

IDP-14-04

Park Ridge Medical Center
Subdivision Final Plat



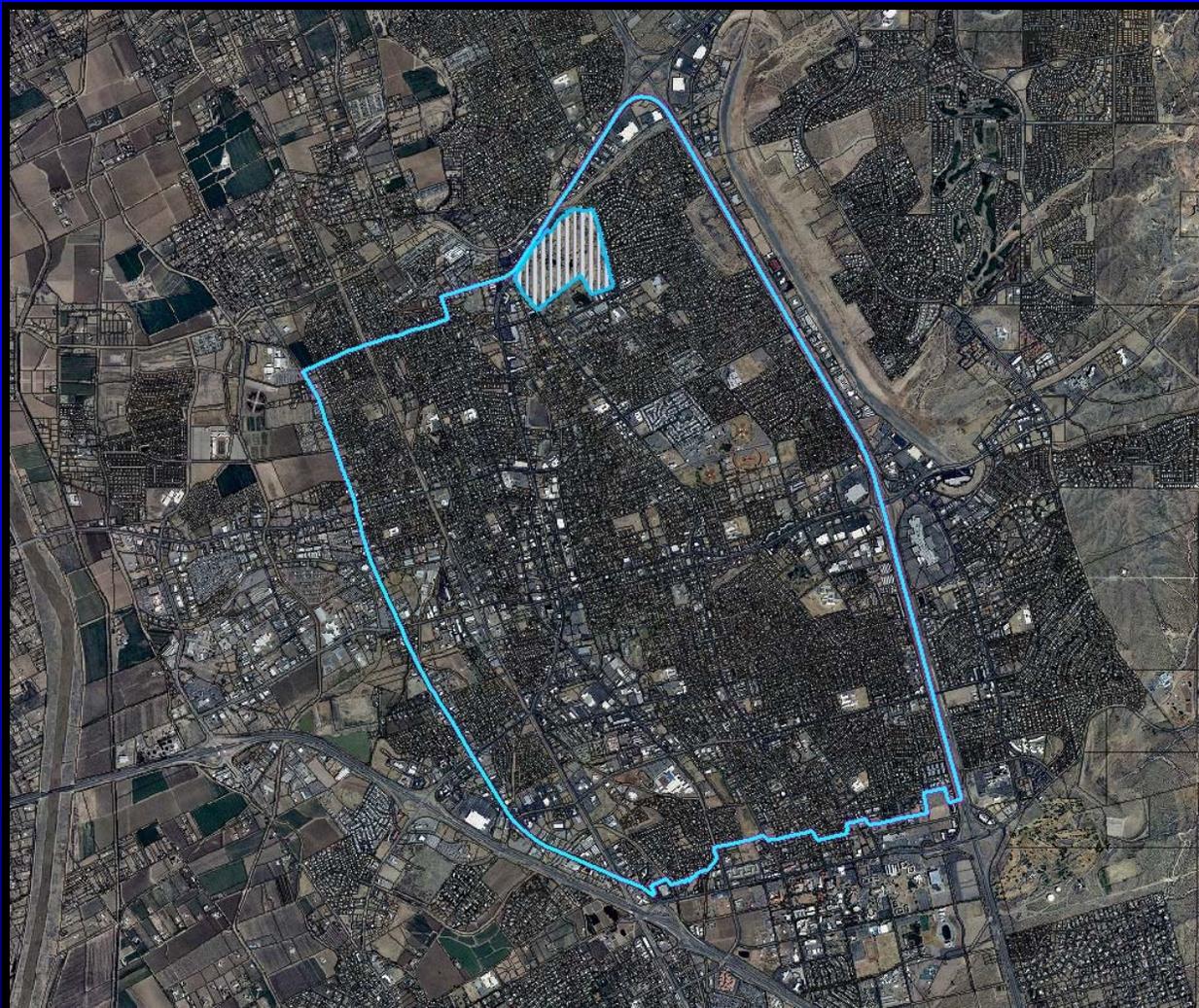
City of Las Cruces
People Helping People



Subject property is Parcel 02-03647 located at 2700 N. Main Street.

On August 19, 2013 City Council rezoned 30 ± acres of the 110 ± parcel to R-4C and C-3C.

One condition of the approval of the rezoning was the requirement that a traffic study (TIA) be approved by the City's Traffic Engineer prior to issuance of the first building permit or subdivision application.



