

City of Las Cruces
PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 19 Ordinance/Resolution# 2649

For Meeting of February 6, 2012
(Ordinance First Reading Date)

For Meeting of February 21, 2012
(Adoption Date)

TITLE: AN ORDINANCE APPROVING A ZONE CHANGE FROM H (HOLDING) TO R-3 (MULTI-DWELLING MEDIUM DENSITY) FOR A 9.00 ± ACRE PARCEL LOCATED ON THE WEST SIDE OF JORNADA DRIVE, 1,025 ± FEET NORTH OF ITS INTERSECTION WITH PEACHTREE HILLS ROAD SUBMITTED BY PILLAR ENGINEERING LLC ON BEHALF OF AMANI LLC, PROPERTY OWNER (Z2849).

PURPOSE(S) OF ACTION:

Zone change to facilitate the development of a multi-family residential complex.

COUNCIL DISTRICT: 5		
<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 subject property is known as Parcel 4 of the Peachtree Hills Annexation and Master Plan located on the east mesa directly south of Mesa Middle School and east of Monte Vista Elementary School. The subject property was annexed into the City of Las Cruces in 2009 and given the initial zoning designation of H (Holding).

The zone change is being requested to rezone the 9.00 ± acre subject property from H (Holding) to R-3 (Multi-Dwelling Medium Density). The Peachtree Hills Master Plan designated the subject property for multi-dwelling medium density uses. The proposed zone change will facilitate compliance with the master plan and would permit the development of multi-family dwellings on the subject property.

On December 20, 2011, the Planning and Zoning Commission (P&Z) recommended approval for the proposed zone change by a vote of 5-0-0 (two Commissioners absent). There was no public input or participation at the meeting for the proposed zone change.

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 Z2849.
5. Attachment "B"- Draft minutes from the December 20, 2011 Planning and Zoning Commission meeting.
6. Attachment "C"- 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"/>	<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 located on the west side of Jornada Drive, 1,025 ± feet north of its intersection with Peachtree Hills Road will be rezoned from H (Holding) to R-3 (Multi-Dwelling Medium Density).
2. Vote "No"; this will reverse the recommendation made by the Planning and Zoning Commission. The current zoning designation of H (Holding) will remain on the subject property. The multi-family residential complex would not be permitted.

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. Ordinance 2540.

COUNCIL BILL NO. 12-027
ORDINANCE NO. 2649

AN ORDINANCE APPROVING A ZONE CHANGE FROM H (HOLDING) TO R-3 (MULTI-DWELLING MEDIUM DENSITY) FOR A 9.00 ± ACRE PARCEL LOCATED ON THE WEST SIDE OF JORNADA DRIVE, 1,025 ± FEET NORTH OF ITS INTERSECTION WITH PEACHTREE HILLS ROAD SUBMITTED BY PILLAR ENGINEERING LLC ON BEHALF OF AMANI LLC, PROPERTY OWNER (Z2849).

The City Council is informed that:

WHEREAS, Amani, LLC, the property owner, has submitted a request for a zone change from H (Holding) to R-3 (Multi-Dwelling Medium Density) for property located on the west side of Jornada Drive, 1,025 ± feet north of its intersection with Peachtree Hills Road; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on December 20, 2011, recommended that said zone change request be conditionally approved by a vote of 5-0-0 (two Commissioners absent).

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-3 (Multi-Dwelling Medium Density) for property located on the west side of Jornada Drive, 1,025 ± feet north of its intersection with Peachtree Hills Road.

(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 properties 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 _____ 2012.

APPROVED:

Mayor

ATTEST:

City Clerk

(SEAL)

Moved by: _____

Seconded by: _____

VOTE:

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

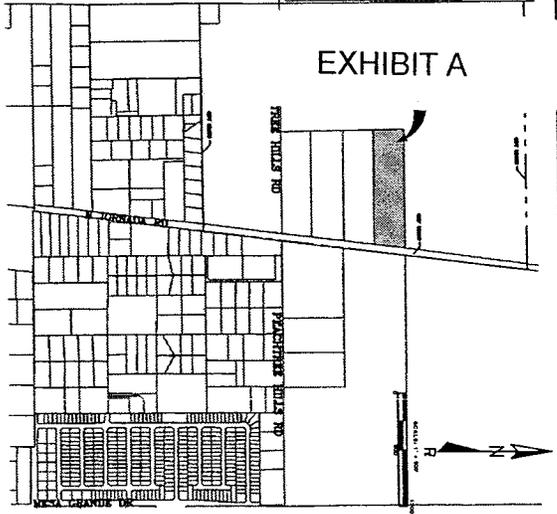
APPROVED AS TO FORM:



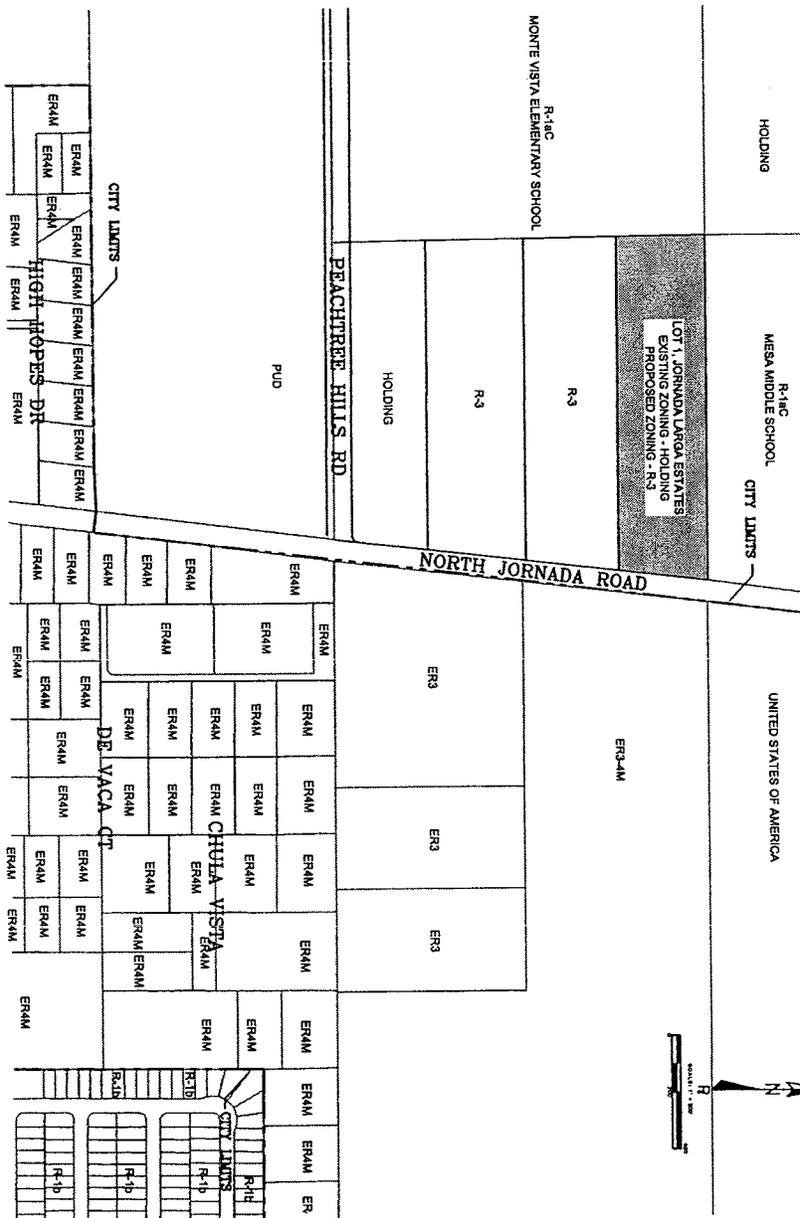
City Attorney

EXHIBIT A

VICINITY MAP



OWNER/DEVELOPER: AMANI, LLC
 CONSULTANT: PILLAR ENGINEERING, LLC
 PROJECT: LOT 1, JORNADA LARGA ESTATES RE-ZONE APPLICATION
 DATE: 11/11/18
 TOTAL ACRES: 3.200 ACRES



TRACT	TRACT SIZE IN ACRES	EXISTING ZONING	PROPOSED ZONING	NUMBER OF DWELLING UNITS	UTILITIES	PROPOSED NUMBER OF DWELLING UNITS	NOTES
LOT 1, JORNADA LARGA ESTATES	3.000	HOLDING	R-3	20 DWELLING UNITS MAX	140 DWELLING UNITS	140 DWELLING UNITS	<ul style="list-style-type: none"> STATUS OF PROPERTY AND PUBLIC UTILITIES
TOTAL	3.000			140	140	140	

LOT 1, JORNADA LARGA ESTATES IS A PART OF THE PEACHTREE HILLS MASTERS PLAN. THE LAND USE IN THE MASTERS PLAN CALLS FOR MAXIMUM DENSITY WHICH IS 20 DWELLING UNITS PER ACRE.

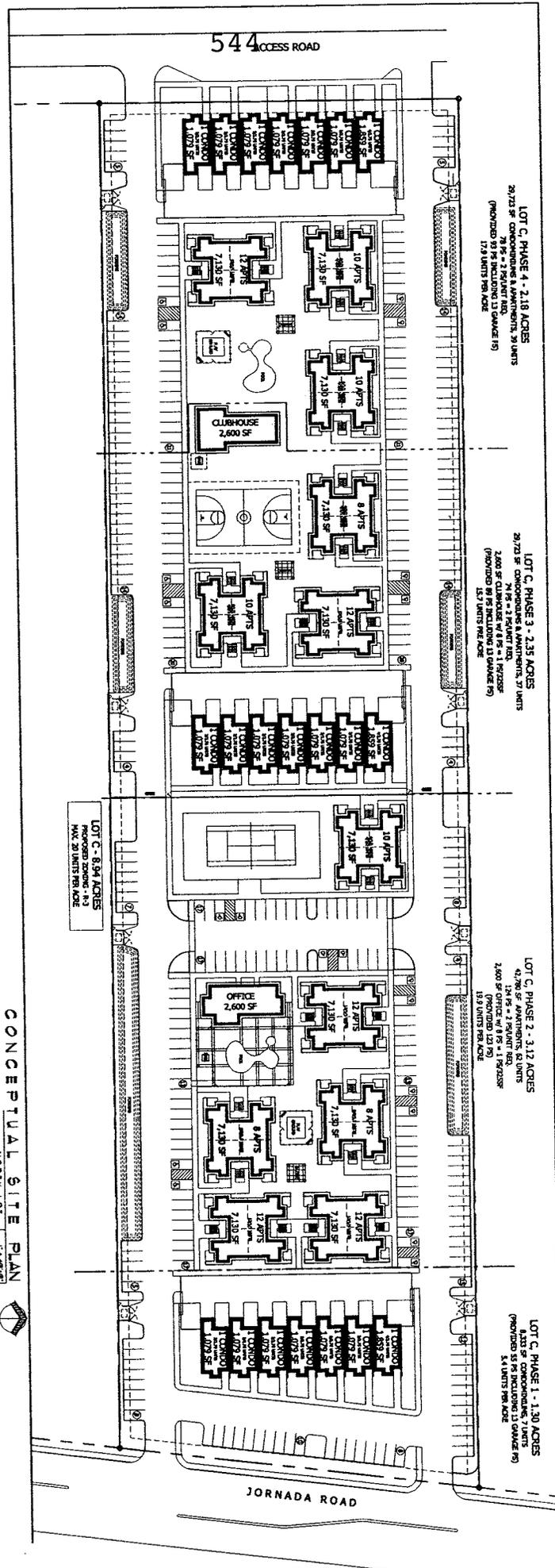
JORNADA ROAD DEVELOPMENTS

RE-ZONE APPLICATION

DESIGNED BY	DRAWN BY	APPROVED BY	DATE	REVISIONS
24 J. PILLAR	24 J. PILLAR			

Sheet Title: LOT 1, JORNADA LARGA ESTATES RE-ZONE
 Project Name: JORNADA ROAD DEVELOPMENTS
 Client: AMANI, LLC

PILLAR ENGINEERING, LLC
 280 E. Foster, Suite B
 Las Cruces, New Mexico 88005
 Phone: (575) 647-1927
 martin@pillarpe.com



FINDINGS & COMPREHENSIVE PLAN ANALYSIS

1. The subject property encompasses 9.00 ± acres, is currently zoned H (Holding) and is currently undeveloped.
2. The subject property is part of the Peachtree Hills Annexation and Peachtree Hills Master Plan and was designated for multi-family medium density uses.
3. The proposed R-3 (Multi-Dwelling Medium Density) would facilitate compliance with the Peachtree Hills Master Plan and would facilitate the development of a multi-dwelling residential complex.
4. The subject property is located along Jornada Road, a collector roadway, as classified by the Metropolitan Planning Organization (MPO).
5. The following policies from the 1999 Comprehensive Plan are relevant to the current proposal:

Land Use Element, Goal 1, Objective 3, Policy 3.4

The City shall encourage urban residential development on the east mesa.

