City of Las Cruces®
PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 2 **Ordinance/Resolution#** 2529 **Council District:** 1

For Meeting of July 27, 2009
(Adoption Date)

TITLE: **AN ORDINANCE APPROVING A ZONE CHANGE FROM R-3 (MULTI-DWELLING MEDIUM DENSITY) TO R-4 (MULTI-DWELLING HIGH DENSITY & LIMITED RETAIL AND OFFICE) FOR 2.73 +/- ACRES LOCATED AT 1500 E. MADRID AVENUE. THE ZONE CHANGE REQUEST WILL BRING THE PROPERTY INTO COMPLIANCE WITH THE 2001 ZONING CODE, AS AMENDED. THE SUBJECT PROPERTY EXCEEDS THE MAXIMUM ALLOWABLE DENSITY OF TWENTY (20) DWELLING UNITS PER ACRE. SUBMITTED BY YES HOUSING, INC. FOR ALTA TIERRA APARTMENTS LIMITED PARTNERSHIP (Z2787).**

PURPOSE(S) OF ACTION: Approval of a zone change that will bring the apartments into compliance with required density standards under the 2001 Zoning Code, as amended.

Name of Drafter: James White		**Department:** Community Development		**Phone:** 528-3120	
Department	**Signature**	**Phone**	**Department**	**Signature**	**Phone**
Community Development		528-3066	Budget		541-2107
			Assistant City Manager		541-2271
Legal		541-2128	City Manager		541-2076

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The property owner, Alta Tierra Limited Partnership, is requesting a zone change from R-3 (Multi-Dwelling Medium Density) to R-4 (Multi-Dwelling High Density & Limited Retail and Office) for 2.73 +/- acres located at 1500 E. Madrid Avenue. The subject property contains an apartment complex having 56 two bedroom units having a combined gross floor area of 39,282 square feet constructed in 1984. The apartment complex is a low income housing tax credit project. The property owner is in the process of renovating (exterior & interior) the entire apartment complex but will not be increasing the total number of housing units. The zone change request will bring the property into zoning compliance; the apartment complex exceeds the maximum allowed density of twenty (20) dwelling units (DU) per acre as prescribed in the R-3 (Multi-Dwelling Medium Density) zoning district.

The subject property has double frontage along Madrid Avenue and Hernandez Road. The Metropolitan Planning Organization (MPO) has classified Madrid Avenue as a Minor Arterial. Hernandez Road is classified as a Local roadway. The apartment complex driveways and/or parking lots are not interconnected between Madrid Avenue and Hernandez Road. Apartment units located on the southern portion of the property access from Hernandez Road; while apartments located on the northern portion access from Madrid Avenue.

The zone change request will bring the apartment complex into compliance with the 2001 Zoning Code, as amended. The subject property has a density of 20.51 DU per acre or 56 apartments on 2.73 +/- acres. The current zoning district of R-3 (Multi-Dwelling Medium Density) allows for a maximum density of twenty (20) dwelling units per acre; therefore, the property slightly exceeds the maximum density by approximately 0.50 DU per acre. The R-4 (Multi-Dwelling High Density & Limited Retail and Office) zoning district requires a minimum of ten (10) DU per acre to a maximum of forty (40) DU per acre. The overall density of the apartment complex will remain at 20.51 DU per acre as there are no future plans to increase the total number of apartments on the property.

The exterior property renovation includes screening the community dumpsters and providing additional landscaping equating to 15% of the entire tract of land except for the building pad and fenced-in storage area. Currently, the property has minimal landscaping along Madrid Avenue and Hernandez Road. Additional landscape buffering (screening) will not be required for adjacent land uses that are compatible with the apartment complex.

The 2001 Zoning Code, as amended, requires 1.5 to 2 parking stalls per apartment unit. The apartment complex is required to have a range from 84 to 112 parking stalls. There are currently 93 parking stalls; therefore, the property is in compliance with the parking requirement of the 2001 Zoning Code, as amended. As a part of the renovation, the parking area will be resurfaced. Any outdoor lighting used within the parking lot or to illuminate the exterior of the building will require compliance with Article 39 of the Municipal Code (Outdoor Lighting).

Bicycle lanes are located along Madrid Avenue from Apodaca Park to Fairbanks Road. An unimproved bus stop (signage only) is located on Madrid Avenue adjacent to the apartment complex. There are no trails within the area. Apodaca Park is located approximately 1,500 feet west of the apartment complex.

On April 28, 2009, the Planning and Zoning Commission (P&Z) recommended approval without conditions for the zone change by a vote of 4-0-0 (three Commissioners absent). There was no public comment received during P&Z hearing regarding this case.

SUPPORT INFORMATION:

Fund Name / Account Number	Amount of Expenditure	Budget Amount
N/A	N/A	N/A

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 Z2787
5. Attachment "B"- Minutes from the April 28, 2009 Planning and Zoning Commission
6. Attachment "C"- Vicinity Map

OPTIONS / ALTERNATIVES:

1. Vote YES to approve the Ordinance. This action affirms the Planning and Zoning Commission recommendation for approval without conditions. The subject property located at 1500 E. Madrid Avenue will be rezoned from R-3 (Multi-Dwelling Medium Density) to R-4 (Multi-Dwelling High Density & Limited Retail and Office) for 2.73 +/- acres. The zone change request will bring the property into compliance with the 2001 Zoning Code, as amended.

2. Vote NO to deny the Ordinance. This action reverses the recommendation made by the Planning and Zoning Commission. The current zoning designation of R-3 (Multi-Dwelling Medium Density) will remain on the property located at 1500 E. Madrid Avenue. The apartment complex upon completion of renovations will be in full compliance with landscaping, parking and American with Disabilities Act (ADA) requirements but the apartment complex will continue as a "legal non-conforming" zoning designation with an overall density of 20.51 DU per acre.

3. Modify the Ordinance and vote YES to approve the modified Ordinance. The Council may modify the Ordinance by adding conditions as deemed appropriate.

4. Table/Postpone the Ordinance and direct staff accordingly.

COUNCIL BILL NO. 09-066
ORDINANCE NO. 2529

AN ORDINANCE APPROVING A ZONE CHANGE FROM R-3 (MULTI-DWELLING MEDIUM DENSITY) TO R-4 (MULTI-DWELLING HIGH DENSITY & LIMITED RETAIL AND OFFICE) FOR 2.73 +/- ACRES LOCATED AT 1500 E. MADRID AVENUE. THE ZONE CHANGE REQUEST WILL BRING THE PROPERTY INTO COMPLIANCE WITH THE 2001 ZONING CODE, AS AMENDED. THE SUBJECT PROPERTY EXCEEDS THE MAXIMUM ALLOWABLE DENSITY OF TWENTY (20) DWELLING UNITS PER ACRE. SUBMITTED BY YES HOUSING, INC FOR ALTA TIERRA APARTMENTS LIMITED PARTNERSHIP (Z2787).

