A. Call to Order
B. Roll-Call
C. Swearing In
D. Approval of the Agenda
E. Approval of the December 17, 2019 P&Z Regular Meeting Minutes
F. Public Hearing Items


CASE 20-001 VAR: A request for a Variance to split a lot in the R-1 Residential Zoning District to create two parcels and variances for the smaller parcel regarding minimum lot size, front and rear yard setbacks, more than 40% rear yard coverage, and alley access to off-street parking. Subd: ORIGINAL ROSWELL Block: 24 Lot: 14 Quarter: SE S: 32 T: 10S R: 24E BK: 808 PG: 942 SWD. ADDRESS: 713 N PENNSYLVANIA AVENUE (OWNER: AARON HOLLINGSHEAD).


TEXT AMENDMENTS to ZONING ORDINANCE ARTICLE 12: R-1 RESIDENTIAL DISTRICT: To consider text amendments to modify the Zoning Ordinance.

G. Other Business
H. Public Comments
I. Reports/Announcements
J. Adjourn

Notice of this meeting has been given to the public in compliance with Sections 10-15-1 through 10-15-4 NMSA 1978 and Resolution 19-37.

NOTICE OF POTENTIAL QUORUM – A quorum of the City Council may or may not attend, but there will not be debate by the City Council, and no action will be taken.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact Human Resources at 575-624-6700 at least one week prior to the meeting or as soon as possible. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk at 575-624-6700 if a summary or other type of accessible format is needed.

Printed and posted: January 24, 2020
A. CALL TO ORDER AND WELCOME – Chair Riley Armstrong
The regular meeting of the Planning & Zoning Commission was called to order at approximately 6:00 p.m. by Chair Armstrong.

B. ROLL-CALL
Riley Armstrong (Chair) PRESENT
David Storey PRESENT
Kent Taylor PRESENT
Jesse McDaniel ABSENT
Saul Aguilar PRESENT
Jana Lessard PRESENT
James MacCornack PRESENT

Staff Members Present:
Louis Najar, PE, Director of Engineering & Public Works
William Morris, AICP, CZO, Director of Community Development
Merideth Hildreth, AICP, Planning & Zoning Administrator
Miguel Martinez, CZO, Planning & Zoning Technician

Audience Members Present:
Todd Wagener, Todd Wagener, Alberto Alcaraz, Elizabeth Alcaraz, Bruce Ellis, Chris Lucero, Bonnie Bitzer, Melissa Babcock, Virginia Lucero, Kevin Murray, Emma Murray

C. SWEARING IN: Chair Armstrong swore in staff and members of the audience.

D. APPROVAL OF THE AGENDA
Commissioner Storey MOTIONED to approve the agenda of the Planning & Zoning Commission Meeting for Tuesday, December 17, 2019 as presented. Seconded by Commissioner Aguilar. The motion passed by a voice vote of six to zero. (Commissioner McDaniel absent.)
E. MINUTES: Consider approval of the November 19, 2019 P&Z Regular Meeting Minutes
Commissioner Aguilar MOTIONED to approve the Planning & Zoning Commission
minutes for the November 19, 2019 meeting. Seconded by Commissioner Taylor. The
motion passed by a voice vote of six to zero. (Commissioner McDaniel absent.)

F. PUBLIC HEARING ITEMS:


Chair Armstrong introduced Case 19-022, a request to approve a Preliminary Plat for La Bella Vita Summary Plat No. 2 for single family residential lots in the R-4 zoning district.

Commissioner Lessard recused herself from Case 19-022.

Commissioner Storey made a MOTION to waive the Reading of the Finding of Facts with respect to Case 19-022. Seconded by Commissioner MacCornack. The motion passed by a voice vote of five to zero. (Commissioner Lessard recused, Commissioner McDaniel absent.)

Chair Armstrong: Is there anyone wishing to speak in favor of Case: 19-022?

In Favor: Todd Wagener: Representing the land owner for this Preliminary Plat. Bella Vita Drive is a continuation of Karabella Way to make a “horseshoe” street with two entrances onto Union Avenue.

Commissioner Story: asked about the addressing on the two different street names..
Mr. Wagener said the City Fire Department prefers two different street names for addressing purposes in situations like this.

Chair Armstrong: Is there anyone wishing to speak against Case: 19-022?
Against: None

Staff Comments: Mr. Morris: Staff is in agreement with this and recommending approval, meets standards, and is a continuation of the plan devised many years ago, and will provide new construction within the City.

Mr. Najar: Mr. Wagener said this has been in the works for a while. The intersection with Union Avenue has already been installed. This project has full support from the Engineering Department.

MOTION – 19-022 PPLAT

Commissioner Storey made a motion to approve Case Number 19-022 along with the land use and zoning considerations, findings of facts, staff recommendations, and
testimony we received this evening. Seconded by Commissioner Aguilar. The motion passed by a voice vote five to zero. (Commissioner Lessard recused, Commissioner McDaniel absent.)


Chair Armstrong introduced Case 19-023, a request to approve a Final Plat for La Bella Vita Summary Plat No. 2 for single family residential lots in the R-4 zoning district.

Commissioner Lessard recused herself from Case 19-023.

Commissioner Storey made a MOTION to waive the Reading of the Finding of Facts and Land Use and Zoning Considerations with respect to Case 19-023. Seconded by Commissioner MacCornack. The motion passed by a voice vote of five to zero. (Commissioner Lessard recused, Commissioner McDaniel absent.)

Chair Armstrong: Is there anyone wishing to speak in favor of Case: 19-023?
In Favor: Todd Wagener: This is the final plat for the same property as reviewed under case 19-022.

Chair Armstrong: Is there anyone wishing to speak against Case: 19-023?
Against: None

Staff Comments: Mr. Morris: Consistent with the standards in the code, is a needed product, consistent with the land use and zoning in that area. Staff recommends approval.
Mr. Najar: This subdivision meets all ordinances and codes for Public works and Engineering and is fully supported.

MOTION – 19-023 FPLAT

Commissioner Taylor made a motion based on the finding of facts, the nature and purpose, land use considerations, the lot size and lot considerations, surrounding land uses, and regulations established in the zoning ordinance to recommend approval of Case 19-023. Seconded by Commissioner Storey. The motion passed by a voice vote five to zero. (Commissioner Lessard recused, Commissioner McDaniel absent.)

Chair Armstrong introduced Case 19-024, a request to approve a Special Use Permit for multi-family apartments in the C-2 zoning district.

Commissioner Storey made a MOTION to waive the Reading of the Finding of Facts and Land Use and Zoning Considerations with respect to Case 19-024. Seconded by Commissioner Aguilar. The motion passed by a voice vote of six to zero. (Commissioner McDaniel absent.)

Chair Armstrong: Is there anyone wishing to speak in favor of Case: 19-024?

**In Favor: Melissa Babcock:** Appeared to request a Special Use Permit for multi-family apartments in C-2 Community Commercial Zoning District. In the beginning stages of planning this project. The intent is to building an apartment complex ranging from 60 to 90 units, for two adjacent lots.

**Commissioner Storey:** Asked about the existing building, whether to refurbish it or demolish it.

**Ms. Babcock:** It’s too early to say, but the intent now is to refurbish it.

**Chair Armstrong:** Where is the parking going to go?

**Ms. Babcock:** We’re not far along enough.

**Chair Armstrong:** The parking is critical and difficult to make a decision tonight unless we have some idea of the parking plan.

**Ms. Hildreth:** Spoke with the architect and project lead and was told the new structures will be built on pylons with parking beneath.

**Chair Armstrong:** Wants to see that and will not be in favor without knowing where the parking will be.

**Commissioner Story:** Agreed with Chair Armstrong that the Commission needs to see some renderings and plans.

**Ms. Babcock:** In Hobbs we have complex of 60 units in 2 buildings. In the early stages of this the intent is to have two buildings with 3 or 4 levels.

**Chair Armstrong:** There is not enough information to consider. Chair Armstrong clarified that the Commission is not opposed to it, but parking is a big issue and the Commission needs to see it.

**Ms. Babcock:** Asked if they could get back on the agenda and previous to that submit what level of plans?

**Not going to vote on a project of this nature where the parking is going to be.**

**Commissioner Taylor:** Suggested the architect put together some schematic drawings and site plan and some description of how parking will be met.

**Mr. Morris:** Staff is requesting this case be tabled so the information can be prepared and brought back.

**Chair Armstrong:** Requested a timeline and suggested January 2020 and then retable it to February 2020 if they need more time.

**Mr. Najar:** You can table it because if it gets voted down, it can’t come back for 6 months.
MOTION – 19-024 SUP
Commissioner Storey made a motion to table Case 19-024 until the January 2020 Planning & Zoning Commission meeting. Seconded by Commissioner MacCornack. The motion passed by a voice vote six to zero. (Commissioner McDaniel absent.)


Chair Armstrong introduced Case 19-025, a request to approve a Special Use Permit for multi-family apartments in the C-2 zoning district.

Commissioner Storey made a MOTION to waive the Reading of the Finding of Facts and Land Use and Zoning Considerations with respect to Case 19-025. Seconded by Commissioner Aguilar. The motion passed by a voice vote of six to zero. (Commissioner McDaniel absent.)