Housing Element, Goal 1

Provide a variety of housing opportunities that will satisfy the needs of existing and future household's at all economic levels.



Planning & Zoning
Commission
Staff Report

Date: December 1, 2011

CASE # Z2849

PROJECT NAME: Peachtree Hills Master Plan Parcel 4 (Zone Change)

APPLICANT: Pillar Engineering LLC

PROPERTY OWNER: Amani LLC

REQUEST: Zone change from H (Holding) to R-3 (Multi-Dwelling Medium Density) for Parcel 4 of the Peachtree Hills Master Plan

PROPOSED USE: Multi-family residential complex

SIZE: 9.00 ± acres

CURRENT ZONING: H (Holding)

LOCATION: Located on the west side of Jornada Drive, 1,025 ± feet north of its intersection with Peachtree Hills Road; Parcel ID# 02-41158

COUNCIL DISTRICT: 5

PLANNING COMMISSION DATE: December 20, 2011

PREPARED BY: Adam Ochoa, Planner *AO*

STAFF RECOMMENDATION: Approval

PROPERTY INFORMATION

Address/Location: Located on the west side of Jornada Drive, 1,025 ± feet north of its intersection with Peachtree Hills Road; Parcel ID# 02-41158

Acreage: 9.00 ± acres

Current Zoning: H (Holding)

Current Land Use: Vacant/undeveloped

Proposed Zoning: R-3 (Multi-Dwelling Medium Density)

Proposed Land Use: Multi-family residential complex

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	N/A
Current Lot Size	9.00 ± acres (392,040 ± square feet)
Current Lot Depth/Width	1,240 ± feet/ 322 ± feet
Existing Building Height	N/A
Development Standards for Proposed Zoning of R-3	
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

PHASING

Is phasing proposed? Yes No

If yes, how many phases? 4 phases

Timeframe for implementation: Not known at this time.

ADJACENT ZONING AND LAND USE INFORMATION

Table 2: Land Uses

Location		Existing Use	Zoning District	Zoning Designation
Subject Property		Vacant/ Undeveloped	H	Holding
Surrounding Properties	North	Mesa Middle School	R-1aC	Single-Family Medium Density-Conditional
	South	Vacant/ Undeveloped	R-3	Multi-Dwelling Medium Density
	East	Vacant/ Undeveloped	ER3-4M	ETZ Zoning Single-Family Residential
	West	Monte Vista Elementary School	R-1aC	Single-Family Medium Density-Conditional

HISTORY

Previous applications? Yes No

If yes, please explain: In 2009 the subject property was annexed into the City of Las Cruces under the Peachtree Hills Annexation. The subject property was also part of a master plan known as the Peachtree Hills Master Plan that gave the subject property the initial zoning of H (Holding) and designated the subject property for multi-dwelling medium density uses.

Previous ordinance number: 2540

Previous uses if applicable: N/A

COMPREHENSIVE PLAN

Elements & Policies

Land Use Element

1. Goal 1, Objective 3, Policy 3.4

Housing Element

1. Goal 1

Analysis: The proposed zone change will facilitate the development of a multi-family residential complex on the subject property. This type of urban residential development is encouraged in the East Mesa area where the subject property is located. The subject property is also located adjacent to other properties with identical zoning so compatibility is not an issue. The proposed zone change will also help provide a different housing opportunity for residents in the area. Recommendation of approval.

REVIEWING DEPARTMENT COMMENTS

Fire Prevention:

	low	med	high
Accessibility Issues			
Building Accessibility	<input checked="" type="checkbox"/>	<input 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-3

Nearest Fire Station

Distance: 1.50 ± miles

Address: 5998 Bataan Memorial East

Adequate Capacity to Accommodate Proposal? Yes No

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

Additional Comments: Recommendation of approval.

MPO:

Road classifications: Jornada Road is designated as a collector roadway.

Additional Comments: Recommendation of approval.

Public Transit:

Where is the nearest bus stop (miles)? 1.69 ± miles south of the subject property on Bataan Memorial West.

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:

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, however a TIA will be required at the time construction drawings are submitted.

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 type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" 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 type="checkbox"/>	N/A <input checked="" type="checkbox"/>

On-Street Parking Impacts

None Low Medium High N/A

Explain:

Future Intersection Improvements

Yes If yes what intersection?
No

Additional Comments: Recommendation of approval.

Water Availability and Capacity:

Source of water: CLC Other: City of Las Cruces or Moongate Water Company
CLC water system capable of handling increased usage? Yes No N/A
If no, is additional service available? Yes No N/A

Additional Comments: The developer has the option of which water provider to use.
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: Recommendation of approval.

Public Schools:

Nearest Schools:

- | | |
|--|--------------------------------|
| 1. Elementary: Monte Vista Elementary School | Distance (miles): 0.01 ± miles |
| Enrollment: 386 | |
| 2. Middle School: Mesa Middle School | Distance (miles): 0.01 ± miles |
| Enrollment: 429 | |
| 3. High School: Onate High School | Distance (miles): 1.75 ± miles |
| Enrollment: 2051 | |

Adequate capacity to accommodate proposal? Yes No N/A

Explain: The two adjacent schools were included in the Peachtree Hills Master Plan along with the subject property which was called out for multi-dwelling medium density uses. The proposed zoning designation was taken into consideration at the time of the development of the master plan.

DESIGN STANDARDS ANALYSISParking:Is there existing parking on the site? Yes No N/A

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

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

If yes, how many parking spaces will be required? The 2001 Zoning Code, as amended, requires apartment complexes (including condos) to provide 1.5 to 2 auto parking spaces per dwelling unit in the complex and 1 bicycle parking space per every 4 dwelling units in the complex.

How many accessible? The number of ADA parking spaces will be determined during the building permit process.

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: All parking requirements of the 2001 Zoning Code, as amended, shall be verified for the subject property 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? The subject property shall be required to landscape a minimum of 15% of the parking area.