The City Council is informed that:

WHEREAS, Alta Tierra Apartments Limited Partnership, the property owner, has submitted a request for a zone change from R-3 (Multi-Dwelling Medium Density) to R-4 (Multi-Dwelling High Density & Limited Retail and Office) for 2.73 +/- acres located at 1500 E. Madrid Avenue; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on April 28, 2009, recommended that said zone change request be approved without conditions by a vote of 4-0-0 (three 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-4 (Multi-Dwelling High Density & Limited Retail and Office) for the property located at 1500 E. Madrid Avenue.

(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 _____ 2009.

APPROVED:

(SEAL)

_____
Mayor

ATTEST:

_____
City Clerk

VOTE:
Mayor Miyagishima: ____
Councillor Silva: ____
Councillor Connor: ____
Councillor Archuleta: ____
Councillor Small: ____
Councillor Jones: ____
Councillor Thomas: ____

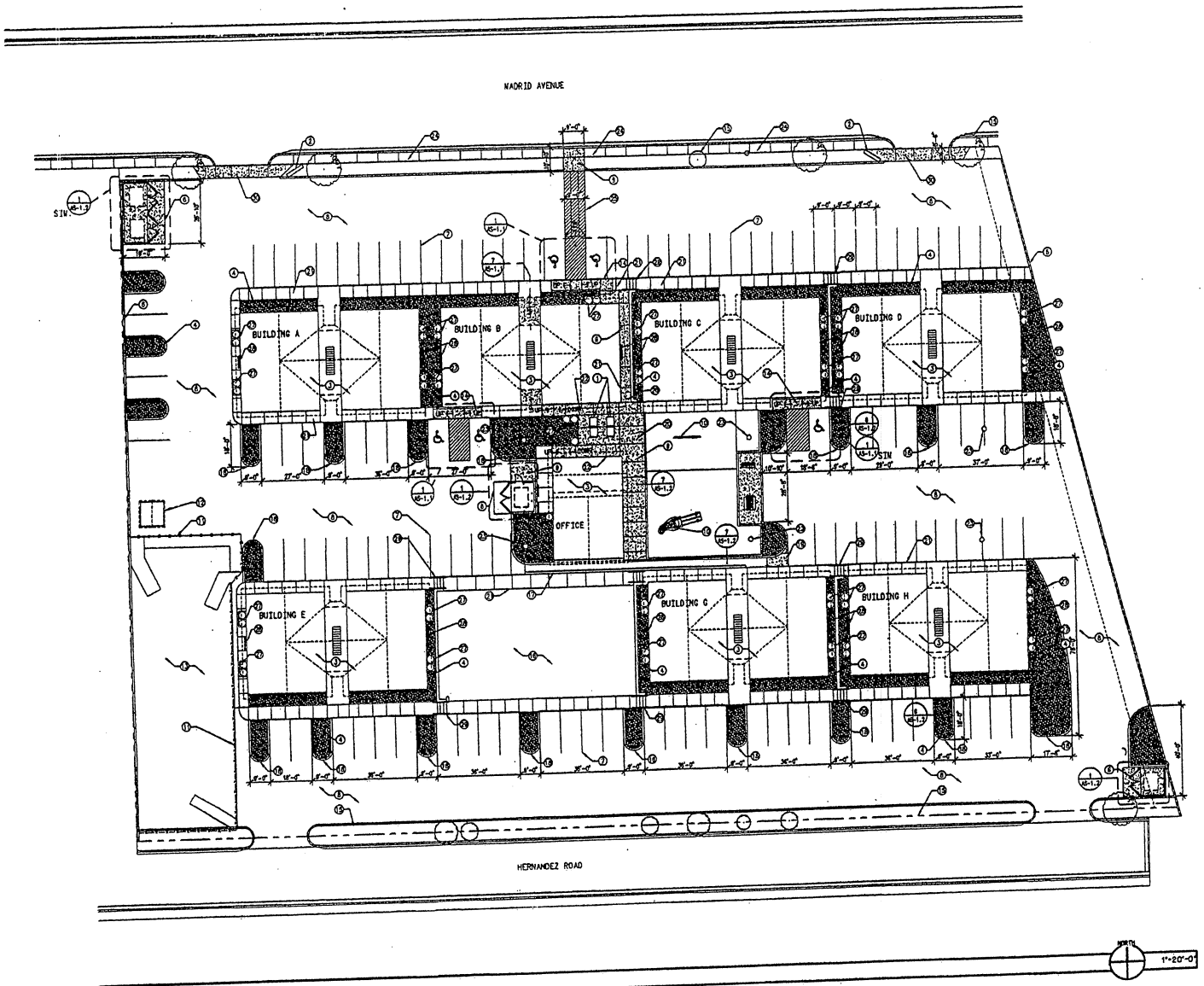
Moved by: _____

Seconded by: _____

APPROVED AS TO FORM:

_____
City Attorney

Exhibit "A"



SITE PLAN

General Notes

A. RECORD DRAWINGS SHOWN ARE REPRODUCED FROM OWNER RECORD SET. CONTRACTOR TO CONDUCT FIELD EXPLORATORY DEMOLITION & OBSERVATION PRIOR TO BEGINNING WORK. IF EXISTING FIELD CONDITIONS DO NOT MATCH RECORD DRAWINGS CONTRACTOR MUST NOTIFY ARCHITECT / ENGINEER IMMEDIATELY.
B. CONTRACTOR TO FIELD VERIFY ALL GRADES AND FINISH-FLOOR ELEVATIONS IN AREAS OF NEW WORK, MODIFY RAMP LENGTHS AS REQUIRED TO NOT EXCEED A SLOPE OF 1:12, MODIFY STEP RISERS AS REQUIRED TO NOT EXCEED 7".
C. CONTRACTOR IS TO PROTECT ALL EXISTING VEGETATION AND IRRIGATION SYSTEMS AND ALL AREAS OF CONSTRUCTION IMPACT OUTSIDE OF REMOVAL ZONES AS REQUIRED.
D. WHERE REMOVAL OCCURS, MODIFY PER ARCHITECTURAL SHEETS. IF NO MODIFICATIONS ARE INDICATED ON ARCHITECTURAL SHEETS, REPAIR TO MATCH EXISTING.
E. CONTRACTOR IS TO PROVIDE CONSTRUCTION FENCING OR SAFETY BARRIER PROTECTION PROVIDING FULL ACCESS BY THE OWNER. COORDINATE EXACT LOCATIONS WITH THE OWNER PRIOR TO PLACEMENT. EXISTING BUILDINGS WILL BE IN FULL USE DURING ALL CONSTRUCTION PROCEDURES.
F. DEMO LANDSCAPING, SITE GRADING, AND PAVING AS REQUIRED FOR NEW WORK, PATCH BACK TO MATCH EXISTING OR NEW FINISH.

