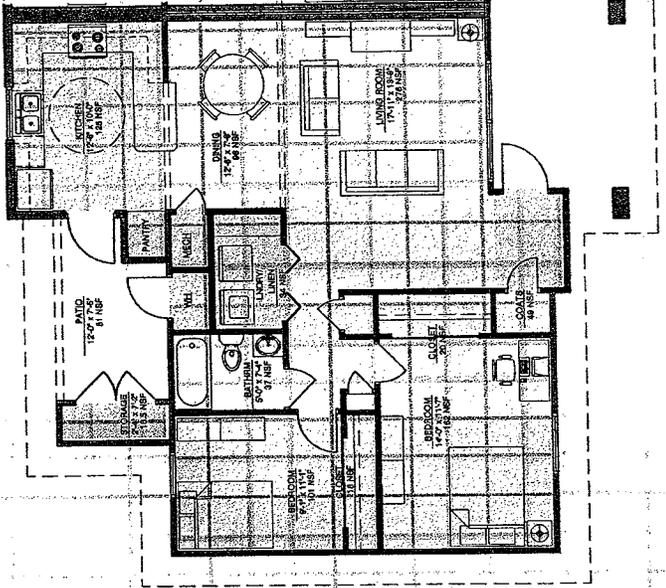


REMODEL FLOOR PLAN
804 SQ. FT.
SCALE: 1/8" = 1'-0"

UNIT C-TWO BEDROOM

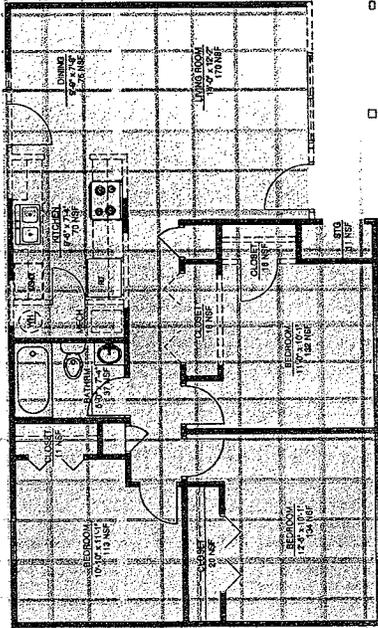


EXISTING FLOOR PLAN
862 SQ. FT.
SCALE: 1/8" = 1'-0"



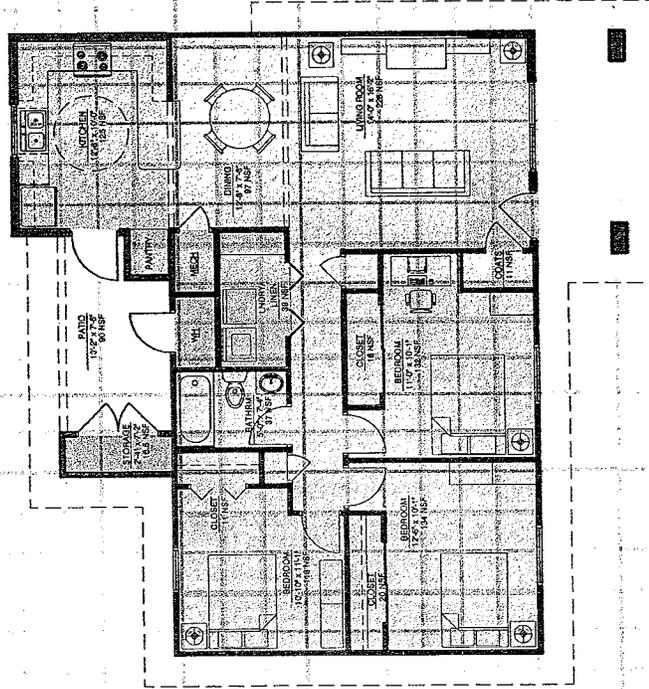
REMODEL FLOOR PLAN
1,046 SQ. FT.
SCALE: 1/8" = 1'-0"

