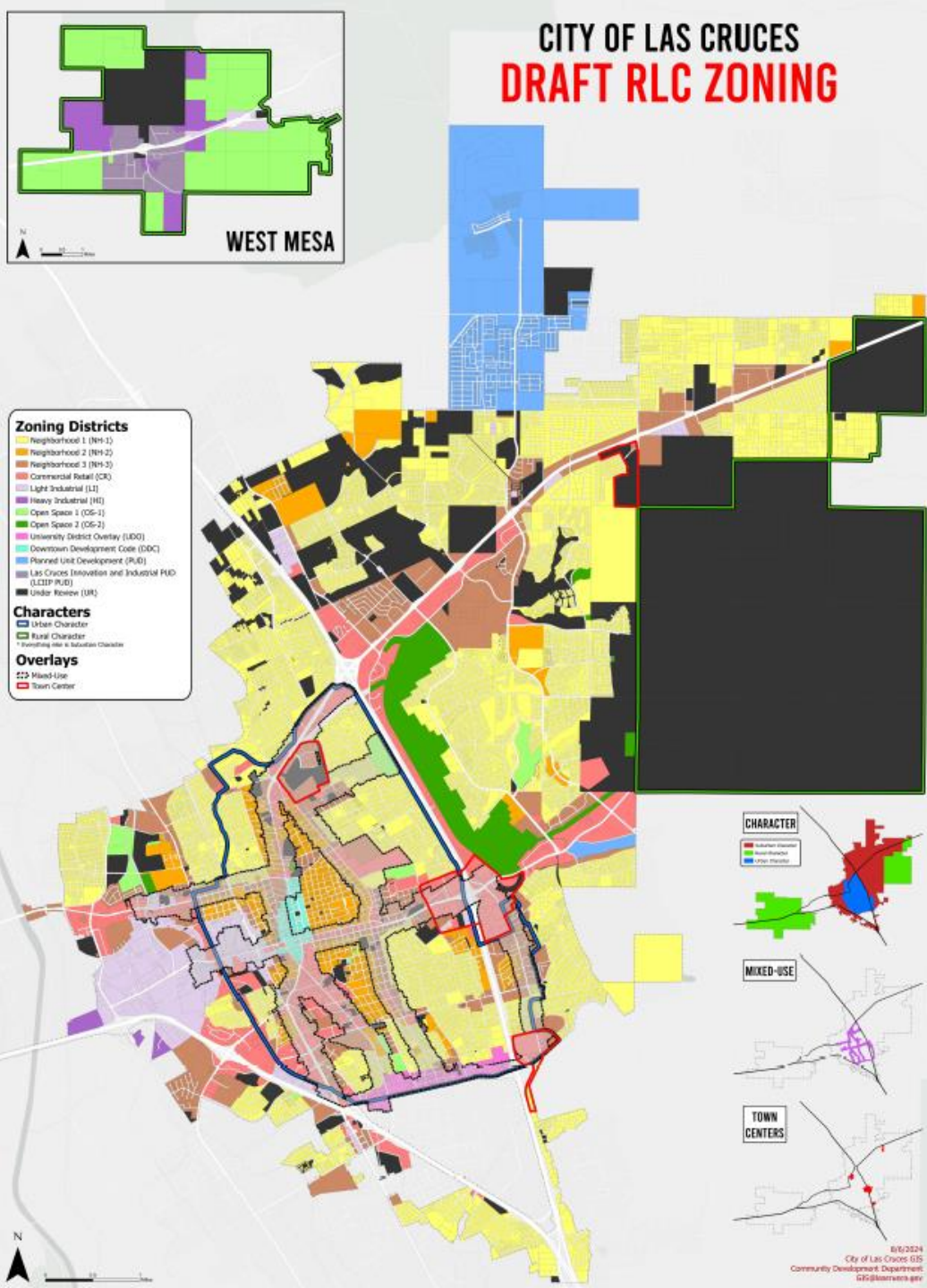


CITY OF LAS CRUCES
DRAFT RLC ZONING



Realize Las Cruces Zoning Changes

SARAH SMITH

1ST VICE CHAIR OF CCIA

COALITION OF CONSERVATIVES IN ACTION 

Realize Las Cruces Began in 2021

		2021												2022												2023												2024												25
		M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	
Phase 1: Diagnostic Evaluation	Consultant team and City Staff kickoff meeting	April 8, 2021		•																																														
	Interviews with Code users	May 10-13, 2021		•																																														
	Community Open House #1 (virtual)	May 2021 - May 2024		•																																														
	Draft Code Diagnostic & Analysis Report: Consultant team and City Staff review	June 28, 2021		•																																														
	Workshop with P&Z and City Council for feedback on draft Code Diagnostic & Analysis Report	August 23, 2021		•																																														
Phase 2: Code Development	City Council and P&Z status update meetings	Various				•		•		•		•																																						
	Document drafting, City Staff reviews, and TAC reviews	Sept 2021-Feb 2024																																																
	Complete draft Code reviews	Feb-May 2024																																																
Phase 3: Code Refinement	Workshops with P&Z and City Council	June 24 & 25, 2024																																																
	Community Open House #2	August 8, 2024 and Sept TBD, 2024																																																
	Workshops with P&Z and City Council	September 24, 2024 and TBD																																																
	Public hearings to consider adoption	February TBD, 2025																																																

First Draft – March 2024

- Released to public in March 2024
- Many problems:
 - No more single family residential zoning
 - Apartments allowed in all neighborhoods
 - Businesses allowed in neighborhoods
 - Bars allowed in some neighborhoods
 - Cannabis dispensaries allowed in ALL neighborhoods
 - Parking severely restricted for businesses
 - No allowances for livestock anywhere in City



You made a difference! Thanks to hundreds of public comments, many of the problems in the proposed code were removed.

REMOVED CANNABIS AND BARS FROM MOST NEIGHBORHOODS,
REMOVED BUSINESSES FROM NEIGHBORHOODS, ADDED IN LIVESTOCK
PROVISIONS, RESTRICTED APARTMENT COMPLEXES TO SPECIFIC
NEIGHBORHOOD DISTRICTS UNLESS THERE IS A SPECIAL USE PERMIT

Work Session - June 2024

- Revised version presented to City Council
- Parking still very restricted
- Bencomo, Graham, and other Councilors unhappy with the revisions
 - Wanted to add back some types of businesses into neighborhoods
