



Regular Governing Body Meeting
City of Rio Rancho
AGENDA
March 23, 2023
6:00 PM
Council Chambers

Governing Body Members

Greggory D. Hull, Mayor	Paul Wymer, Councilor District 4
Jim Owen, Councilor District 1	Karissa Culbreath, Councilor District 5
Jeremy Lenentine, Councilor District 2	Daniel Stoddard, Councilor District 6
Bob Tyler, Councilor District 3	

Meeting Information

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>

Individuals wishing to present public comment may do so in-person or remotely via Zoom meeting software with the access information below:

Join by Computer:

<https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGV0czF4MDN0UT09>

Meeting ID: 853 0235 3741

Passcode: 789419

Join by Phone:

Dial 1-720-707-2699 US then enter the Meeting ID and Passcode above

Call to Order and Pledge of Allegiance

Proclamations and Awards of Merit

1. [Autism Awareness Month](#)

Public Forum

Pursuant to Section 30.06 of the Rio Rancho Municipal Code, this section of the agenda is for any person wishing to address the Governing Body on an item which is not on the agenda.

Comments by Councilors

Consent Calendar

There will be no discussion of these items unless a Governing Body Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

**2. [Minutes of March 9, 2023 Regular Meeting](#)
[Minutes of March 9, 2023 Regular Meeting](#)**

**3. [R43, Resolution Authorizing a Budget Adjustment to the Sandoval County Regional Communication Center \(280\) Fund](#)
[Resolution](#)**

4. R44, Resolution Accepting Funds from the Rocky Mountain Information Network to be Paid to the New Mexico Association of Chiefs of Police
Resolution
5. R45, Resolution Authorizing a Budget Adjustment to the 2022 GO Bond Fund (333) for Radio Equipment for SWAT Vehicles
Resolution
6. R46, Resolution Authorizing Disposal of Police Department Property
Resolution
Exhibit A
7. R47, Resolution Authorizing a Budget Adjustment to the Recreation Development Fund (310) for Sports Complex North
Resolution
8. D16, Appointment of Christian Cruz to the Public Infrastructure Advisory Board
C. Cruz Resume Redacted

Boards and Commissions

Public Hearings

9. D17, Approval of Transfer of Location of Canopy License No. 1382 for BW Gas & Convenience Retail, LLC. dba Allsup's Convenience Store No. 102342 (the "Applicant") located at 4400 Ridgecrest Dr. SE, Rio Rancho, NM 87124
Application
Legal Ad
10. R48, Resolution Adopting the Scottish Isle Master Plan
Resolution
Revised Scottish Isle Master Plan.pdf
Scottish Isle Master Plan Full Application.pdf
DSD Planning & Engineering Comments.pdf
Reproduction of Notices- Scottish Isle MP & ZMA.pdf
Scottish Isle MP & ZMA Location Map.jpg
Legal_Ad Updated.pdf
11. O6, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62 from R-1: Single-Family Residential District to R-2: Single-Family Residential District, Identifying Conditions of Development; Providing for Severability and an Effective Date
Ordinance
Scottish Isle Master Plan & ZMA Full Application.pdf
Reproduction of Notices- Scottish Isle MP & ZMA.pdf
Scottish Isle MP & ZMA Location Map.jpg
Comments Memo_22-400-00005; 22-100-00027 Scottish Isle MP & ZMA.pdf
DSD Planning & Engineering Comments_Scottish Isle Master Plan - Draft - ZMA - Full Application_compressed.pdf
Legal_Ad_2ZMA.pdf

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

- 12.** D18, Advice and Consent of the Governing Body to Award Contract No. 23-PW-069: Re-Bid Pinetree Road Restoration Project for a total of \$1,451,852.97 (including NMGRts) to Franklin's Earthmoving, Inc.
DRAFT Contract 23-PW-069.doc
PW2243_PinetreeRdRestoration_ProjectLimits.pdf
- 13.** D19, Advice and Consent of the Governing Body to Award Contract No. 23-PW-066: Spring Road Restoration Project for a total of \$2,912,864.57 (including NMGRts) to Compass Engineering & Construction Services, LLC.
CONTRACT 23-PW-066.docx
Spring Rd PW2252 Map.pdf

City Manager

Comments by Councilors

Adjournment



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
March 23, 2023

DEPARTMENT:
Administration

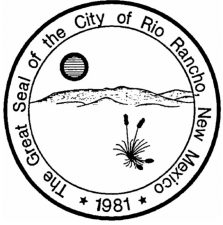
SUBJECT:
Autism Awareness Month

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
March 23, 2023

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of March 9, 2023 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [Minutes of March 9, 2023 Regular Meeting](#)



Governing Body
of the
City of Rio Rancho

MINUTES

MARCH 9, 2023
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

Greggory D. Hull, Mayor
Jim Owen, Councilor Dist. 1
Jeremy Lenentine, Councilor Dist. 2
Paul Wymer, Councilor Dist. 4
Karissa Culbreath, Councilor Dist. 5
Daniel Stoddard, Councilor Dist. 6 (6:20 p.m. virtual)

STAFF PRESENT:

Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Josh Rubin, Acting City Attorney
Rebecca Martinez, City Clerk
James DeFillippo, Fire Chief
Stewart Steele, Police Chief
Amy Rincon, Dir. of Dev. Svcs.
Yolanda Lucero, Deputy City Clerk

MEMBERS ABSENT:

Bob Tyler, Councilor Dist. 3

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Hull called the meeting to order at 6:00 p.m.

PROCLAMATIONS AND AWARDS OF MERIT

PUBLIC FORUM

The following individuals spoke under this item:

Anita Leivo
Tanya Watkins

COMMENTS BY COUNCILORS

CONSENT CALENDAR

- 1.) Minutes of February 21, 2023 Work Session Meeting
- 2.) Minutes of February 23, 2023 Regular Meeting
- 3.) R34, Resolution Authorizing a Budget Adjustment to the Municipal Road Fund for Insurance Recovery for Damaged Traffic Signals and Devices
- 4.) R35, Resolution Authorizing the Disposal of Playground Structures and Basketball Court Concrete Surfacing at Rio Vista Park
- 5.) R36, Resolution Authorizing a Budget Adjustment to the Recreation Development Fund (310) for North Hills Open Space Lighting

- 1 6.) R37, Resolution Authorizing the Disposal of Playground Structures at Veja Baja Park
2 7.) R38, Resolution Authorizing the Disposal of Playground Structures at Enchanted
3 Hills Park
4 8.) R39, Resolution Accepting the 2022/2023 State Homeland Security Grant Program
5 (SHSGP) Award and Authorizing a Budget Adjustment to the Federal Grants Fund (259)
6 9.) R40, Resolution Authorizing Disposal of Obsolete and Non-Working Office
7 Equipment

8
9 Jeremy Lenentine moved to approve consent calendar. Seconded by Jim Owen.

10
11 The motion carried by a vote of 5 FOR and 0 AGAINST.

12 YES: Gregory Hull, Jim Owen, Jeremy Lenentine, Paul Wymer, Karissa
13 Culbreath

14 NO: None

15 16 **BOARDS AND COMMISSIONS**

17 18 **PUBLIC HEARINGS**

- 19
20 10.) D15, Approval for Lily and Liam Bistro, LLC. (the "Applicant") located at 1751 Rio
21 Rancho Blvd. SE, Ste. 101 Rio Rancho, NM 87124 for an issuance of a Restaurant A
22 Liquor License with On-Premises Consumption

23
24 Mrs. Martinez presented this item. Lily and Liam Bistro, LLC has received preliminary
25 approval from Alcohol Beverage Control Division for an issuance of a Restaurant A
26 Liquor License. Staff recommends approval.

27
28 Karissa Culbreath moved to approve D15. Seconded by Jeremy Lenentine.

29
30 The motion carried by a vote of 5 FOR and 0 AGAINST.

31 YES: Gregory Hull, Jim Owen, Jeremy Lenentine, Paul Wymer, Karissa
32 Culbreath

33 NO: None

- 34
35 11.) R41, Resolution Amending the Petroglyph Medical Plaza Master Plan
36

37 Ms. Rincon presented this item. applicant, requests approval of an amendment to the
38 Petroglyph Medical Plaza Master Plan to raise the height limitation from a maximum of
39 32 ft. to a maximum of 60 ft. for the property at 1882 Westside Blvd. This item was
40 heard by the Planning and Zoning Board at their meeting on February 28, 2023 and
41 they recommend approval. Staff concurs with the recommendation.

42
43 Jeremy Lenentine moved to approve R41. Seconded by Karissa Culbreath.

44
45 The motion carried by a vote of 5 FOR and 0 AGAINST.

46 YES: Gregory Hull, Jim Owen, Jeremy Lenentine, Paul Wymer, Daniel Stoddard

1 NO: None

2
3 12.) D4, (Postponed on February 4, 2023) Site Plan Approval for a Four-Plex
4 Development at Unit 13, Block 46, Tract A

5
6 Ms. Rincon stated this item was initially scheduled for the Governing Body meeting on
7 February 9, 2023. After meeting with the Tierra Del Oro HOA and residents, the
8 applicant requested a 30-day deferral in order to address comments and concerns
9 voiced at the meeting. The applicant has provided updates to the request including
10 correspondence with community members, enhanced elevations, and an updated
11 justification letter. The subject property is located at 2828 Hedingham Ave. NE and
12 consists of approximately 11.08 acres. The Site Plan is approximately 6 acres of Tract
13 A. Staff recommends approval of the applicant's request with findings of fact and
14 conditions of approval.

15
16 Councilor Stoddard joined the meeting.

17
18 Matt Myers, Agent gave a brief update on the proposed site plan.

19
20 Mr. Rrett Waterman, Principal with TDR was available questions.

21
22 The following individuals spoke under this item:

- 23
24 Joe Padilla
25 Larry Bernstein
26 Ben Racela
27

28 Jeremy Lenentine moved to approve D4. Seconded by Karissa Culbreath.

29
30 The motion carried by a vote of 6 FOR and 0 AGAINST.

31 YES: Gregory Hull, Jim Owen, Jeremy Lenentine, Paul Wymer, Karissa
32 Culbreath, Daniel Stoddard

33 NO: None
34

35 **SECOND READING OF ORDINANCES**

36
37 **FIRST READING OF ORDINANCES**

38
39 **DISCUSSION AND DELIBERATION**

40
41 13.) R42, Resolution Confirming and Hiring Joshua Rubin to the Position of City
42 Attorney

43
44 Mr. Geisel has nominated Mr. Rubin for the position of City Attorney. He has
45 approximately eight years of relevant experience and worked for the City of Rio

1 Rancho since 2018 in several capacities, including Acting City Attorney since
2 September 2022. Mayor Hull concurs with the appointment.

3
4 Karissa Culbreath moved to approve R42. Seconded by Paul Wymer.

5
6 The motion carried by a vote of 6 FOR and 0 AGAINST.

7 YES: Gregory Hull, Jim Owen, Jeremy Lenentine, Paul Wymer, Karissa
8 Culbreath, Daniel Stoddard

9 NO: None

10
11 **CITY MANAGER**

12
13 **COMMENTS BY COUNCILORS**

14
15 **ADJOURNMENT**

16
17 7:03 p.m.

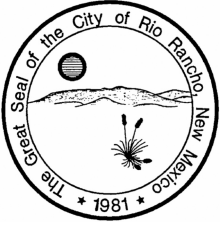
18
19 APPROVED THIS MARCH 23, 2023

20
21 _____
22 Gregory D. Hull, Mayor

23 ATTEST:

24
25 _____
26 Rebecca A. Martinez, City Clerk

27 SEAL



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R43

AGENDA DATE:

March 23, 2023

DEPARTMENT:

Police Department

SUBJECT:

R43, Resolution Authorizing a Budget Adjustment to the Sandoval County Regional Communication Center (280) Fund

BACKGROUND AND ANALYSIS:

More cables must be run to upgrade the Sandoval County Regional Emergency Communications Center for network and internet access.

IMPACT:

There is no General Fund impact. Available funding will be reallocated between line items within Fund 280.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

A budget adjustment is necessary to expend the funds as intended.

ATTACHMENT: [Resolution](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE SANDOVAL
COUNTY REGIONAL COMMUNICATION CENTER (280) FUND**

WHEREAS: the Sandoval County Regional Emergency Communications Center (SCRECC) requires additional cables to be run for technological upgrades in the center; and

WHEREAS: a budget adjustment is necessary to classify expenditures as a capital improvement properly.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
OF RIO RANCHO:**

That authorization is given for the following budget adjustment:

Regional Emergency Communications Center Fund (280)

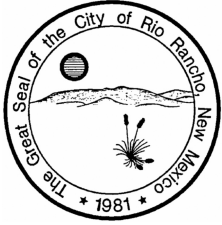
Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
280-0000-421.60-70 Minor Furniture & Equipment	PS2346	\$100,454		\$5,595	\$94,859
280-0000-421.70-11 Buildings	PS2346	\$65,338	\$5,595		\$70,933
Total Expense		\$165,792	\$5,595	\$5,595	\$165,792

ADOPTED THIS _____ DAY OF _____, 2023.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R44

AGENDA DATE:

March 23, 2023

DEPARTMENT:

Police Department

SUBJECT:

R44, Resolution Accepting Funds from the Rocky Mountain Information Network to be Paid to the New Mexico Association of Chiefs of Police

BACKGROUND AND ANALYSIS:

In December 2022, the Rocky Mountain Information Network (RMIN) sponsored the "Leadership in Chaos" New Mexico Law Enforcement Conference. The conference is hosted by the New Mexico Association of Chiefs of Police (NMACP) and the New Mexico Municipal League (NMML). There are opportunities for other entities to sponsor portions of the conference. As a sponsor, RMIN provided \$4,000 to support the law enforcement conference. In addition, a check was issued to the Rio Rancho Police Department and Chief Stewart Steele in the amount of \$4,000. As a past practice, RMIN issues the check to the police department and chief representing the position of the current president of the NMACP. Chief Steele is the current president.

This Resolution approves the acceptance of the funds from RMIN on behalf of the NMACP. Once deposited, the funds (\$4,000) will be issued to the NMACP as the amount donated by RMIN. Those funds will be used to pay for expenses from the law enforcement conference.

The Rocky Mountain Information Network is a regional information and sharing organization funded by a United States Congress appropriation through the Bureau of Justice Assistance. Each year, RMIN provides sponsorship funds for the law enforcement conference.

IMPACT:

If approved, the City of Rio Rancho will accept the \$4,000 and then pay the New Mexico Association of Chiefs of Police the same amount.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the resolution.

ATTACHMENT: [Resolution](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION ACCEPTING FUNDS FROM THE ROCKY MOUNTAIN INFORMATION
NETWORK TO BE PAID TO THE NEW MEXICO ASSOCIATION OF CHIEFS OF
POLICE**

WHEREAS: the Rio Rancho Police Department is in receipt of \$4,000 from the Rocky Mountain Information Network; and

WHEREAS: the funds are intended as reimbursement to be paid to the New Mexico Association of Chiefs of Police for expenses associated with the "Leadership in Chaos" Law Enforcement Conference held in December of 2022; and

WHEREAS: a budget adjustment is necessary to accept or receive the funds and then expend the funds as intended.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
OF RIO RANCHO:**

That authorization is given for the following budget adjustment:

Law Enforcement Training (6040)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-0000-367-1000 Contribution/Donation		\$4,000	\$4,000		\$8,000
Total Revenue		\$4,000	\$4,000		\$8,000

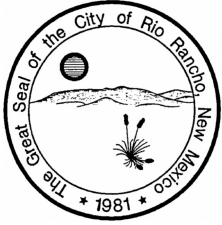
Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6040-421-5011 Conferences and Training		\$79,800	\$4,000		\$83,800
Total Expense		\$79,800	\$4,000		\$83,800

ADOPTED THIS _____ DAY OF _____, 2023.

Greggory D. Hull, Mayor

ATTEST:

1 Rebecca A. Martinez, City Clerk
2 (SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R45

AGENDA DATE:

March 23, 2023

DEPARTMENT:

Police Department

SUBJECT:

R45, Resolution Authorizing a Budget Adjustment to the 2022 GO Bond Fund (333) for Radio Equipment for SWAT Vehicles

BACKGROUND AND ANALYSIS:

Purchasing mobile radios for SWAT vehicles must be accounted for via a specific fund code per accounting practices.

A total of \$12,019 must be transferred from the vehicles and heavy equipment line item in the 2022 GO Bond Fund (333) Fund to the major furniture and equipment line item within the same fund. The adjustment will enable the purchase mobile radios for two vehicles.

IMPACT:

Approval of the Resolution will fund the purchase of the necessary police equipment. There is not General Fund impact.

ALTERNATIVES:

Approve the Resolution

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

A budget adjustment is necessary to expend the funds as intended.

ATTACHMENT: [Resolution](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE 2022 GO BOND
FUND (333) FOR RADIO EQUIPMENT FOR SWAT VEHICLES**

WHEREAS: the Police Department has acquired two SWAT vehicles; and

WHEREAS: a budget adjustment is necessary to classify expenditures for radio equipment for SWAT vehicles correctly.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
OF RIO RANCHO:**

That authorization is given for the following budget adjustment:

2022 GO Bond Fund (333)

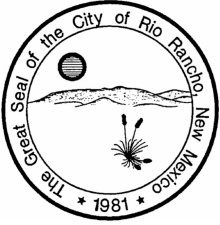
Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
333-0000-424.70-15 Vehicles & Heavy Equipment	PS2247	\$1,580,176		\$12,019	\$1,568,157
333-0000-424.70-25 Major Equipment	PS2247	\$95,136	\$12,019		\$107,155
Total Uses		\$1,675,312	\$12,019	\$12,019	\$1,675,312

ADOPTED THIS _____ DAY OF _____, 2023.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R46

AGENDA DATE:

March 23, 2023

DEPARTMENT:

Police Department

SUBJECT:

R46, Resolution Authorizing Disposal of Police Department Property

BACKGROUND AND ANALYSIS:

The Police Department has digital cameras, audio recorders and body cameras that are obsolete, no longer usable, and no longer intended for its purpose. Staff desires to properly and safely dispose of the equipment.

The disposal of personal property is governed by Section 3-54-2, NMSA 1978 requiring Governing Body approval for property that does not exceed \$2,500.

IMPACT:

Approval of the Resolution will allow for safe disposal of the equipment.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff is seeking approval to remove and dispose of obsolete digital cameras, audio recorders and body cameras.

ATTACHMENT: [Resolution](#)

ATTACHMENT: [Exhibit A](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

RESOLUTION AUTHORIZING DISPOSAL OF POLICE DEPARTMENT PROPERTY

WHEREAS: the Police Department has digital cameras, audio recorders and body cameras that have been replaced; and

WHEREAS: the property is outdated and unusable; and

WHEREAS: the Police Department desires to remove and safely dispose of the unusable property; and

WHEREAS: the disposal of personal property is governed by Section 3-54-2 NMSA, 1978, and there is a requirement for Governing Body approval for property that does not exceed \$2,500.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

That formal authorization is hereby given to dispose of the property detailed in Exhibit A, attached hereto.

ADOPTED THIS _____ DAY OF _____, 2023.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)

Exhibit A

Digital Cameras

Canon PSA470 11 total

Serial # 6925340311, 6925340306, 6925340299, 6925340308, 6925340310, 8326302691, 6925340312, 6925340309, 6925340863, 692-faded, 6925340301

Canon PSA590 1 total

Serial # 6522371993

Canon PSA480 7 Total

Serial # 8726213004, 8726213006, 8726213007, 9126233955, 8622034883, 8622034877, 8726213017

Canon PSA1300 4 Total

Serial # 462063006544, 462063306612, 462063306541, 462063006537

Canon PSA1400 4 Total

Serial # 698061000865, 698061000866, 698061000870, 698061000867

Fujifilm Serial # 3AA37358 1 Total

Sony Cyber Shot Serial #421858

Audio Recorders

Olympus WS-321M 14 Total

Serial # 110162306, 110163389, 110156700, 110166379, 110166586, 110167041, 110167172, 110166940, 110166378, 110156656, 110166386, 110166375, 110166591, 110166580

Olympus WS-801 9 Total

100164529, 100164527, 110114181, 100109556, 100192920, 100164342, 100184086, 100200993,
Missing #

Olympus VN722PC 2 Total

Serial # 100197117, 100197121

Olympus J300 1 Total

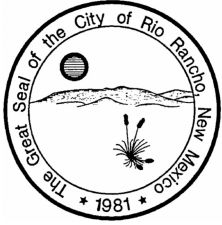
Serial # 559408VSP

Olympus J500 1 Total

Serial #427889VGP

Body Camera

Veho Muvi mini body camera 105 Total, no identifying serial number.



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: R47

AGENDA DATE:

March 23, 2023

DEPARTMENT:

Parks, Recreation & Community Services

SUBJECT:

R47, Resolution Authorizing a Budget Adjustment to the Recreation Development Fund (310) for Sports Complex North

BACKGROUND AND ANALYSIS:

Phase II of Sports Complex North is near completion, including the new snack bar, restroom facilities, and landscaping. To ensure vehicular access is limited to the designated parking area, the Parks, Recreation, and Community Services Department has obtained a quote for \$41,709 from Triwest Fence to add posts and cable to the newly constructed area. Additionally, the department obtained a quote for \$23,125 for parking bumpers to help minimize the chances of vehicles striking light poles and outfield fencing.

At this time, \$29,917 in funding is lacking to complete these two tasks. Moving funds between line items will allow the City to proceed with the work and complete phase II of Sports Complex North.

IMPACT:

Approval of this Resolution will allow for the required posts and cable and parking lot bumpers.

There is no impact on the General Fund as existing funding is being moved between line items.

ALTERNATIVES:

Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the Resolution

ATTACHMENT: [Resolution](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE RECREATION
DEVELOPMENT FUND (310) FOR SPORTS COMPLEX NORTH**

WHEREAS: the Parks, Recreation, and Community Services Department has obtained quotes to purchase and install post/cable and parking bumpers; and

WHEREAS: a budget adjustment is necessary to fund the project entirely.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY
OF RIO RANCHO:**

That authorization is given for the following budget adjustment:

Recreation Development Fund (310)

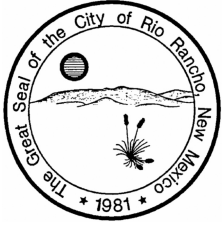
Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
310-0000-452.50-39 Park Imp<5K & Maintenance	PR1763	\$105,497	\$29,917		\$135,414
310-0000-452.76-10 Park Projects	PR2321	\$766,175		\$29,917	\$736,258
Total Sources		\$871,672	\$29,917	\$29,917	\$871,672

ADOPTED THIS _____ DAY OF _____, 2023.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: D16

AGENDA DATE:
March 23, 2023

DEPARTMENT:
Administration

SUBJECT:
D16, Appointment of Christian Cruz to the Public Infrastructure Advisory Board

BACKGROUND AND ANALYSIS:

The PIAB has several duties and responsibilities such as providing road, drainage, and water and wastewater utilities input to the Governing Body in relation to annual budgets and capital improvements, proposed rate and charge adjustments, and financing proposals.

Christian Cruz resides in City Council District 3. If appointed, he would complete a term expiring on March 23, 2026.

IMPACT:
This appointment will fill a current vacancy on the board caused by term expiration.

ALTERNATIVES:
Approve the appointment.

Do not approve the appointment.

DEPARTMENT RECOMMENDATION:
Mayor Hull recommends the appointment of Christian Cruz to the PIAB.

ATTACHMENT: [C. Cruz Resume Redacted](#)

Christian Cruz

Accomplished Veteran; Medevac, Airline, Flight Instructor, Banner Pilot; seeking a career in aviation.

EDUCATION Embry-Riddle Aeronautical University Daytona Beach, FL
Bachelor of Science in Aeronautics Graduated: May 2019
Minors: Aviation Safety and Flight
GPA 3.8
Dean's List, Honor Roll
Graduated Magna Cum Laude

Community College of the Air Force Dyess AFB
Associate of Science in Aircraft Maintenance Graduated: May 2016

FLIGHT EXPERIENCE *Certificates and Ratings:* **Total Hours...As of 1/2023....2300+**
Unrestricted ATP; AMEL; Commercial Pilot; ASEL **LJ-35 PIC/Total.....50/110**
Certified Flight Instructor, Instrument; ASEL, AMEL CRJ 900/700 SIC.....250
FAA First Class Medical Certificate King Air C-90.....182
LJ-35, CL-65 Type Rating Tailwheel.....750
Multi Engine Turbine PIC.....235

WORK EXPERIENCE MedFlight Air Ambulance LJ-35 Captain, (10/19/2022- Present) Part 135
Guardian Flight King Air C90 Single Pilot, (5/2/2022 - 10/12/2022) Part 135

- Safely transport medical crews and patients.
- Operate aircraft per company standards and FAR's.

Endeavor Air First Officer, 7/26/2021- 4/28/2022 Part 121

- Efficiently operate turbine jet aircraft per company flight standards.
- Diligently verify the aircraft is safe and ensure all operations follow FAR's.

Flight Instructor, 7/2018. Current CFI status
Embry-Riddle Aeronautical University (7/2018 – 6/2019) – Daytona Beach FL
L3 Harris (8/2019 – 8/2020) – Sanford FL- Full-time employee

- Develop lesson plans and conduct ground training modules covering aircraft systems, weather, national airspace, aeronautical decision making, etc.
- Conduct flight training in single engine airplanes and flight simulators to develop and reinforce flight procedures in normal, abnormal, and emergency flight operations.
- Designated spin flight instructor at L3 Harris; tailwheel instructor with local clients.

Banner Pilot 7/2017 – 7/2021 Part 91
Aerial Banners Inc. (7/2017-5/2018) - North Perry Airport / Massey Ranch Airpark
Aerial Messengers (9/1/2019 – 7/2021) - Massey Ranch Airpark

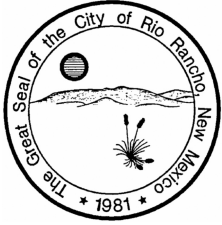
- Towed advertisement banners along shorelines of South Florida and Daytona Beach areas.
- Self-Managed; determined aircraft, banner, and equipment airworthiness prior to flights.

Aerospace Propulsion Craftsman (Staff Sergeant), (11/2010 – 11/2016)
United States Air Force – Dyess Air Force Base

- Operated & maintained C-130J aircraft worth over \$60 million each.
- Inspected, modified, tested, & repaired turboprop & small gas turbine engines.
- Analyzed, interpreted, recommended maintenance actions based on engines & components.
- Supervised teams in support of safe aircraft maintenance operations.
- Coordinated with base engine managers to analyze scheduled engine removals.
- Awarded Airman of the Quarter for the 317th Aircraft Maintenance Squadron.
- Volunteered for Base Honor Guard Service to serve local veteran communities.

RELEVANT COURSE-WORK Flight Physiology Safety Program Management
Human Factors in Aviation System Safety in Aviation
Aviation Weather Health, Safety, and Aviation Law
Airline Operations Aerodynamics / Performance for Air Safety Investigators
Aviation Law Aviation Legislation

OTHER Native English Speaker. Fluent in Spanish.



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: D17

AGENDA DATE:
March 23, 2023

DEPARTMENT:
City Clerk

SUBJECT:
D17, Approval of Transfer of Location of Canopy License No. 1382 for BW Gas & Convenience Retail, LLC. dba Allsup's Convenience Store No. 102342 (the "Applicant") located at 4400 Ridgecrest Dr. SE, Rio Rancho, NM 87124

BACKGROUND AND ANALYSIS:

In accordance with 60-6B-4 NMSA, 1978 of the Liquor Control Act, the Director of Alcohol Beverage Control Division has granted this application conditional preliminary approval and has forwarded it to the Governing Body of Rio Rancho for public hearing and action. This application is for the issuance of a Transfer of Location of Canopy License No. 1382. A canopy license is a license which was initially issued prior to January 1, 1988 and permits the licensee to sale alcoholic beverages in the same manner as permitted by a dispenser's license.

IMPACT:

If the Governing Body does not approve the issuance of the license, it shall notify the Alcohol Beverage Control Division setting forth the reasons for disapproval.

ALTERNATIVES:

The Governing Body may disapprove the issuance of the license if:

1. The location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico;
2. The issuance is in violation of zoning (or other) ordinances of the City; or
3. The issuance is detrimental to the public health, safety or morals of the residents.

None of these conditions exist and there is an existing liquor license at the proposed site.

DEPARTMENT RECOMMENDATION:

Approve the application as presented by the NM Regulation and Licensing Department.

ATTACHMENT: [Application](#)
ATTACHMENT: [Legal Ad](#)



NMRLD

**NEW MEXICO
REGULATION &
LICENSING DEPARTMENT**

**STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Linda M. Trujillo, Superintendent
Andrew Vallejos, Director**

February 1, 2023

Certified Mail No.: 7022 0410 0000 8283 1930

City of Rio Rancho
Attn: Rebecca Martinez, City Clerk
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Lic. No. /Appl. No.: Canopy License No. 1382
Name of Applicant: BG Gas & Convenience Retail, LLC
Doing Business as: Allsup's Convenience Store #102342
Proposed Location: 4400 Ridgecrest Dr. SE, Rio Rancho, NM 87124

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act **shall be given by the governing body by publishing a notice** of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that "within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;
- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;



ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

The Applicant is seeking a Transfer of Location Only of Canopy Liquor License No. 1382.

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

Tammy M. Sandoval

Tammy M. Sandoval

Admin Law Judge | Hearing Officer

NM Regulation & Licensing Department

Alcoholic Beverage Control Division

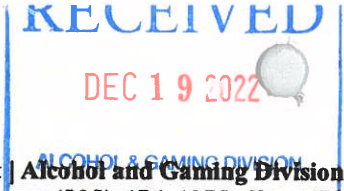
Phone: (505) 476-4548 | Fax: (505) 476-4595

Email: Tammy.Sandoval@rld.nm.gov

Enclosures:

1. Original Page 1 of the Application (*must be signed and returned w/notices of publication*)
2. Copy of Page 2 of the Application
3. Copy of the Zoning Statement





AGD Stamp

New Mexico Regulation and Licensing Department | Alcohol and Gaming Division | Page 1 Revised 5/16
PO Box 25101 Santa Fe, NM 87504-5101 | Phone: (505) 476-4875 Fax: (505) 476-4595

AGD USE ONLY: Payment| Application Fee \$ 300 Received on: 12-20-22 Receipt No. _____

Application Number: _____ Local Option District: _____

TRANSFER OF DISPENSER-TYPE LIQUOR LICENSE APPLICATION

\$200.00 Application Fee, non-refundable.

License No. 1382 Type of License: Canopy

Check appropriate boxes:

Application is for: Transfer of Ownership Transfer of Ownership and Location Transfer of Location Only

Record Owner of Existing License: BW Gas & Convenience Retail, LLC

Current D/B/A Name: Allsup's # 102044

Current Premises Address: 700 S. Prince Street, Clovis, NM 88101

Current LOD: Clovis Is License moving out of Local Option District? Yes No

APPLICANT IS: Individual Limited Liability Company Corporation Partnership (General/Limited)

NAME of Individual/Company: BW Gas & Convenience Retail, LLC ADDRESS (including city, state, zip)

2301 Eagle Parkway, Suite 100, Fort Worth, Texas 76177

D/B/A Name to be used: Allsup's Convenience Store No. 102342 Business Phone #: (682) 428-2400

Email Address (required): notices@yesway.com

Physical location where license is to be used: (Include Street # / Highway # / State Road, City, State, and Zip Code)

4400 Ridgcrest Drive SE, Rio Rancho, NM 87124

County of: Sandoval

Mailing Address: 2301 Eagle Parkway, Suite 100, Fort Worth, Texas 76177

Are alcoholic beverages currently being dispensed at the proposed location? Yes No If Yes, License # / Type: 4000 Retailer

Agent/Contact Person: Linda Aikin Phone#: (505) 982-6224 Email: lla@cybermesa.com

I, (print name) Kurt Zernich, as (title) Secretary

being first duly sworn upon oath deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations herein are found to be false, the Director may refuse to issue or renew the license or may cause the license to be revoked at any time.

Sign before a Notary Public:

Signature of Applicant: [Signature] Date: 12-6-22

NOTARY PUBLIC USE ONLY: (State of Massachusetts, County of Essex) Priscilla Rollins Davis

SUBSCRIBED AND SWORN TO before me this 6th day of December, 2022

By: Kurt M. Zernich Notary Public: [Signature] My Commission Expires: July 31, 2026

FOR LOCAL OPTION DISTRICT USE ONLY: Local Governing Body of: _____ City, County, Village

Public Hearing held on _____, 20____. Check one: Approved Disapproved

Signature and Title of City/County Official: _____

FOR ALCOHOL AND GAMING DIVISION USE ONLY: Approved Disapproved

Signed by Director: _____ Date: _____



COPY

AGD Stamp

PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION
NMSA §60-6B-10

1. The land and building which is proposed to be the licensed premises is: (check one)

[] Owned by Applicant, copy of deed/document attached [] Leased by Applicant, copy of lease/document attached

[] Other (provide details):

Allsup's merged into BW Gas & Convenience Retail

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s): National Retail Properties, LP

B. Date and Term of Lease: November 8, 2019, 20 year term

3. Premises location is Zoned (example C-1, see Zoning Statement): SU for C-1

[x] Zoning Statement attached, which must be obtained from the Local Government, listing the proposed location by address, Type of Zone, state whether alcoholic beverages are allowed at proposed location, and if applicable, whether packaged sales, patio service and/or manufacturing is allowable. If there is no zoning in the proposed location, attach Statement from the local government, indicating there is no zoning.

4. Distance* from nearest Church: (Property line of church to closest point of licensed premises—shortest distance)

Name of Church: New Covenant Worship Center Miles/feet: 315 feet

Address/location of Church: 4504 Ace Way SE, Rio Rancho, NM 87124

5. Distance* from nearest School: (Property line of school to closest point of licensed premises—shortest distance)

Name of School: Rio Rancho Elementary School Miles/feet: 1,815 feet

Address/location of School: 4601 Pepe Ortiz Road SE, Rio Rancho, NM 87124

6. Distance from military installation *(Property line of military installation to closest point of licensed premises—shortest distance.)

Name of Military Installation, circle one: Kirtland Air Force Base (Albuquerque), White Sands Missile Range (Las Cruces), Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis)

Miles: 15

7. Attach Detailed Floor Plan, must include the Total Square Footage of premises; List nearest cross street; Show which direction is North; Show each level (floor) where alcoholic beverages will be sold or consumed, exterior walls, doors, and interior walls; Patio Area with type of barrier used; Highlight Bonded Areas. The floor plan should be no larger than 8 1/2 x 11 inches and must be labeled with designated areas highlighted, which will reflect the proposed Licensed Premises.

8. Type of Operation: [] Hotel [] Lounge [x] Package Grocery [] Restaurant [] Racetrack

[] Small Brewer [] Craft Distiller [] Winery [] Wholesaler

[] Other (specify):

*NOTE: If the distance is beyond 300 feet, but less than 400 feet, a Registered Engineer or Licensed Surveyor must complete a Survey Certificate showing the exact distance.

COPY



DEVELOPMENT SERVICES DEPARTMENT
Zoning Division

December 12, 2022

BW Gas & Convenience Retail, LLC
2301 Eagle Parkway, Suite 100
Fort Worth, TX 76177

RE: Zone Certification request for Allsup's Convenience Store #102342

This zoning certification letter has been prepared in response to your request and confirms; The subject property is known by legal description as High Resort Commercial, Block A, Lot 1 and is physically located at 4400 Ridgecrest Dr NE, Rio Rancho, NM 87124 (see Attachment I). Pursuant to Rio Rancho Ordinance No. 86-002 Zone Map Amendment to Ordinance No. 81-15 the subject property is currently zoned Special Use (SU) for C-1: Retail Commercial District. Commercial land uses include all permissive and conditional uses as defined with the C-1: Retail commercial District. Conditional Uses require a conditional use permit (see Attachment II).

Pursuant to Rio Rancho Municipal Code (R.O. 2003) Title XV, Land Use, Chapter 154.24, C-1 Retail Commercial District, the purpose of this district permits limited commercial uses such as those pertaining to the day-today needs of the residential populace (see Attachment III).

Also pursuant to Rio Rancho Municipal Code (R.O. 2003) Title XV, Land Use, Chapter 154.24, C-1: Retail Commercial District, (B) (9) Gasoline service station, convenience stores, and car washes (see Attachment III).

If you have any questions regarding the information provided, please contact the Development Services Department at 505- 891-5005 or via e-mail at planning@rrnm.gov.

This information was researched and provided to you on December 12, 2022 by the undersigned, on behalf of the Development Services Department as a public service. The above information is believed to be accurate and is based upon, or relates to the information that has been requested. The Development Services Department assumes no liability for errors and omissions. All information has been obtained from public records, which may be inspected during regular business hours.

Respectfully,

Christopher Benson

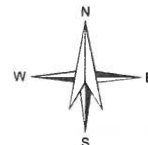
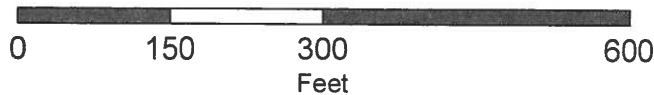
Chris Benson, Municipal Planner I
Development Services Dept., Planning Division
cbenson@rrnm.gov

Attachments: I – Location/Zone Map

II – Rio Rancho Ordinance No. 86-002 Zone Map Amendment to Ordinance No. 81-15

III – Rio Rancho Municipal Code 154.24 C-1: Retail Commercial District

4400 RIDGECREST DR SE HIGH RESORT COMERCIAL, BLOCK A, LOT 1



	Subject Property
Zoning	
	R-1
	SU

DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Chris Benson on 12/12/2022

ORDINANCE NO. 80-002

ZONE MAP AMENDMENT TO ORDINANCE NO. 81-15

PANORAMA HEIGHTS NORTH, UNIT 1

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO, NEW MEXICO THAT THE FOLLOWING AMENDMENT TO THE ZONE MAP SECTION OF THE CITY OF RIO RANCHO ZONING ORDINANCE NO. 81-15, BE IT AMENDED AS FOLLOWS AND THAT ZONING DESIGNATED ON THE ZONE MAP BE CHANGE FROM R-1 TO SU;

All that property being bounded on the east by New Mexico State Road No. 528, on the south by the Rio Rancho Golf Course, on the west by portions of Panorama Heights North Unit 2 and a portion of Unit 13 and on the North by the Montoyas Arroyo, containing 728 acres, more or less, currently zoned R-1, single family residential, and SU, Special Use, be and hereby is rezoned entirely to SU, Special Use.

TERMS:

Approval of Zone Map Amendment to read the following;

Conceptual Development Plan be granted and the entire development area reflect SU (Special Use) for the designated uses as presented on the attached map.

Development Plan shall reflect City Development standards such as traffic impact, drainage, open space and to include street lighting and sidewalks as appropriate to reasonably mitigate the impact of the Development on the community.

0001130

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ORDINANCE NO. 85-002, Page 2

Each final site Development Plan as submitted must conform to the overall benefit of the entire Development Plan and be submitted to the Governing Body of the City of Rio Rancho for final approval.

APPROVED AND ADOPTED THIS 26TH DAY OF FEBRUARY, 1986



Richard S. Wiles, Mayor

ATTEST:



Leeda Pacotti, City Clerk

(S E A L)

0001131

154.24 C-1: RETAIL COMMERCIAL DISTRICT. Revised 9/22

SHARE

(A) *Purpose.* This district permits limited commercial uses such as those pertaining to the day-to-day needs of the residential populace.

(B) *Permissive uses.*

(1) Auditoriums, bowling alleys, billiards, dance hall, theaters, skating rinks, indoor entertainment;

(2) Auto repair, minor;

(3) Bakeries, pastry and confectioneries for retail sales;

(4) Banks and other financial institutions;

(5) Churches, Sunday school and parish house, incidental facilities;

(6) Clubhouses, buildings for fraternal organizations, nonprofit public service;

(7) Day spa;

(8) Drive-in, drive-through window restaurants, convenience stores;

(9) Gasoline service stations, convenience stores, and car washes;

(10) Hospitals and private institutions of an educational nature and similar institutions;

(11) Hotel/motel;

(12) Manager/caretaker residential uses within structures;

(13) Medical complexes, professional offices (medical and dental), veterinarians, offices/clinics;

(14) Nursery schools and daycare facilities;

(15) Nursing homes, senior transitional living and care facilities;

(16) Offices and office buildings;

(17) Offset press printing;

(18) Outside storage, as an accessory use, as defined in Article III, Section 154.71;

- (19) Park and ride facilities, parking lots, garages;
- (20) Parks, recreational parks and open spaces, public facilities;
- (21) Permanent outdoor sales display, as defined in Article III, Section 154.72;
- (22) Photocopying and blueprinting, shipping and messenger service;
- (23) Public facilities;
- (24) Public utilities, electric facilities;
- (25) Repair shops – electrical, radio, and television appliances, keys, and similar articles;
- (26) Residential uses as secondary use or above the first floor; provided, that density does not exceed 50 dwelling units per acre;
- (27) Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities;
- (28) Schools, private, K-12, college, trade schools;
- (29) Schools, public, K-12;
- (30) Shops – dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;
- (31) Stores for the sale of retail goods, products, and services;
- (32) Temporary structures and enclosures used in construction of a building and used for storage of equipment and material as defined in Article III, Section 154.75(D)(1);
- (33) Undertaking establishments.

(C) *Conditional uses (requiring use permit and site plan).*

- (1) Auto repair, major; provided, that:
 - (a) Repairs and associated activities are conducted within a completely enclosed building; and
 - (b) A solid masonry wall at least six feet high is erected between the activity and any abutting or contiguous residential zone.
- (2) Automotive dealers, motorcycle dealers;
- (3) Boarding kennels or pet shelters;
- (4) Recycling collection centers as defined in Article III, Section 154.74;

(5) Self-storage facilities;

(6) Temporary model home/sales office as defined in Article III, Section 154.75(B).

(Ord. 18-20; Am. Ord. 22-20)

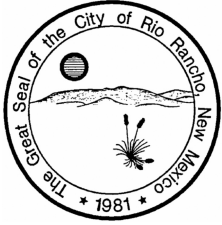


**CITY OF RIO RANCHO
PUBLIC HEARING**

On March 23, 2023 the Governing Body will consider the approval of a Transfer of Location only of Canopy License #1382 for BW Gas & Convenience Retail, LLC. Dba Allsup's Convenience Store #102342 located at 4400 Ridgecrest Dr. SE, Rio Rancho, NM 87124. The meeting is scheduled at 6:00 pm. Protests may be presented at the public hearing or in writing to the City Clerk, City of Rio Rancho, 3200 Civic Center Circle, NE, 87144 or by email at clerk@rrnm.gov.

/s/ Rebecca Martinez, City Clerk [seal]

Journal: February 21, March 7, 2023



CITY OF RIO RANCHO COVER PAGE

Legislation Item: R48

AGENDA DATE:

March 23, 2023

DEPARTMENT:

Development Services

SUBJECT:

R48, Resolution Adopting the Scottish Isle Master Plan

BACKGROUND AND ANALYSIS:

The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requests approval of the Scottish Isle Master Plan. The subject properties are legally described as Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

REVIEW CRITERIA:

The Rio Rancho Comprehensive Plan defines a master plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. It states that, "The City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The Scottish Isle Master Plan details a conceptual lot layout and roadway sections, identifies community amenities, and seeks to change the zoning of all subject parcels so that it is compatible with the proposed residential development. The subject properties comprise approximately 22.4 acres and are currently zoned R-1: Single-Family Residential District. Concurrently, the applicant is applying for a Zone Map Amendment (Case # 22-100-00027) to change the zoning of the subject lots within the proposed Master Plan to R-2: Single-Family Residential District. The Master Plan additionally includes provisions for drainage and utility planning.

Staff recommends the Governing Body find that the Scottish Isle Master Plan would comply with and further the goals and policies of the Comprehensive Plan and integrate with the adjacent Stonegate, Tierra del Oro, and Tierra del Norte Master Plans. Policy L-1 of the Comprehensive Plan is to "encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The 8' multi-use trail proposed on the north side of Leeds Castle Ave., in addition to a 5' sidewalk on the south side of the street, also further Policy L-3 from the Comprehensive Plan which is to "promote and support development that incorporates walkability" and Policy L-4 which is to

"encourage adequate pedestrian connections to future transit facilities in all residential site development." The proposed multi-use trail and sidewalk on Leeds Castle Ave. NE will further residents' connection to adjacent communities and Broadmoor Blvd. NE. The Scottish Isle Master Plan will have a private park of approximately 0.25 acres, which will be owned and maintained by the Homeowner's Association. The park is envisioned to be centrally located for equitable resident access. An approximately 0.75 acre detention pond will be located at the southwest corner of the Master Plan to temporarily store runoff.

SITE ANALYSIS:

The subject property is approximately 22.4 acres of vacant land bounded by Edinburgh Street NE to the west, Broadmoor Blvd. NE to the east, Hedingham Ave. NE to the south, and Leeds Castle Ave. NE to the north. The subject properties are zoned R-1: Single-Family Residential District per Ordinance No. 57 Enactment No. 08-58, dated June 25, 2008. The proposed development will be a low density residential subdivision that will create a total of 118 residential lots and 2 tracts.

LAND USE:

In a concurrent, separate request, the applicant seeks a Zone Map Amendment to change the subject properties from R-1: Single-Family Residential District to R-2: Single-Family Residential District in order to be compatible with the proposed residential development in the Master Plan. The Scottish Isle Master Plan additionally lies within the Lomas Negras Specific Area Plan.

GRADING & DRAINAGE:

A conceptual grading and drainage is included with this Master Plan which proposes improvements associated with storm water runoff management that will be employed to collect and convey flows generated across the development to the detention pond to be located in the southwest corner of the site. A separate, official drainage report will be considered at the Preliminary Plat stage.

CIRCULATION:

The development will have two access points: one off Leeds Castle Ave. NE, a fifty-foot-wide residential road, and one off of Hedingham Ave. NE, also a fifty-foot-wide residential road. Both roads additionally have 18' of right-of-way each.

NOTIFICATIONS: Notice of pending development application was sent via certified mail return receipt to adjacent property owners. A legal ad was placed in the February 27, 2023 edition of the Albuquerque Journal. A public notice sign was placed on the property as required by ordinance. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided as an attachment in "DSD Planning and Engineering Comments."
DSD Engineering	X	Provided as an attachment in "DSD Planning and Engineering Comments."
Rio Rancho Public Schools	X	No comments provided

Fire and Rescue	X	Provided as an attachment
Police Department	X	No comments provided
SSCAFCA	X	Provided as an attachment
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	Provided as an attachment

IMPACT:

Staff recommends the Governing Body approve the Scottish Isle Master Plan, subject to the following findings of fact and conditions of approval (Planning and Zoning Board recommended approval at its March 14, 2023 meeting.):

General Findings of Fact:

1. The Governing Body has the authority to make a decision on the applicant's request for approval of the Scottish Isle Master Plan.
2. The applicant has the authority to apply for a Master Plan on the subject properties.
3. The applicant and adjacent property owners received due process, as proper notice and opportunity to present views was given.

Specific Findings of Fact and Conditions of Approval:

1. The Scottish Isle Master Plan complies with the requirements of the Comprehensive Plan and adequately integrates with the adjacent Stonegate, Tierra del Norte, and Tierra del Oro Master Plans.
2. The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.
3. As a condition of approval, the applicant shall address all Master Plan reviewer comments, as detailed in the attached document "DSD Planning and Engineering Comments."

ALTERNATIVES:

1. The Governing Body may approve the request.
2. The Governing Body may deny the request.
3. The Governing Body may modify the request and approve such modifications.
4. The Governing Body may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Governing Body approve the Master Plan, with findings and conditions. The Planning and Zoning Board recommended approval at its March 14, 2023 meeting.