UNIT D, E, & F-THREE BEDROOM

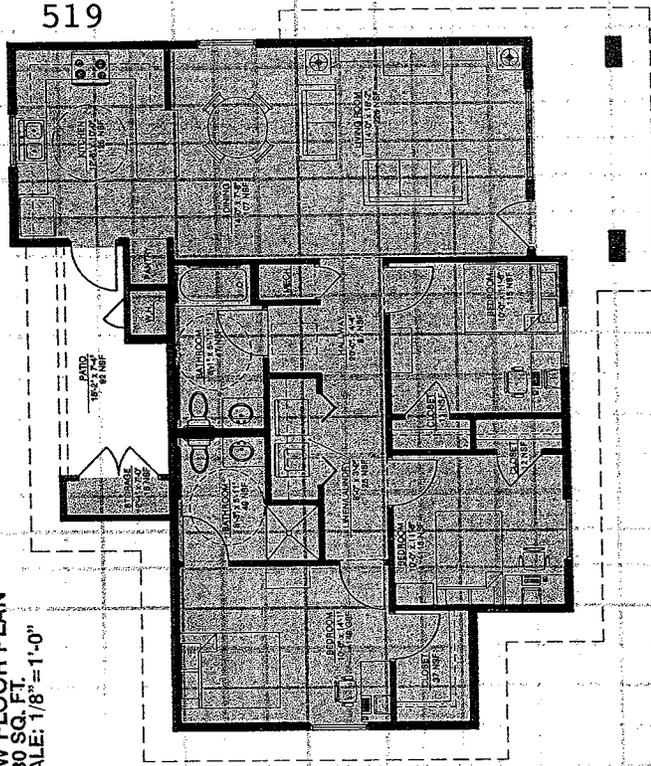


EXISTING FLOOR PLAN
967 SQ. FT.
SCALE: 1/8" = 1'-0"

REMODEL FLOOR PLAN
1,179 SQ. FT.
SCALE: 1/8" = 1'-0"



NEW FLOOR PLAN
1,330 SQ. FT.
SCALE: 1/8" = 1'-0"

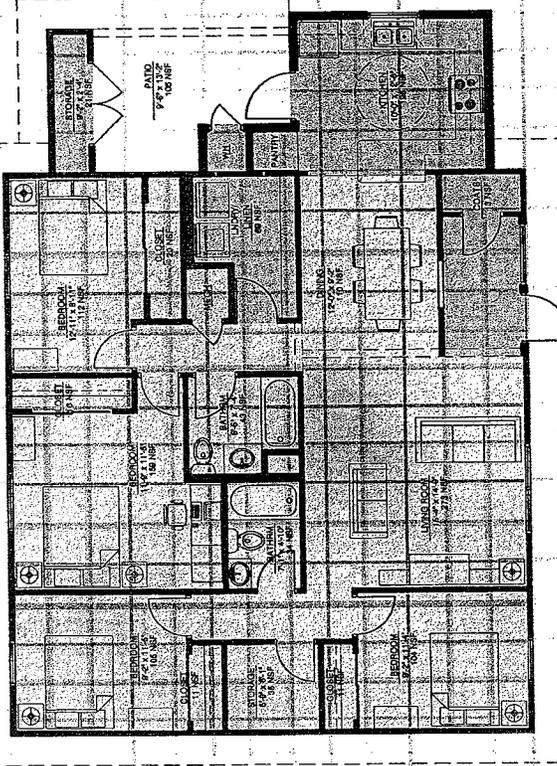


519

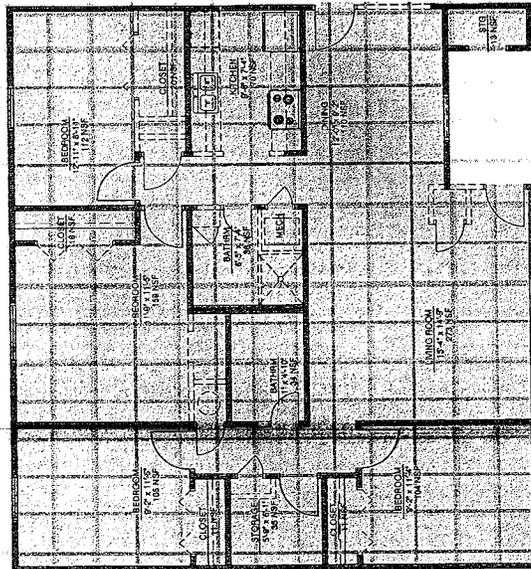
UNIT G-FOUR BEDROOM

520

REMODEL FLOOR PLAN
1,467 SQ. FT.
SCALE: 1/8" = 1'-0"