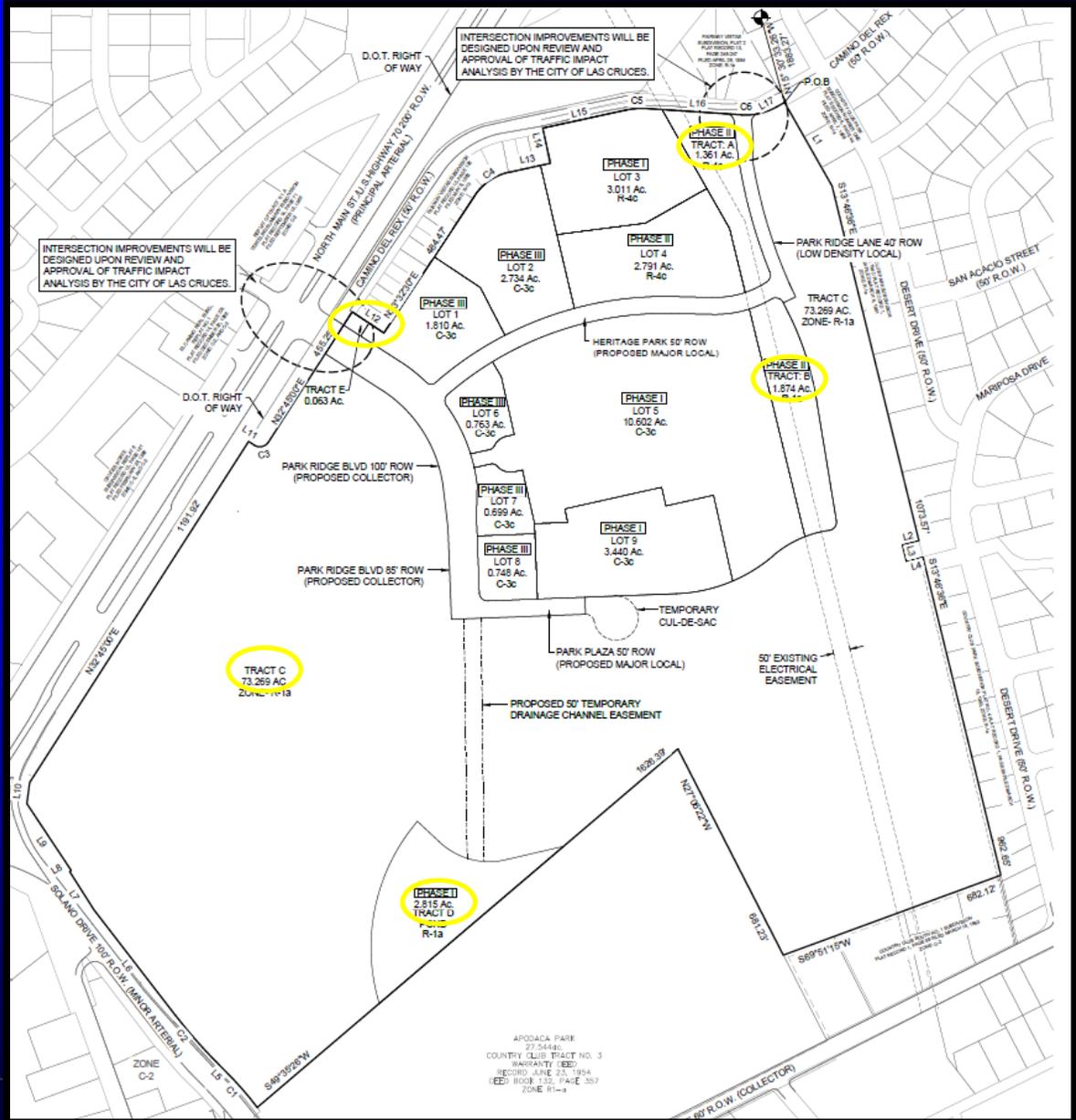
Infill Development Overlay District

Subdivision qualifies
for the Infill Subdivision
Method:

Concept Plan was conditionally-
approved by DRC on 6/4; the
condition being that the TIA issues
are resolved. The TIA is under
review by the City.

Next steps:

If Final Plat is approved or
conditionally-approved by the
Commission, then construction
drawings for public improvements to
be approved by City staff and built or
a \$ bond or LOC provided by
developer prior to Final Plat
recorded with County Recorder;
when plat recorded, lots can be sold;
then individual lot owners can submit
construction drawings for buildings
within each lot.