Keyed Notes

1. RELOCATED MAIL BOXES
2. NEW SIGN/ SEE DETAIL 9/AS-1.2
3. BUILDING TO REMAIN, SEE ARCHITECTURAL SHEETS FOR MODIFICATIONS.
4. NEW XERO SCAPE LANDSCAPING.
5. SITE WALL.
6. TRASH DUMPSTER / NEW ENCLOSURE.
7. STRIPE PARKING LOT AS SHOWN.
8. NEW ASPHALT PARKING AREA & DRIVE.
9. 4" SIDEWALK.
10. NEW PLAYGROUND EQUIPMENT.
11. CHAINLINK FENCE TO REMAIN / INSTALL NEW LATTICE.
12. SHED TO REMAIN.
13. PONDING AREA.
14. RAMPED SIDEWALK, SEE DETAIL 1/ AS-1.1.
15. EXISTING LANDSCAPE TO REMAIN.
16. FUTURE BUILDING SITE.
17. CONC. VALLEY GUTTER.
18. NEW LANDSCAPE PLANTER.
19. EXTEND CONCRETE VALLEY GUTTER
20. NEW CONCRETE AREA TO BE RAISED TO 1" BELOW FINISHED FLOOR OF
21. EXISTING SIDEWALK.
22. RAMP SIDEWALK TO NEW RAISED SIDEWALK HEIGHT.
23. TELEPHONE POLES.
24. PUBLIC SIDEWALK.
25. RAISED ASPHALT WALKING PATH / STRIPE SIMILAR TO H.C. WAL.
26. NEW CONCRETE STAIR.
27. NEW HVAC UNITS.
28. EXISTING GAS METERS.
29. NEW STAIR RAILING.
30. 6" CONCRETE SIDEWALK.

integrated design architecture

Alta Tierra Apartments
Renovation and Remodel
Las Cruces, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA	Project #: IDA-05-01-P
	Date: OCTOBER 17, 2005

New Site Plan

By: ASK, KGS	Sheet of
File: (AS-1.0) New Site Plans.dwg tab- AS-1.0	AS-1.0

EXHIBIT "B"
FINDINGS AND COMPREHENSIVE PLAN ANALYSIS

1. The subject property is 2.734+/- acres located at 1500 E. Madrid Avenue.

2. The property contains 56 two bedroom apartments constructed in 1984. The apartment complex has a combined gross floor area of 39,282 square feet.

3. The zone change will bring the property into zoning compliance based on the apartment complex exceeding the maximum allowed density of twenty (20) dwelling units per acre.

4. The applicant is in the process of renovating the entire apartment complex, there will not be an increase in the total number of apartment units on the subject property.

5. Adjacent land use and zoning include:

	Zoning	Land Use
North	R-4	Town & Country Apartments
South	R-3	Cemetery
East	R-1a	Loma Heights Elementary
West	C-2	Shopping Center

6. The request is consistent with the following sections of the City of Las Cruces Comprehensive Plan:

1.3. 1. An urban residential use shall be so designated where these uses occur at a density of greater than two dwelling units per acre. A rural residential use shall be so designated where these uses occur at a density of less than or equal to two dwelling units per acre.

1.3.4. 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.

1.3.5. 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.

1.3.10. 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.

ATTACHMENT "A"

City of Las Cruces®

TO: Planning and Zoning Commission

PREPARED BY: James A. White, AICP, Planner JW

DATE: April 28, 2009

SUBJECT: 1500 E. Madrid Avenue (Zone Change)

RECOMMENDATION: Approval – without conditions for case Z2787

Case Z2787: A request for a zone change from R-3 (Multi-Dwelling Medium Density) to R-4 (Multi-Dwelling High Intensity & Limited Retail and Office) for 2.734 +/- acres located at 1500 E. Madrid Avenue. The zone change will bring the existing 56 unit apartment complex into compliance with the 2001 Zoning Code, as amended. The property currently exceeds the maximum allowable density of twenty (20) dwelling units per acre or a maximum of 54 apartments on 2.73 +/- acres. The R-4 (Multi-Dwelling High Density) zoning district will allow a density range of ten (10) to forty (40) dwelling units per acre. The applicant intends on remodeling the complex but will not increase the total number of apartment units. Submitted by Tierra Del Sol Housing, Inc. (recent transfer of ownership from Yes Housing, Inc.).

BACKGROUND

The current property owner, Tierra Del Sol Housing, Inc. (recent transfer of ownership), is requesting a zone change from R-3 (Multi-Dwelling Medium Density) to R-4 (Multi-Dwelling High Density & Limited Retail and Office) for 2.734 +/- acres located at 1500 E. Madrid Avenue. The property contains 56 two bedroom apartments constructed in 1984. The apartment complex has a combined gross floor area of 39,282 square feet. The zone change will bring the property into zoning compliance based on the apartment complex exceeding the maximum allowed density of twenty (20) dwelling units per acre.

The subject property has a density of 20.51 +/- dwelling units per acre or 56 apartments on 2.73 +/- acres. The zone change from R-3 (Multi-Dwelling Medium Intensity) to R-4 (Multi-Dwelling High Density & Limited Retail and Office) will bring the property into compliance with the 2001 Zoning Code, as amended. The R-4 (Multi-Dwelling High Density & Limited Retail and Office) zoning district allows for a density range of ten (10) to forty (40) dwelling units per acre. The subject property has a density of 20.51 dwelling units per acre. The property owner is in the process of remodeling the entire apartment complex, there will not be an increase in total number of apartment units on the subject property.

The subject property has frontage along Madrid Avenue classified by the Metropolitan Planning Organization (MPO) as a Minor Arterial roadway. Bicycle lanes are present along Madrid Avenue from Apodaca Park to Fairbanks Road. An unimproved bus stop (signage only) is located on Madrid Avenue adjacent to the apartment complex. There are no trails within the area. A regional park known as Apodaca Park is located approximately 1,500 feet west of the apartment complex.

The ownership of the property was recently conveyed from Yes Housing, Inc. to Tierra Del Sol Housing Corporation. The apartment complex will undergo an exterior and interior renovation including bring the landscaping and trash dumpsters into compliance with the 2001 Zoning Code, as amended. The interior renovation will include remodeling every apartment with an approximate cost of $42,000 per unit.

Exterior renovations will including enclosing the existing dumpsters with a screen wall on three sides and an opaque gate on the fourth side. Staff conducted a site visit on April 10, 2009 and confirmed that the required dumpster enclosure has been completed. Additional landscaping will be required on the property equating to 15% of the entire tract of land except for the building pad and fenced-in storage area. Currently, the property has minimal landscaping along Madrid Avenue.

Landscape buffering (screening) will not be required, adjacent (existing) land uses are similar in nature to the apartment complex. To the west of the subject property is a commercial shopping center and to the east is an elementary school and to the south is a pauper's cemetery.