MOTION – 19-025 SUP
Commissioner Storey made a motion to table Case 19-025 until the January 2020 meeting. Seconded by Commissioner Lessard. The motion passed by a voice vote six to zero. (Commissioner McDaniel absent.)

Chair Armstrong: asked City Staff not to bring back the case until it is fully put together.

5. TEXT AMENDMENT to ZONING ORDINANCE ARTICLE 52: SECTION 5. Exceptions to Required Yards: C. To consider text amendments to modify the section regulating exceptions to required yard spaces.

Chair Armstrong Introduced Item 5: A Text Amendment to Article 52: Section 5 of the Zoning Ordinance regulating Exceptions to Required Yards.

Ms. Hildreth: reviewed the text amendments with the Commission and answered questions.

MOTION – TEXT AMENDMENT
Commissioner Storey made a motion to recommend approval to City Council of text amendments as presented to Zoning Ordinance Article 52: Section 5, Exceptions to
Required Yards as presented this evening. Second by Commissioner Lessard. The
motion passed by a voice vote of six to zero. (Commissioner McDaniel absent.)

6. TEXT AMENDMENT to ZONING ORDINANCE ARTICLE 62: HOME OCCUPATIONS: To consider
   text amendments to modify the section regulating home occupations.

Chair Armstrong Introduced Item 5: A Text Amendment to Article 62 Article of the Zoning
   Ordinance regulating Home Occupations.

Mr. Martinez reviewed highlighted sections that have been modified from the November
   meeting.

Commissioner Storey has read it and has no questions.

Mr. Martinez: Section 3 (H) – broke down some text to clarify regarding oversize vehicles. Mr.
   Martinez spoke with the Streets Department Quinn Miller and Frank Rincon to review heavy
   equipment and oversized vehicles that includes skidsters, front loaders and rear loaders not
   a good fit in residential.
N. Only two regular size work-related vehicles/trailers are allowed to be parked on site in the
   driveway along with personal vehicles belonging to residents of the property, and shall not
   block sidewalks.
O. Additional standard size work-related vehicles/trailers parked on site are required to have
   street access to the site, must be parked in a rear or side yard with solid fencing, are prohibited
   from alley access, and shall not be parked in the street, easements, alley, or right-of-way.
   Rules out using alleys to get to the rear yard in order to protect the utilities and equipment in
   the alleys.

Section 4: Prohibited Home Occupations
12. We have a lot a requests for trucking companies, to prevent from congesting local roads,
    easements, and rights of way.

Section 5: Standards
K. Removed “conducted at client’s site” for smaller computer repair and small appliances to
   allow the business to be more mobile.

M. Contractors, maintenance businesses, trucking companies, mobile mechanics to allow
   scheduling and book keeping.

N. Contractors with a vehicle for hire in reference to an Uber or Lyft type service.
MOTION – TEXT AMENDMENT

Commissioner Lessard made a motion to (recommend approval to City Council of text amendments as presented to Zoning Ordinance Article 62: Home Occupations. Second by Commissioner Storey. The motion passed by a voice vote of six to zero. (Commissioner McDaniel absent.)

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NON-ACTION ITEMS

G. OTHER BUSINESS

Mr. Morris: I want to express how sorry Staff is with respect to preparation of the two cases.

Commissioner Storey: Are there guidelines for these type of submittals?

Mr. Morris: As you know, the site plan it reviewed by Staff during submittal. Perhaps we do need an internal checklist for a conceptual site plan.

H. PUBLIC COMMENTS

Mr. Martinez: Staff appreciates the Commissioners and hope you have a Merry Christmas.

Mr. Ellis: Appreciate the opportunity to say a few things about the case that was tabled having served on this body, and appreciate your efforts to follow the master plan. There was a discussion on notification and Assessor information. Both the owner of record and the physical site of the business received certified mail.

I. REPORTS/ANNOUNCEMENTS

Ms. Hildreth: 2020 Planning & Zoning Commission Regular Meeting Schedule

J. ADJOURN

Chair Armstrong adjourned the meeting at 7:07 p.m.
## EXHIBIT A: 20-002 ZOC FOR 2801 N KENTUCKY AVE

City of Roswell Application for
Change of Zoning District

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>Address</th>
<th>City/State/Zip</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narendra Mistry</td>
<td>2861 Kentucky</td>
<td>Roswell NM 8821</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Agent's Name</th>
<th>Address</th>
<th>City/State/Zip</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narendra Mistry</td>
<td>9 Cherry Street</td>
<td>Roswell, NM</td>
<td>575-637-9576</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Zoning District:</th>
<th>Proposed Zoning District:</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-3 (PUD)</td>
<td>C-2</td>
</tr>
</tbody>
</table>

### Legal Description of Proposed Zone Change Area:

(Lot/Block/Subdivision, Tract, Section-Township/Range)

<table>
<thead>
<tr>
<th>Proposed Zone Change Area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1 acre = 43,560 square foot)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMPREHENSIVE MASTER PLAN GENERAL DEVELOPMENT PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Residential</em> <em>Commercial</em> <em>Industrial</em> <em>Public</em> <em>Park &amp; Open Space</em></td>
</tr>
<tr>
<td><em>RS Overflight Area</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DENSITY RESIDENTIAL:</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Low/ approx. 5 du/net acre</em> <em>Mid/ approx. 9 du/net acre</em> <em>High/ approx. 15 du/net acre</em></td>
</tr>
</tbody>
</table>

### Reason for the Request:

To convert existing senior living apartment complex into hotel, 131 rooms (C-2)

### Proposed Zone Change Area:

<table>
<thead>
<tr>
<th>Quadrant of the City:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NW NE SW SE</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SHADED AREA FOR STAFF ONLY</th>
</tr>
</thead>
</table>

Specifications listed on Instructional Sheet. All documentation and fees required at time application is submitted unless otherwise noted by Planning and Zoning Staff. Application Fees are NON-REFUNDABLE.

By signing this document, I acknowledge that I have been informed of the dates, times, and locations of the meetings for the Planning and Zoning Commission and City Council and that I and/or my agent shall attend the meetings in order to fulfill the requirements of this application.

1. Property Owner's Signature

2. Property Owner's Signature

Agent's Signature
APPLICATION: CASE 20-002 (ZOC): A request for a Change in Zoning from R-3 Residential to C-2 Community Commercial to convert property to hotel.

I. Property:

Property Location: 2801 N Kentucky Ave

Legal Description: Subd: ROSWELL RETIREMENT CENTER Lot: 1 S: 20 T: 10S R: 24E 291,065.94 SQ FT (6.69 ACRES), BK: 811 PG: 744 SWD

Property Owner: NMR COUNTRY CLUB LLC

Request: A request for a Change in Zoning from R-3 Residential to C-2 Community Commercial to convert property to hotel.

II. Site Data:

Site Area: 291,065.94 SF (Approximately 6.68 acres)

UPC: 4135059436315000000

Existing Land Use: Senior Living

Proposed Land Use: Hotel

Existing Zoning: R-3

Table 1: Adjacent Existing Land Use and Zoning

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Multi-Family Residential</td>
<td>R-3</td>
</tr>
<tr>
<td>South</td>
<td>Quail Village Town Homes</td>
<td>R-4 PUD</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Property</td>
<td>C-2</td>
</tr>
<tr>
<td>West</td>
<td>Assumption Catholic Church</td>
<td>R-1</td>
</tr>
</tbody>
</table>
III. **Intent of Petition:**
The property owner is requesting a change in Zoning from R-3 Residential to C-2 Community Commercial to convert property to hotel.

IV. **Land Use and Zoning Considerations:**
1. The property under consideration is currently zoned R-3.

2. The property is an approximately 291,065 square feet in area (approximately 6.68 acres).

3. Property was formerly known as Brookdale Country Club, a senior living facility.

4. Hotels are a permitted use in the C-2 Community Commercial zoning district.

5. The property has dual frontage on Kentucky Avenue and on Pennsylvania Avenue.

6. The entrance on Pennsylvania is directly across the street from the backside of the shopping center that contains Farmers Country Market and Ace Hardware which are zoned C-2.

7. The property has 131 units and approximately 100 Parking Spaces. The owner owns additional C-2 property in the vicinity that can accommodate overflow parking. An apartment complex would require 262 parking spaces.

8. The property owner intends to extend screened fencing or walls on the north and south property lines.
9. The number of vehicle trips per apartment dwelling unit and hotels are approximately the same during peak hours per the table below by the Institute of Transportation Engineers.

<table>
<thead>
<tr>
<th>RESIDENTIAL</th>
<th>Dwelling Units</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>210 Single-Family Detached Housing</td>
<td>1.00</td>
<td></td>
</tr>
<tr>
<td>220 Apartment</td>
<td>0.82</td>
<td></td>
</tr>
<tr>
<td>221 Low-Rise Apartment</td>
<td>0.58</td>
<td></td>
</tr>
<tr>
<td>230 Residential Condominium / Townhouse</td>
<td>0.52</td>
<td></td>
</tr>
<tr>
<td>240 Mobile Home Park</td>
<td>0.59</td>
<td></td>
</tr>
<tr>
<td>251 Senior Ault Housing - Detached</td>
<td>0.27</td>
<td></td>
</tr>
<tr>
<td>252 Senior Ault Housing - Attached</td>
<td>0.25</td>
<td></td>
</tr>
<tr>
<td>253 Congregate Care Facility</td>
<td>0.17</td>
<td></td>
</tr>
<tr>
<td>254 Assisted Living</td>
<td>0.22</td>
<td></td>
</tr>
<tr>
<td>255 Continuing Care Retirement Community</td>
<td>0.16</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LODGING</th>
<th>Rooms</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>310 Hotel</td>
<td>0.60</td>
<td></td>
</tr>
<tr>
<td>320 Motel</td>
<td>0.47</td>
<td></td>
</tr>
<tr>
<td>330 Resort Hotel</td>
<td>0.42</td>
<td></td>
</tr>
</tbody>
</table>

V. Findings of Fact (Conclusions of Law):

1. A notice of the time and place of the public hearing for this case was published in the Roswell Daily Record at least fifteen (15) days prior to the date of this hearing.

