



# CITY OF LAS CRUCES

## Planning and Zoning Commission Agenda for September 24, 2024

Meeting will be held on September 24, 2024 6:00 pm at Council Chambers, City Hall, Las Cruces, NM.

### 1. CALL TO ORDER

### 2. APPROVAL OF MINUTES

08-27-24 PNZ Minutes

### 3. CONFLICT OF INTEREST

### 4. POSTPONEMENTS

### 5. ACCEPTANCE OF THE AGENDA

### 6. PUBLIC PARTICIPATION

### 7. CONSENT AGENDA

7.1 Case 22ZO3000149: A request for approval of a Final Site Plan, known as Metro Square Phase 1, for a property encompassing 7.36 + acres, zoned Planned Unit Development (PUD), and located within the Metro Verde PUD area on the east side of Red Hawk Golf Road approximately 0.36 + miles north of its intersection with Peachtree Hills Road. The Final Site Plan proposes 72 lots of mixed-use development that include variable housing types and commercial land use and two tracts of land that will be dedicated to the City of Las Cruces and utilized for drainage and a park. Submitted by Sierra Norte Development Inc., property owners. Council District 5.

7.2 Case No. 24ZO1000091: A request for approval of a Special Use Permit (SUP) to allow a cannabis-based business less than the required 300-foot buffer distance from another cannabis-based business. The subject property is zoned M-1/M-2 (Industrial Standard), is 1.01 ± acres in size, and is located at 1716 W. Hadley Avenue. Submitted by Jonathan Valverde, Momma's Boy Organics, representative. Council District 4.

7.3 Case No. 24ZO0500085: A request for approval of a proposed zone change from M-1/M-2C (Industrial Standard-Conditional) to M-1/M-2 (Industrial Standard) on a property encompassing 1.19 ± acres and located at 1013 Parkhill Drive. The zone change request seeks to remove the conditions placed on the property to allow a wider range of land uses on the property. Submitted by Borderland Engineers and Surveying, property owner. Council District 5.

### 8. OLD BUSINESS

### 9. NEW BUSINESS

9.1 Case No. 24ZO2500012: A request for approval of the Sunrise Mesa Planned Unit Development (PUD) Phase II Concept Plan. The concept plan proposes a total of 61 lots/tracts on 26.78 + acres, zoned PUD/R-2, and located at the northwest corner of Central Avenue and Porter Drive, within Council District 6. The PUD proposes land uses consisting of multi-dwelling (four-plex), commercial, drainage/open space, and two pocket parks. Submitted by Sauder Miller & Associates for Harlo Dynek, property owner. Council District 6.

9.2 Case No. 24CS4000100: A request for approval of road improvement waivers for Alba Road and El Llano Road immediately adjacent to and associated with the proposed Sunrise Mesa Planned Unit Development (PUD) Phase II Concept Plan. As proposed, all required rights-of-way will be dedicated, but required improvements are requested for waiver consideration. Submitted by Sauder Miller & Associates for Harlo Dynek, property owner. Council District 6.

## 10. STAFF ANNOUNCEMENTS

## 11. ADJOURNMENT