ATTACHMENT: [Resolution](#)

ATTACHMENT: [Revised Scottish Isle Master Plan.pdf](#)

ATTACHMENT: [Scottish Isle Master Plan Full Application.pdf](#)

ATTACHMENT: [DSD Planning & Engineering Comments.pdf](#)

ATTACHMENT: [Reproduction of Notices- Scottish Isle MP & ZMA.pdf](#)

ATTACHMENT: [Scottish Isle MP & ZMA Location Map.jpg](#)

ATTACHMENT: [Legal_Ad Updated.pdf](#)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

RESOLUTION ADOPTING THE SCOTTISH ISLE MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction, and duty to enforce and carry out the provisions of law relating to planning, platting, zoning, and the power to adopt, amend, extend and carry out a general municipal or master plan which may be referred to as the general or master plan, all pursuant to 3-19-1, NMSA 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses and provides for specific goals, policies, and actions; proposes land use throughout the City; provides for adoption of specific area plans for specific area within the City; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities; and

WHEREAS: the Governing Body of the City of Rio Rancho approved the Generalized Land Use Map on February 23, 2023 through Ordinance No. 5, Enactment No. 23-07; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Scottish Isle Master Plan (Case No. 22-400-00005) at their meeting held on March 14, 2023, and following public hearing and receipt of the Planning and Zoning Board's recommendation, has determined that the proposed Master Plan and associated land use amendment are in conformance with the City of Rio Rancho Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. The Governing Body hereby approves and adopts the proposed Scottish Isle Master Plan, attached hereto.

Section 2. Designs, layouts, and engineering requirements or details are subject to compliance with City engineering and/or subdivision requirements prior to development.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

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ADOPTED THIS _____ DAY OF _____, 2023.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)



SCOTTISH ISLE

Master Plan

Prepared for:
Abrazo Homes

Prepared by:
Huitt-Zollars, Inc.
Consensus Planning, Inc.



City of Rio Rancho, New Mexico

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I. INTRODUCTION

Scottish Isle is a 22.4 acre Master Planned Community in the City of Rio Rancho, New Mexico (see Figure 1). The site is bounded by Edinburgh Street NE to the west, Broadmoor Boulevard NE to the east, Hedingham Avenue NE to the south, and Leeds Castle Avenue NE to the north.

This Master Plan provides a framework for the development of the site, including development standards and land use descriptions. At full build-out, the development will contain approximately 118 single-family residential dwelling units, with a park and open space network to serve residents.

The properties included in the Master Plan are legally described as Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

The Master Plan objectives are:

- To designate the land use and preferred zoning for the subject site;
- To provide urban design standards;
- To implement the City of Rio Rancho Comprehensive Plan (CCP); and
- To integrate land use, transportation, drainage, and utility planning into a comprehensive development plan for the property.



Figure 1: Scottish Isle Location and Site Context



2. EXISTING CONDITIONS

The Scottish Isle Master Plan is impacted by a unique set of existing conditions, related to natural features, land use, antiquated platting, transportation, and several surrounding Master Plan developments. A brief analysis of the benefits and constraints of these existing conditions will help frame a discussion as to how the proposed Master Plan conforms to the City of Rio Rancho Comprehensive Plan.

TRANSPORTATION

The main north/south corridors serving this site are Edinburgh Street (a major collector), which serves as the western boundary of Scottish Isle, and Broadmoor Boulevard (a minor arterial), located east of the plan area. The east/west corridors include Hedingham Avenue, and Leeds Castle Avenue, which serve as the southern and northern boundaries, respectively.

Unser Boulevard, approximately one mile to the west of Scottish Isle, and Northern Boulevard, approximately one mile to the south, are both regional principal arterials. These two roadways will provide excellent access to community amenities, and help support planned development and future employment areas near the City Center, Tierra del Oro, Paseo Gateway Master Plan area, and within the Broadmoor Boulevard Corridor.

NEARBY EDUCATIONAL AND ACTIVITY CENTERS

Rio Rancho Public Schools operates five schools within two miles of Scottish Isle, including Ernest Stapleton Elementary School, Colinas del Norte Elementary School, Eagle Ridge Middle School, Lincoln Middle School, and Rio Rancho High School. The University of New Mexico Health Sciences Campus and Central New Mexico Community College (CNM) are located within City Center, on Center Boulevard, north of Scottish Isle. Sue Cleveland High School is east of City Center, near the intersection of Paseo del Volcan and Iris Road. The Loma Colorado Library, McDermott Athletic Center, and the Rio Rancho Aquatic Center are located within two miles of Scottish Isle.

NATURAL FEATURES

The site is primarily rolling grassland with intermittent shrubs sparsely covering the surface. Indian Ricegrass, Blue Grama, and Ring and Bush Muhly are the dominant grasses. Cholla, Prickly Pear, and Narrowleaf Yucca are common. Fauna within the project area includes quail, cottontail rabbit, and jackrabbit. No threatened or endangered species are known to inhabit these lands.

ANTIQUATED PLATTING

Antiquated platting and diverse land ownership patterns represent a common constraint within Rio Rancho. Issues related to antiquated platting can be mitigated through land assemblage and replatting. Antiquated platting makes orderly, harmonious and economically sound development impossible. The City's Comprehensive Plan recognizes the issue of antiquated platting as a major obstacle to sound growth, and promulgates several goals and policies promoting land assemblage.

In Rio Rancho, the problems associated with antiquated platting are: inadequate street layout, faulty lot layout (as it relates to size, adequacy, accessibility or usefulness, diversity of ownership, improper subdivision, obsolete and impractical planning and platting), and a menace to public health and safety.

At the time Unit 13 was platted, the common lot layout included rectilinear roadways, with rectangular one acre parcels perpendicular to the roadways. Although a grid layout is common practice, it does not comply with the urban design standards identified in the Comprehensive Plan. The Scottish Isle project is the outcome of efforts to assemble parcels into sizeable areas to focus residential development.

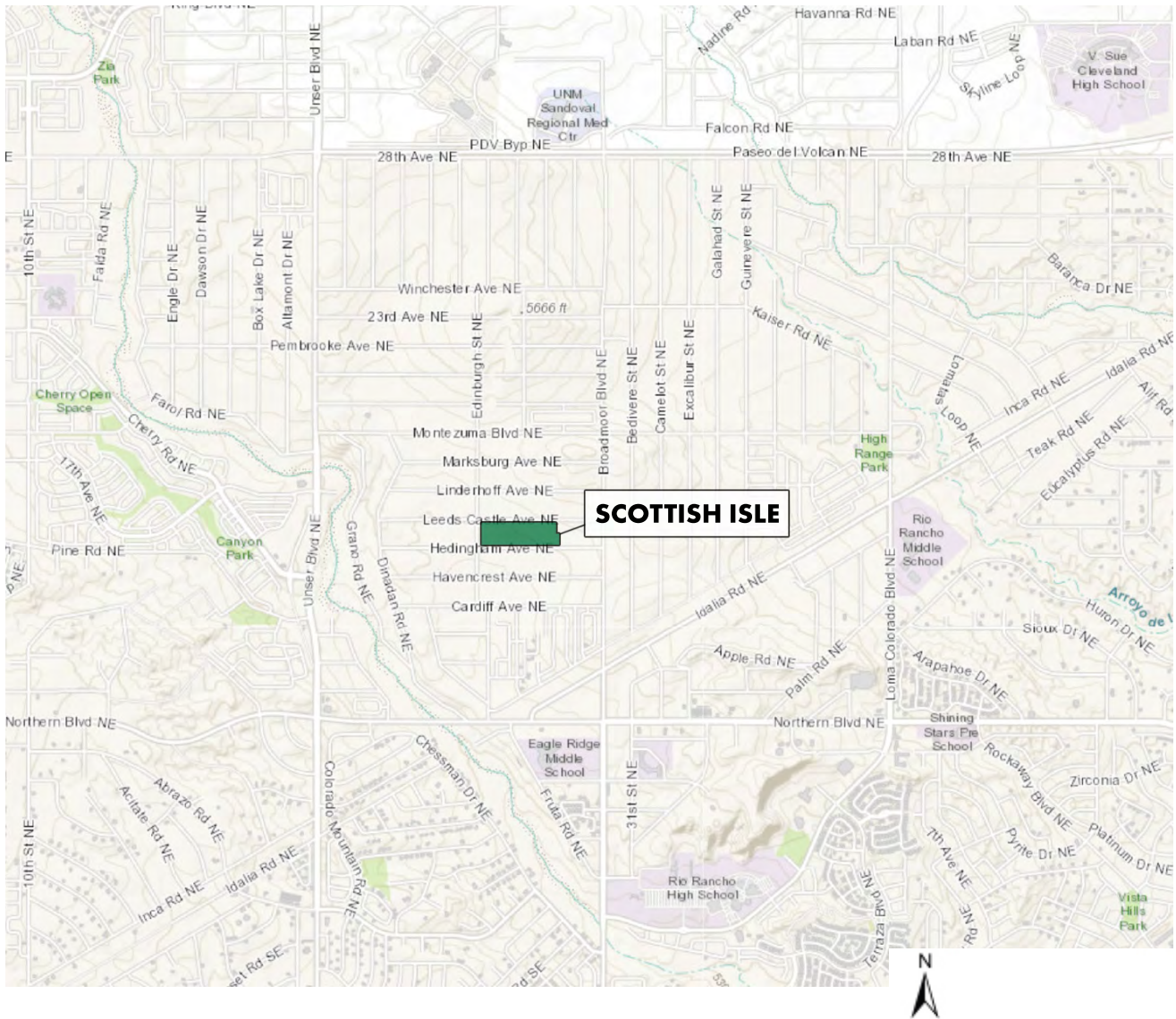


Figure 2: Site context and surroundings

SURROUNDING MASTER PLANS

Scottish Isle is in close proximity to several approved master plans and subdivisions within the Edinburgh Basin, including:

- ▶ Broadmoor Heights Master Plan
- ▶ Melon Ridge Master Plan
- ▶ Milagro Mesa Subdivision
- ▶ Mirador del Sol Subdivision
- ▶ Rock Ridge Subdivision
- ▶ Stone Mountain Subdivision
- ▶ Stonegate Master Plan
- ▶ Solcito Master Plan
- ▶ Tierra del Oro Master Plan
- ▶ Tierra del Norte Master Plan
- ▶ High Range 5 Master Plan

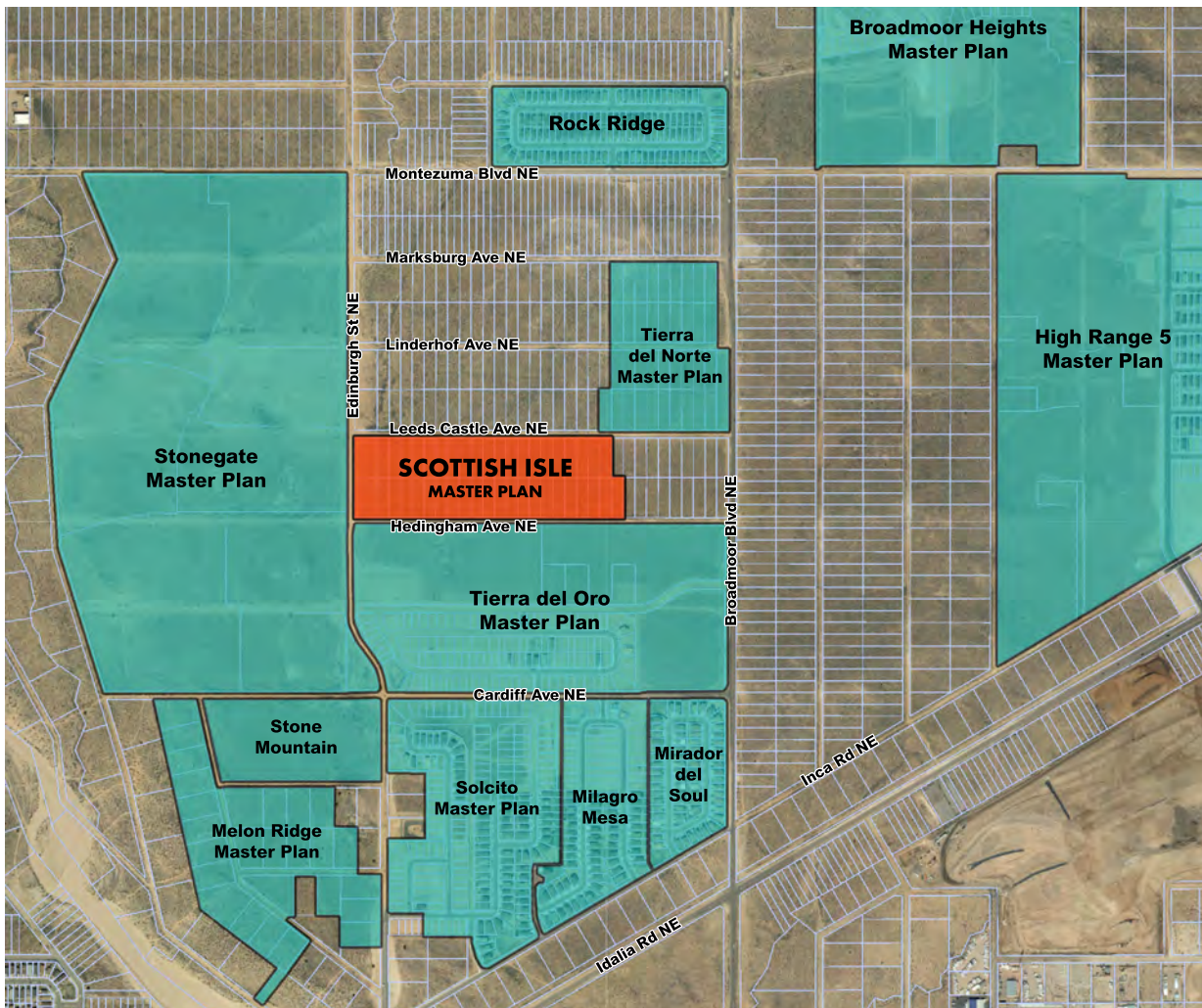


Figure 3: Master Plans and Major Subdivisions in Edinburgh Basin



EXISTING ZONING

The existing zoning found on Scottish Isle is R-1: Single-family Residential. The R-1 zoning district permits a low density of population, in which the primary land use is a single-family dwelling unit. An Overlay Zone also exists on Scottish Isle for future rights-of-way along Edinburgh Street and Leeds Castle Avenue. The R-1: Single-family Residential and Overlay Zone were both established by Ordinance Number 57, Enactment Number 08-58.

Additional R-1: Single-family zoning is found to the north of Scottish Isle, while R-2: Single-family zoning is located to the east. R-3: Mixed Residential zoning is found to the west, and to the south, within Tierra del Oro, is R-4: Single-family zoning, and SU: Special Use zoning (for R-6: Multi-family).

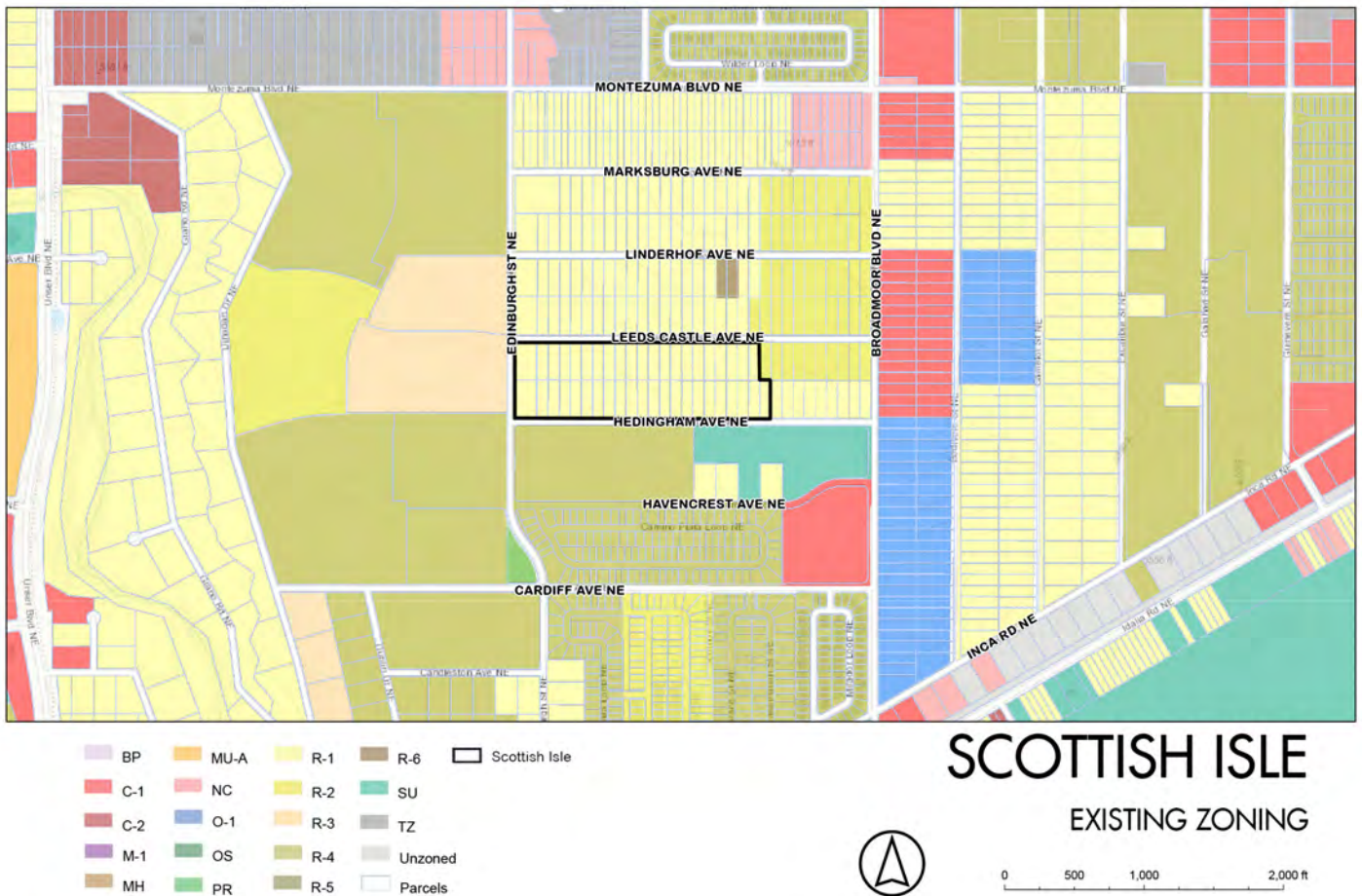


Figure 4: Existing Zoning in and around Scottish Isle

EXISTING LAND USE

The existing underlying land use for Scottish Isle is Low/Medium Density Residential, as established within the Lomas Negras Specific Area Plan. The Lomas Negras Specific Area Plan was adopted in June 2008, with subsequent amendments occurring in 2009 and 2011. Target densities for Low/Medium Density Residential land uses is between 4 and 16 DU/acre.



Figure 5: Generalized Land Use Map

3. LAND USE AND ZONING DESCRIPTIONS

PROPOSED ZONING AND LAND USE

The proposed zoning for Scottish Isle is R-2: Single-family Residential, which permits a moderate density of population in which the principal use is single-family dwelling units (see Figure 6 below). The minimum lot area for R-2 zoned parcels is 5,000 square feet, with a minimum lot width of 50 feet. The Master Plan proposes approximately 118 units on 22.4 acres of land, which equates to a density of approximately 5 dwelling units per acre. The number of residents at full build-out will be approximately 335, based on the assumption of 2.83 residents per dwelling. A conceptual lot layout has been provided on page 9.

PARKS AND PONDS

The Scottish Isle Master Plan recognizes that parks and open space are important community amenities. The private pocket park accounts for approximately .25 acres, and shall be owned and maintained by the Homeowner’s Association. The park is envisioned to be located near both entrances to the community. At the southwest corner of Scottish Isle, a detention pond, approximately .75 acres in size, will temporarily store run-off. Park amenities may include exercise equipment, walking path, turf areas, and children’s play structures. The parks’ design and construction shall be responsibility of the developer/homebuilder.

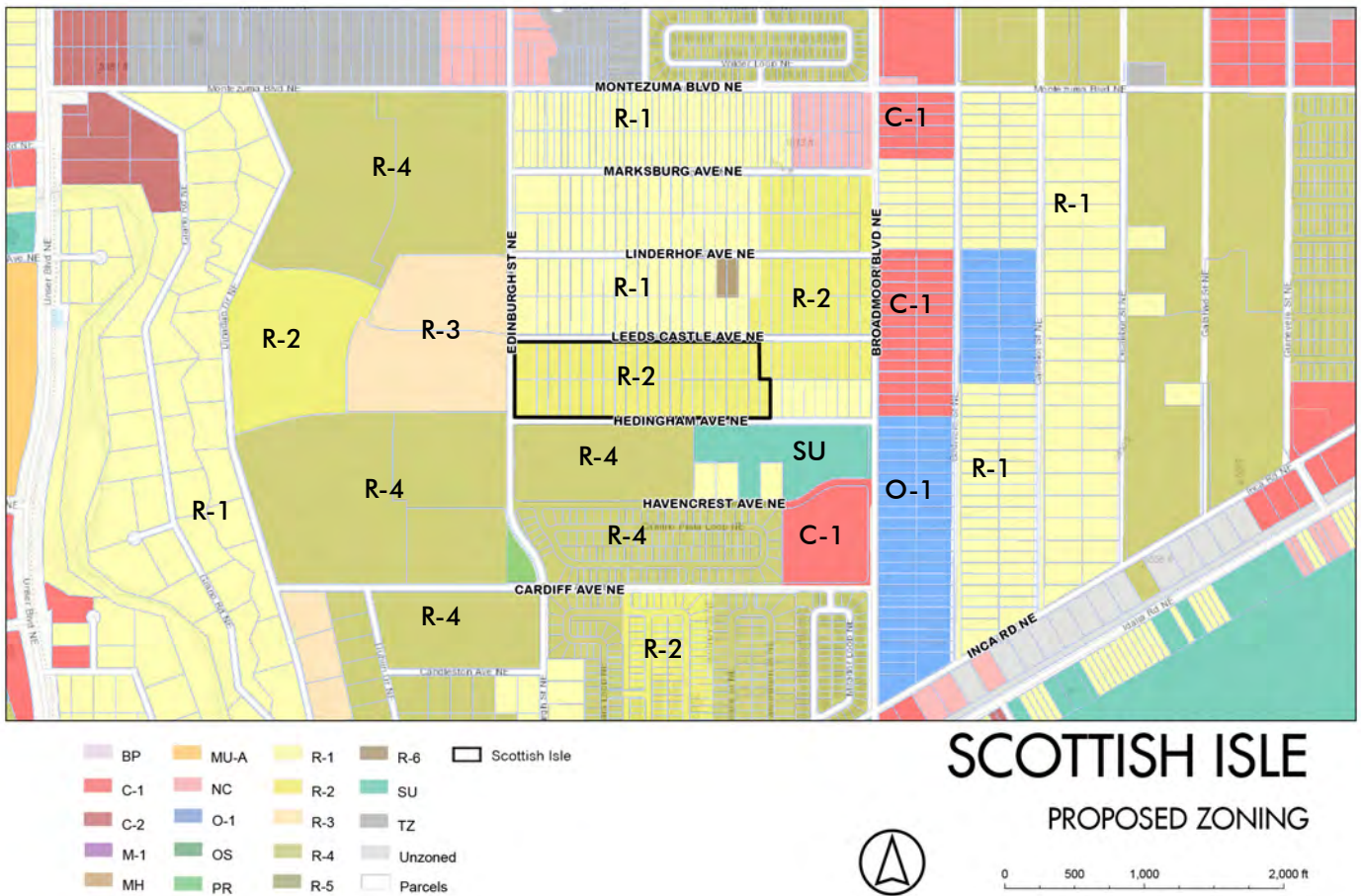


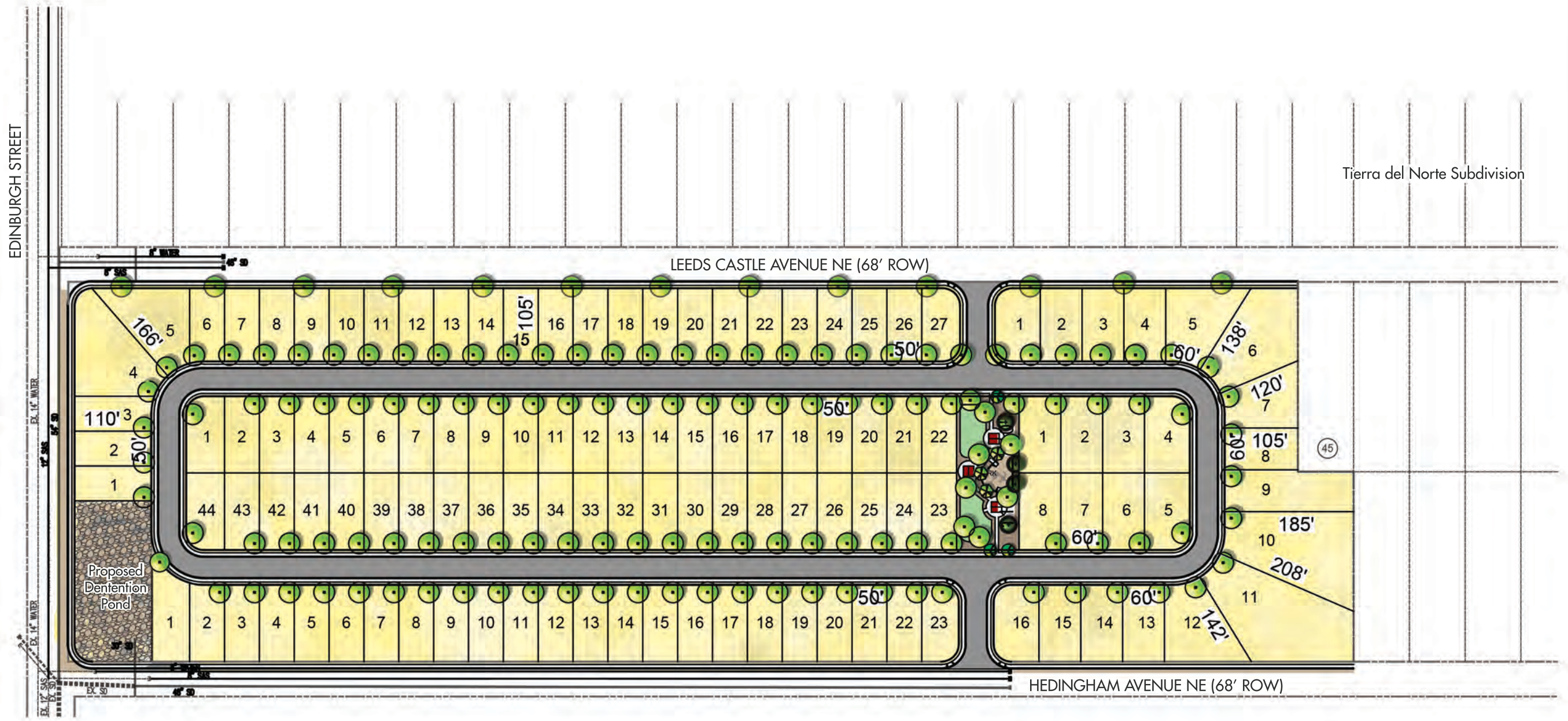
Figure 6: Proposed Zoning

CORRIDOR OVERLAY ZONE

The Corridor Overlay Zone (COZ) establishes additional design guidelines and access management standards. The use of overlay zones in certain areas of the city is a planning and zoning tool that may be used to buffer one zone from another; impose additional design standards or access control measures; require additional setbacks to protect future right-of-way acquisition; modify certain standards which may cause undue hardship; or address specific problems in an area of the city.

Overlay zones apply to areas where they are mapped in addition to the provisions of another zone. Where the provisions of an overlay zone are more or less restrictive than another section of the Master Plan or the Zoning Code, the provisions of the overlay zone shall prevail. The overlay zone is mapped and denoted on the official zone map by the notation "OZ," in conjunction with the notation for the underlying zone district.

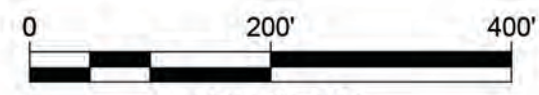
The Corridor Overlay Zone, which applies to the Scottish Isle Master Plan area, governs setbacks. Setbacks allow for future right-of-way on collector and arterial streets. This requirement applies to residential as well as commercial properties as follows: Edinburgh Street is a minor collector and shall have a 34-foot setback from the centerline plus the zoning district setback. Broadmoor Boulevard is a minor arterial and shall have a 53-foot setback from the centerline plus the zoning district setback, per the Overlay Ordinance 08-58.



Stonegate Subdivision

Tierra del Norte Subdivision

Tierra del Oro Subdivision



SCALE: 1" = 200'

Printed: 10/27/2022 10:25:53 AM By: Ashlie Maxwell
 C:\Users\Ashlie\Desktop\BLOCK 45 EXHIBIT 4.dwg
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Designed For:
GAMMA DEVELOPMENT

SCOTTISH ISLE

CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS)
AND OFFSITE UTILITIES

Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

DATE:
OCTOBER 2022
 FIGURE
4

4. CONFORMANCE TO CITY OF RIO RANCHO PLANS AND POLICIES

The Scottish Isle Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out broad goals, objectives and policies to guide the growth and development of Rio Rancho, and provides general development policies and guidelines for all new development.

The Scottish Isle Master Plan will help implement the principles of the Comprehensive Plan. A discussion of how the Master Plan meets each principle, and the intent of the policies and action statements, is provided in this chapter.

CITY OF RIO RANCHO COMPREHENSIVE PLAN

LAND USE

The intent of the Land Use Element is to provide guidance for population growth by identifying and proposing the location of types of development and land uses. Goals and policies from the Land Use Element that are furthered by the Scottish Isle Master Plan include:

- Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan.
- Policy L-3: Promote and support development that incorporates walkability.
- Policy L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.



Figure 6: View across Scottish Isle toward development in Solcito

- Policy L-5: Incorporate suitable developments that can provide an immediate revenue

The Master Plan establishes the desired community character through the Design Guidelines, which addresses building colors, finishes, and landscape requirements. The development includes a neighborhood park to help meet the recreational needs of residents. The grading and drainage plan for Scottish Isle incorporates an on-site pond that will retain water from the site and water flows from the west.

POPULATION AND HOUSING

The intent of the Population and Housing Element of the Comprehensive Plan is to ensure that housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City. The High Range 5 Master Plan furthers the following Population and Housing goals and policies:

- Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.
- Policy 7: Support residential developments with appropriate amenities for families and children.

The Scottish Isle community is an attractive single-family neighborhood with amenities for a variety of households. The development includes a neighborhood park and open space that will help serve the multi-generational needs of the community. Scottish Isle is in proximity to other existing public amenities, such as the Loma Colorado Main Library, McDermott Athletic Center, and the Rio Rancho Sports Complex.

TRANSPORTATION

The Transportation element of the Comprehensive Plan encourages a multi-modal transportation network to meet long-term local and regional circulation needs. A coordinated pedestrian network is encouraged throughout the Plan Area to help foster non-vehicular mobility and accessibility. The following transportation goals, policies, and objectives are applicable to the Scottish Isle Master Plan:

- Goal TR-1: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements.
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities).
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant. pace of making City Center a dense urban core.

Leeds Castle Avenue and Hedingham Avenue will be partially constructed with Scottish Isle. Leeds Castle Avenue is envisioned to feature an 8' wide ADA accessible paved trail. All roads constructed in and around Scottish Isle will feature a 5' wide sidewalk. According to the Lomas Negras SAP, the Department of Public Works will program the multi-use trail in the ICIP and be built to City standards

as funds become available (see page 36, Lomas Negras SAP). The multi-use trail will provide greater balance to the transportation system by providing an option for residents to bike and walk.

ANTIQUATED PLATTING, ANNEXATIONS, AND ADDRESSING

The intent of this element of the Comprehensive Plan is to ensure the challenges associated with antiquated platting be resolved throughout Rio Rancho through proper platting and addressing.

- Goal A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.

The Scottish Isle site was annexed into the City of Rio Rancho in 1995 and has remained vacant for several years. Antiquated platting and checkerboard ownership presented a significant challenge to development and made assembling the land a difficult process. The developer assembled 43 parcels, totaling approximately 22.4 acres, to create the Scottish Isle Master Plan.

URBAN DESIGN

The Urban Design element of the Comprehensive Plan ensures that development will follow design standards that achieve the creation of community identity and aesthetic quality. Relevant goals furthered by the Scottish Isle Master Plan include:

- Goal UD-2: Create traditional neighborhood patterns that support a sense of place.
- Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

These goals are furthered by the Scottish Isle layout which creates a traditional neighborhood development pattern with multiple points of access to the existing street system and adjacent neighborhoods. Scottish Isle is linked to the Stonegate, Tierra del Norte, and Tierra del Oro neighborhoods through the provision of multi-use trails. Leeds Castle Avenue will also link Scottish Isle to future development to the west towards Edinburgh Street and Unser Boulevard.

LOMAS NEGRAS SPECIFIC AREA PLAN

The purpose of the Lomas Negras Specific Area Plan (SAP) is "to help guide and manage future development along, and in the vicinity of, major arterial streets within the City or Rio Rancho." The Lomas Negras SAP encompasses 981 acres located within Rio Rancho Estates Unit 13. The Scottish Isle Master Plan implements the following goals and objectives of the SAP:

LAND USE

The Lomas Negras SAP proposes land use categories that are consistent with, and promote the goals and policies in the Comprehensive Plan, such as medium density residential. The Lomas Negras SAP encourages the consolidation of lots and platting action to meet the current development standards. Preferred residential densities for properties within the Lomas Negras SAP ranges from low to high. Community uses, such as schools, parks, and churches that are integral to a creating a complete neighborhood, are also identified in the Lomas Negras SA . The following land use goal is furthered by the Scottish Isle Master Plan:

- Land Use Goal: Promote a variety of housing choices including low- and medium-density single family residential uses and high density multi-family residential uses.

The Scottish Isle Master Plan furthers this goal by implementing medium density residential use

through a Zone Map Amendment to R-2: Single-family Residential. The medium-density residential increases the availability of affordable housing opportunities and increases the mix of housing types within Rio Rancho.

COMMUNITY FACILITIES

The Scottish Isle Master Plan expands the City of Rio Rancho’s parkland inventory through the provision of a neighborhood park, furthering the Community Facilities goal:

- Community Facilities Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

As previously mentioned, the park will serve the residents of Scottish Isle, and will help to meet their recreational needs.

UTILITIES

The Scottish Isle Master Plan furthers the utilities goal, objective, and policy by coordinating and linking to existing water and sewer utility infrastructure within adjacent rights-of-way:

- Utilities Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.
- Utilities Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Plan area.
- Utilities Policy: No building permits will be issued for development in the Plan area by Development Services department if the owner cannot provide community water and sewer to the property.

It is anticipated that Scottish Isle will be served by the existing water line and sewer line within Edinburgh Street.

5. TRANSPORTATION

The Scottish Isle Master Plan is to be located adjacent to the Tierra del Oro, Tierra del Norte, and Stonegate subdivisions, each of which are currently under construction. The new development is to be situated north of Hedingham Avenue, south of the Leeds Castle Avenue, east of the Edinburgh Street, and west of Broadmoor Boulevard. Scottish Isle will have easy access to Idalia Road via Edinburgh Street and Broadmoor Boulevard. Located near the northerly reaches of the developing Rio Rancho area, major employment centers of the greater Albuquerque and Rio Rancho areas are generally located to the south and east.

The site will be developed in a single construction phase with a total of 118 single-family dwelling units at full build-out. Access to the internal street network will be via two entrance roads off of Leeds Castle Avenue and Hedingham Avenue. The main entrance road (Leeds Castle Ave) will be a 50-foot wide collector street (68-foot right-of-way) extending west from the Tierra del Norte area. There will be an 8-foot wide multi-use trail on the north side and a 5-foot wide sidewalk on the south side. All internal streets in the subdivision will have a 30-foot wide paved section, and will be constructed to meet City of Rio Rancho standards.

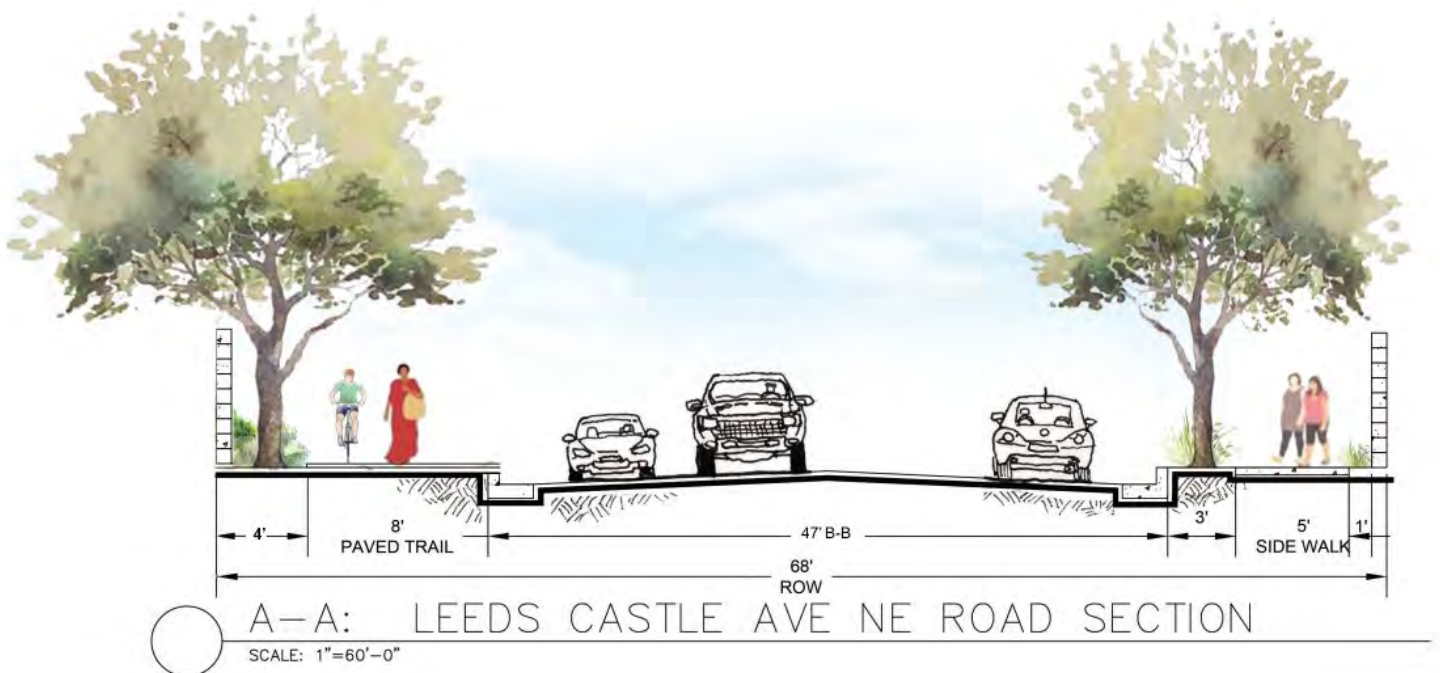
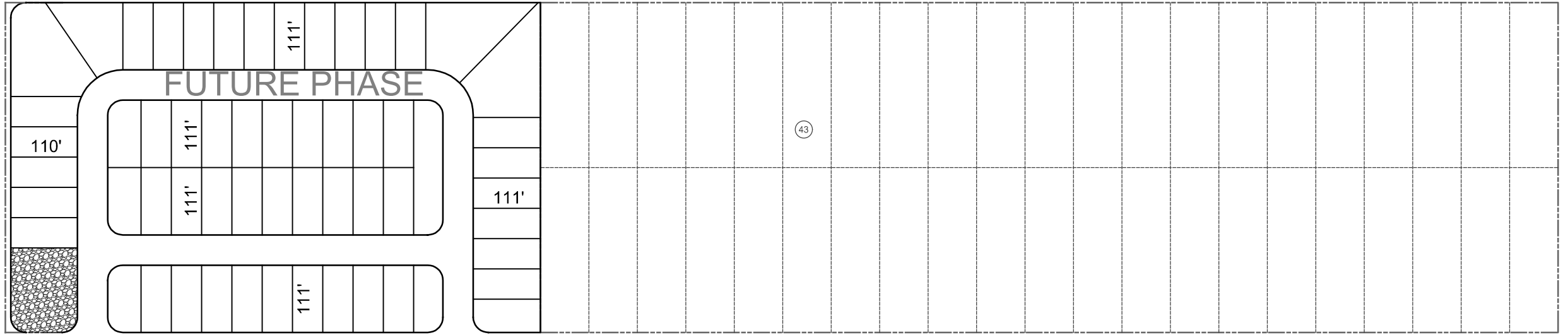


Figure 7: Cross section of Leeds Castle Ave NE

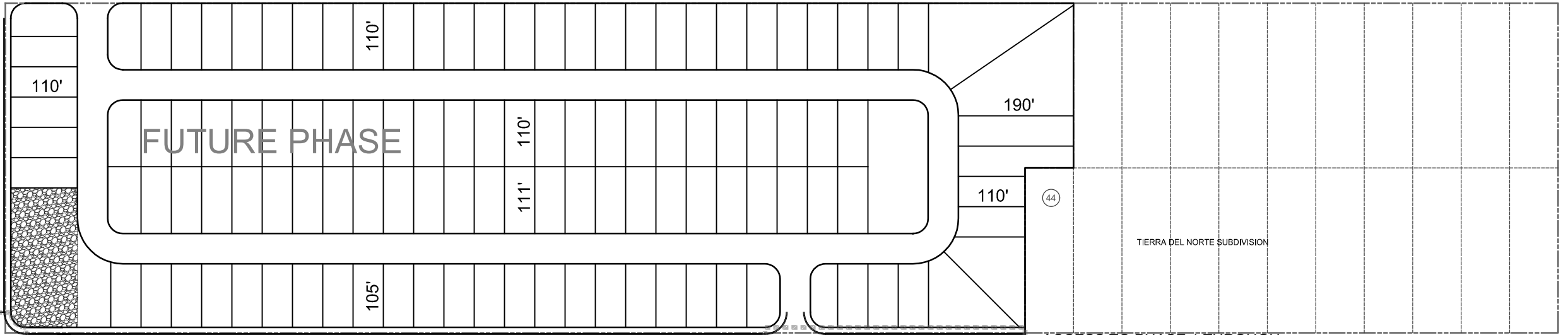


STONEGATE SUBDIVISION

MARKSBURG AVENUE



LINDERHOF AVENUE

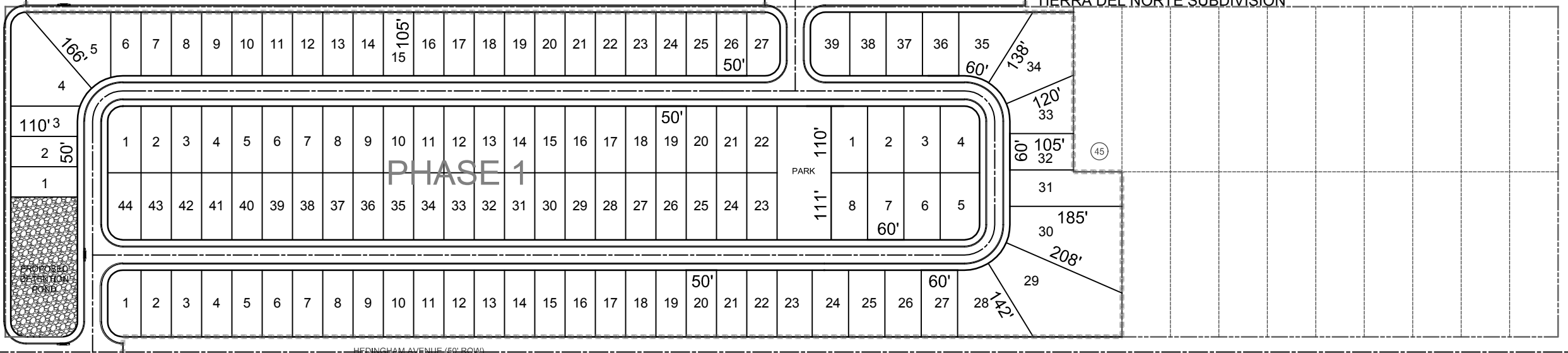


TIERRA DEL NORTE SUBDIVISION

BROADMOOR BLVD.

LEEBSCASTLE AVENUE (60' ROW)

ACCESS TO PHASE 1 THROUGH TIERRA DEL NORTE SUBDIVISION



HECINGHAM AVENUE (60' ROW)

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Designed For:

**GAMMA
DEVELOPMENT**

SCOTTISH ISLE

CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS)
AND CONCEPTUAL PAVING PLAN

Designed By:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

DATE:

**JANUARY
2023**

FIGURE

A

6. UTILITIES

INTRODUCTION

Scottish Isle is in an area that is yet to be serviced by the City of Rio Rancho Utilities Department. There are three developments at various stages surrounding Scottish Isle, including Stonegate, Tierra del Oro, and Tierra del Norte Subdivisions. The Tierra del Norte Subdivision to the east and north is beginning construction, and the Stonegate development to the west has submitted infrastructure plans for final approval. Tierra del Norte and Stonegate will both bring the required infrastructure to these developments according to the City of Rio Rancho requirements.

WATER

Water will be provided from a 14" water main built within Edinburgh Street which extends to Linderhof Avenue. The internal water line will be extended from Edinburgh Street with a 8" main to Leeds Castle Ave and Hedingham Avenue. All lines internal to the development will have 8" lines with connections to the main at Edinburgh Drive. All new homes will have service connections per the City of Rio Rancho standards (see Utility Layout Exhibit).

SANITARY SEWER

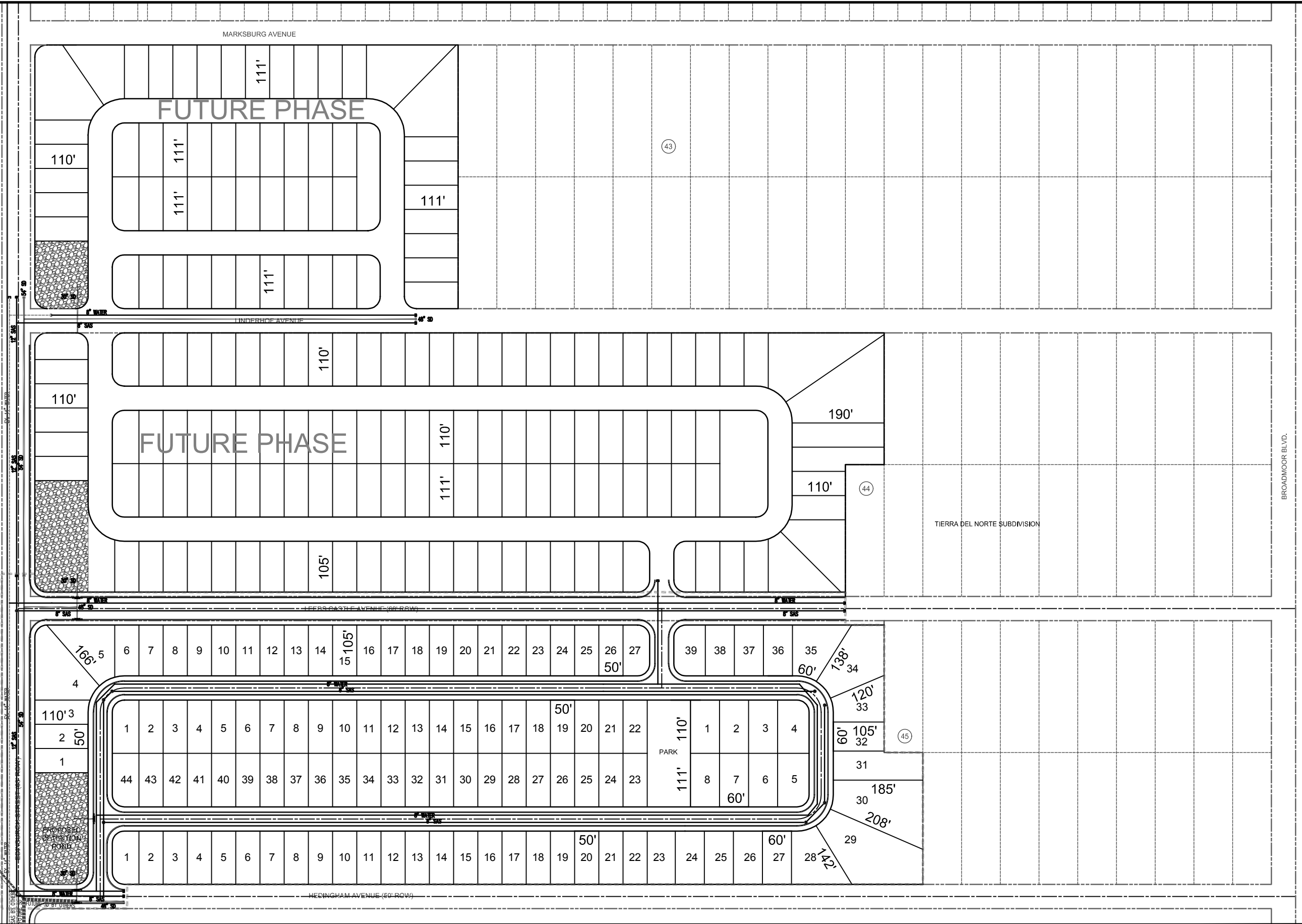
The Scottish Isle subdivision will be serviced through an internal 8-inch gravity line with manholes as necessary to meet City of Rio Rancho design standards along with sanitary sewer services to each lot. The topography within the project site falls from west to east.