 - Wanted fewer restrictions on apartments



Where we are now?

NEW VERSION WAS RELEASED AUGUST 1ST

Current Version – August 2024

- GOOD NEWS:
 - Parking restrictions have been removed for most businesses (except big box stores)
 - Cannabis and bars still NOT allowed in most neighborhoods
 - Removed drive-thru business from some neighborhoods



Current Version – August 2024


- MIXED NEWS:
 - Local grocery stores now allowed in all neighborhoods
 - Small retail (<3000 sq feet) now allowed in more neighborhoods with Special Use Permit (SUP)
 - Mixed housing still allowed in all neighborhoods (SUP required for apartments in some neighborhoods)



Accepting Feedback Thru Sept 12

<https://freese.mysocialpinpoint.com/realize-las-cruces-comment-wall/ideas#/>

Share with us about ...



1

2

3

4

5

6

General Provisions

Historic Preservation

Zoning Regulations

Subdivision Regulations

Development Standards

Zoning Map

Section 2.1F- Exception for City-Owned property- the City may alter or demolish property owned by the City without Historic Preservation Commission Review DELETE this Section- the statement goes against existing Las Cruces statements regarding historic preservation, goes against the Historic District and Landmark Act

Start a discussion

2 Historic Preservation | 10 days ago Like +1 Dislike

Thank you for your interest in the Realize Las Cruces Development Code update! Select a topic above to add your comment.



Start a discussion

1 General Provisions | 17 days ago Like Dislike

1

2

3

4

5

6

General Provisions

Historic Preservation

Zoning Regulations

Subdivision Regulations

Development Standards

Zoning Map

DEAR MS. CRAWCRAFT, on behalf of the residents of Las Cruces, please accept our humble apology for the disrespectful way you were publicly corrected/chastised during the June 24, 2024 City Council Work Session on "Realize Las Cruces." Most LAS CRUCENS, also still call Ohate High School "Ohate High School!" We also MOURN the LOSS of our beautiful "Conquistador" Doña Ana County Seal, our \$131K in tax dollars wasted to develop it's replacement—and the not-so-velled attempt to destroy HISTORY!

Start a discussion

3 Zoning Regulations | 2 months ago Like +1 Dislike

If the City of Las Cruces is SO concerned that the street system and business parking lots should be designed ("capped") with bike riders, a MINORITY of the population, in mind INSTEAD OF VEHICLE OPERATORS, clearly the MAJORITY, then why not REQUIRE bike riders to obtain an OPERATOR'S LICENSE, state-issued LICENSE PLATE, and INSURANCE, to operate their bike on public infrastructure, since they purchase little or no fuel to help pay the taxes for construction of roads and traffic infrastructure?