The 2001 Zoning Code, as amended, requires 1.5 to 2 parking stalls per apartment unit. The apartment complex is required to have a range from 84 to 112 parking stalls There are currently 93 parking stalls therefore, the property is in compliance with the parking requirements of the 2001 Zoning Code, as amended. As a part of the renovation, the parking area will be resurfaced. Any outdoor lighting used within the parking lot or to illuminate the exterior of the building will require compliance with Article 39 of the Municipal Code (outdoor lighting).

FINDINGS

1. The subject property is 2.734+/- acres located at 1500 E. Madrid Avenue and is zoned R-3 (Multi-Dwelling Medium Density).

2. The property contains 56 two bedroom apartments constructed in 1984. The apartment complex has a combined gross floor area of 39,282 square feet with a density of 20.51 dwelling units per acre.

3. The zone change will bring the property into zoning compliance based on the apartment complex exceeding the maximum allowed density of twenty (20) dwelling units per acre for the R-3 (Multi-Dwelling Medium Density) zoning district.

4. The applicant is in the process of renovating the entire apartment complex, there will not be an increase in the total number of apartment units on the subject property.

5. The renovation of the subject apartment complex will bring the landscaping and trash dumpster into compliance with the 2001 Zoning Code, as amended

6. On-site parking meets the requirements of the 2001 Zoning Code, as amended.

7. The on-site parking area for the subject property will be renovated, and all outdoor lighting within the complex will meet the requirements of Article 39 of the Municipal Code (Outdoor Lighting).

8. Adjacent land use and zoning include:

	Zoning	Land Use
North	R-4	Town & Country Apartments
South	R-3	Cemetery
East	R-1a	Loma Heights Elementary
West	C-2	Shopping Center

9. The request is consistent with the following sections of the City of Las Cruces Comprehensive Plan:

1.3. 1. An urban residential use shall be so designated where these uses occur at a density of greater than two dwelling units per acre. A rural residential use shall be so designated where these uses occur at a density of less than or equal to two dwelling units per acre.

1.3.4. 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.

1.3.5. 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.

1.3.10. 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.

RECOMMENDATION

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

The recommendation of the Planning and Zoning Commission will be forwarded to City Council for final consideration.

OPTIONS

1. Approve the request as recommended by staff for case Z2787.
2. Approve the request with additional conditions.
3. Deny the request.

ATTACHMENTS

1. Development Statement
2. Site plan
3. Vicinity Map

DEVELOPMENT STATEMENT for Zoning Applications
(Use for Zone Changes, SUP's and PUD's)
Please type or print legibly

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 or City Council 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: YES Housing, Inc. (AITA Tierra Limited partnership)

Contact Person: Michelle Den Bleyker

Contact Phone Number: (505) 238-8126

Contact e-mail Address: mdenbleyker@yeshousing.org

Web site address (if applicable): _____

Proposal Information

Location of Subject Property 1500 E. Madrid Avenue

(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)

Current Zoning of Property: R-3

Proposed Zoning: R-4

Acreage of Subject Property: 2.734

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

Property is/and will remain a 56 unit, 100% affordable (at 60% of area median income) multifamily development.

All units are 2 bedroom, 1 bath.

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

Not applicable.

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

Not applicable.

Anticipated traffic generation N/A trips per day (if known).

Anticipated development schedule: Work will commence on or about 3-09-09

and will take approximately 8 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 in the proposal (for example, rock walls, landscaped medians or entryways, or architectural themes)? If so, please describe and attach rendering if available:

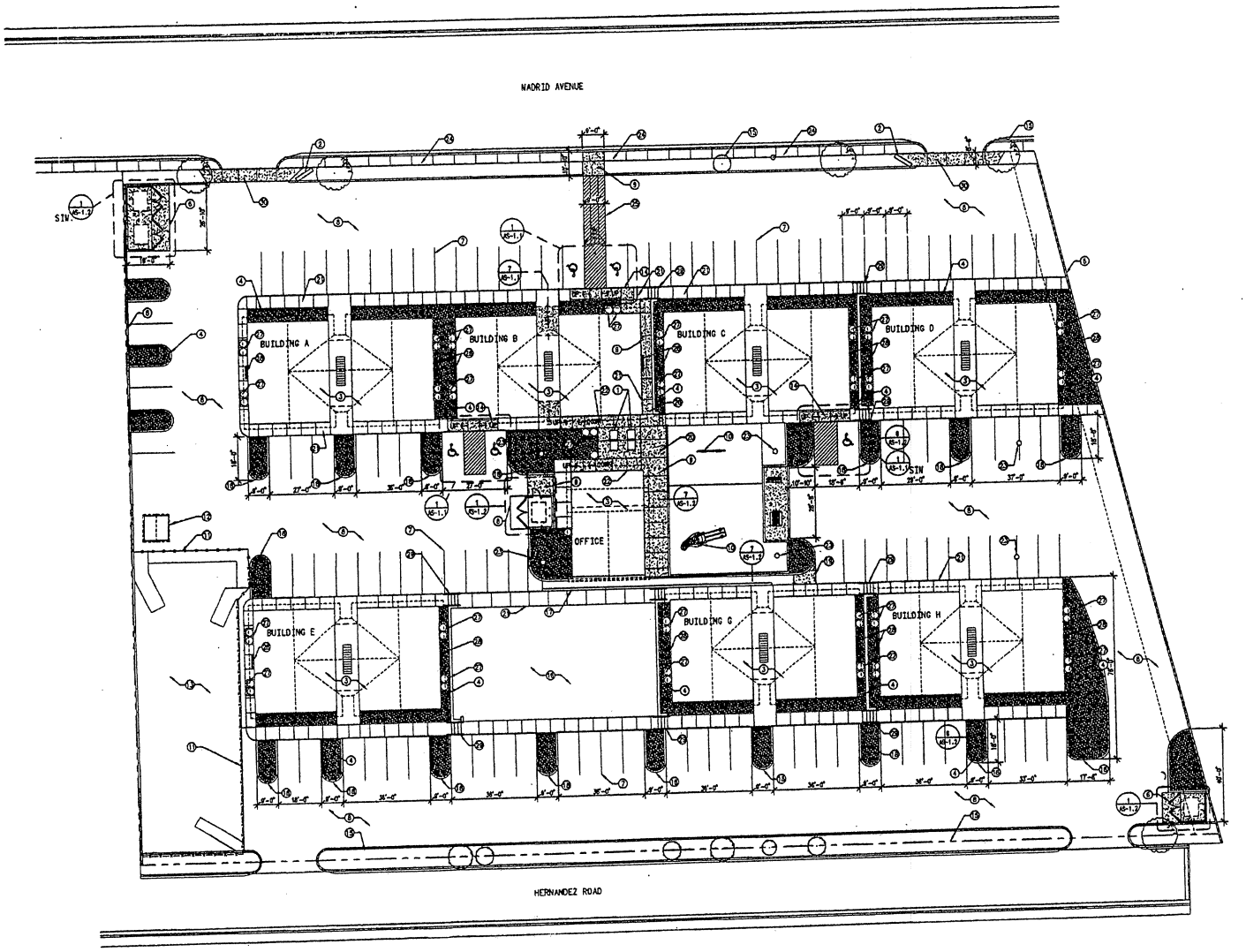
Rehabilitation of units will approximately cost $42,000 per unit.

