



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
May 28, 2024
6:00 PM
City Hall**

BOARD MEMBERS

Scottie Richardson, District 1, Vice-Chair	VACANT, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3, Chair	Sal Tortorici, At-Large
Robert Gabaldon, District 4	

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>.

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

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

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

1. [May 14, 2024 Planning and Zoning Board Meeting Minutes 2024-0514_PZB_Minutes AR.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

- 2. Preliminary Plat Extension & Amendment.** The applicant, Pulte Group, through their agent, Bohannon Huston, requests approval of an Amended Preliminary Plat Extension for the Rainbow Subdivision. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.
Location_ZoneMapBetter.pdf
Rainbow Subd- Amended Preplat Submittal Package2.pdf
Marked Up Plat - Identifying Changes.pdf
LettertoNeighboringProperties.pdf
2024-0528 PZB Legal Ad.pdf
- 3. Postponement.** The Applicant, Clear Channel Outdoor, LLC., requests approval of a Variance to the minimum distance requirement between an Off-Premises Advertising Sign (Billboard) and developed single-family residential property as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A. Staff recommends indefinite postponement, as requested by the applicant.
Postponement Request
- 4. Postponement.** The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between two Off-Premises Advertising Signs (Billboards) on the same side of the street as set forth in R.O. 2003 154.45(C)(6) for the property legally described as Unit 11, Block O, Tract A. Staff recommends indefinite postponement, as requested by the applicant.
Postponement Request
- 5. Postponement.** The applicant, Clear Channel Outdoor, LLC., requests approval of a Conditional Use Permit for an off-premises advertising sign (digital billboard) at the location of 312 Unser Blvd NE, legally described as Unit 11, Block O, Tract A. Staff recommends indefinite postponement, as requested by the applicant.
Postponement Request
- 6. Conditional Use Permit.** The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as HGHR4, Blk 74, Tr A. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location and Zoning Map.pdf
Application.pdf
Letter of Authorization.pdf
Justification Letter.pdf
Site Plan.pdf
ALTA Survey.pdf
Reproduction of Notices.pdf
Fire Comments.pdf
Parks Comments.pdf
Findings_of_Fact_BMB.docx
- 7. Master Plan Amendment.** The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Los Diamantes Master Plan. Staff contact is Tim Dvorak and staff recommends that the Planning and Zoning Board recommend approval to the Governing Body.
Location Map
Reproduction of Notices, Legal

*Application & Justification
(CURRENT) Los Diamantes Master Plan
Edmiston, Joe & Mary Beth_Public Comment
Comprehensive Los Diamantes Master Plan Amendments 2020 through 2023
2024_Los_Diamantes_Master_Plan_Amendment_Draft_Resolution_BMB.doc
Exhibit A - Proposed Amendments to LDMP.pdf*

- 8. Zone Map Amendment.** The applicant, Los Diamantes, LLC, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment to change the zoning of BP: Business Park District zoning to C-2: Wholesale and Warehousing Commercial District, for the property legally described as Los Diamantes, Tract 2-A-1. Staff contact is Chris Benson and staff recommends the Planning & Zoning Board recommends approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

Location/Zone Map

Application Packet

154.25 C-2 Wholesale and Warehousing Commercial District

154.33 BP Business Park District

Los Diamantes Master Plan

Notice Sign Locations

Notice Letter

Legal Ad Proof

DRAFT_Ordinance_24-100-00004_CB_BMB.docx

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
May 28, 2024

DEPARTMENT:
Development Services

SUBJECT:
May 14, 2024 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: [2024-0514_PZB_Minutes AR.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MAY 14, 2024
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:

Scottie Richardson, District 1, Vice-Chair
Kevin Kofchur, District 2
Fred Radosevich, District 3, Chair
Robert Gabaldon, District 4
Lisa Hardisty, District 6
Sal Tortorici, At-Large

MEMBERS ABSENT:

VACANT, District 5

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planning & Zoning Manager
Tim Dvorak, Planner II
Liz Ruiz Carlos, Planner II
Michelle Costilla, Planner II
Chris Benson, Planner II
Sean LaBarbera, Planner I
Sharon Bitah, Administrative Assistant
(Virtual)

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Radosevich called the meeting to order at 6:00 PM.

CONSENT CALENDAR

1) April 23, 2024 Planning and Zoning Board Meeting Minutes

Scottie Richardson moved to approve the Consent Calendar. Seconded by Lisa Hardisty.

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

YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal Tortorici

NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Building Activity Report - APRIL 2024

3) Planning and Zoning Monthly Summary Plat Report - APRIL 2024

PUBLIC HEARINGS

4) The applicant, Cindy Rasmussen, requested approval of a Conditional Use Permit to operate a hobby breeder for dachshunds on their property, located at 2011 Pine Bough Road SE.

Staff member, Sean LaBarbera presented the item, recommending approval with findings and conditions and stood for questions.

Applicant, Cindy Rasmussen spoke on the item and stood for questions. She answered Commissioner Kofchur's question regarding exterior kennels.

Robert Gabaldon moved to approve Item #4. Seconded by Sal Tortorici.

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

1 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
2 Tortorici

3 **NO:** (None)

- 4
5 **5)** The applicant, AMREP Southwest, Inc., through their agent, EPNM, Inc., requested approval of a
6 Conditional Use Permit for an off-premises advertising sign (digital billboard) at the location of 1516
7 Unser Blvd NE, legally described as UBNN, Tract C.

8
9 Staff member, Tim Dvorak presented the item recommending approval and stood for questions.

10 Applicant, Maria Gonzales stood for questions.

11
12
13 Scottie Richardson moved to approve Item #5. Seconded by Kevin Kofchur.

14 The motion carried by a vote of **6 FOR** and **0 AGAINST**

15 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
16 Tortorici

17 **NO:** (None)

- 18
19 **6)** The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requested
20 approval of a Bulk Plat creating Tracts B-1, B-2, and B-3 from the subject property legally described as
21 Arrowhead East, Tract B, consisting of approximately 80.7708 acres.

22
23 Staff member, Tim Dvorak presented items #6 and #7 concurrently, recommending approval with
24 findings and conditions, and stood for questions.

25
26 Agent Ron Bohannon presented on the item and stood for questions.

27
28 The following member of the public spoke on the item:

- 29 • Francisco Tapia
30 • John Polhamus

31
32 Agent Ron Bohannon answered the considerable questions put forth by Commissioner Richardson,
33 Commissioner Gabaldon, Commissioner Tortorici and Commissioner Kofchur.

34
35 Development Services Director, Amy Rincon clarified the special-use zoning questions and
36 accessibility for the fire department.

37
38 Chairman Radosevich recommended that further meetings take place to answer surrounding residents'
39 concerns.

40
41 Sal Tortorici moved to approve Item #6. Seconded by Scottie Richardson.

42 The motion carried by a vote of **6 FOR** and **0 AGAINST**

43 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
44 Tortorici

45 **NO:** (None)

- 46
47 **7)** The applicants, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requested
48 approval of the Arrowhead East Master Plan.

49
50 Staff member, Tim Dvorak and agent, Ron Bohannon had nothing further to add and stood for
51 questions.

52
53 Scottie Richardson moved to approve Item #7. Seconded by Sal Tortorici.

54 The motion carried by a vote of **6 FOR** and **0 AGAINST**

1 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
2 Tortorici

3 **NO:** (None)
4

- 5 **8)** The applicant, Tiffany Sisneros, requested approval of a Zone Map Amendment for the property legally
6 described as Unit 7, Block 18, Lot 130.

7
8 Staff member, Liz Ruiz Carlos presented the item, recommending approval to the Governing Body with
9 findings and conditions and stood for questions.

10
11 Applicant, Tiffany Sisneros stood for questions.

12
13 Lisa Hardisty moved to approve Item #8. Seconded by Scottie Richardson.

14 The motion carried by a vote of **6 FOR** and **0 AGAINST**

15 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
16 Tortorici

17 **NO:** (None)
18

- 19 **9)** The City of Rio Rancho requested approval of the adoption of a resolution of the City of Rio Rancho,
20 New Mexico for the Impact Fee's Land Use Assumptions.

21
22 Staff member, Michelle Costilla presented the item, recommending approval to the Governing Body,
23 and stood for questions.

24
25 Commissioner Tortorici's question regarding fees was answered by staff member, Michelle Costilla.

26
27 Robert Gabaldon moved to approve Item #9. Seconded by Kevin Kofchur.

28 The motion carried by a vote of **6 FOR** and **0 AGAINST**

29 **YES:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
30 Tortorici

31 **NO:** (None)
32

- 33 **10)** The City of Rio Rancho requested approval of text amendments to the Rio Rancho Code of Ordinances
34 (R.O. 2003) Chapter 150 General Provisions, Section 150.23 (G) and (K), Section 150.30 (A)(5) and
35 (B)(e) and (f), and repealing and replacing the Appendix.

36
37 Staff member, Michelle Costilla presented the item, recommending approval to the Governing Body,
38 and stood for questions.

39
40 Member of the public, Lana Smiddle spoke on the item.

41
42 There was considerable discussion and questions from the commissioners regarding the increases and
43 impact on future development. Staff member Michelle Costilla answered Commissioner Tortorici's
44 questions regarding the rate increases. Development Services Director, Amy Rincon, provided a
45 comprehensive overview on the establishment of fees to the current level of service and how much less
46 it was than what the consultants recommended.

47
48 Scottie Richardson moved to approve Item #10. Seconded by Sal Tortorici.

49 The motion failed by a vote of **0 FOR** and **6 AGAINST**

50 **YES:** (None)

51 **NO:** Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Lisa Hardisty, Sal
52 Tortorici

53
54 **DISCUSSION AND DELIBERATION**

1 **COMMENTS BY BOARD MEMBERS**

2

3 **PUBLIC FORUM**

4

5 **ADJOURNMENT**

6

7 Sal Tortorici moved to adjourn the meeting. Seconded by Robert Gabaldon.

8

Chairman Radosevich adjourned the meeting at 7:59 PM.

9

10 **APPROVED THIS 28th DAY OF MAY 2024.**

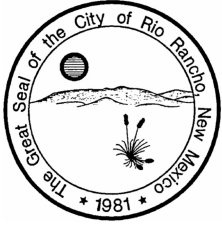
11

12

13

14

Fred Radosevich, Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 20-210-
00016**

AGENDA DATE:
May 28, 2024

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension & Amendment. The applicant, Pulte Group, through their agent, Bohannon Huston, requests approval of an Amended Preliminary Plat Extension for the Rainbow Subdivision. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Pulte Group, through their agent, Bohannon Huston, requests approval Extending the Amended Preliminary Plat for the Rainbow Subdivision. The Preliminary Plat for the Rainbow Subdivision was approved April 13, 2021 with the plat divided into 3 phases. The final plat for Phase 1 was approved October 12, 2021, and the final plat for Phase 2 was approved November 8, 2022. As the applicant is requesting to amend the Preliminary Plat concurrently with a Preliminary Plat Extension for the subject plat, these items are being heard as one item.

Rainbow Subdivision Phase 3 will be 10.03 acres with 61 lots and 3 tracts, zoned R-4: Single Family Residential. The subject property is located on Rainbow Blvd between 4th Ave SW and 2nd Ave SW near the City's western boundary, three-quarters of a mile north of Southern Blvd (see attached location map).

Per the amended Preliminary Plat and letter, Rainbow Phase 3 will have lot widths revised to 40 ft from 45 ft, however the total lot count will not change. The primary change is to move the pond from Tract A (located on the west side of Hondo) to a newly proposed Tract H. Other proposed landscaping Tracts I and J have been eliminated. The applicant has included the previously approved plat with the proposed plat in the attached application package.

Staff recommends the Planning and Zoning Board find the Preliminary Plat Amendment is in conformance with Chapter 154 Planning and Zoning and Chapter 155 Subdivisions. The minimum lot width is 40 ft in conformance with the minimum lot width of 40 ft; and the minimum lot size is 4,400 square ft, in conformance with the minimum lot size of 4,000 square ft. Both zoning regulations are per the R-4: Single-Family Residential Zoning District.

The City Subdivision Ordinance [Code of Ordinances, Chapter 155.22(F), Longevity], states, "Approval of a preliminary plat is effective for one year unless extended by the Planning Board, based on a finding that the delay has been unavoidable and the extension is in the public interest." The preliminary plat for the Rainbow Subdivision was approved with conditions by the Planning and Zoning Board on April 13, 2021.

The first extension for the Rainbow Preliminary Plat was approved May 24, 2022, and the second

extension was approved May 9, 2023. This extension is to allow for additional time for the construction and installation of infrastructure for Phase 3, as well as move the proposed pond from the 1 acre tract across Hondo Road internal to the subdivision and out of the SSCAFCA LEE line/floodplain area.

A variance to R.O. 2003 § 155.43 to vacate the required side and rear 5 ft. Public Utility Easements and a variance to R.O. 2003 § 155.46 for the public site and park land dedication was approved at the April 13, 2021 Planning and Zoning Board Meeting under case numbers 20-280-00008 and 21280-00001.

The agent for the applicant, Yolanda Padilla Moyer of Bohannon Huston, states in the attached letter that "We are requesting an extension and an amendment to the Rainbow Subdivision Preliminary Plat. Rainbow Subdivision is divided into three phases. The Construction and Final Plat are completed for Phase 1 and Phase 2. We are requesting an amended Preliminary Plat with the requested changes within Phase 3 and have provided the following information per your request for review and comment by the necessary City Agencies and the City Planning and Zoning Commission."

The Development Services Department finds it is in the public interest to grant the preliminary plat extension. The extension would provide the applicant with additional time to address any issues or outstanding items for subdivision construction. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City's standards.

There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second plat review and re-approval for the Rainbow Subdivision Phase 3. Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize construction plans and that re-approval of the Preliminary Plat would serve a public interest.

NOTIFICATIONS. Notice of the second preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the May 13, 2024 edition of the Albuquerque Journal. A notice sign was posted to the property per Ordinance one week prior to the hearing. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve of Preliminary Plat Extension with the following findings and conditions:

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a preliminary plat extension.
2. Property owners have the authority to apply for a preliminary plat extension.
3. The preliminary plat extension is effective until May 28, 2025.

Specific Findings of Fact and Conditions of Approval:

1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary Plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.

4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval of the Rainbow Subdivision Plat that would create inconsistent standards for the development given the preliminary plat extension.

5. All the conditions of the April 13, 2021 Preliminary Plat Approval shall apply to this extension, with those conditions being:

a. With the approval of Subdivision Variance case numbers 20-280-00008 and 21-280-00001, the preliminary plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.

b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.

c. Final Plat for each phase to include all signatory blocks, certificates, and dedications.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the preliminary plat extension.

2. Approve the preliminary plat extension with amendments to recommendations and/or conditions.

3. Deny the preliminary plat extension.

4. Postpone the item and continue the public hearing for the preliminary plat extension in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: [Location_ZoneMapBetter.pdf](#)

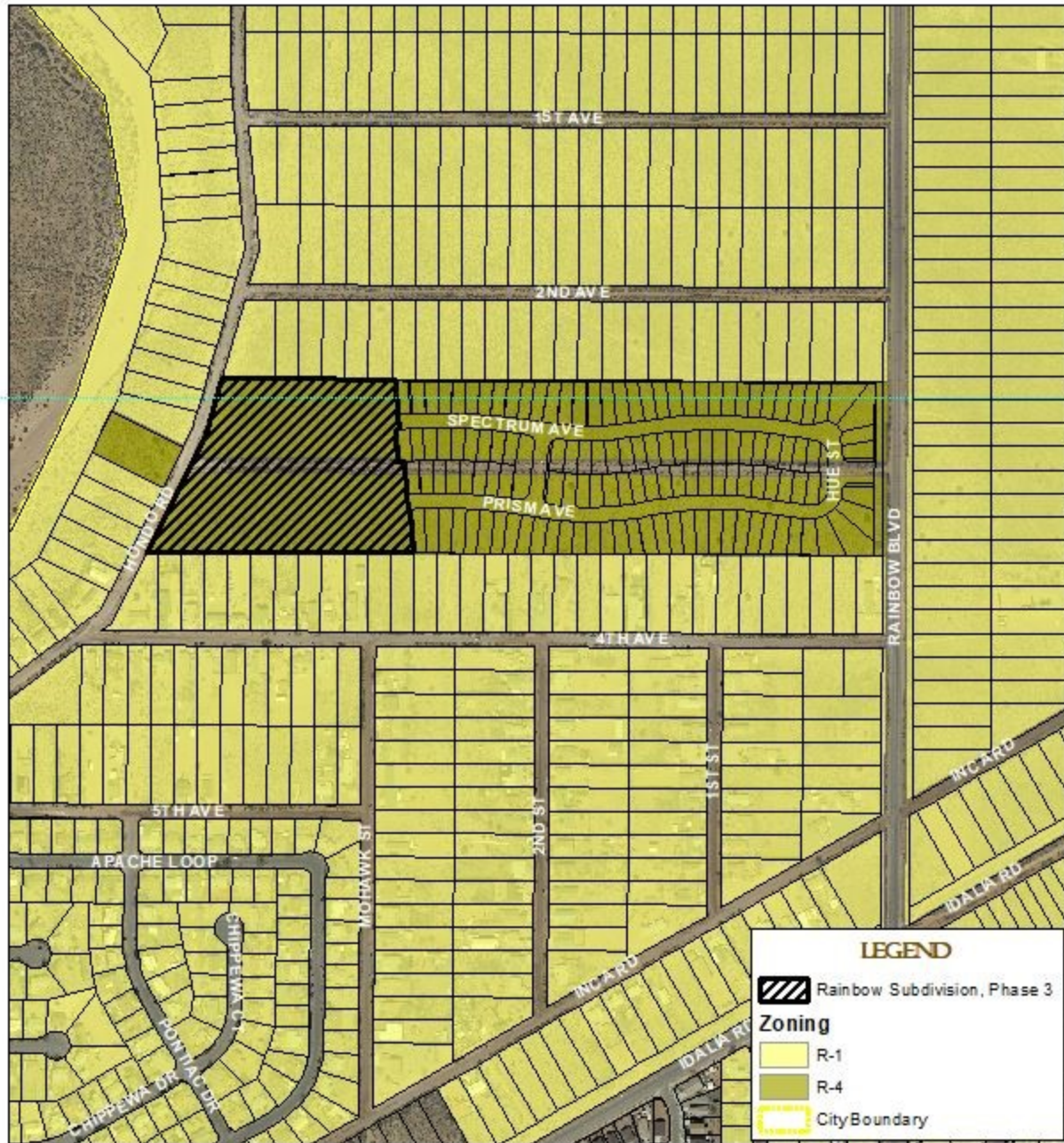
ATTACHMENT: [Rainbow Subd- Amended Preplat Submittal Package2.pdf](#)

ATTACHMENT: [Marked Up Plat - Identifying Changes.pdf](#)

ATTACHMENT: [LettertoNeighboringProperties.pdf](#)

ATTACHMENT: [2024-0528 PZB Legal Ad.pdf](#)

RAINBOW PLAT EXTENSION, PHASE 3



LEGEND

- Rainbow Subdivision, Phase 3
- Zoning**
- R-1
- R-4
- City Boundary

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 Brian Babyak on April 19, 2023



May 2, 2024

Mr. Brian Babyak
City of Rio Rancho
Department of Development Services
3200 Civic Center Circle, NE
Rio Rancho, NM 87144

Re: Extension and Amended Preliminary Plat – Rainbow Subdivision (Tract A & B Rio Rancho Estates)

Dear Brian,

We are requesting an extension and an amendment to the Rainbow Subdivision Preliminary Plat. Rainbow Subdivision is divided into three phases. The Construction and Final Plat are completed for Phase 1 and Phase 2. We are requesting an amended Preliminary Plat with the requested changes within Phase 3 and have provided the following information per your request for review and comment by the necessary City Agencies and the City Planning and Zoning Commission.

- Land Use Application Form
- Original Preliminary Plat
- Amended Preliminary Plat

The purpose of this amendment is to move the pond from the 1-acre tract across Hondo Road internal to the subdivision and out of the SSCAFCA LEE line/floodplain area. With this relocation, some of the lot widths within phase 3 were revised to 40' wide from 45'. The number of proposed lots has not changed. There are only minor changes to the storm drain due to the pond relocation but main lines for water and sanitary sewer remain unchanged. There are no changes for the requests for variances that were previously approved with the original preliminary plat Submittal.

Please feel free to give me a call at 505-798-7945 should you have any questions or require any additional information regarding the submittal.

Sincerely,



Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Kevin Patton, Pulte Group (w/encl)

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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 checked="" type="checkbox"/> Preliminary Plat <small>EXTENDED & AMENDED</small>	<input type="checkbox"/> Appeal
<input type="checkbox"/> Home Occupation	<input 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 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: Pulte Group		Phone: 505-238-2857
Address: 7601 Jefferson St NE, Suite 320		E-Mail: kevin.patton@pultegroup.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest: Developer	List Owners: Pulte	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Bohannan Huston (Yolanda Moyer)		Phone: 505-798-7945
Address: 7500 Jefferson St NE		E-Mail: ypadilla@bhinc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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

REQUEST FOR EXTENDED & AMENDED PRELIMINARY PLAT

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Tract A & B, Rio Rancho Estates Unit 8	Block(s):	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 2	No. of proposed lots: 188	Total area of site (acres) 32.09

ACKNOWLEDGEMENT

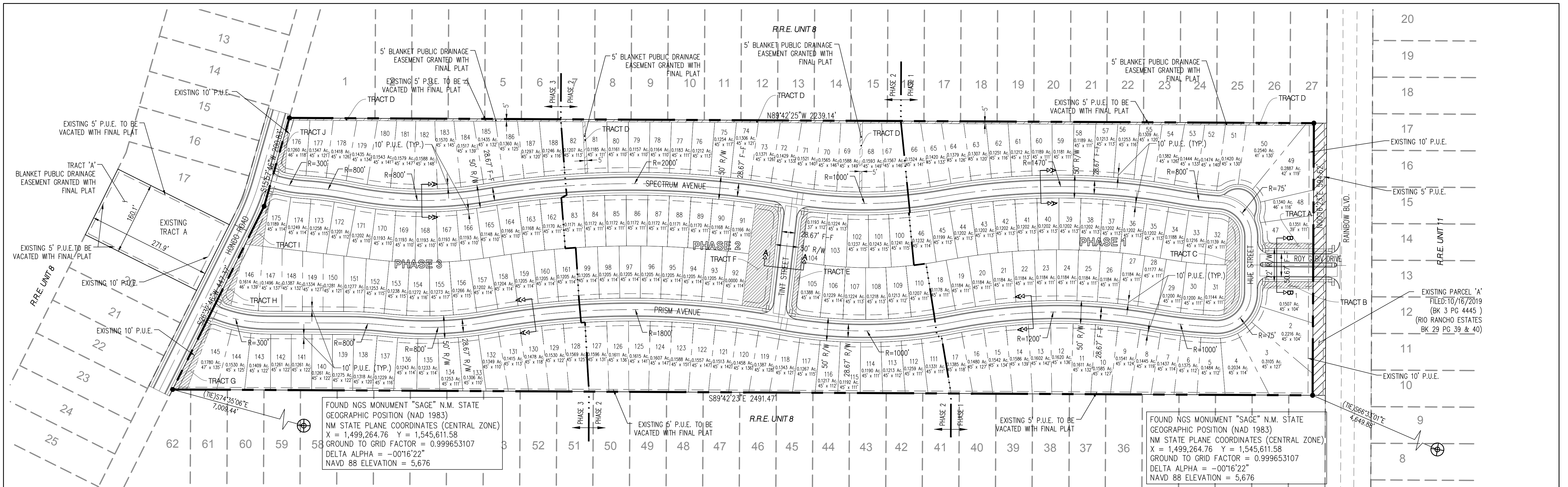
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Yolanda Padilla Moyer	Applicant:	Agent:
Signature:		Date: 05-02-2024

FOR OFFICIAL USE ONLY

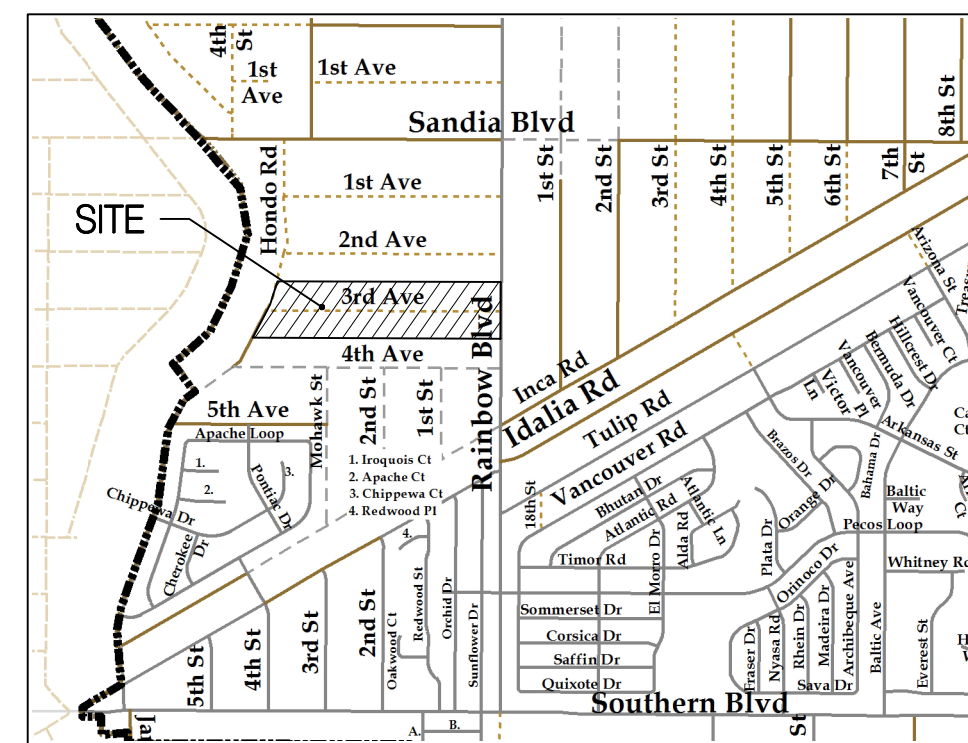
H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



FOUND NGS MONUMENT "SAGE" N.M. STATE
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 1,499,264.76 Y = 1,545,611.58
 GROUND TO GRID FACTOR = 0.999653107
 DELTA ALPHA = -00'16"22"
 NAVD 88 ELEVATION = 5,676

FOUND NGS MONUMENT "SAGE" N.M. STATE
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X = 1,499,264.76 Y = 1,545,611.58
 GROUND TO GRID FACTOR = 0.999653107
 DELTA ALPHA = -00'16"22"
 NAVD 88 ELEVATION = 5,676



LOCATION MAP
 NOT TO SCALE

DEVELOPER/OWNER:
 DOS AMIGOS REAL ESTATE, LLC

AGENT/ENGINEER:
 BOHANNAN HUSTON INC.
 COURTYARD II
 7500 JEFFERSON STREET NE
 ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION:
 TRACT 'A' AND 'B' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, LOTS 1-30 BLOCK 71 AND LOTS 18 & 19 BLOCK 86 OF EASTERLY PORTION OF THE S.E. PORTION OF UNIT EIGHT, RIO RANCHO ESTATES" BEING LOCATED WITHIN PROJECTED SECTION 21, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY NEW MEXICO

PURPOSE OF PLAT:
 1. SUBDIVIDE TRACT 'B' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, LOTS 1-30 BLOCK 71 AND LOTS 18 & 19 BLOCK 86 OF EASTERLY PORTION OF THE S.E. PORTION OF UNIT EIGHT, RIO RANCHO ESTATES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY NEW MEXICO, ON 10/16/2019, INTO 1 SEPARATE SUBDIVISION CONSISTING OF 188 LOTS AND GRANTED EASEMENTS, 12 SEPARATE TRACTS 'A' THROUGH 'L', AND A BLANKET PUBLIC DRAINAGE EASEMENT ENCOMPASSING TRACT 'D'. TRACT 'A'-L' WILL BE OWNED AND MAINTAINED BY THE HOA.

2. GRANT A BLANKET PUBLIC DRAINAGE EASEMENT ENCOMPASSING TRACT 'A' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, LOTS 1-30 BLOCK 71 AND LOTS 18 & 19 BLOCK 86 OF EASTERLY PORTION OF THE S.E. PORTION OF UNIT EIGHT, RIO RANCHO ESTATES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY NEW MEXICO, ON 10/16/2019. TRACT 'A' WILL BE OWNED AND MAINTAINED BY THE HOA

EXISTING ZONING: R-4

PROPOSED ZONING: NO ZONE CHANGE.

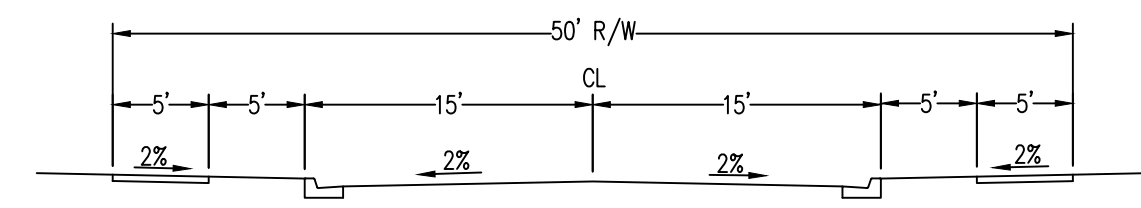
SUBDIVISION DATA: RAINBOW SUBDIVISION

TRACT A = 0.0288 ACRES
 TRACT B = 0.0331 ACRES
 TRACT C = 0.1264 ACRES
 TRACT D = 0.2879 ACRES
 TRACT E = 0.0536 ACRES
 TRACT F = 0.2791 ACRES
 TRACT G = 0.0720 ACRES
 TRACT H = 0.0468 ACRES
 TRACT I = 0.0528 ACRES
 TRACT J = 0.0278 ACRES

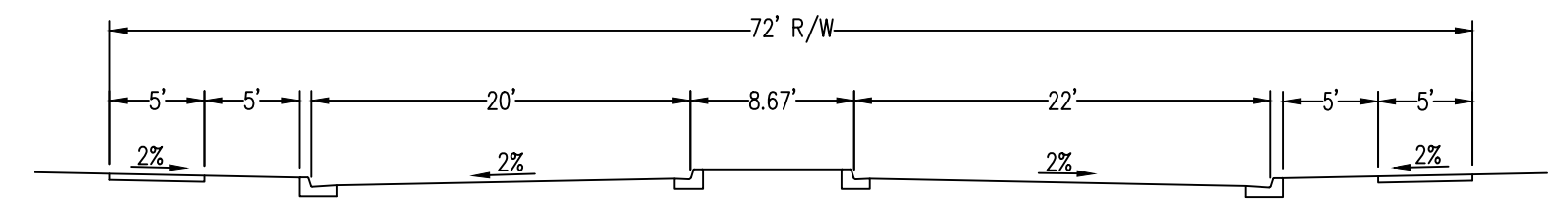
TOTAL ACREAGE: 32.0976 ACRES

PHASE 1 LOTS = 66
 PHASE 2 LOTS = 61
 PHASE 3 LOTS = 61

TOTAL NUMBER OF LOT: 188 LOTS



STREET SECTION A-A
 NOT TO SCALE

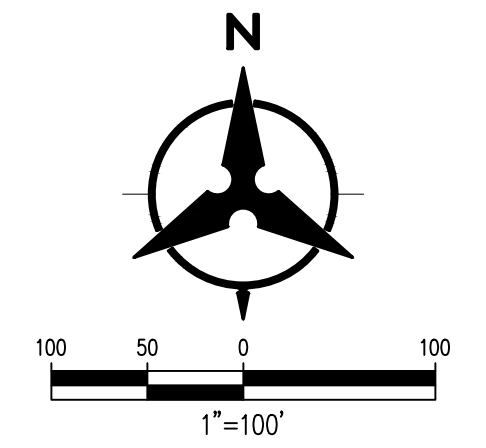


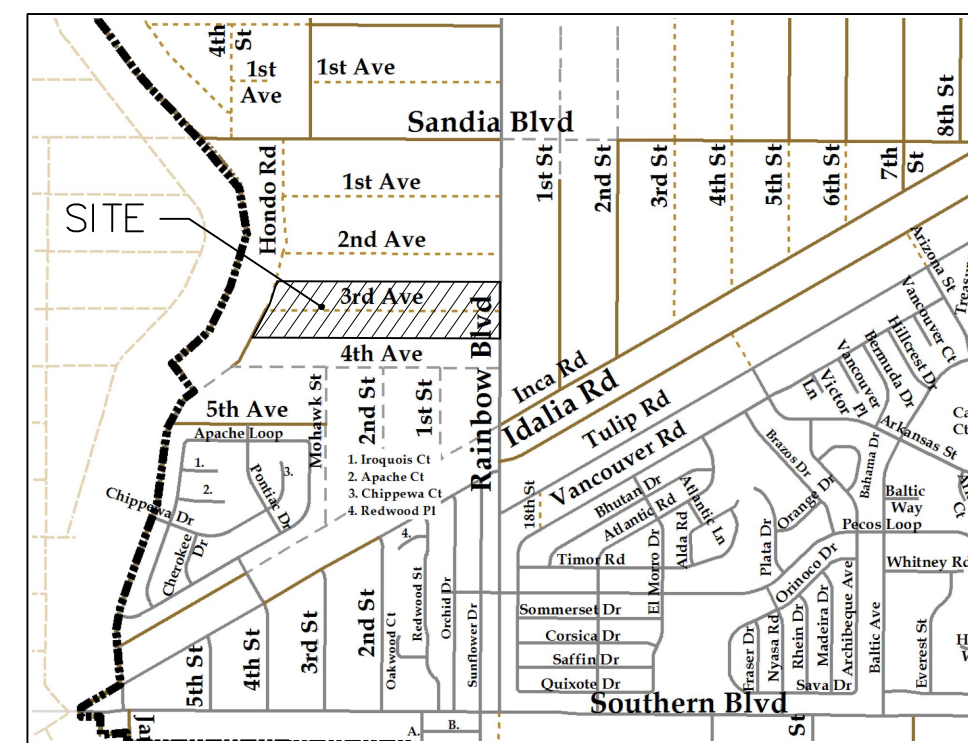
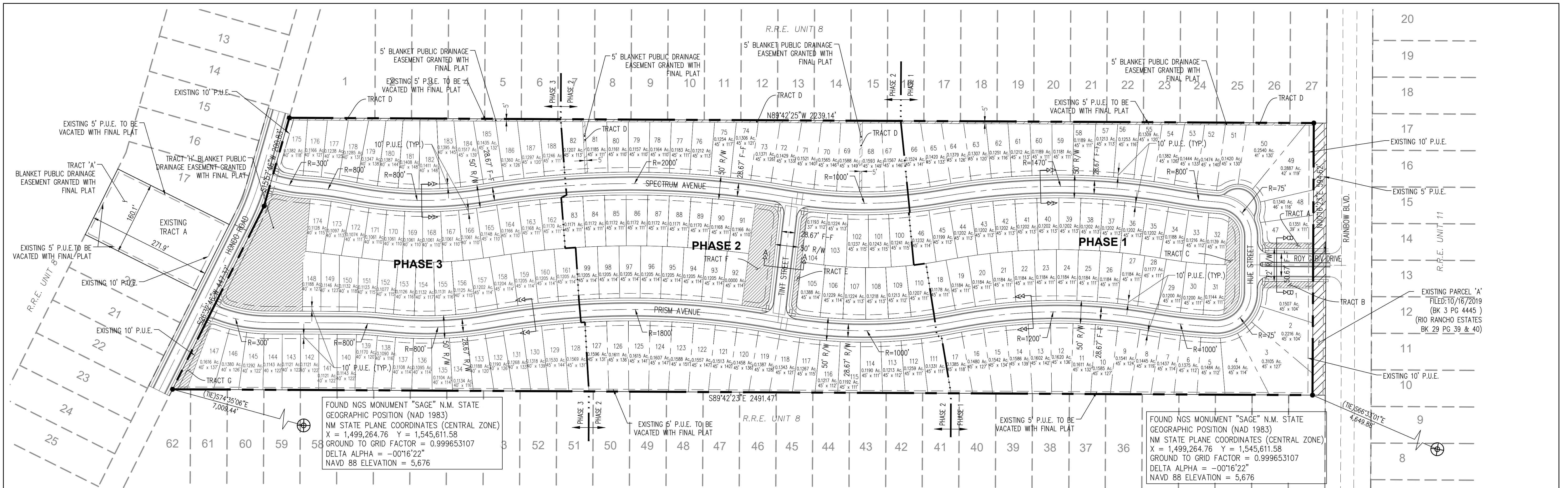
STREET SECTION B-B
 NOT TO SCALE

LEGEND	
	SUBDIVISION BOUNDARY LINE
	TRACT LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT

- SURVEY NOTES:
- ALL BOUNDARY CORNERS SHOWN (●)
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.