2. Notification of the public hearing was mailed via certified mail with return receipt requested to property owners of record, as shown by the Chaves County Assessor, with lots or land within one-hundred (100) feet of the area under consideration, excluding public rights-of-way.

3. This agenda which includes this case has been posted at City Hall and on the City of Roswell’s website for over seventy-two (72) hours as required by State of New Mexico law for a public hearing.

4. As of the time of this writing, the Planning & Zoning Office has received fourteen (14) written protests, 4 of which are inside the notification area; 1 from the President of the Quail Village Association; 1 from the property owner address listed as the address for the Quail Village Association; and 8 others which are outside the notification area; and zero (0) verbal protests.
VI. **Staff Recommendation:**
Based on the findings of fact, the nature of the proposed land use consideration for an existing structure, the lot size and lot configuration, the surrounding land uses and zoning districts, and the regulations established in the Zoning Ordinance, Staff recommends approval of Zoning Case 20-002 ZOC with the following conditions: property owner will extend a minimum 6’ tall screen wall or fencing along the north and south property lines; and a monument sign on the Kentucky side must conform with sign regulations specified for residential signage in Zoning Ordinance Article 60: Section 7.

VII. **Action by the Planning & Zoning Commission:**
The Planning and Zoning Commission may make a motion to approve or deny this application based on Findings of Fact, Land Use and Zoning Considerations, and testimony and material introduced at the hearing, with or without specified conditions.
EXHIBIT C: LETTER NOTIFYING SURROUNDING PROPERTY OWNERS FOR
ZONING CASE 20-002 (ZOC)
LETTER SENT VIA CERTIFIED MAIL ON JANUARY 14, 2020 TO SURROUNDING PROPERTY OWNERS

CITY OF ROSWELL
COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Office
PO Box 1838, Roswell, NM 88202-1838
415 N Richardson Avenue, Roswell, NM 88201
Telephone: (575) 637-6294 Fax: (575) 637-6277

RE: PUBLIC HEARING NOTICE for ZONING CASE 20-002 (ZOC)

You have received this notice via certified mail because Chaves County Assessor information indicates you are a property owner of record within 100 feet of City of Roswell Planning & Zoning Case 20-002 ZOC. The zoning case is a request for a change of zoning from R-3 to C-2 Zoning District to allow for a hotel to be established as a use by right.

OWNER OF PROPERTY: NM4 Country Club LLC
PROPERTY LOCATION: 2801 N Kentycky Ave

The City of Roswell Planning and Zoning Commission will hear public comments on the above zoning case on Date: TUESDAY, JANUARY 28, 2020 at 6:00 p.m., in Meeting Room A at the Roswell Convention & Civic Center, located at 912 North Main Street. You are entitled, although not obligated, to comment either in writing to our office or in person at the hearing.

To be considered, written protests must be submitted to the Planning and Zoning Office no later than noon on the working day prior to the Planning and Zoning Commission meeting. Providing written input to the Planning and Zoning Office at least ten days prior to the hearing will allow your concerns to be addressed in the Staff Report. Written comments may be delivered to the Planning & Zoning Office at 415 North Richardson Avenue, or sent to: City of Roswell, Zoning Administrator, PO BOX 1838, Roswell, NM 88202-1838 or via email to m.hildreth@roswell-nm.gov or submitted in person to the Planning & Zoning Office.

The information packet for this zoning case will be available after 1:00 p.m., on Wednesday, January 22, 2020. You may inspect the information packet in detail at the Planning & Zoning Office located on the first floor of City Hall Annex at 415 North Richardson Avenue. The P&Z Packet may be viewed online at www.roswell-nm.gov. Copies of the information packet may be obtained from the Planning and Zoning Office at a cost of 35 cents per sheet. The City’s Zoning Ordinance is available online at: http://roswell-nm.gov/189/Planning-Zoning.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact Human Resources at 575-624-6700 at least one week prior to the meeting or as soon as possible. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk at 575-624-6700 if a summary or other type of accessible format is needed.

Respectfully,

Merideth Hildreth
Planning & Zoning Administrator

(Area Map on Reverse Side ➔)
EXHIBIT D: CASE 20-002 (ZOC)
CHAVES COUNTY ASSESSOR’S MAP IDENTIFYING PROPERTY UNDER CONSIDERATION
AND PROPERTIES WITHIN NOTIFICATION AREA

PROPERTY UNDER CONSIDERATION
2801 N KENTUCKY AVE

PROPERTIES WITHIN NOTIFICATION AREA
EXHIBIT E: 20-002 (ZOC) LIST OF PROPERTY OWNERS NOTIFIED

1. NM4 COUNTRY CLUB LLC
   22/F CHEVALIER COMMERCIAL CENTER 8
   WANG HOI ROAD KOWLOON BAY 8523

2. UNITED PARTNERS LLC
   9 CHARING CROSS COURT
   ROSWELL, NM 88201

3. MANN, PAULINE
   PO BOX 3431
   ROSWELL NM 88202

4. DAVIS, OWANDA F
   2716 N PENNSYLVANIA AVE APT 51
   ROSWELL NM 88201

5. TILLEY, MARGARET R
   2716 N PENNSYLVANIA AVE
   ROSWELL NM 88201

6. MITCHELL IRREVOCABLE TRUST; & WELLS FARGO BANK
   NA, TRUSTEE
   PO BOX 2468
   ROSWELL NM 88202

7 & 8. MARLEY-MCCREA, LAURALEA
   PO BOX 332
   TINNIE NM 88351

9. WINHAM, TROY; WILLA KAY
   2715 N KENTUCKY AVE APT 11
   ROSWELL NM 88201

10. FELBER, THOMAS F; PATRICIA A
    2715 N KENTUCKY AVE APT 12
    ROSWELL NM 88201

11. NARANJO, SHAWN; ANGELA
    PO BOX 429
    ROSWELL NM 88202

12. HOUSE, BARBARA
    2715 N KENTUCKY AVE APT 14
    ROSWELL NM 88201

13. ALL SAINTS CATHOLIC SCHOOL OF ROSWELL INC
    2700 N KENTUCKY AVE
    ROSWELL NM 88201

14. ASSUMPTION PARISH INC ROSWELL
    1280 MED PARK DR
    LAS CRUCES NM 88005

15. WOLF DEVELOPMENT LLC
    PO BOX 1071
    OREM UT 84059

16. YOUNG, JAMES J
    PO BOX 28
    ROSWELL NM 88202

17. LAWSON, MICHAEL F
    3200 W COLLEGE BLVD
    ROSWELL NM 88201

18 & 19. BARRAZA, MIGUEL; PATRICIA
    104 NORTH WIND LP
    ROSWELL NM 88201

21. NM4 COUNTRY CLUB LLC
    22/F CHEVALIER COMMERCIAL CENTER 8
    WANG HOI ROAD KOWLOON BAY 8523
January 20, 2020

CITY OF ROSWELL
COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Office
415 North Richardson Avenue, Roswell NM 88201

RE: ZONING CASE 20-002 (ZOC)

Dear Councilors:

In response to your certified letter which I received on Friday afternoon, January 17th informing me of your request of a zoning change from R-3 to C-2 to allow for a hotel to be established on the property of a Roswell Retirement Center (lot: 1 S: 20 T: 10S R: 24E 291,065.94 Sq Ft, BK:811 PG: 744SWD), be informed that I am most definitely opposed to this zoning change.

All the surrounding area except for the church and school is up-scale residential. We do not want or need the additional traffic nor a constant round of strangers in what is now a quiet, well cared-for area. This change would only contribute to lowering our property values, increase the crime rate, increase traffic, create unsightly parking, and diminish our neighborhood. In addition, introducing commercial status would pave the way for other unwanted types of businesses in the future.

I urge you to consider all the negative aspects to this proposal and vote to keep our part of the city safe and beautiful.

Because your letter arrived so late that response could not be made 10 days prior to the hearing, I am requesting that you make an exception and allow this and other forthcoming letters to be included in the Staff Report.

Sincerely,

Barbara House
Hearing Notice Case # 20-002ZOC

Chad Mann <chadrmann522@yahoo.com>
Sun 1/19/2020 8:29 PM
Merideth Hildreth; Steve Henderson; Margaret Kennard

City of Roswell.docx
13 KB

To whom it may concern,

Please see attached letter stating my position on timeliness of delivery of certified letter and my personal concerns about a possible hotel in a retirement area.

Thank you for reading my letter and hearing my questions and concerns.