Landscaping and parking will be brought up to meet the R-4 code.

Attachments

Please attach the following: (* *indicates optional item*)

- ✓ Location map
- ✓ Detailed site plan
- ✓ Proposed building elevations*
- Renderings or architectural or site design features*
- Other pertinent information*



SITE PLAN

General Notes

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5. SITE WALL.
6. TRASH DUMPSTER / NEW ENCLOSURE.
7. STRIPE PARKING LOT AS SHOWN.
8. NEW ASPHALT PARKING AREA & DRIVE.
9. 4" SIDEWALK.
10. NEW PLAYGROUND EQUIPMENT.
11. CHAINLINK FENCE TO REMAIN / INSTALL NEW LATTICE.
12. SHED TO REMAIN.
13. PONDING AREA.
14. RAMPED SIDEWALK, SEE DETAIL 1/ AS-1.1.
15. EXISTING LANDSCAPE TO REMAIN.
16. FUTURE BUILDING SITE.
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18. NEW LANDSCAPE PLANTER.
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20. NEW CONCRETE AREA TO BE RAISED TO 1" BELOW FINISHED FLOOR OF
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22. RAMP SIDEWALK TO NEW RAISED SIDEWALK HEIGHT.
23. TELEPHONE POLES.
24. PUBLIC SIDEWALK.
25. RAISED ASPHALT WALKING PATH / STRIPE SIMILAR TO H.C. WAL.
26. NEW CONCRETE STAIR.
27. NEW HVAC UNITS.
28. EXISTING GAS METERS.
29. NEW STAIR RAILING.
30. 6" CONCRETE SIDEWALK.

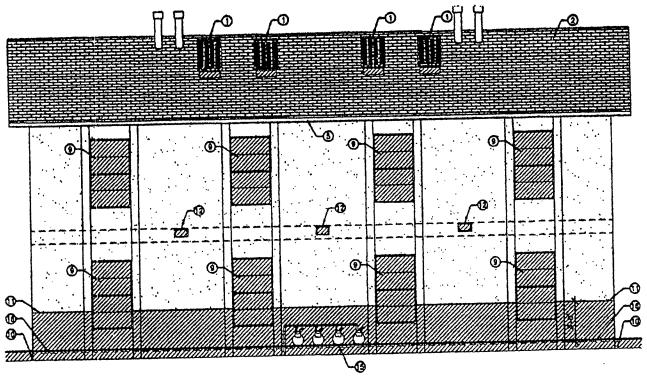
integrated design architecture
424 Tierra Avenue NW
Albuquerque, NM 87102
ph505.243.3693
fax505.243.3568
info@integratedarchitecture.com
www.integratedarchitecture.com

Alta Tierra Apartments
Renovation and Remodel
Las Cruces, New Mexico

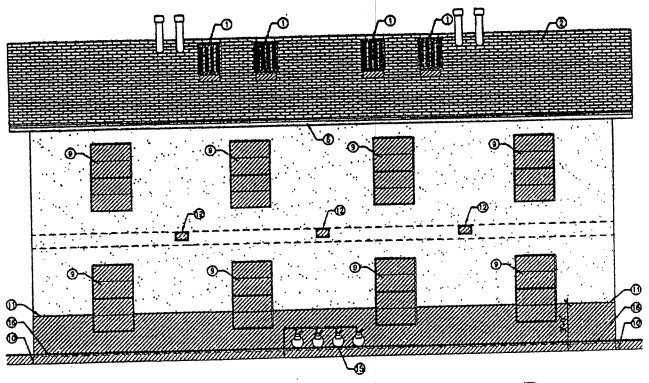
PROJECT ARCHITECT: BOB HALL, AIA	Project #: IDA-05-01-P
	Date: OCTOBER 17, 2005

New Site Plan

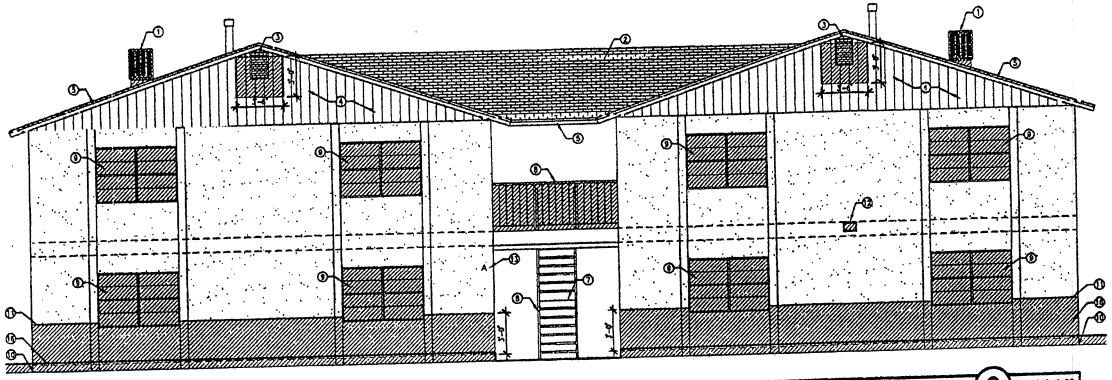
By: ABK, KIS	Sheet of
File: (AS-1.0) New Site Plans.dwg tab- AS-1.0	AS-1.0



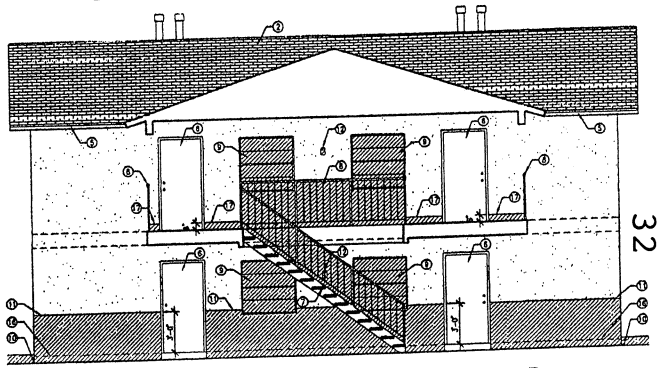
EAST/WEST ELEVATION (TYPICAL) 1 1/4"=1'-0"