PRELIMINARY PLAT
 RAINBOW SUBDIVISION
 REPLAT OF TRACT 'B'
 (VACATION OF PLAT OF LOTS 28-55, BLOCK 70,
 LOTS 1-30 BLOCK 71 AND LOTS 18 & 19 BLOCK 86)
 RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO





LOCATION MAP
 NOT TO SCALE

DEVELOPER/OWNER:
 PULTE GROUP INC.

AGENT/ENGINEER:
 BOHANNAN HUSTON INC.
 COURTYARD II
 7500 JEFFERSON STREET NE
 ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION:
 TRACT 'A' AND 'B' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, LOTS 1-30 BLOCK 71 AND LOTS 18 & 19 BLOCK 86 OF EASTERLY PORTION OF THE S.E. PORTION OF UNIT EIGHT, RIO RANCHO ESTATES" BEING LOCATED WITHIN PROJECTED SECTION 21, TOWNSHIP 12 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY NEW MEXICO

PURPOSE OF PLAT:

- SUBDIVIDE TRACT 'B' OF "VACATION OF PLAT OF LOTS 28-55, BLOCK 70, LOTS 1-30 BLOCK 71 AND LOTS 18 & 19 BLOCK 86 OF EASTERLY PORTION OF THE S.E. PORTION OF UNIT EIGHT, RIO RANCHO ESTATES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY NEW MEXICO, ON 10/16/2019, INTO 1 SEPARATE SUBDIVISION CONSISTING OF 188 LOTS AND GRANTED EASEMENTS, 8 SEPARATE TRACTS 'A' THROUGH 'H', AND A BLANKET PUBLIC DRAINAGE EASEMENT ENCOMPASSING TRACT 'D' AND 'H'. TRACT 'A-H' WILL BE OWNED AND MAINTAINED BY THE HOA.
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EXISTING ZONING: R-4

PROPOSED ZONING: NO ZONE CHANGE.

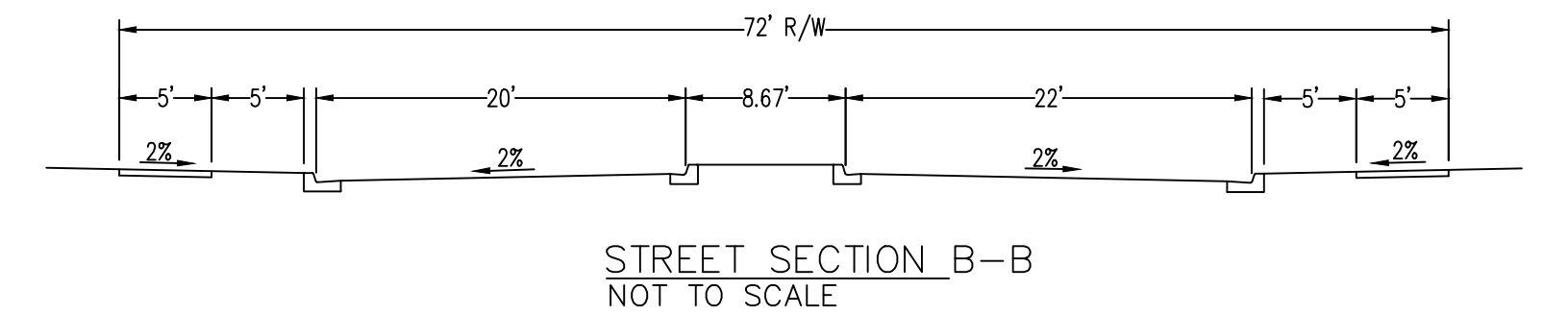
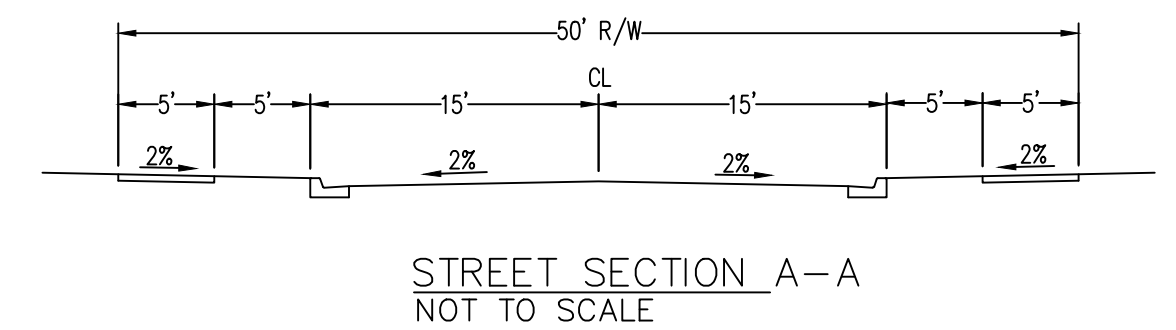
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- PHASE 2 LOTS = 61
- PHASE 3 LOTS = 61

TOTAL NUMBER OF LOT: 188 LOTS



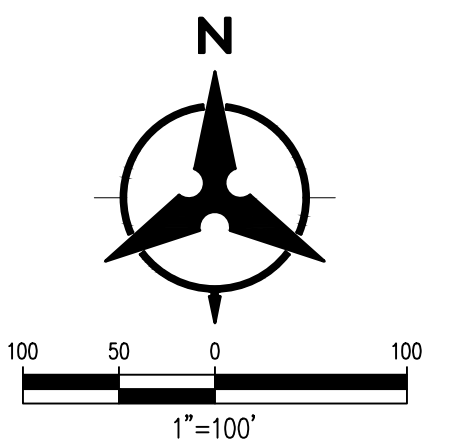
LEGEND

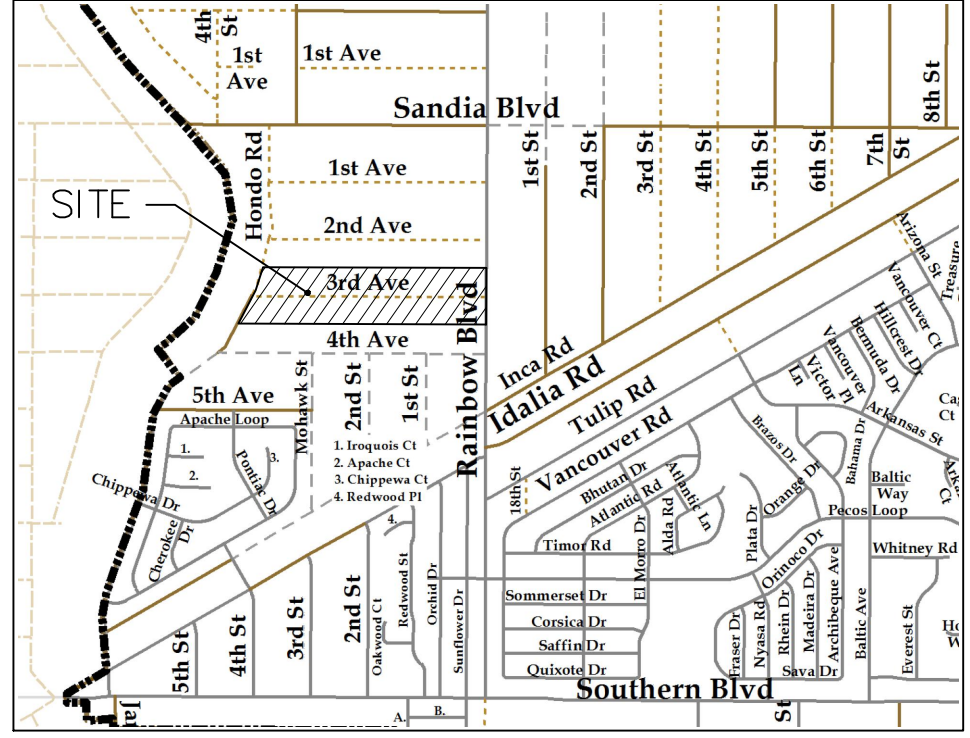
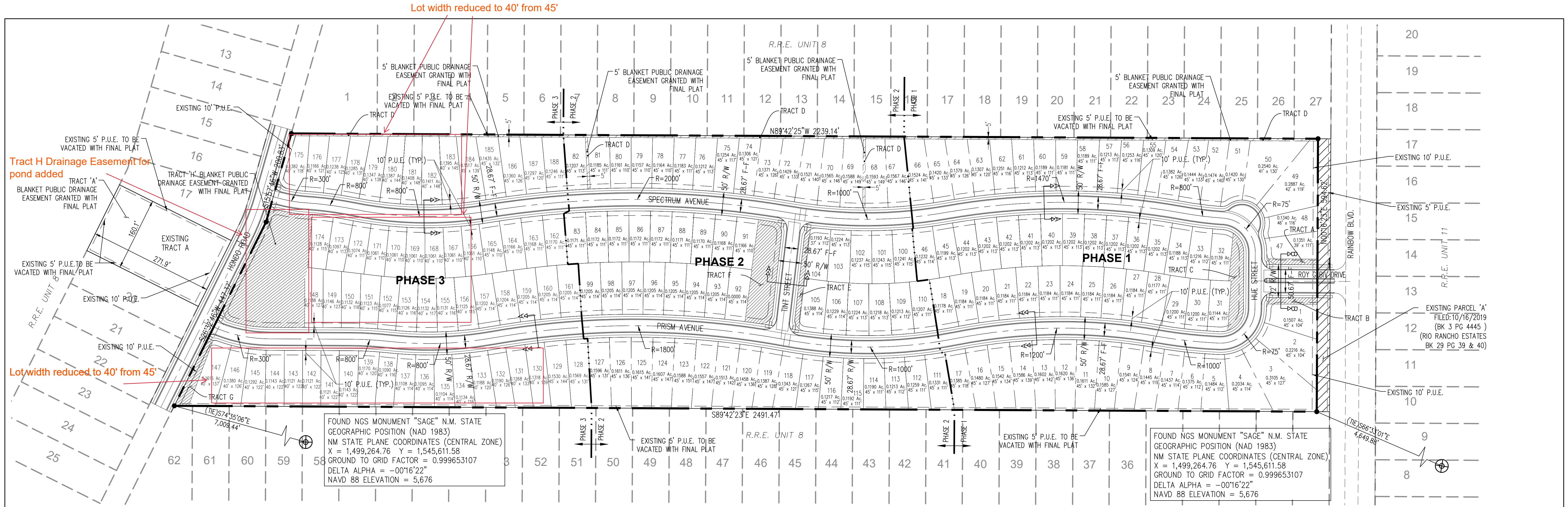
- SUBDIVISION BOUNDARY LINE
- TRACT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT

SURVEY NOTES:

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AMENDED PRELIMINARY PLAT
 RAINBOW SUBDIVISION
 REPLAT OF TRACT 'B'
 (VACATION OF PLAT OF LOTS 28-55, BLOCK 70, LOTS 1-30
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 RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO





DEVELOPER/OWNER:
PULTE GROUP INC.

AGENT/ENGINEER:
BOHANNAN HUSTON INC.
COURTYARD II
7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION:
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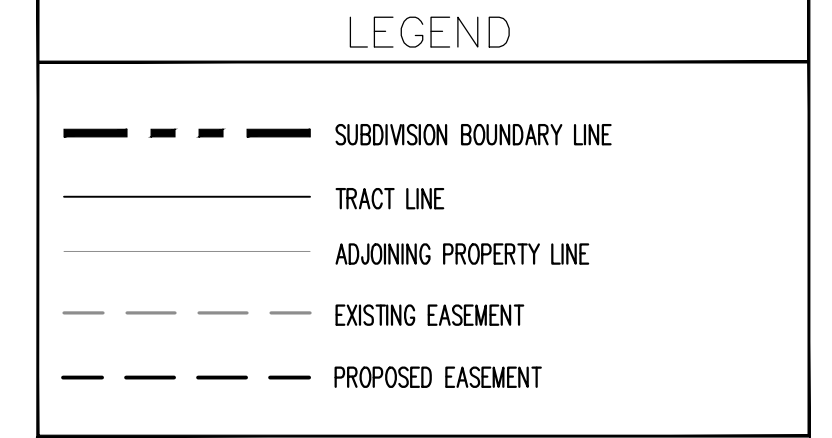
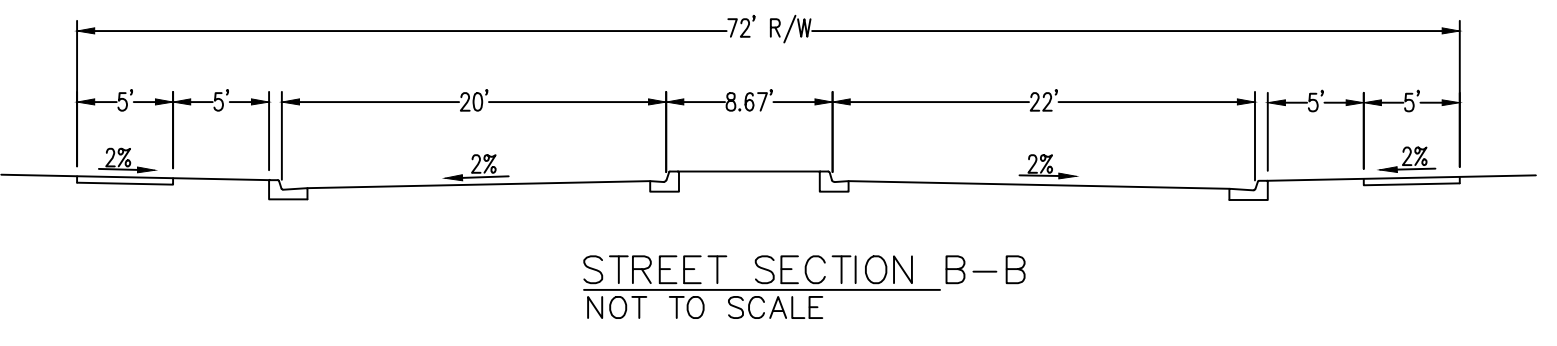
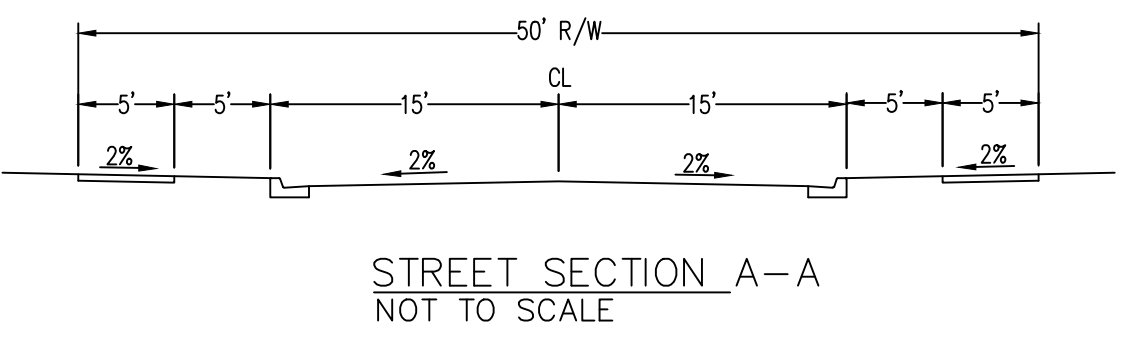
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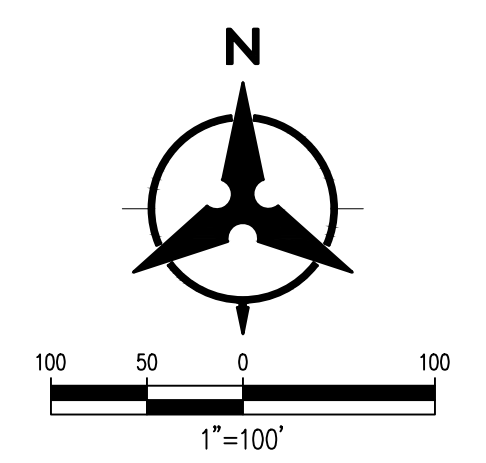
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TOTAL NUMBER OF LOT: 188 LOTS



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AMENDED PRELIMINARY PLAT RAINBOW SUBDIVISION REPLAT OF TRACT 'B' (VACATION OF PLAT OF LOTS 28-55, BLOCK 70, LOTS 1-30 BLOCK 71 AND LOTS 18 & 19 BLOCK 86) RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO



APRIL, 2024



The City of Rio Rancho

Development Services
Planning Division

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

May 9, 2024

RE: Preliminary Plat Extension: Case No. 20-210-00016
Rainbow Subdivision (Phase 3)

Dear Property Owner:

You are receiving this certified notice because your property is adjacent to a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., is requesting approval of a Preliminary Plat Extension for the Rainbow Subdivision to allow for additional time for the development of Phases 3. The final plats for Phase 1 and Phase 2 have been recorded.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, May 28, 2024** at 6:00 pm **virtually** on the **zoom** link below.

On the back of this letter is a location map of the project, with the property identified with the black outline and cross hatch (Phase 3).

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board, to my email: bbabyak@rrnm.gov and CC: planning@rrnm.gov. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

If you would like to participate virtually during the meeting please use the following information to join the meeting:
<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>, or call +1(346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

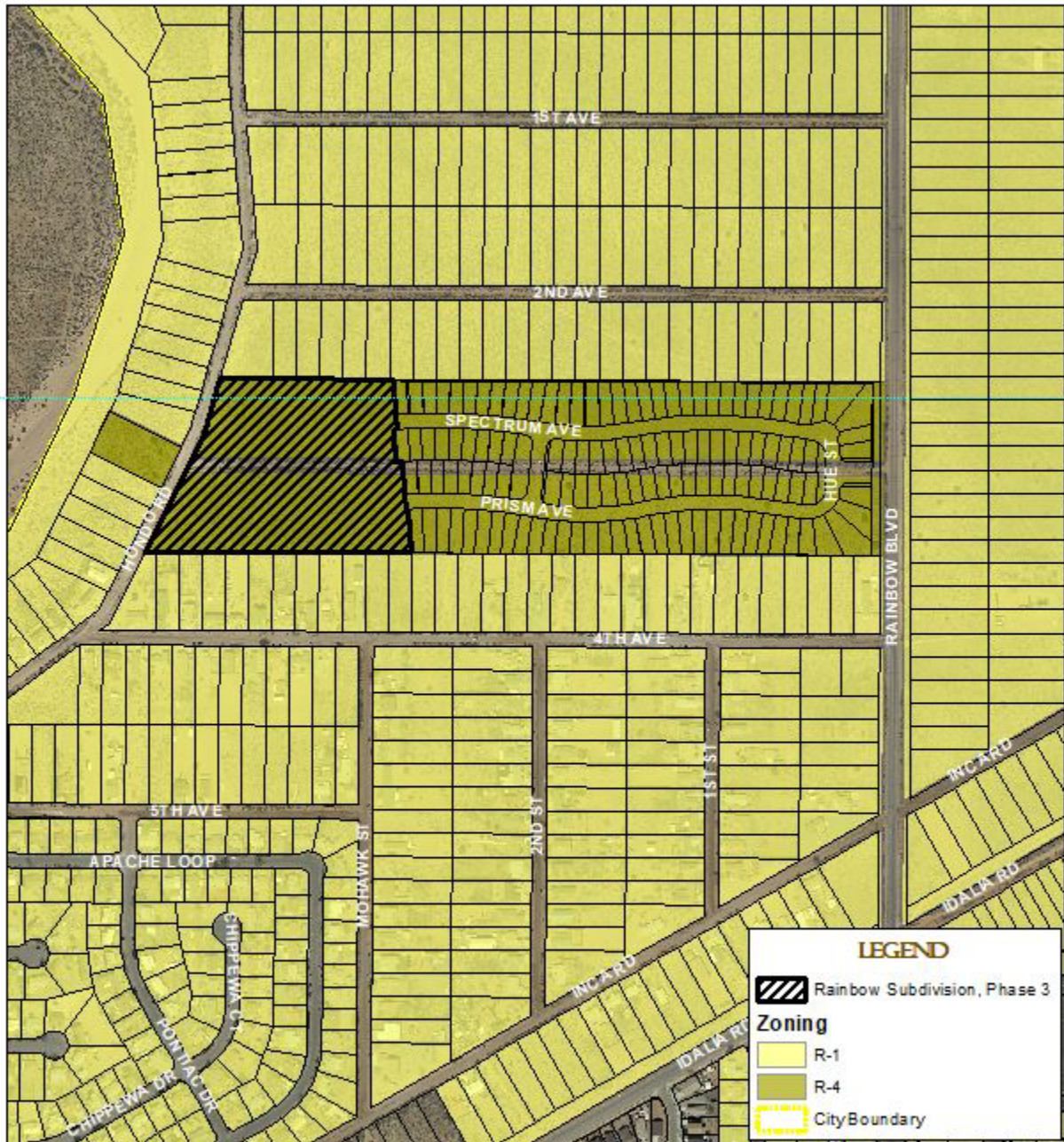
Please do not hesitate to contact me via the e-mail above, or call me at 505-896-8756, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov one week prior to the meeting.

If you are an individual with a disability 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,

Brian Babyak, AICP
Planning and Zoning Division Manager
Development Services Department
City of Rio Rancho

RAINBOW PLAT EXTENSION, PHASE 3



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 Brian Babyak on April 19, 2023



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 28, 2024:

Variance

Case #24-110-00007

The Applicant, Melvin Munoz Estrada, requests approval of a Variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft on the subject property legally described as Rio Rancho Estates Unit 12, Block B, Lot 61.

Variance

Case #24-110-00008

The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between an Off-Premises Advertising Sign (Billboard) and developed single-family residential property as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A.

Variance

Case #24-110-00009

The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between two Off-Premises Advertising Signs (Billboards) on the same side of the street as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A.

Conditional Use Permit

Case #24-120-00008

The applicant, Clear Channel Outdoor, LLC., requests approval of a Conditional Use Permit for an Off-Premises Advertising Sign (Billboard) at the property legally described as Unit 11, Block O, Tract A.

Master Plan Amendment

Case #24-410-00001

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow self-storage as a permissive use within the Business Park, update the map (page 7 of Master Plan) to reflect the Business Park area as C-2: Commercial, allow architectural metal as a primary construction material, allow welded wire mesh fencing as an allowed fencing type, and allow the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan. The Business Park comprises approximately 36.16 acres and is legally described as LD, Tract 2-A-1.

Zone Map Amendment

Case #24-100-00004

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the Los

Diamantes Business Park from BP: Business Park District to C-2: Wholesale and Warehousing Commercial District on the land legally described as LD, Tract 2-A-1.

Preliminary Plat Extension
Case #20-210-00016

The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., request approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. The remaining phase of the Rainbow Preliminary Plat is for 61 lots, zoned R-4: Single-Family Residential on the property legally described as Rainbow, Tract B-1-A.

Conditional Use Permit

Case #24-120-00006

The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as HGHR4, Bik 74, Tr A. The property is physically located at 1523 Inca Rd NE and is zoned C-1: Retail Commercial. The property consists of 5.34 acres.

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.rmm.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: May 13, 2024



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
May 28, 2024

DEPARTMENT:
Development Services

SUBJECT:
Postponement. The Applicant, Clear Channel Outdoor, LLC., requests approval of a Variance to the minimum distance requirement between an Off-Premises Advertising Sign (Billboard) and developed single-family residential property as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A. Staff recommends indefinite postponement, as requested by the applicant.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board postpone the Variance request indefinitely.

ATTACHMENT: [Postponement Request](#)

Timothy Dvorak

From: Soto, Christopher <christophersoto@clearchannel.com>
Sent: Tuesday, May 28, 2024 8:55 AM
To: Timothy Dvorak
Cc: AMY RINCON; BRIAN BABYAK
Subject: RE: Pictures of Unser

Caution! This message was sent from outside your organization.


Hello Tim,

Thank you for the clarification on the process.

In this case, I need to request an indefinite postponement of all three applications including –

1. Conditional Use
2. Variance #1
3. Variance #2

Is this acceptable and approved?

 **Clear Channel Outdoor** | GET MORE WITH US.

CHRISTOPHER SOTO

VP Real Estate & Public Affairs

458 Industrial Avenue, NE

Albuquerque, NM 87107

📞 505.219.4731 📠 832.657.9565

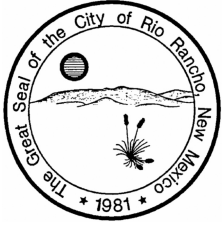
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https://web.clearchanneloutdoor.com/unsubscribe?hs_preview=vWleVKPo-93754277135



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
May 28, 2024

DEPARTMENT:
Development Services

SUBJECT:
Postponement. The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between two Off-Premises Advertising Signs (Billboards) on the same side of the street as set forth in R.O. 2003 154.45(C)(6) for the property legally described as Unit 11, Block O, Tract A. Staff recommends indefinite postponement, as requested by the applicant.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board postpone the Variance request indefinitely.

ATTACHMENT: [Postponement Request](#)

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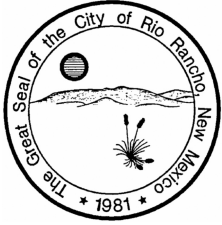
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**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
May 28, 2024

DEPARTMENT:
Development Services

SUBJECT:
Postponement. The applicant, Clear Channel Outdoor, LLC., requests approval of a Conditional Use Permit for an off-premises advertising sign (digital billboard) at the location of 312 Unser Blvd NE, legally described as Unit 11, Block O, Tract A. Staff recommends indefinite postponement, as requested by the applicant.

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board postpone the Conditional Use Permit request indefinitely.

ATTACHMENT: [Postponement Request](#)

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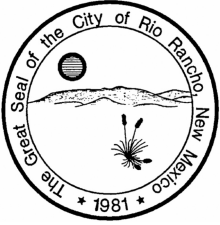
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**CITY OF RIO RANCHO
COVER PAGE**

**Legislation Item: 24-120-
00006**

AGENDA DATE:
May 28, 2024

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as HGHR4, Blk 74, Tr A. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as HGHR4, Blk 74, Tr A. The property is physically located at 1523 Inca Rd NE and is zoned C-1: Retail Commercial. The property consists of 5.34 acres.

The proposed storage facility would consist of a parking lot featuring carports, that would be accessed from two entrances off of Inca Rd NE. An emergency exit is also proposed along Buckskin Lp NE, for fire. The facility would specialize in storage of RV's, boats, trailers, and ATV's and features 146 total parking spaces. The applicant has also submitted a preliminary site plan that features landscaping.

Per Rio Rancho Municipal Code (R.O. 2003) 154.24(C), self-storage facilities are a conditional use in the C-1 zoning district requiring a conditional use permit, and applicants shall provide a site plan which includes at minimum the following information: lot dimensions, location and dimensions of proposed structures/facilities, parking, proposed signage, landscaping and landscape buffers and, if applicable, information with regard to the nature of the operation as well as hours of operation, for review and approval by the Planning and Zoning Board.

The applicant has submitted a site plan that includes the required site plan items as detailed above. Conforms.

R.O. 2003 § 150.04 states: (A) A conditional use permit may be granted for the specific zone in which it is allowed provided it meets any conditions stipulated in this title, and is not detrimental to the public welfare, safety, health, morals and convenience of the surrounding area. (B) An application for a conditional use permit may be submitted to the Planning and Zoning Board through the City Development Department. The Planning and Zoning Board shall approve or disapprove the application following consideration at its next regular meeting.

The applicant states in their justification letter that the proposed development is beneficial to the City of Rio Rancho in that it addresses "HOA regulations that prohibit homeowners from parking RVs, trailers, boat, etc., on their properties... By providing a secure and convenient storage facility in close proximity to these new construction areas, we can alleviate the burden placed on homeowners while ensuring compliance with HOA regulations. This not only benefits residents but

also enhances the appeal of our neighborhoods, preserving property values and fostering a sense of community pride."

Staff recommends the Planning and Zoning Board find that the proposed use would not be detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area, as the self storage use will be a compatible use with the surrounding neighborhoods and provide a service that may benefit the larger community. The proposed development will further serve the surrounding neighborhood's storage needs, as well as the storage needs of the larger community as a whole.

Staff recommends the Planning and Zoning Board find that the applicant has met the application requirements for submitting a conditional use permit. Conforms.

SURROUNDING LAND USE AND ZONING: The subject property is zoned C-1: Retail Commercial. The properties to the south are also zoned C-1: Retail Commercial; one of the properties is developed as a self-storage facility. The properties to the north and east are zoned R-4: Single-Family Residential and currently feature single-family homes. The properties to the west are also zoned R-4: Single-Family Residential but are currently vacant.

NOTIFICATIONS: Notice of the conditional use permit application was sent via certified mail to property owners within 100ft of the subject property. A legal ad was published in the Rio Rancho Observer on May 13, 2024. A notice sign was posted on the property one week prior to the hearing.

REVIEWER COMMENTS: Reviewing Agency Comments
CoRR Engineering Comments No adverse comments
CoRR Fire & Rescue Comments included as an attachment
CoRR Parks, Recreation, and Community Services Comments included as an attachment
CoRR Police No comments provided
MRCOG - MRMPO No adverse comments
Rio Rancho Public Schools No comments provided
SSCAFCA No comments provided

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the conditional use permit request for a self-storage facility, subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for a self-storage facility.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C) (2) C-1: Conditional Uses in Retail Commercial District.
3. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.

4. Detailed plans for buffer walls in conformance with Section 154.61 (B) shall be provided with building permit submittal.
5. All reviewer comments shall be addressed prior to building permit approval.

If the Planning and Zoning Board finds the conditional use permit is not justified, a denial may be based on the following findings:

FINDINGS OF FACT FOR DENIAL:

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested conditional use permit.

ATTACHMENT: [Location and Zoning Map.pdf](#)

ATTACHMENT: [Application.pdf](#)

ATTACHMENT: [Letter of Authorization.pdf](#)

ATTACHMENT: [Justification Letter.pdf](#)

ATTACHMENT: [Site Plan.pdf](#)

ATTACHMENT: [ALTA Survey.pdf](#)

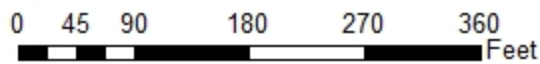
ATTACHMENT: [Reproduction of Notices.pdf](#)

ATTACHMENT: [Fire Comments.pdf](#)

ATTACHMENT: [Parks Comments.pdf](#)

ATTACHMENT: [Findings_of_Fact_BMB.docx](#)

1523 INCA RD NE CONDITIONAL USE PERMIT FOR SELF-STORAGE HGHR4, BLOCK 74, TRACT A



Map Created by Liz Ruiz Carlos on 5/10/2024



	Subject Tract
	Roads
Zoning	
	C-1
	R-1
	R-4
	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.