Due to the particular topography of the area, the proposed subdivision will require a number of separate sanitary sewer connections to drain the site properly. One connection will be at the far southeast corner connecting to the existing sanitary sewer line at the intersection of Hedingham Avenue and Edinburgh Street.

The sanitary sewer line in Edinburgh Street will be built up to Hedingham Avenue by the Stonegate Subdivision and/or Tierra del Oro Subdivision. Scottish Isle Subdivision will build the sanitary sewer line in Edinburgh Street from Hedingham Avenue to Leeds Castle Avenue.



STONEGATE SUBDIVISION



BROADMOOR BLVD.

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Designed For:

**GAMMA
DEVELOPMENT**

SCOTTISH ISLE

CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS)
AND CONCEPTUAL UTILITY LAYOUT

Designed By:

HUITT-ZOLLARS

Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

DATE:
JANUARY
2023

FIGURE

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7. GRADING AND DRAINAGE

INTRODUCTION

The proposed Scottish Isle subdivision will consist of 118 single family residential lots covering approximately 22.4 acres.

As shown on FEMA FIRM Panel #35043C1900D, the project site is not encumbered by a FEMA 100-year floodplain. The Drainage Plan for Scottish Isle will comply with the Edinburgh Basin Drainage Implementation Plan, Montoyas Watershed Management Plan, and any other applicable drainage plans.

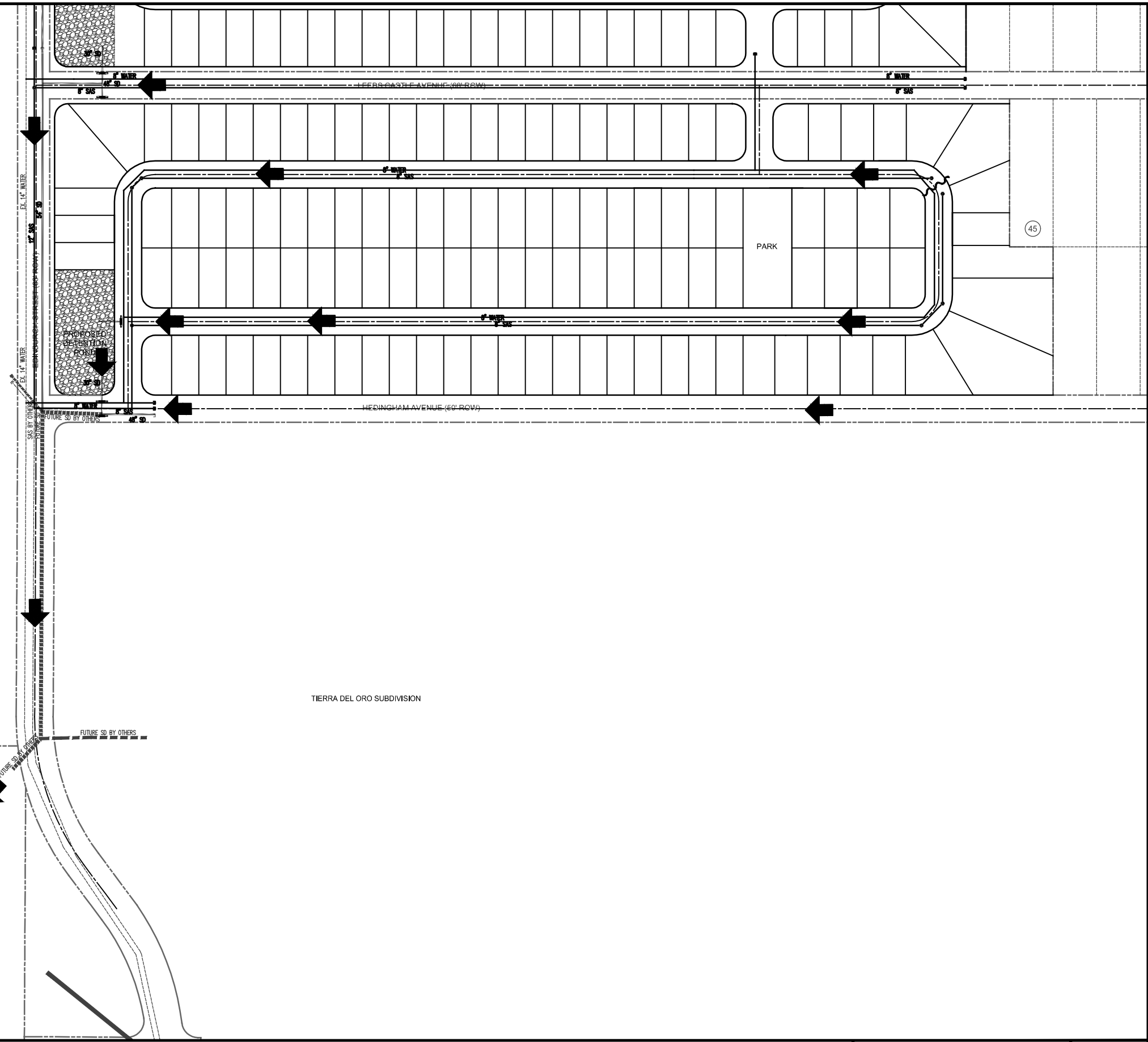
EXISTING CONDITIONS

The general topography in the area flows downhill from east to west. The existing drainage basin consists of a total of 761.60 acres. The existing platting consists of 1/2 acre lots. Land treatments for existing conditions have been calculated at 100% Type 'A'.

The majority of the existing drainage basin converges near the intersection of Cardiff Avenue and Edinburgh Street, the site of a natural playa. Storm water runoff travels to the playa and ponds south of Cardiff. The entire area of the Scottish Isle Master Plan currently drains to the natural playa. Once the playa is overtopped, the storm water runoff will travel to Northern Boulevard via Edinburgh Street and into the Montoyas Arroyo. Storm water will not cross Northern Boulevard until it enters the existing box culvert at Northern Boulevard within the Montoyas Arroyo. Runoff from these sub basins flows through the site to the Montoyas Arroyo.

DEVELOPED CONDITIONS

Under developed conditions, no offsite flows will affect the site. The onsite runoff will be conveyed by the internal streets and intercepted by inlets into an onsite detention pond located at the southwest corner of the site. This detention pond will serve to collect the onsite stormwater runoff and reduce the discharge to an allowable rate. The onsite detention pond will also act as a stormwater quality feature by removing sediment and floatables. The onsite pond will discharge into a storm drain system in Edinburgh Street to be built by the Stonegate Subdivision and/or Tierra del Oro Subdivision. The Edinburgh Street storm drain system will discharge into a regional detention pond located at the southeast corner of the Stonegate Subdivision.”



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Designed For:
**GAMMA
DEVELOPMENT**

SCOTTISH ISLE
CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS)
AND CONCEPTUAL DRAINAGE PLAN

Designed By:
HUITT-ZOLLARS
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Phone (505) 892-5141 Fax (505) 892-3259

DATE:
**JANUARY
2023**
FIGURE
A

8. DESIGN STANDARDS

INTRODUCTION

The Scottish Isle Master Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The desired character for this medium density residential development is expressed in these standards. These standards are primarily intended as a generalized guide for end users that will participate in the development of Scottish Isle. Where these standards conflict with City standards, the more stringent shall apply.

SITE DESIGN

A primary focus for specific site design within Scottish Isle will be the creation of a pedestrian and bicycle oriented community. The neighborhood should provide convenient pedestrian circulation throughout, and to the external streets and adjoining developments. The relationship of building to the street contributes to how the environment is experienced and as such is an important design issue to consider in site planning for all types of land uses.

General

1. Sidewalk requirements shall be consistent with City standards.
2. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.
3. All pedestrian walkways shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
4. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways around the pond and within the pocket park.
5. Clear sight distances shall be maintained at all driveway locations and intersections.
6. All perimeter block walls facing public rights-of-way shall include a continuous 4 inch cap.
7. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic vinyl fencing are prohibited for all walls or fences visible from the public right-of-way.
8. Mechanical units shall be entirely concealed from public view by the use of parapets or equivalent
9. All wall surfaces shall be finished with either
 - Stucco;
 - Colored split face block; or
 - Colored burnished block.

Single-Family Residences

The single family neighborhood of Scottish Isle is encouraged to have a unique identity that will be established through materials, perimeter wall treatment, and other measures. This approach will enable Scottish Isle to carve out its own identity within the overall context of Rio Rancho as a community of neighborhoods.

1. All development shall comply with the City's Subdivision Ordinance.
2. The front yard setback shall be a minimum of 20 feet for the garage and the living or heated portion of the house shall have a front yard setback of 15 feet in order to avoid creating a garage dominated streetscape. The use of courtyards, porches, or other design features may be used to accomplish this goal as well.
3. Single family units are prohibited from fronting a collector or major local street.
4. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.
5. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.
6. Yard walls shall be constructed of CMU block. Perimeter walls shall be constructed of split-face CMU block.
7. To soften the horizontal mass of a continuous perimeter wall, the wall shall be designed to:
 - contain a 16 inch minimum setback in the wall surface for a minimum horizontal length of one lot. Setback intervals shall occur every three lots. Decorative pilasters may be used in place of wall setbacks; and
 - have landscaping facing the public right-of-way covering a minimum of 30% of the wall surface. Maintenance of the landscaping shall be the responsibility of the homeowners association.

ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the residential units to be constructed within the project. While all of the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity. The use of various architectural details and materials shall be consistent when used on various elevations.

General

1. Stucco shall be the primary building material. Stone, tile, or brick accents are allowed.
2. Stucco colors shall be limited to shades of brown, grey, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.

3. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.
4. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street or adjacent lot.
5. Accent materials shall be used to articulate and give scale to a building. These may include tile, wood trim, metal, stone, etc.
6. Approved colors for roofs include yellow ochres, browns, earth tones, and dull reds. Very light and very dark colors should be avoided.
7. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are earth tones, white, green, red, blue, and brown ranges.
8. Materials prohibited as the main architectural feature include the following:
 - exposed, untreated precision block or wood walls
 - highly reflective surface
 - metal paneling
 - materials with high maintenance requirements

Single-Family Residences

1. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet
2. The maximum area of the second story of a single-family house, including heated spaces and covered porches, shall be no more than 75% of the area of the first floor, including heated spaces, covered porches, and garage. In situations where the top of roof (or parapet wall) associated with a first-floor room exceeds 18 feet from finished floor, then such area shall be considered as a second-story for determining the 75% ratio.
3. The second story portion of a two story single-family house shall be set back from the first floor exterior walls a minimum of 5 feet to eliminate the appearance of two story walls or utilize balconies/decks to achieve a difference in massing for the front and at least one side elevation.
4. Front porches, entryways, and/or portals, if used, shall have a minimum 6 foot depth, and may be built within the front setback.
5. Garages that front the street shall be constructed with a “shadow box” containing a minimum depth of eight inches.

LIGHTING

The objective of the lighting standards is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

Requirements

1. Light fixtures and standards shall conform to local safety illumination standards and existing City standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.
2. Street lights shall be per Rio Rancho and Public Service Company of New Mexico standards.
3. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act.
4. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts
5. Bollard lights, if used, shall be metal halide or LED and fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

LANDSCAPE AND STREETScape

The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overstated. Landscaping should be used to buffer residential from noise or undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Recognizing the increased public awareness of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

Requirements

1. Landscape plans shall comply with the City’s Water Conservation Ordinance and City standards.
2. Landscaping in accordance with an approved plan must be installed in a timely manner in accordance with the CC&Rs.
3. Turf shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk.
4. A clear sight triangle must be maintained in any landscape area.
5. A fully automated irrigation system shall be provided for all landscaped areas. The system shall be designed to avoid overspraying. Irrigation and maintenance of front yard landscape and street trees shall be the responsibility of the individual homeowner.
6. Coverage of the common landscape areas with living vegetative material will be governed by existing City standards.
7. Street trees shall be planted within 10 feet of the back of curb.

8. Street trees shall be provided at a rate of one tree per lot throughout Scottish Isle.
9. Minimum plant sizes at time of installation shall be as follows:
 - Trees 2.5 inch caliper, or a minimum of 8-10 feet in height
 - Shrubs & Groundcovers - 1 gallon
 - Turf grasses shall provide complete ground coverage within 1 growing season after installation

Allowable tree species include:

- ▶ Bloodgood Plane Tree / *Platanus acerifolia*
- ▶ Shumard Oak / *Quercus shumardii*
- ▶ Blue Atlas Cedar / *Cedrus Atlantica 'Glauca'*
- ▶ Chinese Pistache / *Pistacia chinensis*
- ▶ Austrian Pine / *Pinus nigra*
- ▶ Chitalpa / *Chitalpa Tashkentensis*

Allowable shrubs and groundcover include:

- ▶ Apache Plume / *Fallugia paradoxa*
- ▶ Autumn Sage / *Salvia greggii*
- ▶ Big Sage / *Artemisia tridentata*
- ▶ Blue Leadwort / *Ceratostigma plumbaginoides*
- ▶ Blue Mist Spirea / *Caryopteris x clandonensis*
- ▶ Claret Cup / *Echinocerus triglochidiatus*
- ▶ Crape Myrtle / *Lagerstroemia*
- ▶ Creeping Rosemary / *Rosmarinus off. pro.*
- ▶ Mugo Pine / *Pinus mugo*
- ▶ Parry Agave / *Agave parryi*
- ▶ Red Yucca / *Hesperaloe parviflor*
- ▶ Rosewood / *Vaquelinia*
- ▶ Shrubby Cinquefoil / *Potentilla frutacosa*
- ▶ Soft Blade Yucca / *Yucca recurvifolia*
- ▶ Spanish Bayonet / *Yucca baccta*
- ▶ Three Leaf Sumac / *Rhus trilobata*
- ▶ Winterfat / *Ceratoides lanata*
- ▶ Ornamental Grasses
- ▶ Maiden Grass / *Miscanthus sinensis 'Gracillimus'*
- ▶ Bear Grass / *Nolina microcarpa*
- ▶ Blue Fescue / *Festuca ovina 'Glauca'*
- ▶ Sand Dropseed / *Sporobolus cryptandrus*
- ▶ Regal Mist / *Muhlenbergia capillaris*

SITE UTILITIES

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

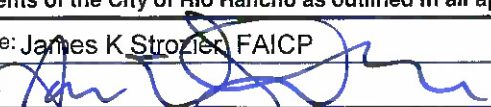
- a. All permanent utilities shall be located underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input checked="" type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input checked="" type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

Please Print In Ink Only or Type			
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.			
APPLICANT/AGENT INFORMATION			
Applicant Name: Abrazo Homes, Inc.		Phone:	
Address: 9798 Coors Blvd NW, Suite 400		E-Mail:	
City: Albuquerque	State: NM	Zip: 87114	
Proprietary Interest:	List Owners:		
Deed or Ownership Verification Provided: (Initials) See attached		Letter of Authorization Provided: (Initials) See attached	
Agent Name: Consensus Planning, Inc.		Phone: 505-764-9801	
Address: 302 8th Street NW		E-Mail: lampo@consensusplanning.com	
City: Albuquerque	State: NM	ZIP Code: 87102	
DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)			
Request for a new Master Plan and a Zone Map Amendment on subject property legally described as Rio Rancho Estates Unit 13, Block 45,			
Lots 1 - 21 and 41 - 62			
SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)			
Subdivision/Unit : Unit 13	Block(s): 45	Lot(s): 1 - 21 & 41 - 62	
Existing Zoning: R-1: Single-family Residential	Proposed Zoning: R-2: Single-family Residential		
No. of existing lots: 43	No. of proposed lots: 43	Total area of site (acres) 22.4	
ACKNOWLEDGEMENT			
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.			
Print Name: James K. Strozien, FAICP	Applicant:	Agent: Consensus Planning, Inc.	
Signature: 		Date: 11/15/2022	
FOR OFFICIAL USE ONLY			
H.T.E. PROJECT #	FEE	RECEIPT #	
APPLICATION ACCEPTED BY: _____			DATE: _____



November 15, 2022

Fred Radosevich, Chairman
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Landscape Architecture
Urban Design
Planning Services

Re: New Master Plan and Zone Map Amendment Request for Unit 13, Block 45, Lots 1-21 and 41-62

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to provide justification for a request for approval of the proposed Scottish Isle Master Plan, as well as a Zone Map Amendment that will allow for the additional residential uses.

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The proposed Master Plan and requested Zone Map Amendments are for a vacant property that consists of approximately 22.4 acres located near the northeast corner of Edinburgh Street NE and Hedingham Avenue NE.

The legal description for the properties included within the Scottish Isle Master Plan and zoning action include Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

Subject Property Location



PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



OWNERSHIP

The subject property is owned by Abrazo Homes. The property owner has signed a letter (included in the application packet) authorizing these requests, and authorizing Consensus Planning, Inc. to act as the Agent representing the project.

MASTER PLAN REQUEST

A request is being made for the new Scottish Isle Master Plan, which has a stated objective of designating the land use and preferred zoning for the site, providing urban design standards, implementing the City of Rio Rancho Comprehensive Plan, and integrating land use, transportation, drainage, and utility planning into a comprehensive development plan for the property. The proposed Master Plan includes the following chapters:

Existing Conditions

The Existing Conditions chapter discusses existing transportation, nearby educational and activity centers, natural features, and antiquated platting in the area. Surrounding Master Plans and large subdivisions are discussed, and a map of each has been provided to illustrate the location of Scottish Isle among the many developments of the Edinburgh Basin. Existing zoning and land use is discussed, and maps are provided for both.

Land Use and Zoning

The proposed land use and zoning for the subject property are discussed within this chapter, as well as the location of a proposed private park and pond. A conceptual layout for the development is provided on page 9. In addition, the Corridor Overlay Zone that affects the subject property is discussed.

Conformance to City of Rio Rancho Plans and Policies

This chapter discusses how the Scottish Isle Master Plan adheres to, promotes, or furthers goals and policies within the Land Use, Population and Housing, Transportation, Urban Design, and Antiquated Platting chapters of the City of Rio Rancho Comprehensive Plan. This chapter also discusses the adherence of the Scottish Isle Master Plan to the Land Use, Community Facilities, and Utilities chapters of the Lomas Negras Specific Area Plan.

Transportation

The Transportation chapter discusses how the new residential development will connect with the surrounding subdivisions, most of which are currently under construction. A conceptual cross section of Leeds Castle Avenue NE is provided on page 14, and a conceptual paving/transportation plan is provided on page 15 of the document.

Utilities

The Utilities chapter discusses the water and sanitary sewer connections needed for the new development. A conceptual utilities plan is provided on page 17 of the document.



Grading and Drainage

This chapter discusses the existing and developed conditions, as well as the lack of FEMA 100-year floodplain designation within the master plan area. A conceptual grading and drainage plan showing the proposed detention pond is provided on page 19 of the document.

Design Standards

To ensure cohesiveness, the Design Standards chapter includes specific requirements for development within the master plan area, including those related to site design, architecture, lighting, landscape and streetscape, and site utilities.

ZONE MAP AMENDMENT REQUEST

This Zone Map Amendment request is to change the zoning on 22.4 acres from R-1: Single-family Residential to R-2: Single-family Residential to allow for a medium density community consisting of 118 single-family residences. This request for R-2: Single-family Residential is for the properties legally described as Unit 13, Block 45, Lots 1 – 21 and Lots 41 - 62. It is anticipated that as part of the implementation of the development, a plat that subdivides the existing parcels will be prepared.

The proposed Zone Map Amendment for R-2: Single-family Residential will enable a housing density of approximately 5 dwelling units per acre for a total of 118 dwelling units. All units will have a maximum height of 32 feet and will be set back approximately 15' from the edge of curb. Easements for utilities will be delineated and dedicated as part of the platting process. Parking will be in accordance with the City's requirements for single-family residential.

SITE BACKGROUND

The property subject to these requests for a new Master Plan and Zone Map Amendment consists of 43 lots, which were annexed by the City of Rio Rancho in 1995, and total approximately 22.4 acres. The site has remained vacant since its annexation.

The Edinburgh Basin area is experiencing rapid growth in single-family development, with several Master Planned areas and subdivisions currently under construction. The area surrounding the subject property is positioned to welcome a diverse mix of development, with a wide range of zoning districts nearby, allowing low to high density residential, office, commercial, and mixed-use developments.

The final phases of Solcito were approved in 2021, and construction is nearly complete. Grading work is currently underway for Stonegate to the west and Tierra del Norte to the east. Milagro Mesa and Mirador del Sol are nearing completion to the south. Large portions of the Tierra del Oro Plan have been completed, or have begun construction. Utilities were recently extended to the subject property via Edinburgh Street, from Cardiff Avenue to the northern portion of Tierra del Oro.

Multiple views of subject property

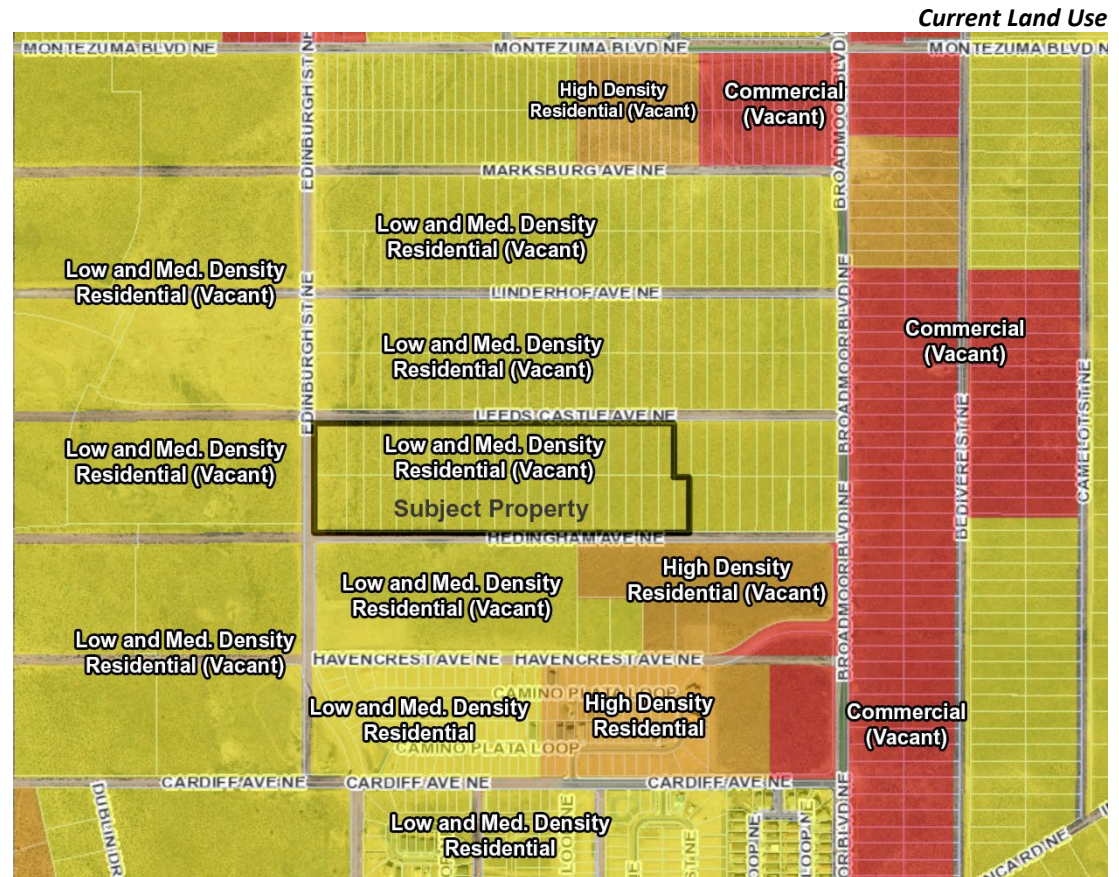


EXISTING ZONING & LAND USE

The subject property is currently vacant and surrounded by a variety of underlying residential land uses, mostly governed by the numerous approved Master Plans in the area, including Stonegate, Tierra del Oro, Tierra del Norte, Solcito, and Melon Ridge. The subject property is located within the Lomas Negras Specific Area Plan, which was adopted by the City of Rio Rancho Governing Body in 2008, and most recently amended in 2011. The current R-1: Single-family Residential zoning found on the property was adopted by the Governing Body in 2008 as Ordinance No. 57, Enactment No. 08-58. In addition, portion of the site is covered by a Corridor Overlay Zone, which established additional design guidelines and access management standards, and was adopted by the Governing Body in 2008. The Master Plan ensures compliance with the Overlay Zone.

TABLE 1. SURROUNDING ZONING & LAND USE		
	ZONING	LAND USE
NORTH	R-1: Single-Family Residential	Low Density Residential (Vacant)
EAST	R-1: Single-Family Residential and R-2: Single-Family Residential	Low/Medium Density Residential (vacant and under construction)
SOUTH	R-4: Single-Family Residential and SU: Special Use for R-6/CCRC	Medium to High Density Residential (under construction)
WEST	R-3: Mixed Residential and R-4: Single-Family Residential	Medium to High Density Residential (under construction)

Tierra del Oro, to the south of the subject property, contains parcels zoned R-4: Single-family Residential, as well as SU: Special Use for R-6 uses. Stonegate, to the west, contains parcels zoned R-3: Mixed Residential, as well as R-4: Single-family Residential. Parcels to the north, which are not yet governed by a Master Plan, are zoned R-1: Single-family Residential. Tierra del Norte, to the northeast and east of the subject property, contains parcels zoned R-2: Single-family Residential.



The subject property, and most of the directly adjacent land that surrounds the site to the north, south, east, and west is currently vacant low and medium density residential. However, as previously mentioned in this letter, a large percentage of the land within the Edinburgh Basin is currently under construction. Grading work has begun in both Tierra del Norte and Stonegate, and a portion of Tierra del Oro below Havencrest Avenue is under construction.

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ZONE MAP AMENDMENT POLICY COMPLIANCE

(D) The following policies for deciding Zone Map Amendments pursuant to the City Zoning Code are as follows:

- 1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.**

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the city.*

The Applicant is proposing a medium-density single-family development that will bring new residents to an optimal location near the Northern Boulevard commercial corridor, educational facilities, existing infrastructure. The proposed zoning for the subject property will ensure productive use of land that has remained undeveloped since its annexation into the City of Rio Rancho in 1995 and will further the intent of the Lomas Negras Specific Area Plan. The proposed zoning is complementary to the adjacent zoning and land uses and will promote the general welfare of the City by meeting the demand for new, high-quality, accessible housing within Rio Rancho.

- 2. Stability of land use and zoning is desirable; therefore, the Applicant must provide a sound justification for the change. The burden is on the Applicant to show why the change should be made, not on the City to show why the change should not be made.**

Applicant Response: *The Zone Map Amendment to R-2: Single-family Residential will have a positive effect on the stability of land use and zoning. The Applicant proposes that rezoning the site to R-2: Single-family Residential is the highest and best use, as it will enable the development of vacant land into a quality single-family neighborhood that utilizes existing infrastructure, is harmonious with surrounding developments, and will complement existing and proposed uses. The development will provide needed housing, in a desirable location in the Edinburgh Basin. The development will foster the criterion of distinct and complete neighborhoods that support a mixture of housing types and densities and community amenities. In addition, the Zone Map Amendment furthers numerous goals within the Comprehensive Plan and Lomas Negras Specific Area Plan, as discussed below.*

This portion intentionally left blank.

3. A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

***Applicant Response:** The Zone Map Amendment furthers multiple goals and policies as contained in the City of Rio Rancho Comprehensive Plan as follows:*

LAND USE ELEMENT GOAL 2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

LAND USE ELEMENT GOAL 3: Maintain a balance of land uses throughout the City.

LAND USE ELEMENT POLICY 1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

***Applicant Response:** The proposed amendments will enable the creation of a medium-density community, which will be harmonious with the surrounding developments. This development involves the consolidation of several lots, and the incorporation of those lots to a new Master Plan, thus satisfying Land Use Goal 2 and Policy 1. The additional medium density residential uses will help to balance the low-density residential uses which dominate the City. The proposed Master Plan establishes a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design. These developments will help to address a clear need for residential uses and housing stock within the city. The Master Plan envisions that the neighborhood will have unifying design elements, such as building colors and materials, setbacks, and attractive landscaping throughout. All design standards established within the Master Plan will be adhered to for the development.*

POPULATION AND HOUSING ELEMENT GOAL 2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

POPULATION AND HOUSING ELEMENT GOAL 3: Promote a variety of housing types to meet the needs of all members of the community.

POPULATION AND HOUSING ELEMENT GOAL 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

***Applicant Response:** The proposed amendment will maintain the strength, vitality, and stability of the residential areas within the Edinburgh Basin. This amendment will enable a development that harmoniously blends in with the variety of low, medium, and high-density single and multi-family residential uses within the Edinburgh Basin. This development will be attractively designed, in accordance with the regulations promulgated by the proposed Master Plan, the Lomas Negras Specific Area Plan, and additional City policies.*



POPULATION AND HOUSING ELEMENT POLICY 5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.

POPULATION AND HOUSING ELEMENT POLICY 7: Support residential developments with appropriate amenities for families with children.

Applicant Response: This development will be an attractive neighborhood of single-family residences with amenities for a variety of households, including those with children. As discussed within the proposed Master Plan, Leeds Castle Avenue will be constructed to contain a multi-use path, which will connect to the trail constructed by Tierra del Norte and Stonegate, to provide pedestrian and bicycle access to existing or proposed trails along Cardiff Avenue and Broadmoor Boulevard. The proposed development is in very close proximity to several existing and future community assets. Although not within a designated growth node, this development provides housing opportunities within very close proximity to three designated development nodes along the Northern Boulevard commercial corridor. The future residents will be served by the nearby Ernest Stapleton Elementary School, Eagle Ridge Middle School, Loma Colorado Main Library, Rio Rancho Aquatic Center, McDermott Athletic Center, and existing or envisioned commercial retail and services located on Northern Boulevard, Unser Boulevard, Broadmoor Boulevard, and Idalia Road.

TRANSPORTATION ELEMENT GOAL 1: Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's Economy.

Applicant Response: These developments will effectively mix land uses within the Edinburgh Basin by adding an additional medium-density residential use to the surrounding commercial, office, and low, medium, and high-density residential uses. The developments are strategically placed near Idalia Road, Broadmoor Boulevard, Unser Boulevard, and Northern Boulevard to provide residents with access to nearby employment opportunities, shopping, and recreational amenities.

URBAN DESIGN ELEMENT GOAL 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: The Applicant is proposing a development that fosters a sense of place through distinct design and landscaping elements, in accordance with the requirements proposed within the Scottish Isle Master Plan. The developments will be in close proximity to existing and envisioned retail, employment, and recreational opportunities, and will seamlessly blend with the surrounding residential uses.



URBAN DESIGN ELEMENT GOAL 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Applicant Response: The proposed Zone Map Amendments will facilitate the development of neighborhoods that are linked together via a system of proposed multi-use trails along Leeds Castle Avenue, as discussed within both the Stonegate and Tierra del Norte Master Plans. Multi-modal transportation is further supported, as this development accommodates walking, biking, and vehicles by way of Broadmoor Boulevard NE, a minor arterial. This amendment will enable a medium density single-family development that is complementary to nearby neighborhoods within the Edinburgh Basin area. Residents will have easy bicycle or pedestrian access to the bikeways on Broadmoor Boulevard, Northern Boulevard, Edinburgh Street, and Cardiff Avenue.

LOMAS NEGRAS SPECIFIC AREA PLAN COMPLIANCE

Land Use Goal 1: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

Applicant Response: The proposed Zone Map Amendment will provide for medium density, single-family residential development that is harmonious with the surrounding low, medium, and high-density developments.

Land Use Goal 2: Encourage mixed uses – retail, office, residential, and community uses – pedestrian oriented and clustered around corridors and activity centers.

Land Use Objective: Develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards.

Applicant Response: The proposed Zone Map Amendment will allow a medium density, single-family residential development strategically placed near existing and envisioned activity centers, and will provide for pedestrian and bicycle access to a system of planned multi-use trails.

Transportation Goal 1: Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities.

Applicant Response: The proposed Zone Map Amendment will be well connected to multi-modal roadways leading to residential neighborhoods, businesses, offices, schools, and other facilities. The proposed Master Plan includes a conceptual cross-section of Leeds Castle Avenue that includes an 8-foot-wide multi-use path.

Urban Design Goal 1: Create neighborhood centers and corridors within walking distance of residences and with a balance of retail, office, and multi-family uses.

Applicant Response: The proposed Zone Map Amendment will allow for new housing that is within walking distance to a balance of retail, office, and multi-family uses.



Utilities Goal 1: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.

Applicant Response: The proposed Zone Map Amendment will allow for development located near existing sewer and water lines.

Community Facilities Goal 1: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

Applicant Response: The proposed Zone Map Amendments will enable a new single-family neighborhood that contains a pocket park near the center of the development to serve resident's needs.

The Applicant must demonstrate the existing zoning is inappropriate because:

- a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City or
- b) changed neighborhood or community conditions justify the change, or
- c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: In this case, Criterion B and C should apply. Housing needs have changed drastically in the City of Rio Rancho in recent years, and the proposed Zone Map Amendment will serve to further the vision of the Lomas Negras Specific Area Plan and increase the viability of the nearby commercial and office uses by adding additional residents.

The proposed Zone Map Amendment to R-2: Single-family Residential is more advantageous to the community for several reasons, as previously discussed in this letter. The Zone Map Amendment facilitates the development of land that has remained vacant since its annexation, while complementing the adjacent low, medium, and high-density residential uses, as well as the commercial and office uses nearby.

The proposed R-2: Single-family Residential will meet the stated land use objective of providing for higher density residential within the Lomas Negras Specific Area Plan. A different use category, as expressed by the City's Comprehensive and SAP plan goals and polices, other than low-density single-family residential, is more advantageous to the community.

The developments will help to meet the demand for high quality housing within the City of Rio Rancho and will facilitate an alternative means for new residential growth in the area. This is the most optimal location for medium-density housing given the subject property's location near existing infrastructure, potential employment centers, and several activity nodes.

This Zone Map Amendment presents an opportunity for the vision of higher density development to occur while still preserving the character of the nearby neighborhoods. The proposed Zone Map Amendment is more advantageous to the community as they further many goals of the Comprehensive Plan and Lomas Negras Specific Area Plan, as described above. The proposed uses complement the existing and developing medium-density residential and commercial land uses with new medium-density single-family residences.

(E) The cost of land or other economic considerations pertaining to the Applicant shall not be the determining factor for a change of zone.

Applicant Response: The cost of land or other economic considerations are not the determining factor behind this request. Rather, the Applicant is proposing a zone change that is consistent with the surrounding zoning while adding diversity to the City of Rio Rancho housing stock in order to balance land uses throughout the City, and to continue to grow its tax base.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Applicant Response: *These requests are not based on the subject property's location next to a collector or major street. Rather, the basis for this request is that the proposed zoning is more compatible than the current zoning for the subject property. The proposed Master Plan and Zone Map Amendment will serve as an extension of the single-family character of the area, and further various goals and policies of the Comprehensive Plan. The proposed ZMA provides the necessary mechanisms to stabilize this part of Rio Rancho for residential uses and provide the volume of housing to meet demand for those wishing to locate within Edinburgh Basin.*

(G) A zone change request which will give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan;

Or



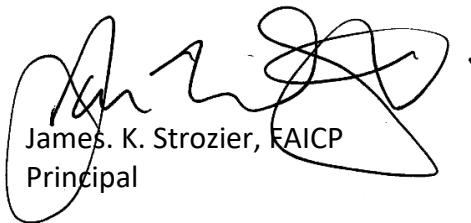
2. the area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones; because the subject property is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the subject property unsuitable for the uses allowed in any adjacent zone.

***Applicant Response:** This request is not a spot zone. Parcels to the east and north of the subject property are zoned for Single-family Residential (including R-2). In addition, the proposing zoning is similar in scope and function to the surrounding low and medium density uses. The proposed Zone Map Amendment clearly facilitates the realization of the Comprehensive Plan and Lomas Negras Specific Area Plan. This development will locate new residents near activity nodes and existing infrastructure. The zone change will ensure productive use of land that has remained undeveloped since its annexation into the City of Rio Rancho in 1995.*

CONCLUSION

We respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of the proposed Master Plan and the Zone Map Amendment request for R-2: Single-family Residential. We believe this use furthers the vision for land use within the Edinburgh Basin, and promotes several goals and policies found within the Comprehensive Plan and Lomas Negras Specific Area Plan, while helping to meet a documented housing need, and balancing the low-density single-family dominated landscape with worthy and needed medium density single-family uses.

Sincerely,



James. K. Strozier, FAICP
Principal



SCOTTISH ISLE

Master Plan

Prepared for:
Abrazo Homes

Prepared by:
Huitt-Zollars, Inc.
Consensus Planning, Inc.



City of Rio Rancho, New Mexico

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Utility Plan _____	17
Conceptual Grading and Drainage Plan _____	19

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I. INTRODUCTION

Scottish Isle is a 22.4 acre Master Planned Community in the City of Rio Rancho, New Mexico (see Figure 1). The site is bounded by Edinburgh Street NE to the west, Broadmoor Boulevard NE to the east, Hedingham Avenue NE to the south, and Leeds Castle Avenue NE to the north.

This Master Plan provides a framework for the development of the site, including development standards and land use descriptions. At full build-out, the development will contain approximately 118 single-family residential dwelling units, with a park and open space network to serve residents.

The properties included in the Master Plan are legally described as Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

The Master Plan objectives are:

- To designate the land use and preferred zoning for the subject site;
- To provide urban design standards;
- To implement the City of Rio Rancho Comprehensive Plan (CCP); and
- To integrate land use, transportation, drainage, and utility planning into a comprehensive development plan for the property.



Figure 1: Scottish Isle Location and Site Context



2. EXISTING CONDITIONS

The Scottish Isle Master Plan is impacted by a unique set of existing conditions, related to natural features, land use, antiquated platting, transportation, and several surrounding Master Plan developments. A brief analysis of the benefits and constraints of these existing conditions will help frame a discussion as to how the proposed Master Plan conforms to the City of Rio Rancho Comprehensive Plan.

TRANSPORTATION

The main north/south corridors serving this site are Edinburgh Street (a major collector), which serves as the western boundary of Scottish Isle, and Broadmoor Boulevard (a minor arterial), located east of the plan area. The east/west corridors include Hedingham Avenue, and Leeds Castle Avenue, which serve as the southern and northern boundaries, respectively.

Unser Boulevard, approximately one mile to the west of Scottish Isle, and Northern Boulevard, approximately one mile to the south, are both regional principal arterials. These two roadways will provide excellent access to community amenities, and help support planned development and future employment areas near the City Center, Tierra del Oro, Paseo Gateway Master Plan area, and within the Broadmoor Boulevard Corridor.

Talk more about Northern Blvd & its features.
Also mention Rio Rancho Middle School.

NEARBY EDUCATIONAL AND ACTIVITY CENTERS

Rio Rancho Public Schools operates five schools within two miles of Scottish Isle, including Ernest Stapleton Elementary School, Colinas del Norte Elementary School, Eagle Ridge Middle School, Lincoln Middle School, and Rio Rancho High School. The University of New Mexico Health Sciences Campus and Central New Mexico Community College (CNM) are located within City Center, on Center Boulevard, north of Scottish Isle. Sue Cleveland High School is east of City Center, near the intersection of Paseo del Volcan and Iris Road. The Loma Colorado Library, McDermott Athletic Center, and the Rio Rancho Aquatic Center are located within two miles of Scottish Isle.

NATURAL FEATURES

The site is primarily rolling grassland with intermittent shrubs sparsely covering the surface. Indian Ricegrass, Blue Grama, and Ring and Bush Muhly are the dominant grasses. Cholla, Prickly Pear, and Narrowleaf Yucca are common. Fauna within the project area includes quail, cottontail rabbit, and jackrabbit. No threatened or endangered species are known to inhabit these lands.

ANTIQUATED PLATTING

Antiquated platting and diverse land ownership patterns represent a common constraint within Rio Rancho. Issues related to antiquated platting can be mitigated through land assemblage and replatting. Antiquated platting makes orderly, harmonious and economically sound development impossible. The City's Comprehensive Plan recognizes the issue of antiquated platting as a major obstacle to sound growth, and promulgates several goals and policies promoting land assemblage.

In Rio Rancho, the problems associated with antiquated platting are: inadequate street layout, faulty lot layout (as it relates to size, adequacy, accessibility or usefulness, diversity of ownership, improper subdivision, obsolete and impractical planning and platting), and a menace to public health and safety.

Half

At the time Unit 13 was platted, the common lot layout included rectilinear roadways, with rectangular **one** acre parcels perpendicular to the roadways. Although a grid layout is common practice, it does not comply with the urban design standards identified in the Comprehensive Plan. The Scottish Isle project is the outcome of efforts to assemble parcels into sizeable areas to focus residential development.

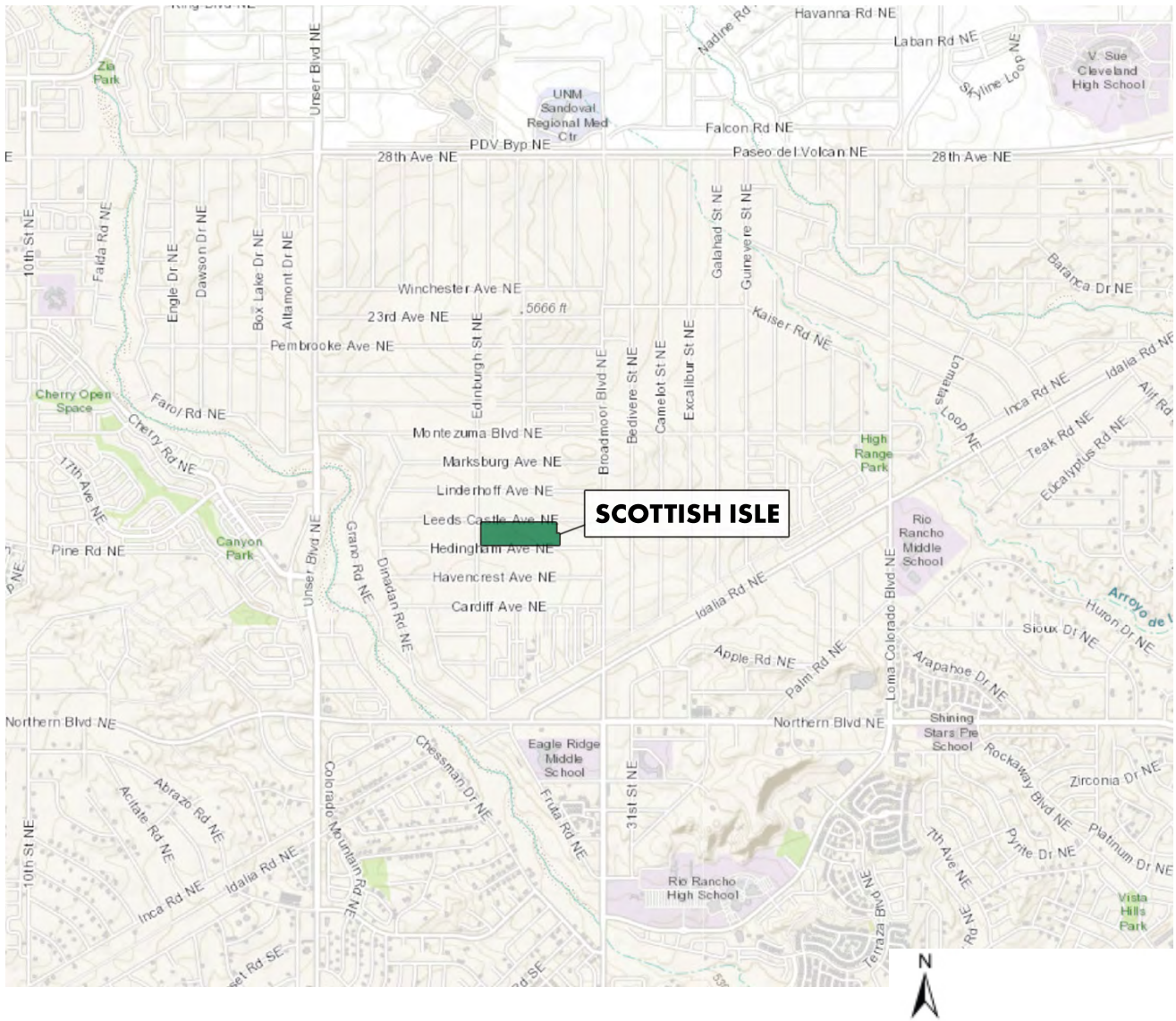


Figure 2: Site context and surroundings

SURROUNDING MASTER PLANS

Scottish Isle is in close proximity to several approved master plans and subdivisions within the Edinburgh Basin, including:

- ▶ Broadmoor Heights Master Plan
- ▶ Melon Ridge Master Plan
- ▶ Milagro Mesa Subdivision
- ▶ Mirador del Sol Subdivision
- ▶ ~~Rock Ridge Subdivision~~
- ▶ Stone Mountain Subdivision
- ▶ Stonegate Master Plan
- ▶ Solcito Master Plan
- ▶ Tierra del Oro Master Plan
- ▶ Tierra del Norte Master Plan
- ▶ High Range 5 Master Plan

Hidden Valley Subdivision

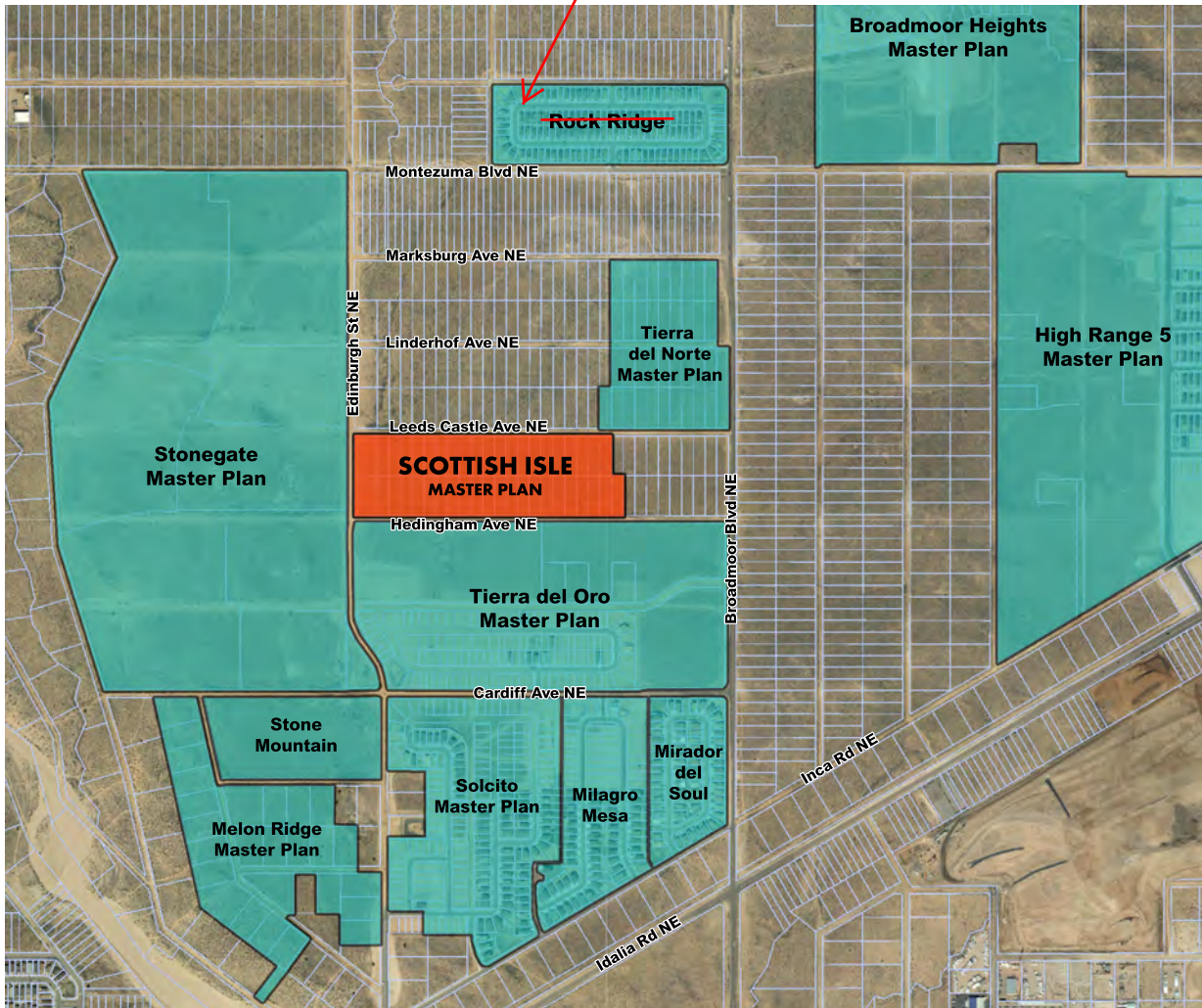


Figure 3: Master Plans and Major Subdivisions in Edinburgh Basin



EXISTING ZONING

The existing zoning found on Scottish Isle is R-1: Single-family Residential. The R-1 zoning district permits a low density of population, in which the primary land use is a single-family dwelling unit. An Overlay Zone also exists on Scottish Isle for future rights-of-way along Edinburgh Street and Leeds Castle Avenue. The R-1: Single-family Residential and Overlay Zone were both established by Ordinance Number 57, Enactment Number 08-58.