Regards,

Chad Mann
Quail Village Resident
City of Roswell  
Community Development Department  
Planning & Zoning Office  
Attention: Merideth Hildreth  
Planning & Zoning Administrator  

RE: Zoning Case 20-002 ZOC

I received a certified copy of the request for zoning change on or about January 16, 2020, and due to the timeliness it leaves little or no time for me to prepare, much less respond to this matter as I do not know if I can attend the meeting on January 28, 2020 at 6pm.

The instructions are not clear. Am I allowed to comment at the hearing if I attend in person or first write in and make a request to comment? I would like to go on record that I have been blindsided by this zoning request and the lack of time to respond.

Concerns of having a hotel in this quiet senior neighborhood would be the noise and heavy traffic volume, as well as, intrusion of privacy. My property would need a privacy fence. Is the owner of this hotel willing to pay for the privacy fence? Is the hotel owner willing to assure this community that our properties will not suffer loss of value? Is the owner of this hotel willing to pay for extra security for my neighborhood?

I hope the zoning committee will consider this zoning request to be postponed until there is more time to research this matter.

Sincerely,

Chad R. Mann  
Quail Village Resident
Zone change meeting on January 28, 2020

Ms Hildreth,
I am a resident of Quail Village (2716 N Pennsylvania #54). I received a certified return requested letter on Friday afternoon, January 17, 2020. According to the letter, the deadline for submitting comments or concerns is today, January 18, 2020. That seems to be intentional on the part of the city. Most of the residents of Quail Village are older and some do not have email. You did not include your office phone number for the residents who do not have email and according to the letter, Monday will be too late. Again that appears to be intentional on the part of the city.
I am concerned about the loss of property value with a hotel next door. There will be more traffic, noise, and crime.
I do understand that they are trying to take advantage of the housing stress caused by the increase in the oil field but I do not want to see big oilfield trucks parked in our quiet neighborhood.
Oilfield production is cyclic. What happens to the property when the oilfield is in a down cycle? Does it just rot away with no care much like the Town Plaza apartments?
I am against the change in zoning.
Margaret Tilley
Sent from my iPad
Re: PUBLIC HEARING NOTICE FOR ZONING CASE 20-002 (ZOC)

Merideth Hildreth <m.hildreth@roswell-nm.gov>
Tue 1/21/2020 5:10 PM
To: Margaret Kennard <m.kennard@roswell-nm.gov>
Cc: tdandkay@plateautel.net <tdandkay@plateautel.net>

Good Afternoon, Ms. Kennard and Mr. and Mrs. Winham:

I am in receipt of your email regarding Zoning Case 20-002 ZOC.

All the Best,
Merideth

Merideth Hildreth, M.A., AICP
Planning & Zoning Administrator
City of Roswell
415 North Richardson
PO Box 1838
Roswell, NM 88202-1838
575.637-6294
m.hildreth@roswell-nm.gov

From: Margaret Kennard <m.kennard@roswell-nm.gov>
Sent: Sunday, January 19, 2020 9:09 PM
To: Merideth Hildreth <m.hildreth@roswell-nm.gov>
Subject: Fwd: PUBLIC HEARING NOTICE FOR ZONING CASE 20-002 (ZOC)

Good evening,

It appears that this wasn’t sent to you. I wanted to make sure this got to you.

I have a question, according to the notice the letter was mailed on 1/14/2020, residents say they received letter on 01/17/2020, giving them a 24 hour period to respond. With Monday being a holiday will you allow residents an extension to get their comments/letters/emails in?

Thanks for your help with this,

Margaret
Get Outlook for iOS
From: kay winham <tdandkay@plateautel.net>
To: Margaret Kennard <m.kennard@roswell-nm.gov>; Steve Henderson <s.henderson@roswell-nm.gov>; Juan P. Oropesa <j.oropesa@roswell-nm.gov>; Jacob R. Roebuck <j.roebuck@roswell-nm.gov>; Judy Stubbs <j.stubbs@roswell-nm.gov>; Jeanine Corn Best <jeanine.best@roswell-nm.gov>; George G. Peterson <g.peterson@roswell-nm.gov>; Savino Sanchez <s.sanchez@roswell-nm.gov>; Barry Foster <b.foster@roswell-nm.gov>; a.moore@roswell-nm.gov <a.moore@roswell-nm.gov>; tdandkay@plateautel.net <tdandkay@plateautel.net>
Subject: RE: PUBLIC HEARING NOTICE FOR ZONING CASE 20-002 (ZOC)

We are sending this e-mail to express our views and concerns in hopes they will be heard and considered by our elected council members, especially our Ward 2 councilors.

We moved to Quail Village three years ago because it was friendly, quite, safe and up-to-date retirement area. We love this area. There has been no crime in this area since moving here. Most of the residents of Quail Village are retirement age, a lot 80 and older.

Our concerns are:

1. Increased traffic – we live on Kentucky side: Assumption School, small children, Elderly drivers, Kentucky street already has a lot of traffic
2. Crime; no crime, no break-ins, no rift-raft walking around
3. Our biggest concern: Value of our property, taxes going up, not being residential, some residents of Quail Village are on fixed incomes which will hurt them a lot.

Roswell is already hurting for retirement centers please don’t destroy one of the few places for seniors to live.

It is our hope that you will examine and study this change in zoning and vote no.

Respectfully
Troy and Kay Winham
2715 North Kentucky  #11
Roswell, NM 88201
Planning & Zoning Case 2-002 ZOC

Castillo, Roger <Castillo@NMMI.edu>  Sun 1/19/2020 7:58 AM
Merideth Hildreth; Margaret Kennard; Steve Henderson; Juan P. Oropesa; Jacob R. Ro

My name is Roger Castillo and I am the current president of the Quail Village community that is adjacent to the property associated to the attached case. Needless to say, I speak for myself and many of the residents of Quail Village that we are opposed to the possibility that you would allow a hotel to be built on the current property.

Let me ask you to imagine a hotel adjacent to your current residence. The increased traffic, the drop in your property value and the possibility of increased crime. That property is across the street from All Saints Elementary School, you have no control over the type of individual(s) that might get a room at the proposed hotel, not to mention the increased traffic that would run right down Kentucky next to the school. Take a look at the traffic situation at the current hotels around Applebee's, there are semi's and oil rigs parked in the street almost every day. Kentucky and Pennsylvania are streets that run adjacent to residents that don't want to see these vehicles parked next to their houses and they certainly don't want the increased traffic.

Would you want to buy a house that was feet away from a hotel? I am sure that our property values would drop if you allowed this property to become a hotel.

Please vote no for this proposal.

Respectfully,

Roger Castillo
Quail Village President

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Re: 20-002 zoc

Ms. Kennard:
Thank you for forwarding the letters. I have received several.

All the Best,
Merideth

Merideth Hildreth, M.A., AICP
Planning & Zoning Administrator
City of Roswell
415 North Richardson
PO Box 1838
Roswell, NM 88202-1838
575.637-6294
m.hildreth@roswell-nm.gov

Good evening,

I'm not sure if you are receiving these. Just want to make sure you do.

Thank you,
Margaret

From: William Alston <williamalstonjr@gmail.com>
Sent: Tuesday, January 21, 2020 1:51 PM
To: Margaret Kennard
Subject: 20-002 zoc

2611 n kentucky ave 107
EXHIBIT G-3 20-002 ZOC

Fwd: Public Hearing Zoning Case 20-002 (ZOC)

Castillo, Nancy <Nancy@nmmi.edu>
Tue 1/21/2020 4:52 PM
To: Merideth Hildreth <m.hildreth@roswell-nm.gov>

Sent from my iPhone

Begin forwarded message:

From: "Castillo, Nancy" <Nancy@nmmi.edu>
Date: January 21, 2020 at 1:10:00 PM MST
To: "m.hildrethe@roswell-nm.gov" <m.hildrethe@roswell-nm.gov>
Cc: "m.kennard@roswell-nm.gov" <m.kennard@roswell-nm.gov>,
"s.henderson@roswell-nm.gov" <s.henderson@roswell-nm.gov>,
"J.Oropesa@roswell-nm.gov" <J.Oropesa@roswell-nm.gov>,
"j.roebuck@roswell-nm.gov" <j.roebuck@roswell-nm.gov>, "j.stubbs@roswell-nm.gov" <j.stubbs@roswell-nm.gov>, "Jeanine.best@roswell-nm.gov"
<Jeanine.best@roswell-nm.gov>, "g.peterson@roswell-nm.gov"
<g.peterson@roswell-nm.gov>, "s.sanchez@roswell-nm.gov"
<s.sanchez@roswell-nm.gov>, "B.Foster@roswell-nm.gov" <B.Foster@roswell-nm.gov>, "a.moore@roswell-nm.gov" <a.moore@roswell-nm.gov>

Subject: Public Hearing Zoning Case 20-002 (ZOC)

I am writing to you out of concern regarding the circumstances surrounding the proposed changes to the property located at 2801 N Kentucky Ave, formerly known as Roswell Retirement Center. I protest that only those living within 100 feet of the community were served with notice, as this affects the entire Quail Village housing development. Those that did receive the letter only received it on Friday the 17th, while the 18th, a Saturday of a long weekend, was the cutoff for submitting any written input to the Planning and Zoning Office in order to be addressed in the Staff Report. I am just hoping that this e-mail is even considered.