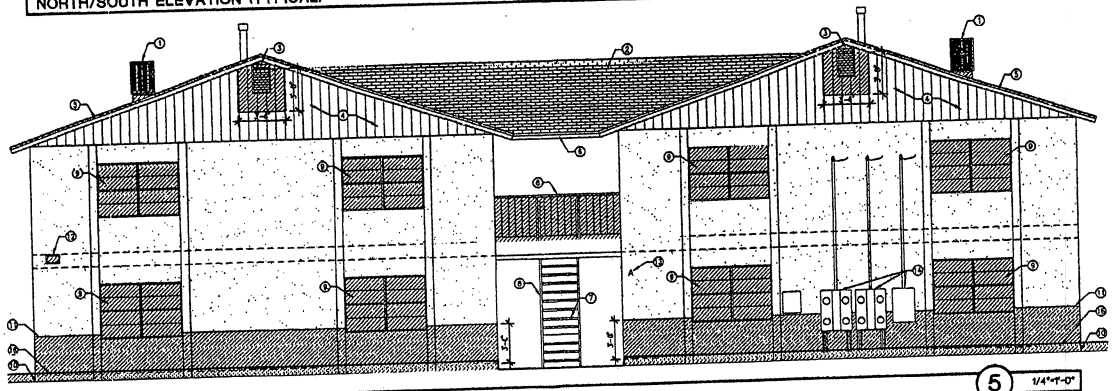
EAST/WEST ELEVATION (TYPICAL) 2 1/4"=1'-0"



NORTH/SOUTH ELEVATION (TYPICAL) 3 1/4"=1'-0"



EAST/WEST ELEVATION/SECTION (TYPICAL) 4 1/4"=1'-0"



NORTH/SOUTH ELEVATION (TYPICAL) 5 1/4"=1'-0"

General Notes

A. RECORD DRAWINGS SHOWN ARE REPRODUCED FROM OWNER RECORD SET. CONTRACTOR TO CONDUCT FIELD EXPLORATORY DEMOLITION & OBSERVATION PRIOR TO BEGINNING WORK. IF EXISTING FIELD CONDITIONS DO NOT MATCH RECORD DRAWINGS CONTRACTOR MUST NOTIFY ARCHITECT / ENGINEER IMMEDIATELY.
B. CONTRACTOR SHALL VISIT SITE TO FAMILIARIZE HIM/ HERSELF WITH ALL EXISTING VISIBLE CONDITIONS.
C. WHERE DEMOLITION OR REMOVAL HAS OCCURRED PREP. FOR NEW FINISH.
D. IF DEMOLITION HAS CAUSED DAMAGE, PATCH TO MATCH EXISTING FINISH. ARCHITECT WILL BE SOLE JUDGE OF QUALITY OF PATCH.

Keyed Notes

1. REMOVE EXISTING EVAPORATIVE COOLERS - SEE SHEET A-7.0.
2. EXISTING ROOFING TO REMAIN, PREP FOR NEW ROOF.
3. EXISTING ATTIC VENTS TO INCREASE IN SIZE TO 3'-0" X 3'-0".
4. EXISTING WOOD SIDING TO REMAIN, PREP FOR NEW PAINT.
5. EXISTING WOOD FASCIA TO REMAIN.
6. EXISTING DOORS TO REMAIN, PREP FOR NEW PAINT.
7. EXISTING METAL STAIRS TO REMAIN.
8. REMOVE EXISTING METAL RAILINGS.
9. REMOVE EXISTING WINDOWS AND PREP FOR NEW.
10. REMOVE EXISTING GRADE TO 8" BELOW FINISH FLOOR.
11. REMOVE EXISTING STUCCO TO 36" ABOVE AND 6" BELOW FINISH FLOOR.
12. REMOVE LENSE & EXISTING EXTERIOR LIGHTING, LIGHTS TO REMAIN.
13. REMOVE EXISTING BUILDING SIGNAGE, PATCH STUCCO AS REQUIRED.
14. EXISTING ELECTRICAL METERS TO REMAIN.
15. EXISTING GAS METERS TO REMAIN.
16. FINISH FLOOR.
17. REMOVE STUCCO TO 6" ABOVE FINISH FLOOR PREP FOR NEW DECK FLASHING.

Legend

INDICATES AREAS OF DEMOLITION.

32

integrated design architecture

Alta Tierra Apartments
Renovation and Remodel
Las Cruces, New Mexico

PROJECT ARCHITECT: BOB HALL, AIA

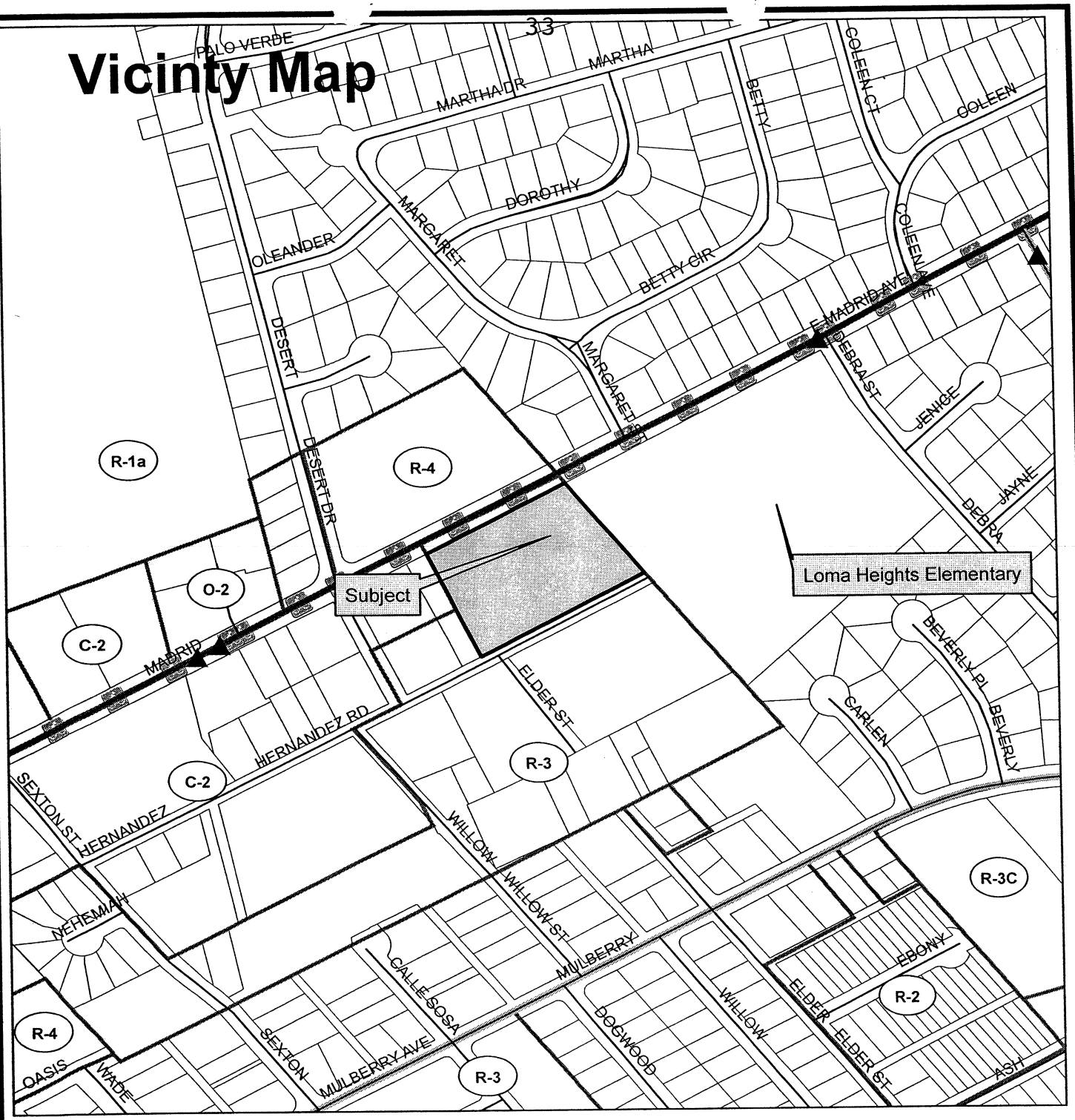
Project #: [illegible]
Date: OCTOBER 17, [illegible]