Additional R-1: Single-family zoning is found to the north of Scottish Isle, while R-2: Single-family zoning is located to the east. R-3: Mixed Residential zoning is found to the west, and to the south, within Tierra del Oro, is R-4: Single-family zoning, and SU: Special Use zoning (for R-6: Multi-family).

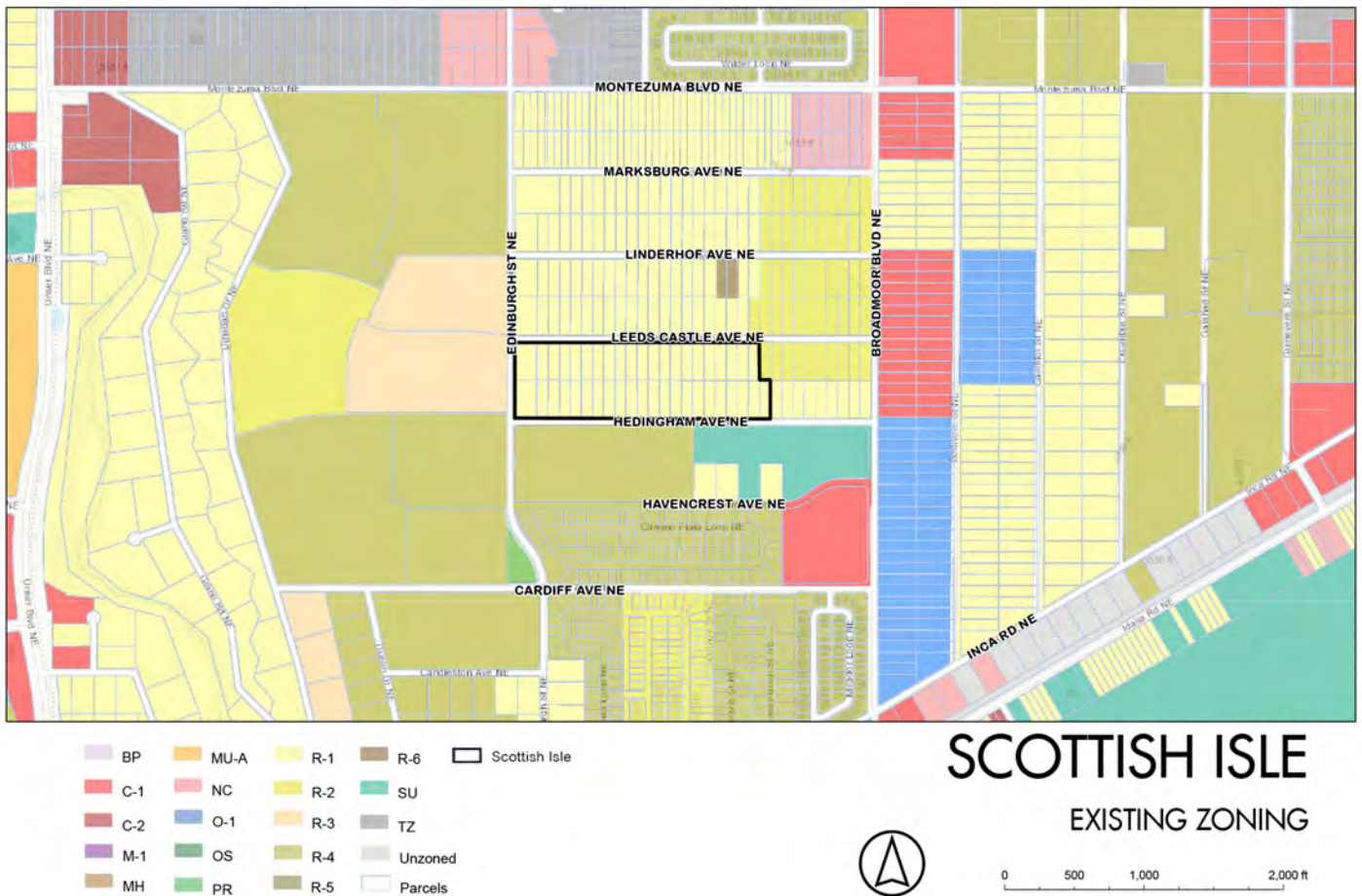


Figure 4: Existing Zoning in and around Scottish Isle

EXISTING LAND USE

The existing underlying land use for Scottish Isle is Low/Medium Density Residential, as established within the Lomas Negras Specific Area Plan. The Lomas Negras Specific Area Plan was adopted in June 2008, with subsequent amendments occurring in 2009 and 2011. Target densities for Low/Medium Density Residential land uses is between 4 and 16 DU/acre.

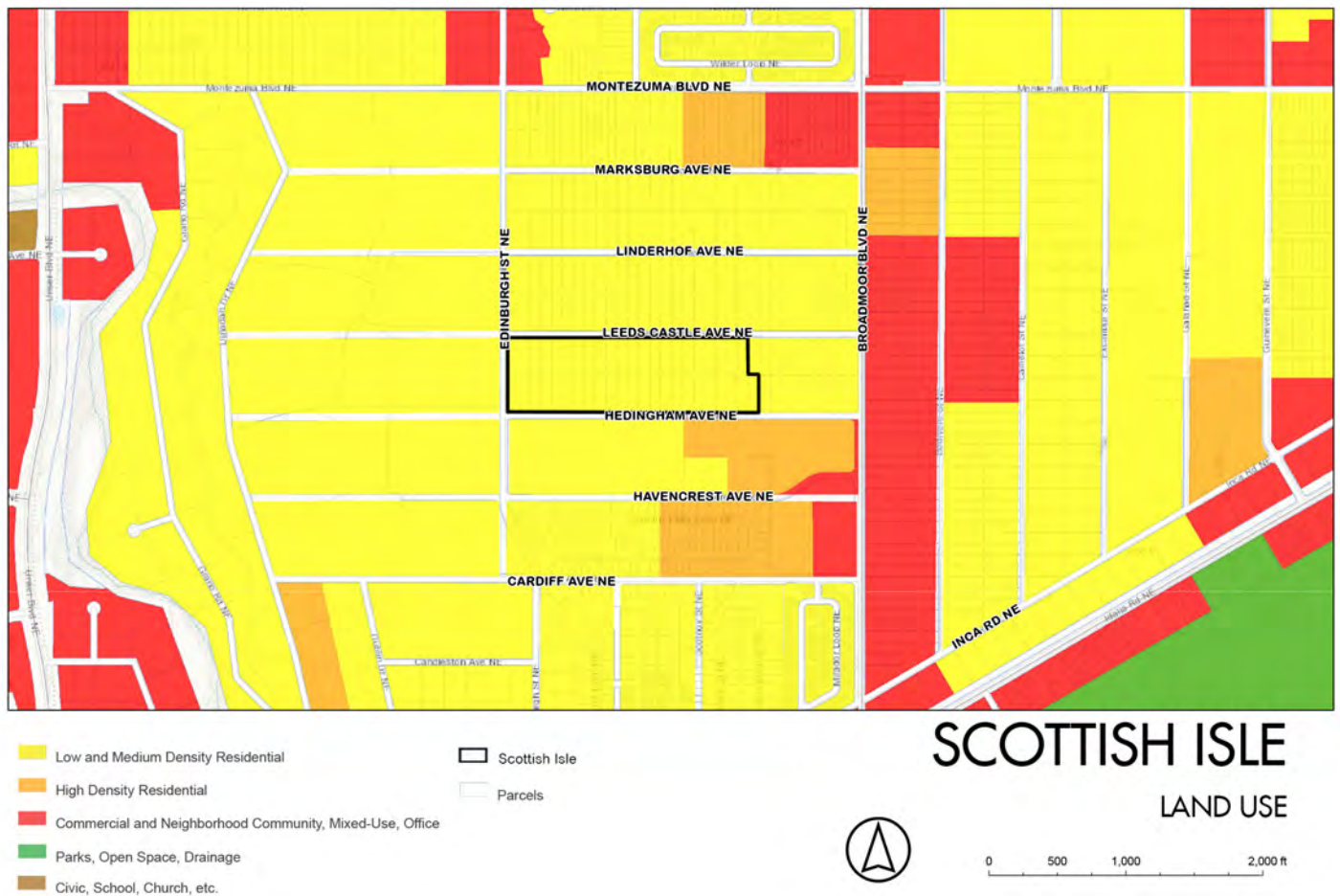


Figure 5: Generalized Land Use Map

3. LAND USE AND ZONING DESCRIPTIONS

PROPOSED ZONING AND LAND USE

The proposed zoning for Scottish Isle is R-2: Single-family Residential, which permits a moderate density of population in which the principal use is single-family dwelling units (see Figure 6 below). The minimum lot area for R-2 zoned parcels is 5,000 square feet, with a minimum lot width of 50 feet. The Master Plan proposes approximately 118 units on 22.4 acres of land, which equates to a density of approximately 5 dwelling units per acre. The number of residents at full build-out will be approximately 335, based on the assumption of 2.83 residents per dwelling. A conceptual lot layout has been provided on page 9. Will conform to City R-2 design standards as detailed herein.

PARKS AND PONDS

The Scottish Isle Master Plan recognizes that parks and open space are important community amenities. The private pocket park accounts for approximately .25 acres, and shall be owned and maintained by the Homeowner’s Association. The park is envisioned to be located near both entrances to the community. At the southwest corner of Scottish Isle, a detention pond, approximately .75 acres in size, will temporarily store run-off. Park amenities may include exercise equipment, walking path, turf areas, and children’s play structures. The parks’ design and construction shall be responsibility of the developer/homebuilder.

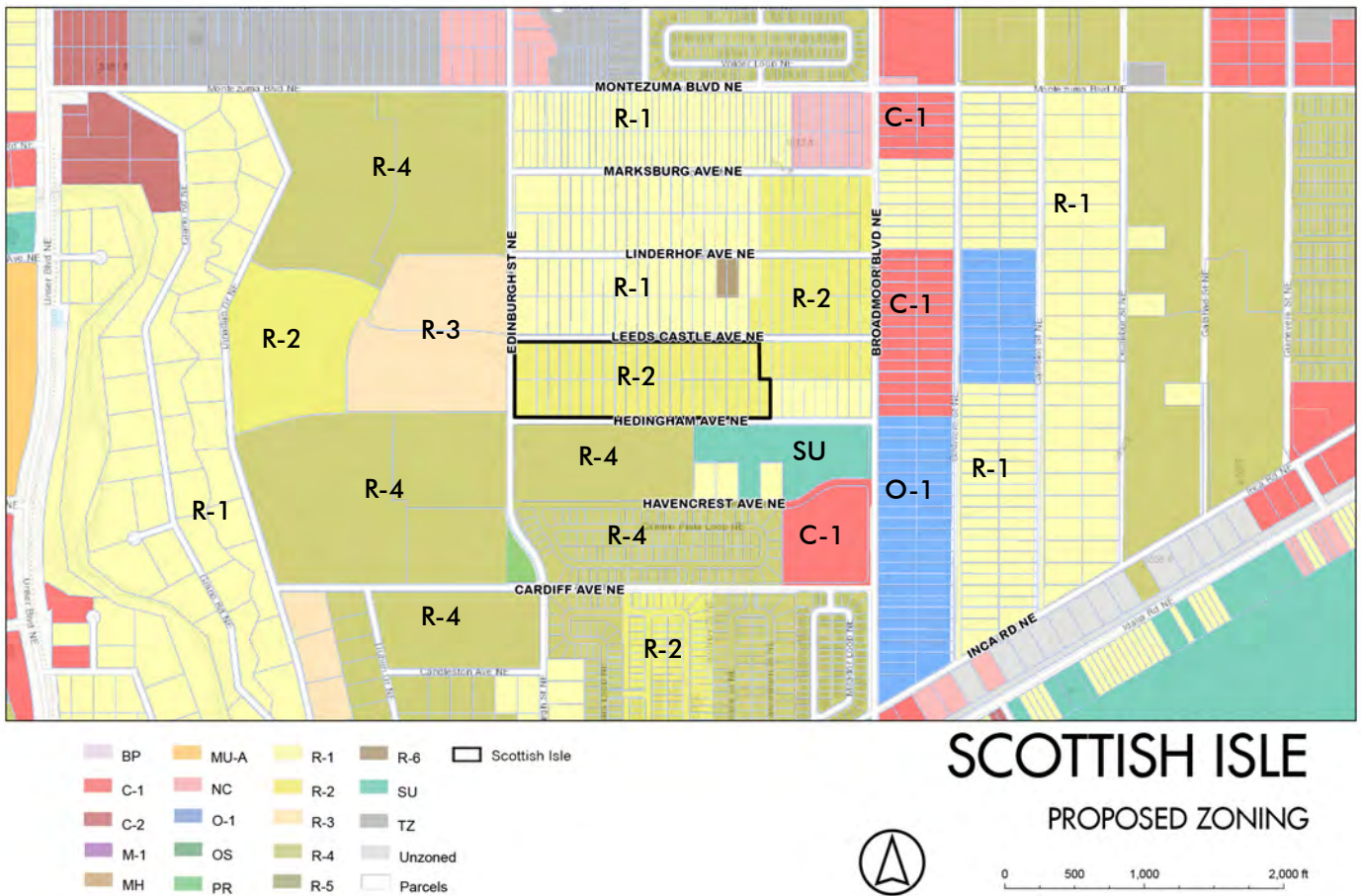


Figure 6: Proposed Zoning

CORRIDOR OVERLAY ZONE

The Corridor Overlay Zone (COZ) establishes additional design guidelines and access management standards. The use of overlay zones in certain areas of the city is a planning and zoning tool that may be used to buffer one zone from another; impose additional design standards or access control measures; require additional setbacks to protect future right-of-way acquisition; modify certain standards which may cause undue hardship; or address specific problems in an area of the city.

Overlay zones apply to areas where they are mapped in addition to the provisions of another zone. Where the provisions of an overlay zone are more or less restrictive than another section of the Master Plan or the Zoning Code, the provisions of the overlay zone shall prevail. The overlay zone is mapped and denoted on the official zone map by the notation "OZ," in conjunction with the notation for the underlying zone district.

The Corridor Overlay Zone, which applies to the Scottish Isle Master Plan area, governs setbacks. Setbacks allow for future right-of-way on collector and arterial streets. This requirement applies to residential as well as commercial properties as follows: Edinburgh Street is a minor collector and shall have a 34-foot setback from the centerline plus the zoning district setback. Broadmoor Boulevard is a minor arterial and shall have a 53-foot setback from the centerline plus the zoning district setback, per the Overlay Ordinance 08-58.

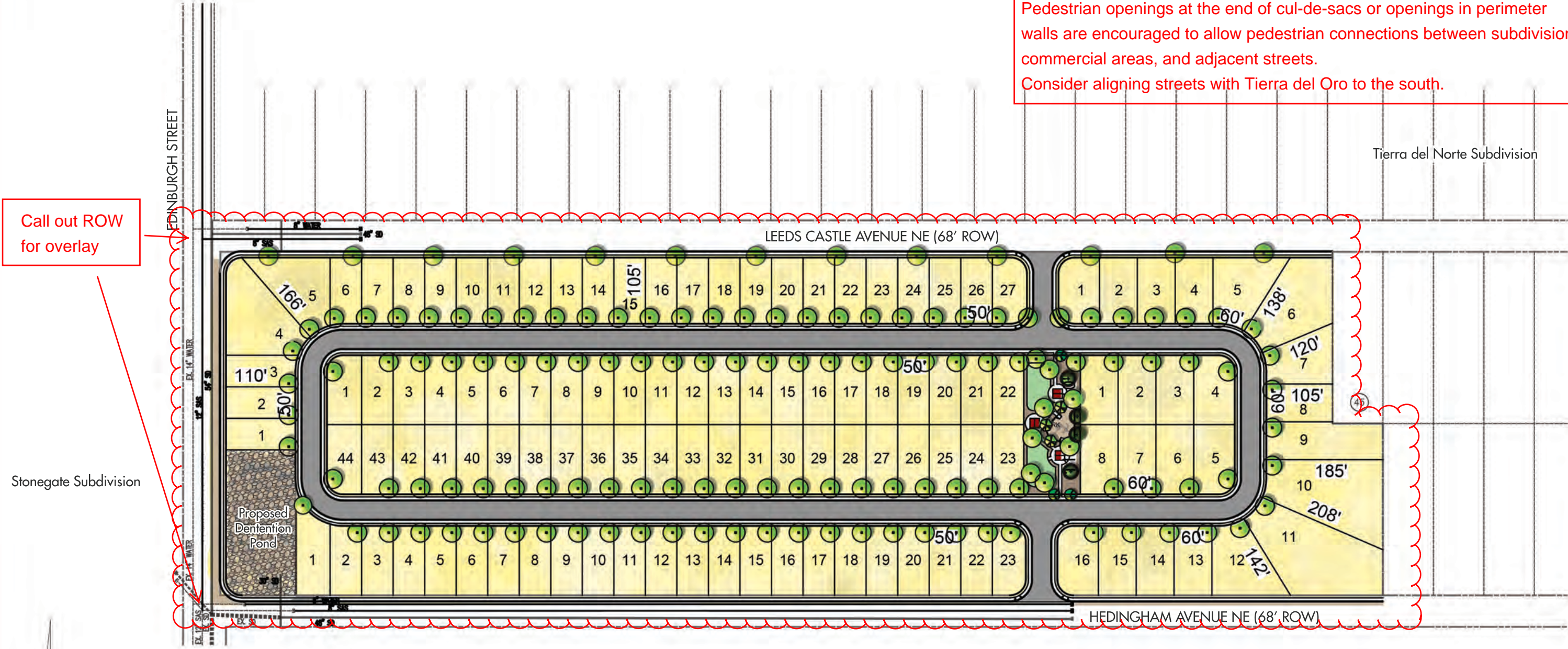


Include Leeds Castle Ave

This exhibit conflicts with subsequent exhibits, which show the the southern entrance aligned with TDO

In general, long, straight roads are discouraged. The use of curvilinear streets, knuckles or cul-de-sacs is encouraged to provide variety and visual interest in the streetscape. These concepts also promote the creation of "neighborhoods within neighborhoods."
Pedestrian openings at the end of cul-de-sacs or openings in perimeter walls are encouraged to allow pedestrian connections between subdivisions, commercial areas, and adjacent streets.
Consider aligning streets with Tierra del Oro to the south.

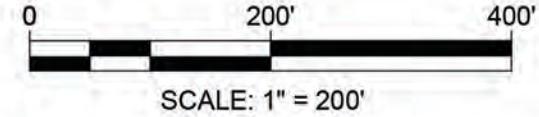
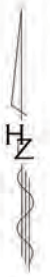
Call out ROW for overlay



Stonegate Subdivision

Tierra del Norte Subdivision

Tierra del Oro Subdivision



Printed: 10/27/2022 10:25:53 AM By: Ashlie Maxwell
C:\Users\Ashlie\Desktop\BLOCK 45 EXHIBIT 4.dwg
Last Saved: 10/27/2022 9:48:37 AM, Ashlie

Designed For:
GAMMA DEVELOPMENT

SCOTTISH ISLE

CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS)
AND OFFSITE UTILITIES

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

DATE:
OCTOBER 2022
FIGURE
4

4. CONFORMANCE TO CITY OF RIO RANCHO PLANS AND POLICIES

The Scottish Isle Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out broad goals, objectives and policies to guide the growth and development of Rio Rancho, and provides general development policies and guidelines for all new development.

The Scottish Isle Master Plan will help implement the principles of the Comprehensive Plan. A discussion of how the Master Plan meets each principle, and the intent of the policies and action statements, is provided in this chapter.

CITY OF RIO RANCHO COMPREHENSIVE PLAN

LAND USE

The intent of the Land Use Element is to provide guidance for population growth by identifying and proposing the location of types of development and land uses. Goals and policies from the Land Use Element that are furthered by the Scottish Isle Master Plan include:

- Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan.
- Policy L-3: Promote and support development that incorporates walkability.
- Policy L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.



Figure 6: View across Scottish Isle toward development in Solcito

- Policy L-5: Incorporate suitable developments that can provide an immediate revenue

The Master Plan establishes the desired community character through the Design Guidelines, which addresses building colors, finishes, and landscape requirements. The development includes a neighborhood park to help meet the recreational needs of residents. The grading and drainage plan for Scottish Isle incorporates an on-site pond that will retain water from the site and water flows from the west.

POPULATION AND HOUSING

The intent of the Population and Housing Element of the Comprehensive Plan is to ensure that housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City. The ~~High Range 5~~ Master Plan furthers the following Population and Housing goals and policies: **Scottish Isle**

- Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.
- Policy 7: Support residential developments with appropriate amenities for families and children.

The Scottish Isle community is an attractive single-family neighborhood with amenities for a variety of households. The development includes a neighborhood park and open space that will help serve the multi-generational needs of the community. Scottish Isle is in proximity to other existing public amenities, such as the Loma Colorado Main Library, McDermott Athletic Center, and the Rio Rancho Sports Complex.

TRANSPORTATION

The Transportation element of the Comprehensive Plan encourages a multi-modal transportation network to meet long-term local and regional circulation needs. A coordinated pedestrian network is encouraged throughout the Plan Area to help foster non-vehicular mobility and accessibility. The following transportation goals, policies, and objectives are applicable to the Scottish Isle Master Plan:

- Goal TR-1: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements. **Too specific for MP**
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities).
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant. pace of making City Center a dense urban core.

Leeds Castle Avenue and Hedingham Avenue will be partially constructed with Scottish Isle. Leeds Castle Avenue is envisioned to feature an 8' wide ADA accessible paved trail. All roads constructed in and around Scottish Isle will feature a 5' wide sidewalk. According to the Lomas Negras SAP, the Department of Public Works will program the multi-use trail in the ICIP and be built to City standards

Are the roads within the Master Plan anticipated to be private, or dedicated to the City?

as funds become available (see page 36, Lomas Negras SAP). The multi-use trail will provide greater balance to the transportation system by providing an option for residents to bike and walk.

ANTIQUATED PLATTING, ANNEXATIONS, AND ADDRESSING

The intent of this element of the Comprehensive Plan is to ensure the challenges associated with antiquated platting be resolved throughout Rio Rancho through proper platting and addressing.

- Goal A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.

The Scottish Isle site was annexed into the City of Rio Rancho in 1995 and has remained vacant for several years. Antiquated platting and checkerboard ownership presented a significant challenge to development and made assembling the land a difficult process. The developer assembled 43 parcels, totaling approximately 22.4 acres, to create the Scottish Isle Master Plan.

URBAN DESIGN

The Urban Design element of the Comprehensive Plan ensures that development will follow design standards that achieve the creation of community identity and aesthetic quality. Relevant goals furthered by the Scottish Isle Master Plan include:

- Goal UD-2: Create traditional neighborhood patterns that support a sense of place.
- Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

These goals are furthered by the Scottish Isle layout which creates a traditional neighborhood development pattern with multiple points of access to the existing street system and adjacent neighborhoods. Scottish Isle is linked to the Stonegate, Tierra del Norte, and Tierra del Oro neighborhoods through the provision of multi-use trails. Leeds Castle Avenue will also link Scottish Isle to future development to the west towards Edinburgh Street and Unser Boulevard.

LOMAS NEGRAS SPECIFIC AREA PLAN

The purpose of the Lomas Negras Specific Area Plan (SAP) is "to help guide and manage future development along, and in the vicinity of, major arterial streets within the City or Rio Rancho." The Lomas Negras SAP encompasses 981 acres located within Rio Rancho Estates Unit 13. The Scottish Isle Master Plan implements the following goals and objectives of the SAP:

LAND USE

The Lomas Negras SAP proposes land use categories that are consistent with, and promote the goals and policies in the Comprehensive Plan, such as medium density residential. The Lomas Negras SAP encourages the consolidation of lots and platting action to meet the current development standards. Preferred residential densities for properties within the Lomas Negras SAP ranges from low to high. Community uses, such as schools, parks, and churches that are integral to a creating a complete neighborhood, are also identified in the Lomas Negras SA . The following land use goal is furthered by the Scottish Isle Master Plan:

- Land Use Goal: Promote a variety of housing choices including low- and medium-density single family residential uses and high density multi-family residential uses.

The Scottish Isle Master Plan furthers this goal by implementing medium density residential use

through a Zone Map Amendment to R-2: Single-family Residential. The medium-density residential increases the availability of affordable housing opportunities and increases the mix of housing types within Rio Rancho.

COMMUNITY FACILITIES

The Scottish Isle Master Plan expands the City of Rio Rancho’s parkland inventory through the provision of a neighborhood park, furthering the Community Facilities goal:

- Community Facilities Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

As previously mentioned, the park will serve the residents of Scottish Isle, and will help to meet their recreational needs.

UTILITIES

The Scottish Isle Master Plan furthers the utilities goal, objective, and policy by coordinating and linking to existing water and sewer utility infrastructure within adjacent rights-of-way:

- Utilities Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.
- Utilities Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Plan area.
- Utilities Policy: No building permits will be issued for development in the Plan area by Development Services department if the owner cannot provide community water and sewer to the property.

It is anticipated that Scottish Isle will be served by the existing water line and sewer line within within Edinburgh Street.

Too specific. This assumes others already constructed water and wastewater.

5. TRANSPORTATION

Confusing?

Not entirely correct?

The Scottish Isle Master Plan is to be located adjacent to the Tierra del Oro, Tierra del Norte, and Stonegate subdivisions, each of which are currently under construction. The new development is to be situated north of Hedingham Avenue, south of the Leeds Castle Avenue, east of the Edinburgh Street, and west of Broadmoor Boulevard. **Scottish Isle will have easy access to Idalia Road via Edinburgh Street and Broadmoor Boulevard.** Located near the northerly reaches of the developing Rio Rancho area, **major employment centers of the greater Albuquerque and Rio Rancho areas are generally located to the south and east.**

The site will be developed in a single construction phase with a total of 118 single-family dwelling units at full build-out. Access to the internal street network will be via two entrance roads off of Leeds Castle Avenue and Hedingham Avenue. The main entrance road (Leeds Castle Ave) will be a 50-foot wide collector street (68-foot right-of-way) extending west from the Tierra del Norte area. There will be an 8-foot wide multi-use trail on the north side and a 5-foot wide sidewalk on the south side. All internal streets in the subdivision will have a 30-foot wide paved section, and will be constructed to meet City of Rio Rancho standards.

Add language indicating that a traffic impact analysis will be completed per the development process manual. Off-site infrastructure will be completed per the traffic impact analysis.

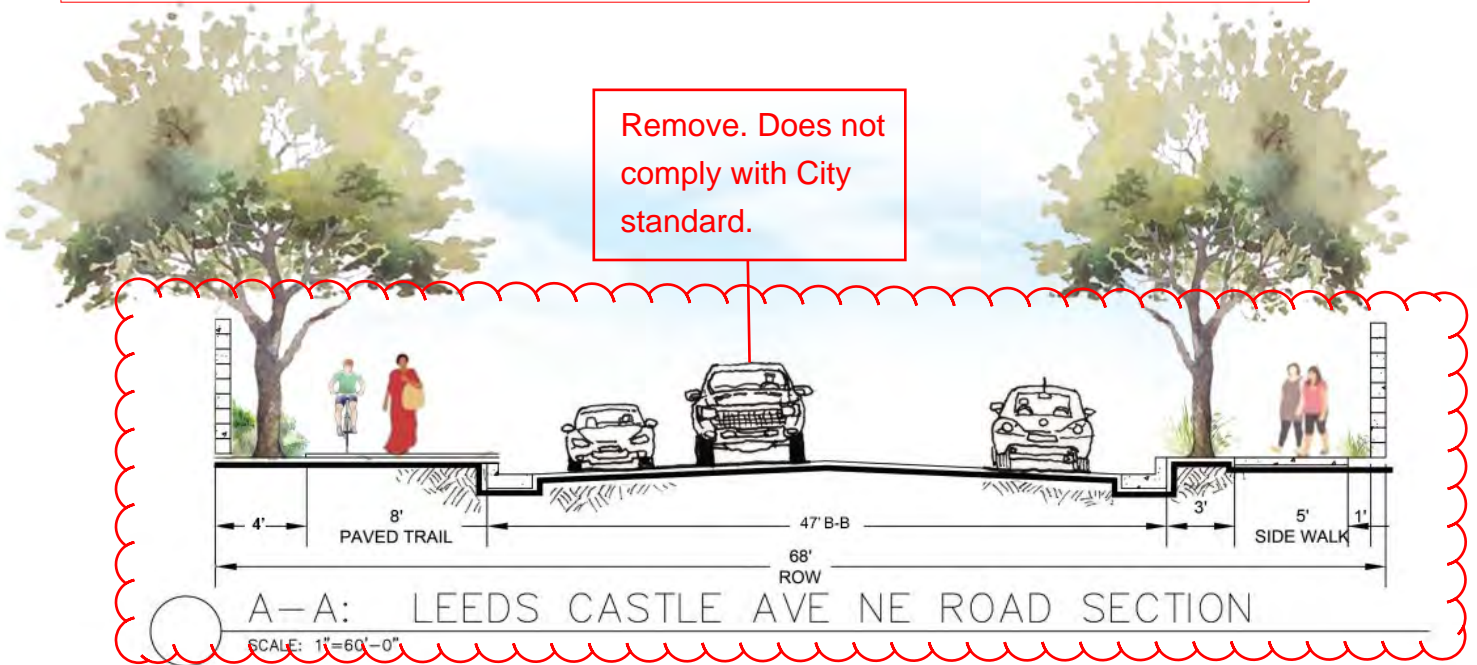


Figure 7: Cross section of Leeds Castle Ave NE

To specific and vague at the same time. Off-site infrastructure may be constructed by others; off-site infrastructure requirements will be determined by the City at time of development.

6. UTILITIES

INTRODUCTION

Scottish Isle is in an area that is yet to be serviced by the City of Rio Rancho Utilities Department. There are three developments at various stages surrounding Scottish Isle, including Stonegate, Tierra del Oro, and Tierra del Norte Subdivisions. The Tierra del Norte Subdivision to the east and north is beginning construction, and the Stonegate development to the west has submitted infrastructure plans for final approval. Tierra del Norte and Stonegate will both bring the required infrastructure to these developments according to the City of Rio Rancho requirements.

Incorrect

WATER

Water will be provided from a 14" water main built within Edinburgh Street which extends to Linderhof Avenue. The internal water line will be extended from Edinburgh Street with a 8" main to Leeds Castle Ave and Hedingham Avenue. All lines internal to the development will have 8" lines with connections to the main at Edinburgh Drive. All new homes will have service connections per the City of Rio Rancho standards (see Utility Layout Exhibit).

SANITARY SEWER

The Scottish Isle subdivision will be serviced through an internal 8-inch gravity line with manholes as necessary to meet City of Rio Rancho design standards along with sanitary sewer services to each lot. The topography within the project site falls from west to east.

Due to the particular topography of the area, the proposed subdivision will require a number of separate sanitary sewer connections to drain the site properly. One connection will be at the far southeast corner connecting to the existing sanitary sewer line at the intersection of Hedingham Avenue and Edinburgh Street.

The sanitary sewer line in Edinburgh Street will be built up to Hedingham Avenue by the Stonegate Subdivision and/or Tierra del Oro Subdivision. Scottish Isle Subdivision will build the sanitary sewer line in Edinburgh Street from Hedingham Avenue to Leeds Castle Avenue.

Only one seen on layout?

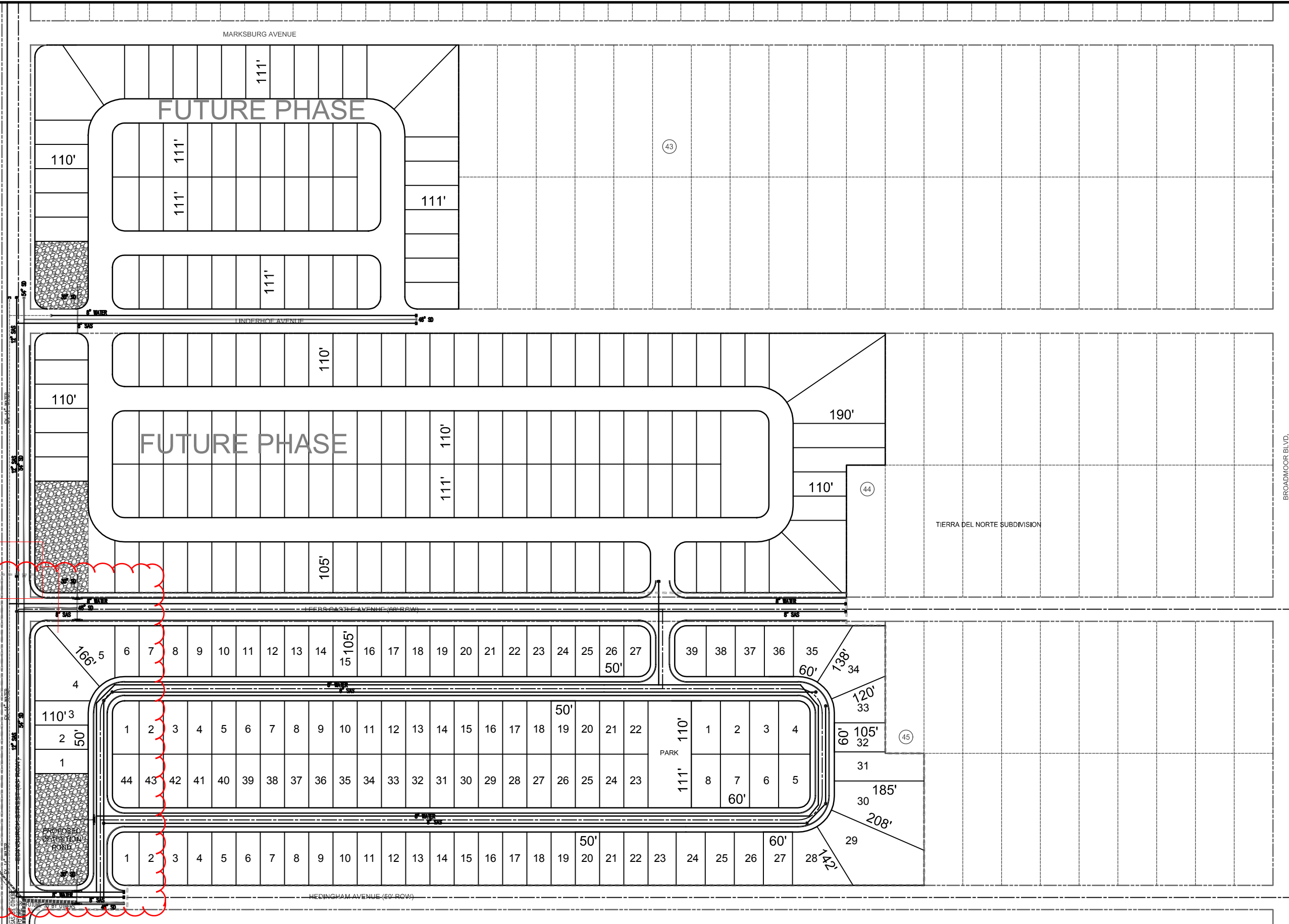
Southwest?

New language



STONEGATE SUBDIVISION

Some of the utility lines shown as existing are not existing. Revise.



BROADMOOR BLVD.

TIERRA DEL NORTE SUBDIVISION

Project: 1102023 5:45:36 PM, B:\Vila, Nina
H:\proj\R3155396.01 - Rio Rancho Acres Subdivision\05 Design\05.20 DRC SUBMITTAL\BLOCK 45 EXHIBIT 4.dwg
Last Saved: 11/02/2023 5:44:41 PM, nvilla

Designed For:
GAMMA DEVELOPMENT

SCOTTISH ISLE
CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS)
AND CONCEPTUAL UTILITY LAYOUT

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

DATE:
JANUARY 2023
FIGURE
A

7. GRADING AND DRAINAGE

INTRODUCTION

The proposed Scottish Isle subdivision will consist of 118 single family residential lots covering approximately 22.4 acres.

As shown on FEMA FIRM Panel #35043C1900D, the project site is not encumbered by a FEMA 100-year floodplain. The Drainage Plan for Scottish Isle will comply with the Edinburgh Basin Drainage Implementation Plan, Montoyas Watershed Management Plan, and any other applicable drainage plans.

EXISTING CONDITIONS

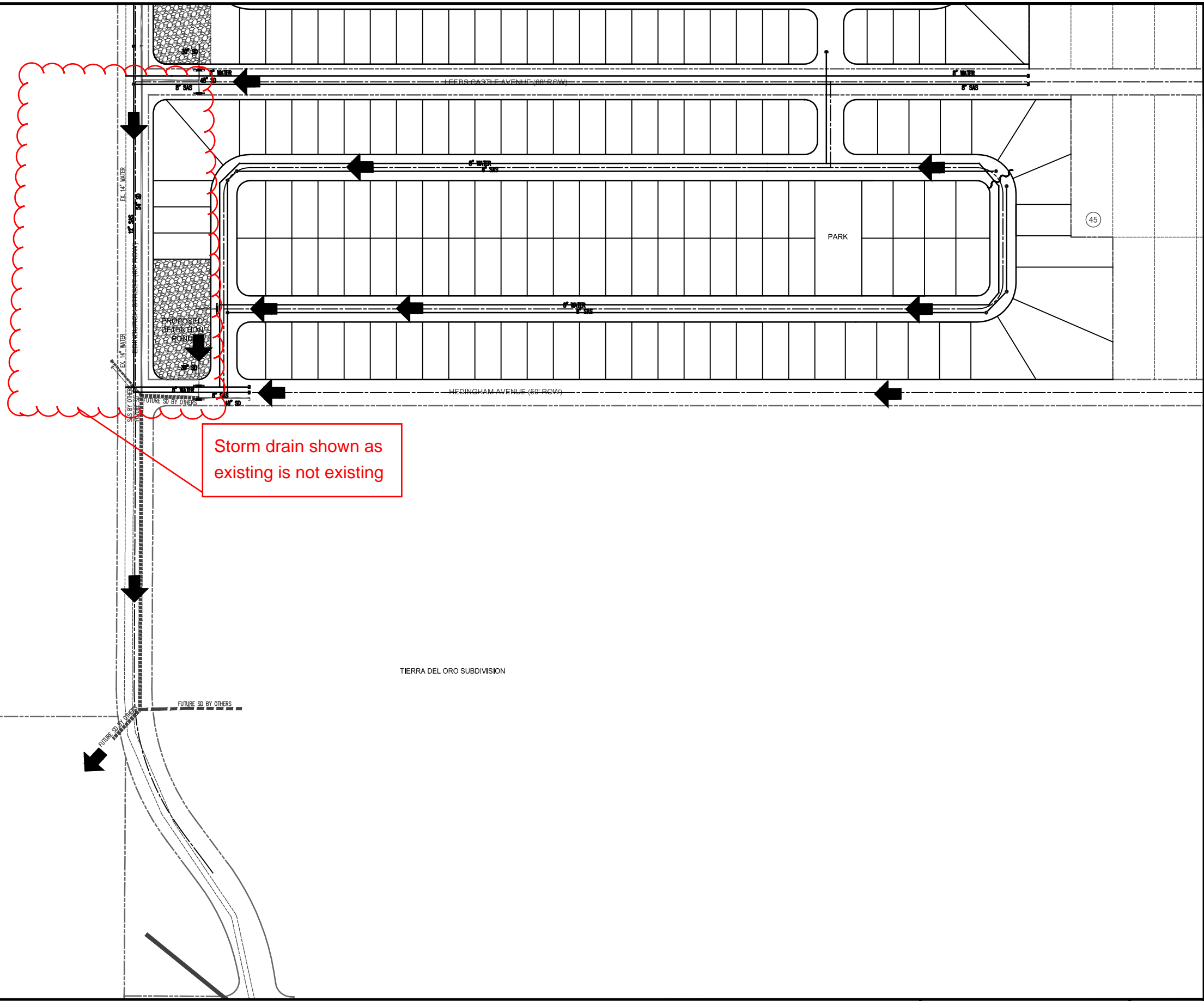
The general topography in the area flows downhill from east to west. The existing drainage basin consists of a total of 761.60 acres. The existing platting consists of 1/2 acre lots. Land treatments for existing conditions have been calculated at 100% Type 'A'.

The majority of the existing drainage basin converges near the intersection of Cardiff Avenue and Edinburgh Street, the site of a natural playa. Storm water runoff travels to the playa and ponds south of Cardiff. The entire area of the Scottish Isle Master Plan currently drains to the natural playa. Once the playa is overtopped, the storm water runoff will travel to Northern Boulevard via Edinburgh Street and into the Montoyas Arroyo. Storm water will not cross Northern Boulevard until it enters the existing box culvert at Northern Boulevard within the Montoyas Arroyo. Runoff from these sub basins flows through the site to the Montoyas Arroyo.

DEVELOPED CONDITIONS

Under developed conditions, no offsite flows will affect the site. The onsite runoff will be conveyed by the internal streets and intercepted by inlets into an onsite detention pond located at the southwest corner of the site. This detention pond will serve to collect the onsite stormwater runoff and reduce the discharge to an allowable rate. The onsite detention pond will also act as a stormwater quality feature by removing sediment and floatables. The onsite pond will discharge into a storm drain system in Edinburgh Street to be built by the Stonegate Subdivision and/or Tierra del Oro Subdivision. The Edinburgh Street storm drain system will discharge into a regional detention pond located at the southeast corner of the Stonegate Subdivision.”

This section has been revised



Storm drain shown as existing is not existing

Printed: 1/10/2023 5:46:50 PM By: Villa, Nina
H:\proj\R3155396.01 - Rio Rancho Acres Subdivision\05 Design\05.20 DRC SUBMITTAL\BLOCK 45 EXHIBIT 4.dwg
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Designed For:
GAMMA DEVELOPMENT

SCOTTISH ISLE
CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS)
AND CONCEPTUAL DRAINAGE PLAN

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

DATE:
JANUARY 2023
FIGURE
A

8. DESIGN STANDARDS

INTRODUCTION

The Scottish Isle Master Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The desired character for this medium density residential development is expressed in these standards. These standards are primarily intended as a generalized guide for end users that will participate in the development of Scottish Isle. Where these standards conflict with City standards, the more stringent shall apply.

SITE DESIGN

friendly

A primary focus for specific site design within Scottish Isle will be the creation of a pedestrian and bicycle ~~oriented~~ community. The neighborhood should provide convenient pedestrian circulation throughout, and to the external streets and adjoining developments. The relationship of building to the street contributes to how the environment is experienced and as such is an important design issue to consider in site planning for all types of land uses.

General

1. Sidewalk requirements shall be consistent with City standards.
2. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.
3. All pedestrian walkways shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
4. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways around the pond and within the pocket park.
5. Clear sight distances shall be maintained at all driveway locations and intersections.
6. All perimeter block walls facing public rights-of-way shall include a continuous 4 inch cap.
7. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic vinyl fencing are prohibited for all walls or fences visible from the public right-of-way.
8. Mechanical units shall be entirely concealed from public view by the use of parapets or equivalent
9. All wall surfaces shall be finished with either
 - Stucco;
 - Colored split face block; or
 - Colored burnished block.

Single-Family Residences

The single family neighborhood of Scottish Isle is encouraged to have a unique identity that will be established through materials, perimeter wall treatment, and other measures. This approach will enable Scottish Isle to carve out its own identity within the overall context of Rio Rancho as a community of neighborhoods.

1. All development shall comply with the City's Subdivision Ordinance.
2. The front yard setback shall be a minimum of 20 feet for the garage and the living or heated portion of the house shall have a front yard setback of 15 feet in order to avoid creating a garage dominated streetscape. The use of courtyards, porches, or other design features may be used to accomplish this goal as well.
3. Single family units are prohibited from fronting a collector or major local street.
4. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.
5. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.
6. Yard walls shall be constructed of CMU block. Perimeter walls shall be constructed of split-face CMU block.
7. To soften the horizontal mass of a continuous perimeter wall, the wall shall be designed to:
 - contain a 16 inch minimum setback in the wall surface for a minimum horizontal length of one lot. Setback intervals shall occur every three lots. Decorative pilasters may be used in place of wall setbacks; and
 - have landscaping facing the public right-of-way covering a minimum of 30% of the wall surface. Maintenance of the landscaping shall be the responsibility of the homeowners association.

ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the residential units to be constructed within the project. While all of the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity. The use of various architectural details and materials shall be consistent when used on various elevations.

General

1. Stucco shall be the primary building material. Stone, tile, or brick accents are allowed.
2. Stucco colors shall be limited to shades of brown, grey, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.

3. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.
4. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street or adjacent lot.
5. Accent materials shall be used to articulate and give scale to a building. These may include tile, wood trim, metal, stone, etc.
6. Approved colors for roofs include yellow ochres, browns, earth tones, and dull reds. Very light and very dark colors should be avoided.
7. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are earth tones, white, green, red, blue, and brown ranges.
8. Materials prohibited as the main architectural feature include the following:
 - exposed, untreated precision block or wood walls
 - highly reflective surface
 - metal paneling
 - materials with high maintenance requirements

Doable?

Single-Family Residences

1. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet
2. The maximum area of the second story of a single-family house, including heated spaces and covered porches, shall be no more than 75% of the area of the first floor, including heated spaces, covered porches, and garage. In situations where the top of roof (or parapet wall) associated with a first-floor room exceeds 18 feet from finished floor, then such area shall be considered as a second-story for determining the 75% ratio.
3. The second story portion of a two story single-family house shall be set back from the first floor exterior walls a minimum of 5 feet to eliminate the appearance of two story walls or utilize balconies/decks to achieve a difference in massing for the front and at least one side elevation.
4. Front porches, entryways, and/or portals, if used, shall have a minimum 6 foot depth, and may be built within the front setback.
5. Garages that front the street shall be constructed with a "shadow box" containing a minimum depth of eight inches.