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? The subject property will not be required to provide any buffering to adjacent properties. Regular setbacks will be required to be followed.

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
November 4, 2011	Application submitted to Development Services
November 7, 2011	Case sent out for review to all reviewing departments
November 14, 2011	All comments returned by all reviewing departments
November 17, 2011	Staff reviews and recommends approval of the zone change
December 4, 2011	Newspaper advertisement
December 9, 2011	Public notice letter mailed to neighboring property owners
December 9, 2011	Sign posted on property
December 20, 2011	Planning and Zoning Commission public hearing

SUMMARY AND CONCLUSIONS

The proposed zone change is supported by the Community Development Department and all reviewing departments in the City of Las Cruces. The proposed zone change is also supported by the 1999 Comprehensive Plan.

The subject property was annexed into the City of Las Cruces in 2009 with the Peachtree Hills Annexation. The subject property was also master planned with the Peachtree Hills Master Plan. The subject property was given the initial zoning designation of H (Holding) and was designated for multi-dwelling medium dwelling uses under the annexation and master plan. The proposed zone change to R-3 (Multi-Dwelling Medium Density) will follow the previously approved master plan and will facilitate the development of the subject property with a multi-dwelling residential complex.

FINDINGS

1. The subject property encompasses 9.00 ± acres, is currently zoned H (Holding) and is currently undeveloped.
2. The subject property is part of the Peachtree Hills Annexation and Peachtree Hills Master Plan and was designated for multi-family medium density uses.
3. The proposed R-3 (Multi-Dwelling Medium Density) would facilitate compliance with the Peachtree Hills Master Plan and would facilitate the development of a multi-dwelling residential complex.
4. The subject property is located along Jornada Road, a collector roadway, as classified by the Metropolitan Planning Organization (MPO).

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. Site Plan
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: AMANI LLC
 Contact Person: Martin Pillar
 Contact Phone Number: 575-647-1927
 Contact e-mail Address: martin@pillarpe.com
 Web site address (if applicable): _____

Proposal Information

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

Location of Subject Property Lot 1 Jornada Larga Estates
 (In addition to description, attach map. Map must be at least 8 1/2" x 11" in size and clearly show the relation of the subject property to the surrounding area)

Acreage of Subject Property: 9.000 acres

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

Detailed description of **intended** use of property. (Use separate sheet if necessary):
Multi-Family Medium density
20 dwelling units per acre maximum

Zoning of Subject Property: HOLDING

Proposed Zoning (If applicable): R-3

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

Proposed square footage range of homes to be built from _____ to _____

Proposed square footage and height of structures to be built (if applicable):
± 110,559 SF with a maximum height of 35'

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

Anticipated traffic generation _____ trips per day.

Anticipated development schedule: work will commence on or about _____
and will take _____ 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). Private swimming pools, tennis court, basketball court, and playgrounds for tenant use

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

Is there existing landscaping on the property? desert vegetation

Are there existing buffers on the property? NO

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

If yes, is it paved? Yes ___ No ___

How many spaces? _____ How many accessible? _____

Attachments

Please attach the following: (* indicates optional item)

Location map

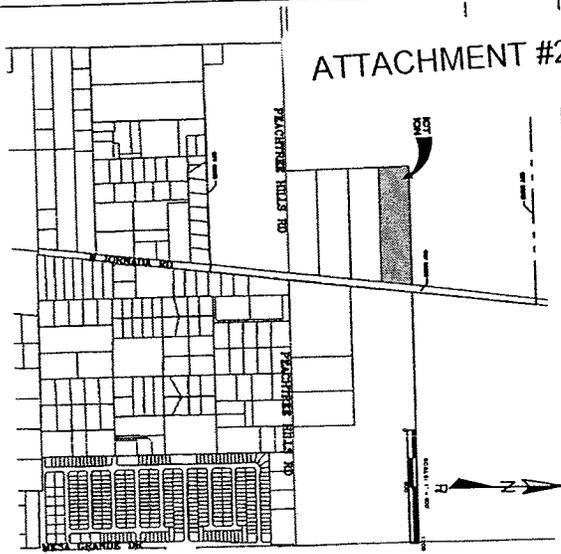
Subdivision Plat (If applicable)

Proposed building elevations

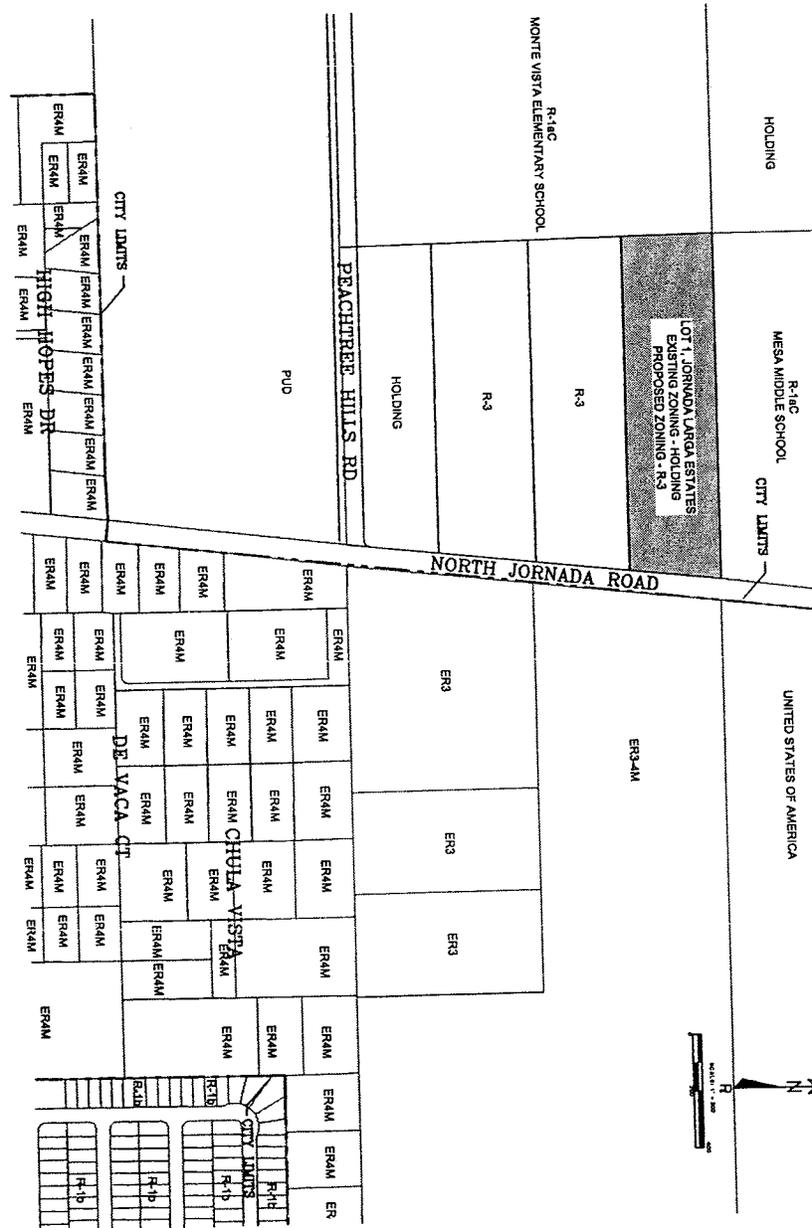
*renderings of architectural or site design features