I live at 2715 North Kentucky #24 in Quail Village, which is a community of 52 high-end townhomes whose property is directly...
south of the Center. The property values range anywhere from approximately $180,000 to $300,000. As you can imagine, I am very concerned about what this is going to do to our property values. There is one entrance to Quail Village on the Kentucky side, and one on the Pennsylvania side. The majority of our homeowners are senior citizens, many of whom have lived in Quail Village since it’s development in the 70’s. We already have a problem with a high volume of traffic on the Kentucky side because of the presence of the Eastern New Mexico Medical Center and the ever-growing number of medical offices. An elementary school is located directly across from the Kentucky entrance. At different times of the day, you have cars lined up along the block for drop-off and pick-up. On the corner of Mescalero and Kentucky we have the Catholic church. Throughout the week they will park on both sides of the street, reducing it to one lane. The speed limit is 25 mph, but no one heeds that and we rarely if ever see any traffic enforcement even though there is a school right there.

The Pennsylvania side has high volume traffic as well due to several factors. We frequently have buses and other traffic because of Golden Corral. This is complicated by the fact that the employees of the senior care center park all along the street, (including directly outside our one and only exit, reducing that to one lane. There is another daycare center (Little Lambs) within 1 block. Therefore, you can certainly see that one of the concerns that we have with a hotel going in is the increase in traffic. With the increase in traffic comes the increase in noise.

We have not been told what type of hotel is going in. Is this a cheap hotel? If so, what kind of clientele are they targeting, and do we really want them within a block of not one, but two schools? Are they just trying to capitalize on the oil and gas industry? If so, that means we can count on loud work trucks warming up in the parking lot and coming and going at all times of the day. What are they going to put in place as a buffer between our property and theirs to ensure that no unwelcome visitors trespass on to our private property and to help buffer the added noise? Even a higher-end hotel will have high volume traffic. How is the city going to address the increase in traffic on Kentucky, Pennsylvania, and Mescalero?
Even with the aforementioned issues, our neighborhood is private; very quiet and secure. I am very concerned that with a hotel next door we will experience an increase in criminal activity. I believe a parking lot full of vehicles is an enticement to the criminals in this town, especially when there are work trucks full of tools involved. Is this hotel going to provide full-time security?

I know that you are looking at the all mighty dollar in the form of lodgers’ tax on this one, but please remember that this affects HOMEOWNERS in Quail Village, North Springs, Tuscany Village, All Saints Catholic School, Assumption Catholic Church as well as the neighborhood north of Mescalero on Kentucky, ALL OF WHOM ARE TAXPAYING CITIZENS. Instead of enjoying the holiday weekend, a group of us were knocking on doors, letting people in Quail Village, North Springs, Tuscany Village and houses along Kentucky know that this was occurring. No one knew about it, and not one person that I talked to was in favor of this happening. Please take this in to consideration when considering these plans. I ask you, how you would feel if this were being built right next door to your house? Please hold the new owners of this property to high standards so that those that have invested years in this neighborhood have not done so in vain.

Respectfully

Nancy Castillo
575-624-8132

Engineers make bridges.
Artists make paintings.
Scientists make rockets.
But teachers make them all.

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Zoning Case 20-002

Janet Eldridge <jeldridge2@yahoo.com>

Mon 1/20/2020 8:03 PM

Margaret Kennard; Juan P. Oropesa; Steve Henderson; Jacob R. Roebuck; Judy Stubbs; Je

I am writing to voice my objections to the rezoning of 2801 N. Kentucky to allow a large hotel to be placed on the property. As an independent living center, the facility was quiet, with traffic mostly from employees and visitors to the residents. It fit in well with the neighborhood, which is mostly retired people who moved here to enjoy a quiet, secure area.

The loss of that facility as it was being used was a great blow to the elderly of this community, as they were all required to vacate the premises. Many were moved to Avamere on Pennsylvania into an assisted living facility, which was a great deal more expensive. It also filled many places that are needed by people in need of assisted living, with nearly every available space in Roswell being taken by these residents being displaced. For the good of the community, it was far better utilized as it was, providing a much-needed service for people who need help, but don't require the expense of an assisted-living facility. I personally know of people who desperately need to be in assisted living who are having to wait until someone dies so they can find a spot to meet their needs.

Moving all those people into the facility on Pennsylvania has greatly increased the traffic to that facility, and the street parking has really increased, making two-way traffic more difficult. On the Kentucky side, there is already the hospital with the traffic, and ambulance traffic, etc. There is also Assumption Church with a large congregation that has many activities which results in their parking lot and the surrounding streets being full of parked cars. Next to the church is an elementary school, with the traffic hazards to small children that would be increased from additional traffic if a hotel were to be placed where it is proposed.

Also with transients associated with a hotel, I believe security in the area would be in jeopardy. Quail Village and North Springs at this time have been quiet, secure areas for its residents. I fear a hotel just down the street would bring more crime to the area.

I ask that this proposed change to zoning be denied for the good of the surrounding neighborhood as well as the entire city, and the facility remain an independent living facility as we in Roswell have a great need for that kind of facility. There are many more suitable places to put a hotel in Roswell.

Thank you for your consideration.

Janet Eldridge
2611 N. Kentucky, #117
575-442-1145
Greetings to you all and thank you for the wonderful work you do for us! I have resided at Quail Village since July 2010; my late spouse, John and I settled here after living in the county for thirty one years. I have, since its construction been captivated by Quail Village. Now after almost a decade, I am even still enamored with my community. I walk the neighborhood daily and notice things. I do NOT want a hotel in my neighborhood. I want to continue living here as long as my health allows it; to that end, I ask you to please consider my observations as they pertain to Case above.

PARKED CARS: What follows is a random count of parked vehicles on the streets that would be impacted by the addition of a hotel.

1.20.2020 11:00 AM - a) Wilshire Blvd 2 vehicles parked on north side and 1 parked on south side
   b) Pennsylvania Ave (from Mescalero to Wilshire) 12 vehicles parked on east side

1.21.2020 10:00 AM – a) Wilshire Blvd 2 vehicles parked on the north side
   b) Pennsylvania Ave 10 vehicles parked on east side

1.22.2020 1:30 PM  -a) Wilshire Blvd 2 vehicles on north side
   b) Pennsylvania Ave 13 vehicles parked on east side

1.23.2020 11:30 AM –a) Wilshire Blvd 5 vehicles parked on north side
   -b) Pennsylvania Ave 12 vehicles parked on east side and 2 on west side

I have four areas of concern with adding a hotel on the north end of Pennsylvania. They are all traffic related. Westlake deliveries occur between two to four times a week at a narrow bay on the west side of the store opening onto Pennsylvania. When this occurs, there is often a hold up of traffic flow. Adding a hotel across the street would complicate this reality. Some of the residents of Wildewood Apts on Sherrill Lane travel via Pennsylvania to Farmers Market either afoot or on mobility scooters; their visibility can be impeded by both parked vehicles and traffic flow. These peoples’ safety would be
compromised with added traffic. Another issue is the existing traffic on Pennsylvania; it makes backing out of my garage problematic. I try to manage this by backing into my garage when there is no traffic approaching. This will become more serious an issue for our residents on this street and the nearer one’s residence is to Mescalero, the worse it would be. The final issue is a driving issue when entering Wilshire, making a left turn, from Main Street. If there is already a vehicle waiting to turn left from Wilshire onto Main and there are vehicles parked on the north side of Wilshire by the daycare center, it becomes dangerous to make the left turn. There is added danger in the potential for children to come to the vehicles from the daycare. I only know that because it’s happened to me.

THE NEIGHBORHOOD: It’s a wonderful neighborhood. There is a school and a church to the west along with a few residences; there is a concentration of seniors living in townhome structures on this property, North Springs, and Wildewood Apartments. Finally there are private residences to the north of Quail Village. There are more than adequate services nearby. The plan and design of the area was insightful and thoughtfully executed. Please help us by allowing it to remain a community of residents without the additional burden of more traffic.

I have other areas of concern; they are being addressed by other residents. However, I trust in your careful consideration of traffic matters inherent to this Case. Yours is a task of great responsibility and I appreciate your thoughtful review of my concerns.

Respectfully

Claudette Foster
Fwd: Rezoning of Avamere

MK

Meredith,

Here is another email.

Thank you,
Margaret

Get Outlook for iOS

From: SUSIE GLASS <susieglass@cableone.net>
Sent: Sunday, January 19, 2020 10:28:36 AM
To: Margaret Kennard <m.kennard@roswell-nm.gov>; Steve Henderson <s.henderson@roswell-nm.gov>; Juan P. Oropesa <j.oropesa@roswell-nm.gov>; Jacob R. Roebuck <j.roebuck@roswell-nm.gov>; Judy Stubbs <j.stubbs@roswell-nm.gov>; Jeanine Corn Best <jeanine.best@roswell-nm.gov>; George G. Peterson <g.peterson@roswell-nm.gov>; Savino Sanchez <s.sanchez@roswell-nm.gov>; Barry Foster <b.foster@roswell-nm.gov>; Angela G. Moore <a.moore@roswell-nm.gov>
Subject: Rezoning of Avamere

Councilors -

As a resident of North Springs Townhomes at 2611 N Kentucky/Pennsylvania, I am very much OPPOSED to the rezoning of Brookdale/Avamere/Emeritus to commercial property. This is a residential area and should remain as such. Please do not change the zone designation.