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 type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input checked="" 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 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: Devon Amos		Phone: 505-712-2256
Address: 7828 Pinewood Dr NW		E-Mail: devonamos.real@gmail.com
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest: Buyers	List Owners: Phil Ward	
Deed or Ownership Verification Provided: (Initials) DA	Letter of Authorization Provided: (Initials) DA	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Seeking a CUP for an RV & Boat Storage Facility

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit Plat of High Range Unit 4, Tract A & B	Block(s): Block 74	Lot(s): Unit 4
Existing Zoning: C-1	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 5.1 Acres

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: Devon Amos	Applicant:	Agent:
Signature: 	Date:	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

HIGH RANGE CURB LLC
PO BOX 35640
ALBUQUERQUE, NM 87112

February 8, 2024

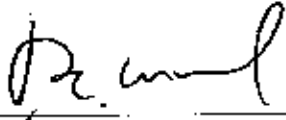
City of Rio Rancho
Development Review Committee
Rio Rancho, NM

RE: Authorization to apply for CUP for Tract A, High Range Unit 4, Sandoval County, NM

This is to confirm that Devon Amos and Anton Determan are authorized to apply for a CUP for our land at the Northeast corner of Inca and Guinevere in Rio Rancho.

Sincerely,

HIGH RANGE CURB LLC

By:  _____

Phillip Ward, Owner/Manager

To Whom it may concern,

I am writing to you today in support of the proposed "Toy Storage" project, which seeks to establish a state-of-the-art storage facility for RVs, boats, trailers, and ATVs in the heart of Rio Rancho. As a licensed realtor deeply involved in the local community, I have observed firsthand the challenges faced by homeowners due to restrictions imposed by homeowners' associations (HOAs) on the parking of recreational vehicles. The rapid growth of new construction homes within a 2-mile radius of our proposed project site has been remarkable. These new developments, while contributing to the expansion of our community, come with stringent HOA regulations that prohibit homeowners from parking RVs, trailers, boat, etc, on their properties. This restriction presents a significant challenge for residents who wish to enjoy recreational activities while adhering to HOA guidelines. "Toy Storage" offers a much-needed solution to this dilemma. By providing a secure and convenient storage facility in close proximity to these new construction areas, we can alleviate the burden placed on homeowners while ensuring compliance with HOA regulations. This not only benefits residents but also enhances the appeal of our neighborhoods, preserving property values and fostering a sense of community pride. Furthermore, the economic impact of our Toy Storage extends beyond the immediate benefits to residents. By creating jobs during both the construction phase and ongoing operation of the facility, our project contributes to local employment opportunities and stimulates economic growth within Rio Rancho. Additionally, the revenue generated through property taxes and associated fees will bolster municipal resources, supporting essential services and infrastructure projects. In conclusion, I urge the City Council to approve the "Toy Storage" project, recognizing its significant positive impact on our community. By addressing the needs of homeowners, promoting responsible development, and fostering economic growth, this project aligns with the long-term vision for Rio Rancho's prosperity and well-being.

To summarize, our proposal is driven by several compelling reasons that underscore its significance and potential benefits to Rio Rancho:

1. **Addressing HOA Restrictions:** With the surge in new construction homes in Rio Rancho, many residents are finding themselves constrained by homeowners' association regulations prohibiting the storage of recreational vehicles on their properties. Toy Storage offers a solution to this dilemma by providing a secure and compliant storage facility conveniently located near these new developments.
2. **Enhancing Property Values:** By offering a centralized location for residents to store their recreational vehicles, Toy Storage can help maintain the aesthetic appeal and property values of surrounding neighborhoods. Eliminating the sight of parked RVs and trailers on residential streets contributes to the overall attractiveness of the area.

3. Economic Growth and Job Creation: The construction and operation of Toy Storage will inject capital into Rio Rancho's economy, creating jobs during both the development phase and ongoing management of the facility. Furthermore, the facility will generate revenue for the city through property taxes and associated fees, contributing to municipal coffers and supporting local services and initiatives.

4. Promoting Recreational Opportunities: Access to recreational vehicles enhances residents' ability to enjoy outdoor activities and explore the natural beauty of New Mexico. By providing a secure storage solution, Toy Storage encourages residents to engage in recreational pursuits, fostering a sense of community and well-being.

5. Commitment to Environmental Responsibility: Toy Storage will be built and operated with a commitment to environmental sustainability. Measures such as energy-efficient lighting, waste management practices, and landscaping that promotes biodiversity will be integral to our operation, aligning with Rio Rancho's goals for a greener future.

In light of these reasons, I urge the City Council to support our project and grant the necessary approvals for its development. Our "Toy Storage" represents not only a solution to a pressing community need but also an opportunity to enhance the quality of life for Rio Rancho residents and contribute positively to the city's growth and prosperity.

Thank you for your consideration of our proposal. I am available to provide any additional information or address any questions you may have regarding Toy Storage.

Sincerely,

Devon Amos

SITE PLAN

1603 Inca

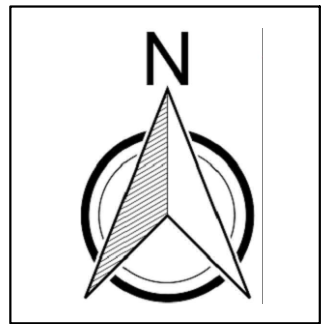
Rio Rancho, NM 87144

Parcel ID: 1-013-071-200-313

Lot area: 5.33 Acres

Paper Size: 11"x17"

Landscape footage-23600 sq.ft.
109 Dogwood pine trees 10'x5'



scale 1"=80'



SCHEDULE B-2 ITEM NUMBERS

EASEMENTS, RESERVATIONS, CONDITIONS & RESTRICTIONS

- 9 AFFECTS - NOT SHOWN
- 10 AFFECTS - NOT SHOWN
- 11 AFFECTS - NOT SHOWN
- 12 DOES NOT AFFECT
- 13 AFFECTS- NOT SHOWN
- 14 AFFECTS - NOT SHOWN
- 15 AFFECTS - SHOW
- 16 AFFECTS - NOT SHOWN
- 17 AFFECTS - NOT SHOWN
- 18 AFFECTS - NOT SHOWN
- 19 AFFECTS - NOT SHOWN

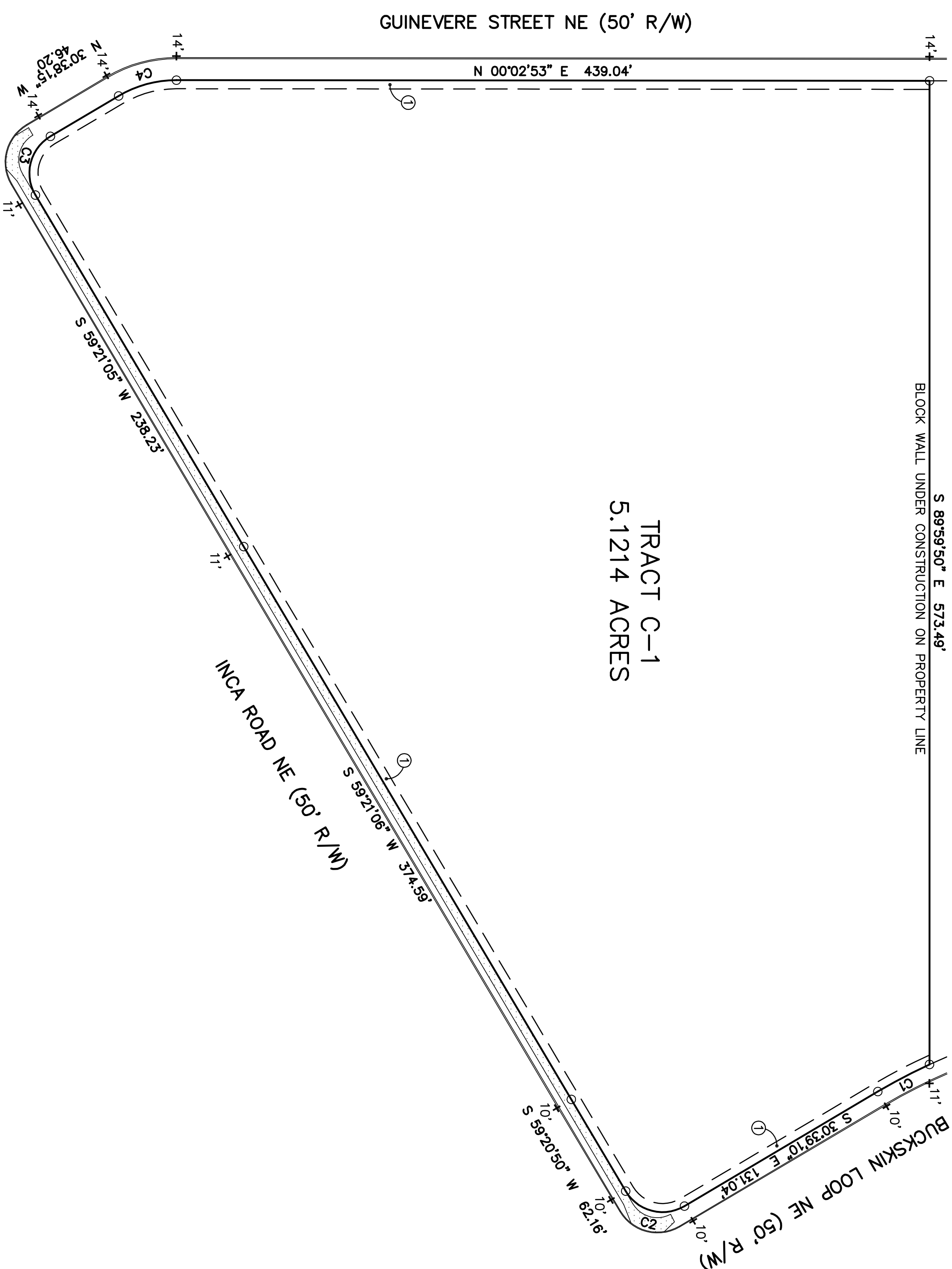
DESCRIPTION
 Tract lettered "A" of HIGH RANGE UNIT 4, as the same is shown and designated on the Plat entitled BULK LAND TRACT, HIGH RANGE UNIT 4 BEING LOTS 28, BLOCK 4 AND LOTS 29A-31A, BLOCK 7, PLAT BOOK 27, PAGE 65, RECORDS OF SANDOVAL COUNTY, NEW MEXICO; and N.M.P.M., CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT SANDOVAL COUNTY, NEW MEXICO, filed in the office of the County Clerk of Sandoval County, New Mexico, on February 15, 2018, in Vol. 3, folio 4184, (Rio Rancho Estates Plat Book 27, Pages 70-71).

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.04'	325.00'	08°00'04"	S 27°39'08" E	34.02'
C2	38.27'	25.00'	90°00'00"	S 14°20'50" W	35.36'
C3	38.27'	25.00'	90°00'36"	N 75°38'52" W	35.36'
C4	35.35'	66.00'	30°41'07"	N 15°17'41" W	34.92'

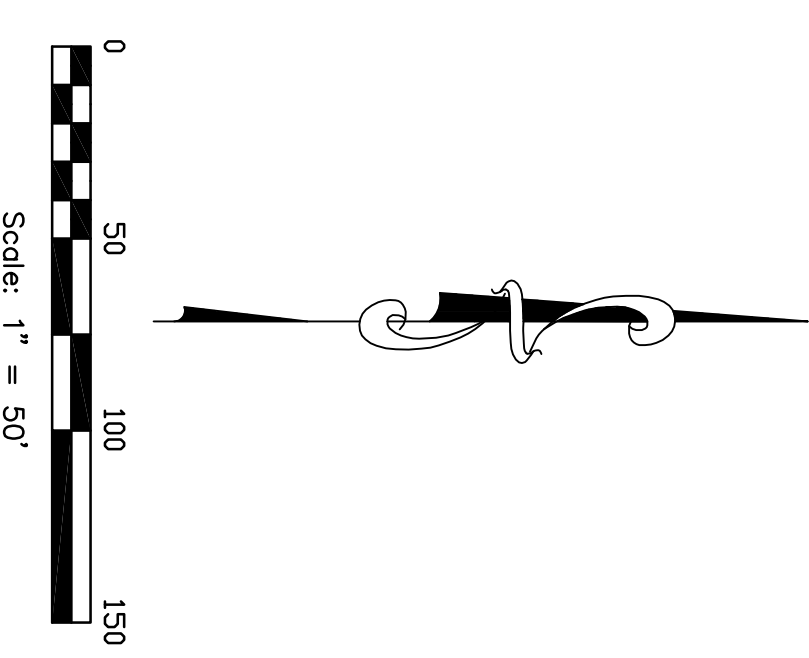
TRACT B
 HIGH RANGE UNIT 4
 (02-15-2018, VOL. 3, FOL. 4184)
 (RRE PLAT BOOK 27, PG. 70-71)

S 89°59'50" E 573.49'

BLOCK WALL UNDER CONSTRUCTION ON PROPERTY LINE



"ALTA/NSPS LAND TITLE SURVEY FOR"
 TRACT A
 HIGH RANGE UNIT 4
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 7
 TOWNSHIP 12 NORTH, RANGE 3 EAST, NMPM
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 MARCH, 2019



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary is the following plat of record entitled:
 "HIGH RANGE UNIT 3", (06-16-2009, VOL. 3, PG. 3065)
 (RRE PLAT BOOK 22, PAGES 58-60)
 "HIGH RANGE UNIT 4", (02-15-2018, VOL. 3, PG. 4184)
 (RRE PLAT BOOK 27, PAGES 70-71)
 records of Sandoval County, New Mexico.
5. Date of Survey, January 29, 2019.
6. Title Report: Old Republic National Title Insurance Company
 Commitment No.: 1807076
 (Effective Date: December 7, 2018)
7. Address of Property: Inca Road NE, Rio Rancho, NM 87144
8. City of Rio Rancho, New Mexico Zone: C-1
9. Flood Zone Designation: ZONE X, as established by FEMA on Panel 1900 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico dated March 18, 2008. (This property does not lie within the 100 Year Flood Plain)

CLIENT: High Range Curb, LLC, a New Mexico limited liability company
 Curb, Inc., a New Mexico corporation

TITLE CO.: Old Republic National Title Insurance Company

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9 and 11(a) of Table A hereof. The field work was completed on January 29, 2019.

Timothy Aldrich
 Registered Professional Surveyor
 No. 7719
 State of New Mexico
 03-13-2019
 Timothy Aldrich, NMPMS NO. 7719
 Date

Drawn By:	TA	Date:	03-13-2019
Checked By:	TA	Drawing Name:	18114AL.T.dwg
Job No.:	18-114	Sheet:	1 of 1

03-13-2019 rev
 03-12-2019
 18114AL.T.dwg
 1 of 1
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

LEGEND

 CURB AND GUTTER
 SIDEWALK
 WALL

PROPERTY CORNERS
 10' SET CROSS IN GUTTER (WITNESS CORNER WITH DISTANCE TO CORNER)



The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Phone (505) 891-5005 • Fax (505) 896-8994

May 10, 2024

RE: Conditional Use Permit
Case No. 24-120-00006
1523 Inca Rd NE

Dear Property Owner:

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

The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as HGHR4, Blk 74, Tr A. The property is physically located at 1523 Inca Rd NE and is zoned C-1: Retail Commercial. The property consists of 5.34 acres.

The **Planning and Zoning Board** will consider the request on **Tuesday, May 28, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

On the back of this letter is a location map of the project, with the subject property identified with the black outline.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rnm.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

Please do not hesitate to contact me via e-mail me at lruizcarlos@rnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rnm.gov, the Friday 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. Please contact the City Clerk if a summary or other type of accessible format is needed.

Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho

1523 INCA RD NE CONDITIONAL USE PERMIT FOR SELF-STORAGE HGHR4, BLOCK 74, TRACT A



CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 28, 2024:

Variance

Case #24-110-00007

The Applicant, Melvin Munoz Estrada, requests approval of a Variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft on the subject property legally described as Rio Rancho Estates Unit 12, Block B, Lot 61.

Variance

Case #24-110-00008

The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between an Off-Premises Advertising Sign (Billboard) and developed single-family residential property as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A.

Variance

Case #24-110-00009

The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between two Off-Premises Advertising Signs (Billboards) on the same side of the street as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A.

Conditional Use Permit

Case #24-120-00008

The applicant, Clear Channel Outdoor, LLC., requests approval of a Conditional Use Permit for an Off-Premises Advertising Sign (Billboard) at the property legally described as Unit 11, Block O, Tract A.

Master Plan Amendment

Case #24-410-00001

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow self-storage as a permissive use within the Business Park, update the map (page 7 of Master Plan) to reflect the Business Park area as C-2: Commercial, allow architectural metal as a primary construction material, allow welded wire mesh fencing as an allowed fencing type, and allow the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan. The Business Park comprises approximately 36.16 acres and is legally described as LD, Tract 2-A-1.

Zone Map Amendment

Case #24-100-00004

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the Los

Diamantes Business Park from BP: Business Park District to C-2: Wholesale and Warehousing Commercial District on the land legally described as LD, Tract 2-A-1.

Preliminary Plat Extension
Case #20-210-00016

The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., request approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. The remaining phase of the Rainbow Preliminary Plat is for 61 lots, zoned R-4: Single-Family Residential on the property legally described as Rainbow, Tract B-1-A.

Conditional Use Permit

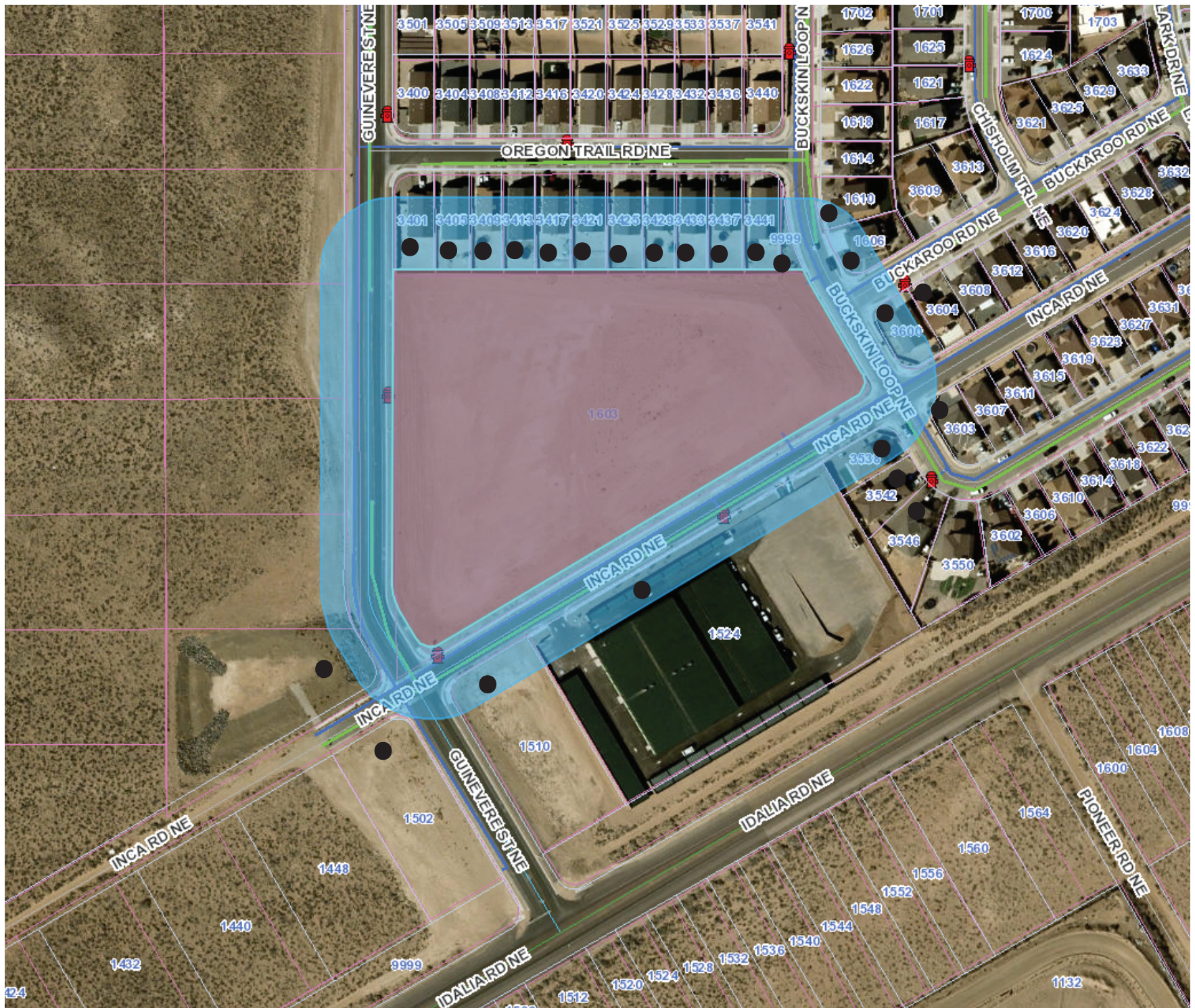
Case #24-120-00006

The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as HGHR4, Bik 74, Tr A. The property is physically located at 1523 Inca Rd NE and is zoned C-1: Retail Commercial. The property consists of 5.34 acres.

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.rmm.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: May 13, 2024



NOTICE MAP:

● - CERTIFIED MAIL TO PROPERTIES WITHIN 100FT

Re: Transmittal #24-120-00006 - Conditional Use Permit (Self-Storage)

JAMES WENZEL <jawenzel@rrnm.gov>

Mon 4/22/2024 7:34 PM

To:LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Cc:GERARD BAUER <gbauer@rrnm.gov>

Evening Lizbeth,

Yes , if they can add hydrants inside the only other concern is turning radius. The current site plan with the addition of hydrants and all turn radius set for 28' i don't see any issues.

The additional gates have already been added.

Thank you,

Get [Outlook for iOS](#)

From: LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>**Sent:** Monday, April 22, 2024 3:22:38 PM**To:** JAMES WENZEL <jawenzel@rrnm.gov>**Cc:** GERARD BAUER <gbauer@rrnm.gov>**Subject:** Re: Transmittal #24-120-00006 - Conditional Use Permit (Self-Storage)

Thanks for the feedback James, I'll communicate that information to the applicant. Would you all be comfortable with the site plan going forward if we make the hydrant(s) a condition of approval or would you want to see additional changes made to the site plan? (You all can specify what you want the condition(s) to be, or we can stipulate that they simply address all your comments)

As far as your question on the Guinevere hydrant, it looks like it is outside the facility, inside the ROW.

Best,
Liz



Liz Ruiz Carlos
Municipal Planner II

**Development Services / Planning and
Zoning**

O: 505.896.8785

RRNM.gov |



From: JAMES WENZEL <jawenzel@rrnm.gov>**Sent:** Thursday, April 18, 2024 5:30 PM**To:** LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Cc: GERARD BAUER <gbauer@rrnm.gov>

Subject: Re: Transmittal #24-120-00006 - Conditional Use Permit (Self-Storage)

Hi Lizbeth,

This is looking good however, based on the layout we would need a hydrant inside of the facility. The one off Inca would shut road access because it would have to cover the road. Placing some inside would help with providing a hydrant every 300' which is required.

Note: Is the hydrant off Guinevere st inside or outside of the facility?



James Wenzel. MBA. MO
Fire Marshal / Battalion Chief

City Of Rio Rancho / Fire- Rescue Department

O: 505.891.5924 **C:** 505.917.6552

RRNM.gov |   

From: LIZBETH RUIZ CARLOS <lruizcarlos@rrnm.gov>

Sent: Thursday, April 18, 2024 3:42 PM

To: JAMES WENZEL <jawenzel@rrnm.gov>

Cc: GERARD BAUER <gbauer@rrnm.gov>

Subject: Re: Transmittal #24-120-00006 - Conditional Use Permit (Self-Storage)

Hello James and Gerard,

The applicant submitted a revised site plan with new access points. Please review and let me know if your comments have been addressed.

Thanks,
Liz



Liz Ruiz Carlos
Municipal Planner II

Development Services / Planning and Zoning

O: 505.896.8785

RRNM.gov |  



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 27, 2024

- TO:** (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Brian Babyak, Cedric Smith, Peter Prukop
 (X) Fire and Rescue – James Wenzel, Gerard Bauer
 (X) Police – Scott Pope
 (X) SSCAFCA – Andy Edmondson, Sara Rassa
 (X) Parks and Recreation - Dyane Sonier
 (X) Rio Rancho Public Schools – Michael Baker
 (X) MRCOG – Peach Anderson-Tauzer

FROM: Development Services Department, Planning & Zoning Division

RE: Conditional Use Permit DSD #24-120-00006 (1603/1523 Inca Rd NE)

The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as HGHR4, Blk 74, Tr A. The property is physically located at 1523 Inca Rd NE (incorrectly addressed as 1603 Inca Rd NE on Vision View), and is zoned C-1: Retail Commercial. The property consists of 5.34 acres.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, April 5, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- RECOMMENDED FOR APPROVAL
- RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

No recommendation for or against approval. PRCS defers to DSD for any zoning or other related requirements.

PRCS does recommend that the maximum effort be made to screen residents to the north of the project property from the facility and any of its related activities. A block property wall already exists but there is no other means of visually blinding the residents from this site. PRCS would recommend that an irrigated vegetative buffer be planted and maintained as part of the regular operation of this facility. It does not appear that residents would wish to view the landfill, other storage facility and now the proposed facility, and a vegetative buffer in addition to the wall could maintain the residential feel of their back yards and provide an appropriate buffer.

Dyane N. Sonier

04/03/24

Reviewer

Date



BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 24-120-00006

REQUEST FOR CONDITIONAL USE PERMIT FOR SELF STORAGE FOR
THE PROPERTY LEGALLY DESCRIBED AS HGHR4, BLOCK 74, TRACT A.

Applicant: Devon Amos

THIS MATTER, having come before the Planning & Zoning Board of the City
of Rio Rancho, New Mexico on the 28th day of May, 2024, the Planning &
Zoning Board having taken evidence and considered the merits, has
determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a conditional use for a self-storage facility.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for granting a Conditional Use permit as set forth in R.O. 2003 Section 150.04 Conditional Use Permit.
2. The applicant has adequately addressed the criteria of R.O. 2003 Section 154.24 (C) (2) C-1: Conditional Uses in Retail Commercial District.
3. This approval is valid for a period of three years from date of approval, in which time a building permit must be applied for and issued, remain active, and the authorized construction shall be started and pursued to completion without cessation of thirty (30) days or more. Failure to meet the requirement for construction shall cause this conditional use permit to expire.
4. Detailed plans for buffer walls in conformance with Section 154.61 (B) shall be provided with building permit submittal.
5. All reviewer comments shall be addressed prior to building permit approval.

THEREFORE, the application for a conditional use permit for self-storage for
the property legally described as HGHR4, Block 74, Tract A, is
APPROVED by the Planning & Zoning Board of the City of Rio Rancho on
May 28, 2024, subject to the conditions, restrictions and stipulations
specified above.

Date

Planning & Zoning Chairman



BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 24-120-00006

REQUEST FOR CONDITIONAL USE PERMIT FOR SELF STORAGE FOR
THE PROPERTY LEGALLY DESCRIBED AS HGHR4, BLOCK 74, TRACT A.

Applicant: Devon Amos

THIS MATTER, having come before the Planning & Zoning Board of the City
of Rio Rancho, New Mexico on the 28th day of May, 2024, the Planning &
Zoning Board having taken evidence and considered the merits, has
determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the approval of a conditional use permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.
3. The applicant has the authority to apply for a self-storage facility.
4. Due process was provided to the applicant and adjacent property owners.

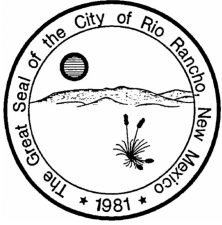
SPECIFIC FINDINGS OF FACT:

1. The applicant has not adequately addressed the criteria for a conditional use permit as set forth in R.O. 2003 Section 150.04.

THEREFORE, the application for a conditional use permit for self-storage for
the property legally described as HGHR4, Block 74, Tract A, is DENIED
by the Planning & Zoning Board of the City of Rio Rancho on May 28,
2024, subject to the conditions, restrictions and stipulations specified
above.

Date

Planning & Zoning Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 24-410-
00001**

AGENDA DATE:
May 28, 2024

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Los Diamantes Master Plan. Staff contact is Tim Dvorak and staff recommends that the Planning and Zoning Board recommend approval to the Governing Body.

BACKGROUND AND ANALYSIS:

The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Los Diamantes Master Plan for proposed changes in the Business Park section, including the allowance of self-storage as a permissive use within the Business Park, updating the map (page 7 of Master Plan) to reflect the Business Park area as C-2: Commercial, allowing architectural metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as an allowable primary structure color. The Business Park comprises approximately 36.16 acres and is legally described as LD, Tract 2-A-1.

This item was originally heard under the same case number at the Tuesday, April 9, 2024 Meeting where the Board voted unanimously to recommend approval of the Master Plan Amendment to the Governing Body. This subject application is coming back for a new review and recommendation as modifications were made to the request. City Administration has determined that the Applicant could not request the original companion Text Amendment (Case No. 24-105-00001) to R.O. 2003 Chapter 154.33 BP: Business Park District through the Chapter 150 Amendment process and would need to follow the process outlined in the City Charter for Initiative and Referendums.

The determination on the Text Amendment occurred prior to the item being heard by the Governing Body. The original Master Plan Amendment request was postponed to allow the Applicant to make changes to the applications. Instead of starting a referendum the Applicant has submitted a new application requesting a Zone Map Amendment of Los Diamantes Tract 2-A-1 from BP: Business Park District to C-2: Wholesale and Warehousing Commercial District (Case No. 24-100-00004). The Master Plan Amendment request has been updated to reflect the proposed zone change of the BP: Business Park to C-2: Wholesale and Warehousing. Additionally, the Applicant has removed the proposed changes to Section 10. Implementation and Phasing, which had included provisions waiving infrastructure requirements along Vega Rd SE and 10th St SE.

The Master Plan consists of approximately 190 acres of land located near the northwest corner of Westside Blvd SE and Los Diamantes Dr SE. The Master Plan was originally adopted on August 12, 2015 (Resolution No. 61, Enact. No. 15-055) and was subsequently amended on:

- August 13, 2020 (Resolution No. 73, Enact. No. 20-071),
- September 22, 2022 (Resolution No. 87, Enact. No. 22-087), and

- January 26, 2023 (Resolution No. 126, Enact. No. 23-017).

In a concurrent application (Case #24-100-00004), the Applicant has requested a Zone Map Amendment to the Business Park from BP: Business Park District to C-2: Wholesale and Warehousing Commercial District.

As the Los Diamantes Master Plan has been amended multiple times to change the design standards, boundaries, and contents of the Master Plan, staff has included an abbreviated list of the previously approved changes below. For a complete list of these changes, please see the attached document, "Comprehensive Los Diamantes Master Plan Amendments 2020 through 2023."

Master Plan Amendment (Approved August 13, 2020) (Resolution No. 73, Enact. No. 20-071):

The amendment updated the land use, proposed zoning, and parks and recreation sections to address a revised lot layout for the R-3 Mixed Residential located south of Westside Boulevard. The acreage for the Business Park land use was cut approximately in half with the addition of medium density residential. The amendment also provided for the possibility of a future development of 15 acres of multi-family residential and a public safety facility within the remaining Business Park area.

Master Plan Amendment (Approved September 22, 2022) (Resolution No. 87, Enact. No. 22-087):

The amendment included a conceptual diagram of new signage with measurements and updated text describing larger signage.

Master Plan Amendment (Approved January 26, 2023) (Resolution No. 126, Enact. No. 23-017):

The western boundary of the Master Plan was expanded to the REA Easement to the west and Ark Road and Westside Boulevard to the north. Land Uses were updated and changed to include Multi-family south of Los Diamantes Dr.

Master Plan Amendment (May 28, 2024 Proposal):

The Applicant is proposing the following amendments to the Master Plan, as outlined below:

Map Exhibit on Page 7 of Master Plan updated to reflect the proposed C-2: Wholesale and Warehousing Commercial District zoning for the Business Park.

In Section 4: Design Standards under (B) Business Park Design Standards, the text update is as follows; edited or added text is underlined:

II. Building Orientation and Connectivity

a. Setbacks

1. Front Yard Setback

Minimum - 10'

Maximum - 80'

2. Side yard Setback:

~~Minimum of ten (10) feet~~ Minimum of five (5) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side-yard setback areas. There is no maximum side setback. (Page 16 of master plan).

3. Rear Yard Setback:

Twenty (20) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

b. Building Placement:

~~1. Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged.~~

1. Building entries, for parcels and buildings adjacent to Los Diamantes Road, shall be located so that they are easily identifiable:

a. Los Diamantes Road is the primary roadway serving the business park.

f. Self Storage; permitted as a primary use, provided:

(a) A combination of buffer wall/fencing, landscape, and buildings shall separate outside storage from abutting properties and rights-of-way; and

(b) Proposed outside storage areas shall be delineated as such on applicable site or development plans; and

(c) Shall not be permitted where property abuts a residential zone; and

(d) Shall not include any outdoor sales display; or

(e) Shall be limited to personal RV, boat, and other recreational vehicle storage; and

(f) Shall require a minimum 7-foot wall and roof structure to screen RVs from view from adjacent properties; and

(g) Shading is required for all storage spaces.

*Pursuant to the City of Rio Rancho Zone Code, Section 154.61 Part (D).

...

IV. Architecture

a. Materials

1. Primary building materials shall be stucco, colored concrete, *architectural metal siding, or colored block. Stone, tile, metal, or brick accents are also allowed.