EXISTING FLOOR PLAN
1,239 SQ. FT.
SCALE: 1/8" = 1'-0"



DESIGN NARRATIVE ELEVATIONS

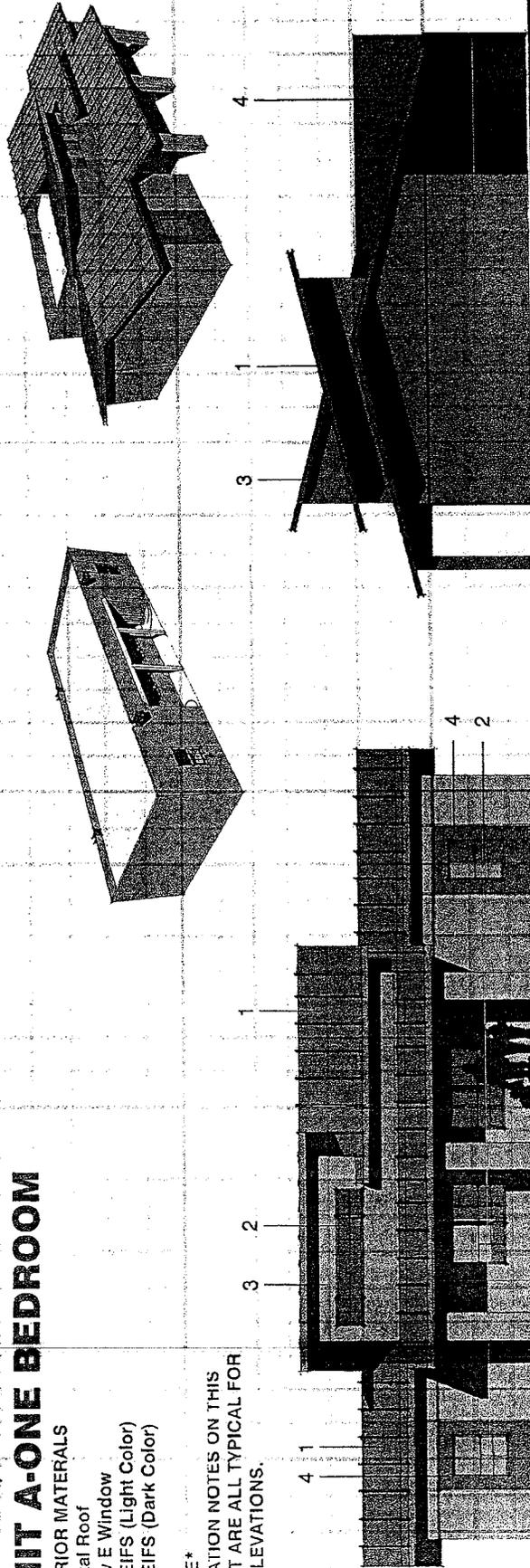
BUILDING IMPROVEMENTS

The existing design of the roof and wall systems does not provide adequate thermal insulation and are critical to both the environmental and aesthetic features of this project. In order to create a dynamic aesthetic transformation and improve the energy efficiency of the buildings, new roof lines are being proposed. The new roof structure will be added over existing framing and will provide attic space for insulation, space for new duct work, and will add much needed daylight to the main living space of each unit. Existing exterior stucco will be removed and replaced with an EIFS system and existing doors and windows replaced in order to increase the insulation values of the existing building envelope without affecting interior space dimensions.

UNIT A-ONE BEDROOM

- EXTERIOR MATERIALS
1. Metal Roof
 2. Low E Window
 3. 2" EIFS (Light Color)
 4. 4" EIFS (Dark Color)

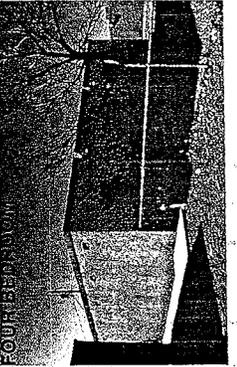
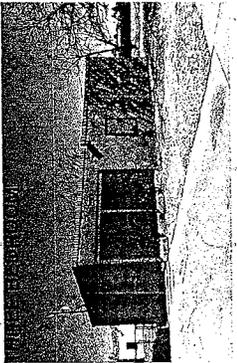
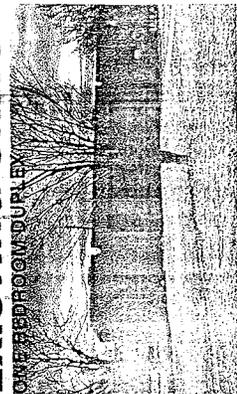
NOTE
ELEVATION NOTES ON THIS SHEET ARE ALL TYPICAL FOR ALL ELEVATIONS.