*other pertinent information

VICINITY MAP



CONSULTANT PILLAR ENGINEERING, LLC 280 E. FOSTER, SUITE B LAS CRUCES, NEW MEXICO 88005 MARTIN@PILLARPE.COM	LEGAL DESCRIPTION LOT 1, JORNADA LARGA ESTATES 69.18 ACRES (77) TOTAL AREA OF 1,800 ACRES
--	--



JORNADA ROAD DEVELOPMENTS

RE-ZONE APPLICATION

TRACT	TRACT SIZE IN ACRES	EXISTING ZONING	PROPOSED ZONING	NUMBER OF DWELLING UNITS ALLOWED	PROPOSED NUMBER OF DWELLING UNITS	ADDITIONAL COMMENTS	UNDESIRABLE REPORT
LOT 1, JORNADA LARGA ESTATES	69.18	HOLDING	R-3	20 DWELLING UNITS MAX.	149 DWELLING UNITS	• 149 UNITS OF SINGLE AND DOUBLE FACILITIES • 149 UNITS OF OPEN SPACE/LANDSCAPE/RECREATION/POURING • 149 UNITS OF PARKING AND DRIVE ALLEYS	20 FEET
TOTAL	69.18			149	149		

LOT 1, JORNADA LARGA ESTATES IS A PART OF THE PEACHTREE HILLS MASTER PLAN. THE LAND USE IN THE MASTER PLAN CALLS FOR MULTI-FAMILY MEDIUM DENSITY WHICH IS 20 DWELLING UNITS PER ACRE.

Designed By	3/27/21	REVISIONS
Drawn By	3/27/21	Date
Approved By		Comment
Date		
NEW MEXICO ONE CALL 1-800-321-4ELECT (3237) www.onecallnm.org Call for more information		
Project No.	112018	File #

PILLAR ENGINEERING, LLC
 280 E. Foster, Suite B
 Las Cruces, New Mexico 88005
 Phone: (575) 647-1927
 martin@pillarpe.com

Sheet Title:
 LOT 1, JORNADA LARGA ESTATES RE-ZONE
 Project Name:
 JORNADA ROAD DEVELOPMENTS
 Client:
 AMANA, LLC

557

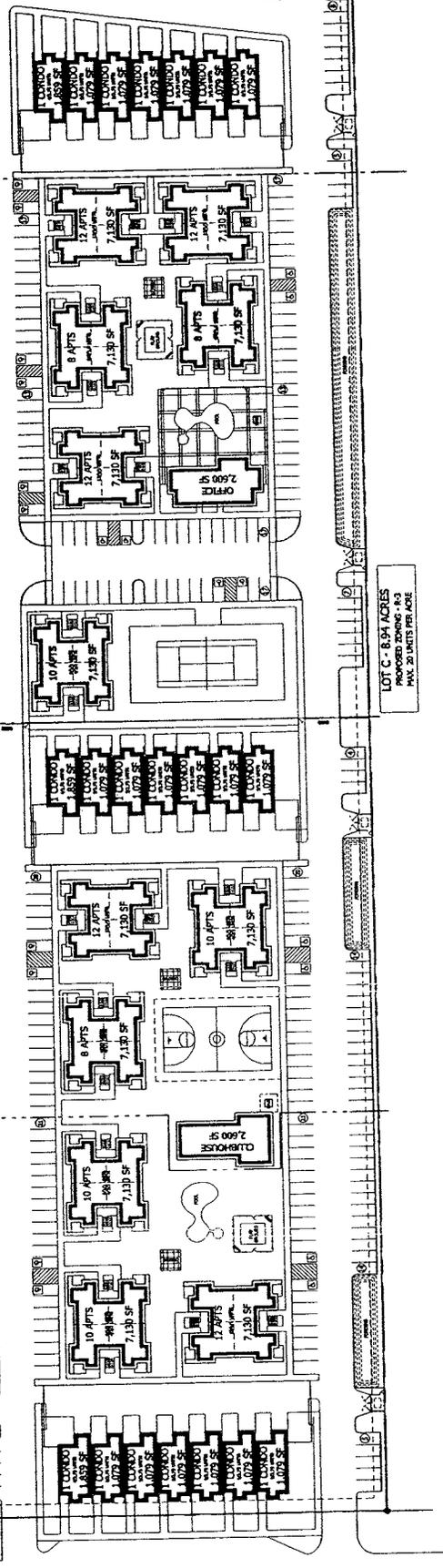
JORNADA ROAD

LOT C, PHASE 1 - 1.30 ACRES
9,533 SF CONDOMINIUMS, 7 UNITS
(PROVIDED 13 GARAGE PS)
54 UNITS PER ACRE

LOT C, PHASE 2 - 3.12 ACRES
42,756 SF APARTMENTS, 62 UNITS
124 PS - 2 PARKING REQ.
2,600 SF OFFICE W/ 8 PS - 1 P/2250SF
102 UNITS PER ACRE

LOT C, PHASE 3 - 2.35 ACRES
28,773 SF CONDOMINIUMS APARTMENTS, 27 UNITS
74 PS - 2 PARKING REQ.
7,600 SF CLUBHOUSE W/ 8 PS - 1 P/2250SF
(PROVIDED 13 INCLUDING 13 GARAGE PS)
262 UNITS PER ACRE

LOT C, PHASE 4 - 2.18 ACRES
28,773 SF CONDOMINIUMS & APARTMENTS, 29 UNITS
(PROVIDED 13 PS INCLUDING 13 GARAGE PS)
174 UNITS PER ACRE



LOT C - 8.94 ACRES
PROPOSED ZONING: R-2
MAX. 20 UNITS PER ACRE

CONCEPTUAL SITE PLAN
NORTH LOT
1.1.2012



ACCESS ROAD

COMPREHENSIVE PLAN ELEMENTS & POLICIES**Land Use Element Goal 1, Objective 3 (Residential Uses)**

Policy

3.4. The City shall encourage urban residential development on the East Mesa.

Housing Element Goal 1

The City shall provide a variety of housing opportunities that will satisfy the needs of existing and future household's at all economic levels.