2. Finished building treatments are required on all four sides of the building.

3. Materials prohibited as the primary building material include the following:

i. Exposed, untreated precision block of wood walls

ii. Highly reflective surfaces

iii. Metal paneling

b. Color

1. Predominant colors shall be limited to shades of brown, green, tan, green, rust, and blue. High-intensity colors, such as metallic, black, or fluorescent colors are prohibited.

c. Height

1. Building height shall be limited to sixty (60) feet.

*Pursuant to the City of Rio Rancho Zone Code, Section 154.61 Part (D).

VII. SCREENING, BUFFERING AND WALLS

Intent: The intent is to reduce the visual impact of the necessary elements of parking, mechanical equipment, and refuse on the site; and to provide broader buffers to adjacent land uses without impacting the practical function of the site components.

...

b. Walls

1. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.
2. Plain grey CMU block shall not be used for wall material unless treated with stucco.
3. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
4. Barbed wire, concertina wire and similar materials are prohibited.
5. Black or dark green welded wire mesh is permitted for security fencing except along Los Diamantes Road.

VII. STORAGE AND EQUIPMENT AREAS

Intent: Storage and equipment areas should be designed to be harmonious with the site without interfering with their storage function and need for security.

- a. Any exterior storage and sales areas shall be screened with walls which are architecturally compatible with the primary building(s) on the site.
- b. Loading and service areas should be provided with separate access and circulation whenever possible.

...

IX. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

- a. The following types of signs are permitted in the Los Diamantes Business Park:

1. Monument/Entry Signs
2. Building Mounted Signs (Including individual tenant signage)
3. Vehicle Directional Signs
4. Pedestrian Direction Signs

b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed on hundred thirty-five square feet in area, and fifteen feet in height above grade.

...

~~c. One building mounted sign is permitted for facade that faces Los Diamantes Road and are limited to 6% of the building facade a primary roadway. Building mounted signs shall be limited to 10% of the building facade, and a maximum projection of eighteen inches. Individual tenant signs are permitted provided they don't exceed the allowable percentage of the facade. Building mounted signs: consistent with the City's sign Regulations, Section 156.08(B) Building-Mounted Signs.~~

d. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking. The design of these signs shall be integrated with the Los Diamantes Business Park entry signs and shall not exceed three square feet in area, and five feet in height above grade.

e. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail. The design of these signs shall be integrated with the Los Diamantes Business Park monument entry signs and shall not exceed two square feet in area, and

3 feet in height above grade.

f. Illumination of signage is permitted and shall follow the regulations contained in Section X, Lighting, located below.

g. Digital and Light Emitting Diode Lighting is permitted per the City of Rio Rancho Institutional District sign regulations.

...

REVIEW:

Request to provide for additional design standards for self storage as a primary use:

The Applicant states, "The Amendment to the Los Diamantes Master Plan to allow for self-storage will increase employment opportunities within the city and the Los Diamantes Master Plan area. The amendment to allow for this type of development will pave the way for new industry, and create opportunities for businesses owners, and those looking for work in addition with the previous Master Plan Amendments in review. This amendment will support further expansion in Rio Rancho, furthering the goals of the Los Diamantes Master Plan, Unit 10 Specific Area Plan, and the City of Rio Rancho's Zoning Code."

STAFF ANALYSIS: Under the current Master Plan, self storage would not be permissive within the Business Park area. BP: Business Park District zoning only allows for indoor storage. As such, the Applicant is requesting to amend the zoning designation for the Los Diamantes Business Park to C-2: Wholesale and Warehousing Commercial District in a concurrent application (Case # 24-100-00004).

Under C-2 zoning, self storage is permissive. While the intent of the Business Park did not account for self storage, staff finds the self storage regulations proposed by the Applicant would minimize the potential impact to the surrounding community and within the Los Diamantes Master Plan; Criteria is satisfied.

Request to change side setbacks and building placement:

The Applicant did not provide direct justification on the requested changes to the sections on Building Placement and Setbacks.

STAFF ANALYSIS: The requested changes to the side setbacks and building orientation do not have adverse effects on the Los Diamantes Master Plan area and the community as a whole. Staff recommends the Board find that these requested changes do not affect the intent of the Master Plan and are generally minor.

Request to allow for architectural metal siding as a primary building material:

The Applicant states in their justification, "This quote shows citywide support of architectural metal siding as a primary building material, which conflicts with the LDMP design standards. The LDMP Business Park Design Standards do not allow architectural metal siding as a primary building material. The City of Rio Rancho's choice to permit the building material has already resulted in new businesses migrating to the city. This amendment is essentially an opportunity for the LDMP to match the rest of the City of Rio Rancho's existing zoning regulations."

Section 154.61 (D) states: The use of corrugated metal siding shall not compose more than 20% of a building facade. The use of architectural metal siding as an architectural element of a building that is finished with a powder coating designed to withstand natural elements for a minimum of 20 years is encouraged as long as the metal panels used are composed of two or more colors if metal is the dominant building material used.

STAFF ANALYSIS: Staff recommends the Planning and Zoning Board find that the Applicant has adequately justified the need for the addition of architectural metal siding as a primary building material. Staff understands the need for more monetarily accessible building options, and the allowance of architectural metal siding as a primary building material as presented by the Applicant should not conflict with the established community character and design guidelines of the Los Diamantes Master Plan area; Criteria is satisfied.

Request for fence material:

The Applicant states in their justification, "While fencing is already conditionally permitted under the LDMP, besides its use as a means of security, fencing itself is prohibited. Welded wire mesh fencing is a cost effective way to secure property but is currently under restriction by the Los Diamantes

Master Plan Design Standards section VII, part C which states, 'Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way'. While this section of the plan doesn't mention welded wire mesh fencing specifically, the language restricting the use of fencing itself has the potential to create roadblocks for projects in the future. The utilization of fencing for strictly security use is a wasted opportunity for potential projects, and an amendment lifting these restrictions would only serve to create more design options in the LDMP plan area. As with architectural metal siding, it is a cheap and resilient material that can be colored to be aesthetically pleasing for parts of the fencing facing the public right-of-way."

The Applicant states, "Welded wire mesh fencing has been used as a means of security for property throughout the state, and country. Its resistance to corrosion means it will last longer, and its core design intentionally makes it difficult to climb."

STAFF ANALYSIS: Under the current master plan design guidelines, chain-link is only permitted as security fencing, provided the fencing is not visible from the public right-of-way. Welded wire mesh can look similar enough to chain-link that it would have the same restrictions. Staff finds the Applicant's proposal for allowance of security fencing within the master plan except along Los Diamantes Road should not conflict with the established design guidelines of the master plan. While fencing should be cohesive throughout the Master Plan area, allowing for additional fence types different from the residential areas may change the look of the Business Park to a more Industrial Park look. Subsequent platting of the business park area will additionally allow for opportunities for security fencing to meet the current design guidelines as the business park develops in the future; Criteria is satisfied.

Request to add a Building Color:

In regards to color, the Applicant states, "Color is also something that is loosely restricted in the Los Diamantes Plan Area. In section IV Part B of the Design Standards section of the Los Diamantes Master Plan, it states, 'Predominant colors shall be limited to shades of brown, tan, rust and blue'. It is requested that green be a permitted color within the Los Diamantes Plan Area. The color will be a shade of sage green, which will blend into the existing color palette in Rio Rancho. Expanding the color palette to include green will only serve to provide more architectural variety in the area, without sacrificing the predominant tones that currently exist in Rio Rancho."

STAFF ANALYSIS: Staff recommends the Planning and Zoning Board find that the allowance of the expanded option of the use of the color sage green would generally be complimentary to the current natural colors outlined in the Los Diamantes Master Plan; however, the color black for fencing material would not be complimentary to the natural earth colors as outlined in the current master plan.

Request for additional signage:

The applicant did not provide a justification for the request for additional signage, but staff was able to review the request since additional signage is a common request.

STAFF ANALYSIS: Staff recommends the Planning and Zoning Board find that the Applicant's proposed changes to signage within the business park adds clarification and flexibility to the current design standards outlined in the master plan and would not adversely impact the surrounding community. Currently, individual tenant signs are not addressed within the design standards. The Applicant's proposed changes allow for building mounted signage as permitted in R.O. 2003 Chapter 156 Sign Regulations. As such, this will allow for wall signage for individual tenants.

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.

STAFF ANALYSIS: Staff recommends the Planning and Zoning Board find that the Applicant's submittal generally conforms to the community character and design standards established within the Los Diamantes Master Plan. Staff finds that the Applicant has provided adequate justification to establish that the proposed changes contained in the subject Master Plan Amendment will not adversely affect the Los Diamantes Master Plan and surrounding areas.

REVIEWER COMMENTS: Application materials for this Master Plan Amendment request were sent to the below agencies for review:

Development Services Planning	Comments included as staff analysis throughout ABM.
Development Services Engineering	No adverse comments.
Rio Rancho Fire and Rescue	No adverse comments.
Rio Rancho Police	No comments received.
SSCAFCA	No adverse comments.
Parks, Recreation, and Community Services	Defers to DSD Planning for recommendations.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

NOTIFICATIONS: Notice of the application was sent via first class mail to abutting property owners. A legal notice was published in the Albuquerque Journal on May 13, 2024. Public notice signs were posted on the property as per ordinance. All legal notification requirements have been met.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, subject to the following findings:

General Findings of Fact:

1. The Planning and Zoning Board may review and make a recommendation to the Governing Body on the applicant's request for an amendment to the Los Diamantes Master Plan.
2. The applicant has the authority to make an application to request an amendment to the Los Diamantes Master Plan.
3. The applicant and affected property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact:

1. The proposed Amended Los Diamantes Master Plan does not adversely affect the intended character of the Plan area.
2. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.
3. The Applicant shall provide an updated copy of the Los Diamantes Master Plan including all proposed amendments that will be reviewed by staff, and shall include correct acreages for the entire Master Plan boundary and Business Park Land Use acreage.

However, if the Planning and Zoning Board finds the Applicant's proposal to not be in conformance with City standards, Staff recommends the following findings of fact for denial as detailed below:

Specific Findings of Fact for Denial:

1. The proposed Master Plan Amendment to the Los Diamantes Master Plan adversely affects the intended character of the Master Plan area.
2. The proposed Master Plan Amendment is not consistent with the goals and elements of the Comprehensive Plan.

ALTERNATIVES:

1. The Planning and Zoning Board may recommend approval of the request to the Governing Body;
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body;
3. The Planning and Zoning Board may modify the request and recommend the Governing Body approve such modifications;
4. The Planning and Zoning Board 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 that the Planning and Zoning Board recommend approval to the Governing Body.

ATTACHMENT: [Location Map](#)

ATTACHMENT: [Reproduction of Notices, Legal](#)

ATTACHMENT: [Application & Justification](#)

ATTACHMENT: [\(CURRENT\) Los Diamantes Master Plan](#)

ATTACHMENT: [Edmiston, Joe & Mary Beth_Public Comment](#)

ATTACHMENT: [Comprehensive Los Diamantes Master Plan Amendments 2020 through 2023](#)

ATTACHMENT: [2024_Los_Diamantes_Master_Plan_Amendment_Draft_Resolution_BMB.doc](#)

ATTACHMENT: [Exhibit A - Proposed Amendments to LDMP.pdf](#)

MASTER PLAN AMENDMENT LOS DIAMANTES MASTER PLAN



 Los Diamantes Master Plan Area

DISCLAIMER: All information on 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 general purposes only.



Map Created by Chris Benson on 05/17/2024





The City of Rio Rancho

Development Services Planning Division

3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

May 16, 2024

RE: Master Plan Amendment
Case No. 24-410-00001
Los Diamantes Master Plan

Dear Property Owner:

You are receiving this notice because your property is within the Los Diamantes Master Plan where a land development decision is required by the Planning and Zoning Board.

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow self-storage as a permissive use within the Business Park, update the map (page 7 of Master Plan) to reflect the Business Park area as C-2: Commercial, allow architectural metal as a primary construction material, allow welded wire mesh fencing as an allowed fencing type, and allow the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan. The Business Park comprises approximately 36.16 acres and is legally described as LD, Tract 2-A-1.

The **Planning and Zoning Board** will consider the request on **Tuesday, May 28, 2024** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below**.

On the back of this letter is a location map of the project with the subject area identified in crosshatching.

If you would like to comment on this application, you are encouraged to send in comments in writing or via email to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. 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

Please do not hesitate to contact me via e-mail me at tdvorak@rrnm.gov or call me at 505-896-8361, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov the Friday 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. 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
City of Rio Rancho

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 28, 2024:

Variance

Case #24-110-00007

The Applicant, Melvin Munoz Estrada, requests approval of a Variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft on the subject property legally described as Rio Rancho Estates Unit 12, Block B, Lot 61.

Variance

Case #24-110-00008

The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between an Off-Premises Advertising Sign (Billboard) and developed single-family residential property as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A.

Variance

Case #24-110-00009

The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between two Off-Premises Advertising Signs (Billboards) on the same side of the street as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A.

Conditional Use Permit

Case #24-120-00008

The applicant, Clear Channel Outdoor, LLC., requests approval of a Conditional Use Permit for an Off-Premises Advertising Sign (Billboard) at the property legally described as Unit 11, Block O, Tract A.

Master Plan Amendment

Case #24-410-00001

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow self-storage as a permissive use within the Business Park, update the map (page 7 of Master Plan) to reflect the Business Park area as C-2: Commercial, allow architectural metal as a primary construction material, allow welded wire mesh fencing as an allowed fencing type, and allow the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan. The Business Park comprises approximately 36.16 acres and is legally described as LD, Tract 2-A-1.

Zone Map Amendment

Case #24-100-00004

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the Los

Diamantes Business Park from BP: Business Park District to C-2: Wholesale and Warehousing Commercial District on the land legally described as LD, Tract 2-A-1.

Preliminary Plat Extension
Case #20-210-00016

The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., request approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. The remaining phase of the Rainbow Preliminary Plat is for 61 lots, zoned R-4: Single-Family Residential on the property legally described as Rainbow, Tract B-1-A.

Conditional Use Permit

Case #24-120-00006

The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as HGHR4, Bik 74, Tr A. The property is physically located at 1523 Inca Rd NE and is zoned C-1: Retail Commercial. The property consists of 5.34 acres.

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.rmm.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@rrmm.gov. Written comments will be inserted into the public record.

Journal: May 13, 2024

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 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: Los Diamantes, LLC c/o Price Land Development Group		Phone: 505-243-3949
Address: 4461 Irving Boulevard NW		E-Mail: gprice@pricedg.com
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner and contract purchaser		List Owners: Los Diamantes LLC and Tangell Revocable Trust
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Consensus Planning Inc.		Phone: 505-764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Requesting a Zone Map Amendment from BP:Business Park to C-2:Wholesale and Warehouse.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Los Diamantes	Block(s):	Lot(s): 2-A-1
Existing Zoning: BP: Business Park	Proposed Zoning: M-1: Industrial & Business Park	
No. of existing lots: 0	No. of proposed lots: 0	Total area of site (acres) 36.16

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: Los Diamantes, LLC	Agent: Consensus Planning Inc.
Signature: 	Date: 5/6/2024	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____

DATE: _____

April 23, 2024

Planning & Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Los Diamantes Master Plan Business Park related amendments and Zone Changes

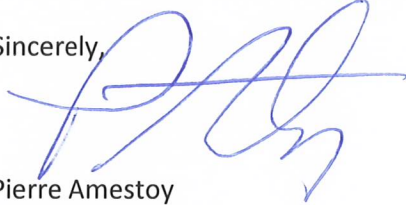
Dear Planning & Zoning Board Chair,

The purpose of this letter is to authorize Consensus Planning to act as our agent for all meetings, applications, and public hearings regarding the review and approval of any Master Plan Amendment and related zoning changes for the Business Park portion of the Los Diamantes Master Plan.

Legal Description: Tract 2A-1, Los Diamantes Subdivision containing approximately 36 acres.

Los Diamantes, LLC is the owner of the property.

Sincerely,



Pierre Amestoy
Managing Member
Los Diamantes, LLC



May 7, 2024

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

Re: Request for a Master Plan Amendment

Landscape Architecture
Urban Design
Planning Services

Dear Chair Radosevich:

302 Eighth St. NW
Albuquerque, NM 87102

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

The purpose of this letter is to provide justification for a request to amend the Los Diamantes Master Plan (LDMP) to reflect the change of the Business Park zoning to C-2 and update to the design guidelines. The applicant's request for a revision to the design standards within the Los Diamantes Master Plan is to allow for self-storage. The request goes beyond the aesthetic and structural value the design standards will bring to the Master Plan, as it aims to use the amendment as a catalyst for future job creation and industrial development.



PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA,
SITES AP

Figure 1: Subject Property Site

Existing Conditions

The subject property is bordered by Viga Road to its north, and Westside Blvd to its south. The Business Park property lies within the Los Diamantes Master Plan area, and is legally described as LD, Tr 2-A-1. The property that will be requiring this amendment is a single lot zoned BP and is approximately 36.16 acres in size. The site itself is vacant and is surrounded by vacant land. The Project Site is currently located in between areas zoned R-1 zone on its North, M-1 on its East, and R-3 on its south and west.

The subject property falls under the regulation of the Los Diamantes Master Plan, which is currently zoned BP but is proposed to be changed to C-2 (separate application) which will allow self-storage and restaurants with drive throughs service land uses. Design standards were put in place to establish and maintain the unique style that the City has crafted throughout the years but has become outdated. The City of Rio Rancho allows self-storage and restaurants with drive through services as permissible uses within the C-2: Wholesale and Warehouse zone district, which is currently being proposed to replace the BP zone district. The design standards within the Los Diamantes Master Plan will need to be amended for self-storage to align with the uses allowed by the City in the C-2 zone,

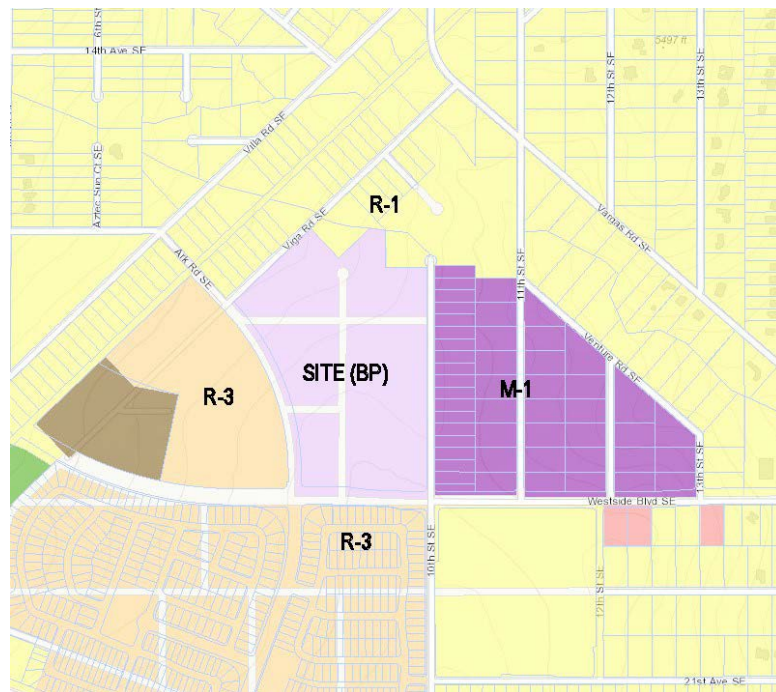


Figure 2: Subject Area Zoning Map

TABLE 1: SURROUNDING ZONING AND LAND USE		
Direction	IDO Zoning	Land Use
North	R-1: Single-Family Residential	Scattered Large Lot Single-Family Housing
South	R-3: Mixed Residential	Single-Family Housing and Elementary School
East	M-1: Industrial & Business Park	Vacant
West	R-3: Mixed Residential	Vacant (platting for single-family homes is underway)

Table 1: Surrounding Zoning and Land Use Table

Los Diamantes Master Development Plan

On August 12, 2015, the City of Rio Rancho Governing Body adopted the Los Diamantes Master Development Plan (LDMP). Since its adoption, the plan has been amended 3 times. These individual amendments were adopted on August 13, 2020, September 12, 2018, and September 22, 2023. These three amendments are listed as follows:

On July 12, 2015, the City adopted Resolution No. 61, Enactment No. 15-055, accepting the Los Diamantes Master Plan for an approximate one hundred eighty (180) acre development known as Los Diamantes (hereinafter "Los Diamantes"). Said plan identified the location, land uses, design standards, and improvements necessary to serve Los Diamantes, and other information and details regarding the development of Los Diamantes.

This resolution accepted the Los Diamantes Master Plan as another guiding planning document for the City of Rio Rancho.

On August 13, 2020, a revised Los Diamantes Master Plan was approved 25 by Resolution No. 73, Enactment No. 20-071

This resolution amended Section VII Signage (A.) of the Los Diamantes Master Plan. This amendment was adopted in order to allow for larger entry signage located within larger subdivisions in the Los Diamantes Plan Area. The amendments' broader goal was to create a sense of place in the area.

The Governing Body of the City of Rio Rancho approved the Generalized Land Use Map on September 12, 2018 through Resolution no. 60, Enactment no. 18-058

This amendment allowed for the inclusion of a Generalized Land Use Map included in Section 3, page 9 of the Los Diamantes Master Plan.

On September 22, 2022, a revised Los Diamantes Master Plan was approved by Resolution No.87, Enactment No.22-087

This resolution was adopted in order to expand the boundary of the Los Diamantes Master Plan Area, update zoning designations, updating the phasing of the Master Plan, and updates to the “Los Diamantes Site Vicinity” map, and the “Los Diamantes Phasing Plan” map.

The Los Diamantes Master Development Plan was drafted to guide growth in the area, as the population of Rio Rancho rapidly expands. The standards it set forth aim to establish clear direction for Rio Rancho, focusing mainly on developing housing and economic opportunities within the City. The development of self-storage is not permissible within the BP zone or any zone within the Los Diamantes Master Plan. The proposed Zone Map Amendment for BP to C-2 will allow for the development of self-storage and the Amendment to the Master Plan will ensure the design standards allow for this use. With new master plans being written to zero in on the development of specific parts of the city, these plans must ensure safeguards are put in place to keep new construction on par with the style the city has stayed consistent with, but these safeguards need to be updated so they aren’t an obstruction to future growth.

Unit 10 Specific Area Plan (SAP)

The Unit 10 Specific Area Plan is a document that outlines the Unit 10 area, which is bordered by Southern Blvd to its North and Black Arroyo Blvd to its South. The Unit 10 Area overlaps with the LDMP area, creating a space that is under the jurisdiction of two separate planning documents. The Unit 10 Specific Area Plan was adopted August 24, 2016, and was amended once on July 25, 2018. This amendment is as follows:

July 25, 2018, a revised Unit 10 Specific Area Plan was approved by Resolution No.50, Enactment No.18-049

This amendment was approved in order to stay in line with the changes regarding land use and boundary changes that were updated in the Los Diamantes Master Plan.

While this amendment is to the LDMP (which takes precedence over other documents for development in the area), it is important to consider all goals, policies and regulations that may exist in all planning documents in the area. The Unit 10 SAP shares many of the same goals as the LDMP, such as its strong emphasis on job creation and future land use objectives. While it does share commonalities with the LDMP, the Unit 10 SAP does not include any restrictions on self-storage as a primary use.

Master Plan Amendments in Review

There was a previous Amendment to the Los Diamantes Master Plan that are currently recommended for approval by City of Rio Rancho Planning Staff by the City Governing Body in April of 2024. The additional Amendments to the Los Diamantes Master Plans that are recommended for approval are the following:

Article III. Supplemental Regulations and Standards and Zoning Districts Tables Design Criteria, Section 154.61, Part (D)

“The use of corrugated metal siding shall not compose more than 20% of a building facade. The use of architectural metal siding as an architectural element of a building that is finished with a powder coating designed to withstand natural elements for a minimum of 20 years is encouraged as long as the metal panels used are composed of two or more colors if metal is the dominant building material used.”

Project Design – Fencing

While fencing is already conditionally permitted under the LDMP, besides its use as a means of security, fencing itself is prohibited. Welded wire mesh fencing is a cost-effective way to secure property but is currently under restriction by the Los Diamantes Master Plan Design Standards section VII, part C which states, “Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way”. While this section of the plan doesn’t mention welded wire mesh fencing specifically, the language restricting the use of fencing itself has the potential to create roadblocks for projects in the future. The utilization of fencing for strictly security use is a wasted opportunity for potential projects, and an amendment lifting these restrictions would only serve to create more design options in the LDMP plan area. As with architectural metal siding, it is a cheap and resilient material that can be colored to be aesthetically pleasing for parts of the fencing facing the public right-of-way.

Project Design – Color

Color is also something that is loosely restricted in the Los Diamantes Plan Area. In section IV Part B of the Design Standards section of the Los Diamantes Master Plan, it states, “Predominant colors shall be limited to shades of brown, tan, rust and blue”. It is requested that green be a permitted color within the Los Diamantes Plan Area. The color will be a shade of sage green, which will blend into the existing color palette in Rio Rancho. Expanding the color palette to include green will only serve to provide more architectural variety in the area, without sacrificing the predominant tones that currently exist in Rio Rancho.

Project Design – Building Material

While identity is important to development, it is also important that building materials are cost effective, and appropriate for a structure’s purpose. When observing the potential benefits of using architectural metal siding as the primary material in construction, the benefits that it will provide are clear. The material’s resilience to weather is a large aspect of the material. The material is also able to be easily colored, allowing for the opportunity to create vibrant structures. In accordance with the LDMP, Unit 10 SAP and City of Rio Rancho Zoning Code, design aesthetic and structural quality is of high importance, so a change of this kind would be in clear support of the goals set forth in these documents. By using architectural metal siding as the primary material in construction, major aspects of the area’s planning documents are being satisfied and are therefore pushing the area forward developmentally.

The Amendments to the Los Diamantes Master Plan design standards that are currently recommended by City Planning staff, and the proposed Amendment for self-storage and



wall mounted signage will benefit the development within the conceptual business park zoned C-2.

Comprehensive Plan

GOAL UD 1: Create focused growth areas where existing public infrastructure can support higher density development.

Applicant Response: The current vacancy of the BP zone and surrounding area will be vital in providing growth opportunities for the Los Diamantes Master Plan area. The site is already zoned to host a variety of different uses ranging from industrial to commercial through its BP zoning designation. By allowing for self-storage that could be developed with cheap architectural metal siding, which is a proposed Amendment to the design standards, the space will be more enticing to those who may want to move their businesses into the space now that developmental restrictions have been lifted. The resulting growth of Rio Rancho would all be a result of the current infrastructural conditions found in the area.

POLICY UD 1: Identify specific areas within the city where growth should be focused.

Applicant Response: The Rio Rancho Comprehensive Plan established BP zoning to encourage economic development. By creating an opportunity to broaden the City's economy and pave the way for new development in the future, this amendment would be in support of the City of Rio Rancho's Comprehensive Plan in that it would be encouraging growth in specific spaces within the city (BP zones). The Los Diamantes Master Plan mentions BP zones in its first project objective by stating that they "will attract future employers to the City of Rio Rancho". By amending the designs standards on the allowable uses, such as including self-storage, the Los Diamantes subdivision is creating a more welcoming environment for new businesses to capitalize on.

This proposal is also an opportunity for areas within the Los Diamantes Master Plan to catch up to the current zoning standards set by the City of Rio Rancho. The city itself has acknowledged the benefits steel paneling for construction could pose and has accepted the use of it as the primary construction material accordingly. The Los Diamantes Area could see even more rapid growth through creating spaces within the city that not only allow for commercial and industrial development but would encourage it as well.

ACTION UD 2: Amend the zoning ordinance to establish higher design-oriented development standards.

Applicant Response: The use of architectural metal siding as a primary construction material has been consistently growing amongst new and existing businesses across the county. The material is inexpensive, and is often colored to create more vibrant, modern structures. Encouraging the use of resilient material that also complements the look of areas through unique design are standards that could be achieved should this amendment be granted. Higher design-oriented standards will be achieved by removing unneeded barriers to using restricted materials.

Goal EDP-1: Create Jobs.

Applicant Response: Through allowing self-storage, businesses will be encouraged to expand into the Los Diamantes area because this use is not widely available throughout Rio Rancho. The construction projects for new development will employ many workers in the construction itself, and the finished businesses will also provide a range of jobs. Through the creation of these jobs the local economy will be further reinforced.

Goal EDR-1: Expand the economic base of Rio Rancho.

Applicant Response: Allowing for self-storage that will be able to be built in the area, there can be an increase of jobs in both the construction and operation of the businesses. The increased flexibility for construction will make it more feasible for large manufacturers to consider utilizing space in Rio Rancho for their businesses. By attracting manufacturing to the area, the City of Rio Rancho will create another avenue of income and job creation in the area and will expand the economic base of the city.

Goal EDR-3: Encourage large-scale manufacturing companies to relocate to Rio Rancho

Applicant Response: By removing the roadblock of applying for an exception to the restrictions set by the LDMP, companies will be encouraged to build new facilities in this Business Park functioning area. The vacancy of the land paired with the availability of people to staff these facilities will undoubtedly attract new businesses to the area.

Los Diamantes Master Development Plan

Unit 10 Specific Area Plan

GOAL DG-2: Foster attractive developments that use sound design principles.

Applicant Response: The use of architectural metal siding as a design material is very flexible in the way that it can be styled. Those who design using architectural metal siding as the primary construction material will often paint with more vibrant colors. These colors bring life to often monotonous landscapes dominated by the same color palette. On top of their aesthetic appeal, architectural metal siding is also a very resilient material that can withstand the elements and experience minimal degradation over time, making it a very structurally sound material for building design. The proposed structure would be a large metal facility, typical of the standard warehouse design. It would be expected for this structure to take advantage of the aesthetical and structural benefits that architectural metal siding allows for.

GOAL ACTIONS DEPARTMENT(S) TIMEFRAME GOAL CF-1: Encourage the development of future employment centers (including business parks) that support an improved jobs/housing balance and increased local employment.

Applicant Response: While the proposed amendment to the Los Diamantes Master Plan is to allow BP zones to permit self-storage, it also supports the goal for job creation and increased local employment set forth by the LDMP and the Unit 10 SAP. The space won't support the traditional business center that was conceptualized by Unit 10 SAP



and LDMP but will feature a space that will spur local employment and encourage further development in the area. This amendment will create more jobs and diversify the local economy through the attraction of uncommon industries.

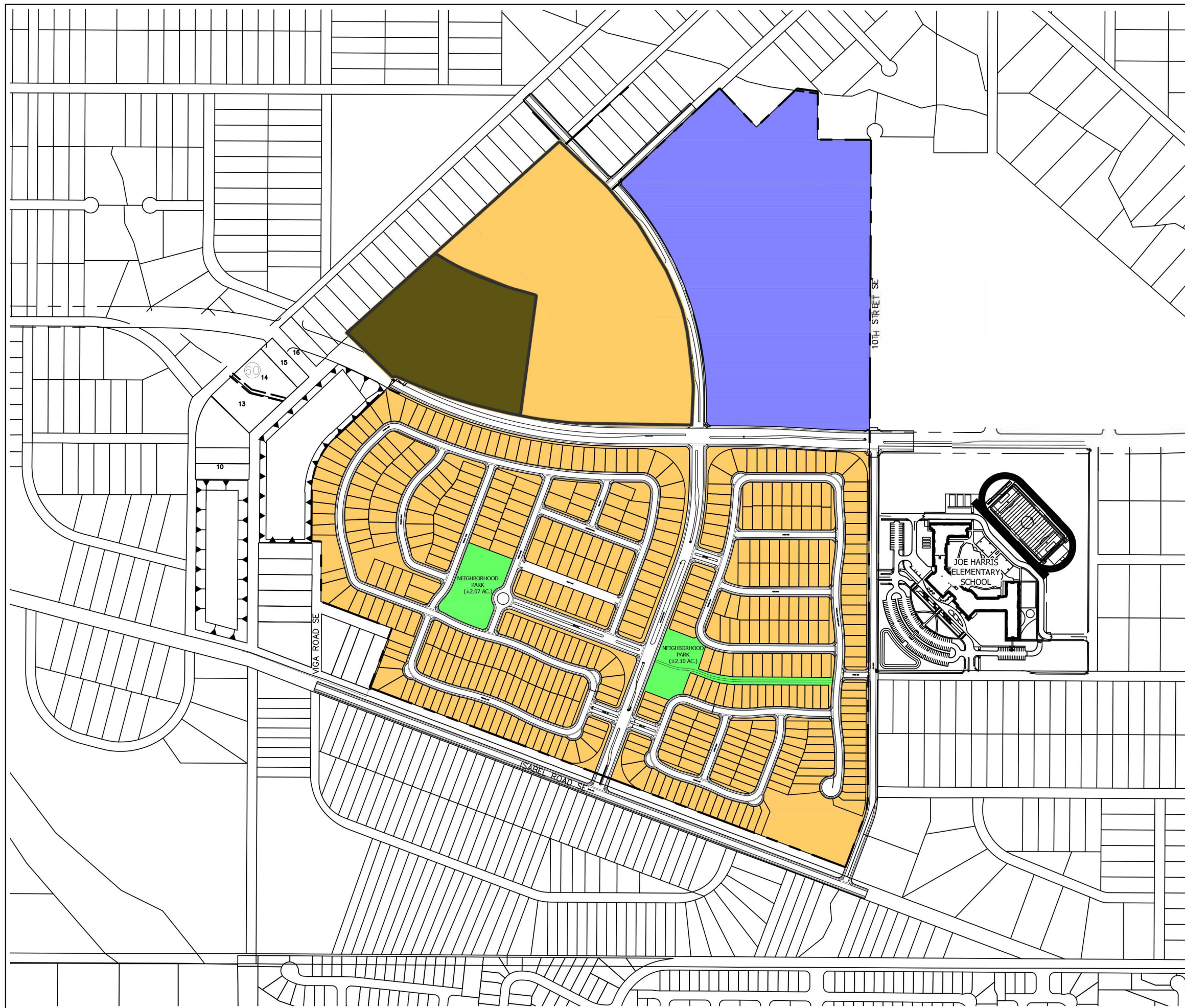
Conclusion

The Amendment to the Los Diamantes Master Plan to allow for self-storage will increase employment opportunities within the city and the Los Diamantes Master Plan area. The amendment to allow for this type of development will pave the way for new industry, and create opportunities for businesses owners, and those looking for work in addition with the previous Master Plan Amendments in review. This amendment will support further expansion in Rio Rancho, furthering the goals of the Los Diamantes Master Plan, Unit 10 Specific Area Plan, and the City of Rio Rancho’s Zoning Code.