Park Ridge
 Medical
 Center Infill
 Subdivision
 Concept
 Plan—
 approved by
 DRC 6/4

110.276-
 acres

9 Lots and
 5 Tracts
 to be built in
 3 phases.

Tract C =
 future
 development.

Staff Evaluation and Recommendation

The Applicant has committed to mitigation measures that are expected to avoid, reduce to a level of insignificance or ameliorate potential adverse traffic impacts of the proposed subdivision. These mitigation measures were identified in the TIA;

City Agency reviewers have approved the Final Plat including the City's Traffic Engineer who has approved it based on the Applicant's commitment to implement the mitigation measures;

Those mitigation measures are the conditions of the City's Traffic Engineer's approval of the TIA;

NMDOT has no further comments on the TIA; and

On July 9th the DRC recommended to the Planning and Zoning Commission **conditional-approval** of the Final Plat with the condition that the TIA be approved by the City's Traffic Engineer prior to the Commission's approval of the Final Plat. The Traffic Engineer has conditionally approved the TIA.

Commission's Options:

1. Vote to approve the Final Plat with the conditions recommended by staff.
2. Vote to approve the Final Plat with amended conditions.
3. Vote to deny the Final Plat.
4. Vote to postpone the decision pending further information from staff and/or the Applicant.



PARK RIDGE MEDICAL CENTER INFILL SUBDIVISION

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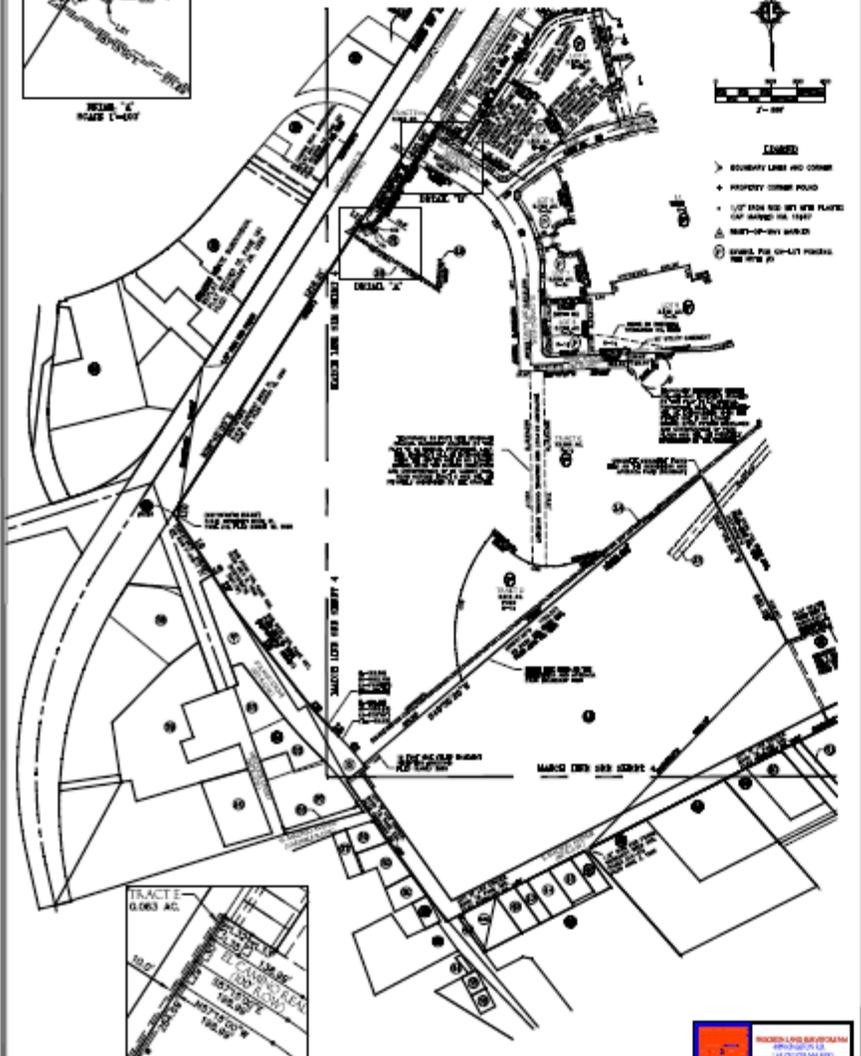


FIGURE 'C'
SCALE 1"=500'