Join the discussion (4)

3 Zoning Regulations | 2 months ago Like +1 Dislike

I listened to the 6/12/24 KRAL roundtable about the city's proposed zoning changes and strongly disagree with the statement made that "a person on a bike pays GRT; a vehicle doesn't," as a justification for LIMITING BUSINESS PARKING. The person driving that vehicle can purchase/haul a lot more GRT-taxable goods than someone with a bike and a backpack.

Join the discussion (2)

3 Zoning Regulations | 2 months ago Like +1 Dislike

I highly recommend that anyone concerned with the (perceived?) shortage of "affordable" (subsidized) housing in Las Cruces listen to the two men in this 40-minute Epoch TV podcast as they calmly and intelligently highlight the "free market enterprise" vs. "top-down" (forced) way of addressing this issue, also currently being considered in CA: <https://www.theepochtimes.com/epochtv-court-strikes-down-californias-lot-splitting-law-sb9-jim-righeimer-mark-miller-dennis-robinson-5669942> vs.

Start a discussion

3 Zoning Regulations | 2 months ago Like +1 Dislike

Restaurants provide MUCH MORE to a community than FOOD . . . gathering places, good-paying JOBS with opportunities for advancement . . . and TAX REVENUE! Their OPERATIONAL COSTS have already INCREASED drastically! This Father's Day, we went late (5:00P) but still waited AN HOUR for a table—NOT because ALL the tables were FULL, there were MANY empty tables—but because they were UNDERSTAFFED! Few want to WORK! And NOW you want to LIMIT PARKING, too? Why do you HATE this industry so MUCH?

Join the discussion (3)

3 Zoning Regulations | 2 months ago Like +1 Dislike

Example: 3,000 s.f. Restaurant (based off existing restaurant in Las Cruces) Parking ratio: 1/300 Min. req. parking: 10 Max. allowed (<=20 allows +50% above min.): 10 + (10 x 0.5) = 15 Occupant Load (1,500 s.f. seating @ 1:15): 100 (customers) * assume minimum of 20 employees at peak * does not include prep employees Total Occupants: 120+ As you can see a new restaurant of a similar size could not possibly accommodate customers and employees.

Join the discussion (5)

3 Development Standards | 2 months ago Like +2 Dislike

The parking caps need to be eliminated. I have worked on the design side of the construction industry for nearly 20 years in Las Cruces. The city has already tried a parking cap in the past and it did not work for businesses or the community then and will not now. (See additional comment for example)

Join the discussion (2)

3 Development Standards | 2 months ago Like +2 Dislike

3,612 s.f. Bank + 1,574 s.f. Lease Space (existing bldg built a few years ago) Existing Parking Min. Req.: 14 Provided: 27 Proposed development code Bank Parking Ratio: 1/450 Lease Space Ratio: 1/400 Min. req. parking: Bank: 8 Lease Space: 4 Total: 12 Max. allowed (<= 20 allows +50% min.): 12 + (12 x 0.5) = 18 * Loss of 1/3 under new code + Existing Occupant Load is 51.

Join the discussion (4)

3 Development Standards | 2 months ago Like +1 Dislike

"REALIZE LAS CRUCES" . . . or . . . "SLUMMINIZ LAS CRUCES?"

Start a discussion

3 Zoning Regulations | 2 months ago Like +1 Dislike

If the TRUE GOAL of "Realize Las Cruces" is to SOLVE the "Las Cruces housing crisis," particularly in the "starter home market," why is RLC trying its level best to KILL the VERY JOBS people in the starter home market NEED in order to become SELF-SUFFICIENT—or is SELF-SUFFICIENCY itself the PROBLEM? How can LIMITING PARKING for businesses, large and small, ENCOURAGE JOB GROWTH in Las Cruces? Why not just be truthful and say RLC wants to CONTROL EVERY ASPECT OF OUR LIVES?

Start a discussion

3 Zoning Regulations | 2 months ago Like Dislike

New zoning code a great improvement. However, parking for businesses needs to be more flexible

While I am grateful "Realize Las Cruces" has seemingly listened to the public's objections in SOME areas of concern; I feel the remaining revisions will STILL be: SERIOUSLY DETRIMENTAL

This is AMERICA! We are FREE! We are NOT a third world country! To those wishing to invest and live in a home upstairs or near your place of employment, and to walk downstairs or ride your bike to work--GO FOR IT! To those wishing to invest and live in a SINGLE-FAMILY HOME, in whatever price range YOU can afford, in a

What's next?

INDIVIDUAL COUNCILOR FEEDBACK

OPEN HOUSES IN SEPTEMBER

WORK SESSIONS IN OCTOBER AND
DECEMBER

COUNCIL VOTE EARLY 2025