Will there be an ARC and is Abrazo comfortable constructing to these standards?

LIGHTING

The objective of the lighting standards is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

Requirements

1. Light fixtures and standards shall conform to local safety illumination standards and existing City standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway. PNM
2. Street lights shall be per Rio Rancho and Public Service Company of New Mexico standards.
3. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act. City of Rio Rancho Night Sky Act; we go by state standards
4. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts
5. Bollard lights, if used, shall be metal halide or LED and fitted with louvers di fusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

LANDSCAPE AND STREETScape

The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overstated. Landscaping should be used to buffer residential from noise or undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safet. Recognizing the increased public awareness of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

Requirements

1. Landscape plans shall comply with the City’s Water Conservation Ordinance and City standards.
2. Landscaping in accordance with an approved plan must be installed in a timely manner in accordance with the CC&Rs.
3. Turf shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk.
4. A clear sight triangle must be maintained in any landscape area.
5. A fully automated irrigation system shall be provided for all landscaped areas. The system shall be designed to avoid overspraying. Irrigation and maintenance of front yard landscape and street trees shall be the responsibility of the individual homeowner.
6. Coverage of the common landscape areas with living vegetative material will be governed by existing City standards.
7. Street trees shall be planted within 10 feet of the back of curb.

8. Street trees shall be provided at a rate of one tree per lot throughout Scottish Isle.
9. Minimum plant sizes at time of installation shall be as follows:
 - Trees 2.5 inch caliper, or a minimum of 8-10 feet in height
 - Shrubs & Groundcovers - 1 gallon
 - Turf grasses shall provide complete ground coverage within 1 growing season after installation

Allowable tree species include:

- ▶ Bloodgood Plane Tree / *Platanus acerifolia*
- ▶ Shumard Oak / *Quercus shumardii*
- ▶ Blue Atlas Cedar / *Cedrus Atlantica 'Glaucua'*
- ▶ Chinese Pistache / *Pistacia chinensis*
- ▶ Austrian Pine / *Pinus nigra*
- ▶ Chitalpa / *Chitalpa Tashkentensis*

Allowable shrubs and groundcover include:

- ▶ Apache Plume / *Fallugia paradoxa*
- ▶ Autumn Sage / *Salvia greggii*
- ▶ Big Sage / *Artemisia tridentata*
- ▶ Blue Leadwort / *Ceratostigma plumbaginoides*
- ▶ Blue Mist Spirea / *Caryopteris x clandonensis*
- ▶ Claret Cup / *Echinocerus triglochidiatus*
- ▶ Crape Myrtle / *Lagerstroemia*
- ▶ Creeping Rosemary / *Rosmarinus off. pro.*
- ▶ Mugo Pine / *Pinus mugo*
- ▶ Parry Agave / *Agave parryi*
- ▶ Red Yucca / *Hesperaloe parviflor*
- ▶ Rosewood / *Vaquelinia*
- ▶ Shrubby Cinquefoil / *Potentilla frutacosa*
- ▶ Soft Blade Yucca / *Yucca recurvifolia*
- ▶ Spanish Bayonet / *Yucca baccta*
- ▶ Three Leaf Sumac / *Rhus trilobata*
- ▶ Winterfat / *Ceratoides lanata*
- ▶ Ornamental Grasses
- ▶ Maiden Grass / *Miscanthus sinensis 'Gracillimus'*
- ▶ Bear Grass / *Nolina microcarpa*
- ▶ Blue Fescue / *Festuca ovina 'Glaucua'*
- ▶ Sand Dropseed / *Sporobolus cryptandrus*
- ▶ Regal Mist / *Muhlenbergia capillaris*

SITE UTILITIES

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

- a. All permanent utilities shall be located underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

Section for signage is completely missing. Please include in next revision.



February 24, 2023

RE: New Master Plan #22-400-00005 Scottish Isle Master Plan; Zone Map Amendment #22-100-00027 R-1: Single-Family Residential District to R-2: Single-Family Residential District (approx. 22.4 acres)

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board and Governing Body.

The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requests approval of two separate requests:

Proposed Master Plan: Scottish Isle Master Plan, comprised of the subject properties of Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62 (approx. 22.4 acres).

Zone Map Amendment: from R-1: Single-Family Residential District to R-2: Single-Family Residential District for the subject properties legally described as Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62. These properties consist of approximately 22.4 acres.

The Planning and Zoning Board will consider these requests at a public hearing on **Tuesday, March 14, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. Subsequently, the Governing Body will consider these requests at a public hearing on **Thursday, March 23, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on these applications, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the respective body (Planning and Zoning Board and/or Governing Body). Both the Planning and Zoning Board meeting and Governing Body meeting will be hybrid with options to participate virtually or in person (**Please note the separate Zoom links**). The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:

<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

For the **Governing Body meeting**, to participate virtually: Join via computer:

<https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGV0czF4MDN0UT09>

Meeting ID: 853 0235 3741 Passcode: 789419 Join via phone: 1-346-248-7799 US

Please do not hesitate to contact me at 505-896-8361 or e-mail me at tdvorak@rrnm.gov if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

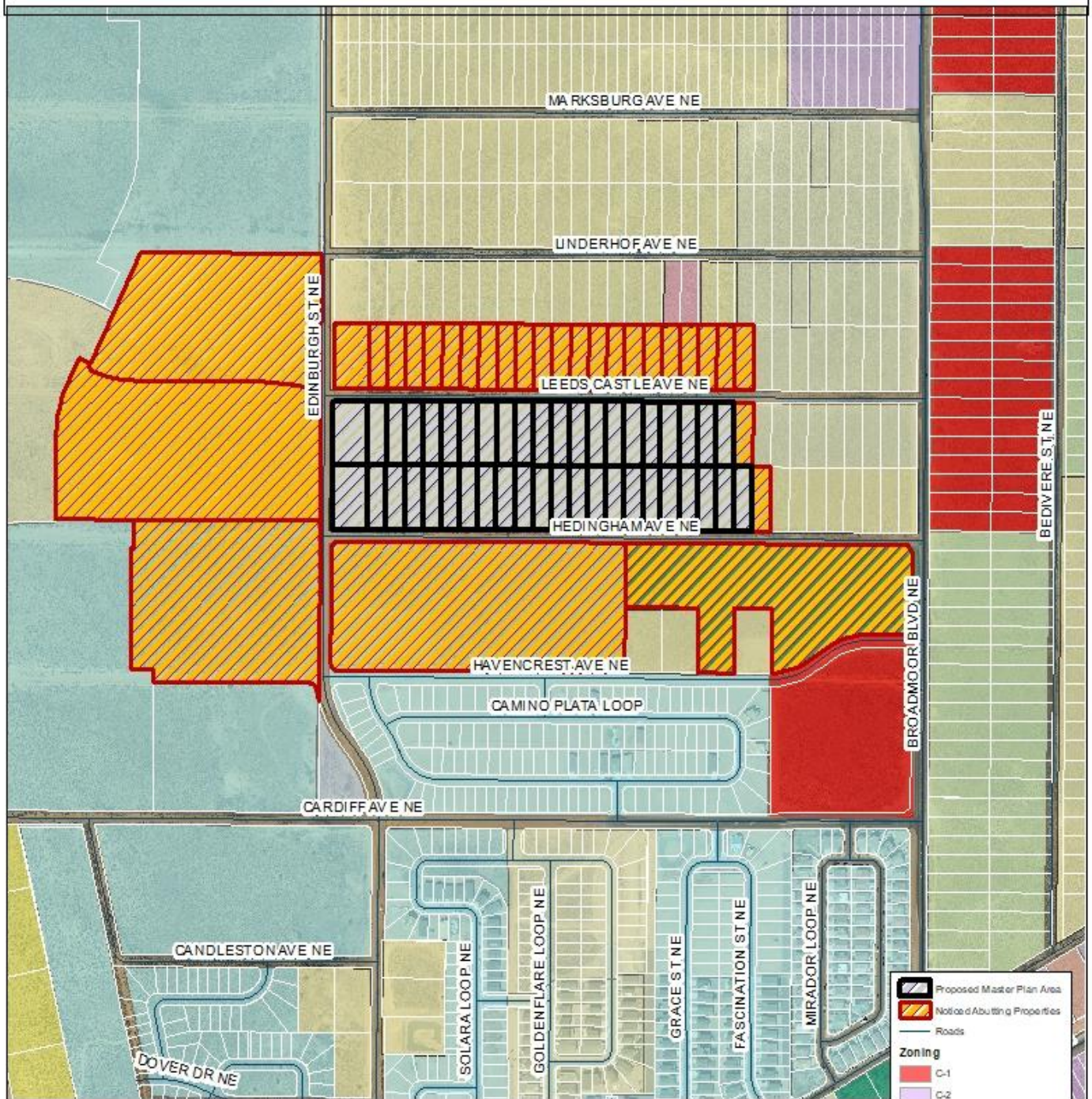
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

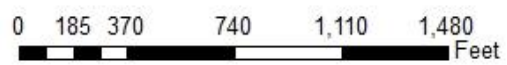
Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
Planning Division
City of Rio Rancho

SCOTTISH ISLE MASTER PLAN NEW MASTER PLAN & ZONE MAP AMENDMENT



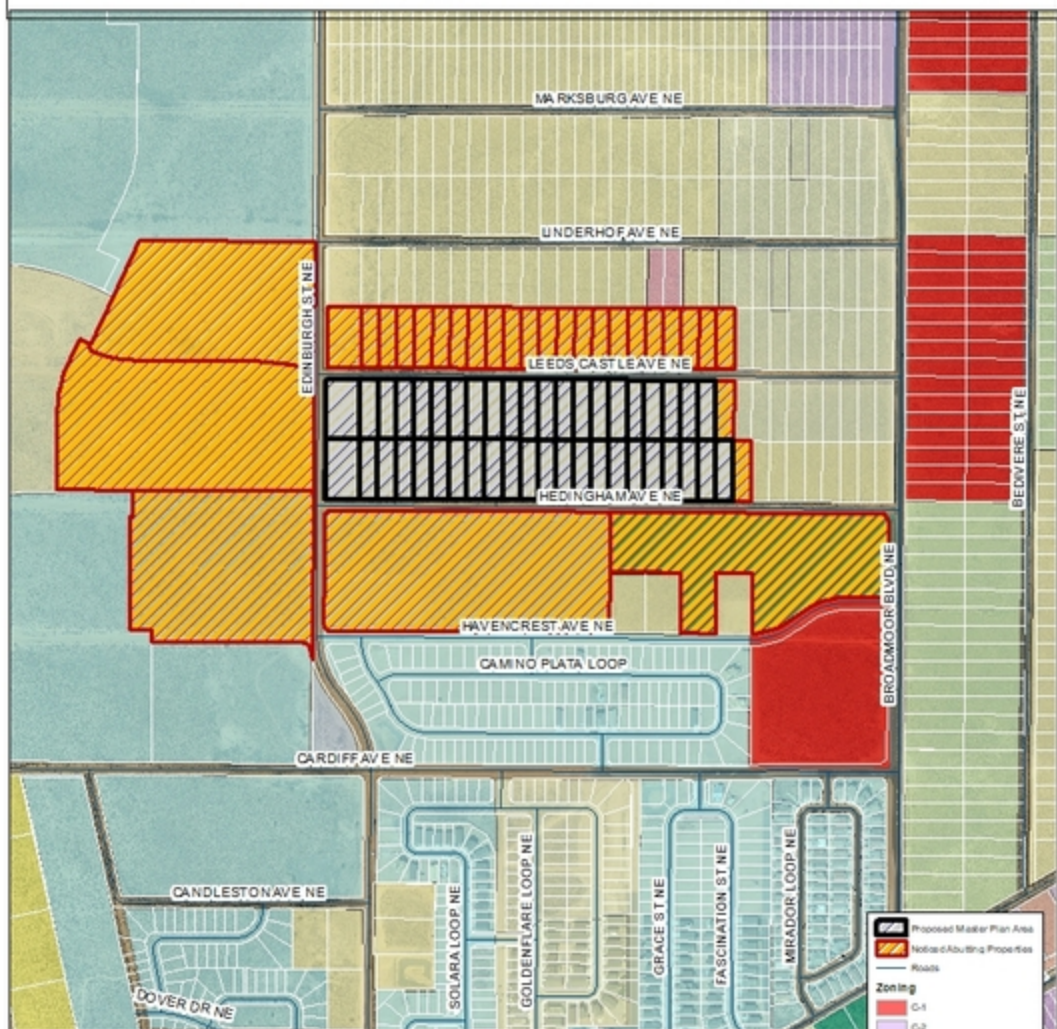
	Proposed Master Plan Area
	Notice of Abutting Properties
	Roads
Zoning	
	C-1
	C-2
	NC
	D-1
	PR
	R-1
	R-2
	R-3
	R-4
	R-6
	SU
	Unzoned



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tim Dvorak on 2/23/2023

SCOTTISH ISLE MASTER PLAN NEW MASTER PLAN & ZONE MAP AMENDMENT



0 185 370 740 1,110 1,480 Feet



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tim Dvorak on 2/23/2023



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, March 14, 2023 at 6:00 pm:

**Master Plan
Case #22-400-00005**
The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requests approval of the Scottish Isle Master Plan. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

**Zone Map Amendment
Case #22-100-000027**
The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment of approx. 2.4 acres from R-1: Single-Family Residential District to R-2: Single-Family Residential District for the subject properties of Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

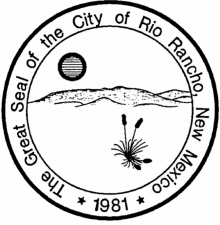
**Zone Map Amendment
Case #23-100-00001**
The applicant, Aragon Properties, LLC, request approval of a Zone Map Amendment for the properties legally described as Unit 13, Block EE, Lots 18-20; Unit 13, Block 58, Lots 4-6 and Tract B from R-1: Single Family Residential and NC: Neighborhood Commercial to C-1: Retail Commercial Zoning District for 4.3306 acres of land.

**Specific Area Plan
Amendment
Case #22-410-00002**
The applicant, Aragon Properties, LLC, request approval of Specific Area Plan Amendment to change the Proposed Land Use for the properties legally described as Unit 13, Block 58, Lots 2-6, Tract B and Unit 13, Lots 3A-22 from Mixed Use to Community Commercial.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: February 27, 2023



CITY OF RIO RANCHO COVER PAGE

Legislation Item: O6

AGENDA DATE:

March 23, 2023

DEPARTMENT:

Development Services

SUBJECT:

O6, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62 from R-1: Single-Family Residential District to R-2: Single-Family Residential District, Identifying Conditions of Development; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:

The subject properties of Unit 13, Block 45, Lots 1-21 and 41-62 are currently zoned R-1: Single-Family Residential District per Ordinance No. 57, Enactment No. 08-58, dated June 25, 2008. These properties are bordered by R-1: Single-Family Residential District to the north, R-2: Single-Family District to the north and east, R-3: Mixed Residential District to the west, and R-4: Single-Family Residential District and SU: Special Use for R-6: Multi-Family District and Continuing Care Retirement Community to the south. The subject properties are within the Lomas Negras Specific Area Plan.

The subject lots comprise the entirety of the proposed Scottish Isle Master Plan (Case No. 22-400-00005), which is being heard alongside this Zone Map Amendment request. The lots total approximately 22.4 acres of vacant land.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:

City of Rio Rancho Code of Ordinances (R.O. 2003) § 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

Staff recommends the Governing Body find that the application, presented as an attachment, meets the submittal requirements for the proposed zoning request. Planning and Zoning Board recommendation forthcoming, pending March 14, 2023 PZB Meeting; Criteria is satisfied.

Pursuant to criteria provided by R.O. 2003 § 150.07 (D) (1) through (4) and (E) through (G), a request for a change in zoning designation must address the following policies and criterion for a zone map change:

(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The Applicant states in their letter, "The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the city. The Applicant is proposing a medium-density

single-family development that will bring new residents to an optimal location near the Northern Boulevard commercial corridor, educational facilities, [and] existing infrastructure."

The Applicant continues, "The proposed zoning for the subject property will ensure productive use of land that has remained undeveloped since its annexation into the City of Rio Rancho in 1995. The proposed zoning is complimentary to the adjacent zoning and land uses and will promote the general welfare of the City by meeting the demand for new, high-quality, accessible housing within Rio Rancho."

Staff recommends the Governing Body find that the proposed R-2: Single-Family Residential zoning would be consistent with the health, safety, morals, and general welfare of the City, as it provides consistency of zoning with the surrounding R-1, R-2, R-3 and R-4 Residential zoning in the immediate area. Goal L-2 of the Comprehensive Plan states, "Encourage consolidation of lots to promote a variety of land uses in a planned manner." Planning and Zoning Board recommendation forthcoming, pending March 14, 2023 PZB Meeting; Criteria is satisfied.

(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

The Applicant states, "The Zone Map Amendment to R-2: Single-Family Residential will have a positive effect on the stability of land use and zoning. The Applicant proposes that rezoning the site to R-2: Single-Family Residential is the highest and best use, as it will enable the development of vacant land into a quality single-family neighborhood that utilizes existing infrastructure, is harmonious with surrounding developments, and will complement existing and proposed uses."

The Applicant continues, "The development will provide needed housing, in a desirable location in the Edinburgh Basin. The development will foster the criterion of distinct and complete neighborhoods that support a mixture of housing types and densities and community amenities."

Staff recommends the Governing Body find that the zone change is consistent with the surrounding area conditions in both the proposed Scottish Isle Master Plan as well as the Lomas Negras Specific Area Plan. The proposal furthers goal L-3 of the Comprehensive Plan which states, "Maintain a balance of land uses throughout the City." The proposed Zone Map Amendment maintains the low/medium density residential character of the immediate area, while not altering the existing adjacent higher density and nonresidential zones. Criteria is satisfied.

(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

The Applicant cites multiple goals and policies that further the Comprehensive Plan:

Land Use Element Goal 2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

Land Use Element Goal 3: Maintain a balance of land uses throughout the City.

Land Use Element Policy 1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

The Applicant states, "The proposed amendments will enable the creation of a medium-density community, which will be harmonious with the surrounding developments. This development involves the consolidation of several lots, and the incorporation of those lots to a new Master Plan, thus satisfying Land Use Goal 2 and Policy 1. The additional medium density residential uses

will help to balance the low-density residential uses which dominate the City."

The Applicant continues, "The proposed Master Plan establishes a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design. The Master Plan envisions that the neighborhood will have unifying design elements, such as building colors and materials, setbacks, and attractive landscaping throughout."

Population and Housing Element Goal 2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Population and Housing Element Goal 3: Promote a variety of housing types to meet the needs of all members of the community.

Population and Housing Element Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

The applicant states, "The proposed amendment will maintain the strength, vitality, and stability of the residential areas within the Edinburgh Basin. This amendment will enable a development that harmoniously blends in with the variety of low, medium, and high-density single and multi-family residential uses within the Edinburgh Basin. This development will be attractively designed, in accordance with the regulations promulgated by the proposed Master Plan, the Lomas Negras Specific Area Plan, and additional City policies."

Population and Housing Element Policy 5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.

Population and Housing Element Policy 7: Support residential developments with appropriate amenities for families with children.

The Applicant states, "This development will be an attractive neighborhood of single-family residences with amenities for a variety of households, including those with children. As discussed within the proposed Master Plan, Leeds Castle Avenue will be constructed to contain a multi-use path, which will connect the trail constructed by Tierra del Norte and Stonegate, to provide pedestrian and bicycle access to existing or proposed trails along Cardiff Avenue and Broadmoor Boulevard."

The Applicant continues, "The proposed development is in very close proximity to several existing and future community assets. Although not within a designated growth node, this development provides housing opportunities within very close proximity to three designated development nodes along the Northern Boulevard commercial corridor. The future residents will be served by the nearby Ernest Stapleton Elementary School, Eagle Ridge Middle School, Loma Colorado Main Library, Rio Rancho Aquatic Center, McDermott Athletic Center, and existing or envisioned commercial retail and services located on Northern Boulevard, Unser Boulevard, Broadmoor Boulevard, and Idalia Road."

Transportation Element Goal 1: Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's Economy.

The Applicant states, "These developments will effectively mix land uses within the Edinburgh Basin by adding an additional medium-density residential use to the surrounding commercial, office, and low, medium, and high-density residential uses. The developments are strategically placed near Idalia Road, Broadmoor Boulevard, Unser Boulevard, and Northern Boulevard to provide residents with access to nearby employment opportunities, shopping, and recreational amenities."

Urban Design Element Goal 2: Create traditional neighborhood patterns that support a sense of

place.

The Applicant states, "The Applicant is proposing a development that fosters a sense of place through distinct design and landscaping elements, in accordance with the requirements proposed within the Scottish Isle Master Plan. The developments will be in close proximity to existing and envisioned retail, employment, and recreational opportunities, and will seamlessly blend with the surrounding residential uses."

Urban Design Element Goal 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

The Applicant states, "The proposed Zone Map Amendment will facilitate the development of neighborhoods that are linked together via a system of proposed multi-use trails along Leeds Castle Avenue, as discussed within both the Stonegate and Tierra del Norte Master Plans. Multi-modal transportation is further supported, as this development accommodates walking, biking, and vehicles by way of Broadmoor Boulevard NE, a minor arterial. This amendment will enable a medium density single-family development that is complementary to nearby neighborhoods within the Edinburgh Basin area. Residents will have easy bicycle or pedestrian access to the bikeways on Broadmoor Boulevard, Northern Boulevard, Edinburgh Street, and Cardiff Avenue."

Lomas Negras Specific Area Plan Compliance

Land Use Goal 1: Promote a variety of housing choices including low and medium-density single-family residential uses and high-density multi-family residential uses.

The Applicant states, "The proposed Zone Map Amendment will provide for medium density, single-family residential development that is harmonious with the surrounding low, medium, and high-density developments."

Land Use Goal 2: Encourage mixed uses - retail, office, residential, and community uses - pedestrian oriented and clustered around corridors and activity centers.

Land Use Objective: Develop land use categories which allow for a choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards.

The Applicant states, "The proposed Zone Map Amendment will allow a medium density, single-family residential development strategically placed near existing and envisioned activity centers, and will provide for pedestrian and bicycle access to a system of planned multi-use trails."

Transportation Goal 1: Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities.

The Applicant states, "The proposed Zone Map Amendment will be well connected to multi-modal roadways leading to residential neighborhoods, businesses, offices, schools, and other facilities. The proposed Master Plan includes a conceptual cross-section of Leeds Castle Avenue that includes an 8-foot-wide multi-use path."

Urban Design Goal 1: Create neighborhood centers and corridors within walking distance of residences and with a balance of retail, office, and multi-family uses.

The Applicant states, "The proposed Zone Map Amendment will allow for new housing that is within walking distance to a balance of retail, office, and multi-family uses."

Utilities Goal 1: Assure that urban uses have full utilities, both community water and sewer provided

to all new development in the Plan area.

The Applicant states, "The proposed Zone Map Amendment will allow for development located near existing sewer and water lines."

Community Facilities Goal 1: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

The Applicant states, "The proposed Zone Map Amendment will enable a new single-family neighborhood that contains a pocket park near the center of the development to serve residents' needs."

Scottish Isle Master Plan Compliance

Under Section 3. *Land Use and Zoning Descriptions*, the Proposed Zoning and Land Use reads in part, "The proposed zoning for Scottish Isle is R-2: Single-family Residential, which permits a moderate density of population in which the principal use is single-family dwelling units. The minimum lot area for R-2 zoned parcels is 5,000 square feet, with a minimum lot width of 50 feet. The Master Plan proposes approximately 118 units on 22.4 acres of land, which equates to a density of approximately 5 dwelling units per acre."

Staff recommends the Governing Body find that the proposed Zone Map Amendment would meet the intent of the Comprehensive Plan, Lomas Negras Specific Area Plan, and the Scottish Isle Master Plan. The standards of the proposed Scottish Isle Master Plan will be compliant with the proposed R-2: Single-Family Residential zoning. Criteria is satisfied.

(4) The applicant must demonstrate that the existing zoning is inappropriate because: (A) There was an error, mistake, or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 transitional zone or an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or (B) Changed neighborhood or community conditions justify the change; or (C) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in questions, and (ii) that need will be best served by changing the classification of the particular pieces of property in question as compared with other available property.

The Applicant states that both criterion B and C apply, and that the proposed rezoning to R-2 both complements the adjacent medium and high-density residential and commercial zones and is more advantageous to the community. The Applicant asserts that the subject properties are the optimal location for the proposed Master Plan, given the existing infrastructure, potential employment centers, and several activity nodes.

Staff recommends the Governing Body find that this criterion has been met, as this proposed Zone Map Amendment will complement and strengthen the surrounding residential and commercial zones. The Master Plan will additionally align with and complement the adjacent Stonegate, Tierra del Norte, and Tierra del Oro Master Plans. Criteria is satisfied.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The applicant states, "The cost of land or other economic considerations are not the determining factor behind this request." The applicant cites that the proposed Zone Map Amendment will add diversity to City of Rio Rancho housing stock and will continue to grow the City's tax base.

Staff recommends the Governing Body find that the cost of the land or other economic considerations do not appear to be a justification for the proposed zone map amendment. Criteria is satisfied.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

The applicant states, "These requests are not based on the subject property's location next to a collector or major street. Rather, the basis for this request is that the proposed zoning is more compatible than the current zoning for the subject property. The proposed Master Plan and Zone Map Amendment will serve as an extension of the single-family character of the area, and further various goals and policies of the Comprehensive Plan. The proposed ZMA provides the necessary mechanisms to stabilize this part of Rio Rancho for residential uses and provide the volume of housing to meet demand for those wishing to locate within the Edinburgh Basin."

Staff recommends the Governing Body find that the sole justification for this request is not based on the site's location on a major street. Criteria is satisfied.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may only be approved when: (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant states, "This request is not a spot zone. Parcels to the east and north of the subject property are zoned for single-family residential (including R-2). In addition, the proposed zoning is similar in scope and function to the surrounding low and medium density uses. The proposed Zone Map Amendment clearly facilitates the realization of the Comprehensive Plan and Lomas Negras Specific Area Plan. This development will locate new residents near activity nodes and existing infrastructure. The zone change will ensure productive use of land that has remained undeveloped since its annexation into the City of Rio Rancho in 1995."

Staff recommends the Governing Body find that the proposed R-2 Single-Family zoning is not a spot zone. Staff concurs that the Applicant's proposal enhances the viability of future residential and commercial uses within the area of the Edinburgh Basin. The proposed R-2 residential zoning is in conformance with the surrounding area. Criteria is satisfied.

NOTIFICATIONS:

In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a certified letter, return receipt, containing a notice of action and impending Planning and Zoning Board hearing. A notice sign was placed on the subject properties by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on February 27, 2023.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments within document "DSD Planning & Engineering Comments."

DSD Engineering	X	Comments within document "DSD Planning & Engineering Comments."
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	Comments provided in attachment
Police Department	X	No comments provided
SSCAFCA	X	Comments provided in attachment
MRCOG	X	No comments provided
Parks, Recreation, and Community Services	X	Comments provided in attachment

IMPACT:

Staff finds that no adverse impacts are likely to occur as a result of the approval of this Zone Map Amendment. Staff recommends the Governing Body approve the Zone Map Amendment, subject to the following findings below. The Planning and Zoning Board recommended approval at its March 14, 2023 meeting.

General Findings of Fact:

1. The Governing Body has the authority to make a decision on the applicant's request for a Zone Map Amendment.
2. Following procedures for a zone map amendment, proper notice of this hearing on this matter was given.
3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact:

The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(D) Amendments, including:

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by promoting implementation of the City's Comprehensive Plan.
2. The applicant has provided sound justification, in a narrative dated November 15, 2022, for the proposed zone change and the zone map amendment would provide for stability of zoning.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The applicant has demonstrated that the R-2: Single-Family Residential District would be a more advantageous zone for the subject properties, as it will both align the land use with adjacent parcels and further Goal L-2 of the Comprehensive Plan, which seeks to "encourage consolidation of lots to promote a variety of land uses in a planned manner."
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The applicant has provided sufficient justification that the zone map amendment request is not based on the properties' location near Broadmoor Blvd. NE.
7. The requested zone map amendment would not create a "spot zone" in that it keeps the

consistency of the already existent low and medium-density residential zones within the Edinburgh Basin.

8. The requested zone map amendment is consistent with the policies and intent of the Lomas Negras Specific Area Plan.
9. As a condition of approval, the applicant must address all staff comments, as notated in the document "DSD Planning and Engineering Comments_Scottish Isle Master Plan."

ALTERNATIVES:

1. The Governing Body may approve the request.
2. The Governing Body may deny the request.
3. The Governing Body may modify the request and approve such modifications.
4. The Governing Body may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Governing Body approve the Zone Map Amendment, with findings and conditions. The Planning and Zoning Board recommended approval at its March 14, 2023 meeting.

ATTACHMENT: [Ordinance](#)

ATTACHMENT: [Scottish Isle Master Plan & ZMA Full Application.pdf](#)

ATTACHMENT: [Reproduction of Notices- Scottish Isle MP & ZMA.pdf](#)

ATTACHMENT: [Scottish Isle MP & ZMA Location Map.jpg](#)

ATTACHMENT: [Comments Memo_22-400-00005; 22-100-00027 Scottish Isle MP & ZMA.pdf](#)

ATTACHMENT: [DSD Planning & Engineering Comments_Scottish Isle Master Plan - Draft - ZMA - Full Application_compressed.pdf](#)

ATTACHMENT: [Legal_Ad_2ZMA.pdf](#)



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 13, BLOCK 45, LOTS 1-21 and 41-62 FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-2: SINGLE-FAMILY RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS: the Governing Body of the City of Rio Rancho has adopted zoning regulations and an official zone map in accordance with New Mexico Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by the City of Rio Rancho, and assigned City Case No. 22-100-00027; and

WHEREAS: the Governing Body received a report from the Planning and Zoning Board, and such report indicates the Planning and Zoning Board has studied and considered the proposed changes pursuant to R.O. 2003 Section 150.07, and said report includes specific findings related to the affected property; and

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of Rio Rancho on March 23, 2023 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendment promotes the health, safety, morals, and general welfare of the City;

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

Section 1. Rezoning of Property and Change in Land Use.

The Official Zone Map is hereby amended by assigning a zoning designation on approximately 22.4 acres from R-1: Single-Family Residential District to R-2: Single-Family Residential District on the lands legally described as:

1
2 Lots 1-21 and 41-62, Block 45, Unit 13, Rio Rancho Estates, filed in the
3 office of the County Clerk of Sandoval County New Mexico, Southwest
4 Portion of Unit 13 Rio Rancho Estates Town of Alameda Grant, Sandoval
5 County, New Mexico, in Book 1, Page 49 dated April 22, 1963.
6

7 **Section 2. Land Use, Conditions, Development Standards/Regulations and use of**
8 **Property.** The properties identified in Section 1, above, are subject to all requirements
9 of the R-2: Single-Family Residential District as set forth in R.O. 2003 Section 154.09
10 (as of the effective date of this ordinance or as subsequently amended).
11

12 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
13 this Ordinance, or any section, paragraph, clause, or provision of any regulation
14 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
15 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
16 clause, or provision shall not affect the validity of the remaining portions of this
17 Ordinance or the regulation so challenged.
18

19 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
20 adoption.
21

22 ADOPTED THIS _____ DAY OF _____, 2023.
23
24

25 _____
26 Gregory D. Hull, Mayor
27

28
29 ATTEST:
30

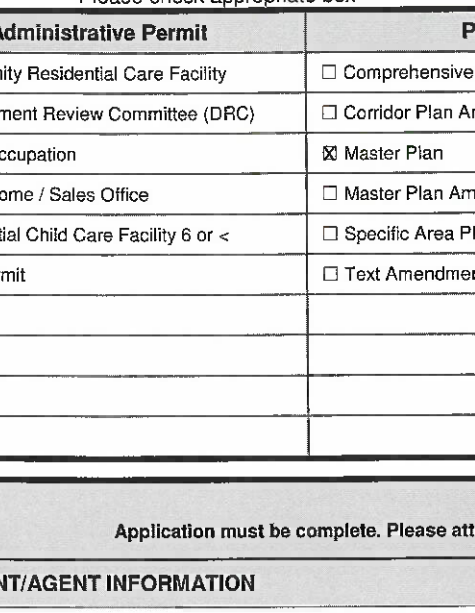
31 _____
32 Rebecca A. Martinez, City Clerk
33 (SEAL)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input checked="" type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input checked="" type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

Please Print In Ink Only or Type Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.			
APPLICANT/AGENT INFORMATION			
Applicant Name: Abrazo Homes, Inc.		Phone:	
Address: 9798 Coors Blvd NW, Suite 400		E-Mail:	
City: Albuquerque	State: NM	Zip: 87114	
Proprietary Interest:	List Owners:		
Deed or Ownership Verification Provided: (Initials) See attached		Letter of Authorization Provided: (Initials) See attached	
Agent Name: Consensus Planning, Inc.		Phone: 505-764-9801	
Address: 302 8th Street NW		E-Mail: lampo@consensusplanning.com	
City: Albuquerque	State: NM	ZIP Code: 87102	
DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)			
Request for a new Master Plan and a Zone Map Amendment on subject property legally described as Rio Rancho Estates Unit 13, Block 45, Lots 1 - 21 and 41 - 62			
SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)			
Subdivision/Unit : Unit 13	Block(s): 45	Lot(s): 1 - 21 & 41 - 62	
Existing Zoning: R-1: Single-family Residential	Proposed Zoning: R-2: Single-family Residential		
No. of existing lots: 43	No. of proposed lots: 43	Total area of site (acres) 22.4	
ACKNOWLEDGEMENT			
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.			
Print Name: James K. Strozien, FAICP	Applicant:	Agent: Consensus Planning, Inc.	
Signature: 		Date: 11/15/2022	
FOR OFFICIAL USE ONLY			
H.T.E. PROJECT #	FEE	RECEIPT #	
APPLICATION ACCEPTED BY: _____		DATE: _____	



November 15, 2022

Fred Radosevich, Chairman
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Landscape Architecture
Urban Design
Planning Services

Re: New Master Plan and Zone Map Amendment Request for Unit 13, Block 45, Lots 1-21 and 41-62

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to provide justification for a request for approval of the proposed Scottish Isle Master Plan, as well as a Zone Map Amendment that will allow for the additional residential uses.

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The proposed Master Plan and requested Zone Map Amendments are for a vacant property that consists of approximately 22.4 acres located near the northeast corner of Edinburgh Street NE and Hedingham Avenue NE.

The legal description for the properties included within the Scottish Isle Master Plan and zoning action include Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

Subject Property Location



PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



OWNERSHIP

The subject property is owned by Abrazo Homes. The property owner has signed a letter (included in the application packet) authorizing these requests, and authorizing Consensus Planning, Inc. to act as the Agent representing the project.

MASTER PLAN REQUEST

A request is being made for the new Scottish Isle Master Plan, which has a stated objective of designating the land use and preferred zoning for the site, providing urban design standards, implementing the City of Rio Rancho Comprehensive Plan, and integrating land use, transportation, drainage, and utility planning into a comprehensive development plan for the property. The proposed Master Plan includes the following chapters:

Existing Conditions

The Existing Conditions chapter discusses existing transportation, nearby educational and activity centers, natural features, and antiquated platting in the area. Surrounding Master Plans and large subdivisions are discussed, and a map of each has been provided to illustrate the location of Scottish Isle among the many developments of the Edinburgh Basin. Existing zoning and land use is discussed, and maps are provided for both.

Land Use and Zoning

The proposed land use and zoning for the subject property are discussed within this chapter, as well as the location of a proposed private park and pond. A conceptual layout for the development is provided on page 9. In addition, the Corridor Overlay Zone that affects the subject property is discussed.

Conformance to City of Rio Rancho Plans and Policies

This chapter discusses how the Scottish Isle Master Plan adheres to, promotes, or furthers goals and policies within the Land Use, Population and Housing, Transportation, Urban Design, and Antiquated Platting chapters of the City of Rio Rancho Comprehensive Plan. This chapter also discusses the adherence of the Scottish Isle Master Plan to the Land Use, Community Facilities, and Utilities chapters of the Lomas Negras Specific Area Plan.

Transportation

The Transportation chapter discusses how the new residential development will connect with the surrounding subdivisions, most of which are currently under construction. A conceptual cross section of Leeds Castle Avenue NE is provided on page 14, and a conceptual paving/transportation plan is provided on page 15 of the document.

Utilities

The Utilities chapter discusses the water and sanitary sewer connections needed for the new development. A conceptual utilities plan is provided on page 17 of the document.



Grading and Drainage

This chapter discusses the existing and developed conditions, as well as the lack of FEMA 100-year floodplain designation within the master plan area. A conceptual grading and drainage plan showing the proposed detention pond is provided on page 19 of the document.

Design Standards

To ensure cohesiveness, the Design Standards chapter includes specific requirements for development within the master plan area, including those related to site design, architecture, lighting, landscape and streetscape, and site utilities.

ZONE MAP AMENDMENT REQUEST

This Zone Map Amendment request is to change the zoning on 22.4 acres from R-1: Single-family Residential to R-2: Single-family Residential to allow for a medium density community consisting of 118 single-family residences. This request for R-2: Single-family Residential is for the properties legally described as Unit 13, Block 45, Lots 1 – 21 and Lots 41 - 62. It is anticipated that as part of the implementation of the development, a plat that subdivides the existing parcels will be prepared.

The proposed Zone Map Amendment for R-2: Single-family Residential will enable a housing density of approximately 5 dwelling units per acre for a total of 118 dwelling units. All units will have a maximum height of 32 feet and will be set back approximately 15' from the edge of curb. Easements for utilities will be delineated and dedicated as part of the platting process. Parking will be in accordance with the City's requirements for single-family residential.

SITE BACKGROUND

The property subject to these requests for a new Master Plan and Zone Map Amendment consists of 43 lots, which were annexed by the City of Rio Rancho in 1995, and total approximately 22.4 acres. The site has remained vacant since its annexation.

The Edinburgh Basin area is experiencing rapid growth in single-family development, with several Master Planned areas and subdivisions currently under construction. The area surrounding the subject property is positioned to welcome a diverse mix of development, with a wide range of zoning districts nearby, allowing low to high density residential, office, commercial, and mixed-use developments.

The final phases of Solcito were approved in 2021, and construction is nearly complete. Grading work is currently underway for Stonegate to the west and Tierra del Norte to the east. Milagro Mesa and Mirador del Sol are nearing completion to the south. Large portions of the Tierra del Oro Plan have been completed, or have begun construction. Utilities were recently extended to the subject property via Edinburgh Street, from Cardiff Avenue to the northern portion of Tierra del Oro.

Multiple views of subject property

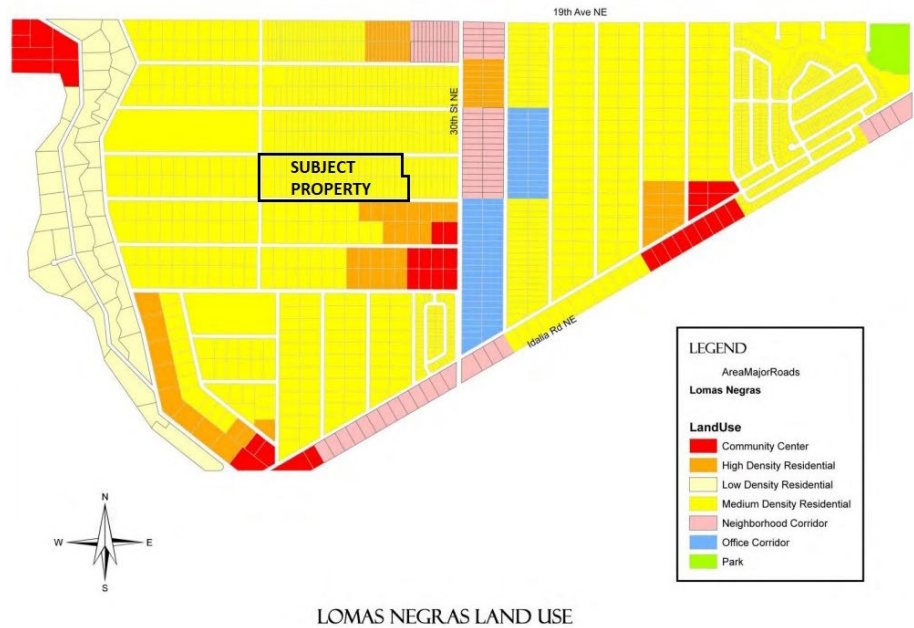


EXISTING ZONING & LAND USE

The subject property is currently vacant and surrounded by a variety of underlying residential land uses, mostly governed by the numerous approved Master Plans in the area, including Stonegate, Tierra del Oro, Tierra del Norte, Solcito, and Melon Ridge. The subject property is located within the Lomas Negras Specific Area Plan, which was adopted by the City of Rio Rancho Governing Body in 2008, and most recently amended in 2011. The current R-1: Single-family Residential zoning found on the property was adopted by the Governing Body in 2008 as Ordinance No. 57, Enactment No. 08-58. In addition, portion of the site is covered by a Corridor Overlay Zone, which established additional design guidelines and access management standards, and was adopted by the Governing Body in 2008. The Master Plan ensures compliance with the Overlay Zone.

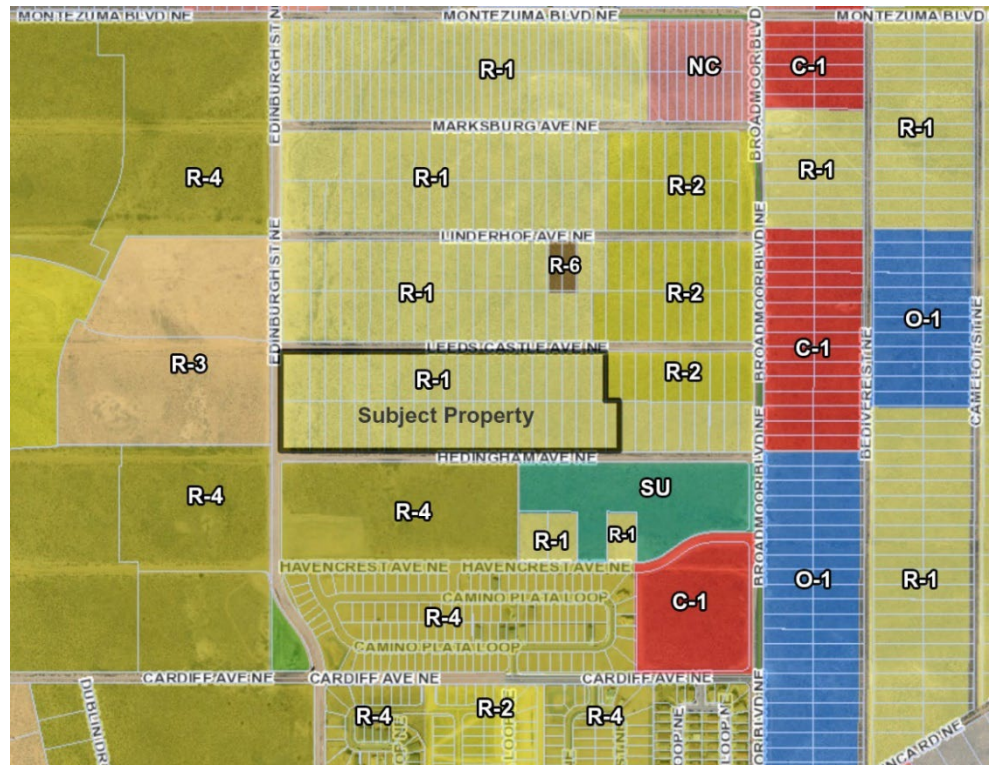
TABLE 1. SURROUNDING ZONING & LAND USE		
	ZONING	LAND USE
NORTH	R-1: Single-Family Residential	Low Density Residential (Vacant)
EAST	R-1: Single-Family Residential and R-2: Single-Family Residential	Low/Medium Density Residential (vacant and under construction)
SOUTH	R-4: Single-Family Residential and SU: Special Use for R-6/CCRC	Medium to High Density Residential (under construction)
WEST	R-3: Mixed Residential and R-4: Single-Family Residential	Medium to High Density Residential (under construction)

Generalized Land Use Map within Lomas Negras Specific Area Plan

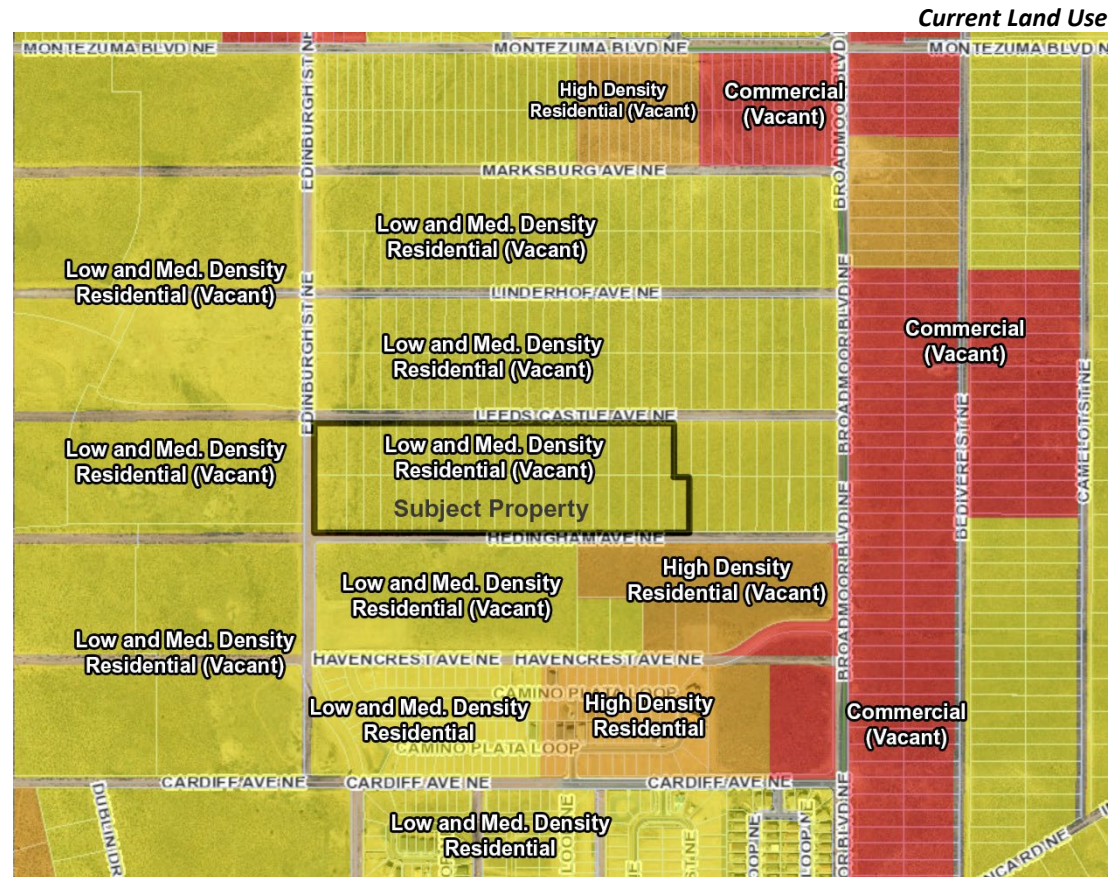


The Generalized Land Use Map (GLUM) within the Lomas Negras Specific Area Plan displays the entirety of the proposed Scottish Isle area as Medium Density Residential. The Medium Density Residential land use category within the Comprehensive Plan allows a maximum density of 16 DU/acre, and the proposed development is approximately 5 DU/acre.

Current Zoning



Tierra del Oro, to the south of the subject property, contains parcels zoned R-4: Single-family Residential, as well as SU: Special Use for R-6 uses. Stonegate, to the west, contains parcels zoned R-3: Mixed Residential, as well as R-4: Single-family Residential. Parcels to the north, which are not yet governed by a Master Plan, are zoned R-1: Single-family Residential. Tierra del Norte, to the northeast and east of the subject property, contains parcels zoned R-2: Single-family Residential.