Existing/Demo Exterior Elevs. - Apartments

By: GPJ
File: (A-2.0)DemoExteriorElevations.dwg tab-A-2.0

Sheet of A-2.0

Vicinity Map



MAP CREATED FOR: JWHITE (Z2787)

ADDRESS: 1500 E. Madrid Avenue

OWNERS: Tierra Del Sol

DATE: 4/20/2009 4:35:01 PM

ZONING: R-3

0 100 200 400 600 800 Feet

Community Development Department
575 S Alameda Blvd.
Las Cruces, NM 88001
(505) 528-3222

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DRAFT

ATTachment "B"

MEETING OF THE PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
April 28, 2009 at 6:00 p.m.

BOARD MEMBERS PRESENT:
Charles Scholz, Chairman
Godfrey Crane, Vice Chair
Donald Bustos, Secretary
Shawn Evans, Member

BOARD MEMBERS ABSENT:
Ray Shipley, Member
Clayton Iserman, Member
Charles Beard, Member

STAFF PRESENT:
Cheryl Rodriguez, Development Services Administrator
Helen Revels, Associate Planner
James White, Planner
Jared Abrams, CLC Legal
Robert Gonzales, Fire Department
Becky Eich, Recording Secretary

I. CALL TO ORDER (6:00 p.m.)

Scholz: Good evening, and welcome to the Tuesday April 28th session of the Planning and Zoning Commission. I'm Charlie Scholz, Chair of the Commission. I'd like to introduce the other Commissioners. On my far right is Commissioner Crane, he represents district 4. Next to him is Commissioner Evans who represents district 5. Next to him is Commissioner Bustos who represents district 3. And I represent Council District 6.

II. APPROVAL OF MINUTES - March 24, 2009

Scholz: The first thing we do on the agenda is the approval of the minutes of the last meeting. I wasn't here for the last meeting, but fortunately Commissioner Crane who is our Vice Chair, did a great job. Any additions or corrections to the minutes? Okay, I'll accept a motion to accept the minutes.

Crane: So moved.

Scholz: And a second.

of-way and do the road improvements. All right. Are we ready to take a vote on this? All right, can I have a motion to approve Case-S-08-103W?

Evans: Chairman Scholz, I move that we approve Case S-08-103W.

Scholz: Is there a second?

Bustos: Second.

Crane: Second.

Scholz: Okay, it's been moved and seconded, we'll call the roll. Commissioner Crane.

Crane: Votes to approve the waiver request based on findings, discussion, and site visit.

Scholz: So you're saying aye.

Crane: I'm saying aye.

Scholz: Thank you Commissioner Crane. Commissioner Evans.

Evans: Aye, based on findings and discussion.

Scholz: Commissioner Bustos.

Bustos: Aye, findings and discussion as well.

Scholz: And the chair votes aye. So the waiver request is approved.

Revels: Hello, I just wanted to clarify that this is recommendation to City Council because they're asking for 100% waiver request; it does have to go before City Council.

Scholz: Yes.

Revels: Okay. Good evening.

Scholz: Thank you Ms. Revels.

Start 3. **Case Z2787:** A request for a zone change from R-3 (Multi-Dwelling Medium Density) to R-4 (Multi-Dwelling High Intensity) for 2.734 +/- acres located at 1500 E. Madrid Avenue. The zone change will bring the exiting 56 unit apartment complex into compliance with the 2001 Zoning Code as amended. The property currently exceeds the maximum allowable density of 20

dwelling units per acre or a maximum of 54 apartments on 2.73 _+/- acres. The R-4 (Multi-Dwelling High Density) zoning district will allow a density range of 10 to 40 dwelling units per acre. The applicant intends on remodeling the complex, but will not increase the total number of apartment units. Submitted by Yes Housing, Inc.

Scholz: Okay, our last case is Case Z2787, a request for a zone change from R-3 multi-dwelling medium density to R-4 multi-dwelling high intensity. Mr. White.

White: For the record, James White, Community Development Department. This case is 2787, is a request for a zone change from R-3 which is multi-dwelling medium density to R-4 which is multi-dwelling high density, limited retail and office, for a property located at 1500 East Madrid Avenue. Here's a vicinity map showing the subject tract of land in question, it's roughly 2.73 acres. It's roughly 1,500 linear feet east of Apodaca Park which is located here. Surrounding property owners here, you have Loma Heights Elementary School on the adjacent lot, right here to the east. The property is a proliferation of R-3 zoning and you have commercial C-2 located here adjacent to Madrid Avenue.

Case specifics, currently existing on the property are 56 two-bedroom apartments on roughly 2.73 acres. The combined gross floor area is roughly 39,000 square feet. The apartment complex was constructed in 1984. The subject property has a density of 20.51 dwelling units per acre. The maximum permitted in the R-3 zoning district is 20, so the variance request, I mean the zone change request is in conjunction to the additional 0.51 dwelling units per acre on the property. It'll bring the property in compliance with the 2001 Zoning Code. The R-4 does permit a density range between 10 and 40 dwelling units per acre. Based upon a discussion with the property owner, there is currently renovation occurring on the property, roughly $45,000 per unit, interior and exterior renovations and there will not be any additional gross floor area, square footage allowances, so the 56 two-bedroom units is what's going to be on the property.

Site plan showing the specifics. The property has two points of ingress and egress. Property has access off of Madrid Avenue and also by Hernandez Road which is located to the rear of the property. One thing you can actually notice regarding the site plan is that there is no driveway system between Hernandez and Madrid. So in theory if you actually were an occupant of the property in one of the apartments on the rear portion of Hernandez, you access Hernandez. And if you actually have an apartment that actually faces Madrid, you actually have ingress and egress off of Madrid Avenue. Elevations of the subject property. Some of the exterior renovations that are currently occurring on the property. MPO Thoroughfare Plan. Of course this right here is Apodaca Park located here. Located to the east you have Loma Heights Elementary School,

and the subject property is located here. This area here you have Madrid Avenue which is classified as a Minor Arterial. Of course in periphery you also have Solano which is located here which is classified as a Principal Arterial.