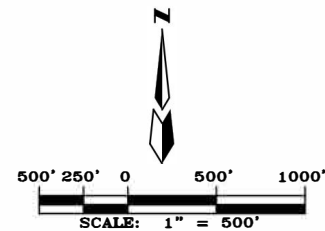
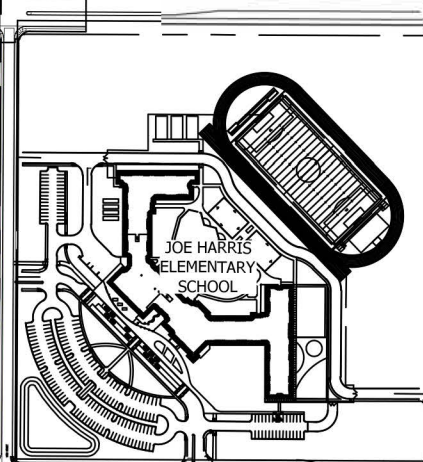
Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier".

James K. Strozier, FAICP
Principal



- BUSINESS PARK: C-2
WHOLESALE AND WAREHOUSE
(± 36 ACRES)
- R-3 MIXED USE RESIDENTIAL (± 103 ACRES)
- R-6 MULTI-FAMILY RESIDENTIAL
(± 10 ACRES)
- NEIGHBORHOOD PARK
(± 5 ACRES)



LOS DIAMANTES

Land Use/Zoning Plan



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Los Diamantes Master Plan Design Standards Text Amendment

II. BUILDING ORIENTATION AND CONNECTIVITY

Intent: Buildings should be oriented with consideration to the visual impact from the perspective of the driver or pedestrian on the adjacent primary roadways. It is important to create the immediate first impression of a high quality business park, as part of the city's overall community character and identity. Business parks and campuses are enhanced when it is easier, safer, and more comfortable to walk between buildings and parking areas. The Los Diamantes Business Park is intended to accommodate large employers as well as live/work uses, and supportive retail and services which will have a more urban character. Therefore, both minimum and maximum setbacks have been included in order to allow for both of these land use forms. All development within the Business Park should connect to surrounding uses, including streets, businesses, transit facilities, and residential areas, where appropriate.

a. Setbacks

1. Front Yard Setback

Minimum – 10'

Maximum – 80'

2. Side yard Setback:

Minimum of five (5) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side-yard setback areas. There is no maximum side setback.

3. Rear Yard Setback:

Twenty (20) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

b. Building Placement

1. Building entries, for parcels and buildings adjacent to Los Diamantes Road, shall be located so that they are easily identifiable:

a. Los Diamantes Road is the primary roadway serving the business park.

c. Building Entries

1. Building entries should be located so that they are easily identifiable from the primary adjacent roadway.

2. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

d. Sidewalks

1. Sidewalks shall be designed to connect to sidewalks internal to individual sites and to trails when relevant.

2. All sidewalks shall be designed per the Americans with Disability Act requirements.

e. Trails

1. All trails within Los Diamantes Business Park will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk, business, and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

f. Self Storage; permitted as a primary use, provided:

(a) A combination of buffer wall/fencing, landscape, and buildings shall separate outside storage from abutting properties and rights-of- way; and

(b) Proposed outside storage areas shall be delineated as such on applicable site or development plans; and

(c) Shall not be permitted where property abuts a residential zone; and

(d) Shall not include any outdoor sales display; or

(e) Shall be limited to personal RV, boat, and other recreational vehicle storage; and

(f) Shall require a minimum 7-foot wall and roof structure to screen RVs from view from adjacent properties; and

(g) Shading is required for all storage spaces.

*Pursuant to the City of Rio Rancho Zone Code, Section 154.61 Part (D)

IV. ARCHITECTURE

Intent: the purpose of the architectural standards is to provide direction for the development of an attractive, cohesive built environment that accommodates the function of the individual buildings within the Los Diamantes Business Park while also ensuring quality development and reinforcing the unique character and identity of the Park.

a. Materials

1. Primary building materials shall be stucco, colored concrete, *architectural metal siding, or colored block. Stone, tile, metal, or brick accents are also allowed.

2. Finished building treatments are required on all four sides of the building.
3. Materials prohibited as the primary building material include the following:
 - i. Exposed, untreated precision block or wood walls
 - ii. Highly reflective surfaces
 - iii. Metal paneling.

b. Color

1. Predominant colors shall be limited to shades of brown, green, tan, rust, and blue. High-intensity colors, such as metallic, black, or fluorescent colors are prohibited.

c. Height

1. Building height shall be limited to sixty (60) feet.

b. Walls

1. All perimeter block walls facing rights-of-way shall be constructed of split face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.
2. Plain grey CMU block shall not be used for wall material unless treated with stucco.
3. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
4. Barbed wire, concertina wire and similar materials are prohibited.
5. Black or dark green welded wire mesh is permitted for security fencing except along Los Diamantes Road

VIII. STORAGE AND EQUIPMENT AREAS

Intent: Storage and equipment areas should be designed to be harmonious with the site without interfering with their storage function and need for security.

- a. Any exterior storage and sales areas shall be screened with walls which are architecturally compatible with the primary building(s) on the site.
- b. Loading and service areas should be provided with separate access and circulation whenever possible.

IX. SIGNAGE The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very

important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

a. The following types of signs are permitted in the Los Diamantes Business Park:

1. Monument/Entry Signs
2. Building Mounted Signs
3. Vehicle Directional Signs
4. Pedestrian Directional Signs

b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed one hundred thirty-five square feet in area, and fifteen feet in height above grade.

IX. SIGNAGE The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

a. The following types of signs are permitted in the Los Diamantes Business Park:

1. Monument/Entry Signs
2. Building Mounted Signs (Including individual tenant signage)
3. Vehicle Directional Signs
4. Pedestrian Directional Signs

b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed one hundred thirty-five square feet in area, and fifteen feet in height above grade.

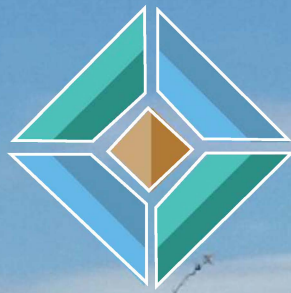
c. ~~permitted for each facade that . Building mounted signs shall be limited to 10% of the building facade, and a maximum projection of eighteen inches.~~ Building mounted signs: consistent with the City's Sign Regulations, Section 156.08 (B) Building-Mounted Signs.

d. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking. The design of these signs shall be integrated with the Los Diamantes Business Park entry signs and shall not exceed three square feet in area, and five feet in height above grade.

e. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail. The design of these signs shall be integrated with the Los Diamantes Business Park monument entry signs and shall not exceed two square feet in area, and 3 feet in height above grade.

f. Illumination of signage is permitted and shall follow the regulations contained in Section X, Lighting, located below.

g. Digital and Light Emitting Diode Lighting is permitted per the City of Rio Rancho Institutional District sign regulations.



LOS DIAMANTES MASTER PLAN



PREPARED FOR: LOS DIAMANTES, LLC

PREPARED BY: MARK GOODWIN & ASSOCIATES, PA
CONSENSUS PLANNING, INC

ADOPTED ON AUGUST 12, 2015
AMENDMENTS: AUGUST 13, 2020
FEBRUARY 11, 2021
SEPTEMBER 22, 2022
JANUARY 23, 2023

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CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 33

ENACTMENT NO. 23-03

1 **ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE**
2 **ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY**
3 **LEGALLY DESCRIBED AS RIO RANCHO ESTATES UNIT 10, BLOCK 62, LOTS 24-**
4 **33; APPROXIMATELY 0.312 ACRES OF RIO RANCHO ESTATES UNIT 10, BLOCK**
5 **64, LOT 15; AND APPROXIMATELY 18.618 ACRES OF LOS DIAMANTES, TRACT 3**
6 **FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-2: SINGLE-FAMILY**
7 **RESIDENTIAL DISTRICT TO R-3: MIXED RESIDENTIAL DISTRICT, AND RIO**
8 **RANCHO ESTATES UNIT 10, BLOCK 62, LOTS 16-23, APPROXIMATELY 0.618**
9 **ACRES OF RIO RANCHO ESTATES UNIT 10, BLOCK 64, LOT 15 AND**
10 **APPROXIMATELY 5.382 ACRES OF LOS DIAMANTES, TRACT 3 FROM R-1:**
11 **SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-2: SINGLE-FAMILY RESIDENTIAL**
12 **DISTRICT TO R-6: MULTI-FAMILY RESIDENTIAL DISTRICT, AS DEPICTED IN**
13 **EXHIBIT A OF THIS DOCUMENT, IDENTIFYING CONDITIONS OF DEVELOPMENT;**
14 **PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

15
16 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning
17 regulations and an official zone map in accordance with New Mexico
18 Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and
19

20 **WHEREAS:** in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section
21 150.07, an application to amend the zoning ordinance on the subject
22 property has been submitted by the City of Rio Rancho, and assigned City
23 Case No. 22-100-00024; and
24

25 **WHEREAS:** the Governing Body received a report from the Planning and Zoning Board,
26 and such report indicates the Planning and Zoning Board has studied and
27 considered the proposed changes pursuant to R.O. 2003 Section 150.07,
28 and said report includes specific findings related to the affected property;
29 and
30

31 **WHEREAS:** a public hearing occurred, in accordance with procedures set forth in R.O.
32 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed
33 zoning district and Official Zone Map changes hereinafter described were
34 duly advertised and held by the Governing Body of Rio Rancho on
35 December 15, 2022 and the Governing Body heard interested parties and
36 citizens for and against the proposed amendments; and
37

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

1
2 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
3 **RIO RANCHO:**
4

5 **Section 1. Rezoning of Property and Change in Land Use.**
6

- 7 A. The Official Zone Map is hereby amended by assigning a zoning designation on
8 approximately 23.93 acres from R-1: Single-Family Residential District and R-2:
9 Single-Family Residential District to R-3: Mixed Residential District on the lands
10 legally described as:

11 Rio Rancho Estates Unit 10, Block 62, Lots 24-33 filed in the office of the
12 County Clerk of Sandoval County New Mexico in Book 1, Page 74 dated
13 May 6, 1963.

14
15 Rio Rancho Estates Unit 10, Block 64, Lot 15 (approximately 0.312), filed
16 in the office of the County Clerk of Sandoval County New Mexico in Book
17 1, Page 74 dated May 6, 1963.

18
19 Los Diamantes, Tract 3 (approximately 18.618 acres), filed in the office of
20 the County Clerk of Sandoval County New Mexico in Book 28, Pages 95-
21 97 dated September 27, 2019.
22

- 23 B. The Official Zone Map is hereby amended by assigning a zoning designation on
24 approximately 4.618 acres from R-1: Single-Family Residential District and
25 approximately 5.382 acres from R-2: Single-Family Residential District to R-6:
26 Multi-Family Residential District on the lands legally described as:

27
28 Rio Rancho Estates Unit 10, Block 62, Lots 16-23 filed in the office of the
29 County Clerk of Sandoval County New Mexico in Book 1, Page 74 dated
30 May 6, 1963.

31
32 Rio Rancho Estates Unit 10, Block 64, Lot 15 (approximately 0.618), filed
33 in the office of the County Clerk of Sandoval County New Mexico in Book
34 1, Page 74 dated May 6, 1963.

35
36 Los Diamantes, Tract 3 (approximately 5.382 acres), filed in the office of the
37 County Clerk of Sandoval County New Mexico in Book 28, Pages 95-97
38 dated September 27, 2019.
39

- 40 C. A plat creating two tracts from the properties legally described as Unit 10, Block
41 62, Lots 16-33; Unit 10, Block 64, Lot 15; and LD, Tract 3 shall be submitted and
42 recorded on the public records, following approval by the Planning and Zoning
43 Board in order to verify and properly describe the acreage, vacation of right-of-
44 way, and legal description of the subject properties.
45

46 **Section 2. Severability Clause.** If any section, paragraph, clause, or provision of
47 this Ordinance, or any section, paragraph, clause, or provision of any regulation
48 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
49 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
50 clause, or provision shall not affect the validity of the remaining portions of this

1 Ordinance or the regulation so challenged.

2
3 **Section 3. Effective Date.** This Ordinance shall become effective ten days after
4 adoption.

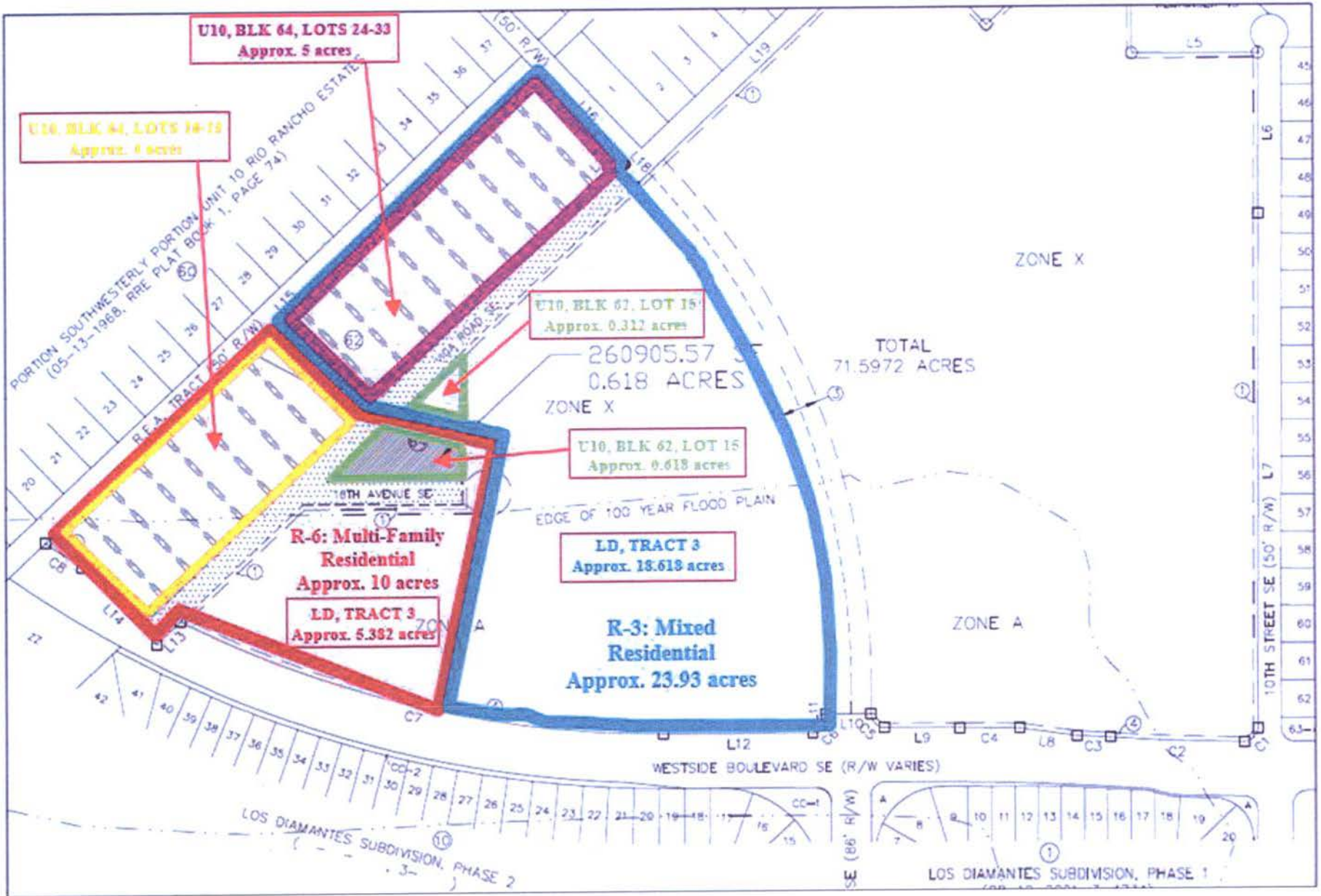
5
6 ADOPTED THIS 26th DAY OF JANUARY, 2023.

7
8  Deputy
9
10 _____
11 Gregory D. Hull, Mayor

12
13 ATTEST:

14 
15 _____
16 Rebecca A. Martinez, City Clerk
17 (SEAL)
18

Exhibit A:





**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 125

ENACTMENT NO. 23-016

**RESOLUTION AMENDING THE UNIT 10 SPECIFIC AREA PLAN TO UPDATE MAP
3: EXISTING AND PROPOSED DEVELOPMENTS AND MAP 6: GENERALIZED
LAND USE PROPOSED CHANGE AREAS TO REFLECT THE LAND USE AND
ZONING UPDATES TO THE LOS DIAMANTES MASTER PLAN; 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: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that determines the hierarchy of plan development, Level 5: Specific Area Plans, consider a smaller geographical area of the City (min. 20 acres) and be consistent with community-scale development or a specific transportation corridor; and

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: on July 25, 2018 a revised Unit 10 Specific Area Plan was approved by Resolution No.50, Enactment No.18-049; and

WHEREAS: in order to reflect the updated land use and boundary changes to the Los Diamantes Master Plan, Map 3: Existing and Proposed Developments and Map 6: Generalized Land Use Proposed Change Areas must be amended; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Unit 10 Specific Area Plan at their meeting held on October 25, 2022, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 22-410-00011) to the Unit 10 Specific Area Plan at their meeting held December 15, 2022, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is 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 amendments and

1 modifications to the Unit 10 Specific Area Plan to update Map 3: Existing and Proposed
2 Developments on page 26 of the Unit 10 Specific Area Plan and Map 6: Generalized
3 Land Use Proposed Change Areas on page 37 of the Unit 10 Specific Area Plan to
4 reflect the updated changes to the Los Diamantes Master Plan.

5
6 **Section 2. Effective Date.** This Resolution shall take effect immediately upon
7 adoption.

8
9 ADOPTED THIS 26th DAY OF JANUARY, 2023.

10
11
12 
13 _____
14 Gregory D. Hull, Mayor

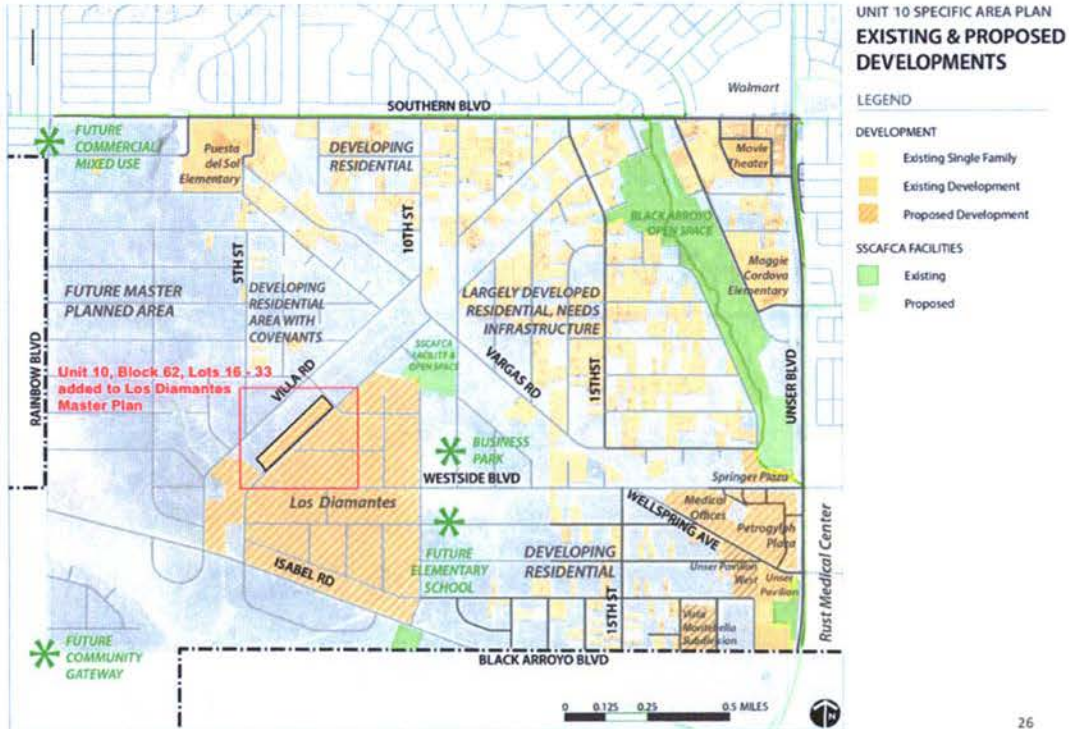
15 ATTEST:

16 
17 _____
18 Rebecca A. Martinez, City Clerk
19 (SEAL)
20

1 EXHIBIT A:

2

MAP 5: EXISTING AND PROPOSED DEVELOPMENTS



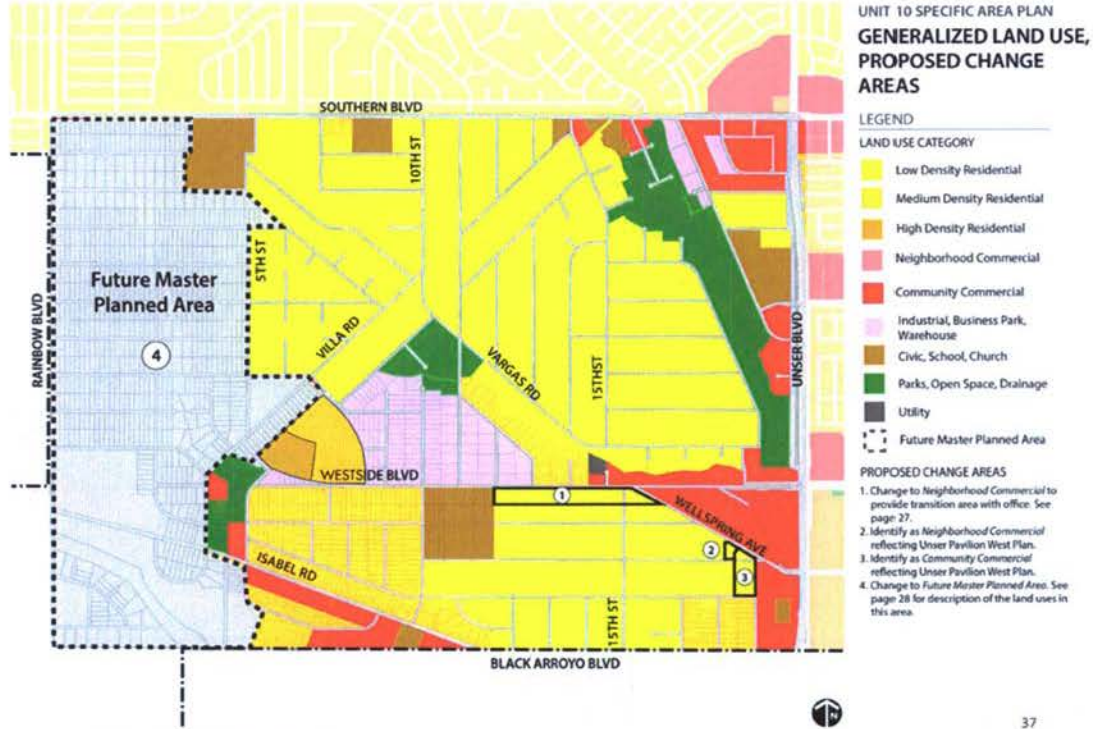
JOBS, HOUSING, & COMMUNITY FACILITIES - IMPLEMENTATION

26

AMENDED - SEPTEMBER 2022

3

MAP 6: GENERALIZED LAND USE PROPOSED CHANGE AREAS



LAND USE - IMPLEMENTATION

37

4



CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO.126

ENACTMENT NO. 23-017

1 **RESOLUTION AMENDING THE LOS DIAMANTES MASTER PLAN TO UPDATE**
2 **SECTION 1. INTRODUCTION, SECTION 2. EXISTING CONDITIONS, SECTION 3.**
3 **LAND USE, ZONING, AND DENSITY, SECTION 7. TRANSPORTATION ANALYSIS,**
4 **AND SECTION 10. IMPLEMENTATION AND PHASING; PROVIDING FOR**
5 **SEVERABILITY AND AN EFFECTIVE DATE**
6

7 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted zoning
8 regulations and an official zone map in accordance with New Mexico
9 Statutes Annotated 1978 (NMSA 1978) Chapter 3, Article 21; and
10

11 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted a
12 Comprehensive Plan that addresses and provides for specific goals,
13 policies, and actions; proposes land use throughout the City; and also
14 provides for land use in master planned communities via master plans;
15 and
16

17 **WHEREAS:** the Governing Body of the City of Rio Rancho recognizes the need for
18 long range, integrated comprehensive planning to direct future growth and
19 development of the City; and
20

21 **WHEREAS:** on September 22, 2022, a revised Los Diamantes Master Plan was
22 approved by Resolution No.87, Enactment No.22-087; and
23

24 **WHEREAS:** in order to expand the boundary of the Los Diamantes Master Plan in
25 Section 2. Existing Conditions; update zoning designations in Section 3.
26 Land Use, Zoning, and Density; provide provisions for vacation of public
27 right-of-way in Section 7. Transportation Analysis; to update phasing of
28 the Master Plan in Section 10. Implementation and Phasing; and to update
29 the respective maps "Los Diamantes Site Vicinity" on page 2 of the Los
30 Diamantes Master Plan and "Los Diamantes Master Plan Phasing Plan"
31 on page 56 of the Los Diamantes Master Plan to reflect the updated
32 changes; and
33

34 **WHEREAS:** the Planning and Zoning Board of the City of Rio Rancho reviewed the
35 amendments to the Los Diamantes Master Plan at their meeting held on
36 October 25, 2022, and following public hearing recommended approval of
37 those amendments and modifications; and
38

39 **WHEREAS:** the Governing Body of the City of Rio Rancho has reviewed the proposed
40 amendments (Case No. 22-410-00010) to the Los Diamantes Master Plan
41 at their meeting held December 15, 2022, and following public hearing and
42 receipt of the Planning and Zoning Board's report and recommendation,
43 has determined that the amended Plan is in conformance with the City of
44 Rio Rancho Comprehensive Plan.

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


3
4 **Section 1.** The Governing Body hereby approves and adopts the amendments and
5 modifications to the Los Diamantes Master Plan to update Section 2. Existing
6 Conditions; Section 3. Land Use, Zoning, and Density; Section 7. Transportation
7 Analysis; Section 10. Implementation and Phasing; and to update the respective maps
8 "Los Diamantes Site Vicinity" on page 2 of the Los Diamantes Master Plan and "Los
9 Diamantes Master Plan Phasing Plan" on page 56 of the Los Diamantes Master Plan to
10 reflect the updated changes.

11
12 **Section 2. Effective Date:** This Resolution shall take effect immediately upon adoption.

13
14 ADOPTED THIS 26th DAY OF JANUARY, 2023.

15
16
17  Deputy
18 _____
19 Gregory D. Hull, Mayor

20 ATTEST:

21 
22 _____
23 Rebecca A. Martinez, City Clerk
24 (SEAL)

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1. INTRODUCTION

This document is a Master Plan for the area known as Los Diamantes, located in Rio Rancho, Sandoval County, New Mexico. The Los Diamantes Master Plan area is comprised of approximately 180 acres owned by Los Diamantes, LLC. The vicinity map located on page 2 illustrates the location of the master plan area. The purpose of this Master Plan is to identify land uses, zoning, parks, trails, drainage facilities, conceptual utilities, transportation corridors, and provide design guidelines. The following are the objectives of the Master Plan:

- To create a zoning and land use plan that includes well-planned single family residential neighborhoods in close proximity to planned schools and commercial services, a business park area that will attract future employers to the City of Rio Rancho, multi-family residential opportunities to support affordable housing goals and commercial services and provide needed services to both the residential neighborhoods and the business park.
- To connect with and extend existing transportation corridors identified in the City's Transportation Policy.
- To correct the jobs/housing imbalance on the Westside by providing a desirable location and infrastructure necessary to support employment in a well-designed business park.
- To provide a balanced land use mix that accommodates high quality residential development of various densities and high-quality employment and commercial development with convenient access to housing.
- To comply with and implement the Rio Rancho Comprehensive Plan and the Unit 10 Specific Area Plan.

Master Planning Process

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, Los Diamantes LLC, Mark Goodwin and Associates, Price Land Development Group, and Consensus Planning, Inc. A zone map amendment request is included in conjunction with this master plan application. This master plan establishes zoning for the Los Diamantes Plan Area. The Master Plan Project team worked with the City of Rio Rancho Development Services on the Business Park zone; and the Los Diamantes Business Park proposes to use this zone.



LOS DIAMANTES SITE VICINITY

2. EXISTING CONDITIONS

As shown on the Vicinity Map, Los Diamantes is located approximately one mile west of Unser Boulevard and a little over a half mile south of Southern Boulevard in Unit 10. The proposed combination of the Business and Residential components comprises approximately 180 acres, which is currently vacant.

The existing alignment of West Side Boulevard runs east and west and bisects the Plan Area. The south boundary is the existing Isabel right-of-way. The east boundary is 10th Street, and the west boundary is the public right-of-way separating Viga Road and Villa Road between Ark Road and Westside Boulevard.

Los Diamantes is the first large scale development within Unit 10 and as such, it is not in close proximity to any other approved master plans. The Plan Area's preferred land use categories and zoning were addressed in the recently approved Generalized Land Use Map as is further discussed in the Land Use section of this master plan. The Los Diamantes Master Plan is in compliance with and furthers the Generalized Land Use Map.

The property lies within a geological saddle that falls from northwest to southeast. The surface is covered by a mixture of sand sagebrush, four-winged saltbush and blue grama grasses, and includes some cholla and cacti. Animal species in the Plan Area include coyote, cottontails, jackrabbits and horned lizards. An Endangered Species Act compliance document was produced, and no endangered species (plant or animal) were documented. A Cultural/ Archeological survey was also performed. The report, along with mitigation recommendations, is on file with the Historic Preservation Division of the State Historic Preservation Office.

There is a large undefined flood plain in an arroyo channel that is created by the "Rainbow Tributary" to the Calabacillas Arroyo that originates in Rio Rancho north of Southern Boulevard and terminates in the City of Albuquerque at the Calabacillas Arroyo. This arroyo and its flows are addressed in the drainage section of the Master Plan.

Amendments

Since this Master Plan was adopted in 2015, the City of Rio Rancho adopted the Unit 10 Specific Area Plan, which addresses land use, transportation, utilities and infrastructure, and general development guidelines for the larger geographic area surrounding Los Diamantes. The Specific Area Plan has subsequently been amended and further amendments have been considered by the Rio Rancho Governing Body.

The Unit 10 Specific Area Plan proposed land use change areas that designated different land uses than those adopted in the Comprehensive Plan and relied on in the original Los Diamantes Master Plan. Such changes included designation of the western portion of Unit 10 as a "Future Master Planned Area," location of the new Joe Harris Elementary School as a civic/institutional land use where residential was previously shown, and an increase in commercial uses along Westside Boulevard and near Unser Pavilion.

This Master Plan was previously amended in 2020 to add Unit 10, Block 64, Lot 15, as well as Unit 10, Block 18, Lot 41, and to remove Unit 10, Block 60, Lots 10 and 13. The Master Plan was amended again in 2022 to add Unit 10, Block 62, Lots 16 - 33, which are located north of Viga Road SE between Ark Road and the Westside Boulevard right-of-way.

3. LAND USE, ZONING, AND DENSITY

The zoning for the Plan is intended to allow for a mix of land uses that will provide for the creation of residential neighborhoods with a mix of single family housing types, multi-family residential opportunities, and the creation of a business park that will provide employment space and commercial services for the City of Rio Rancho. The creation of a regional pond has been designed to handle the regional drainage detention needs for the Plan Area. The residential plan also identifies two public neighborhood parks located within the Los Diamantes residential neighborhood south of Westside Boulevard. See the Los Diamantes Zoning Map on page 7.

The following sections and pages include descriptions of the land use and zoning for the Master Plan.

Business Park (34 acres)

The area that is zoned Business Park follows all of the regulations of the City of Rio Rancho Business Park Zone. The intent of the Los Diamantes Business Park is to provide for large employers within a campus style setting that is supported by commercial services.

This Master Plan contains design standards for the Business Park to ensure that the Park is developed in an aesthetically pleasing and cohesive manner and that the more intense aspects of the industrial uses are enclosed, screened, and/or buffered. The design standards will also ensure any multi-family residential component will be successfully integrated with the remainder of the business park uses.

The commercial uses are intended to support the Business Park by providing the opportunity for commercial services such as restaurants, dry cleaners, and banks that will serve both Business Park employees and the adjacent Los Diamantes residential neighborhoods. Within the employment and commercial mix in the Business Park there is the opportunity for both an employment campus like setting, as well as for the commercial services to take a more urban mixed-use form.

R-3 Mixed Residential District (125 acres)

The Los Diamantes residential neighborhood follows all of the requirements of the City of Rio Rancho R-3 Mixed Residential District. The Master Plan and Los Diamantes Residential Overlay Zone (LDROZ) does not permit multi-family development within the R-3 zone (LDROZ).