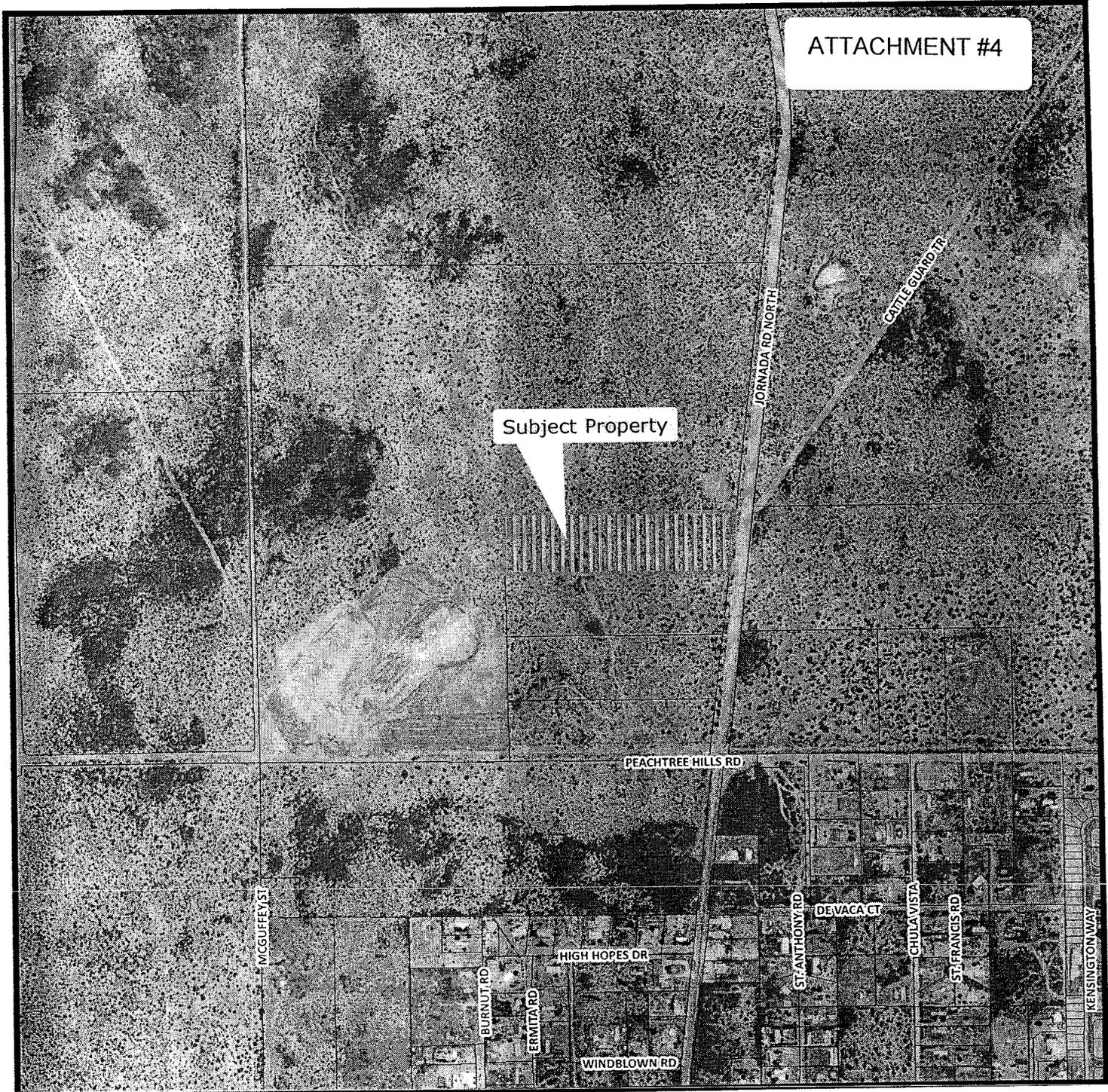
ZONING: H TO R-3
OWNER: AMANI LLC

559 Aerial View

PARCEL: 02-41158
DATE: 12/12/2011

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	—•— EBID Water System	▨ Arroyo
▭ City Parcel	—+— Railroad	
▬ Interstates_Highway	▨ Rio Grande	