The subject property, and most of the directly adjacent land that surrounds the site to the north, south, east, and west is currently vacant low and medium density residential. However, as previously mentioned in this letter, a large percentage of the land within the Edinburgh Basin is currently under construction. Grading work has begun in both Tierra del Norte and Stonegate, and a portion of Tierra del Oro below Havencrest Avenue is under construction.

This portion intentionally left blank.



ZONE MAP AMENDMENT POLICY COMPLIANCE

(D) The following policies for deciding Zone Map Amendments pursuant to the City Zoning Code are as follows:

- 1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.**

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the city.*

The Applicant is proposing a medium-density single-family development that will bring new residents to an optimal location near the Northern Boulevard commercial corridor, educational facilities, existing infrastructure. The proposed zoning for the subject property will ensure productive use of land that has remained undeveloped since its annexation into the City of Rio Rancho in 1995 and will further the intent of the Lomas Negras Specific Area Plan. The proposed zoning is complementary to the adjacent zoning and land uses and will promote the general welfare of the City by meeting the demand for new, high-quality, accessible housing within Rio Rancho.

- 2. Stability of land use and zoning is desirable; therefore, the Applicant must provide a sound justification for the change. The burden is on the Applicant to show why the change should be made, not on the City to show why the change should not be made.**

Applicant Response: *The Zone Map Amendment to R-2: Single-family Residential will have a positive effect on the stability of land use and zoning. The Applicant proposes that rezoning the site to R-2: Single-family Residential is the highest and best use, as it will enable the development of vacant land into a quality single-family neighborhood that utilizes existing infrastructure, is harmonious with surrounding developments, and will complement existing and proposed uses. The development will provide needed housing, in a desirable location in the Edinburgh Basin. The development will foster the criterion of distinct and complete neighborhoods that support a mixture of housing types and densities and community amenities. In addition, the Zone Map Amendment furthers numerous goals within the Comprehensive Plan and Lomas Negras Specific Area Plan, as discussed below.*

This portion intentionally left blank.

3. A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

Applicant Response: The Zone Map Amendment furthers multiple goals and policies as contained in the City of Rio Rancho Comprehensive Plan as follows:

LAND USE ELEMENT GOAL 2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

LAND USE ELEMENT GOAL 3: Maintain a balance of land uses throughout the City.

LAND USE ELEMENT POLICY 1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Applicant Response: The proposed amendments will enable the creation of a medium-density community, which will be harmonious with the surrounding developments. This development involves the consolidation of several lots, and the incorporation of those lots to a new Master Plan, thus satisfying Land Use Goal 2 and Policy 1. The additional medium density residential uses will help to balance the low-density residential uses which dominate the City. The proposed Master Plan establishes a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design. These developments will help to address a clear need for residential uses and housing stock within the city. The Master Plan envisions that the neighborhood will have unifying design elements, such as building colors and materials, setbacks, and attractive landscaping throughout. All design standards established within the Master Plan will be adhered to for the development.

POPULATION AND HOUSING ELEMENT GOAL 2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

POPULATION AND HOUSING ELEMENT GOAL 3: Promote a variety of housing types to meet the needs of all members of the community.

POPULATION AND HOUSING ELEMENT GOAL 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Applicant Response: The proposed amendment will maintain the strength, vitality, and stability of the residential areas within the Edinburgh Basin. This amendment will enable a development that harmoniously blends in with the variety of low, medium, and high-density single and multi-family residential uses within the Edinburgh Basin. This development will be attractively designed, in accordance with the regulations promulgated by the proposed Master Plan, the Lomas Negras Specific Area Plan, and additional City policies.



POPULATION AND HOUSING ELEMENT POLICY 5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.

POPULATION AND HOUSING ELEMENT POLICY 7: Support residential developments with appropriate amenities for families with children.

Applicant Response: This development will be an attractive neighborhood of single-family residences with amenities for a variety of households, including those with children. As discussed within the proposed Master Plan, Leeds Castle Avenue will be constructed to contain a multi-use path, which will connect to the trail constructed by Tierra del Norte and Stonegate, to provide pedestrian and bicycle access to existing or proposed trails along Cardiff Avenue and Broadmoor Boulevard. The proposed development is in very close proximity to several existing and future community assets. Although not within a designated growth node, this development provides housing opportunities within very close proximity to three designated development nodes along the Northern Boulevard commercial corridor. The future residents will be served by the nearby Ernest Stapleton Elementary School, Eagle Ridge Middle School, Loma Colorado Main Library, Rio Rancho Aquatic Center, McDermott Athletic Center, and existing or envisioned commercial retail and services located on Northern Boulevard, Unser Boulevard, Broadmoor Boulevard, and Idalia Road.

TRANSPORTATION ELEMENT GOAL 1: Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's Economy.

Applicant Response: These developments will effectively mix land uses within the Edinburgh Basin by adding an additional medium-density residential use to the surrounding commercial, office, and low, medium, and high-density residential uses. The developments are strategically placed near Idalia Road, Broadmoor Boulevard, Unser Boulevard, and Northern Boulevard to provide residents with access to nearby employment opportunities, shopping, and recreational amenities.

URBAN DESIGN ELEMENT GOAL 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: The Applicant is proposing a development that fosters a sense of place through distinct design and landscaping elements, in accordance with the requirements proposed within the Scottish Isle Master Plan. The developments will be in close proximity to existing and envisioned retail, employment, and recreational opportunities, and will seamlessly blend with the surrounding residential uses.



URBAN DESIGN ELEMENT GOAL 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Applicant Response: The proposed Zone Map Amendments will facilitate the development of neighborhoods that are linked together via a system of proposed multi-use trails along Leeds Castle Avenue, as discussed within both the Stonegate and Tierra del Norte Master Plans. Multi-modal transportation is further supported, as this development accommodates walking, biking, and vehicles by way of Broadmoor Boulevard NE, a minor arterial. This amendment will enable a medium density single-family development that is complementary to nearby neighborhoods within the Edinburgh Basin area. Residents will have easy bicycle or pedestrian access to the bikeways on Broadmoor Boulevard, Northern Boulevard, Edinburgh Street, and Cardiff Avenue.

LOMAS NEGRAS SPECIFIC AREA PLAN COMPLIANCE

Land Use Goal 1: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

Applicant Response: The proposed Zone Map Amendment will provide for medium density, single-family residential development that is harmonious with the surrounding low, medium, and high-density developments.

Land Use Goal 2: Encourage mixed uses – retail, office, residential, and community uses – pedestrian oriented and clustered around corridors and activity centers.

Land Use Objective: Develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards.

Applicant Response: The proposed Zone Map Amendment will allow a medium density, single-family residential development strategically placed near existing and envisioned activity centers, and will provide for pedestrian and bicycle access to a system of planned multi-use trails.

Transportation Goal 1: Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities.

Applicant Response: The proposed Zone Map Amendment will be well connected to multi-modal roadways leading to residential neighborhoods, businesses, offices, schools, and other facilities. The proposed Master Plan includes a conceptual cross-section of Leeds Castle Avenue that includes an 8-foot-wide multi-use path.

Urban Design Goal 1: Create neighborhood centers and corridors within walking distance of residences and with a balance of retail, office, and multi-family uses.

Applicant Response: The proposed Zone Map Amendment will allow for new housing that is within walking distance to a balance of retail, office, and multi-family uses.



Utilities Goal 1: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.

Applicant Response: The proposed Zone Map Amendment will allow for development located near existing sewer and water lines.

Community Facilities Goal 1: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

Applicant Response: The proposed Zone Map Amendments will enable a new single-family neighborhood that contains a pocket park near the center of the development to serve resident's needs.

The Applicant must demonstrate the existing zoning is inappropriate because:

- a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City or
- b) changed neighborhood or community conditions justify the change, or
- c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: In this case, Criterion B and C should apply. Housing needs have changed drastically in the City of Rio Rancho in recent years, and the proposed Zone Map Amendment will serve to further the vision of the Lomas Negras Specific Area Plan and increase the viability of the nearby commercial and office uses by adding additional residents.

The proposed Zone Map Amendment to R-2: Single-family Residential is more advantageous to the community for several reasons, as previously discussed in this letter. The Zone Map Amendment facilitates the development of land that has remained vacant since its annexation, while complementing the adjacent low, medium, and high-density residential uses, as well as the commercial and office uses nearby.

The proposed R-2: Single-family Residential will meet the stated land use objective of providing for higher density residential within the Lomas Negras Specific Area Plan. A different use category, as expressed by the City's Comprehensive and SAP plan goals and polices, other than low-density single-family residential, is more advantageous to the community.

The developments will help to meet the demand for high quality housing within the City of Rio Rancho and will facilitate an alternative means for new residential growth in the area. This is the most optimal location for medium-density housing given the subject property's location near existing infrastructure, potential employment centers, and several activity nodes.

This Zone Map Amendment presents an opportunity for the vision of higher density development to occur while still preserving the character of the nearby neighborhoods. The proposed Zone Map Amendment is more advantageous to the community as they further many goals of the Comprehensive Plan and Lomas Negras Specific Area Plan, as described above. The proposed uses complement the existing and developing medium-density residential and commercial land uses with new medium-density single-family residences.

(E) The cost of land or other economic considerations pertaining to the Applicant shall not be the determining factor for a change of zone.

Applicant Response: The cost of land or other economic considerations are not the determining factor behind this request. Rather, the Applicant is proposing a zone change that is consistent with the surrounding zoning while adding diversity to the City of Rio Rancho housing stock in order to balance land uses throughout the City, and to continue to grow its tax base.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Applicant Response: *These requests are not based on the subject property's location next to a collector or major street. Rather, the basis for this request is that the proposed zoning is more compatible than the current zoning for the subject property. The proposed Master Plan and Zone Map Amendment will serve as an extension of the single-family character of the area, and further various goals and policies of the Comprehensive Plan. The proposed ZMA provides the necessary mechanisms to stabilize this part of Rio Rancho for residential uses and provide the volume of housing to meet demand for those wishing to locate within Edinburgh Basin.*

(G) A zone change request which will give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan;

Or



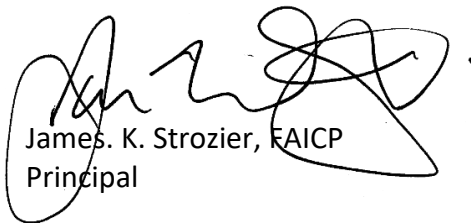
2. the area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones; because the subject property is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the subject property unsuitable for the uses allowed in any adjacent zone.

***Applicant Response:** This request is not a spot zone. Parcels to the east and north of the subject property are zoned for Single-family Residential (including R-2). In addition, the proposing zoning is similar in scope and function to the surrounding low and medium density uses. The proposed Zone Map Amendment clearly facilitates the realization of the Comprehensive Plan and Lomas Negras Specific Area Plan. This development will locate new residents near activity nodes and existing infrastructure. The zone change will ensure productive use of land that has remained undeveloped since its annexation into the City of Rio Rancho in 1995.*

CONCLUSION

We respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of the proposed Master Plan and the Zone Map Amendment request for R-2: Single-family Residential. We believe this use furthers the vision for land use within the Edinburgh Basin, and promotes several goals and policies found within the Comprehensive Plan and Lomas Negras Specific Area Plan, while helping to meet a documented housing need, and balancing the low-density single-family dominated landscape with worthy and needed medium density single-family uses.

Sincerely,



James. K. Strozier, FAICP
Principal



February 24, 2023

RE: New Master Plan #22-400-00005 Scottish Isle Master Plan; Zone Map Amendment #22-100-00027 R-1: Single-Family Residential District to R-2: Single-Family Residential District (approx. 22.4 acres)

Dear Property Owner:

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board and Governing Body.

The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requests approval of two separate requests:

Proposed Master Plan: Scottish Isle Master Plan, comprised of the subject properties of Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62 (approx. 22.4 acres).

Zone Map Amendment: from R-1: Single-Family Residential District to R-2: Single-Family Residential District for the subject properties legally described as Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62. These properties consist of approximately 22.4 acres.

The Planning and Zoning Board will consider these requests at a public hearing on **Tuesday, March 14, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. Subsequently, the Governing Body will consider these requests at a public hearing on **Thursday, March 23, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on these applications, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the respective body (Planning and Zoning Board and/or Governing Body). Both the Planning and Zoning Board meeting and Governing Body meeting will be hybrid with options to participate virtually or in person (**Please note the separate Zoom links**). The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

For the **Governing Body meeting**, to participate virtually: Join via computer:
<https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGV0czF4MDN0UT09>
Meeting ID: 853 0235 3741 Passcode: 789419 Join via phone: 1-346-248-7799 US

Please do not hesitate to contact me at 505-896-8361 or e-mail me at tdvorak@rrnm.gov if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

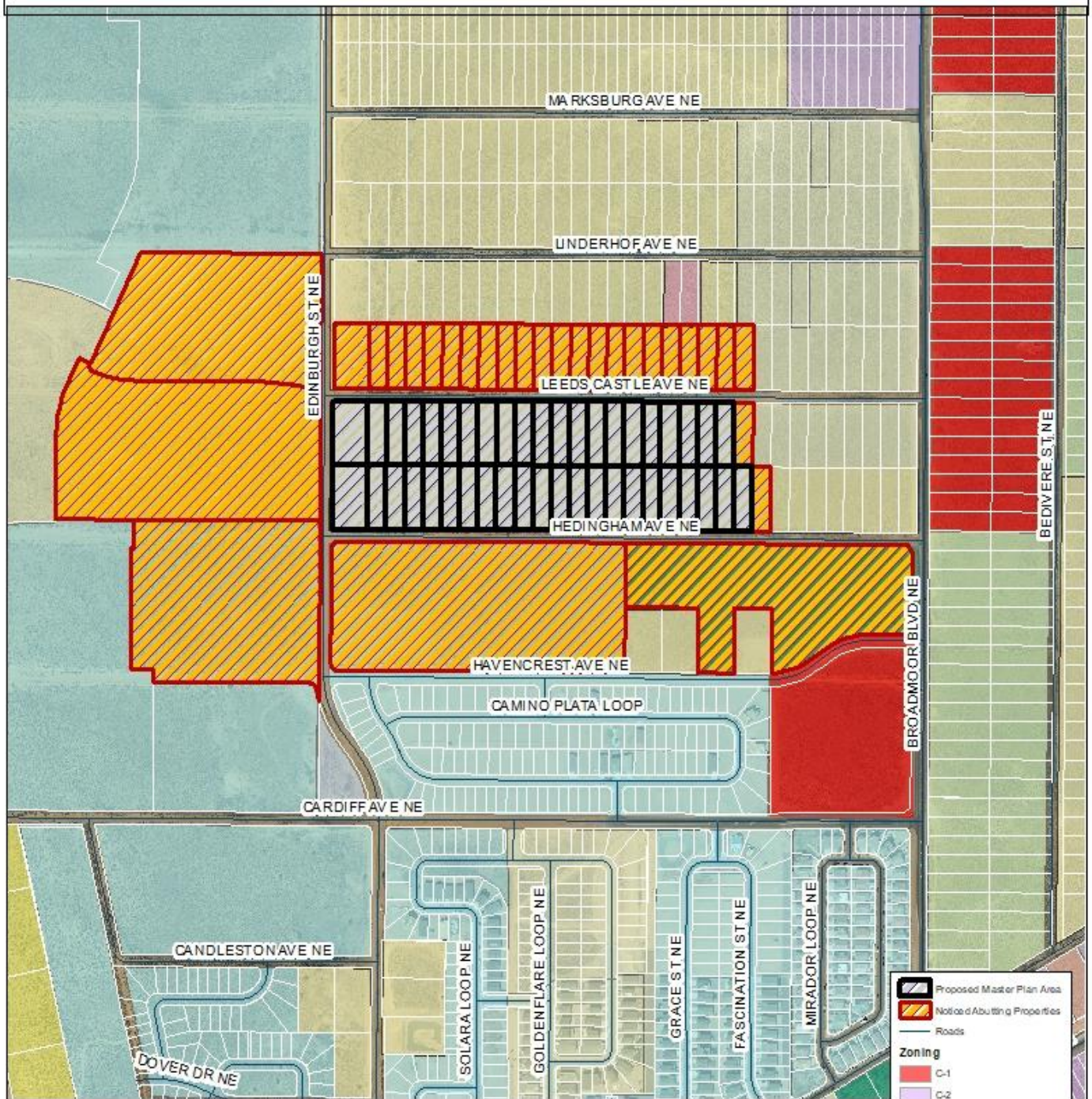
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public documents including the agenda and minutes can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

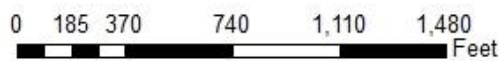
Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
Planning Division
City of Rio Rancho

SCOTTISH ISLE MASTER PLAN NEW MASTER PLAN & ZONE MAP AMENDMENT



	Proposed Master Plan Area
	Notice of Abutting Properties
	Roads
Zoning	
	C-1
	C-2
	NC
	D-1
	PR
	R-1
	R-2
	R-3
	R-4
	R-6
	SU
	Unzoned

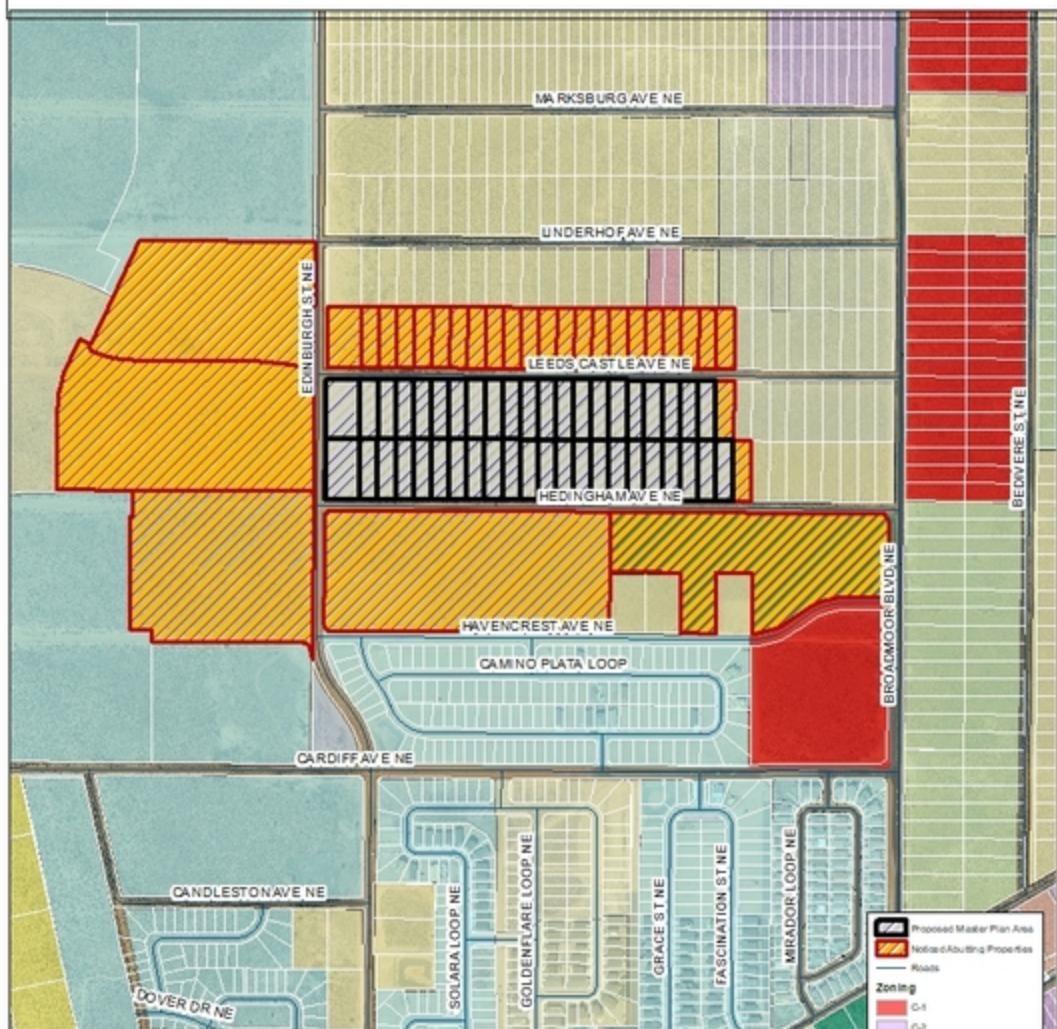


Map Created by Tim Dvorak on 2/23/2023



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. This map is not a survey and should be used for graphical purposes only.

SCOTTISH ISLE MASTER PLAN NEW MASTER PLAN & ZONE MAP AMENDMENT



0 185 370 740 1,110 1,480 Feet



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. This map is not a survey and should be used for graphical purposes only.

Map Created by Tim Dvorak on 2/23/2023



City of Rio Rancho
Development Services
3200 Civic Center Circle NE - Ste 130
Rio Rancho, NM 87144
(505) 891-5005 Fax: (505) 896-8994

December 20, 2022

Thomas Lampo
Consensus Planning, Inc.
302 8th St NW
Albuquerque, NM 87102

RE: Scottish Isle Master Plan & ZMA R-1 to R-2 Residential (Case #22-400-00005)

Please review the following staff comments for your preliminary plat proposal and return revisions to the Development Services Department.

Development Services:

1. Comments on document "DSD Planning & Engineering Comments."

Engineering:

1. Comments on document "DSD Planning & Engineering Comments."

Rio Rancho Fire Department:

Per- International Fire Code 2015 shall be followed.

1. Confirm fire hydrants are in approved distances and locations
2. Turning radius shall be 28 feet, IFC Appendix D
3. No crash gates shall be allowed. No dead ends shall be approved.
4. Gated subdivision shall require Knox box at entries in approved locations.
5. No construction is to begin until fire hydrants are fully operational.
6. IFC Appendix D107- exceeds 30 units shall be provided with two separate and approved fire apparatus access roads.
7. Further requirements may be necessary

Parks & Recreation:

Based on the number of residences and the Subdivision ordinance, 3 acres of parkland are required per 1,000 residents. This development has 118 residences ($118 \times 2.83 \text{ residents/residence} = 1/3 \text{ acre of parkland minimum allocation}$) the park size appears appropriate, but the developer must obtain a commercial building permit to construct the park, and must ensure all pedestrian paths are ADA compliant per federal law (note p. 37 of 43 which talks about stabilized crusher fines). The current Master Plan shows a pocket park of 0.25 acres. PRCS is willing to discuss expanding the park acreage – or reviewing the amenities to be built as part of the park, and to hopefully provide approval. There will be an HOA to own and maintain the park, which would be in the HOA and City's best interests, as PRCS does not wish to take on pocket parks that serve a specific neighborhood versus the entire city. At this time, no recommendation for or against approval of the ZMA or MP.

SSCAFCA:

DEVELOPED CONDITIONS

Under developed conditions, the offsite flows west of Scottish Isle will be intercepted and conveyed through an internal storm drain to the detention pond on site, before ultimately draining to the Stonegate detention pond. The internal runoff will be conveyed through surface street runoff before being intercepted by inlets into the onsite storm drain. The existing pond will be resized, as necessary, to detain runoff from offsite flows for existing conditions and onsite developed conditions runoff while limiting the discharge into the existing downstream storm drain in accordance with the previously approved Drainage Management Plan. The ponds will also be sized to detain/retain ??? the required water quality volume for the onsite flows in accordance with the City of Rio Rancho current requirements. When the site to the west develops, it will be required to detain its developed flows and be restricted to an allowable discharge as approved by City drainage requirements. The developer ensures that increased stormwater runoff volume from the Scottish Isle development will not overwhelm the downstream SSCAFCA facility, and more analysis will be completed in a future drainage submittal indicating no change of design assumptions as the subdivision plats for Scottish Isle move forward.

Confusing, Multiple?

What existing pond?

And discharge into a detention pond with WQ?

Stonegate Pond? This is not a SSCAFCA facility until SSCAFCA accepts it. This has not happened as of yet.

Overall, confusing paragraph. I think there should be more language on the onsite pond. Also, clarity on the onsite pond vs the Stonegate pond

MRCOG:

No adverse comments.

If you have any additional questions or concerns please feel free to contact me at any time.

Respectfully,

Tim Dvorak

Tim Dvorak
Municipal Planner II
Development Services Department
City of Rio Rancho
(505) 896-8361
tdvorak@rrnm.gov

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input checked="" type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Other		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
			<input checked="" type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

Please Print in Ink Only or Type
Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: Abrazo Homes, Inc.		Phone:
Address: 9798 Coors Blvd NW, Suite 400		E-Mail:
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials) See attached		Letter of Authorization Provided: (Initials) See attached
Agent Name: Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 8th Street NW		E-Mail: lampo@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)


Request for a new Master Plan and a Zone Map Amendment on subject property legally described as Rio Rancho Estates Unit 13, Block 45, Lots 1 - 21 and 41 - 62

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 13	Block(s): 45	Lot(s): 1 - 21 & 41 - 62
Existing Zoning: R-1: Single-family Residential	Proposed Zoning: R-2: Single-family Residential	
No. of existing lots: 43	No. of proposed lots: 43	Total area of site (acres) 22.4

ACKNOWLEDGEMENT

I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: James K. Strozier, FAICP	Applicant:	Agent: Consensus Planning, Inc.
Signature: 		Date: 11/15/2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



November 15, 2022

Fred Radosevich, Chairman
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Landscape Architecture
Urban Design
Planning Services

Re: New Master Plan and Zone Map Amendment Request for Unit 13, Block 45, Lots 1-21 and 41-62

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to provide justification for a request for approval of the proposed Scottish Isle Master Plan, as well as a Zone Map Amendment that will allow for the additional residential uses.

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The proposed Master Plan and requested Zone Map Amendments are for a vacant property that consists of approximately 22.4 acres located near the northeast corner of Edinburgh Street NE and Hedingham Avenue NE.

The legal description for the properties included within the Scottish Isle Master Plan and zoning action include Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

Subject Property Location



PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



OWNERSHIP

The subject property is owned by Abrazo Homes. The property owner has signed a letter (included in the application packet) authorizing these requests, and authorizing Consensus Planning, Inc. to act as the Agent representing the project.

MASTER PLAN REQUEST

A request is being made for the new Scottish Isle Master Plan, which has a stated objective of designating the land use and preferred zoning for the site, providing urban design standards, implementing the City of Rio Rancho Comprehensive Plan, and integrating land use, transportation, drainage, and utility planning into a comprehensive development plan for the property. The proposed Master Plan includes the following chapters:

Existing Conditions

The Existing Conditions chapter discusses existing transportation, nearby educational and activity centers, natural features, and antiquated platting in the area. Surrounding Master Plans and large subdivisions are discussed, and a map of each has been provided to illustrate the location of Scottish Isle among the many developments of the Edinburgh Basin. Existing zoning and land use is discussed, and maps are provided for both.

Land Use and Zoning

The proposed land use and zoning for the subject property are discussed within this chapter, as well as the location of a proposed private park and pond. A conceptual layout for the development is provided on page 9. In addition, the Corridor Overlay Zone that affects the subject property is discussed.

Conformance to City of Rio Rancho Plans and Policies

This chapter discusses how the Scottish Isle Master Plan adheres to, promotes, or furthers goals and policies within the Land Use, Population and Housing, Transportation, Urban Design, and Antiquated Platting chapters of the City of Rio Rancho Comprehensive Plan. This chapter also discusses the adherence of the Scottish Isle Master Plan to the Land Use, Community Facilities, and Utilities chapters of the Lomas Negras Specific Area Plan.

Transportation

The Transportation chapter discusses how the new residential development will connect with the surrounding subdivisions, most of which are currently under construction. A conceptual cross section of Leeds Castle Avenue NE is provided on page 14, and a conceptual paving/transportation plan is provided on page 15 of the document.

Utilities

The Utilities chapter discusses the water and sanitary sewer connections needed for the new development. A conceptual utilities plan is provided on page 17 of the document.



Grading and Drainage

This chapter discusses the existing and developed conditions, as well as the lack of FEMA 100-year floodplain designation within the master plan area. A conceptual grading and drainage plan showing the proposed detention pond is provided on page 19 of the document.

Design Standards

To ensure cohesiveness, the Design Standards chapter includes specific requirements for development within the master plan area, including those related to site design, architecture, lighting, landscape and streetscape, and site utilities.

ZONE MAP AMENDMENT REQUEST

This Zone Map Amendment request is to change the zoning on 22.4 acres from R-1: Single-family Residential to R-2: Single-family Residential to allow for a medium density community consisting of 118 single-family residences. This request for R-2: Single-family Residential is for the properties legally described as Unit 13, Block 45, Lots 1 – 21 and Lots 41 - 62. It is anticipated that as part of the implementation of the development, a plat that subdivides the existing parcels will be prepared.

The proposed Zone Map Amendment for R-2: Single-family Residential will enable a housing density of approximately 5 dwelling units per acre for a total of 118 dwelling units. All units will have a maximum height of 32 feet and will be set back approximately 15' from the edge of curb. Easements for utilities will be delineated and dedicated as part of the platting process. Parking will be in accordance with the City's requirements for single-family residential.

SITE BACKGROUND

The property subject to these requests for a new Master Plan and Zone Map Amendment consists of 43 lots, which were annexed by the City of Rio Rancho in 1995, and total approximately 22.4 acres. The site has remained vacant since its annexation.

The Edinburgh Basin area is experiencing rapid growth in single-family development, with several Master Planned areas and subdivisions currently under construction. The area surrounding the subject property is positioned to welcome a diverse mix of development, with a wide range of zoning districts nearby, allowing low to high density residential, office, commercial, and mixed-use developments.

The final phases of Solcito were approved in 2021, and construction is nearly complete. Grading work is currently underway for Stonegate to the west and Tierra del Norte to the east. Milagro Mesa and Mirador del Sol are nearing completion to the south. Large portions of the Tierra del Oro Plan have been completed, or have begun construction. Utilities were recently extended to the subject property via Edinburgh Street, from Cardiff Avenue to the northern portion of Tierra del Oro.

Multiple views of subject property

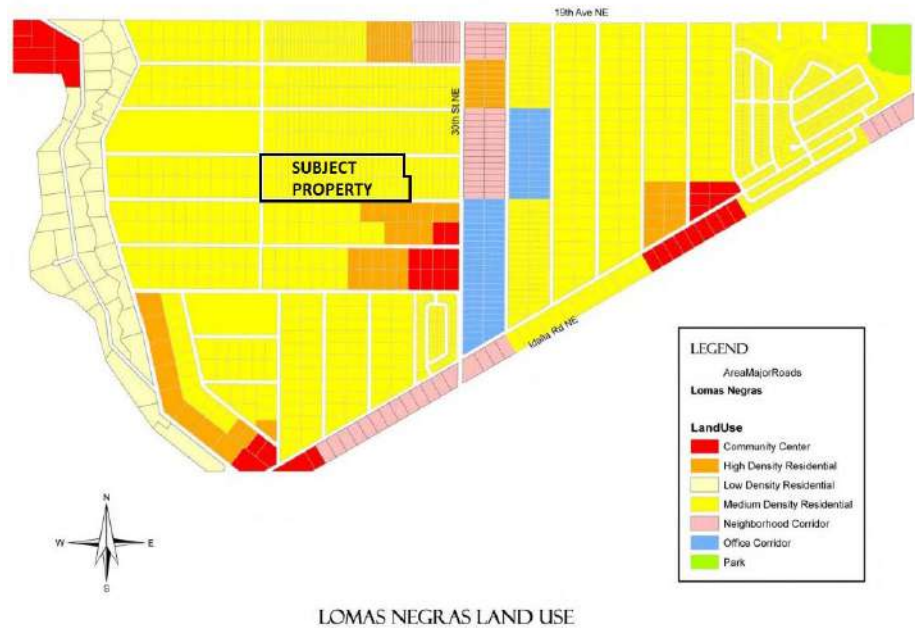


EXISTING ZONING & LAND USE

The subject property is currently vacant and surrounded by a variety of underlying residential land uses, mostly governed by the numerous approved Master Plans in the area, including Stonegate, Tierra del Oro, Tierra del Norte, Solcito, and Melon Ridge. The subject property is located within the Lomas Negras Specific Area Plan, which was adopted by the City of Rio Rancho Governing Body in 2008, and most recently amended in 2011. The current R-1: Single-family Residential zoning found on the property was adopted by the Governing Body in 2008 as Ordinance No. 57, Enactment No. 08-58. In addition, portion of the site is covered by a Corridor Overlay Zone, which established additional design guidelines and access management standards, and was adopted by the Governing Body in 2008. The Master Plan ensures compliance with the Overlay Zone.

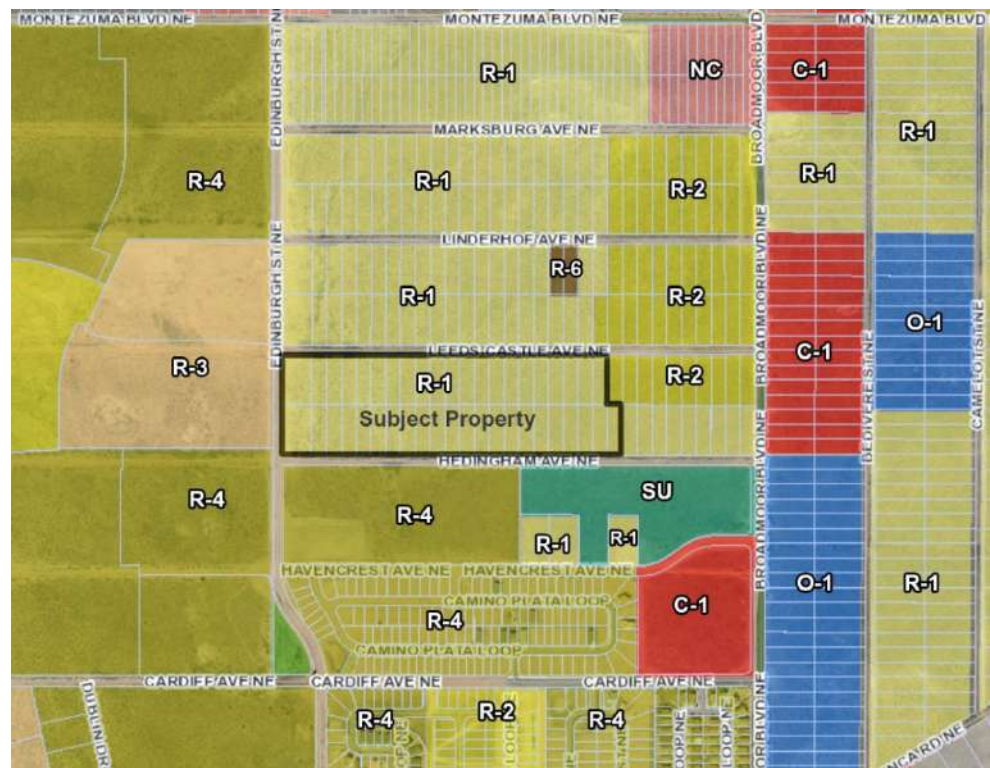
TABLE 1. SURROUNDING ZONING & LAND USE		
	ZONING	LAND USE
NORTH	R-1: Single-Family Residential	Low Density Residential (Vacant)
EAST	R-1: Single-Family Residential and R-2: Single-Family Residential	Low/Medium Density Residential (vacant and under construction)
SOUTH	R-4: Single-Family Residential and SU: Special Use for R-6/CCRC	Medium to High Density Residential (under construction)
WEST	R-3: Mixed Residential and R-4: Single-Family Residential	Medium to High Density Residential (under construction)

Generalized Land Use Map within Lomas Negras Specific Area Plan

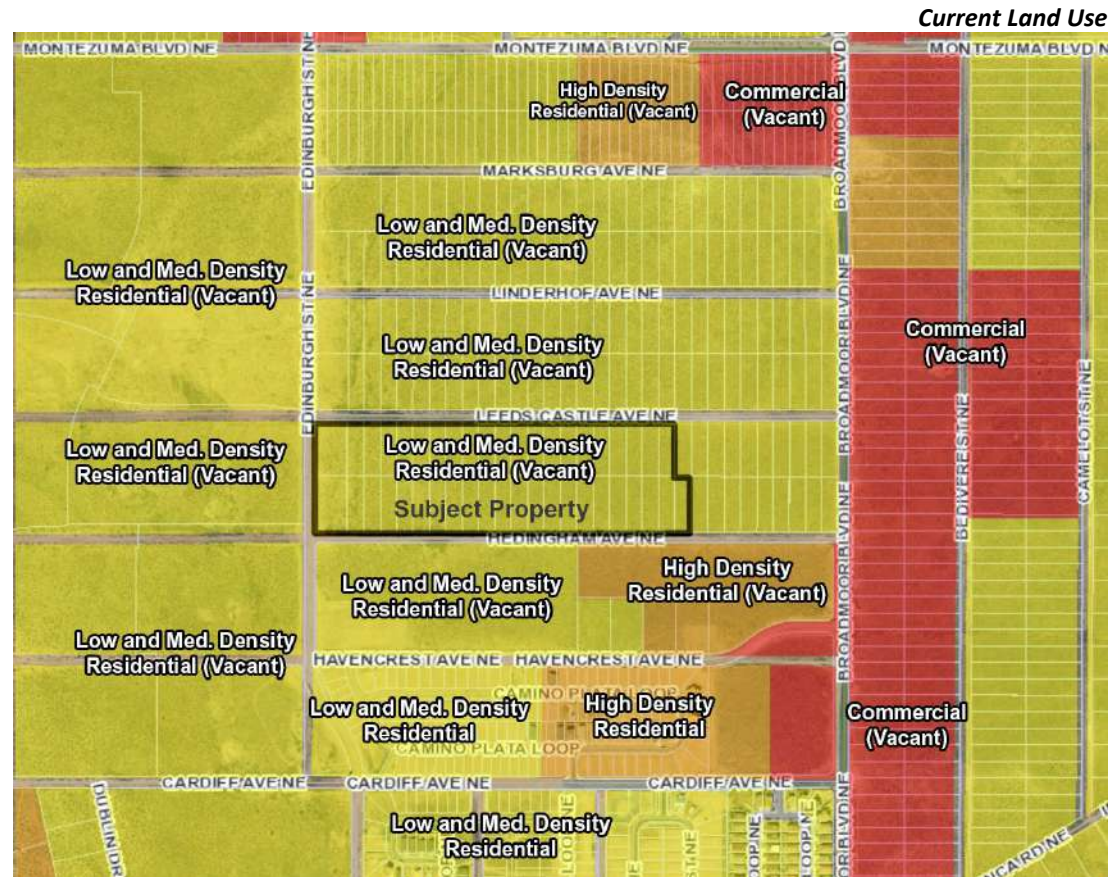


The Generalized Land Use Map (GLUM) within the Lomas Negras Specific Area Plan displays the entirety of the proposed Scottish Isle area as Medium Density Residential. The Medium Density Residential land use category within the Comprehensive Plan allows a maximum density of 16 DU/acre, and the proposed development is approximately 5 DU/acre.

Current Zoning



Tierra del Oro, to the south of the subject property, contains parcels zoned R-4: Single-family Residential, as well as SU: Special Use for R-6 uses. Stonegate, to the west, contains parcels zoned R-3: Mixed Residential, as well as R-4: Single-family Residential. Parcels to the north, which are not yet governed by a Master Plan, are zoned R-1: Single-family Residential. Tierra del Norte, to the northeast and east of the subject property, contains parcels zoned R-2: Single-family Residential.



The subject property, and most of the directly adjacent land that surrounds the site to the north, south, east, and west is currently vacant low and medium density residential. However, as previously mentioned in this letter, a large percentage of the land within the Edinburg Basin is currently under construction. Grading work has begun in both Tierra del Norte and Stonegate, and a portion of Tierra del Oro below Havencrest Avenue is under construction.

This portion intentionally left blank.



ZONE MAP AMENDMENT POLICY COMPLIANCE

(D) The following policies for deciding Zone Map Amendments pursuant to the City Zoning Code are as follows:

- 1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.**

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the city.*

The Applicant is proposing a medium-density single-family development that will bring new residents to an optimal location near the Northern Boulevard commercial corridor, educational facilities, existing infrastructure. The proposed zoning for the subject property will ensure productive use of land that has remained undeveloped since its annexation into the City of Rio Rancho in 1995 and will further the intent of the Lomas Negras Specific Area Plan. The proposed zoning is complementary to the adjacent zoning and land uses and will promote the general welfare of the City by meeting the demand for new, high-quality, accessible housing within Rio Rancho.

- 2. Stability of land use and zoning is desirable; therefore, the Applicant must provide a sound justification for the change. The burden is on the Applicant to show why the change should be made, not on the City to show why the change should not be made.**

Applicant Response: *The Zone Map Amendment to R-2: Single-family Residential will have a positive effect on the stability of land use and zoning. The Applicant proposes that rezoning the site to R-2: Single-family Residential is the highest and best use, as it will enable the development of vacant land into a quality single-family neighborhood that utilizes existing infrastructure, is harmonious with surrounding developments, and will complement existing and proposed uses. The development will provide needed housing, in a desirable location in the Edinburgh Basin. The development will foster the criterion of distinct and complete neighborhoods that support a mixture of housing types and densities and community amenities. In addition, the Zone Map Amendment furthers numerous goals within the Comprehensive Plan and Lomas Negras Specific Area Plan, as discussed below.*

This portion intentionally left blank.

3. A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

Applicant Response: The Zone Map Amendment furthers multiple goals and policies as contained in the City of Rio Rancho Comprehensive Plan as follows:

LAND USE ELEMENT GOAL 2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

LAND USE ELEMENT GOAL 3: Maintain a balance of land uses throughout the City.

LAND USE ELEMENT POLICY 1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Applicant Response: The proposed amendments will enable the creation of a medium-density community, which will be harmonious with the surrounding developments. This development involves the consolidation of several lots, and the incorporation of those lots to a new Master Plan, thus satisfying Land Use Goal 2 and Policy 1. The additional medium density residential uses will help to balance the low-density residential uses which dominate the City. The proposed Master Plan establishes a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design. These developments will help to address a clear need for residential uses and housing stock within the city. The Master Plan envisions that the neighborhood will have unifying design elements, such as building colors and materials, setbacks, and attractive landscaping throughout. All design standards established within the Master Plan will be adhered to for the development.

POPULATION AND HOUSING ELEMENT GOAL 2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

POPULATION AND HOUSING ELEMENT GOAL 3: Promote a variety of housing types to meet the needs of all members of the community.

POPULATION AND HOUSING ELEMENT GOAL 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.

Applicant Response: The proposed amendment will maintain the strength, vitality, and stability of the residential areas within the Edinburgh Basin. This amendment will enable a development that harmoniously blends in with the variety of low, medium, and high-density single and multi-family residential uses within the Edinburgh Basin. This development will be attractively designed, in accordance with the regulations promulgated by the proposed Master Plan, the Lomas Negras Specific Area Plan, and additional City policies.



POPULATION AND HOUSING ELEMENT POLICY 5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.

POPULATION AND HOUSING ELEMENT POLICY 7: Support residential developments with appropriate amenities for families with children.

Applicant Response: This development will be an attractive neighborhood of single-family residences with amenities for a variety of households, including those with children. As discussed within the proposed Master Plan, Leeds Castle Avenue will be constructed to contain a multi-use path, which will connect to the trail constructed by Tierra del Norte and Stonegate, to provide pedestrian and bicycle access to existing or proposed trails along Cardiff Avenue and Broadmoor Boulevard. The proposed development is in very close proximity to several existing and future community assets. Although not within a designated growth node, this development provides housing opportunities within very close proximity to three designated development nodes along the Northern Boulevard commercial corridor. The future residents will be served by the nearby Ernest Stapleton Elementary School, Eagle Ridge Middle School, Loma Colorado Main Library, Rio Rancho Aquatic Center, McDermott Athletic Center, and existing or envisioned commercial retail and services located on Northern Boulevard, Unser Boulevard, Broadmoor Boulevard, and Idalia Road.

TRANSPORTATION ELEMENT GOAL 1: Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's Economy.

Applicant Response: These developments will effectively mix land uses within the Edinburgh Basin by adding an additional medium-density residential use to the surrounding commercial, office, and low, medium, and high-density residential uses. The developments are strategically placed near Idalia Road, Broadmoor Boulevard, Unser Boulevard, and Northern Boulevard to provide residents with access to nearby employment opportunities, shopping, and recreational amenities.

URBAN DESIGN ELEMENT GOAL 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: The Applicant is proposing a development that fosters a sense of place through distinct design and landscaping elements, in accordance with the requirements proposed within the Scottish Isle Master Plan. The developments will be in close proximity to existing and envisioned retail, employment, and recreational opportunities, and will seamlessly blend with the surrounding residential uses.

URBAN DESIGN ELEMENT GOAL 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Applicant Response: The proposed Zone Map Amendments will facilitate the development of neighborhoods that are linked together via a system of proposed multi-use trails along Leeds Castle Avenue, as discussed within both the Stonegate and Tierra del Norte Master Plans. Multi-modal transportation is further supported, as this development accommodates walking, biking, and vehicles by way of Broadmoor Boulevard NE, a minor arterial. This amendment will enable a medium density single-family development that is complementary to nearby neighborhoods within the Edinburgh Basin area. Residents will have easy bicycle or pedestrian access to the bikeways on Broadmoor Boulevard, Northern Boulevard, Edinburgh Street, and Cardiff Avenue.

LOMAS NEGRAS SPECIFIC AREA PLAN COMPLIANCE

Land Use Goal 1: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

Applicant Response: The proposed Zone Map Amendment will provide for medium density, single-family residential development that is harmonious with the surrounding low, medium, and high-density developments.

Land Use Goal 2: Encourage mixed uses – retail, office, residential, and community uses – pedestrian oriented and clustered around corridors and activity centers.

Land Use Objective: Develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards.

Applicant Response: The proposed Zone Map Amendment will allow a medium density, single-family residential development strategically placed near existing and envisioned activity centers, and will provide for pedestrian and bicycle access to a system of planned multi-use trails.

Transportation Goal 1: Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities.

Applicant Response: The proposed Zone Map Amendment will be well connected to multi-modal roadways leading to residential neighborhoods, businesses, offices, schools, and other facilities. The proposed Master Plan includes a conceptual cross-section of Leeds Castle Avenue that includes an 8-foot-wide multi-use path.

Urban Design Goal 1: Create neighborhood centers and corridors within walking distance of residences and with a balance of retail, office, and multi-family uses.

Applicant Response: The proposed Zone Map Amendment will allow for new housing that is within walking distance to a balance of retail, office, and multi-family uses.



Utilities Goal 1: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.

Applicant Response: The proposed Zone Map Amendment will allow for development located near existing sewer and water lines.

Community Facilities Goal 1: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

Applicant Response: The proposed Zone Map Amendments will enable a new single-family neighborhood that contains a pocket park near the center of the development to serve resident's needs.

The Applicant must demonstrate the existing zoning is inappropriate because:

- a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City or
- b) changed neighborhood or community conditions justify the change, or
- c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: In this case, Criterion B and C should apply. Housing needs have changed drastically in the City of Rio Rancho in recent years, and the proposed Zone Map Amendment will serve to further the vision of the Lomas Negras Specific Area Plan and increase the viability of the nearby commercial and office uses by adding additional residents.

The proposed Zone Map Amendment to R-2: Single-family Residential is more advantageous to the community for several reasons, as previously discussed in this letter. The Zone Map Amendment facilitates the development of land that has remained vacant since its annexation, while complementing the adjacent low, medium, and high-density residential uses, as well as the commercial and office uses nearby.

The proposed R-2: Single-family Residential will meet the stated land use objective of providing for higher density residential within the Lomas Negras Specific Area Plan. A different use category, as expressed by the City's Comprehensive and SAP plan goals and polices, other than low-density single-family residential, is more advantageous to the community.



The developments will help to meet the demand for high quality housing within the City of Rio Rancho and will facilitate an alternative means for new residential growth in the area. This is the most optimal location for medium-density housing given the subject property’s location near existing infrastructure, potential employment centers, and several activity nodes.