The R-3 residential neighborhoods will provide the opportunity for a variety of single-family housing types. The plan intends the neighborhood to develop with a range of lot sizes. All the lots will meet the minimum lot size requirement established by the R-3 zone. The Master Plan establishes the following residential lot sizes for the Plan Area:

Minimum Lot Width	Percent of Residential Units	Number of Units	Density (DU's per acre)
Forty (40) Feet	41%	200	+/- 6
Fifty (50) Feet	43%	209	+/- 5
Fifty-Five (55) Feet	16%	78	+/- 4

R-6 Multi-Family Residential (10 acres)

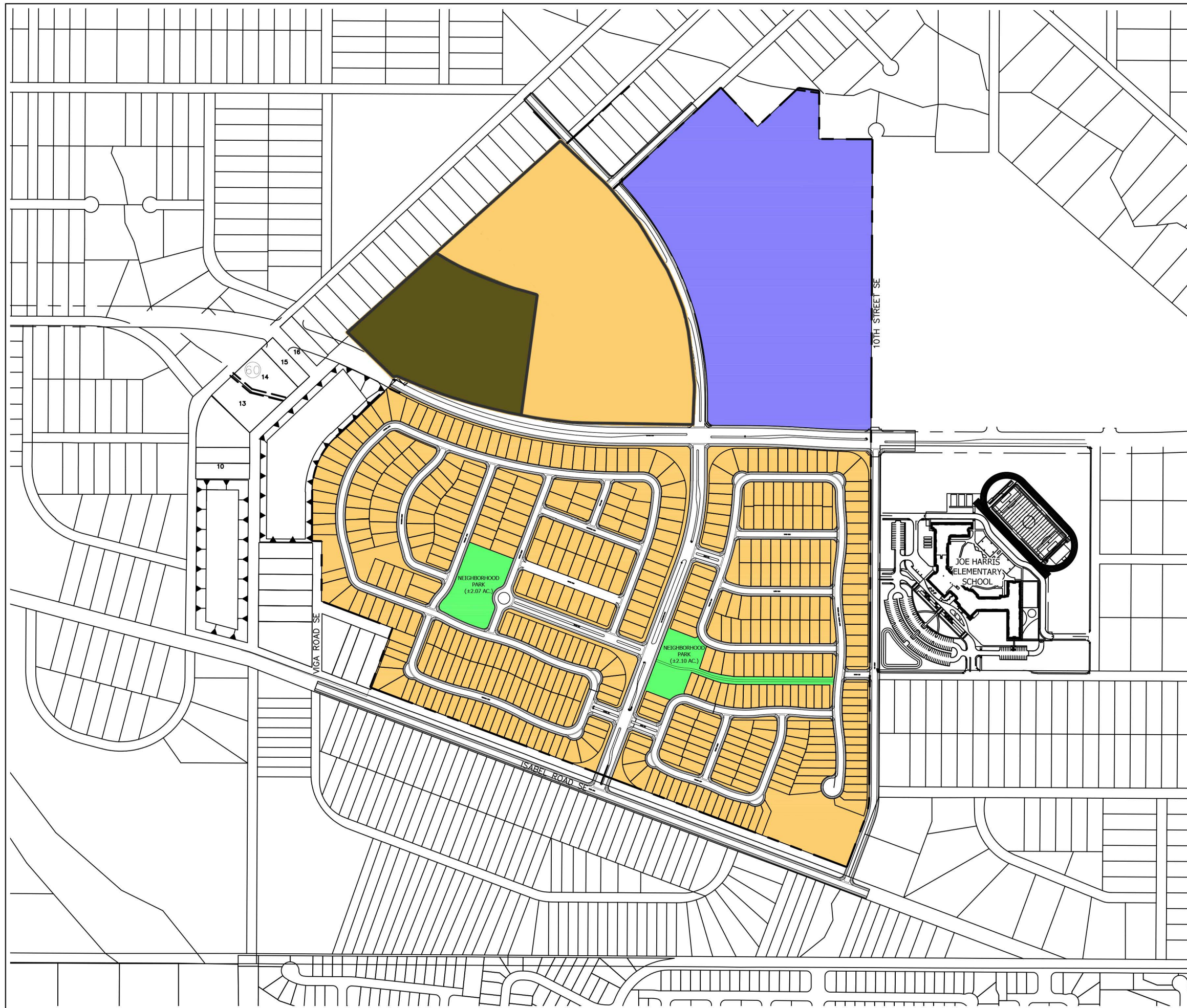
The proposed R-6 multi-family residential neighborhood follows all the requirements of the City of Rio Rancho R-6 zoning district. The neighborhood will be located at the southwestern edge of Los Diamantes along Westside Boulevard, and will feature densities of approximately 25 dwelling units per acre. When this land use is implemented, the Unit 10 buffer overlay district regulations established in Ordinance No. 20, Enactment 18-24 shall be considered and implemented. Further details regarding implementation of this land use may be defined in a separate development agreement.

Pond/Open Space (8 acres)

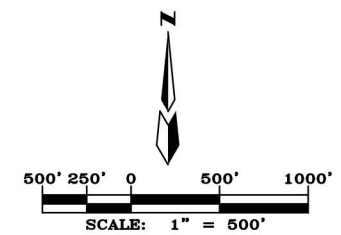
The pond that is located at the Plan Area’s southwest boundary is being developed in collaboration with the Southern Sandoval County Flood Control Authority (SSCAFCA) and the City of Rio Rancho. More information on the Los Diamantes Regional Pond is included in Chapter 8, Conceptual Drainage Plan.

Neighborhood Parks

There are three neighborhood parks planned within the Los Diamantes residential neighborhoods. These parks will be a variety of sizes based on the neighborhood area served by each. These parks total approximately 4.9 acres. They will be dedicated to the City of Rio Rancho and will be maintained by the City of Rio Rancho. More information of these parks is contained in Chapter 6, Parks and Trails.



- BUSINESS PARK
(± 36 ACRES)
- SU: SPECIAL USE FOR PRD
(± 22 ACRES)
- R-3 MIXED USE RESIDENTIAL
(± 103 ACRES)
- R-6 MULTI-FAMILY RESIDENTIAL
(± 10 ACRES)
- NEIGHBORHOOD PARK
(± 5 ACRES)



LOS DIAMANTES

Land Use/Zoning Plan



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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4. DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, civil engineers, and designers in understanding the vision and development goals for the Plan Area. Minor amendments to these standards may be approved administratively by the Development Services Department Director and major amendments shall be approved by the City of Rio Rancho Governing Body.

A. RESIDENTIAL DESIGN STANDARDS

The residential design standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Los Diamantes. They are intended to be complementary to the surrounding area, and to create a unique neighborhood in Los Diamantes that has its own identity but reinforces the character of the Los Diamantes Business Park and commercial development.

I. ARCHITECTURAL REVIEW COMMITTEE

The Los Diamantes residential subdivision will establish a residential Architectural Review Committee (ARC) to ensure that new development follows the design standards and to encourage and promote development that is harmonious and in keeping with the character of the Los Diamantes neighborhood. The ARC will be responsible for reviewing all plans and for making sure that properties are continually maintained.

A more comprehensive and detailed set of design standards and CC&Rs are being developed for the property consistent with the intent of these Master Plan standards. It is anticipated that these CC&Rs will be more detailed and may conflict with these more general guidelines. The ARC will administer these standards to ensure a consistent character and quality of development.

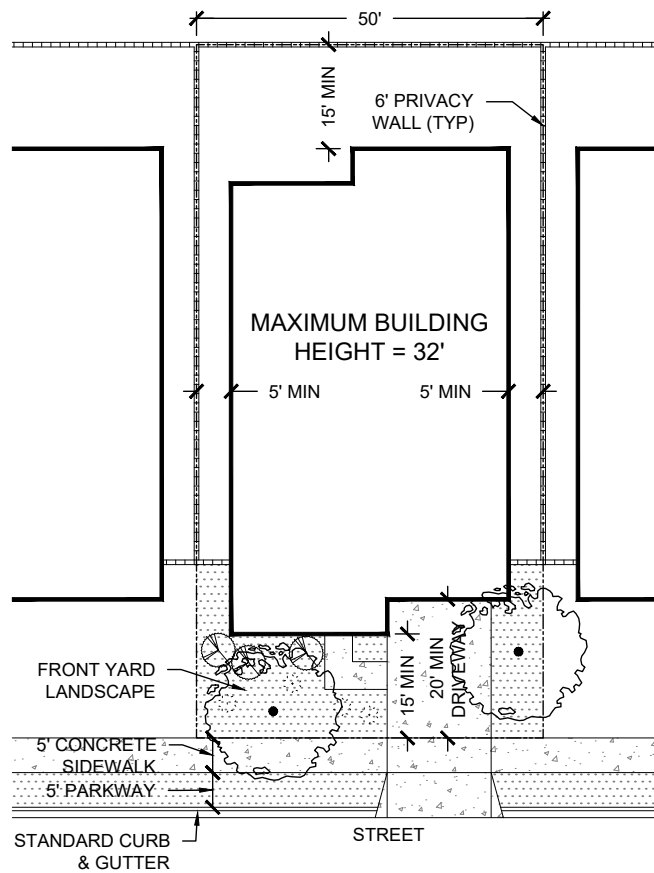
II. PEDESTRIAN AMENITIES

- a. All pedestrian paths shall be designed to be handicapped accessible (See Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- b. Sidewalks along Westside Boulevard shall be six feet in width. All other sidewalks shall be five feet in width.
- c. To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system that is connected through trails and sidewalks, which also serve as recreational amenities for the residents.
- d. All trails within Los Diamantes will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

III. SETBACKS

The use of building area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks shall be pedestrian walkways and screening materials, including landscaping and walls.

- a. Minimum Front Yard Setbacks: 15 feet, except 20 feet for garage doors and single-family attached and zero lot line dwelling units.
- b. Minimum Rear Yard Setbacks: 15 Feet
- c. Minimum Side Yard Setbacks: 5 feet on both sides for any principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.



Conceptual Diagram Illustrating Setbacks

IV. BUILDING HEIGHT AND MATERIALS

- a. Residential building heights shall not exceed 32 feet in height and shall be consistent with the City Comprehensive Zoning Code unless otherwise restricted as described below.
- b. Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. High intensity colors, such as metallic, black, or florescent colors are prohibited.

MASTER PLAN

- c. Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
- d. Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- e. Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
- f. Accent materials may consist of rock, wood, tile, or brick. All vinyl or metal window frames must be either recessed or projected a minimum of 2" if they are adjacent to stucco or stone, unless they are wood encased.

V. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the neighborhood. The goal is to provide a low water use landscaped community. These standards are to be made as a supplement to the City of Rio Rancho requirements. The following are minimum standards for the development of specific landscape plans:

- a. A five-foot landscape parkway strip shall be located between the sidewalk and the curb. The groundcover for the landscape strip shall be required to be Santa Fe Brown rock, or other equivalent decorative rock groundcover. The maintenance of this strip shall be the responsibility of the Homeowner.
- b. Every lot shall have a minimum of two trees, each of a minimum one and one-half inches in caliper.
- c. Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcover, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
- d. Landscaping within the private common areas, as shown on the lot layout exhibit, shall be maintained by the Homeowners' Association. These areas are for the benefit of the Homeowners and will be defined with future platting.
- e. The Homeowners' Association shall maintain landscaping in the right-of-way. All landscaping must be maintained in attractive living condition.
- f. Irrigation and landscaping maintenance outside of individual lots shall be the responsibility of the HOA.
- g. Front Yard Minimums:
 - 40' lots
 - 1. 2 trees at least 1.5" caliper and 10-12 feet high at the time of planting
 - 2. 3 large shrubs (minimum 5 gallon)
 - 3. 2 small shrubs (minimum 1 gallon)
 - 50' and 55' lots
 - 1. 2 trees at least 1.5" caliper and 10-12 feet high at the time of planting
 - 2. 3 large shrubs (minimum 5 gallon)
 - 3. 4 small shrubs (minimum 1 gallon)

- h. At a minimum, all front yard landscaping shall be required to contain Pueblo Rose, Santa Fe Brown, River rock, or similar type rock over filter fabric for all yard areas that are not covered with living vegetative groundcover.
- i. Accentuating bark mulch or pecan shells are permitted in front yard landscape.
- j. Within individual lots, landscaping and irrigation system maintenance is required and will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition.
- k. Xeric principles are to be employed when designing landscaped areas and they shall include the use of water harvesting areas to the extent possible.
- l. Suggested Trees:
 - 1. Acer negundo ‘Sensation’ – Sensation Box Elder
 - 2. Fraxinus velutina ‘Medesto’ – Modesto Ash
 - 3. Gleditsia triacanthos – Honey Locust
 - 4. Pistacia chinensis – Chinese Pistache
 - 5. Platanus acerifolia ‘Bloodgood’ – Bloodgood London Plane Tree
 - 6. Ulmus hybrid ‘Frontier’ – Frontier Elm

VI. LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and the night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to provide for public safety without adversely affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

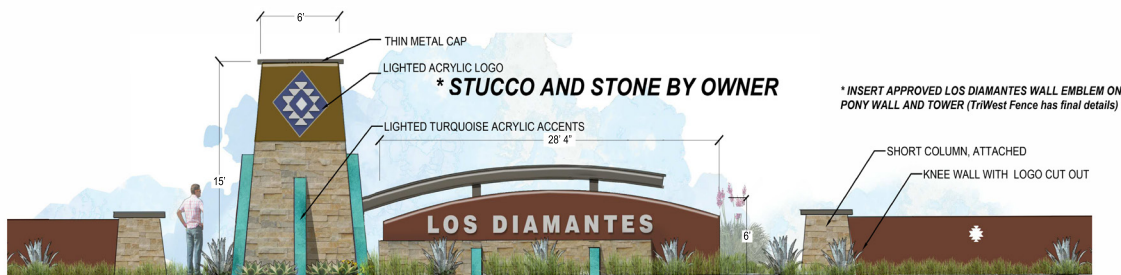
- a. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- b. All lights shall be fully shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing “dark sky”. Cobra and sodium streetlights are prohibited.
- c. Streetlights shall be in accordance with the City of Rio Rancho Outdoor Lighting Ordinance/Chapter 159. Height shall not exceed 16 feet.

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VII. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within Los Diamantes. The goal is to provide a signage program that is of high quality, maintains a consistent style and complements the visual character of the property.

- a. Entry signs shall be the monument type and shall complement the materials, color, and architectural character of the buildings. No part of the monument sign shall exceed ~~forty~~ 180 square feet in area and 8 feet in height above grade. The ornamental tower shall be considered an architectural detail, and shall not be included as part of the sign for measurement purposes.

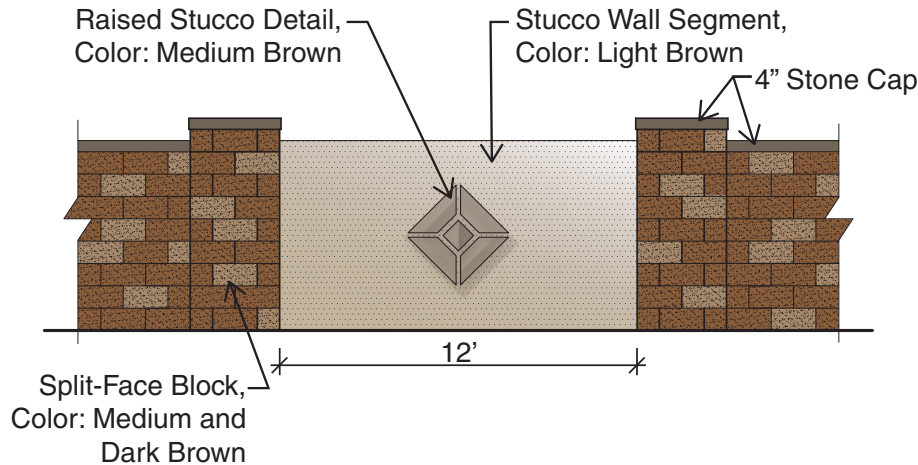


Conceptual Residential Monument Sign

- b. Pedestrian directional signs are permitted. The design of these signs shall be integrated with the Los Diamantes neighborhood monument entry signs and shall not exceed two square feet in area, and three feet in height above grade.
- c. Illumination of signage is permitted and shall follow the Lighting Standards contained in Section VI of this document.
- d. Digital and light emitting diode signage is prohibited.

VIII. WALLS

- a. All perimeter block walls facing rights-of-way shall be designed to complement entry monument signs.
- b. Plain grey CMU block shall not be used for wall material unless treated with stucco.
- c. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
- d. Barbed wire, concertina wire, and similar materials are prohibited.



Conceptual Los Diamantes Wall Design

IX. UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment shall be minimized by the following:

- a. All new electric distribution lines shall be placed underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation, per the access regulations of the applicable utility company, when viewed from the public right-of-way.
- c. When an above ground backflow prevention device is required by the City, the heated enclosure shall be constructed of materials compatible with the architectural materials used as a main element of the building or with the landscaping there.
- d. If prefabricated fiberglass enclosures are used, they shall be appropriately screened from view by low walls and/or landscaping.

X. OFF-STREET PARKING

Minimal number of off-street parking spaces shall be provided according to the design standard contained in the DPM and Requirements per Zoning Code. Parking shall be calculated and provided as follows:

- a. For each house or townhouse:
 - 1. Three spaces if the dwelling has up to two bedrooms, two in garage
 - 2. Four spaces if the dwelling has three or more bedrooms, two in garage

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- b. Off street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

XI. RECYCLING

Curbside recycling pickup and garbage carts are provided by the City (currently via a private provider) within the City of Rio Rancho. Homes within Los Diamantes are required to provide storage for the automated carts, including the recycling cart, and homeowners are encouraged to participate in this recycling program.

B. Business Park Design Standards

The intent of the Los Diamantes Business Park Design Standards are to create the framework for a built environment within the Business Center that supports business and economic development through the creation of a cohesive, attractive setting while also respecting and accommodating the building size and use requirements of a range of employers. The design standards are intended to be complimentary to the surrounding residential neighborhoods and keep in the unique character of the entire Los Diamantes Master Plan. The Business Park Design Standards are based on the following principles:

- Design for compatibility with adjacent uses by outlining design standards which complement the nearby neighborhood and City of Rio Rancho, as a whole;
- Design for overall cohesiveness which unifies the business park with planned residential development; and
- Consider each building as a long-term addition to the city by ensuring high-quality development.

I. ARCHITECTURAL REVIEW COMMITTEE

The Los Diamantes Business Park will establish an Architectural Review Committee (ARC) to ensure that new development follows the design standards and to encourage and promote development that is harmonious and in keeping with the character of the Los Diamantes Business Park. The ARC will be responsible for reviewing all plans and for making sure that properties are continually maintained. The business park ARC will be separate from the residential ARC.

II. BUILDING ORIENTATION AND CONNECTIVITY

Intent: Buildings should be oriented with consideration to the visual impact from the perspective of the driver or pedestrian on the adjacent primary roadways. It is important to create the immediate first impression of a high-quality business park, as part of the city's overall community character and identity. Business parks and campuses are enhanced when it is easier, safer, and more comfortable to walk between buildings and parking areas. The Los Diamantes Business Park is intended to accommodate large employers as well as live/work uses, and supportive retail and services which will have a more urban character. Therefore, both minimum and maximum setbacks have been included in order to allow for both of these land use forms. All development within the Business Park should connect to surrounding uses, including streets, businesses, transit facilities, and residential areas, where appropriate.

a. Setbacks

1. Front Yard Setback:

Minimum - 10'

Maximum - 80'

2. Side Yard Setback:

Minimum of ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side yard setback areas. There is no maximum side setback.

3. Rear Yard Setback:

Twenty (20) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

b. Building Placement

1. Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged.

c. Building Entries

1. Building entries should be located so that they are easily identifiable from the primary adjacent roadway.
2. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

d. Sidewalks

1. Sidewalks shall be designed to connect to sidewalks internal to individual sites and to trails when relevant.
2. All sidewalks shall be designed per the Americans with Disability Act requirements.

e. Trails

1. All trails within Los Diamantes Business Park will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk, business, and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

III. PARKING

Intent: The intent of the parking standards is to develop a circulation system that safely and efficiently moves vehicles while avoiding and reducing potential conflicts between pedestrians and vehicles. The maximum front setback of 80' allows for two rows of parking and a drive aisle in front of the building. Therefore, the majority of parking shall be located either on the side or

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in the rear of the building.

a. Placement and Design

1. The placement and design of parking areas should foster safe pedestrian access and provide clearly identifiable pedestrian walkways between the primary entrance and visitor parking.
2. The minimum number of vehicular, disabled, motorcycle, and bicycle parking spaces shall be per Section 154.76 Off-street Parking Regulations contained in the City of Rio Rancho Zoning Code.
3. Large parking areas shall be visually segmented into smaller subareas separated by landscaping and/or pedestrian walkways.
4. Parking shall not dominate the street frontage. Wherever possible, visitor parking should be placed on the primary street frontage, and employee parking located either to the side or rear of the building.
5. Parking areas shall be designed to include a pedestrian link to the public sidewalk network, and/or trail system.

IV. ARCHITECTURE

Intent: the purpose of the architectural standards is to provide direction for the development of an attractive, cohesive built environment that accommodates the function of the individual buildings within the Los Diamantes Business Park while also ensuring quality development and reinforcing the unique character and identity of the Park.

a. Materials

1. Primary building materials shall be stucco, colored concrete, or colored block. Stone, tile, metal, or brick accents are also allowed.
2. Finished building treatments are required on all four side of the building.
3. Materials prohibited as the primary building material include the following:
 - i. Exposed, untreated precision block or wood walls
 - ii. Highly reflective surfaces
 - iii. Metal paneling.

b. Color

1. Predominate colors shall be limited to shades of brown, tan, rust, and blue. High intensity colors, such as metallic, black, or florescent colors are prohibited.

c. Height

1. Building height shall be limited to sixty (60) feet.

d. Building Design

1. Facades with a high level of visual interest from both vehicular and pedestrian viewpoints are encouraged.
2. Long unbroken building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.
3. Rear and side wall elevations shall be constructed of the same materials as the primary front facade and shall be of the same architectural design.
4. Entrances to individual buildings should be identifiable through the use of architectural recesses or projections, roof elements, columns, or other architectural elements.

V. SUSTAINABILITY

- a. Energy efficient techniques shall be utilized to reduce energy and water consumption, where feasible.
- b. Water harvesting techniques such as curb cuts for drainage to landscaped areas, permeable paving, and or bioswales to slow and treat storm water runoff shall be provided where feasible.
- c. Buildings shall be oriented to take advantage of heat gain in the winter where feasible while coordinating with shading strategies to inhibit solar gain in the summer.
- d. Grasses and other ground vegetation should be near edges to help filter and slow runoff as it enters and exits the site.
- e. Convenient recyclable collection facilities shall be provided by all tenants of the site.

VI. LANDSCAPING

Intent: The intent of the landscape standards is to foster the development of an overall, water efficient, landscape concept that will establish a framework that unifies the entire Business Park.

- a. The use of turf grasses shall be limited per the City of Rio Rancho regulations restricting turf grass.
- b. A landscape setback (outside of the right-of-way) of a minimum of 10 feet shall be provided along each primary street frontage. The landscape area shall be comprised primarily of deciduous trees, 10-foot minimum height at the time of planting and shall be capable of reaching a mature height of at least 25 feet.
- c. An automatic underground irrigation system shall be provided to support all landscaping.

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The system shall be designed to avoid overspraying of walks, buildings, fences, etc.

- d. Proposed lighting and landscaping shall be placed so they are not in conflict with each other.
- e. All plant material within the business park, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by a landscaping company. A business park association shall be established to fund landscaping maintenance. Association membership shall be required by property owners within the business park and landscaping maintenance fees shall be based on property size.
- f. Suggested Trees:
 1. Acer negundo 'Sensation' – Sensation Box Elder
 2. Fraxinus velutina 'Medesto' – Modesto Ash
 3. Gleditsia triacanthos – Honey Locust
 4. Pistacia chinensis – Chinese Pistache
 5. Platanus acerifolia 'Bloodgood' – Bloodgood London Plane Tree
 6. Ulmus hybrid 'Frontier' – Frontier Elm
 7. Pinus eldarica – Afghan Pine
 8. Pinus nigra – Austrian Pine

VII. SCREENING, BUFFERING AND WALLS

Intent: The intent is to reduce the visual impact of the necessary elements of parking, mechanical equipment, and refuse on the site; and to provide broader buffers to adjacent land uses without impacting the practical function of the site components.

- a. Screening
 1. Portions of parking lots that are in front of or beside buildings along the primary street (as determined by main entrance) shall be screened with one or more of the following treatments:
 - i. Landscaping to sufficiently screen the first 3 feet in height adjacent to the parking area, within the landscape setback.
 - ii. Low walls made of concrete, masonry, or other similar material and not exceeding a height of 3 feet.
 - iii. Raised planter walls planted with a minimum 80% evergreen shrubs not to exceed 3 feet in height.
 2. Refuse collection shall comply with Waste Management of New Mexico and City of Rio Rancho requirements.
 3. Screening for the refuse collection shall be comprised of a solid wall. The location, design, color, and material of the enclosure shall be compatible with the principal building.

4. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.

b. Walls

1. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.
2. Plain grey CMU block shall not be used for wall material unless treated with stucco.
3. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
4. Barbed wire, concertina wire and similar materials are prohibited.

VIII. STORAGE AND EQUIPMENT AREAS

Intent: Storage and equipment areas should be designed to be harmonious with the site without interfering with their storage function and need for security.

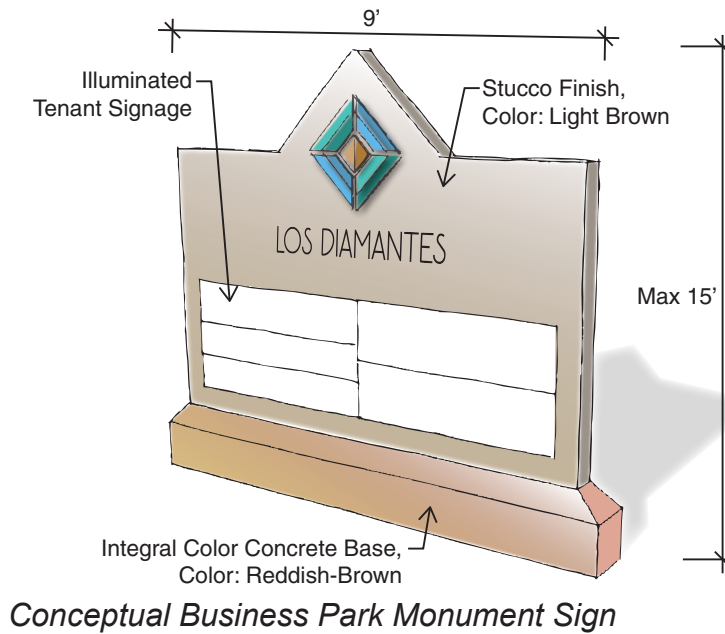
- a. Any exterior storage and sales areas shall be screened with walls which are architecturally compatible with the primary building(s) on the site.
- b. Loading and service areas should be provided with separate access and circulation whenever possible.

IX. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

- a. The following types of signs are permitted in the Los Diamantes Business Park:
 1. Monument/Entry Signs
 2. Building Mounted Signs
 3. Vehicle Directional Signs
 4. Pedestrian Directional Signs
- b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed one hundred thirty-five square feet in area, and fifteen feet in height above grade.

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- c. One building mounted sign is permitted for each facade that faces a primary roadway. Building mounted signs shall be limited to 10% of the building facade, and a maximum projection of eighteen inches.
- d. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking. The design of these signs shall be integrated with the Los Diamantes Business Park entry signs and shall not exceed three square feet in area, and five feet in height above grade.
- e. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail. The design of these signs shall be integrated with the Los Diamantes Business Park monument entry signs and shall not exceed two square feet in area, and 3 feet in height above grade.
- f. Illumination of signage is permitted and shall follow the regulations contained in Section X, Lighting, located below.
- g. Digital and Light Emitting Diode Lighting is permitted per the City of Rio Rancho Institutional District sign regulations.

X. LIGHTING

Intent: Lighting should be designed to provide atmosphere, safety, and security. Lighting shall comply with all applicable City ordinances and shall be further restricted by the following design standards:

- a. Site lighting shall be shielded and oriented to eliminate glare or light trespass on to adjacent rights-of-way and properties.
- b. All parking lot lighting shall be fully shielded and night-sky compliant.
- c. Pedestrian scale bollard lights are encouraged and shall be fitted with louvers, diffusers

or shields, as necessary, to eliminate glare or light trespass on to adjacent rights-of-way and properties.

- d. Light fixtures shall conform to the architectural character of the buildings and other site elements.
- e. Building mounted lights shall be fully shielded and mounted at a maximum height of sixteen feet.
- f. Up-lighting for signage and landscape is permitted and shall be shielded to eliminate glare and light trespass and be night-sky compliant.

XI. UTILITIES

- a. All electric distribution lines shall be placed 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. Screening of transformers, electric boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
- 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 prefabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- d. Any wireless communication facilities shall be concealed and architecturally integrated.

XII. RECYCLING

Recycling pick-up for businesses is provided within the City of Rio Rancho and is encouraged within Los Diamantes. To receive these services, business can purchase containers through the City (currently via a private provider). Site design shall accommodate recycling storage and pick-up.

XIII. MASS TRANSIT STOPS

The roadways adjacent to and through the Business Park shall be designed to accommodate transit stops in anticipation of future transit service within Rio Rancho. Transit shelters will be developed at such time as transit service is made available.

5. RIO RANCHO COMPREHENSIVE PLAN

The Los Diamantes Master Plan furthers and helps implement the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide growth and development in Rio Rancho. The Rio Rancho Comprehensive Plan is organized around nine fundamental principles, including:

- Annexations, Antiquated Platting & Addressing
- Conservation and the Natural Environment
- Land Use
- Population and Housing
- Transportation
- Public Facilities
- Parks and Recreation
- Urban Design
- Economic Development

The Los Diamantes Master Plan will implement these elements of the Rio Rancho Comprehensive Plan. An explanation of how the Plan meets and furthers the intent of the goals, policies, and actions under each element is included below.

ANNEXATIONS, ANTIQUATED PLATTING and ADDRESSING

The intent of the Annexations, Antiquated Platting, and Addressing element is to ensure proper platting and addressing within the City of Rio Rancho.

- Eliminate antiquated platting within the City of Rio Rancho where desirable.
- Identify alternative mechanisms to aide and encourage the consolidation of prematurely platted land.
- Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.

The Los Diamantes Master Plan meets and furthers these goals and policies. The land has been assembled and will be platted according to City standards prior to development within the Plan Area. The Master Plan eliminates the challenges associated with antiquated platting by assembling land for a consolidated master planned community, providing adequate public infrastructure and paved roads to future residents, and addresses historical drainage patterns.

CONSERVATION and THE NATURAL ENVIRONMENT

The intent of the Conservation and the Natural Environment element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Preserve water resources.
- Reuse and recycle materials, reduce waste and dispose of all wastes in a safe and responsible manner.
- Integrate site-specific development standards in areas where arroyos exist to manage and protect the functions of these critical areas.
- Provide incentives for developers to implement the use of low impact development techniques and green building practices.
- Develop and protect a public open space network.

The Los Diamantes Master Plan takes into consideration environmentally friendly building practices. Builders at Los Diamantes are encouraged to join green building programs and employ green building techniques.

The use of drought tolerant and native landscaping materials is required. A coordinated pedestrian network is established throughout the Plan Area to help foster non-vehicular mobility and accessibility and decrease vehicular pollution. An open space network will be provided that includes parks and trails to give residents recreation opportunities and non-motorized transportation alternatives.

The Master Plan maintains and improves natural resources in Rio Rancho through support for recycling, water conservation, transportation alternatives, and the use of renewable resources. Grading and development activities will be managed to prevent flood and erosion damage. A pond is proposed to capture and manage flows in the existing Rainbow Tributary and will also reserve land in an open, natural condition.

LAND USE, POPULATION and HOUSING

The intent of the Land Use and Population and Housing elements of the Rio Rancho Comprehensive Plan are to ensure the city has a balance of land uses that supports employment, creates a neighborhood identity, fosters human interaction, and provides a variety of quality housing for all segments of Rio Rancho's population.

The Land Use and Population and Housing elements of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented development along principal arterial roads.
- Maintain a balance of land uses throughout the City.
- 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.
- Promote and support developments that incorporate walkability.
- Maintain the strength, vitality, and stability of all residential neighborhoods and types.

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- Promote a variety of housing types to meet the needs of all members of the community.
- To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.
- Support residential development with appropriate amenities for families with children.

The Los Diamantes Master Plan meets these objectives by providing a range of land uses. The Master Plan calls for a mix of land uses that will accommodate a diversity of single-family and multi-family housing, employment, and retail service options for residents. Land uses include office, commercial, business park, and residential. Los Diamantes is located west of Unser Boulevard and residents living in Los Diamantes will additionally have convenient access to employment, education, and commercial services in the Unser Gateway area. The Los Diamantes Master Plan is consistent with and furthers the City of Rio Rancho's Generalized Land Use Plan recently adopted by the governing body.

The Master Plan's residential and business park design standards promote a strong community character. Dedicated park land and trails are included in the Master Plan to encourage neighborhood vitality and social interaction. Rio Rancho Public Schools plans to build three schools in proximity to the Plan Area to ensure the residential development will be served sufficient educational opportunities for families with children.

The Los Diamantes Master Plan will primarily utilize existing City of Rio Rancho zoning categories. The City is creating a new Business Park zoning designation for the north side of the Plan Area. Development will conform to the design standards contained in this Master Plan.

TRANSPORTATION

The intent of the Transportation element of the Rio Rancho Comprehensive Plan is to establish a long-range transportation network to meet local and regional circulation needs and develop land uses that are benefited by and supportive of mass transit. A multi-modal transportation system to move people and goods is encouraged.