150 300 450 600 750 900
Feet

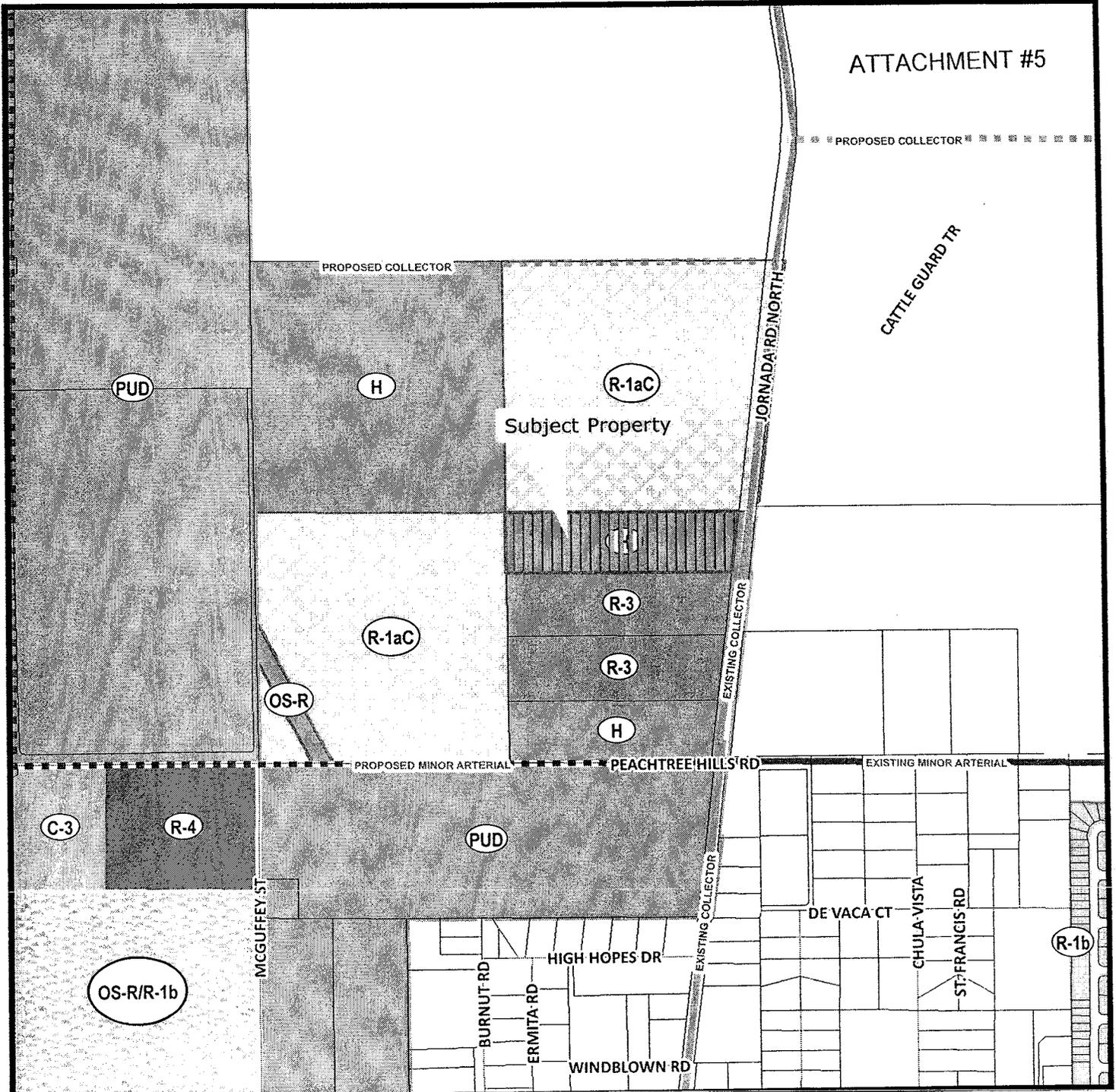
Community Development Department
700 N Main St
Las Cruces, NM 88001
(575) 528-3222

ZONING: H TO R-3
OWNER: AMANI LLC

560 Zone Map

PARCEL: 02-41158
DATE: 12/12/2011

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 50 150 300 450 600 750 900
 Feet

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

**PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
December 20, 2011 at 6:00 p.m.**

BOARD MEMBERS PRESENT:

Charles Scholz, Chairman
Godfrey Crane, Vice Chair
Charles Beard, Secretary
William Stowe, Member
Ray Shipley, Member

BOARD MEMBERS ABSENT:

Donald Bustos, Member
Shawn Evans, Member

STAFF PRESENT:

Robert Kyle, Building and Development Administrator
Adam Ochoa, Acting Senior Planner
Lorenzo Vigil, Acting Assistant Planner
Mark Dubbin, CLC Fire Department
Rusty Babington, CLC Legal Staff
James VonSchriltz, CLC Fire Department
Diana Garcia-Parra, Recording Secretary

I. CALL TO ORDER (6:00 pm)

Scholz: Good evening and welcome to the Planning and Zoning Commission for December 20, 2011. I'm Charlie Scholz, the Chair of Commission.

II. CONFLICT OF INTEREST

The first thing we have to ask is what we call our Conflict of Interest Statement. So at the opening of each meeting, the chairperson shall ask if any member on the Commission or City staff has any known conflict of interest with any item on the agenda. Staff, any conflict? No, I see everyone shaking their heads. Gentlemen, any conflict? Okay.

Before we to the approval of the minutes, which is usually our first order of business I want to introduce the members of the Commission who are here tonight. On my far right is Commissioner Shipley. He is the Mayor's appointee. Next to him is Commissioner Crane. He's our Vice-Chair. He represents District 4. Next to him is Commissioner Stowe who represents District 1. On my immediate right is our Secretary and Commissioner Beard, who represents District 2 and I represent Council District 6.

1
2 **III. APPROVAL OF MINUTES**

3
4 1. November 22, 2011 Regular Meeting

5
6 Scholz: All right, the first order of business is the approval of minutes of the
7 November 22, 2011 Regular Meeting. Any additions or corrections to
8 the minutes, gentlemen? All right, I'll entertain a motion to approve.

9
10 Shipley: I move to approve the minutes.

11
12 Scholz: Okay, Shipley moves...

13
14 Beard: Second.

15
16 Scholz: Beard seconds. Thank you. All those in favor say aye.

17
18 All: Aye.

19
20 Scholz: Those opposed same sign. All right, the minutes are approved.

21
22
23 **IV. POSTPONEMENTS - None**

24
25 **V. CONSENT AGENDA**

26
27 Scholz: Okay. Then we move on to our Consent Agenda. This is how the
28 Consent Agenda works: the Consent Agenda is voted on by one vote
29 of the Commission but the first thing we do is ask if anybody in the
30 audience or anyone on the staff or anyone on the Commission wishes
31 to speak to any of these three items which are on the Consent Agenda.