LEGEND

- BOUNDARY LINE AND CORNER
- PROPERTY CORNER POINT
- LOT FOR RECORD WITH PLATING OF 1987
- ▲ EAST-OF-RIVER MARKER
- EVIDENCE OF CH-LAT PLATING (SEE SHEET 2)



TRACT 'E'
SCALE 1"=50'

SHEET 3 OF 4



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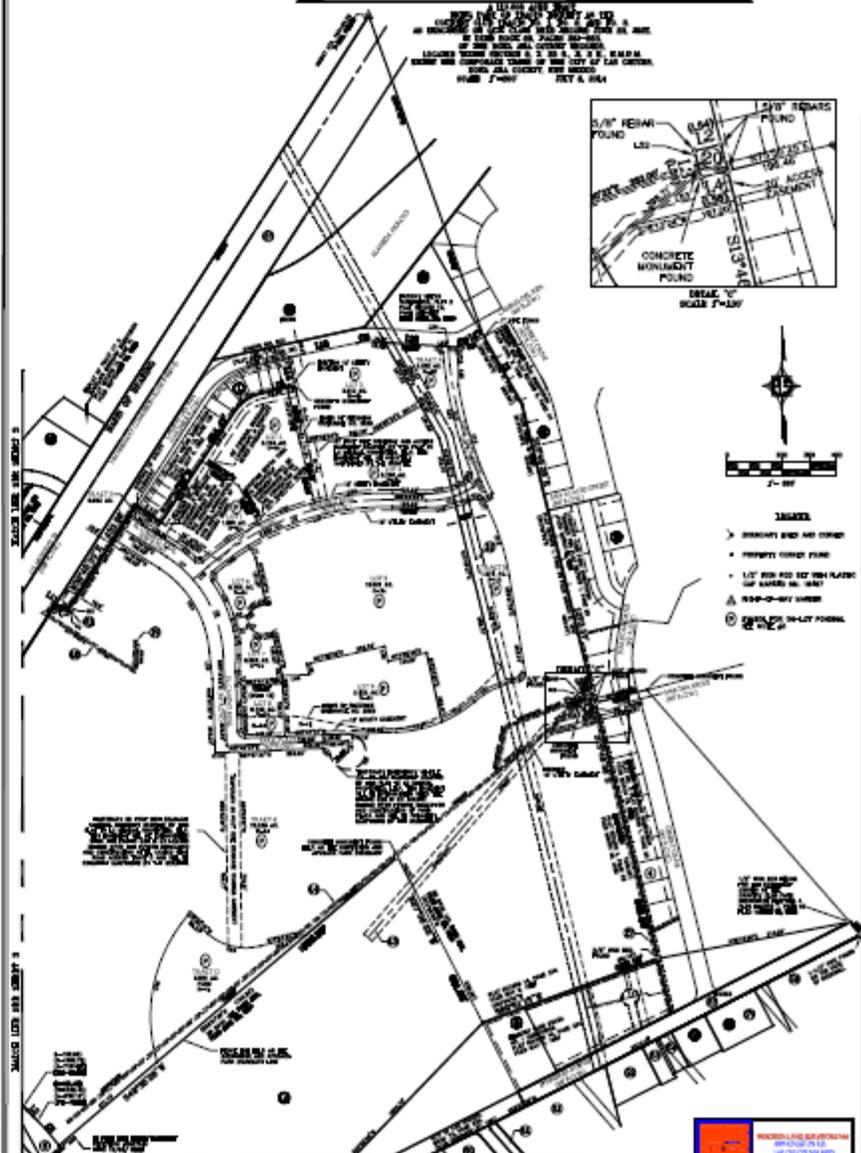


TRACT 'E'
SCALE 1"=50'