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SIDE ELEVATION
SCALE: 1/8" = 1'-0"

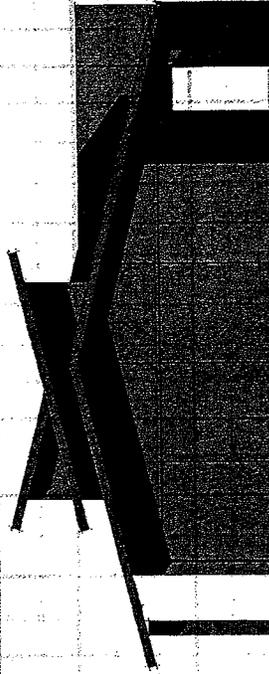
EXISTING UNITS



UNIT C-TWO BEDROOM

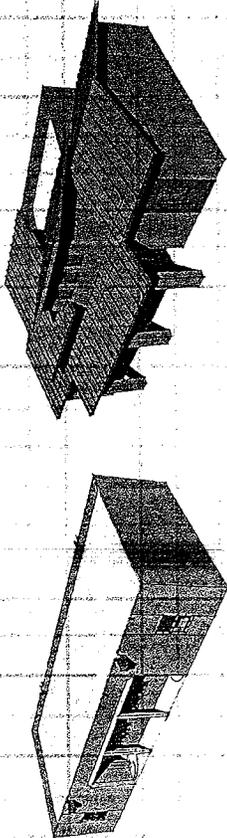


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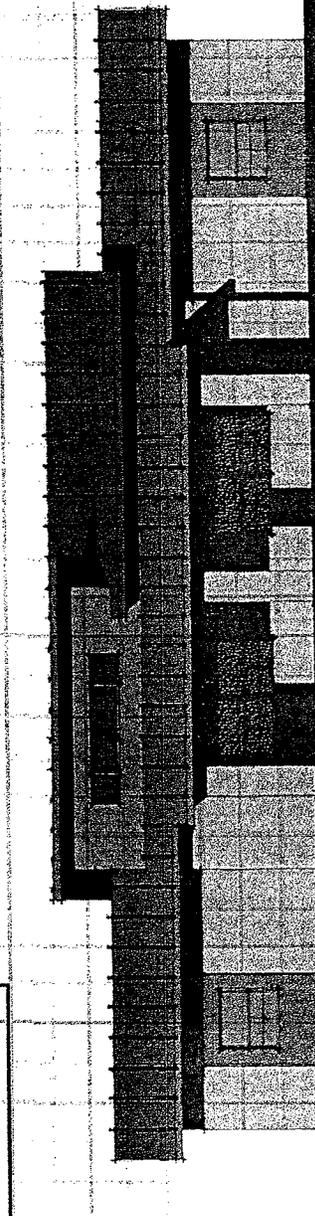


SIDE ELEVATION
SCALE: 1/8" = 1'-0"