32
33 *Those items on the consent agenda will be voted by one motion with the*
34 *acceptance of the agenda. Any Planning and Zoning Commissioner, Staff or*
35 *member of the public may remove an item from the consent agenda for*
36 *discussion by the commission.*

- 37
38 1. **Case IDP-46:** Application of Carlos Estrada-Vega for an infill
39 development proposal requesting the approval of a final plat for a
40 subdivision known as Estrada Tracts on a 0.521 ± acre tract located on
41 the northeast corner of Camp Street and Fir Avenue; Parcel ID# 02-
42 04660. Proposed Use: The one (1) existing tract will be subdivided into
43 three (3) new lots where single-family homes will be developed. Council
44 District 1. **APPROVED 5-0**

45
46 Scholz: Okay, the first one is IDP-46. Anyone?
47

- 1 2. **Case Z2848:** Application of Kenneth Ronald Sowell to rezone from RE
2 (Single-Family Residential Estate) to R-1aC (Single-Family Medium
3 Density-Conditional) on a 0.3933 ± acre lot located on the west side of
4 Spitz Street, 290 ± feet north of its intersection with Jasmine Drive; a.k.a.
5 3615 Spitz Street; Parcel ID# 02-20734. Proposed Use: A single-family
6 residence; Council District 5. **MOVED TO FIRST ITEM UNDER NEW
7 BUSINESS**
8

9 Scholz: All right. Case Z2848? And you folks with to speak to those? You're
10 not the applicant, I assume. No. Okay, thank you. We'll put that as
11 the first item under New Business.
12

- 13 3. **Case Z2849:** Application of Pillar Engineering LLC on behalf of Amani
14 LLC to rezone from H (Holding) to R-3 (Multi-Dwelling Medium Density) on
15 a 9.00 ± acre lot located on the west side of Jornada Drive, 1,025 ± feet
16 north of its intersection with Peachtree Hills Road, Parcel ID# 02-41158.
17 Proposed Use: A multi-family residential complex; Council District 5.
18

19 Scholz: Okay. Case Z2849? Anyone? Okay. So what we're voting on the
20 Consent Agenda tonight is items number 1 and 3: Case IDP-46 and
21 Case Z2849. I'll entertain a motion to approve.
22

23 Beard: So moved.
24

25 Scholz: Okay. So Beard moves. Is there a second?
26

27 Crane and Stowe: Second.
28

29 Scholz: Okay, Crane and Stowe tied there for a second. All those in favor say
30 aye.
31

32 All: Aye.
33

34 Scholz: Those opposed same sign.
35

36 VI. OLD BUSINESS

37
38 Scholz: All right, any Old Business, Mr. Ochoa?
39

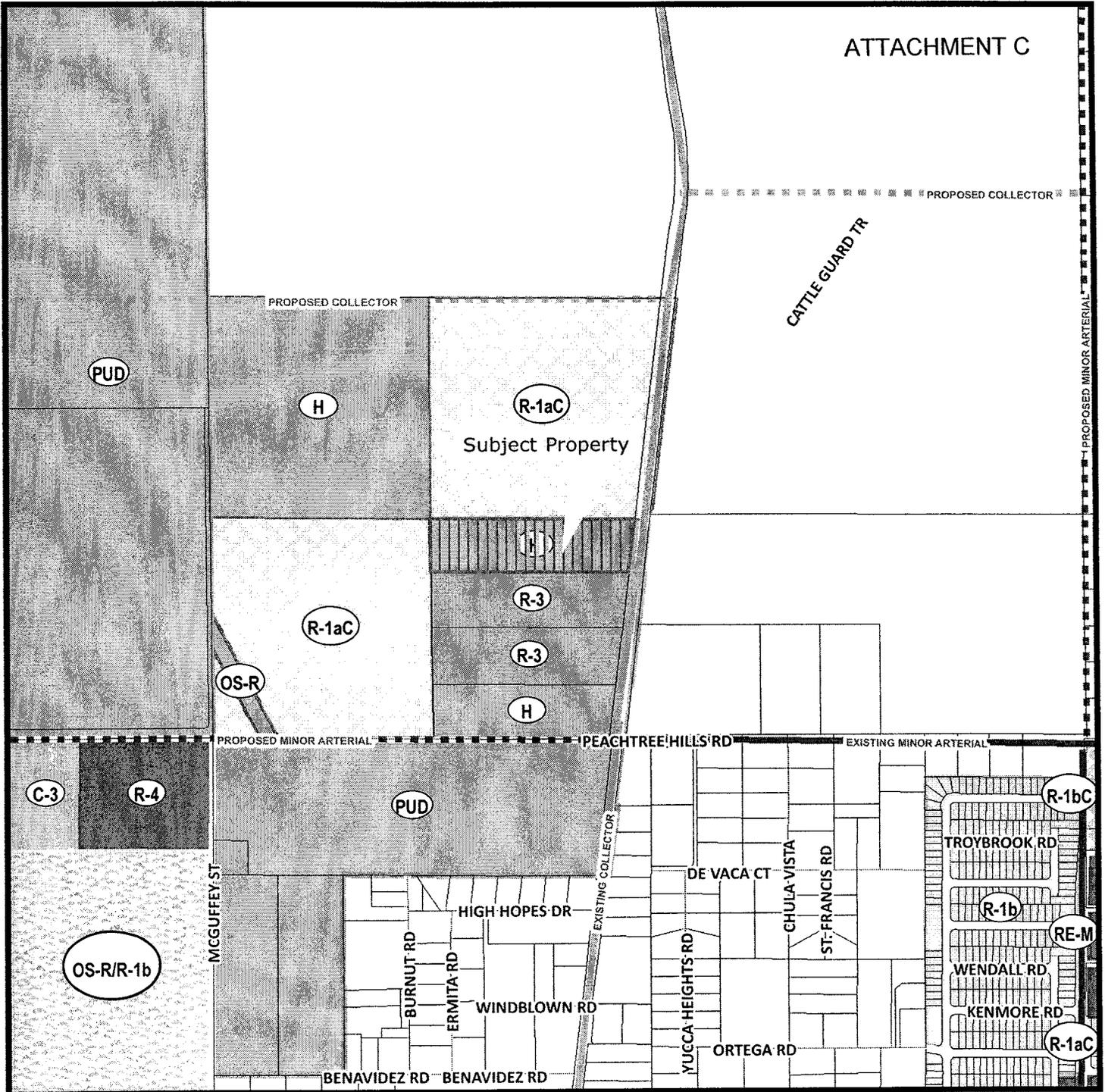
40 Ochoa: No, sir, none tonight.
41

42 VII. NEW BUSINESS

43
44 Scholz: Okay, so our first case of New Business is Case Z2818 and you're up
45 and are you presenting, sir?
46

47 Ochoa: Yes, sir.

ATTACHMENT C



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	▨ Proposed Unpaved EBID
▨ EXISTING MINOR ARTERIAL	▨ PROPOSED MINOR ARTERIAL	▨ City Parcel	▨ Interstates_Highway
▨ EXISTING COLLECTOR	▨ PROPOSED COLLECTOR	▨ EBID Water System	▨ Railroad
▨ PROPOSED LIMITED ACCESS	▨ PROPOSED CORRIDOR	▨ Rio Grande	▨ Arroyo


 500 250 0 500
 Feet

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