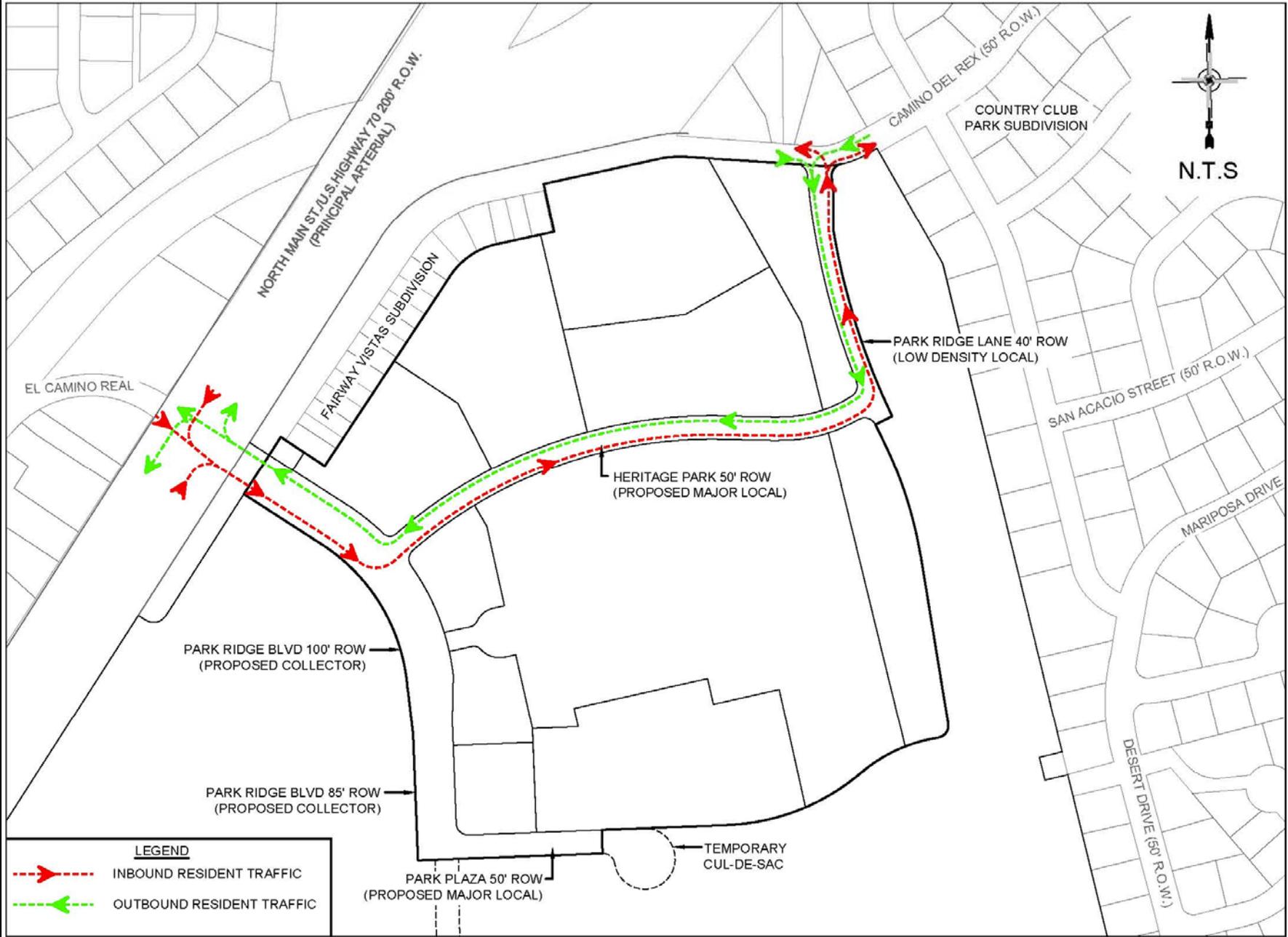
LEGEND

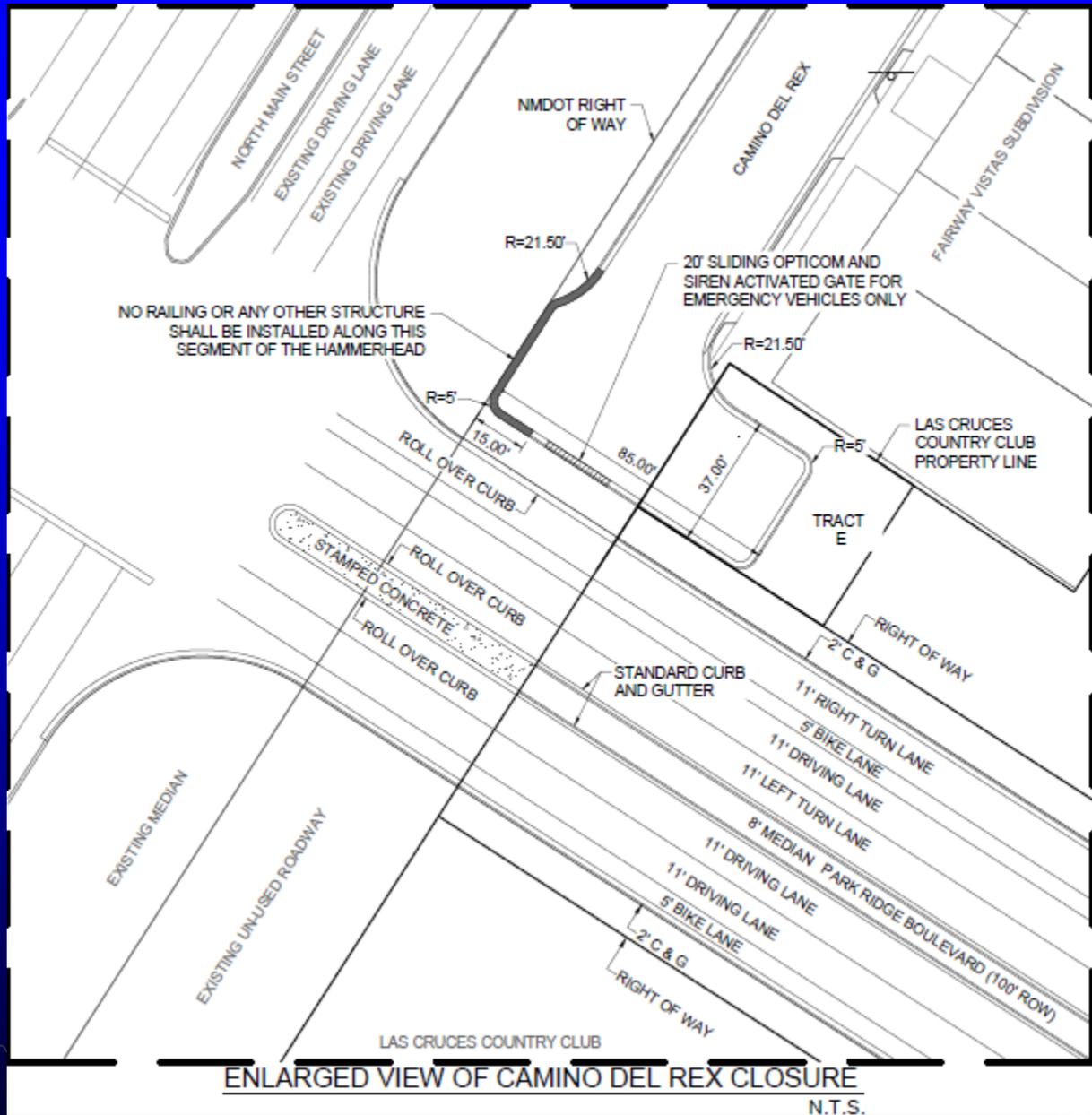
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SHEET 4 OF 4







ENLARGED VIEW OF CAMINO DEL REX CLOSURE
N.T.S.

Table 1: Medial Center Subdivision Land Uses

Lot /Tract	Area	Land Use	Phase I Intensity	Final Intensity
Lot 1	1.810 Acres	Medical/Professional Offices	-	25,000 square feet
Lot 2	2.734 Acres	Medical/Professional Offices	-	25,000 square feet
Lot 3	3.011 Acres	Assisted Living Facility	32 Beds	76 Beds
Lot 4	2.791 Acres	Rehabilitation Facility	-	50,000 square feet
Lot 5	10.602 Acres	Hospital	80,600 square feet	101,500 square feet
Lot 6	0.763 Acres	Medical/Professional Offices	-	10,000 square feet
Lot 7	0.699 Acres	Medical/Professional Offices	-	10,000 square feet
Lot 8	0.748 Acres	Medical/Professional Offices	-	10,000 square feet
Lot 9	3.440 Acres	Medical Office Building	50,000 square feet	50,000 square feet



Traffic generated by the development

Table 2: Future Phasing and Land Uses

Phase	Land Use	Intensity	Daily Trips Generated
I (2015)	Medical/Dental Office Building	50,000 SF	1,830
	Hospital	80,600 SF	3,008
	Assisted Living Facility	32 Beds	184
II (2017)*	Assisted Living Facility	44 Beds	203
	Rehabilitation Facility	50,000 SF	1,573
III (2018)*	Office Park	50,000 SF	930
	Hospital Expansion	20,900 SF	212
	General Offices	30,000 SF	528

5,022

1,776

1,670

8,468