UNIT B-ONE BEDROOM ADA



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

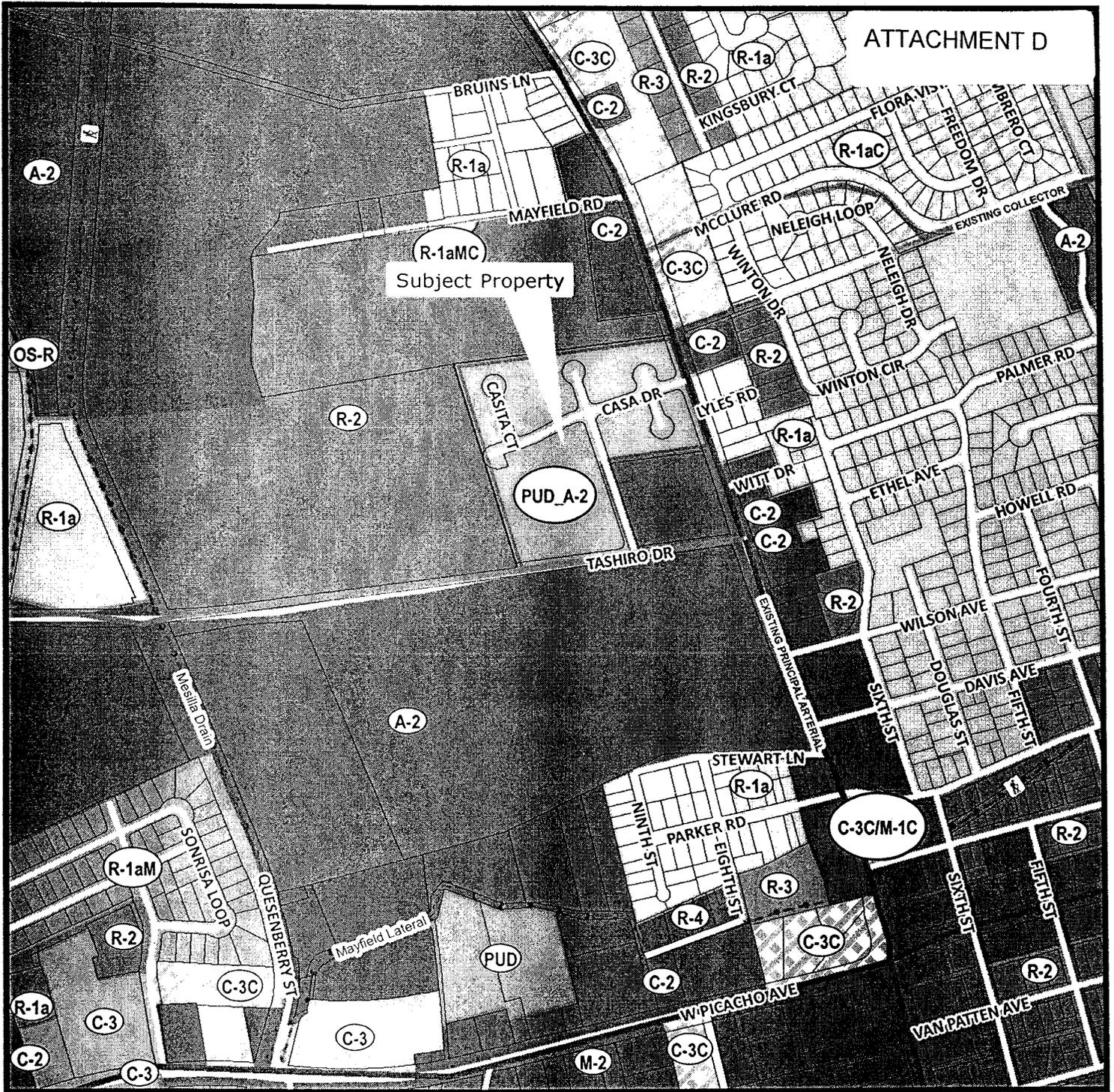
ZONING: PUD TO R-2

OWNER: HOUSING AUTHORITY OF
THE CITY OF LAS CRUCES

Zone Map

PARCEL: 02-00734
DATE: 07/20/2011

ATTACHMENT D



This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the City. (575) 528-3043.

Legend

- Public_Facilities
- ▬ EXISTING LIMITED ACCESS
- ▬ PROPOSED INTERCHANGE/UNDERPASS
- ▬ Non Designated Trail
- ▬ EXISTING PRINCIPAL ARTERIAL
- ▬ PROPOSED PRINCIPAL ARTERIAL
- ▬ Proposed Paved EBID
- ▬ EXISTING MINOR ARTERIAL
- ▬ PROPOSED MINOR ARTERIAL
- ▬ Proposed Unpaved EBID
- ▬ EXISTING COLLECTOR
- ▬ PROPOSED COLLECTOR
- ▬ City Parcel
- ▬ EXISTING LIMITED ACCESS
- ▬ PROPOSED CORRIDOR
- ▬ Interstates_Highway
- EBID Water System
- ▬ Railroad
- ▬ Rio Grande
- ▬ Arroyo



15075 0 150 300 450 600 750
Feet

Community Development Department
700 N Main St
Las Cruces, NM 88001
(575) 528-3222