Thank you for your consideration,

Suzi Knadle Glass
2611 N Kentucky Ave

--
Suzi K Glass
2611 N Kentucky Ave #113
Roswell NM 88201
575 622-4644
Dear Ms. Hildreth, Ms. Kennard, and Mr. Henderson,

I am sending you this e-mail on behalf of my mother (Laura Jennings) and myself in reference to the rezoning of the Avamere Building on North Kentucky Avenue. We are in receipt of the Letter Notifying Surrounding Property Owners for Zoning Case 20-002 (ZOC), requesting a zoning change which would allow a hotel to be established in the current Avamere Building.

We live just south of Avamere in the Quail Village Complex. We are absolutely opposed to the rezoning of this property. There are several reasons we feel it is not a good location for a hotel. First and foremost, there is a private elementary and junior high school just across the street. Unless the hotel could verify that their employees, outside vendors, and distributors, as well as their incoming customers/visitors are not registered sex offenders, this would not be a wise move, in our opinion. Also in the neighborhood are several retirement communities, including ours. We are not looking forward to more traffic in the area, nor are we overly excited about strangers in and out of the area at all hours of the day or night. We feel that our neighborhood would be at a greater risk for an elevation in crime and vandalism. And, lastly, we are certain that allowing a rezoning of that building to become a hotel would be a great detriment to the valuation our property.

Due to these reasons, we request that you strongly consider this letter of objection to the proposed rezoning of the Avamere Retirement Building.

Thank you, in advance.

Sincerely,

Teresa M. Jennings

Sent from Mail for Windows 10
I am writing this email to state my case against the rezoning of 2801 N. Kentucky. I would appreciate your time in reading this email.

2801 N. Kentucky, was a quite, low activity retirement facility and now the new owner wants it to be rezoned and turned into a large hotel. After Brookdale retirement center was closed as many residents as possible were moved across the street to Avamare on Pennsylvania. This has lead to increased traffic and the street parking has significantly increased making two way traffic more difficult on the weekdays.

I am concerned if this is approved, that future problems could be much worse on the Kentucky side. Directly across Kentucky street (where this company proposes a huge parking lot) is Assumption Church. This church has multiple services on Sunday where their huge congregation parks in their lot and along the city street. Additionally, they have other services and activities during the week. Right next door to the church is an elementary school where parents drop off and pick up their children and staff come and up. Down the street is the huge ENMMC parking lot with constant traffic, plus the ambulance occasionally comes up and down this street as it has direct access to Mescalero Rd.

With Farmer’s Market and other businesses at Mescalero and Main, the traffic is already heavy. Just try to pull across either Kentucky or Penn. and you will see it for yourself.

As you can see this proposal will create more traffic and increased risk to pedestrians and drivers. This doesn't even speak to possible decreased property values, increased noise and activity levels. Most of us in Valle Bond, Quail Village and North Springs are retired folk. We moved here to have a quiet residential neighborhood as did all the other residents. The development in the last 10 years is concerning but I fear this proposal will make things much worse and some of us may move away.

Please, Please don't let this happen.

A very concerned Roswell Citizen,
Thank you for your consideration,
Jerry ODette
2611 N. Kentucky #111
575 420-0084
Public Hearing Notice for Zoning Case 20-002 (ZOC)

We are submitting this e-mail as notice our opposition to the proposed zoning change for 2801 North Kentucky, Roswell, NM, Zoning Case 20-002.

We selected and moved into this area about a year ago, primarily for that reason. It allowed us to live in a relatively secluded and secure area with a low crime rate, relatively low traffic and limited pedestrian access. A hotel in this area will have a negative impact on the area and change the entire character of our neighborhood. A hotel would increase the traffic on both Kentucky and Pennsylvania. Parking and traffic on Pennsylvania is already congested. Traffic on Kentucky will only increase if the hotel uses it as a service entrance for deliveries or secondary access to the hotel. The increase in traffic will be a safety concern for the children attending All Saints School. We are also concerned how this zone change will affect property values. I doubt we would have moved into this neighborhood if the property on North Kentucky had been a hotel rather than a retirement community. Not only will this affect us but other family members living in Quail Village.

Thank you for allowing us to submit input on this very important issue. I sincerely hope you will help us by opposing the change in zoning.

Respectfully Submitted

Patrick and Kathy Jennings
402 Viale Bond
Roswell, NM 88201
515-317-5563
January 21, 2020

To: City of Roswell City Councilors, Zoning Administrators, Members of Quail Village and North Springs

Dear Ladies and Gentlemen

Please consider the issues mentioned in this letter as reasons for my objections to the rezoning of the “Brookdale” residential facility from residential to commercial for hotel/motel use.

Yesterday evening I received a copy of the Registered Mail which the Roswell Community Development Department sent to members of Quail Village. The letter was dated January 14.

I became aware of the activity at the facility known as Brookdale Country Club located on North Kentucky Street, ie; new roof and interior work. I was pleased to see the facility was being updated for continued use as a retirement facility. I was dismayed to learn that the property was being converted for use as a hotel/motel.

Apparently the owner’s of Brookdale have had plans to change the zoning from a residential property to a commercial property all along but they
EXHIBIT A: 20-001 VAR - 713 N PENNSYLVANIA AVE
City of Roswell, New Mexico
Application for Variance

Type or Print in BLACK or BLUE ink only:

1. Aaron Hollingshead
   Property Owner's Name
   Address 713 N Pennsylvania Ave
   City/State/Zip Roswell NM 88201
   Phone # 505.349.5801

2. __________________________
   Property Owner's Name
   Address _______________________
   City/ State/Zip _______________
   Phone # _______________________

Jesse McDaniel
Agent's Name
Address 2509 N Cambridge Ave
City/State/Zip Roswell, NM
Phone # 575 317 4373

Circle Current Zoning District:
R-S R-1 R-2 R-3 R-4 RMS MHC
C-1 C-2 C-3 C-4 I-1 I-2 CO PUD

Physical Address and Legal Description of Proposed Property Area: (Lot/Block/Subdivision, Tract, Section-
Township/Range)
713 N Pennsylvania Ave & 208 10 8th Roswell, NM 88201
Subd: ORIGINAL ROSWELL BLOCK 24 LOT 14 Quarter: SE
S:32 T: 105 R: 24 E 8K: 808 PG: 9412 SWD

Reason for the Request: (Please attach extra sheet if necessary)
I hope to refinance the properties separately to recoup some of the money used to renovate them.

Structure Size in Square Feet
X ___________________________ Sq. Ft.

Setback Requests for New Construction: Existing Structure

Quadrant of the City: NE

COMPREHENSIVE MASTER PLAN GENERAL DEVELOPMENT PLAN
Residential Commercial Industrial Public
Park & Open Space RS Overflight Area

DENSITY RESIDENTIAL:
Low/ approx. 5 du/net acre Mid/ approx. 9 du/net acre
High/ approx. 15 du/net acre

SHADeD AREa FOR
STAFF ONLY

Specifications are listed on the Instructional Sheet. All documentation and fees shall be required at the time this application
is submitted, unless otherwise noted by Planning and Zoning Staff.
Application Fees are NON-REFUNDABLE.

By signing this document, I acknowledge that I have been informed of the dates, times, and locations of the meetings
for the Planning and Zoning Commission and City Council and that I and/or my agent shall attend the meetings in
order to fulfill the requirements of this application.

1. Property Owner's Signature
2. Property Owner's Signature

Agent's Signature
Page 38 of 57
Existing Lot is 50’X198’ = 9,900 SF

Front House – Approximately 1350 SF (1233 before small addition)

Rear House – Approximately 728 SF Built in 1976 according to the Assessor

1) Create two separate parcels in the R-1 Zoning District. Minimum lot size in the R-1 District is 6,000 Square Feet. A Lot split would create 1X 6,000 SF conforming lot size parcel for the front house and 1X3,900 SF non-conforming lot size parcel for the Rear House.

2) Rear House would then have non-conforming setbacks of 7.6’ front yard setback and approximately 14’ Rear Yard Setback.

3) The off-street parking for the Rear Parcel is located on the south side of the house with access via a paved alley.

4) During the Summary Replat, an easement would be created on the south side of the Rear Lot for utilities (electric and sewer). Each house would have it’s own sewer tap, electric box, and water meter.
APPLICATION: CASE 20-001 (VAR): A request for a Variance to split a lot in the R-1 Residential Zoning District to create two parcels and variances for the smaller parcel regarding minimum lot size, front and rear yard setbacks, more than 40% rear yard coverage, and alley access to off-street parking.

I. Property:

Property Location: 713 N Pennsylvania


Property Owner: Aaron Hollingshead

Request: A request for a Variance in the R-1 Zoning District to split a lot in the R-1 Residential Zoning District to create two parcels (one 6,000 square foot lot and one 3,900 square foot lot), and variances for the smaller parcel regarding minimum lot size, front and rear yard setbacks, more than 40% rear yard coverage, and alley access to off-street parking.

