



# City of Las Cruces<sup>®</sup>

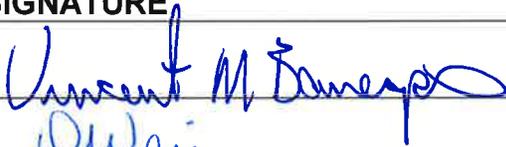
PEOPLE HELPING PEOPLE

## COUNCIL WORK SESSION SUMMARY ROUTING SLIP

Meeting Date October 14, 2014

TITLE: MISSOURI CORRIDOR INFILL ASSESSMENT

- Are there attachments to the Council Work Session Summary? Yes  No
- Will there be a Video Presentation for this item? Yes  No
- Will there be a PowerPoint Presentation for this item? Yes  No
- If "yes", will a copy of the PowerPoint Presentation be included on the Council Work Session Agenda? Yes  No

DEPARTMENT / ORGANIZATION	SIGNATURE	PHONE NO.	DATE
Drafter/Staff Contact		528-3064	10/3/14
Department Director		528-3067	10-3-14
Other			
Assistant City Manager/CAO (if applicable)			
Assistant City Manager/COO (if applicable)		- 2271	10/14/14
City Manager			



## Council Work Session Summary

Meeting Date October 14, 2014

**TITLE: MISSOURI CORRIDOR INFILL ASSESSMENT**

**PURPOSE(S) OF DISCUSSION:**

- Inform/Update
- Direction/Guidance
- Legislative Development/Policy

**BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:**

In late 1995, the City of Las Cruces began the Missouri Avenue/Boutz Road Realignment Project by contracting related work with a local firm. In early 1997, the project was completed. As part of the effort, the purchase of various properties along the projected realignment route was necessary. In most instances, parcels acquired for the project were effectively eliminated in that they were used for the necessary rights-of-way. Others along the route only had a portion of the parcel used for the project, leaving remnant portions that were ultimately landscaped and/or developed as open space.

The purpose of this discussion topic is to inform on the potential use of these remnant properties for infill purposes that could serve to meet affordable housing needs in the City. Based on property records, the City is the owner of twelve (12) such remnant parcels that range in size from .01 to .42 acres. All such parcels are presently landscaped with one parcel used for the display of public art. With the exception of two parcels, all are zoned R-1a (Single-Family Medium Density). One of two remaining parcels is zoned C-2 (Commercial Medium Intensity) and the other is zoned with a mix of R-3 (Multi-Dwelling Medium Density) and R-1a.

In consideration of potential development opportunities on these parcels, staff examined an actual development scenario that took place in late 1997 on another related remnant parcel that was subsequently purchased from the City for the purpose of building a house. Given the obstacles and challenges that this particular proposal faced, staff feels that two (2) of the twelve (12) remnant parcels may have some potential for development given their size, shape and location. Staff has concerns with this potential action due in large part with the difficulties that may be involved regarding: 1) the marketing to and coordination with a development partner, 2) actual development standard compliance on "difficult lots", and 3) the potential negative feelings property owners may have with the removal of landscaped open areas for the purpose of development which may not be in keeping with existing residential properties in the area. An alternative option that may net substantially more positive impact involves the allocation of necessary resources to property already in the City of Las Cruces Land Bank. One such property is approximately 4.5 acres in size and is located adjacent to Sierra Middle School. A

(Continue on additional sheets as required)

second parcel is located on Griggs Avenue adjacent to where the ARC Life Center was located. This parcel is approximately .42 acres in size. Both parcels and the opportunities they present for affordable housing will be discussed more fully with the companion work session discussion on Affordable Housing.

**SUPPORT INFORMATION:**

1. Attachment "A", Missouri Corridor Infill Assessment Map.