This Zone Map Amendment presents an opportunity for the vision of higher density development to occur while still preserving the character of the nearby neighborhoods. The proposed Zone Map Amendment is more advantageous to the community as they further many goals of the Comprehensive Plan and Lomas Negras Specific Area Plan, as described above. The proposed uses complement the existing and developing medium-density residential and commercial land uses with new medium-density single-family residences.

(E) The cost of land or other economic considerations pertaining to the Applicant shall not be the determining factor for a change of zone.

Applicant Response: The cost of land or other economic considerations are not the determining factor behind this request. Rather, the Applicant is proposing a zone change that is consistent with the surrounding zoning while adding diversity to the City of Rio Rancho housing stock in order to balance land uses throughout the City, and to continue to grow its tax base.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Applicant Response: *These requests are not based on the subject property’s location next to a collector or major street. Rather, the basis for this request is that the proposed zoning is more compatible than the current zoning for the subject property. The proposed Master Plan and Zone Map Amendment will serve as an extension of the single-family character of the area, and further various goals and policies of the Comprehensive Plan. The proposed ZMA provides the necessary mechanisms to stabilize this part of Rio Rancho for residential uses and provide the volume of housing to meet demand for those wishing to locate within Edinburgh Basin.*

(G) A zone change request which will give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:

- 1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan;**

Or



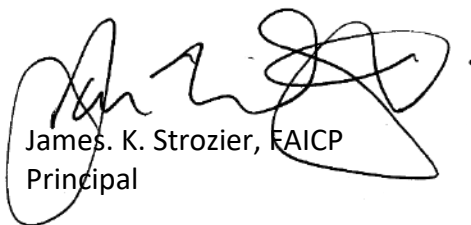
2. the area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones; because the subject property is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the subject property unsuitable for the uses allowed in any adjacent zone.

***Applicant Response:** This request is not a spot zone. Parcels to the east and north of the subject property are zoned for Single-family Residential (including R-2). In addition, the proposing zoning is similar in scope and function to the surrounding low and medium density uses. The proposed Zone Map Amendment clearly facilitates the realization of the Comprehensive Plan and Lomas Negras Specific Area Plan. This development will locate new residents near activity nodes and existing infrastructure. The zone change will ensure productive use of land that has remained undeveloped since its annexation into the City of Rio Rancho in 1995.*

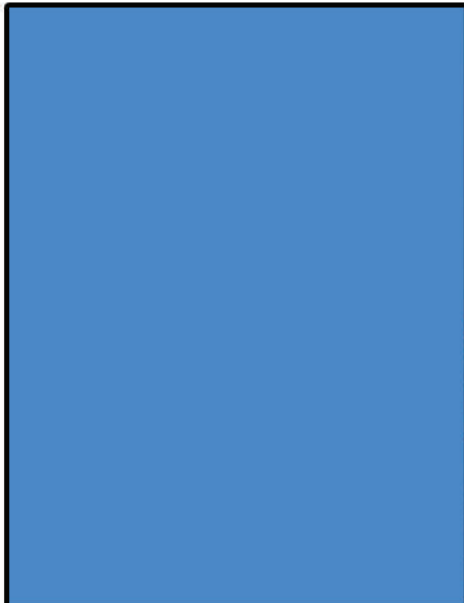
CONCLUSION

We respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of the proposed Master Plan and the Zone Map Amendment request for R-2: Single-family Residential. We believe this use furthers the vision for land use within the Edinburgh Basin, and promotes several goals and policies found within the Comprehensive Plan and Lomas Negras Specific Area Plan, while helping to meet a documented housing need, and balancing the low-density single-family dominated landscape with worthy and needed medium density single-family uses.

Sincerely,



James. K. Strozier, FAICP
Principal



SCOTTISH ISLE

Master Plan

Prepared for:
Abrazo Homes

Prepared by:
Huitt-Zollars, Inc.
Consensus Planning, Inc.



City of Rio Rancho, New Mexico

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I. INTRODUCTION

Scottish Isle is a 22.4 acre Master Planned Community in the City of Rio Rancho, New Mexico (see Figure 1). The site is bounded by Edinburgh Street NE to the west, Broadmoor Boulevard NE to the east, Hedingham Avenue NE to the south, and Leeds Castle Avenue NE to the north.

This Master Plan provides a framework for the development of the site, including development standards and land use descriptions. At full build-out, the development will contain approximately 118 single-family residential dwelling units, with a park and open space network to serve residents.

The properties included in the Master Plan are legally described as Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

The Master Plan objectives are:

- To designate the land use and preferred zoning for the subject site;
- To provide urban design standards;
- To implement the City of Rio Rancho Comprehensive Plan (CCP); and
- To integrate land use, transportation, drainage, and utility planning into a comprehensive development plan for the property.



Figure 1: Scottish Isle Location and Site Context



2. EXISTING CONDITIONS

The Scottish Isle Master Plan is impacted by a unique set of existing conditions, related to natural features, land use, antiquated platting, transportation, and several surrounding Master Plan developments. A brief analysis of the benefits and constraints of these existing conditions will help frame a discussion as to how the proposed Master Plan conforms to the City of Rio Rancho Comprehensive Plan.

TRANSPORTATION

The main north/south corridors serving this site are Edinburgh Street (a major collector), which serves as the western boundary of Scottish Isle, and Broadmoor Boulevard (a minor arterial), located east of the plan area. The east/west corridors include Hedingham Avenue, and Leeds Castle Avenue, which serve as the southern and northern boundaries, respectively.

Unser Boulevard, approximately one mile to the west of Scottish Isle, and Northern Boulevard, approximately one mile to the south, are both regional principal arterials. These two roadways will provide excellent access to community amenities, and help support planned development and future employment areas near the City Center, Tierra del Oro, Paseo Gateway Master Plan area, and within the Broadmoor Boulevard Corridor.

Talk more about Northern Blvd & its features. Also mention Rio Rancho Middle School.

NEARBY EDUCATIONAL AND ACTIVITY CENTERS

Rio Rancho Public Schools operates five schools within two miles of Scottish Isle, including Ernest Stapleton Elementary School, Colinas del Norte Elementary School, Eagle Ridge Middle School, Lincoln Middle School, and Rio Rancho High School. The University of New Mexico Health Sciences Campus and Central New Mexico Community College (CNM) are located within City Center, on Center Boulevard, north of Scottish Isle. Sue Cleveland High School is east of City Center, near the intersection of Paseo del Volcan and Iris Road. The Loma Colorado Library, McDermott Athletic Center, and the Rio Rancho Aquatic Center are located within two miles of Scottish Isle.

NATURAL FEATURES

The site is primarily rolling grassland with intermittent shrubs sparsely covering the surface. Indian Ricegrass, Blue Grama, and Ring and Bush Muhly are the dominant grasses. Cholla, Prickly Pear, and Narrowleaf Yucca are common. Fauna within the project area includes quail, cottontail rabbit, and jackrabbit. No threatened or endangered species are known to inhabit these lands.

ANTIQUATED PLATTING

Antiquated platting and diverse land ownership patterns represent a common constraint within Rio Rancho. Issues related to antiquated platting can be mitigated through land assemblage and replatting. Antiquated platting makes orderly, harmonious and economically sound development impossible. The City's Comprehensive Plan recognizes the issue of antiquated platting as a major obstacle to sound growth, and promulgates several goals and policies promoting land assemblage.

In Rio Rancho, the problems associated with antiquated platting are: inadequate street layout, faulty lot layout (as it relates to size, adequacy, accessibility or usefulness, diversity of ownership, improper subdivision, obsolete and impractical planning and platting), and a menace to public health and safety.

half At the time Unit 13 was platted, the common lot layout included rectilinear roadways, with rectangular ~~one-acre~~ parcels perpendicular to the roadways. Although a grid layout is common practice, it does not comply with the urban design standards identified in the Comprehensive Plan. The Scottish Isle project is the outcome of efforts to assemble parcels into sizeable areas to focus residential development.

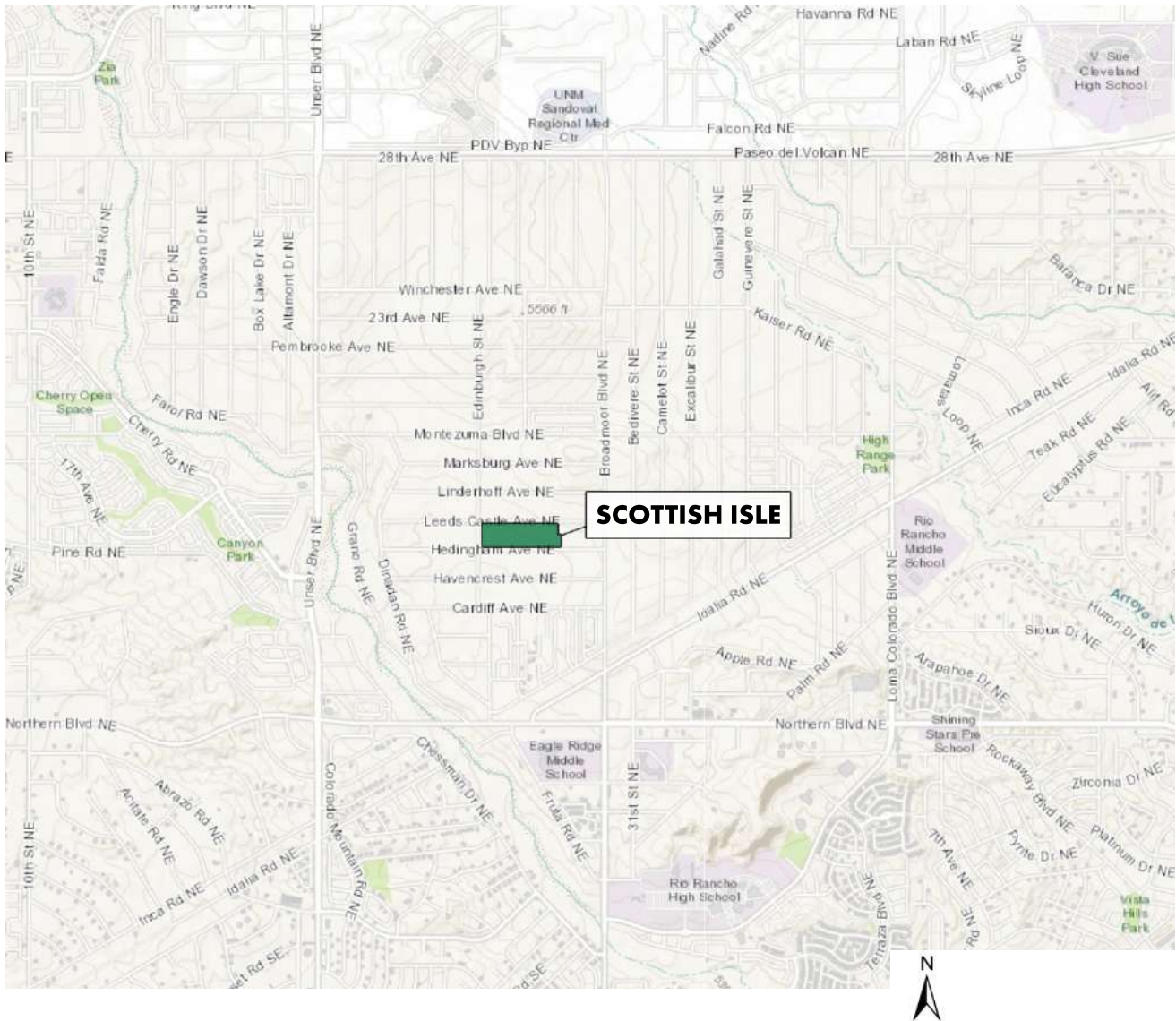


Figure 2: Site context and surroundings

SURROUNDING MASTER PLANS

Scottish Isle is in close proximity to several approved master plans and subdivisions within the Edinburgh Basin, including:

- ▶ Broadmoor Heights Master Plan
- ▶ Melon Ridge Master Plan
- ▶ Milagro Mesa Subdivision
- ▶ Mirador del Sol Subdivision
- ▶ Rock Ridge Subdivision
- ▶ Stone Mountain Subdivision
- ▶ Stonegate Master Plan
- ▶ Solcito Master Plan
- ▶ Tierra del Oro Master Plan
- ▶ Tierra del Norte Master Plan
- ▶ High Range 5 Master Plan

Hidden Valley Subdivision

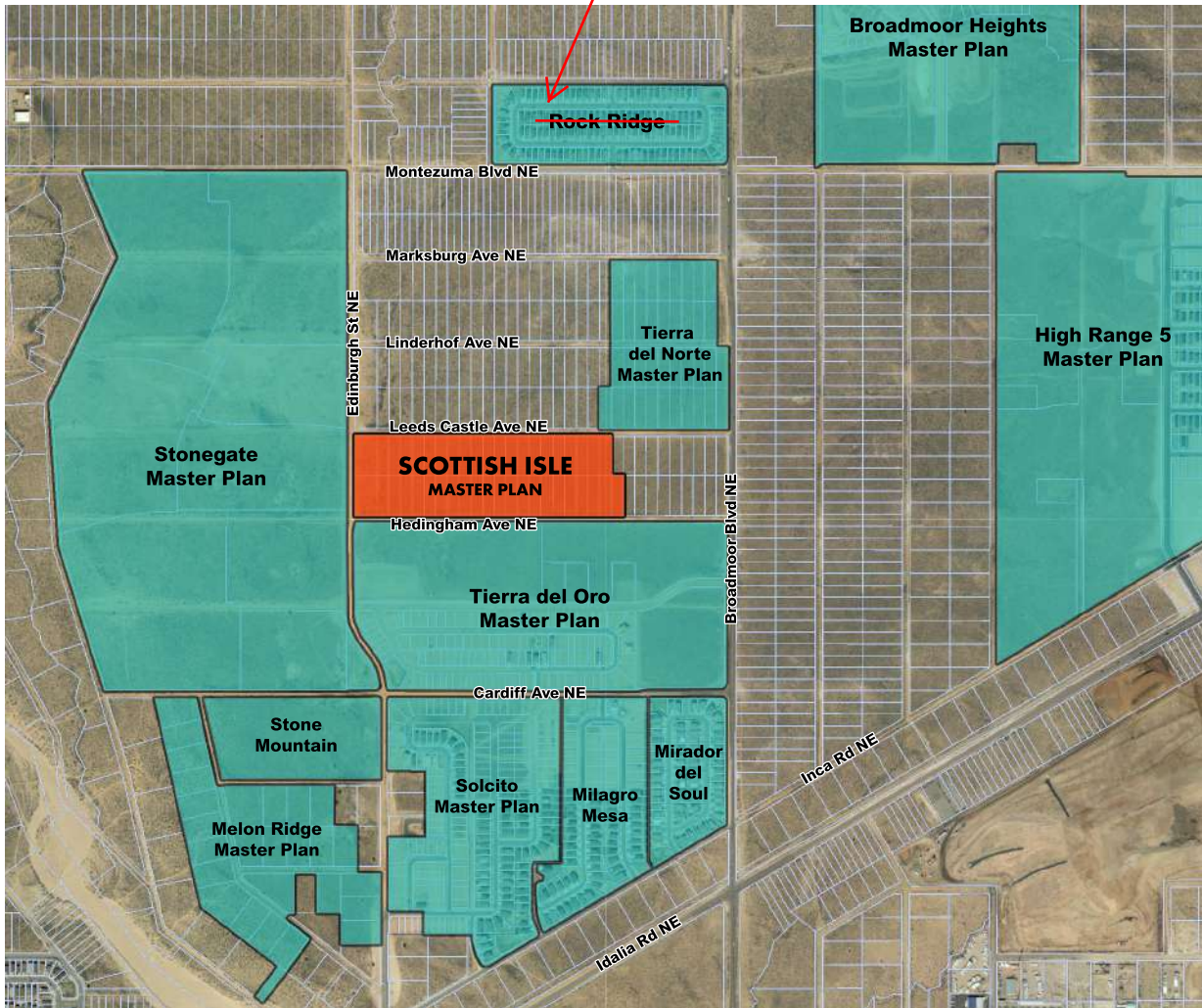


Figure 3: Master Plans and Major Subdivisions in Edinburgh Basin



EXISTING ZONING

The existing zoning found on Scottish Isle is R-1: Single-family Residential. The R-1 zoning district permits a low density of population, in which the primary land use is a single-family dwelling unit. An Overlay Zone also exists on Scottish Isle for future rights-of-way along Edinburgh Street and Leeds Castle Avenue. The R-1: Single-family Residential and Overlay Zone were both established by Ordinance Number 57, Enactment Number 08-58.

Additional R-1: Single-family zoning is found to the north of Scottish Isle, while R-2: Single-family zoning is located to the east. R-3: Mixed Residential zoning is found to the west, and to the south, within Tierra del Oro, is R-4: Single-family zoning, and SU: Special Use zoning (for R-6: Multi-family).

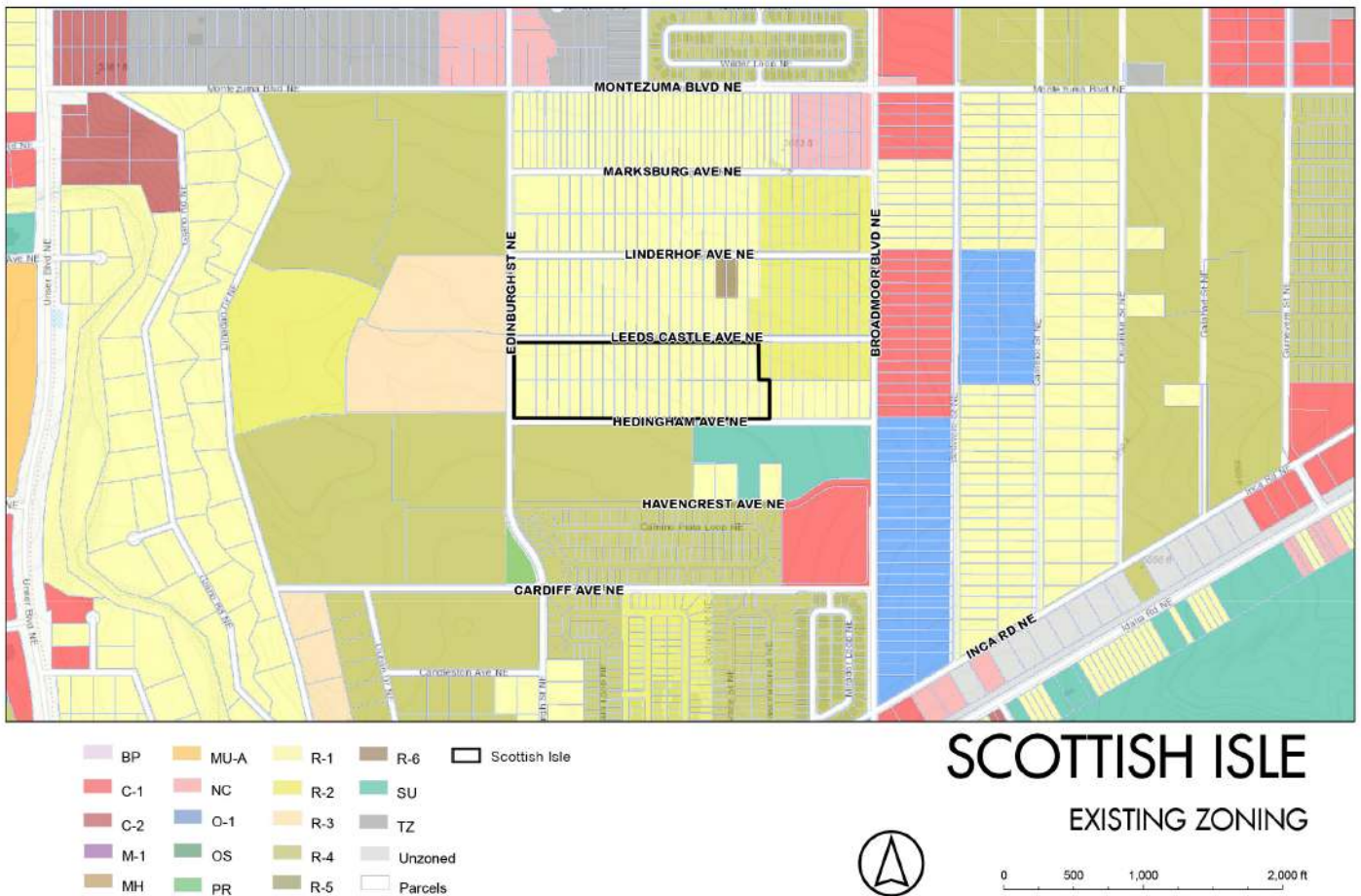


Figure 4: Existing Zoning in and around Scottish Isle

EXISTING LAND USE

The existing underlying land use for Scottish Isle is Low/Medium Density Residential, as established within the Lomas Negras Specific Area Plan. The Lomas Negras Specific Area Plan was adopted in June 2008, with subsequent amendments occurring in 2009 and 2011. Target densities for Low/Medium Density Residential land uses is between 4 and 16 DU/acre.

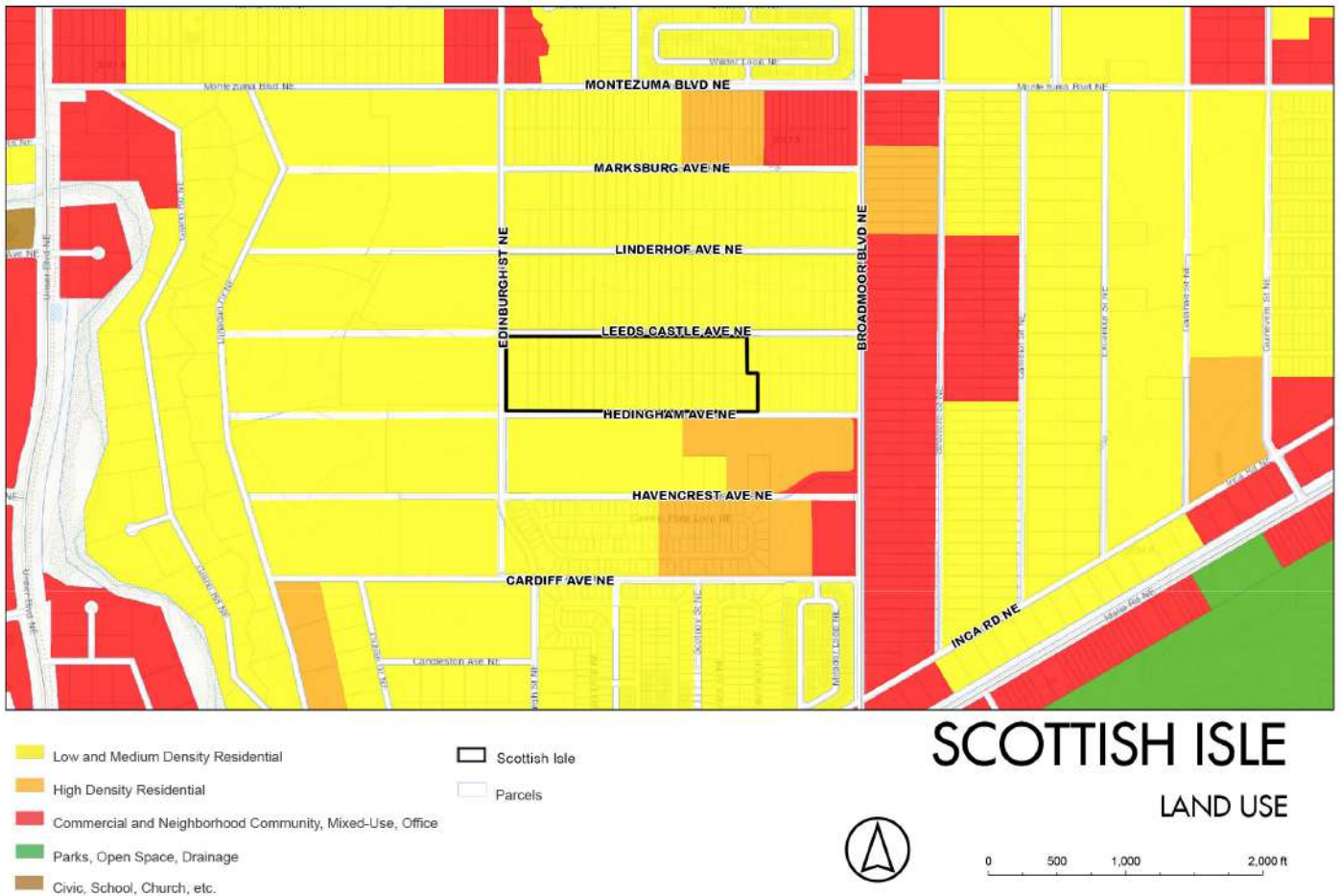


Figure 5: Generalized Land Use Map

3. LAND USE AND ZONING DESCRIPTIONS

PROPOSED ZONING AND LAND USE

The proposed zoning for Scottish Isle is R-2: Single-family Residential, which permits a moderate density of population in which the principal use is single-family dwelling units (see Figure 6 below). The minimum lot area for R-2 zoned parcels is 5,000 square feet, with a minimum lot width of 50 feet. The Master Plan proposes approximately 118 units on 22.4 acres of land, which equates to a density of approximately 5 dwelling units per acre. The number of residents at full build-out will be approximately 335, based on the assumption of 2.83 residents per dwelling. A conceptual lot layout has been provided on page 9.

Will conform to City R-2 design standards as detailed herein.

PARKS AND PONDS

The Scottish Isle Master Plan recognizes that parks and open space are important community amenities. The private pocket park accounts for approximately .25 acres, and shall be owned and maintained by the Homeowner’s Association. The park is envisioned to be located near both entrances to the community. At the southwest corner of Scottish Isle, a detention pond, approximately .75 acres in size, will temporarily store run-off. Park amenities may include exercise equipment, walking path, turf areas, and children’s play structures. The parks’ design and construction shall be responsibility of the developer/homebuilder.

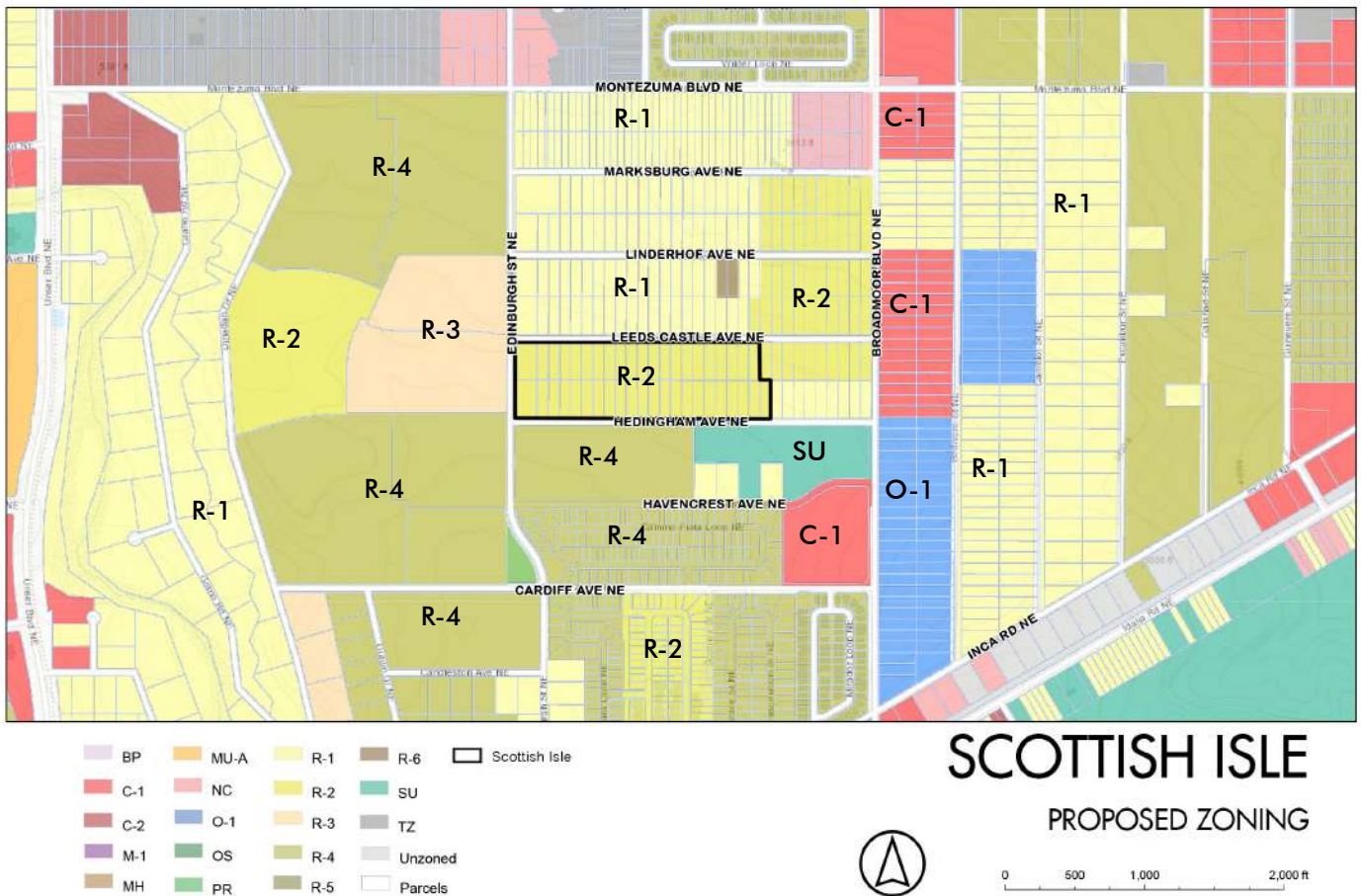



Figure 6: Proposed Zoning

CORRIDOR OVERLAY ZONE

The Corridor Overlay Zone (COZ) establishes additional design guidelines and access management standards. The use of overlay zones in certain areas of the city is a planning and zoning tool that may be used to buffer one zone from another; impose additional design standards or access control measures; require additional setbacks to protect future right-of-way acquisition; modify certain standards which may cause undue hardship; or address specific problems in an area of the city.

Overlay zones apply to areas where they are mapped in addition to the provisions of another zone. Where the provisions of an overlay zone are more or less restrictive than another section of the Master Plan or the Zoning Code, the provisions of the overlay zone shall prevail. The overlay zone is mapped and denoted on the official zone map by the notation "OZ," in conjunction with the notation for the underlying zone district.

The Corridor Overlay Zone, which applies to the Scottish Isle Master Plan area, governs setbacks. Setbacks allow for future right-of-way on collector and arterial streets. This requirement applies to residential as well as commercial properties as follows: Edinburgh Street is a minor collector and shall have a 34-foot setback from the centerline plus the zoning district setback. Broadmoor Boulevard is a minor arterial and shall have a 53-foot setback from the centerline plus the zoning district setback, per the Overlay Ordinance 08-58.

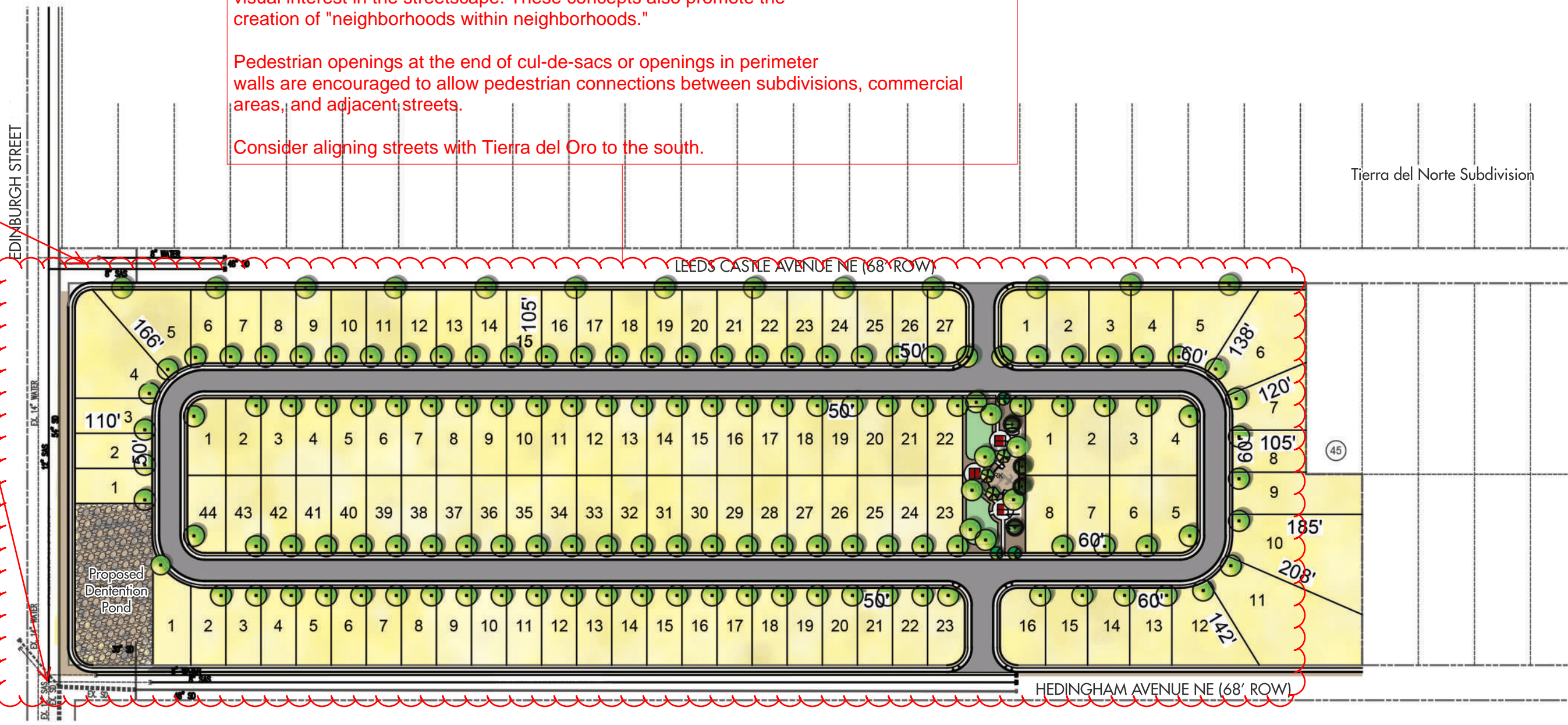

Include Leeds Castle Ave

In general, long, straight roads are discouraged. The use of curvilinear streets, knuckles or cul-de-sacs is encouraged to provide variety and visual interest in the streetscape. These concepts also promote the creation of "neighborhoods within neighborhoods."

Pedestrian openings at the end of cul-de-sacs or openings in perimeter walls are encouraged to allow pedestrian connections between subdivisions, commercial areas, and adjacent streets.

Consider aligning streets with Tierra del Oro to the south.

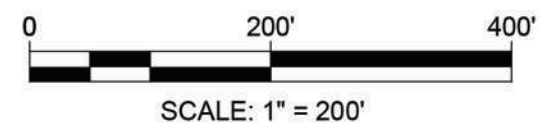
Call out ROW for overlay.



Stonegate Subdivision

Tierra del Norte Subdivision

Tierra del Oro Subdivision



Plotted: 10/27/2022 10:26:53 AM, By: Austin Maxwell
 C:\Users\Austin\Desktop\BLOCK 45 EXHIBIT 4.dwg
 Last Saved: 10/27/2022 9:48:37 AM, Austin

Designed For:
GAMMA DEVELOPMENT

SCOTTISH ISLE

CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS) AND OFFSITE UTILITIES

Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

DATE:
OCTOBER 2022
 FIGURE
4

4. CONFORMANCE TO CITY OF RIO RANCHO PLANS AND POLICIES

The Scottish Isle Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out broad goals, objectives and policies to guide the growth and development of Rio Rancho, and provides general development policies and guidelines for all new development.

The Scottish Isle Master Plan will help implement the principles of the Comprehensive Plan. A discussion of how the Master Plan meets each principle, and the intent of the policies and action statements, is provided in this chapter.

CITY OF RIO RANCHO COMPREHENSIVE PLAN

LAND USE

The intent of the Land Use Element is to provide guidance for population growth by identifying and proposing the location of types of development and land uses. Goals and policies from the Land Use Element that are furthered by the Scottish Isle Master Plan include:

- Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities and building location and design in the master plan.
- Policy L-3: Promote and support development that incorporates walkability.
- Policy L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.
- Policy L-5: Incorporate suitable developments that can provide an immediate revenue



Figure 6: View across Scottish Isle toward development in Solcito

The Master Plan establishes the desired community character through the Design Guidelines, which addresses building colors, finishes, and landscape requirements. The development includes a neighborhood park to help meet the recreational needs of residents. The grading and drainage plan for Scottish Isle incorporates an on-site pond that will retain water from the site and water flows from the west.

POPULATION AND HOUSING

The intent of the Population and Housing Element of the Comprehensive Plan is to ensure that housing is available to all sectors of the population and to guide development to key areas that are fundamental to the development of the City. The ~~High Range 5~~ Master Plan furthers the following Population and Housing goals and policies:

Scottish Isle

- Goal 4: To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.
- Policy 7: Support residential developments with appropriate amenities for families and children.

The Scottish Isle community is an attractive single-family neighborhood with amenities for a variety of households. The development includes a neighborhood park and open space that will help serve the multi-generational needs of the community. Scottish Isle is in proximity to other existing public amenities, such as the Loma Colorado Main Library, McDermott Athletic Center, and the Rio Rancho Sports Complex.

TRANSPORTATION

The Transportation element of the Comprehensive Plan encourages a multi-modal transportation network to meet long-term local and regional circulation needs. A coordinated pedestrian network is encouraged throughout the Plan Area to help foster non-vehicular mobility and accessibility. The following transportation goals, policies, and objectives are applicable to the Scottish Isle Master Plan:

- Goal TR-1: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet federal, state, and regional and local requirements.
- Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities).
- Policy TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant. pace of making City Center a dense urban core.

To specific for MP.

Leeds Castle Avenue and Hedingham Avenue will be partially constructed with Scottish Isle. Leeds Castle Avenue is envisioned to feature an 8' wide ADA accessible paved trail. All roads constructed in and around Scottish Isle will feature a 5' wide sidewalk. According to the Lomas Negras SAP, the Department of Public Works will program the multi-use trail in the ICIP and be built to City standards as funds become available (see page 36, Lomas Negras SAP). The multi-use trail will provide greater balance to the transportation system by providing an option for residents to bike and walk.

Are the roads within the master plan anticipated to be private, or dedicated to the City?

ANTIQUATED PLATTING, ANNEXATIONS, AND ADDRESSING

The intent of this element of the Comprehensive Plan is to ensure the challenges associated with antiquated platting be resolved throughout Rio Rancho through proper platting and addressing.

- Goal A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.

The Scottish Isle site was annexed into the City of Rio Rancho in 1995 and has remained vacant for several years. Antiquated platting and checkerboard ownership presented a significant challenge to development and made assembling the land a difficult process. The developer assembled 43 parcels, totaling approximately 22.4 acres, to create the Scottish Isle Master Plan.

URBAN DESIGN

The Urban Design element of the Comprehensive Plan ensures that development will follow design standards that achieve the creation of community identity and aesthetic quality. Relevant goals furthered by the Scottish Isle Master Plan include:

- Goal UD-2: Create traditional neighborhood patterns that support a sense of place.
- Goal UD-6: Support development that links neighborhoods and encourages the use of all modes of transportation.

These goals are furthered by the Scottish Isle layout which creates a traditional neighborhood development pattern with multiple points of access to the existing street system and adjacent neighborhoods. Scottish Isle is linked to the Stonegate, Tierra del Norte, and Tierra del Oro neighborhoods through the provision of multi-use trails. Leeds Castle Avenue will also link Scottish Isle to future development to the west towards Edinburgh Street and Unser Boulevard.

LOMAS NEGRAS SPECIFIC AREA PLAN

The purpose of the Lomas Negras Specific Area Plan (SAP) is "to help guide and manage future development along, and in the vicinity of, major arterial streets within the City or Rio Rancho." The Lomas Negras SAP encompasses 981 acres located within Rio Rancho Estates Unit 13. The Scottish Isle Master Plan implements the following goals and objectives of the SAP:

LAND USE

The Lomas Negras SAP proposes land use categories that are consistent with, and promote the goals and policies in the Comprehensive Plan, such as medium density residential. The Lomas Negras SAP encourages the consolidation of lots and platting action to meet the current development standards. Preferred residential densities for properties within the Lomas Negras SAP ranges from low to high. Community uses, such as schools, parks, and churches that are integral to a creating a complete neighborhood, are also identified in the Lomas Negras SAP. The following land use goal is furthered by the Scottish Isle Master Plan:

- Land Use Goal: Promote a variety of housing choices including low- and medium-density single family residential uses and high density multi-family residential uses.

The Scottish Isle Master Plan furthers this goal by implementing medium density residential use through a Zone Map Amendment to R-2: Single-family Residential. The medium-density residential increases the availability of affordable housing opportunities and increases the mix of housing types within Rio Rancho.

COMMUNITY FACILITIES

The Scottish Isle Master Plan expands the City of Rio Rancho's parkland inventory through the provision of a neighborhood park, furthering the Community Facilities goal:

- Community Facilities Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

As previously mentioned, the park will serve the residents of Scottish Isle, and will help to meet their recreational needs.

UTILITIES

The Scottish Isle Master Plan furthers the utilities goal, objective, and policy by coordinating and linking to existing water and sewer utility infrastructure within adjacent rights-of-way:

- Utilities Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Plan area.
- Utilities Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Plan area.
- Utilities Policy: No building permits will be issued for development in the Plan area by Development Services department if the owner cannot provide community water and sewer to the property.

It is anticipated that Scottish Isle will be served by the existing water line and sewer line within Edinburgh Street.

To specific. This assumes others already constructed water and wastewater.

5. TRANSPORTATION

Confusing?

Not entirely correct?

The Scottish Isle Master Plan is to be located adjacent to the Tierra del Oro, Tierra del Norte, and Stonegate subdivisions, each of which are currently under construction. The new development is to be situated north of Hedingham Avenue, south of the Leeds Castle Avenue, east of the Edinburgh Street, and west of Broadmoor Boulevard. Scottish Isle will have easy access to Idalia Road via Edinburgh Street and Broadmoor Boulevard. Located near the northerly reaches of the developing Rio Rancho area, major employment centers of the greater Albuquerque and Rio Rancho areas are generally located to the south and east.

The site will be developed in a single construction phase with a total of 118 single-family dwelling units at full build-out. Access to the internal street network will be via two entrance roads off of Leeds Castle Avenue and Hedingham Avenue. The main entrance road (Leeds Castle Ave) will be a 50-foot wide collector street (68-foot right-of-way) extending west from the Tierra del Norte area. There will be an 8-foot wide multi-use trail on the north side and a 5-foot wide sidewalk on the south side. All internal streets in the subdivision will have a 30-foot wide paved section, and will be constructed to meet City of Rio Rancho standards.

Add language indicating that a traffic impact analysis will be completed per the development process manual. Off-site infrastructure will be completed per the traffic impact analysis.

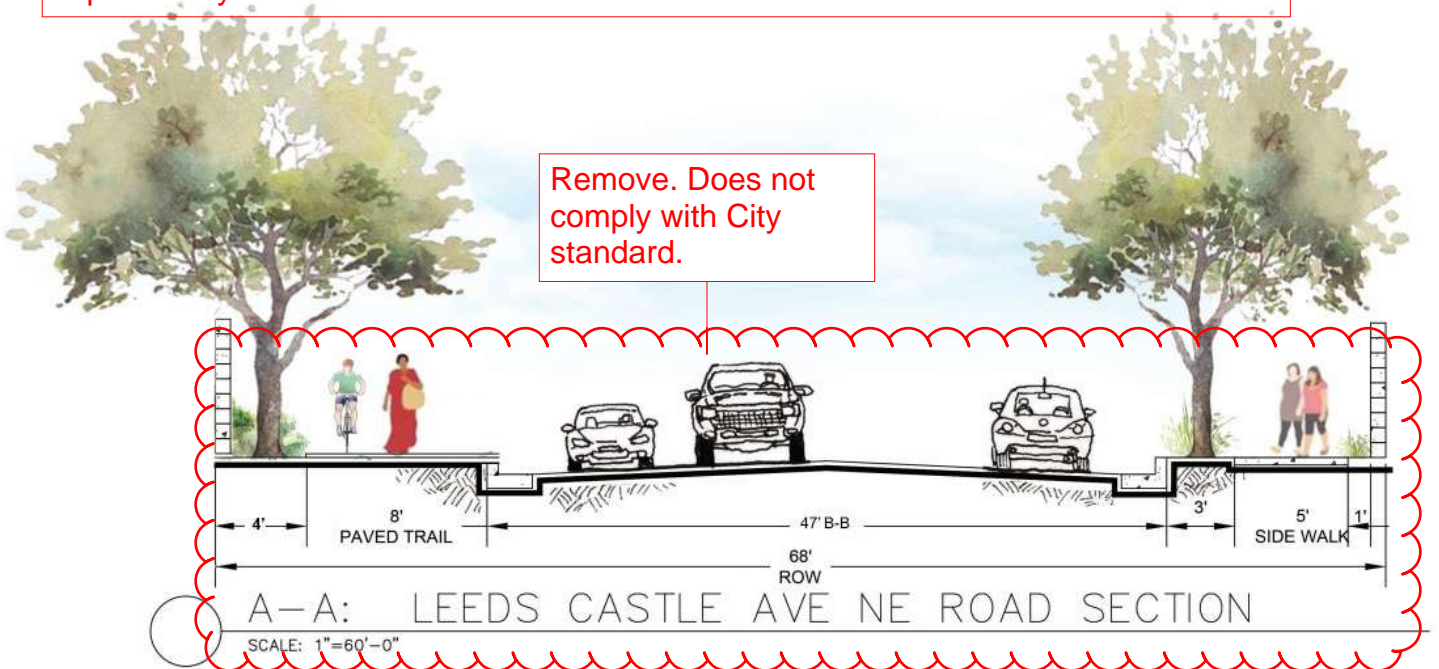
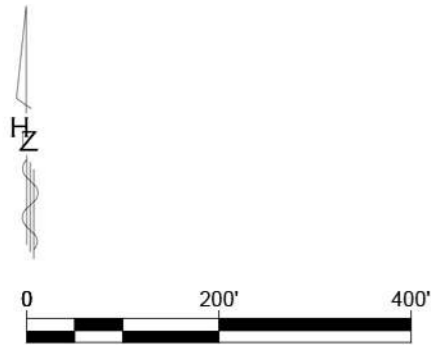
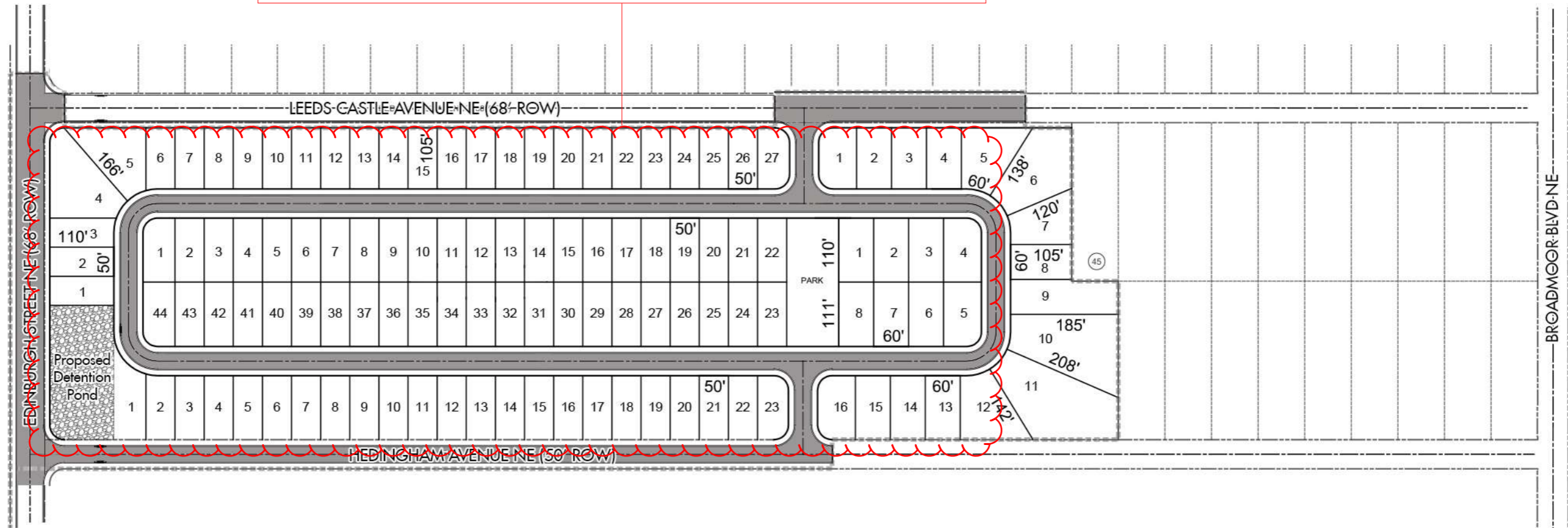


Figure 7: Cross section of Leeds Castle Ave NE

Add legend.