II. Site Data:

Site Area: 9900 SF

UPC: 4135061472286000000

Existing Land Use: Residential

Proposed Land Use: Residential

Existing Zoning: R-1

Table 1: Adjacent Existing Land Use and Zoning

<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Residential Apartments</td>
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</tr>
<tr>
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</table>
EXHIBIT B: STAFF SUMMARY FOR CASE 20-001 (VAR)

713 N PENNSYLVANIA AVE

Chaves County Assessor’s Map

Zoning Map for 20-001 (VAR)
EXHIBIT B: STAFF SUMMARY FOR CASE 20-001 (VAR)
713 N PENNSYLVANIA AVE
(PAGE 3 OF 4)

III. Intent of Petition:
The property owner is requesting a Variance to split a lot in the R-1 Residential Zoning District to create two parcels and variances for the smaller parcel regarding minimum lot size, front and rear yard setbacks, more than 40% rear yard coverage, and alley access to off-street parking.

IV. Land Use and Zoning Considerations:
1. The property under consideration is currently zoned R-1.
2. The property is approximately 9,900 square feet in area.
3. The property is located on the southeast corner of Pennsylvania Avenue (Local Street) and 8th Street (Major Collector).
4. Surrounding properties are zoned R-1 and R-3 with apartments on the north side of 8th Street in the R-1 District.
5. The alley is paved and several driveways and garages for surrounding properties are located off the alley.
6. There is a pattern of subdivided corner lots in the vicinity.
7. A replat to create a lot split would require a utility easement for the house fronting on Pennsylvania to have access to utilities such as sewer, electric, and gas, phone in the alley.
8. Utilities on the front lot may need to be relocated to the easement.
9. Each residential unit would be required to have its own separate water, sewer, and gas meters, and sewer tap.

Google Earth aerial showing paved alleys, garages off the alley, multi-family on north side of 8th Street, higher density development pattern.)
Findings of Fact (Conclusions of Law):
1. A notice of the time and place of the public hearing for this case was published in the Roswell Daily Record at least fifteen (15) days prior to the date of this hearing.

2. Notification of the public hearing was mailed via certified mail with return receipt requested to property owners of record, as shown by the Chaves County Assessor, with lots or land within one-hundred (100) feet of the area under consideration, excluding public rights-of-way.

3. This agenda which includes this case has been posted at City Hall and on the City of Roswell’s website for over seventy-two (72) hours as required by State of New Mexico law for a public hearing.

4. As of the time of this writing, the Planning & Zoning Office has received zero (0) written protests and zero (0) verbal protests.

VI. Staff Recommendation:
Based on the findings of fact, the nature of the proposed land use consideration, the lot size and lot configuration, the surrounding land uses and densities, and the regulations established in the Zoning Ordinance, Staff recommends approval of Zoning Case 20-001 VAR with the conditions that the replat create an easement for utilities for the house fronting on Pennsylvania Avenue to the alley, that separate utility services be established for each residential dwelling, and that the property owner replace broken parts of the sidewalk parallel to 8th Street and Pennsylvania Avenue.

VII. Action by the Planning & Zoning Commission:
The Planning and Zoning Commission may make a motion to approve or deny this application based on Findings of Fact, Land Use and Zoning Considerations, and testimony and material introduced at the hearing, with or without specified conditions.
EXHIBIT C: LETTER NOTIFYING SURROUNDING PROPERTY OWNERS FOR ZONING CASE 20-001 (VAR)

LETTER SENT VIA CERTIFIED MAIL ON JANUARY 14, 2020 TO SURROUNDING PROPERTY OWNERS

CITY OF ROSWELL
COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Office
PO Box 1838, Roswell, NM 88202-1838
415 N Richardson Avenue, Roswell, NM 88201
Telephone: (575) 637-6294 Fax: (575) 637-6277

RE: PUBLIC HEARING NOTICE for ZONING CASE 20-001 (VAR)

You have received this notice via certified mail because Chaves County Assessor information indicates you are a property owner of record within 100 feet of City of Roswell Planning & Zoning Case 20-001 VAR. The zoning case is a request for a set of variances in the side yard setback, rear yard setback, a request to allow alley access for parking, and a request to allow a smaller lot size in the R-1 Zoning District.

OWNER OF PROPERTY: Aaron Hollingshead
PROPERTY LOCATION: 713 N Pennsylvania Ave

The City of Roswell Planning and Zoning Commission will hear public comments on the above zoning case on Date: TUESDAY, JANUARY 28, 2020 at 6:00 p.m., in Meeting Room A at the Roswell Convention & Civic Center, located at 912 North Main Street. You are entitled, although not obligated, to comment either in writing to our office or in person at the hearing.

To be considered, written protests must be submitted to the Planning and Zoning Office no later than noon on the working day prior to the Planning and Zoning Commission meeting. Providing written input to the Planning and Zoning Office at least ten days prior to the hearing will allow your concerns to be addressed in the Staff Report. Written comments may be delivered to the Planning & Zoning Office at 415 North Richardson Avenue, or sent to: City of Roswell, Zoning Administrator, PO BOX 1838, Roswell, NM 88202-1838 or via email to m.hildreth@roswell-nm.gov or submitted in person to the Planning & Zoning Office.

The information packet for this zoning case will be available after 1:00 p.m., on Wednesday, January 22, 2020. You may inspect the information packet in detail at the Planning & Zoning Office located on the first floor of City Hall Annex at 415 North Richardson Avenue. The P&Z Packet may be viewed online at www.roswell-nm.gov. Copies of the information packet may be obtained from the Planning and Zoning Office at a cost of 35 cents per sheet. The City’s Zoning Ordinance is available online at: http://roswell-nm.gov/189/Planning-Zoning.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact Human Resources at 575-624-6700 at least one week prior to the meeting or as soon as possible. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk at 575-624-6700 if a summary or other type of accessible format is needed.

Respectfully,

Merideth Hildreth
Planning & Zoning Administrator
1. HOLLINGSHEAD, AARON
   2200 CARVER DR
   ROSWELL NM 88203

2. MUERHOFF, MICHAEL; SHELLEY
   711 N PENNSYLVANIA AVE
   ROSWELL NM 88201

3. OLSON, SHELLY ANN
   709 N PENNSYLVANIA AVE
   ROSWELL NM 88201

4. PHILLIPS, RONALD J; GRETCHEN K
   708 N PENNSYLVANIA AVE
   ROSWELL NM 88201

5. HOLMAN, GREGORY D; MELISSA K
   712 N PENNSYLVANIA AVE
   ROSWELL NM 88201

6. RUBACK, ANN H
   714 N PENNSYLVANIA AVE
   ROSWELL NM 88201

7. HECKMAN, DAVID M; SUSAN B
   800 N PENNSYLVANIA AVE
   ROSWELL NM 88201

8. DETERMAN, DONALD J
   802 N PENNSYLVANIA AVE
   ROSWELL NM 88201

9. RUFFIN, LARRY
   1407 W BERRENDO RD
   ROSWELL NM 88201

10. LIETZ FAMILY TRUST, KRISTIN L
    21 RIVIERA BLVD
    LAKE HAVASU CITY AZ 86403

11. BATES, BOBBY
    710 GARDEN PL
    ROSWELL NM 88201

12. HOLL, TERRY; TERRIE
    507 CARTER DR
    ROSWELL NM 88203
EXHIBIT A: 20-003 ZOC FOR 505 W BRASHER ROAD

City of Roswell Application for Change of Zoning District

Type or Print in BLACK or BLUE ink only:
1. Tara Marias
   Property Owner's Name
   Address
   City/State/Zip
   Phone#

2. __________________________
   Property Owner’s Name
   Address
   City/State/Zip
   Phone#

---

Agent's Name
Address
City/State/Zip
Phone#

Current Zoning District: R-3 & C-2
Proposed Zoning District: RVp

Legal Description of Proposed Zone Change Area: (Lot/Block/Subdivision, Tract, Section-Township/Range)
Lot 5 XLE Block 25 S:17 T:11S R:24E
FRUITLAND SUBD S:05 W BRASHER

Reason for the Request: (Please attach extra sheet if necessary)
zone change for RV Park

Proposed Zone Change Area:
(1 acre = 43,560 square foot)
Sq. Ft. __________________________
Acres 9.2

---

COMPREHENSIVE MASTER PLAN GENERAL DEVELOPMENT PLAN
___ Residential ___ Commercial ___ Industrial ___ Public ___ Park & Open Space
___ RS Overflight Area

DENSITY RESIDENTIAL:
___ Low/ approx. 5 du/acre  ___ Mid/ approx. 9 du/acre  ___ High/ approx. 15 du/acre

Specifications listed on Instructional Sheet. All documentation and fees required at time application is submitted unless otherwise noted by Planning and Zoning Staff. Application Fees are NON-REFUNDABLE.

By signing this document, I acknowledge that I have been informed of the dates, times, and locations of the meetings for the Planning and Zoning Commission and City Council and that I and/or my agent shall attend the meetings in order to fulfill the requirements of this application.

1. Property Owner's Signature
2. Property Owner's Signature

Agent’s Signature
APPLICATION: CASE 20-003 (ZOC): REQUESTING A CHANGE IN ZONING FROM R-3 RESIDENTIAL AND C-2 (COMMUNITY COMMERCIAL) TO RVP (RECREATIONAL VEHICLE PARK ZONING DISTRICT).