Here's an aerial view of the subject property. Subject property is located here. As stipulated earlier, Hernandez Road is actually located on the southern property boundary and Madrid on the northern. Ingress and egress you have an access point here and an access point here. And if you notice how this property is laid out, you have the actual driveways off of Hernandez and Madrid respectively. Loma Heights is located here. This area here is a pauper's cemetery.

Site photos of the property showing some of the renovations occurring on the property currently. The P&Z Commission options for this even is to vote yes, this action will bring the property into compliance with the 2001 Zoning Code. Option number two is to vote no, this action reverses the staff recommendation. Number three you can modify as deemed appropriate. And four you can postpone. Staff recommendation for this case which is 2787 is for approval without conditions. In respect to this case, this is a zone change and does require an ordinance, so the P&Z will be making a recommendation to forward to City Council for final consideration. That will end staff presentation. I'll be glad to stand for any questions this board may have.

Scholz: Any questions for Mr. White? Thank you Mr. White. May we hear from the applicant please?

Den Bleyker: Good evening, my name is Michelle Den Bleyker and I'm the director of housing development for Yes Housing, Inc. We're the developer of the renovation that's occurring at the Alta Tierra Apartments. And in the course of this renovation we just wanted to bring the property up to current zoning requirements. We are complying with all current zoning and land codes in regards to both the parking and the exterior landscaping that are currently in place. But we've just got a couple of units too many to be in compliance with current zoning which is why we're here this evening.

Scholz: Okay, questions for this woman? All right, thank you very much.

Den Bleyker: Thank you.

Scholz: Anyone from the public want to comment on this? Hearing none, I'm going to close it to public discussion. Gentlemen, what's your pleasure?

Crane: I move that we accept staff recommendation on Z2787.

Bustos: I second.

Scholz: Okay, it's been moved and seconded, I'll call the roll. Commissioner Crane.

Crane: Votes aye based on findings, discussion, and site visit.

Scholz: Commissioner Evans.

Evans: Aye based on findings and discussion.

Scholz: Commissioner Bustos:

Bustos: Aye, findings, discussion, and site visit.

END

Scholz: And the Chair votes aye on findings, discussion, and site visit. So that's approved.

VIII. OTHER BUSINESS

Scholz: Is there other business? Ms. Rodriguez is shaking her head, but she has an announcement for us.

Rodriguez: Mr. Chairman, Commissioners I just wanted to announce that your May work session has been cancelled and you will have a work session in June, the third Tuesday.

Scholz: And what was to be the topic of the May work session?

Rodriguez: The affordable housing plan.

Scholz: Affordable housing, well we certainly want to look at that.

Rodriguez: And will be presented by David Dollahon.

Scholz: All right.

Crane: What was the date of that to make sure I don't eliminate something else?

Scholz: That would've been the third Tuesday in May, which would be the 18th I think.

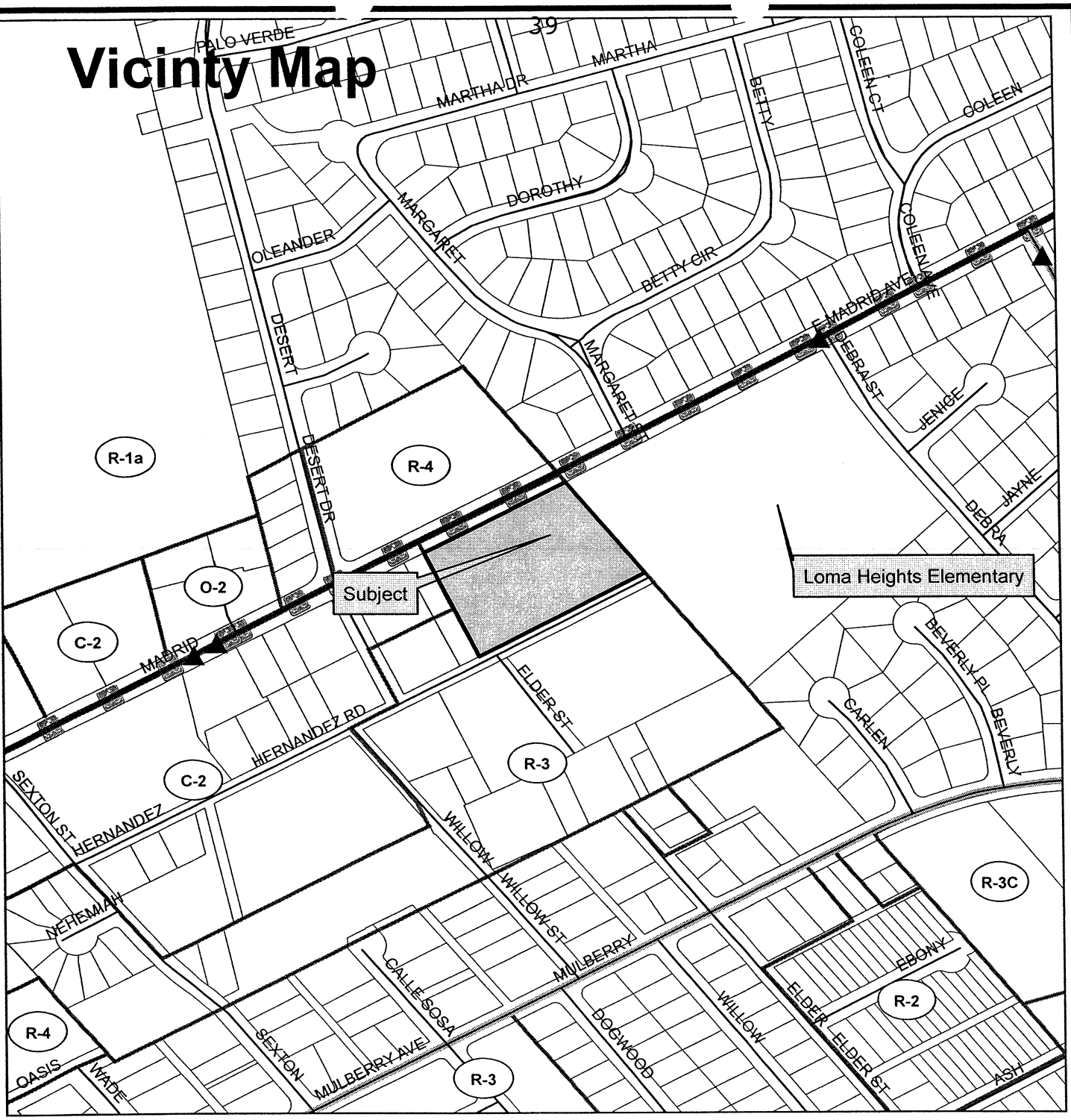
Rodriguez: So you will have a work session on Tuesday, June 16th.

Crane: Okay, third Tuesday in May would be the 19th.

Scholz: Nineteenth, there we go.

ATTACHMENT C

Vicinity Map



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