To specific regarding off-site infrastructure. Off-site infrastructure will be determined by the traffic impact analysis at time of development.



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Designed For:
GAMMA DEVELOPMENT

SCOTTISH ISLE

CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS)
 AND CONCEPTUAL PAVING PLAN

Designed By:
HUITT-ZOLIARS
 Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259

DATE:
 OCTOBER 2022
 FIGURE
 A

6. UTILITIES

To specific and vague at the same time. Off-site infrastructure may be constructed by others; off-site infrastructure requirements will be determined by the City at time of development.

INTRODUCTION

Scottish Isle is in an area that is yet to be serviced by the City of Rio Rancho Utilities Department. There are three developments at various stages surrounding Scottish Isle, including Stonegate, Tierra del Oro, and Tierra del Norte Subdivisions. The Tierra del Norte Subdivision to the east and north is beginning construction, and the Stonegate development to the west has submitted infrastructure plans for final approval. Tierra del Norte and Stonegate will both bring the required infrastructure to these developments according to the City of Rio Rancho requirements.

WATER

Water will be provided from a 14" water main built within Edinburgh Street which extends to Linderhof Avenue. The internal water line will be extended from Edinburgh Street with a 8" main to Leeds Castle Ave and Hedingham Avenue. All lines internal to the development will have 8" lines with connections to the main at Edinburgh Drive. All new homes will have service connections per the City of Rio Rancho standards (see Utility Layout Exhibit).

SANITARY SEWER

The Scottish Isle subdivision will be serviced through an internal 8-inch gravity line with manholes as necessary to meet City of Rio Rancho design standards along with sanitary sewer services to each lot. The topography within the project site falls from east to west.

Due to the particular topography of the area, the proposed subdivision will require a number of separate sanitary sewer connections to drain the site properly. One connection will be at the far southeast corner connecting to the existing sanitary sewer line at the intersection of Hedingham Avenue and Edinburgh Street.

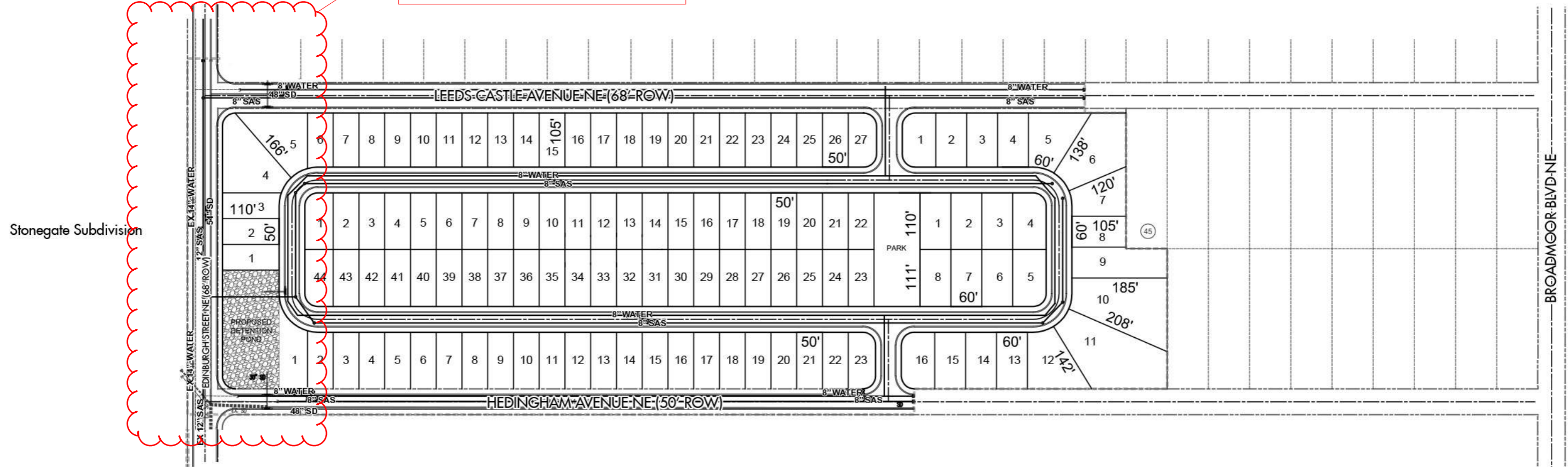
southwest?

Incorrect.

I only see one on the layout?

Tierra del Norte Subdivision

Some of the utility lines shown as existing are not existing. Revise.



Tierra del Oro Subdivision



Designed For:
GAMMA DEVELOPMENT

SCOTTISH ISLE

CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS)
AND CONCEPTUAL UTILITY LAYOUT

Designed By:
HUITT-ZOLIARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

DATE:
OCTOBER 2022
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7. GRADING AND DRAINAGE

INTRODUCTION

The proposed Scottish Isle subdivision will consist of 118 single family residential lots covering approximately 22.4 acres.

As shown on FEMA FIRM Panel #35043C1900D, the project site is not encumbered by a FEMA 100-year floodplain. The Drainage Plan for Scottish Isle will comply with the Edinburgh Basin Drainage Implementation Plan, Montoyas Watershed Management Plan, and any other applicable drainage plans.

EXISTING CONDITIONS

The general topography in the area flows downhill from east to west. The existing drainage basin consists of a total of 761.60 acres. The existing platting consists of 1/2 acre lots. Land treatments for existing conditions have been calculated at 100% Type 'A'.

The majority of the existing drainage basin converges near the intersection of Cardiff Avenue and Edinburgh Street, the site of a natural playa. Storm water runoff travels to the playa and ponds south of Cardiff. The entire area of the Scottish Isle Master Plan currently drains to the natural playa. Once the playa is overtopped, the storm water runoff will travel to Northern Boulevard via Edinburgh Street and into the Montoyas Arroyo. Storm water will not cross Northern Boulevard until it enters the existing box culvert at Northern Boulevard within the Montoyas Arroyo. Runoff from these sub basins flows through the site to the Montoyas Arroyo.

DEVELOPED CONDITIONS

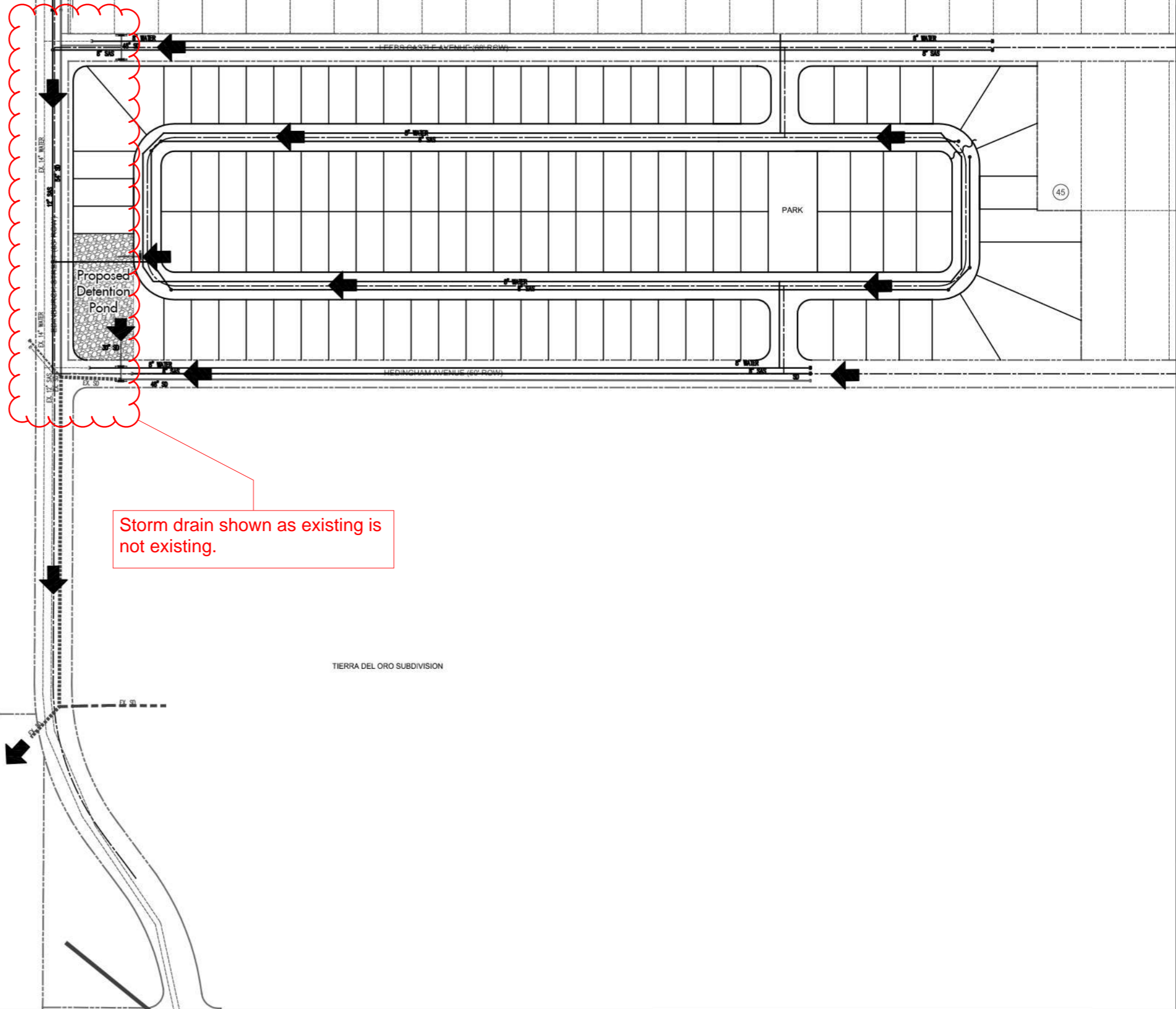
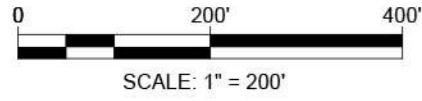
Under developed conditions, the offsite flows west of Scottish Isle will be intercepted and conveyed through an internal storm drain to the detention pond on site, before ultimately draining to the Stonegate detention pond. The internal runoff will be conveyed through surface street runoff before being intercepted by inlets into the onsite storm drain. The existing pond will be resized, as necessary, to detain runoff from offsite flows for existing conditions and onsite developed conditions runoff while limiting the discharge into the existing downstream storm drain in accordance with the previously approved Drainage Management Plan. The ponds will also be sized to detain/retain the required water quality volume for the onsite flows in accordance with the City of Rio Rancho current requirements. When the site to the west develops, it will be required to detain its developed flows and be restricted to an allowable discharge as approved by City drainage requirements. The developer ensures that increased stormwater runoff volume from the Scottish Isle development will not overwhelm the downstream SSCAFCA facility, and more analysis will be completed in a future drainage submittal indicating no change of design assumptions as the subdivision plats for Scottish Isle move forward.

Why have this statement in here?

What ponds?

What existing pond?

No existing storm drain exists.



Storm drain shown as existing is not existing.

HAVENCREST AVENUE

TIERRA DEL ORO SUBDIVISION

REGIONAL FACILITY DETENTION POND

SCOTTISH ISLE

CONCEPTUAL LAYOUT #4 FOR BLOCK 45 (50' AND 60' WIDE LOTS) AND CONCEPTUAL DRAINAGE PLAN

Designed For:
GAMMA DEVELOPMENT

Designed By:
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8. DESIGN STANDARDS

INTRODUCTION

The Scottish Isle Master Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The desired character for this medium density residential development is expressed in these standards. These standards are primarily intended as a generalized guide for end users that will participate in the development of Scottish Isle. Where these standards conflict with City standards, the more stringent shall apply.

SITE DESIGN friendly

A primary ~~focus~~ ^{friendly} for specific site design within Scottish Isle will be the creation of a pedestrian and bicycle ~~oriented~~ community. The neighborhood should provide convenient pedestrian circulation throughout, and to the external streets and adjoining developments. The relationship of building to the street contributes to how the environment is experienced and as such is an important design issue to consider in site planning for all types of land uses.

General

1. Sidewalk requirements shall be consistent with City standards.
2. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.
3. All pedestrian walkways shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
4. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways around the pond and within the pocket park.
5. Clear sight distances shall be maintained at all driveway locations and intersections.
6. All perimeter block walls facing public rights-of-way shall include a continuous 4 inch cap.
7. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited for all walls or fences visible from the public right-of-way.
8. Mechanical units shall be entirely concealed from public view by the use of parapets or equivalent
9. All wall surfaces shall be finished with either:
 - Stucco;
 - Colored split face block; or
 - Colored burnished block.

Single-Family Residences

The single family neighborhood of Scottish Isle is encouraged to have a unique identity that will be established through materials, perimeter wall treatment, and other measures. This approach will enable Scottish Isle to carve out its own identity within the overall context of Rio Rancho as a community of neighborhoods.

1. All development shall comply with the City's Subdivision Ordinance.
2. The front yard setback shall be a minimum of 20 feet for the garage and the living or heated portion of the house shall have a front yard setback of 15 feet in order to avoid creating a garage dominated streetscape. The use of courtyards, porches, or other design features may be used to accomplish this goal as well.
3. Single family units are prohibited from fronting a collector or major local street.
4. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.
5. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.
6. Yard walls shall be constructed of CMU block. Perimeter walls shall be constructed of split-face CMU block.
7. To soften the horizontal mass of a continuous perimeter wall, the wall shall be designed to:
 - contain a 16 inch minimum setback in the wall surface for a minimum horizontal length of one lot. Setback intervals shall occur every three lots. Decorative pilasters may be used in place of wall setbacks; and
 - have landscaping facing the public right-of-way covering a minimum of 30% of the wall surface. Maintenance of the landscaping shall be the responsibility of the homeowners association.

ARCHITECTURE

The architectural standards are intended to describe the general characteristics of the residential units to be constructed within the project. While all of the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity. The use of various architectural details and materials shall be consistent when used on various elevations.

General

1. Stucco shall be the primary building material. Stone, tile, or brick accents are allowed.
2. Stucco colors shall be limited to shades of brown, grey, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.

3. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.
4. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street or adjacent lot.
5. Accent materials shall be used to articulate and give scale to a building. These may include tile, wood trim, metal, stone, etc.
6. Approved colors for roofs include yellow ochres, browns, earth tones, and dull reds. Very light and very dark colors should be avoided.
7. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are earth tones, white, green, red, blue, and brown ranges.
8. Materials prohibited as the main architectural feature include the following:
 - exposed, untreated precision block or wood walls
 - highly reflective surfaces
 - metal paneling
 - materials with high maintenance requirements

Doable?

Single-Family Residences

1. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.
2. The maximum area of the second story of a single-family house, including heated spaces and covered porches, shall be no more than 75% of the area of the first floor, including heated spaces, covered porches, and garage. In situations where the top of roof (or parapet wall) associated with a first-floor room exceeds 18 feet from finished floor, then such area shall be considered as a second-story for determining the 75% ratio.
3. The second story portion of a two story single-family house shall be set back from the first floor exterior walls a minimum of 5 feet to eliminate the appearance of two story walls or utilize balconies/decks to achieve a difference in massing for the front and at least one side iteration.
4. Front porches, entryways, and/or portals, if used, shall have a minimum 6 foot depth, and may be built within the front setback.
5. Garages that front the street shall be constructed with a “shadow box” containing a minimum depth of eight inches.

Will there be an ARC and is Abrazo comfortable constructing to these standards?

LIGHTING

The objective of the lighting standards is to preserve the “dark sky” while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

Requirements

1. Light fixtures and standards shall conform to local safety illumination standards and existing City standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway. PNM
2. Street lights shall be per Rio Rancho and ~~Public Service Company of New Mexico~~ standards.
3. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the ~~State of New Mexico~~ Night Sky Act. City of Rio Rancho Night Sky Act; we go by state standards
4. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.
5. Bollard lights, if used, shall be metal halide or LED and fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

LANDSCAPE AND STREETScape

The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overstated. Landscaping should be used to buffer residential from noise or undesirable views, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety. Recognizing the increased public awareness of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

Requirements

1. Landscape plans shall comply with the City’s Water Conservation Ordinance and City standards.
2. Landscaping in accordance with an approved plan must be installed in a timely manner in accordance with the CC&Rs.
3. Turf shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk.
4. A clear sight triangle must be maintained in any landscape area.
5. A fully automated irrigation system shall be provided for all landscaped areas. The system shall be designed to avoid overspraying. Irrigation and maintenance of front yard landscape and street trees shall be the responsibility of the individual homeowner.
6. Coverage of the common landscape areas with living vegetative material will be governed by existing City standards.
7. Street trees shall be planted within 10 feet of the back of curb.

8. Street trees shall be provided at a rate of one tree per lot throughout Scottish Isle.
9. Minimum plant sizes at time of installation shall be as follows:
 - Trees 2.5 inch caliper, or a minimum of 8-10 feet in height
 - Shrubs & Groundcovers - 1 gallon
 - Turf grasses shall provide complete ground coverage within 1 growing season after installation

Allowable tree species include:

- ▶ Bloodgood Plane Tree / *Platanus acerifolia*
- ▶ Shumard Oak / *Quercus shumardii*
- ▶ Blue Atlas Cedar / *Cedrus Atlantica 'Glauca'*
- ▶ Chinese Pistache / *Pistacia chinensis*
- ▶ Austrian Pine / *Pinus nigra*
- ▶ Chitalpa / *Chitalpa Tashkentensis*

Allowable shrubs and groundcover include:

- ▶ Apache Plume / *Fallugia paradoxa*
- ▶ Autumn Sage / *Salvia greggii*
- ▶ Big Sage / *Artemisia tridentata*
- ▶ Blue Leadwort / *Ceratostigma plumbaginoides*
- ▶ Blue Mist Spirea / *Caryopteris x clandonensis*
- ▶ Claret Cup / *Echinocerus triglochidiatus*
- ▶ Crape Myrtle / *Lagerstroemia*
- ▶ Creeping Rosemary / *Rosmarinus off. pro.*
- ▶ Mugo Pine / *Pinus mugo*
- ▶ Parry Agave / *Agave parryi*
- ▶ Red Yucca / *Hesperaloe parviflora*
- ▶ Rosewood / *Vaquelinia*
- ▶ Shrubby Cinquefoil / *Potentilla frutacosa*
- ▶ Soft Blade Yucca / *Yucca recurvifolia*
- ▶ Spanish Bayonet / *Yucca baccta*
- ▶ Three Leaf Sumac / *Rhus trilobata*
- ▶ Winterfat / *Ceratoides lanata*
- ▶ Ornamental Grasses
- ▶ Maiden Grass / *Miscanthus sinensis 'Gracillimus'*
- ▶ Bear Grass / *Nolina microcarpa*
- ▶ Blue Fescue / *Festuca ovina 'Glauca'*
- ▶ Sand Dropseed / *Sporobolus cryptandrus*
- ▶ Regal Mist / *Muhlenbergia capillaris*

SITE UTILITIES

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

- a. All permanent utilities shall be located underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- c. When an above ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

November 14, 2022

Fred Radosevich, Acting Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Plaza Circle NE
Rio Rancho, New Mexico 87144

Re: New Master Plan and Zone Map Amendment requests – Rio Rancho Estates Unit 13,
Block 45, Lots 1-21 and 41-62

Dear Chairman Radosevich:

This letter is to confirm that Consensus Planning, Inc. is authorized to represent Abrazo Homes, LLC in the new Scottish Isle Master Plan and Zone Map Amendment request related to the properties legally described as Rio Rancho Estates, Unit 13, Block 45, Lots 1 – 21 & 41 – 62:

The subject properties consist of approximately 22.4 acres, and are owned, or are under purchase agreement, by Abrazo Homes, LLC.

Sincerely,

Property Owner
Abrazo Homes, LLC

CC: Scott Eddings, Project Manager, Huitt-Zollars, Inc.



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, March 14, 2023 at 6:00 pm:

**Master Plan
Case #22-400-00005**

The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requests approval of the Scottish Isle Master Plan. The Master Plan boundary includes the subject properties of Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

**Zone Map Amendment
Case #22-100-000027**

The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment of approx. 2.4 acres from R-1: Single-Family Residential District to R-2: Single-Family Residential District for the subject properties of Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62.

**Zone Map Amendment
Case #23-100-00001**

The applicant, Aragon Properties, LLC, request approval of a Zone Map Amendment for the properties legally described as Unit 13, Block EE, Lots 18-20; Unit 13, Block 58, Lots 4-6 and Tract B from R-1: Single Family Residential and NC: Neighborhood Commercial to C-1: Retail Commercial Zoning District for 4.3306 acres of land.

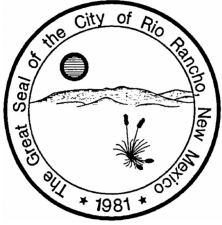
**Specific Area Plan
Amendment
Case #22-410-00002**

The applicant, Aragon Properties, LLC, request approval of Specific Area Plan Amendment to change the Proposed Land Use for the properties legally described as Unit 13, Block 58, Lots 2-6, Tract B and Unit 13, Lots 3A-22 from Mixed Use to Community Commercial.

The meeting is scheduled in the Council Chambers at City Hall, 3200 Civic Center Cir NE, Rio Rancho, NM. The public is invited to attend in person or virtually at www.rrrnm.gov. Materials related to these items are available for viewing in the Development Services Department at City Hall.

If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: February 27, 2023



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: D18

AGENDA DATE:
March 23, 2023

DEPARTMENT:
Public Works

SUBJECT:
D18, Advice and Consent of the Governing Body to Award Contract No. 23-PW-069: Re-Bid Pinetree Road Restoration Project for a total of \$1,451,852.97 (including NMGRts) to Franklin's Earthmoving, Inc.

BACKGROUND AND ANALYSIS:

The Pinetree Road Restoration project from Southern Boulevard to St. Andrews Drive includes full depth roadway reconstruction; installing a new 12-inch water line to include new water service lines; the replacement of damaged curb and gutter, concrete drive pads, concrete curb ramps which comply with the Americans with Disabilities Act (ADA); sanitary sewer manhole rehabilitation; and pavement markings.

The construction duration for this project is estimated to be four months from the Notice to Proceed date. This project is funded by General Fund transfer for road construction, 2020 General Obligation bond proceeds, Utility Net Revenue, and Federal American Rescue Plan Act (ARPA) funds.

An Invitation for Bid (IFB) was issued, and the City received one bid of which Franklin's Earthmoving, Inc. was the low bidder. The proposed contract for Franklin's Earthmoving, Inc. totals \$1,451,852.97 including NMGRts.

IMPACT:

This project will provide a new roadway, a 12-inch water line, water service lines, curb and gutter, sanitary sewer stubs and manhole rehabilitation, water line services, pavement markings, and improved pedestrian access by complying with current ADA guidelines.

ALTERNATIVES:

Award the contract.

Do not award the contract.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Governing Body approve the project to award the contract to Franklin's Earthmoving, Inc.

ATTACHMENT: [DRAFT Contract 23-PW-069.doc](#)

ATTACHMENT: [PW2243_PinetreeRdRestoration_ProjectLimits.pdf](#)

**CONTRACT 23-PW-069
CONSTRUCTION CONTRACT
RE-BID PINETREE ROAD RESTORATION PROJECT**

THIS AGREEMENT is made and entered into by and between the City of Rio Rancho, hereinafter referred to as the “CITY,” and Franklin’s Earthmoving, Inc., hereinafter referred to as the “CONTRACTOR.”

City and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1. WORK

CONTRACTOR shall complete all Work as specified or indicated here below. The Work and project are generally described in Invitation for Bid (IFB) 23-PW-010.

2. GENERAL CONDITIONS

The general conditions (“General Conditions”) of this Agreement shall be the Standard General Conditions of the Construction Contract prepared by the Engineers Joint Contract Documents Committee (EJCDC) Document C-700, 2007, and modifications thereto incorporated herein by reference.

3. ENGINEER

The ENGINEER of record for this project, as described in the General Conditions, is the City of Rio Rancho.

4. CONTRACT TIMES

4.1 The Work will be substantially completed within **One Hundred Twenty (120)** consecutive calendar days after the date when the Contract Times commence to run as provided in the General Conditions, and completed and ready for final payment in accordance with the General Conditions.

4.2 Liquidated Damages. City and Contractor recognize that time is of the essence of this Agreement and that City will suffer financial loss if the Work is not completed within the times specified in Paragraph 3.1 above, plus any extensions thereof allowed in accordance with the General Conditions. The parties also recognize the delays, expense and difficulties involved in proving the actual loss suffered by City if the Work is not completed on time. Accordingly, instead of requiring any such proof, City and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay City **One Thousand dollars (\$1,000.00)** for each day that expires after the substantial completion date established by the City’s written Notice to Proceed.

5. CONTRACT PRICE

The City shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract price comprises the Base Bid and Additive Alternate 1 described in IFB 23-PW-010 and all addenda thereto. The Contract price shall be **One Million Three Hundred Forty-Nine Thousand Seven Hundred Seventy-Six dollars, and fifteen cents, (\$1,349,776.15)**, which excludes applicable gross receipts tax, subject to additions and deductions as provided in the Contract Documents.

6. NON-APPROPRIATIONS

The terms of this Agreement and all amounts payable hereunder are contingent upon sufficient appropriations therefore by the City’s Governing Body. If sufficient appropriations are not made, the City shall notify the Contractor of the same, and this Agreement shall terminate forthwith.

7. PAYMENT PROCEDURES

Contractor shall submit Application for Payment in accordance with the General Conditions. Engineer will process applications for Payment as provided in the General Conditions. The City shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Engineer, twenty-one (21) days after receipt of the Engineer approved Application for Payment. All such payments will be measured by the schedule of values established in the General Conditions (and in the case of Unit Price Work based on the number of units completed).

8. CONTRACTOR'S REPRESENTATIONS

In order to induce City to enter into this Agreement Contractor makes the following representations:

8.1 Contractor has examined and carefully studied the Contract Documents and other related data identified in the Bidding Documents including "technical data."

8.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.

8.3 Contractor is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the Work.

8.4 Contractor has examined all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have been identified in the General Conditions. Contractor accepts the determination set forth in the General Conditions of the extent of the "technical data" contained in such reports and drawings upon which Contractor is entitled to rely as provided in the General Conditions. Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for Contractor's purposes. Contractor acknowledges that City and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and underground facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the contract price, within the contract times and in accordance with the other terms and conditions of the contract documents.

8.5 Contractor is aware of the general nature of work to be performed by City and others at the site that relates to the Work as indicated in the Contract Documents.

8.6 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

8.7 Contractor has given City written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents. Contractor certifies that any written resolution thereof by City is acceptable and that the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

8.8 Contractor shall make prompt payment to its subcontractors and suppliers for amounts owed for work performed on the construction project within seven days after receipt of payment from the City. If Contractor fails to pay Contractor's subcontractor and suppliers by first-class mail or hand delivery within seven days of receipt of payment, Contractor shall pay interest to Contractor's subcontractors and suppliers beginning on the eight day after payment was due, computed at one and one-half percent of the undisputed amount per month or fraction of a month until payment is issued. These payment provisions apply to all tiers of contractors, subcontractors and suppliers.

9. CONTRACT DOCUMENTS

In addition to this Agreement, the Contract Documents, which comprise the entire agreement between City and Contractor concerning the Work, consist of the documents which are appended to this Contract as listed below in Subsection 9A and the documents which formed part of the IFB package upon which Contractor made its successful bid, as listed below in Subsection 9B.

A. Documents attached to hereto:

1. Contractor's Bid Form
2. The Bidder's Listing of Subcontractors for Compliance with Subcontractors Fair Practices Act
3. Bid Bond
4. Certification of Bidder Regarding Affirmative Action/Equal Employment Opportunity and Non-discrimination
5. Non-Collusion Affidavit
6. Construction Performance Bond
7. Labor and Materials Payment Bond
8. Certificates of Insurance

B. Documents which were part of the IFB package and not listed above:

1. Advertisement for Bids
2. Instructions to Bidders
3. Standard General Conditions of the Construction Contract, EJCDC Document No. C-700 (2007)
4. Supplemental Conditions
5. Notice to Contractor
6. Wage Rate Determination
7. Any Addenda issued for IFB 23-PW-010
8. Construction Drawings and Specifications as prepared by City of Rio Rancho

There are no Contract Documents other than those listed in Section 9 of this Agreement. The Contract Documents may only be amended, modified or supplemented as provided in the General Conditions. Any question regarding the documents which formed the IFB package shall be resolved by use of the documents maintained by City in its files on the Work. Contractor may obtain access to these documents at any time, upon reasonable notice.

10. MISCELLANEOUS

10.1 Terms used in this Agreement will have the same meaning as those defined in the General Conditions.

10.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.3 The City and Contractor each binds themselves, their partners, successors, assigns and legal representatives to the other party hereto, in respect to all covenants, agreements and obligations contained in the Contract Documents.

10.4 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.5 If, through any cause, Contractor shall fail to fulfill in timely and proper manner Contractor's obligations under this Agreement, or if Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to Contractor of such termination and specifying the effective date thereof, at least five (5) days prior to the effective date of such termination. In such event, all finished and/or unfinished documents, data, studies, surveys and reports prepared by Contractor under this Agreement shall, at the option of the City, become its property and Contractor shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

10.6 Notwithstanding the above, Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the contract by Contractor, and the City may withhold any payments to Contractor for the purpose of set-off until such time as the exact amount of damages due the City from Contractor is determined.

10.7 The City may terminate this Agreement at any time for the City's convenience, by giving at least thirty (30) days' notice in writing to Contractor. If the Agreement is terminated by the City as provided herein, Contractor will be paid for the time provided and expenses incurred up to the termination date. If this Agreement is terminated due to the fault of Contractor, paragraph 10.5 hereof relative to termination shall apply.

10.8 Notices: Any notice required or permitted to be given hereunder shall be sufficient if mailed to the address shown below or faxed to the number shown below for the party receiving notice, or to such other address or fax number of which such party has duly notified the other party in accordance with the provisions of this paragraph.

For notice to the City:
City of Rio Rancho
William Ladd, Project Manager
3200 Civic Center Circle NE
Rio Rancho, New Mexico 87144
Telephone: (505) 891-5032
Email: bladd@rrnm.gov

For notice to the Contractor:
Franklin’s Earthmoving, Inc
Augustus Harbaugh, Vice President
700 Industrial Avenue NE
Albuquerque, New Mexico 87107
Telephone: (505) 884-6947
Email: troy.covel@feinm.com

10.9 To the extent, if at all, that NMSA § 56-7-1 is applicable to any agreement to indemnify contained in this Contract, and any such agreement to indemnify contained in this Contract is interpreted to indemnify a party against liability, claims, damages, losses, or expenses, including attorney fees, arising out of bodily injury to persons or damage to property caused by, or resulting from, in whole or in part the negligence, act, or omission of the indemnitee, or the agents or employees of the indemnitee, or any legal entity for whose negligence, acts, or omissions any of them may be liable, any such agreement to indemnify contained this Contract shall not extend to liability, claims, damages, losses, or expenses, including attorney fees, arising out of:

- A. The preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications by the indemnitee or the agents or employees of the indemnitee; or
- B. giving or failure to give directions or instructions by the indemnitee, or the agents or employees of the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

10.10 Where documents listed in Section 9 contain terms that are different from City Ordinances, City Ordinances shall prevail. In that regard, any inconsistency between terms occurring among the following portions of this Agreement shall be resolved by giving precedence in the following order: (1) City Ordinances, (2) this Agreement (3) the Supplemental Conditions, and (4) the Standard General Conditions of the Construction Contract.

IN WITNESS WHEREOF, the parties have executed this Agreement to become effective as of the date of the last party’s signature.

CITY OF RIO RANCHO

FRANKLIN’S EARTHMOVING, INC.

By: _____
Matthew B. Geisel, City Manager

By: _____
Augustus Harbaugh, Vice President

Date: _____

Date: _____

APPROVED AS TO FORM:

Josh Rubin, Acting City Attorney

PW2243 - PINETREE RD. RESTORATION PROJECT LIMITS

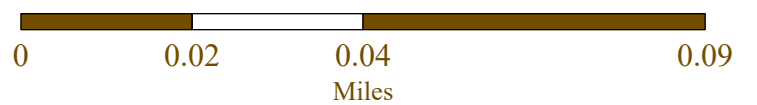


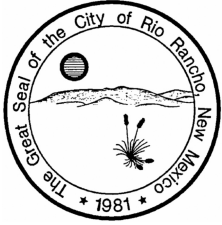
DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

— Project Limits



Map Created by Abby Boylan 3/2/2023





**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item: D19

AGENDA DATE:

March 23, 2023

DEPARTMENT:

Public Works

SUBJECT:

D19, Advice and Consent of the Governing Body to Award Contract No. 23-PW-066: Spring Road Restoration Project for a total of \$2,912,864.57 (including NMGRts) to Compass Engineering & Construction Services, LLC.

BACKGROUND AND ANALYSIS:

The Spring Road Restoration Project from Unser Boulevard to Mesa Road includes the reconstruction of Spring Road, a new driveway entrance at 500 Unser Boulevard to meet current ADA requirements, the replacement of damaged curb, and the replacement of an existing water line throughout the project to include new water services.

The construction duration for this project is estimated to be seven months from the Notice to Proceed date. This project is funded by 2022 G.O. Bond Funds and Federal American Rescue Plan Act (ARPA) funds.

An Invitation for Bid (IFB) was issued, and the City received two bids of which Compass Engineering & Construction Services, LLC. was the low bidder. The proposed contract for Compass Engineering & Construction Services, LLC. totals \$2,912,864.57 including NMGRts.

IMPACT:

This project will reconstruct Spring Road from Unser Boulevard to Mesa Road, including a new driveway entrance to meet current ADA requirements, the replacement of damaged curb, and the replacement of an existing water line throughout the project to include new water services.

ALTERNATIVES:

Award the contract.

Do not award the contract

DEPARTMENT RECOMMENDATION:

Staff recommends that the Governing Body approves the project to award the contract to Compass Engineering & Construction Services, LLC.

ATTACHMENT: [CONTRACT 23-PW-066.docx](#)

ATTACHMENT: [Spring Rd PW2252 Map.pdf](#)

**CONTRACT 23 PW-066
CONSTRUCTION CONTRACT
SPRING ROAD RESTORATION PROJECT**

THIS AGREEMENT is made and entered into by and between the City of Rio Rancho, hereinafter referred to as the “CITY,” and Compass Engineering & Construction Services, LLC, hereinafter referred to as the “CONTRACTOR.”

City and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1. WORK

CONTRACTOR shall complete all Work as specified or indicated here below. The Work and project are generally described in Invitation for Bid (IFB) 23-PW-013.

2. GENERAL CONDITIONS

The general conditions (“General Conditions”) of this Agreement shall be the Standard General Conditions of the Construction Contract prepared by the Engineers Joint Contract Documents Committee (EJCDC) Document C-700, 2007, and modifications thereto incorporated herein by reference.

3. ENGINEER

The ENGINEER of record for this project, as described in the General Conditions, is the City of Rio Rancho.

4. CONTRACT TIMES

4.1 The Work will be substantially completed within **Two Hundred Ten (210)** consecutive calendar days after the date when the Contract Times commence to run as provided in the General Conditions, and completed and ready for final payment in accordance with the General Conditions.

4.2 Liquidated Damages. City and Contractor recognize that time is of the essence of this Agreement and that City will suffer financial loss if the Work is not completed within the times specified in Paragraph 3.1 above, plus any extensions thereof allowed in accordance with the General Conditions. The parties also recognize the delays, expense and difficulties involved in proving the actual loss suffered by City if the Work is not completed on time. Accordingly, instead of requiring any such proof, City and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay City **Two Thousand dollars (\$2,000.00)** for each day that expires after the substantial completion date established by the City’s written Notice to Proceed.

5. CONTRACT PRICE

The City shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract price comprises the Base Bid and Additive Alternate 1 described in IFB 23-PW-013 and all addenda hereto. The Contract price shall be **Two Million Seven Hundred Eight Thousand Sixty-Seven dollars and zero cents, (\$2,708,067.00)**,

which excludes applicable gross receipts tax, subject to additions and deductions as provided in the Contract Documents.

6. NON-APPROPRIATIONS

The terms of this Agreement and all amounts payable hereunder are contingent upon sufficient appropriations therefore by the City's Governing Body. If sufficient appropriations are not made, the City shall notify the Contractor of the same, and this Agreement shall terminate forthwith.

7. PAYMENT PROCEDURES

Contractor shall submit Application for Payment in accordance with the General Conditions. Engineer will process applications for Payment as provided in the General Conditions. The City shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Engineer, twenty-one (21) days after receipt of the Engineer approved Application for Payment. All such payments will be measured by the schedule of values established in the General Conditions (and in the case of Unit Price Work based on the number of units completed).

8. CONTRACTOR'S REPRESENTATIONS

In order to induce City to enter into this Agreement Contractor makes the following representations:

8.1 Contractor has examined and carefully studied the Contract Documents and other related data identified in the Bidding Documents including "technical data."

8.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.

8.3 Contractor is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the Work.

8.4 Contractor has examined all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have been identified in the General Conditions. Contractor accepts the determination set forth in the General Conditions of the extent of the "technical data" contained in such reports and drawings upon which Contractor is entitled to rely as provided in the General Conditions. Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for Contractor's purposes. Contractor acknowledges that City and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and underground facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Contractor and

safety precautions and programs incident thereto. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the contract price, within the contract times and in accordance with the other terms and conditions of the contract documents.

8.5 Contractor is aware of the general nature of work to be performed by City and others at the site that relates to the Work as indicated in the Contract Documents.

8.6 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

8.7 Contractor has given City written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents. Contractor certifies that any written resolution thereof by City is acceptable and that the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

8.8 Contractor shall make prompt payment to its subcontractors and suppliers for amounts owed for work performed on the construction project within seven days after receipt of payment from the City. If Contractor fails to pay Contractor's subcontractor and suppliers by first-class mail or hand delivery within seven days of receipt of payment, Contractor shall pay interest to Contractor's subcontractors and suppliers beginning on the eight day after payment was due, computed at one and one-half percent of the undisputed amount per month or fraction of a month until payment is issued. These payment provisions apply to all tiers of contractors, subcontractors and suppliers.

9. CONTRACT DOCUMENTS

In addition to this Agreement, the Contract Documents, which comprise the entire agreement between City and Contractor concerning the Work, consist of the documents which are appended to this Contract as listed below in Subsection 9A and the documents which formed part of the IFB package upon which Contractor made its successful bid, as listed below in Subsection 9B.

A. Documents attached to hereto:

1. Contractor's Bid Form
2. The Bidder's Listing of Subcontractors for Compliance with Subcontractors Fair Practices Act
3. Bid Bond
4. Certification of Bidder Regarding Affirmative Action/Equal Employment Opportunity and Non-discrimination
5. Non-Collusion Affidavit
6. Federal Debarment Certification Form
7. Construction Performance Bond

8. Labor and Materials Payment Bond
9. Certificates of Insurance

B. Documents which were part of the IFB package and not listed above:

1. Advertisement for Bids
2. Instructions to Bidders
3. Standard General Conditions of the Construction Contract, EJCDC Document No. C-700 (2007)
4. Supplemental Conditions
5. Notice to Contractor
6. Wage Rate Determination
7. Any Addenda issued for IFB 23-PW-013
8. Construction Drawings and Specifications as prepared by City of Rio Rancho

There are no Contract Documents other than those listed in Section 9 of this Agreement. The Contract Documents may only be amended, modified or supplemented as provided in the General Conditions. Any question regarding the documents which formed the IFB package shall be resolved by use of the documents maintained by City in its files on the Work. Contractor may obtain access to these documents at any time, upon reasonable notice.

10. MISCELLANEOUS

10.1 Terms used in this Agreement will have the same meaning as those defined in the General Conditions.

10.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.3 The City and Contractor each binds themselves, their partners, successors, assigns and legal representatives to the other party hereto, in respect to all covenants, agreements and obligations contained in the Contract Documents.

10.4 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the City and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.5 If, through any cause, Contractor shall fail to fulfill in timely and proper manner Contractor's obligations under this Agreement, or if Contractor shall violate any of the

covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to Contractor of such termination and specifying the effective date thereof, at least five (5) days prior to the effective date of such termination. In such event, all finished and/or unfinished documents, data, studies, surveys and reports prepared by Contractor under this Agreement shall, at the option of the City, become its property and Contractor shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

10.6 Notwithstanding the above, Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the contract by Contractor, and the City may withhold any payments to Contractor for the purpose of set-off until such time as the exact amount of damages due the City from Contractor is determined.

10.7 The City may terminate this Agreement at any time for the City's convenience, by giving at least thirty (30) days' notice in writing to Contractor. If the Agreement is terminated by the City as provided herein, Contractor will be paid for the time provided and expenses incurred up to the termination date. If this Agreement is terminated due to the fault of Contractor, paragraph 10.5 hereof relative to termination shall apply.

10.8 Notices: Any notice required or permitted to be given hereunder shall be sufficient if mailed to the address shown below or faxed to the number shown below for the party receiving notice, or to such other address or fax number of which such party has duly notified the other party in accordance with the provisions of this paragraph.

For notice to the City:
City of Rio Rancho
Public Works Department
Arnell Friedt, Project Engineer
3200 Civic Center Circle
Rio Rancho, New Mexico 87144
Telephone: 505-896-8242
Email: afriedt@rrnm.gov

For notice to the Contractor:
Compass Engineering & Construction
Services, LLC
Mark Otero, President/Owner
3815 Academy Parkway North NE
Albuquerque, NM 87109
Telephone: (505) 221-6003
Email: mark@compassnm.com

10.9 To the extent, if at all, that NMSA § 56-7-1 is applicable to any agreement to indemnify contained in this Contract, and any such agreement to indemnify contained in this Contract is interpreted to indemnify a party against liability, claims, damages, losses, or expenses, including attorney fees, arising out of bodily injury to persons or damage to property caused by, or resulting from, in whole or in part the negligence, act, or omission of the indemnitee, or the agents or employees of the indemnitee, or any legal entity for whose negligence, acts, or omissions any of them may be liable, any such agreement to indemnify contained this Contract shall not extend to liability, claims, damages, losses, or expenses, including attorney fees, arising out of:

A. The preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications by the indemnitee or the agents or employees of the indemnitee; or

B. giving or failure to give directions or instructions by the indemnitee, or the agents or employees of the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

10.10 Where documents listed in Section 9 contain terms that are different from City Ordinances, City Ordinances shall prevail. In that regard, any inconsistency between terms occurring among the following portions of this Agreement shall be resolved by giving precedence in the following order: (1) City Ordinances, (2) this Agreement (3) the Supplemental Conditions, and (4) the Standard General Conditions of the Construction Contract.

IN WITNESS WHEREOF, the parties have executed this Agreement to become effective as of the date of the last party's signature.

CITY OF RIO RANCHO

**Compass Engineering & Construction
Services, LLC**

By: _____
Matthew B. Geisel, City Manager

By: _____
Mark Otero, President/Owner

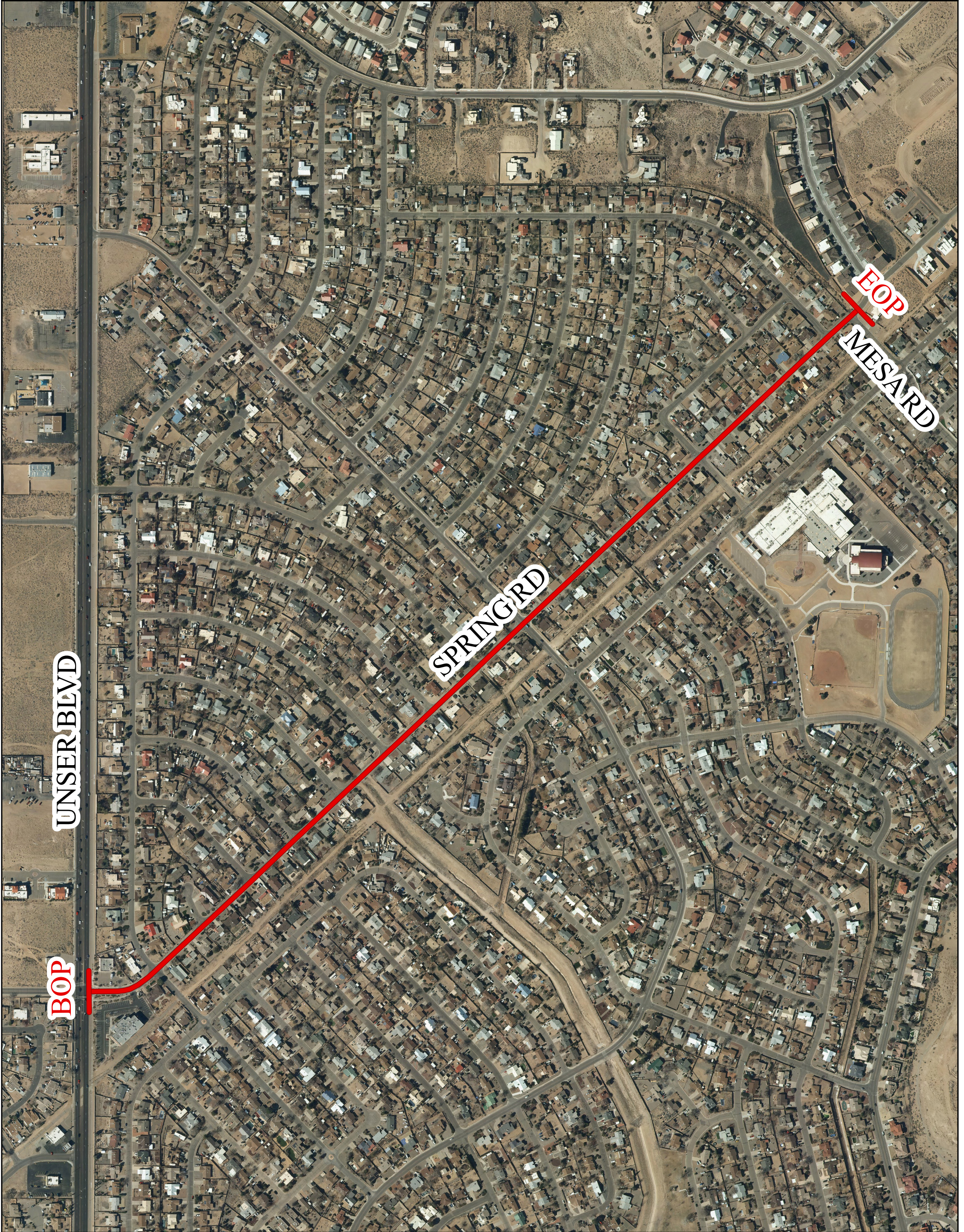
Date: _____

Date: _____

APPROVED AS TO FORM:

Josh Rubin, Acting City Attorney

PW2252 - SPRING RD. RECONSTRUCTION PROJECT LIMITS



DISCLAIMER: All information in this map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This map is not a survey and should be used for graphical purposes only.

— Project Limits



Map Created by Abby Boylan 3/1/2023