I. Property:

Property Location: 505 W Brasher Rd
Property Owner: Tara Marrs
Request: Requesting a change in Zoning from R-3 Residential to RVP (Recreational Vehicle Park Zoning District).

II. Site Data:

Site Area: 9.2 Acres
UPC: 4135064316503000000
Existing Land Use: Vacant Property
Proposed Land Use: RV Park
Existing Zoning: R-3 AND C-2

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<tr>
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</table>
III. Intent of Petition:
The property owner is requesting a change in Zoning from R-3 Residential and C-2 Commercial to RVP (Recreational Vehicle Park Zoning District).

IV. Land Use and Zoning Considerations:
1. The property under consideration is currently zoned C-2 and R-3 per the Zoning Map.
2. The two properties will be consolidated and total approximately 9.2 acres in area.
3. The property is located on the northeast corner of Washington Avenue (Local) and Brasher Road (Minor Arterial).
4. Minimum lot requirement for an RV Park is 2.5 acres.
5. Town and Country RV Park is located east of the Post Office on Brasher Road.
6. A mobile home subdivision (RMS) is located on the west side of Washington Avenue.
7. Manufactured/Mobile Home Parks (MHC) are located on the south side of Brasher Road and also east of the adjacent Post Office Property.

V. Findings of Fact (Conclusions of Law):
1. A notice of the time and place of the public hearing for this case was published in the Roswell Daily Record at least fifteen (15) days prior to the date of this hearing.
2. Notification of the public hearing was mailed via certified mail with return receipt requested to property owners of record, as shown by the Chaves County Assessor, with lots or land within one-hundred (100) feet of the area under consideration, excluding public rights-of-way.
3. This agenda which includes this case has been posted at City Hall and on the City of Roswell’s website for over seventy-two (72) hours as required by State of New Mexico law for a public hearing.
4. As of the time of this writing, the Planning & Zoning Office has received zero (0) written protests and zero (0) verbal protests.
VI. **Staff Recommendation:**
Based on the findings of fact, the nature of the proposed land use consideration, the lot size and lot configuration, the surrounding land uses and zoning districts, the densities of adjacent and nearby residential mobile home communities, subdivisions, and RV Parks, and the regulations established in the Zoning Ordinance, Staff recommends approval of Zoning Case 20-003 ZOC.

VII. **Action by the Planning & Zoning Commission:**
The Planning and Zoning Commission may make a motion to approve or deny this application based on Findings of Fact, Land Use and Zoning Considerations, and testimony and material introduced at the hearing, with or without specified conditions.
EXHIBIT C: LETTER NOTIFYING SURROUNDING PROPERTY OWNERS FOR
ZONING CASE 20-003 (ZOC)
LETTER SENT VIA CERTIFIED MAIL ON JANUARY 14, 2020 TO SURROUNDING PROPERTY OWNERS

CITY OF ROSWELL
COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Office
PO Box 1838, Roswell, NM 88202-1838
415 N Richardson Avenue, Roswell, NM 88201
Telephone: (575) 637-6294 Fax: (575) 637-6277

RE: PUBLIC HEARING NOTICE for ZONING CASE 20-003 (ZOC)

You have received this notice via certified mail because Chaves County Assessor information indicates you are a property owner of record within 100 feet of City of Roswell Planning & Zoning Case 20-003 ZOC. The zoning case is a request for a change of zoning from C-2 to RVP Zoning District to allow for an RV Park.

OWNER OF PROPERTY: Constellation Estates, Inc
PROPERTY LOCATION: 505 W Brasher Rd

The City of Roswell Planning and Zoning Commission will hear public comments on the above zoning case on
Date: TUESDAY, JANUARY 28, 2020 at 6:00 p.m., in Meeting Room A at the Roswell Convention & Civic Center, located at 912 North Main Street. You are entitled, although not obligated, to comment either in writing to our office or in person at the hearing.

To be considered, written protests must be submitted to the Planning and Zoning Office no later than noon on the working day prior to the Planning and Zoning Commission meeting. Providing written input to the Planning and Zoning Office at least ten days prior to the hearing will allow your concerns to be addressed in the Staff Report. Written comments may be delivered to the Planning & Zoning Office at 415 North Richardson Avenue, or sent to: City of Roswell, Zoning Administrator, PO BOX 1838, Roswell, NM 88202-1838 or via email to m.hildreth@roswell-nm.gov or submitted in person to the Planning & Zoning Office.

The information packet for this zoning case will be available after 1:00 p.m., on Wednesday, January 22, 2020. You may inspect the information packet in detail at the Planning & Zoning Office located on the first floor of City Hall Annex at 415 North Richardson Avenue. The P&Z Packet may be viewed online at www.roswell-nm.gov. Copies of the information packet may be obtained from the Planning and Zoning Office at a cost of 35 cents per sheet. The City’s Zoning Ordinance is available online at: http://roswell-nm.gov/189/Planning-Zoning.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact Human Resources at 575-624-6700 at least one week prior to the meeting or as soon as possible. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk at 575-624-6700 if a summary or other type of accessible format is needed.

Respectfully,

Merideth Hildreth
Planning & Zoning Administrator

(Area Map on Reverse Side ➔)
1, 5, 10, 11, 12 & 14.
CONSTELLATION ESTATES INC
PO BOX 2167
ROSWELL NM 88202

2.
UNITED STATES POSTAL SERVICE
577 AIRPORT BLVD STE 200
BURLINGAME CA 94010

3.
P&R INVESTMENTS, LLC
8739 N VALLEY DR
LAS CRUCES NM 88007

4.
CHURCH ON THE MOVE INC
901 W BRASHER RD
ROSWELL NM 88203

6 & 7.
GUILLEN, RAMON III; CLAUDIA KARINA
700 JUNO DR
ROSWELL NM 88203

8.
CASAUS, RICHARD; ANITA
5701 S MAIN ST
ROSWELL NM 88203

9.
TAUTE, BECKY; C/O CASCADE FINANCIAL SERV ATTN:
LOAN SERVICING
3345 S VAL VISTA DR STE 300
GILBERT AZ 85297

13.
HAUCK, RUSSELL; JAY
PO BOX 3558
ROSWELL NM 88202
AGENDA ITEM F.6
TEXT AMENDMENTS TO ARTICLE 12: R-1 RESIDENTIAL DISTRICT
SECTION 2: USE REGULATIONS
A. PERMITTED USES

STAFF SUMMARY FOR TEXT AMENDMENTS
PROPOSED ORDINANCE NO. 20-XX

City of Roswell Planning & Zoning Commission Agenda
Tuesday, January 28, 2020 at 6:00 PM
Meeting Room A, Roswell Convention & Civic Center
912 N Main Street, Roswell, NM

ACTION REQUESTED: PROPOSED TEXT AMENDMENTS TO THE CITY OF ROSWELL ZONING ORDINANCE FOR THE FOLLOWING

Staff requests Planning and Zoning Commission review, comment, and recommendation of Proposed Text Amendments:

ARTICLE 12: R-1 RESIDENTIAL DISTRICT
SECTION 2: USE REGULATIONS
B. PERMITTED USES

BACKGROUND: Initiated by: Bill Morris, Community Development Director
Staff proposes modification of the Zoning Ordinance to amend the text regarding second residential dwelling units on the front half of underutilized R-1 lots for infill purposes.

FINANCIAL CONSIDERATION: There are no additional costs associated with this request.

LEGAL REVIEW: Legal Committee will review these proposed text amendments upon recommendation by Planning & Zoning Commission. If recommended for approval, the text amendment will be submitted to the City Council for final action.

BOARD OR COMMITTEE ACTION: Request Planning & Zoning Commission review, discuss, and make recommendation on text amendments.

STAFF RECOMMENDATION: Staff Recommends Planning & Zoning Commission review and consider recommending approval of this Item at the January 28, 2020 Planning & Zoning Commission Meeting.
ARTICLE 12: R-1 RESIDENTIAL DISTRICT

Section 1. Purpose
This district is intended for low density single-family detached dwellings, 5 units per net acre, and other uses which uphold and maintain the low density residential nature of the district.

Section 2. Use Regulations
A. Permitted Uses are as follows:
1. Single-family detached dwellings
2. Home Occupations
3. Publicly owned police/fire stations/parks or playgrounds and related buildings
4. Lots with pre-existing dwelling units built prior to January 1, 2020 that are located 75’ or greater from the front property line are allowed to develop a second detached residential structure greater than 400 square feet in area on the front part of the property that is: under one property ownership; architecturally compatible with the surrounding properties, meets current setback requirements, is located a minimum of 10’ from any other detached existing structures with the exception or carports; provides a minimum of 2 paved off-street parking spaces for each unit with access to the street or an existing paved alley; and meets the adopted building and fire codes.

B. Special Uses are as follows:
1. Cemeteries and mausoleums
2. Churches, convents, monasteries, parish houses, rectories, seminaries, and other places of worship and those uses usually associated with them like day care services
3. Community Association swimming pools and/or recreational facilities
4. Golf courses and related buildings, including accessory retail sales, and restaurants / food / drink / lounges / liquor sales
5. Public utility and service facilities
6. Schools; public or private, elementary, secondary, and colleges
7. Community Gardens not to exceed 30,000 square feet in area
8. Renewable energy facilities
9. Multi-Generational Housing