The Transportation element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- A balanced transportation system that provides access to a variety of transportation options....
- Plan key arterial routes that are essential for the efficient movement of goods with freight in mind....

A Traffic Impact Study has been provided to ensure that new residential, commercial, and business park development will not compromise the existing transportation network. Walkways and pedestrian corridors will be provided both as sidewalks along the roadways and within park land and trail corridors. Pedestrian and bicycle connections have been considered for arterial and collector roadways and within trail corridors.

There are plans to extend Westside Boulevard to increase connectivity between the development and other areas of Rio Rancho, while also keeping the integrity of a coordinated pedestrian network.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Rio Rancho Comprehensive Plan is to focus development into areas of the city that already have well established public facilities and minimize the difficulties, due to antiquated platting, of providing infrastructure within the City.

The Public Facilities element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The Master Plan is strategically located in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is a logical location for urban expansion. The City considered proper access to schools, police, fire, and emergency services when it adopted the Generalized Land Use Plan. The Los Diamantes Master Plan is in compliance with and furthers the Generalized Land Use Plan. Police, fire, and emergency rescue services impacts will be considered in all future development plans.

PARKS and RECREATION

The intent of the Parks and Recreation element of the Rio Rancho Comprehensive Plan is to ensure that as the City develops, amenities such as parks and recreation facilities are provided for the growing population. The Parks and Recreation element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Establish new and maintain existing recreation and senior centers, parks, trails, and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- Be responsive to the recreational needs of the community.
- Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction.
- Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, education, employment, and retail centers.

The Los Diamantes Master Plan provides well-connected park land and trail corridors to meet the goals of the Rio Rancho Comprehensive Plan. The Plan Area will dedicate the necessary park land and trail corridors per the subdivision ordinance. Fulfilling this requirement will ensure the Master Plan is responsive to the parks and recreation needs of new residents, employees, and the entire community. Through parks and recreation, the Master Plan supports a community and economy intended to improve the lives of its residents and employees.

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URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. The Urban Design element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Create traditional neighborhood patterns that support a sense of place.
- Create street patterns with development that fosters human interaction.
- Create safe developments that discourage crime.
- Support development that links neighborhoods and encourages the use of all modes of transportation.
- Embrace the use of xeriscape landscaping.

Design features within the Los Diamantes Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections to create a community identity and promote aesthetic quality. Design standards created for the Plan Area are designed to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, and perimeter and wall entry design. Street patterns will be designed to foster human interaction and discourage crime. Native and xeric plant species will be required and water harvesting and irrigation requirements will be included in any future landscape plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses.

- Create jobs.
- Enhance the tax base.
- Expand the economic base of Rio Rancho.

The importance of economic development is amplified by Mayor Hull's stated goal of making the City of Rio Rancho "an environment attractive to job creation". Los Diamantes helps realize this goal through the creation of a new high-quality business park. The Los Diamantes Master Plan will consist of a large business park on the north side of the Plan Area supporting a wide variety of potential employers and new industry in Rio Rancho. This "across the river" job center will support approximately 1,400 jobs and large parcels of land with accessibility to several major arterials will be desirable for future employers. The City should also consider development incentives to attract employers and commercial services to Los Diamantes by providing an expedited development review process. An increase in economic base job creation will support a larger future increase in retail and service-based businesses, thus decreasing retail leakage to Albuquerque. The large business park will provide the necessary infrastructure and land needed to incentivize companies to locate in Rio Rancho.

The business park and residential uses will be served and supported by a mix of retail uses, such as restaurants, banks, dry cleaners, etc., providing a balance of employment and residential land uses within Los Diamantes. Providing retail and other commercial options will keep Rio Rancho residents from spending money in Albuquerque and grow the service-sector base of the City.

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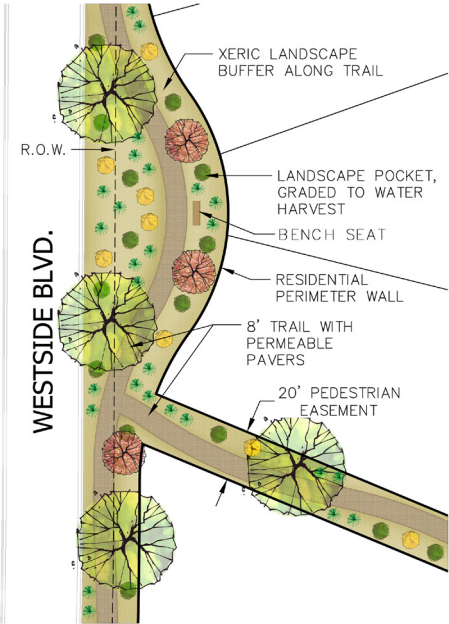
6. PARKS AND TRAILS

Los Diamantes proposes to provide a significant recreational component to its new land use mix. It is anticipated that approximately 1,600 residents will reside here. Parks will be provided at or exceeding City of Rio Rancho standards (which is more than 4 acres for the Master Plan Area).

A. Non-Vehicular Circulation:

Paved trails and sidewalks are proposed inside and around the perimeter of Los Diamantes to create a pedestrian friendly environment. Paved pathways and sidewalks will be incorporated into the streetscape. The intent is to encourage residents and employees of the Business Park to walk or bike to and from work, education facilities, and for recreation.

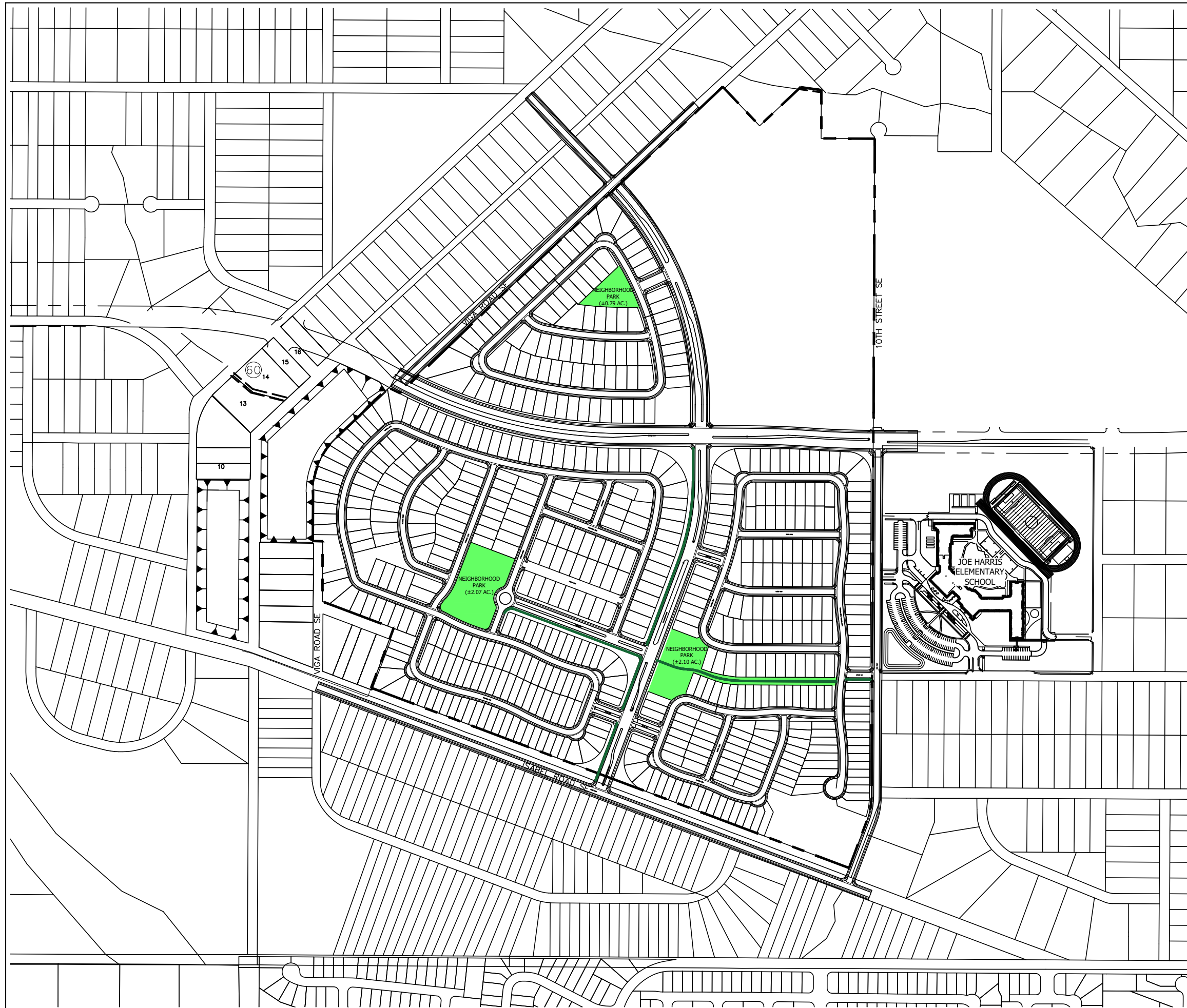
The internal parks will be linked to the paved trail and sidewalk network. There will be approximately 3,450 linear feet of trails within the Plan Area in addition to City standard sidewalks along all roadways throughout the development. These trails and sidewalks will create a comprehensive network within the Master Plan. The trails will be maintained by the HOA. Pedestrian access points will be placed throughout the trail network.



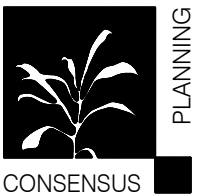
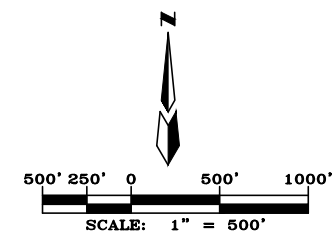
CONCEPTUAL LANDSCAPE POCKET

B. Neighborhood Parks

There are three parks proposed along the principal interior access and circulation routes for each neighborhood in Los Diamantes. Two neighborhood parks approximately two acres in size are proposed in the neighborhoods south of Westside Boulevard, and are designed to provide recreational opportunities for residents living in the immediate neighborhoods and will feature age-dependent amenities. These parks will be designed and constructed according to the City's DPM standards, with an understanding that they will be dedicated to the City's Parks and Recreation Department. The developer of Los Diamantes will dedicate the land and install park improvements. A third, smaller park is located within the proposed single-family neighborhood located north of Westside Boulevard. This park will serve the residents of this small residential subdivision.



- NEIGHBORHOOD PARK
(±5 ACRES)
- TRAIL SYSTEM
(±3,450 LF OF TRAILS)



LOS DIAMANTES

Parks and Trails



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

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ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

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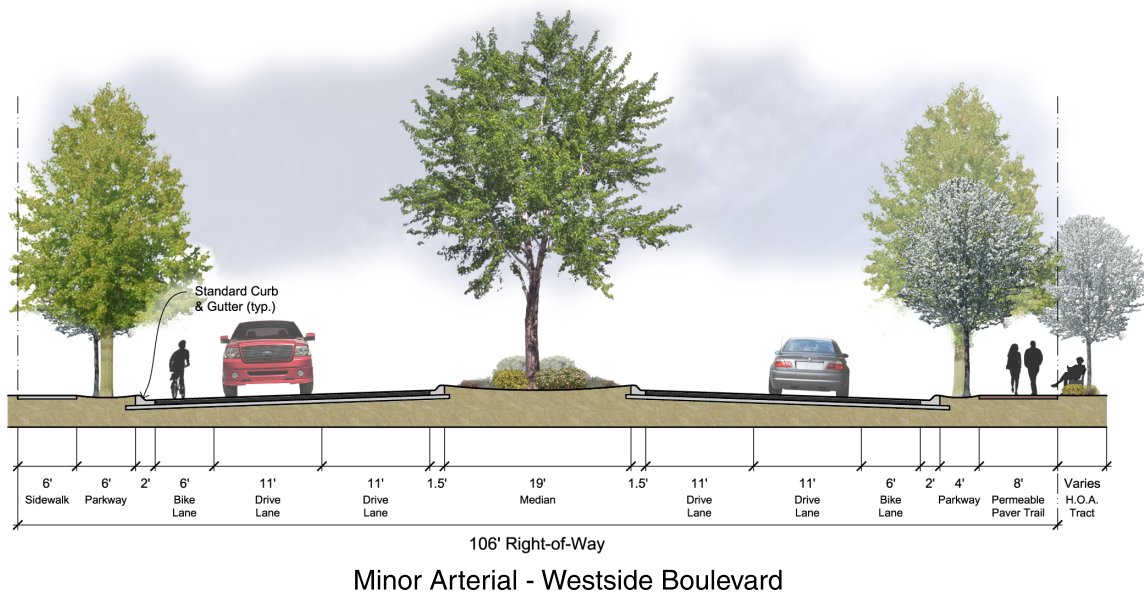
7. TRANSPORTATION ANALYSIS

Los Diamantes is located approximately one mile west of Unser Boulevard which is classified as a Principal Arterial and approximately one-half mile south of Southern Boulevard which is also classified as a Principal Arterial. The property is bisected by the unimproved Westside Boulevard which has been classified as a Minor Arterial by the Mid-Region Council of Governments, MRCOG. To the south, Isabel Road intersects Black Arroyo Road at the Municipal Boundary with the City of Albuquerque. Black Arroyo Road (City of Albuquerque) is classified as a collector.

For its principal access route, Los Diamantes will rely upon the improved Westside Boulevard. It is anticipated that Westside will be improved in phases with two lanes being required from Unser to the east boundary at 10th Street for the full build out of this project. Westside will be built to its' full section as it goes through Los Diamantes. This will also be done in phases. A Traffic Impact Study performed specifically for this project indicates that the City's local street network has adequate capacity for the vehicular impacts generated by Los Diamantes.

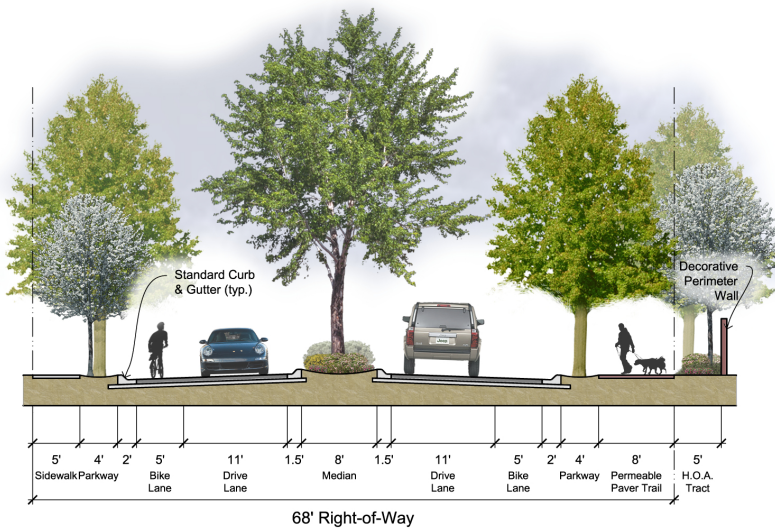
All new streets proposed within Los Diamantes will be improved to City of Rio Rancho Standards including the perimeter streets of Isabel, Viga, and 10th Street as phased development occurs. For the three primary circulation routes within the project, 8-foot paved meandering trails will be installed on one side along with common area landscaping in lieu of the typical 5' sidewalk. It may be necessary for antiquated rights-of-way within the master plan area to be vacated through a vacation plat, which must be approved by the Planning and Zoning Board.

All of the trails and common area landscaping will be HOA maintained.

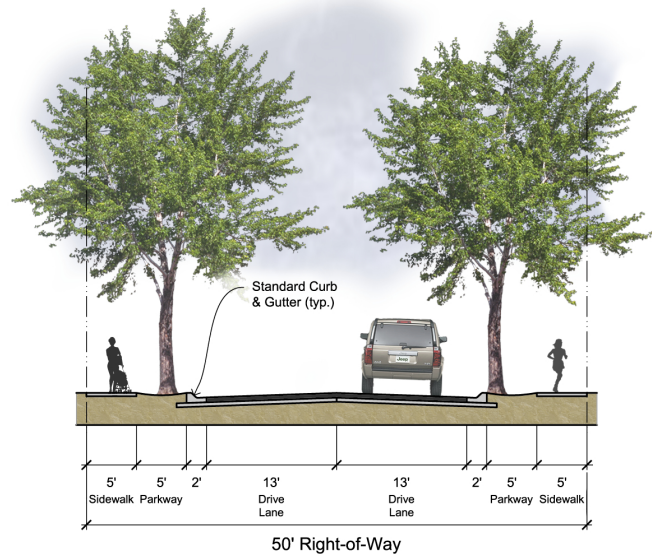


Traffic Impact Study

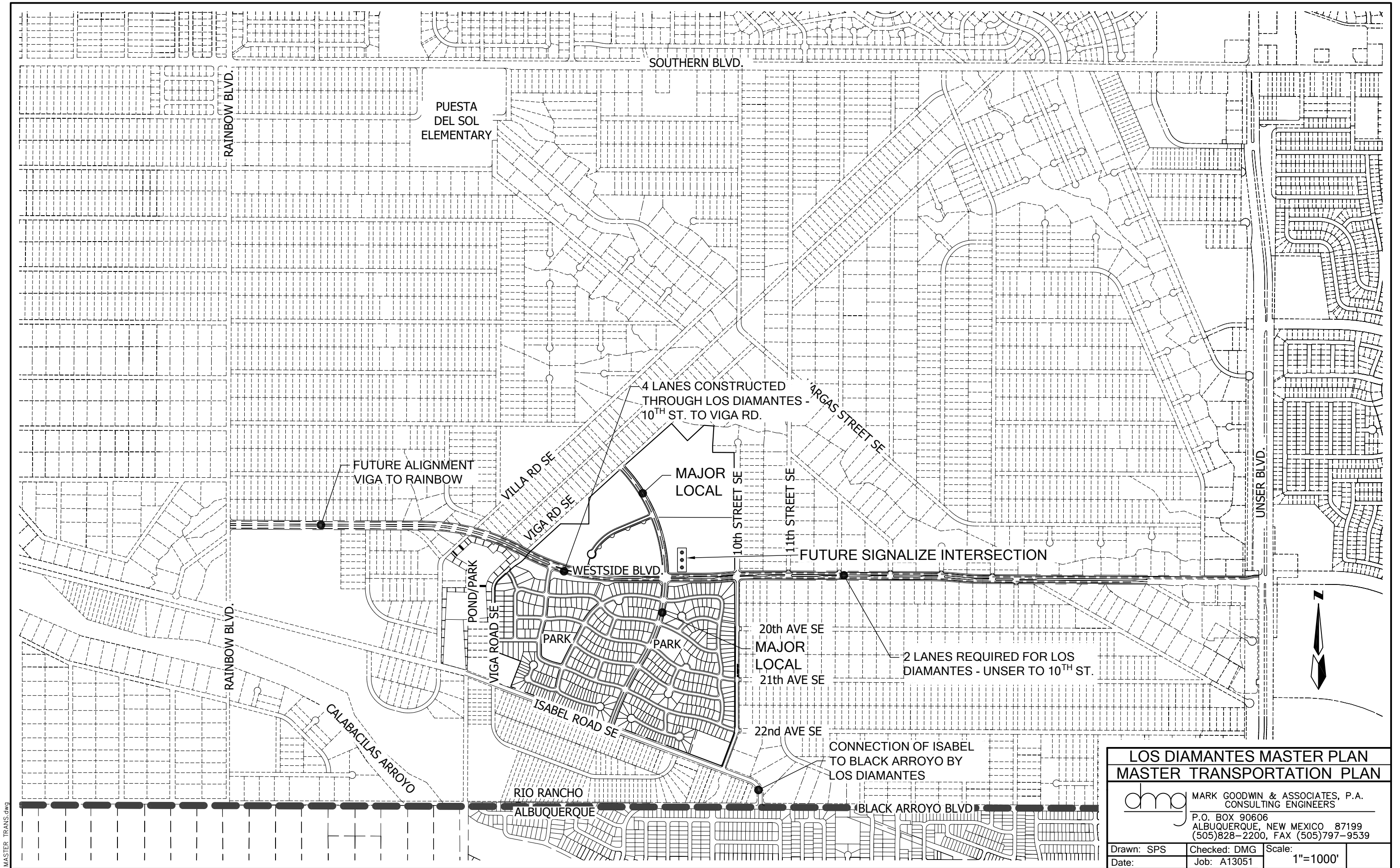
A traffic impact study was performed for Los Diamantes in March 2015. The executive summary of that study is included as Appendix C of this document. The traffic study includes conclusions and recommendations for the transportation network within the Plan Area and how the Plan should be regionally and locally accessed.



Local Street with Trail



Local Street



**LOS DIAMANTES MASTER PLAN
MASTER TRANSPORTATION PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
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8. CONCEPTUAL DRAINAGE PLAN

The Los Diamantes development is encumbered by a FEMA Zone A flood plain created by the Rainbow Tributary to the Calabacillas Arroyo. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. The Rainbow Tributary originates within the City of Rio Rancho above Southern Blvd. and ends at the Municipal Boundary with the City of Albuquerque where it enters an existing 108" Storm Drain maintained by the City of Albuquerque for conveyance to the Calabacillas Arroyo (see page 47) The Rainbow Tributary was studied as part of SSCAFCA's Calabacillas Watershed Management Plan.

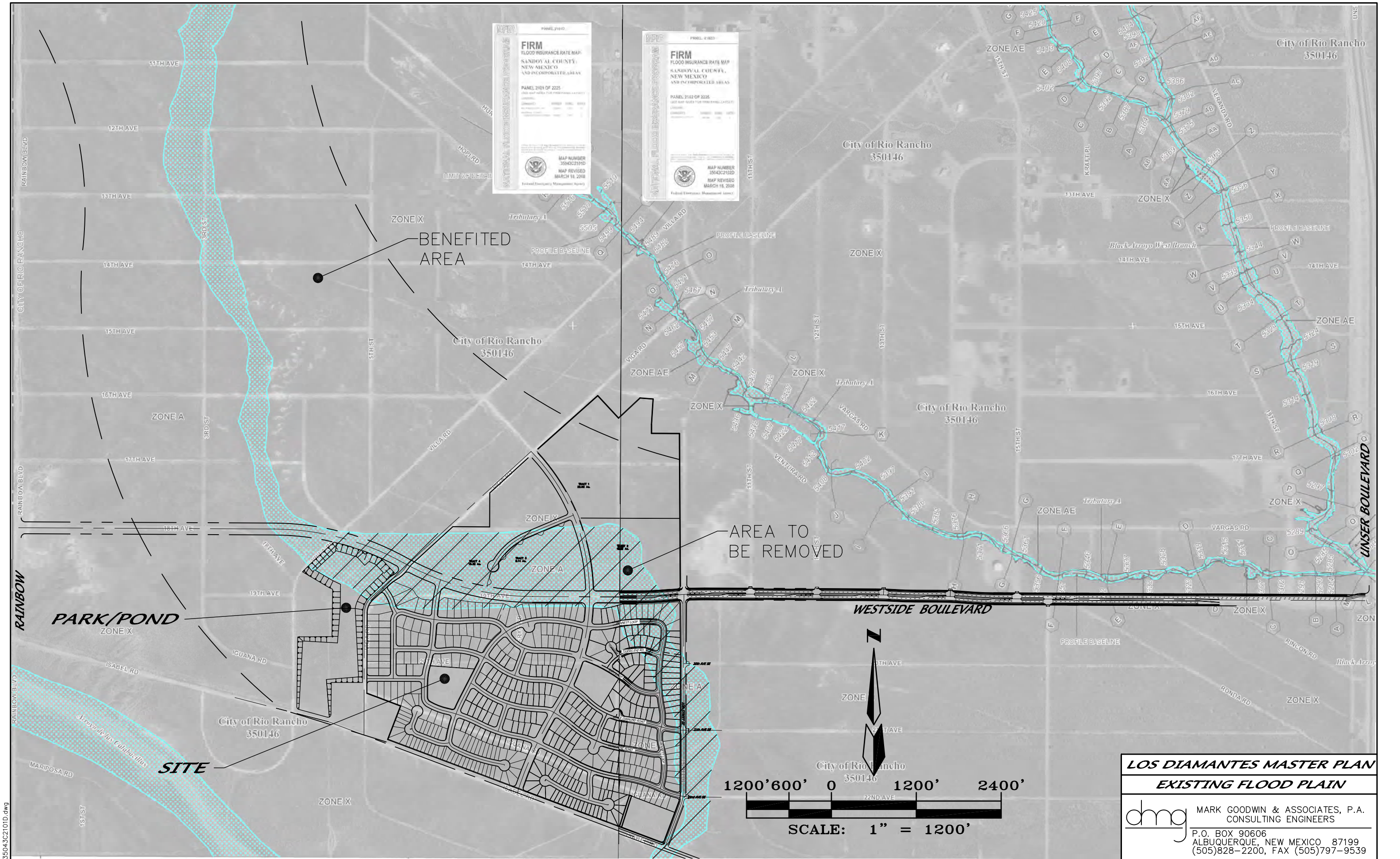
The Los Diamantes Drainage Management Plan, (DMP), proposes to intercept the Rainbow Tributary at the Western Boundary of the subdivision in a large Regional Pond. The Regional Pond will allow for the removal of the FEMA Flood Plain through the project. This pond will benefit approximately 700 acres of land outside of Los Diamantes by allowing those properties to develop without on-site drainage controls. The pond will also provide for a significant upgrade in the water quality of the released flow.

In coordination with SSCAFCA, the Regional Pond is designed to contain both the 10-year, 24-hour storm volume as well as provide flood protection from less frequent, larger storm events up to and including the 100-year storm event. It is proposed that SSCAFCA operate and maintain the pond facility.

Both the Business and Residential components will drain to an internal storm drain network that will discharge to an on-site Water Quality Pond prior to the flows being released to the existing 108" Saltillo storm drain. Water Quality will be enhanced as well as some Water Harvesting. Detention times will be such that significant amounts of urban debris, sediments, oils, and heavy metals will be removed. It will also allow for infiltration to occur.

With the approval of SSCAFCA and the City of Rio Rancho, the analysis and design of the regional Pond will be submitted for FEMA for a Conditional Letter of Map Revision (CLOMR). Upon receipt of the CLOMR, construction would occur. When construction is complete, a Letter of Map Revision (LOMR) will be issued by FEMA.

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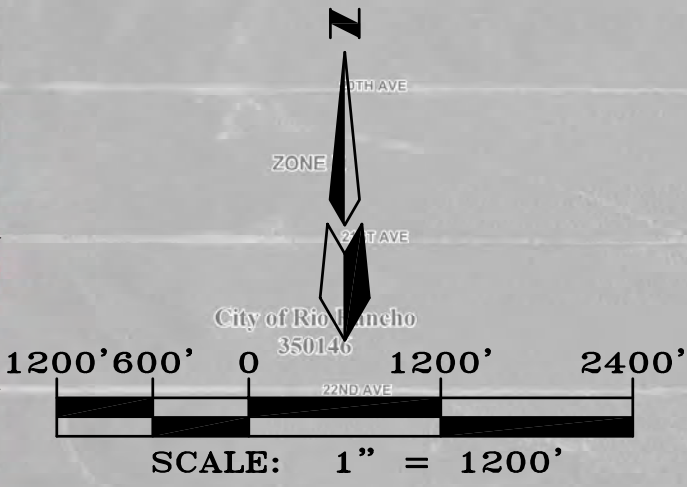


FIRM
 FLOOD INSURANCE RATE MAP
 SANDOVAL COUNTY,
 NEW MEXICO
 AND INCORPORATED AREAS
 PANEL 2101 OF 2225
 (Use map scales for information only)
 DATE: 03/18/2008
 MAP NUMBER: 200402101D
 MAP REVISED: MARCH 18, 2008
 Federal Emergency Management Agency

FIRM
 FLOOD INSURANCE RATE MAP
 SANDOVAL COUNTY,
 NEW MEXICO
 AND INCORPORATED AREAS
 PANEL 2102 OF 2225
 (Use map scales for information only)
 DATE: 03/18/2008
 MAP NUMBER: 200402102D
 MAP REVISED: MARCH 18, 2008
 Federal Emergency Management Agency

LOS DIAMANTES MASTER PLAN
EXISTING FLOOD PLAIN

dmg MARK GOODWIN & ASSOCIATES, P.A.
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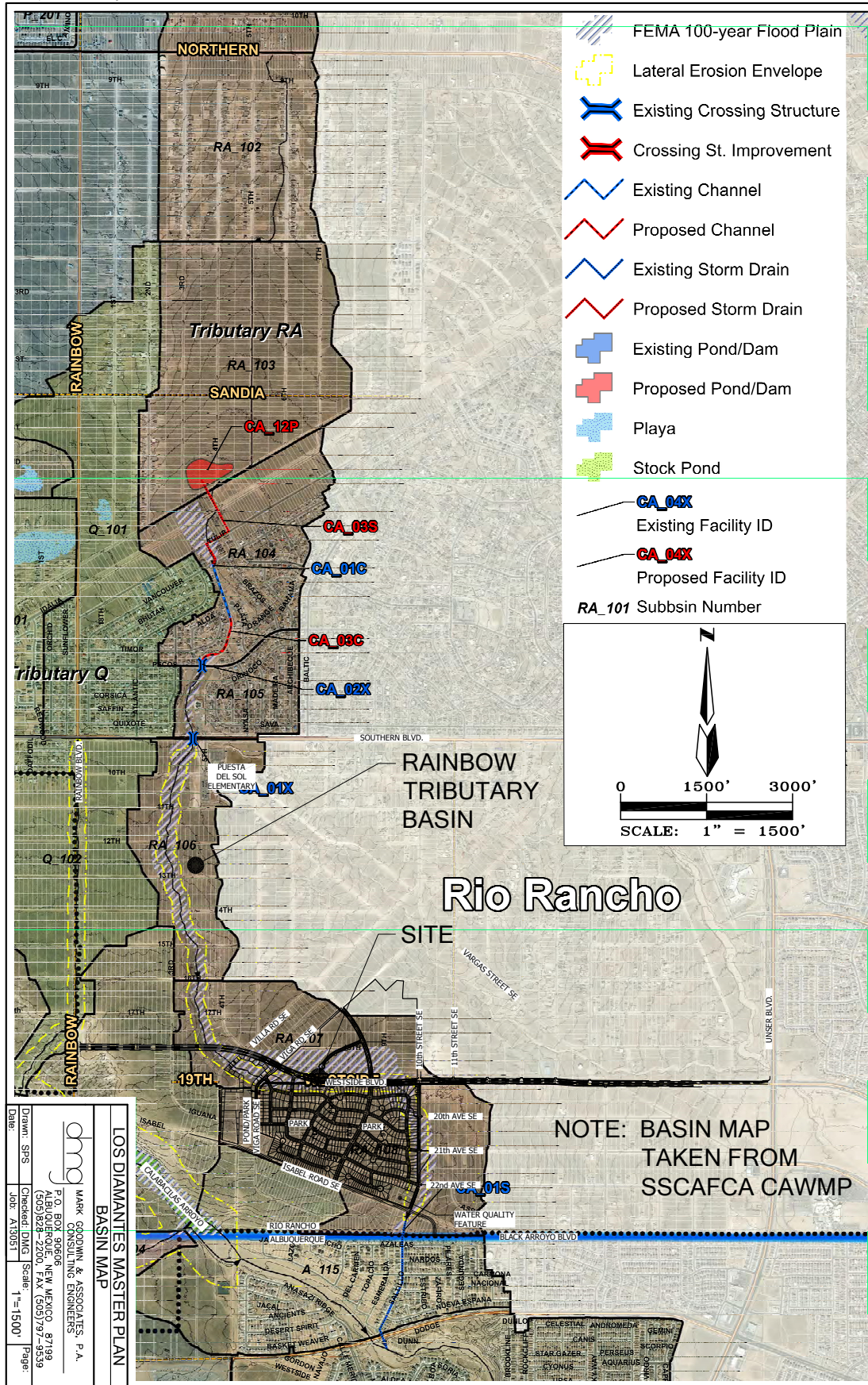


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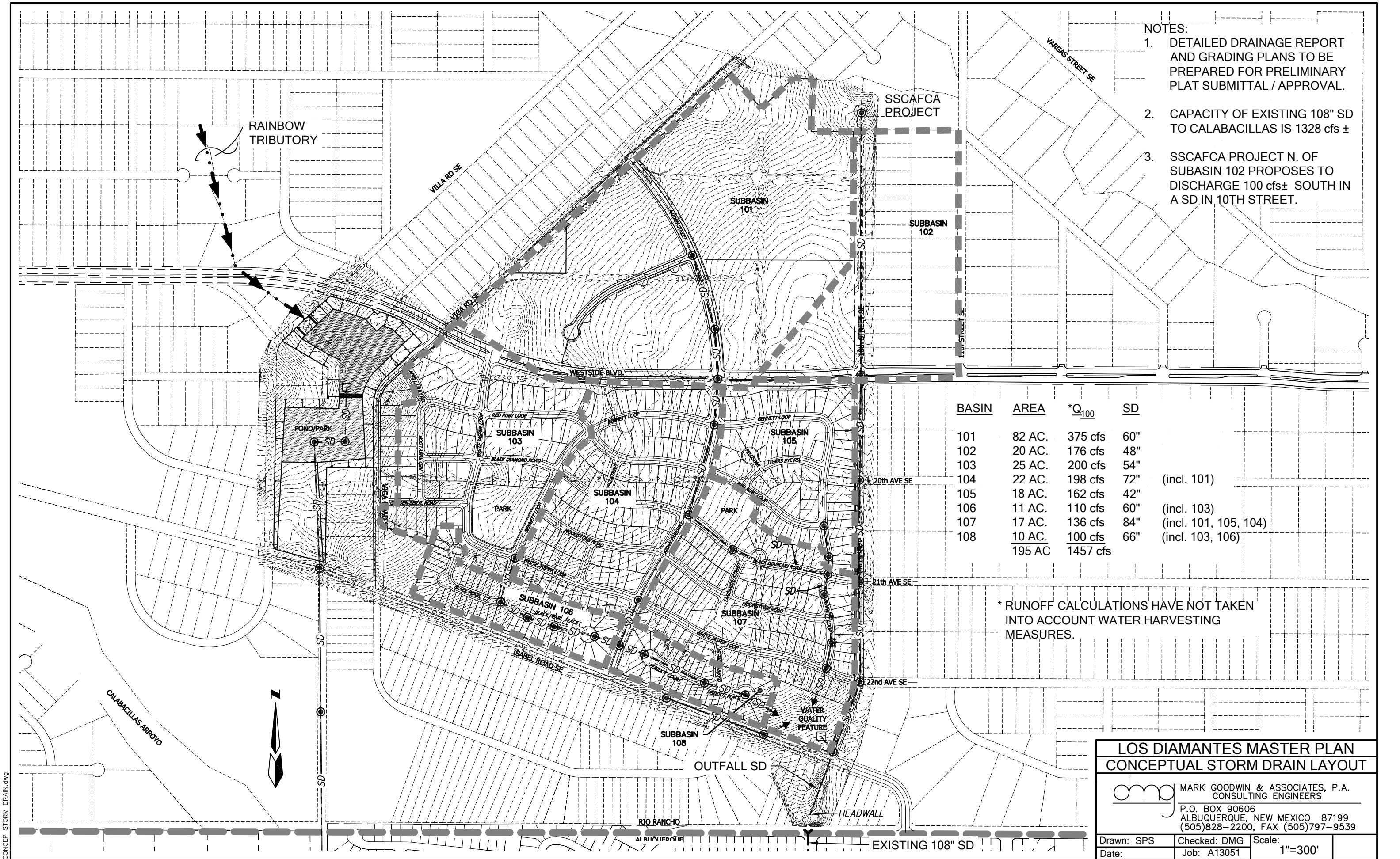
MASTER PLAN

BASIN plan exhibit.dwg



	<p>LOS DIAMANTES MASTER PLAN</p> <p>BASIN MAP</p>
	<p>MARK GORDON & ASSOCIATES, P.A.</p> <p>CONSULTING ENGINEERS</p>
	<p>P.O. BOX 90606</p> <p>ALBUQUERQUE, NEW MEXICO 87199</p> <p>(505) 263-2200, FAX (505) 263-7977</p>
	<p>Checked: DMG</p> <p>Scale: 1"=1500'</p>
	<p>Date: Job: A15051</p>

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- NOTES:
1. DETAILED DRAINAGE REPORT AND GRADING PLANS TO BE PREPARED FOR PRELIMINARY PLAT SUBMITTAL / APPROVAL.
 2. CAPACITY OF EXISTING 108" SD TO CALABACILLAS IS 1328 cfs ±
 3. SCAFCA PROJECT N. OF SUBBASIN 102 PROPOSES TO DISCHARGE 100 cfs± SOUTH IN A SD IN 10TH STREET.

BASIN	AREA	*Q ₁₀₀	SD
101	82 AC.	375 cfs	60"
102	20 AC.	176 cfs	48"
103	25 AC.	200 cfs	54"
104	22 AC.	198 cfs	72" (incl. 101)
105	18 AC.	162 cfs	42"
106	11 AC.	110 cfs	60" (incl. 103)
107	17 AC.	136 cfs	84" (incl. 101, 105, 104)
108	10 AC.	100 cfs	66" (incl. 103, 106)
	195 AC	1457 cfs	

* RUNOFF CALCULATIONS HAVE NOT TAKEN INTO ACCOUNT WATER HARVESTING MEASURES.

**LOS DIAMANTES MASTER PLAN
CONCEPTUAL STORM DRAIN LAYOUT**

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9. CONCEPTUAL UTILITY PLAN

Los Diamantes will be served by the City of Rio Rancho Utility Department.

Water

The proposed development is south of Southern Boulevard and west of Unser Boulevard in southwest Rio Rancho, New Mexico. The development is generally bounded by 17th Avenue to the north, 10th Street to the east, Isabel Road to the south, and Viga Road to the west. The development is bisected by Westside Boulevard with the property north of Westside Boulevard planned for Business Park uses and residential development south of Westside Boulevard.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5515' to 5410'.

Los Diamantes is located in Zone 3 of the City of Rio Rancho's water system. The source of supply for the proposed development is via gravity from Tank 6 which is located near Tulip Road and 2nd Street and from Tank 8 (via PRVs) once a connection to the 16" line in Southern Boulevard NE is completed. It is planned for a new Zone 3 tank to be constructed further south within the City limit sometime in the future at the same HGL as this area continues to develop. Currently, service to the project area can be provided without the proposed Zone 3 tank. In this area Tank 8 and Well 19 feed Zone 5 via gravity and Zone 4 through PRVs.

Due to the proximity of Well 19 and the hydraulic connectivity in this area, these facilities will provide service to Los Diamantes through pressure reducing valves (PRVs).

Currently, no piping exists to support this development. The nearest infrastructure is located in Zone 4 off Hopi Road and Villa Road southeast of Puesta del Sol Elementary School off Southern Boulevard. This development is served from a PRV with the backbone infrastructure being 10-inch waterline.

A 16-inch waterline exists in Rainbow Boulevard bringing Well 19 water to the south. There is also 16-inch waterline in Southern Boulevard in front of Puesta Del Sol Elementary school which brings water east along Southern Boulevard to the lower pressure zones. Approximately 2,150 feet of 16-inch waterline is required to connect in the 16-inch waterlines in Rainbow Boulevard and Southern Boulevard for redundant supply from Tank 8 to Los Diamantes. In addition, some minor looping in Zone 4 is recommended to connect the 8-inch waterlines southwest of Hopi Road to the 10-inch waterline in Villa Road for redundancy to supply the proposed PRV in Ark Road to bring supply to Los Diamantes from the west. Due to the demand on Tank 6 to feed existing customers, this will be the primary supply to Los Diamantes.

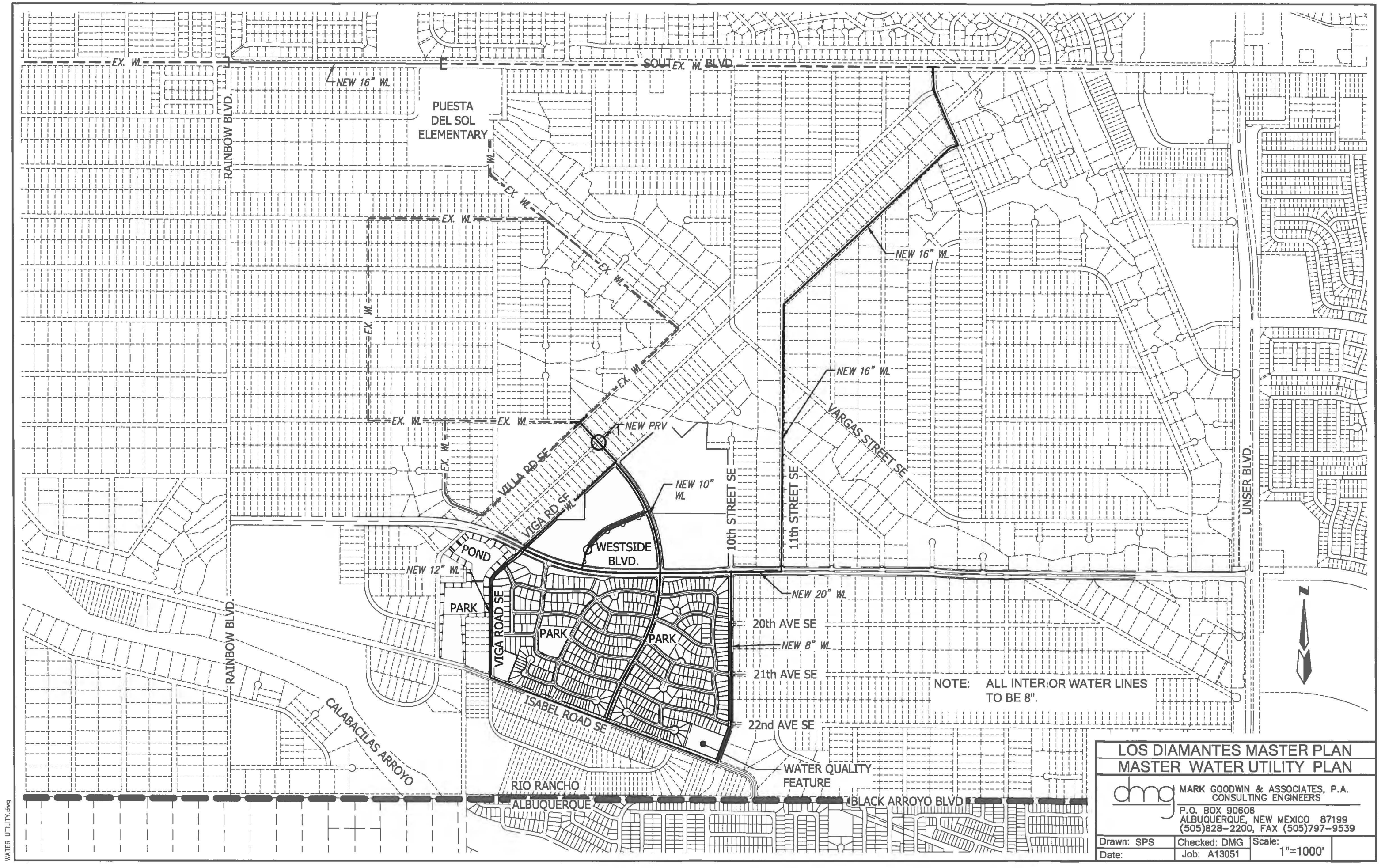
The feed (provided by Tank 6) to Los Diamantes will be extending the existing Zone 3 infrastructure from Southern Boulevard to Los Diamantes via a proposed 16-inch to extend along 15th Street and Viga Road North of Viga Road the 16-inch waterline and extends south along 11th Street to Westside Boulevard where it will tie into a proposed 20-inch waterline to bring water to Los Diamantes.

The waterline diameters required to bring water to Los Diamantes take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones using the Westside Boulevard corridor for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.


The piping around the Los Diamantes development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development.

Sanitary Sewer

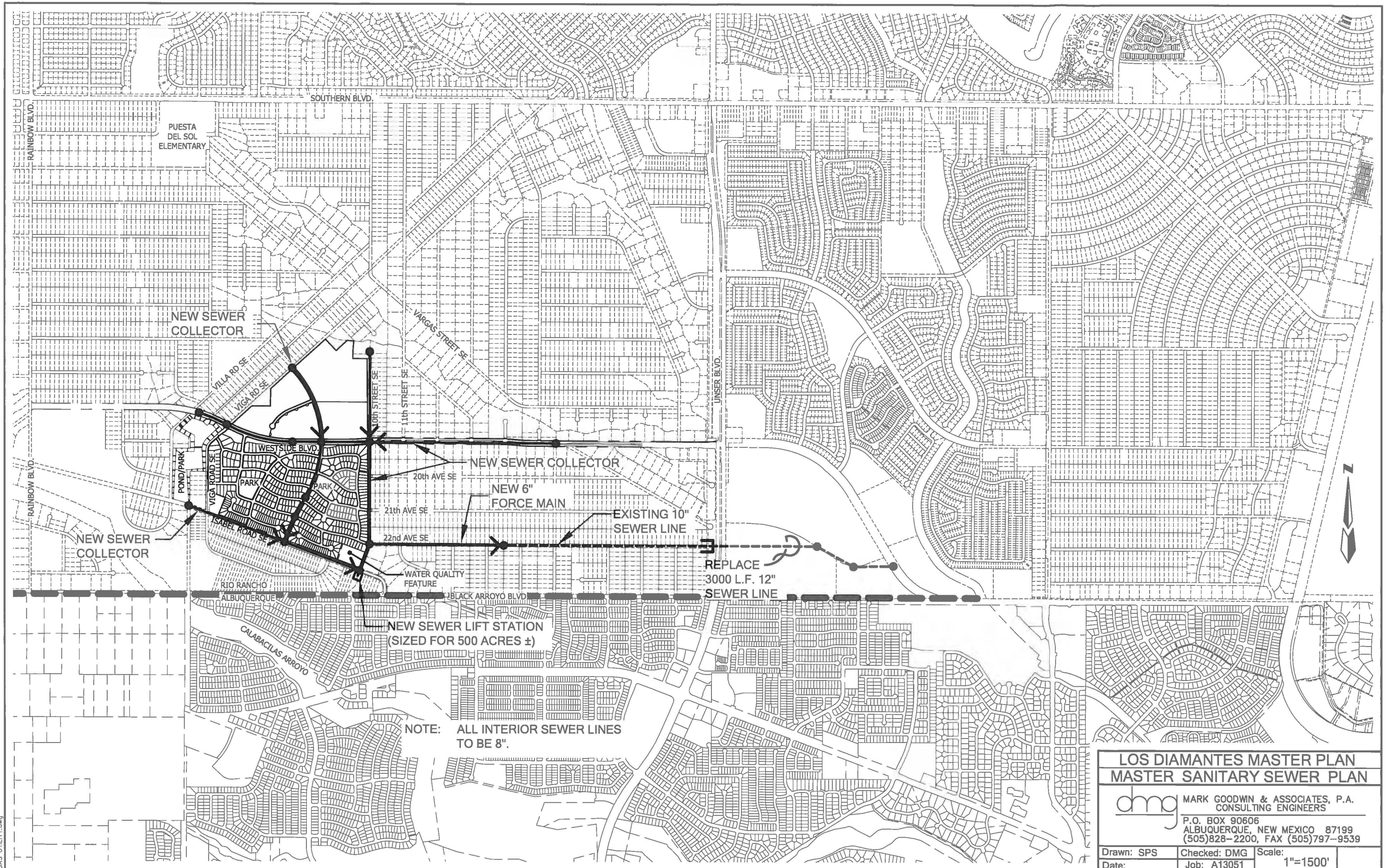
Sewer service for Los Diamantes and all properties within the Rainbow Basin will require construction of a Sanitary Sewer Lift Station designed for a future population of nearly 2,000 dwelling units within nearly 500 acres. Future flows are anticipated to reach nearly 1 million gallons per day. Los Diamantes contribution to this will be on the order of 225,000 gallons per day. Internally, 8" lines will be used. Several collectors will be constructed north and west that will provide service to the remainder of the basin in the future. The Lift Station will be designed to accommodate all future flows, but construction will be phased as needed.



NOTE: ALL INTERIOR WATER LINES TO BE 8".

LOS DIAMANTES MASTER PLAN MASTER WATER UTILITY PLAN		
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NOTE: ALL INTERIOR SEWER LINES TO BE 8".

**LOS DIAMANTES MASTER PLAN
MASTER SANITARY SEWER PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
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10. IMPLEMENTATION AND PHASING

The implementation of the Los Diamantes Master Plan shall occur at the time of the zone map amendment and platting except for the potential multi-family residential land use. A future zone map amendment will be required to implement that land use in a specific location, up to 15 acres in size, within the larger business park area of this Master Plan depending on absorption of the commercial uses.

1. All land use decisions shall be in compliance with the Los Diamantes Master Plan and in accordance with the City of Rio Rancho Department of Development Services, including right-of-way acquisition.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Public Works, Department of Development Services, Department of Public Safety, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. In order to uphold national standards for emergency response times, facility planning shall be coordinated with the City of Rio Rancho as houses are built.
4. The developer shall ensure that all open spaces, entryways, linear walkways, rights-of-way, and landscaped areas meet City standards as shown on landscape and irrigation plans that shall be approved by the City of Rio Rancho prior to final plat.
5. Open space and trails shall be developed; a portion of which shall count towards the park requirements established by the City of Rio Rancho.
6. The residential design standards included in this Master Plan shall be incorporated into the CC&Rs for each Los Diamantes residential subdivision.
7. The Developer intends to use Tax Increment District and Public Improvement District financing within the Master Plan Area. These financing mechanisms will be implemented through separate applications to the City of Rio Rancho.

Due to its relatively large size, Los Diamantes will be divided into three (3) phases, with 224 dwellings in Phase 1, 263 dwellings in Phase 2. Phase 3a and Phase 3b will consist of approximately 250 dwelling units each. The availability of infrastructure and the Marketing Window were the primary determining factors in deciding to locate the first phase in the southeast corner of the property. Phase implementation will be a function of buyer demand and home builder preferences since it is anticipated that numerous homebuilders will be constructing a variety of housing types to get different price points.

The site's terrain slopes down toward the southeast corner where the Water Quality drainage pond will be used to collect runoff from the first phase and all subsequent phases. A new storm drain will then extend further south to the existing 108" Storm Drain and eventually drain into the Calabacillas Arroyo.

Los Diamantes sanitary sewer outfall will also be to a new Lift Station at the southeast corner of Phase 1. Domestic water service to Phase 1 will come south down 11th from an existing line located in Southern Blvd. and on the north side of the site.

Vehicular access for Phase 1 will be via newly constructed Westside Boulevard. New roadways within and around the perimeter of Los Diamantes will also be constructed as new phases of this project are added.

Prior to Construction of Phase 1, an on-site Drainage Management Plan (DMP) will have to be developed and approved by SSCAFCA and the City of Rio Rancho. As mentioned previously, a study to Amend the SSCAFCA CAW MP for the Regional Pond will also require approval by SSCAFCA and City of Rio Rancho as well as a FEMA CLOMR.

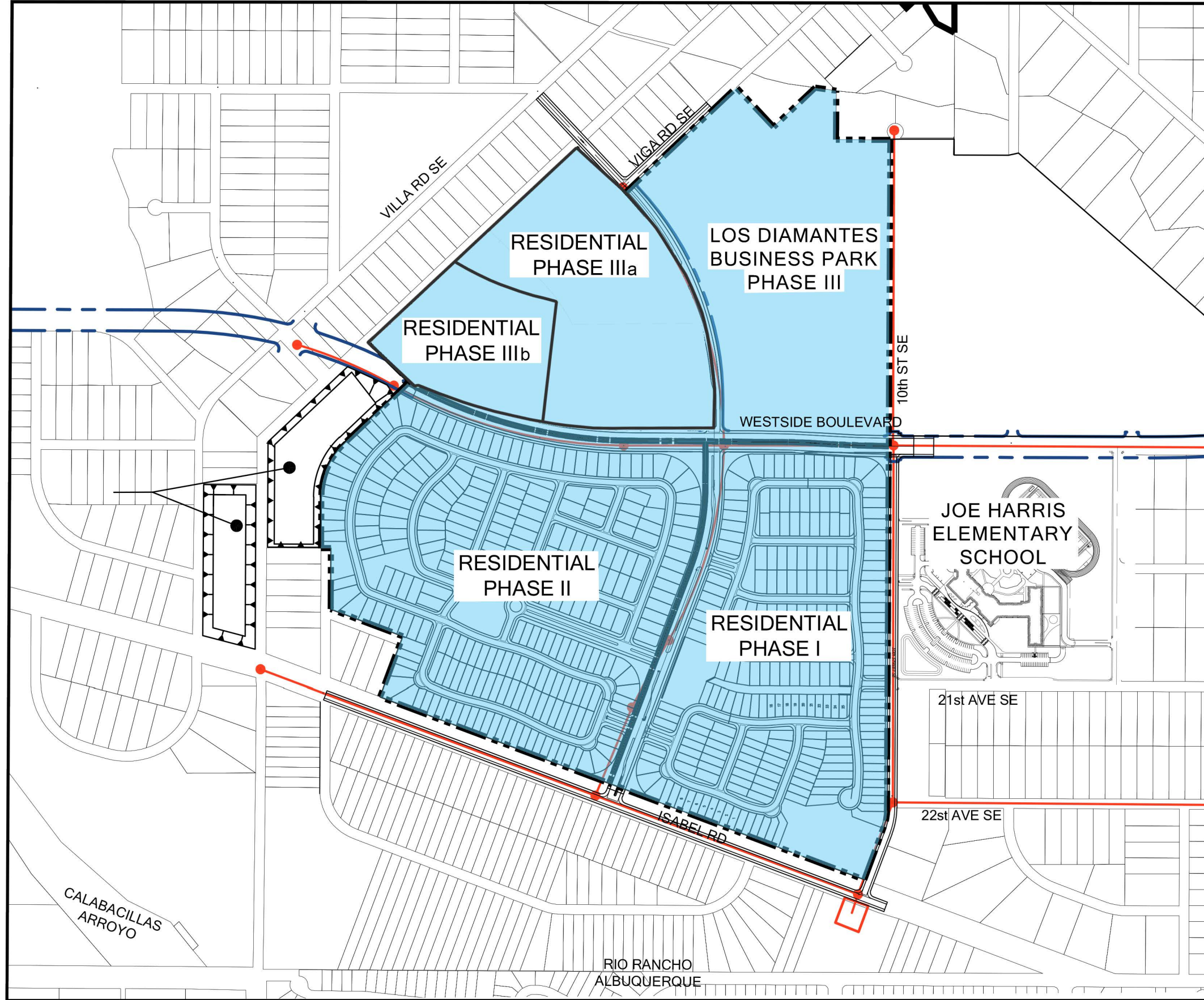
Initiation of Phase 1 will require substantial outlays of capital to extend essential elements of infrastructure to this site. As a result, no neighborhood park improvements will be undertaken until Phase II.

Residential Unit Data

- * NUMBER OF UNITS IN PHASE I 224
- * NUMBER OF UNITS IN PHASE II 263
- * NUMBER OF UNITS IN PHASE IIIa .. 250
- * NUMBER OF UNITS IN PHASE IIIb .. 250

TOTAL NUMBER OF UNITS 987

NOTE: BUSINESS PARK TO BE CONSTRUCTED WITH PHASE III



LOS DIAMANTES MASTER PLAN PHASING PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
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 ALBUQUERQUE, NEW MEXICO 87199
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11. APPENDICES

- Appendix A - Letters of Availability Page 59
- Appendix B - Economic Impact Assessment Page 73
- Appendix C - Traffic Impact Study Page 75
- Appendix D - Typical Trail Surfacing Page 83
- Appendix E - Previous Amendment Approvals Page 85

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APPENDIX A WATER AND SEWER AVAILABILITY



March 10, 2015

Mr. Mark Goodwin, PE
 President
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 facsimile: 505.798.7988
 toll free: 800.877.5332

Re: Water System Availability – Los Diamantes Project – Unit 10, Rio Rancho, NM

Dear Mr. Goodwin:

Per your request, Bohannan Huston Inc. (BHI) performed an analysis of water availability for the proposed improvements for the Los Diamantes Project within Unit 10, in Rio Rancho, NM. BHI's analysis and results are presented below. Be advised that this letter serves as a recommendation only and is not to be considered an official commitment of water availability. Recommendations discussed herein may be revisited and potentially revised by the City of Rio Rancho Engineering and Utility Divisions prior to final plan acceptance. If development has not begun within 18 months of this letter the City of Rio Rancho may request this analysis be revised to take into consideration growth which has occurred over this period to verify recommendations are still valid.

We understand the proposed project consists of 450 new single family homes and 600,000 square feet of Business Park, with an average building size of 60,000 square feet. The total land area is approximately 175 acres. A preliminary pipe layout was not provided for this analysis.

BHI used the City of Rio Rancho Water and Wastewater Design Criteria Guidelines for this analysis.

Water Availability

I. General

The proposed development is south of Southern Blvd and west of Unser Blvd in southwest Rio Rancho, New Mexico. The development is generally bounded by 17th Ave to the north, 10th St to the east, Isabel Rd to the south, and Viga Rd to the west. The development is bisected by Westside Blvd with the property north of Westside Blvd intended for the Business Park and the residential development south of Westside Blvd. A vicinity map is included in Figure 1.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5515' to 5410'.

Los Diamantes is located in Zone 3 of the City of Rio Rancho's water system. The source of supply for the proposed development is via gravity from Tank 6 which is located near Tulip Rd and 2nd St. and from Tank 8 (via PRVs) once a connection to the 16" line in Southern

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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Mark Goodwin
 Mark Goodwin & Associates, PA
 February 25, 2015
 Page 2

Blvd NE is completed. The hydraulic grade line (HGL) for this area is set by Tank 6 at approximately 5635'. It is planned for a new Zone 3 tank to be constructed further south within the city limit sometime in the future at the same HGL as this area continues to develop. Currently, service to the project area can be provided without the proposed Zone 3 tank. In this area Tank 8 and Well 19 feed Zone 5 via gravity and Zone 4 through PRVs. Due to the proximity of Well 19 and the hydraulic connectivity in this area, these facilities will provide service to Los Diamantes through pressure reducing valves (PRVs).

II. System Demands

The estimated demand for the residential development for Los Diamantes on an average day is 135,000 gallons. A peaking factor of 2.167 is used in the City of Rio Rancho Design Guidelines resulting in a peak day demand of 292,545 gallons per day, or 203 gallons per minute.

The estimated demand for the Business Park for Los Diamantes assumes a development type of Light Commercial which has an average day design demand of 1,750 gallons per day per acre. With this assumption the average day demand is calculated at 24,105 gallons. A peaking factor of 1.5 is used for non-residential demands resulting in a peak day demand of 36,160 gallons per day, or 26 gpm.

The system-wide diurnal curve, shown below in Table 1, was applied to the entire Los Diamantes peak day demands.

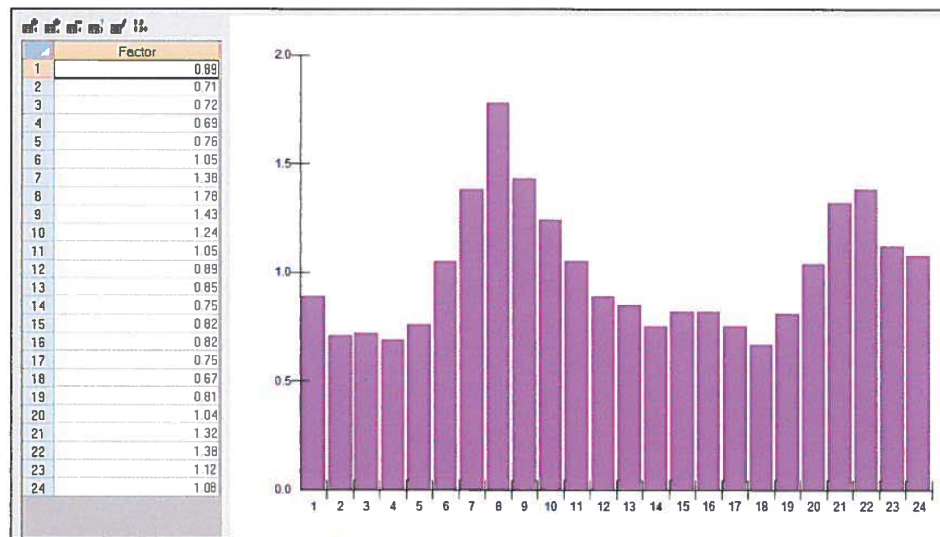


Table 1 – City of Rio Rancho Diurnal Pattern of Use

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Mark Goodwin
Mark Goodwin & Associates, PA
February 25, 2015
Page 3

Per the City's Water and Wastewater Design Criteria, the required fire flow for residential demand is 1,500 gallons per minute and for Light Commercial development 3,000 gallons per minute. These fire flow were evaluated in the model using a residual fire flow pressure of 20 psi at the demand nodes.

III. Proposed Infrastructure and Analysis

Currently, no piping exists to support this development. The nearest infrastructure is located in Zone 4 off Hopi Rd and Villa Rd southeast of Puesta del Sol Elementary School off Southern Blvd. This development is served from a PRV with the backbone infrastructure being 10-inch waterline.

A 16-inch waterline exists in Rainbow Blvd bringing Well 19 water to the south. There is also 16-inch waterline in Southern Blvd in front of Puesta Del Sol Elementary school which brings water east along Southern Blvd to the lower pressure zones. Approximately, 2,150 feet of 16-inch waterline is required to connect in the 16-inch waterlines in Rainbow Blvd and Southern Blvd for redundant supply from Tank 8 to Los Diamantes. In addition, some minor looping in Zone 4 is recommended to connect the 8-inch waterlines southwest of Hopi Rd to the 10-inch waterline in Villa Rd for redundancy to supply the proposed PRV in Ark Rd to bring supply to Los Diamantes from the west. Due to the demand on Tank 6 to feed existing customers this will be the primary supply to Los Diamantes.

The feed (provided by Tank 6) to Los Diamantes will be extending the existing Zone 3 infrastructure from Southern Blvd to Los Diamantes via a proposed 16-inch to extend along 15th St and Viga Rd. North of Viga Rd the 16-inch waterline and extends south along 11th St to Westside Blvd where it will tie into a proposed 20-inch waterline to bring water to Los Diamantes.

The waterline diameters to bring water to Los Diamantes take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones using the Westside Blvd corridor for redundancy. It is important for utilities such as this large diameter pipe be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Los Diamantes development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe should be internal to the development.

Using the proposed infrastructure and calculated demands the hydraulic model was run and peak hour pressures are calculated to range from 50 to 95 psi. Figure 2 summarizes these results as well as the existing and proposed pipes by diameter.

Additionally, the fire flow analysis was conducted under the fire flow demand stated previously. The model results are reflected in Figure 3, and fire flows exceed 3,000 gallons per minute in both the residential and business park areas.

Mark Goodwin
Mark Goodwin & Associates, PA
February 25, 2015
Page 4

IV. Recommendations

The proposed Los Diamantes development should be provided with service from Zone 4 (Tank 8 via PRV) and Zone 3 (Tank 6 via gravity) to provide redundant supply from two separate sources. Additional piping outside of the subdivision area is required to provide supply from Tank 8 along with incorporation of future Master Plan utilities within Westside Blvd SE. This piping network is also required since the location of this study is segregated from current water infrastructure. Improvements noted will provide redundant supply with pressures and fire flows consistent with City standards.

Sincerely,

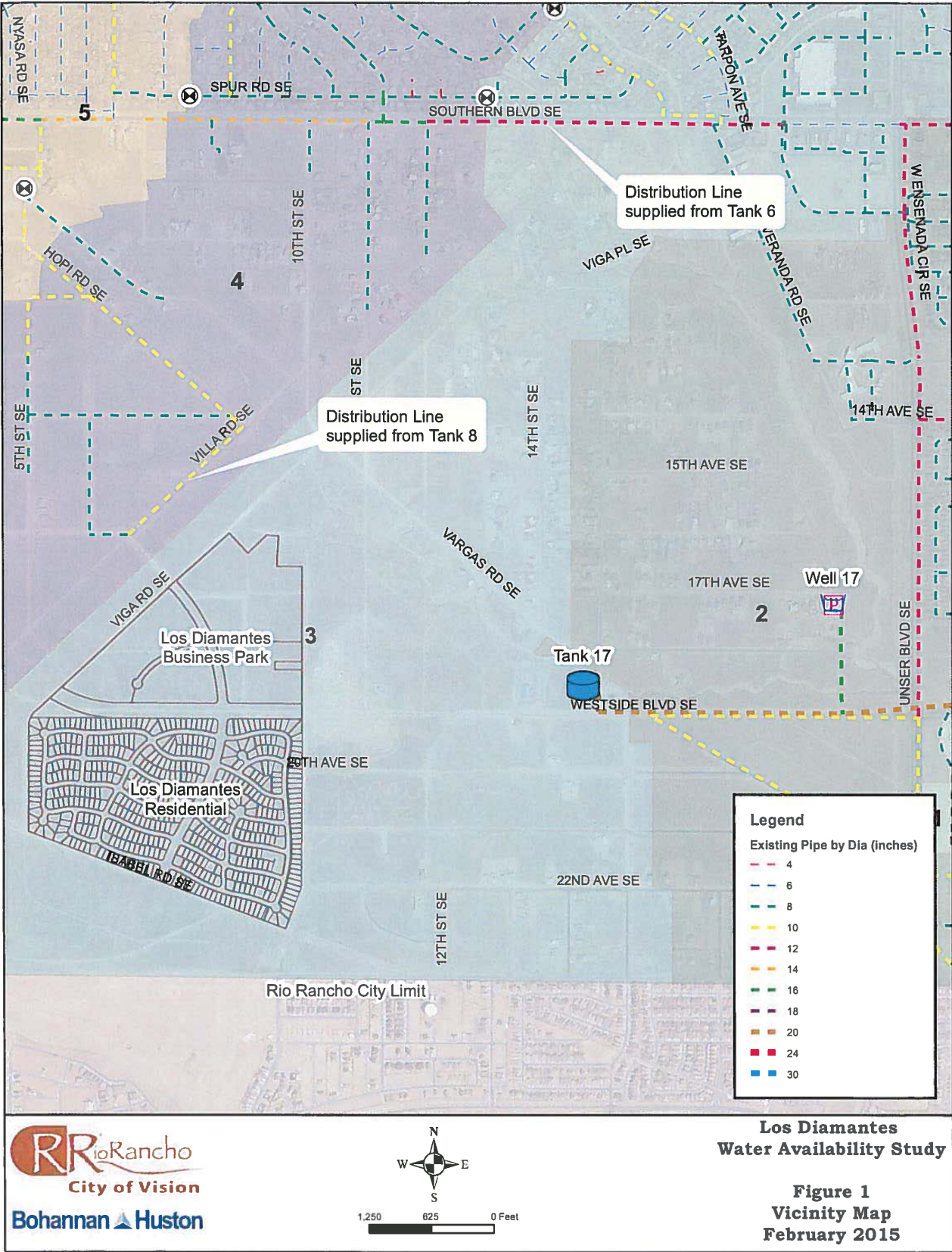


Nathan Roberts, P.E.
Engineer
Water Systems

NR/le
Enclosures

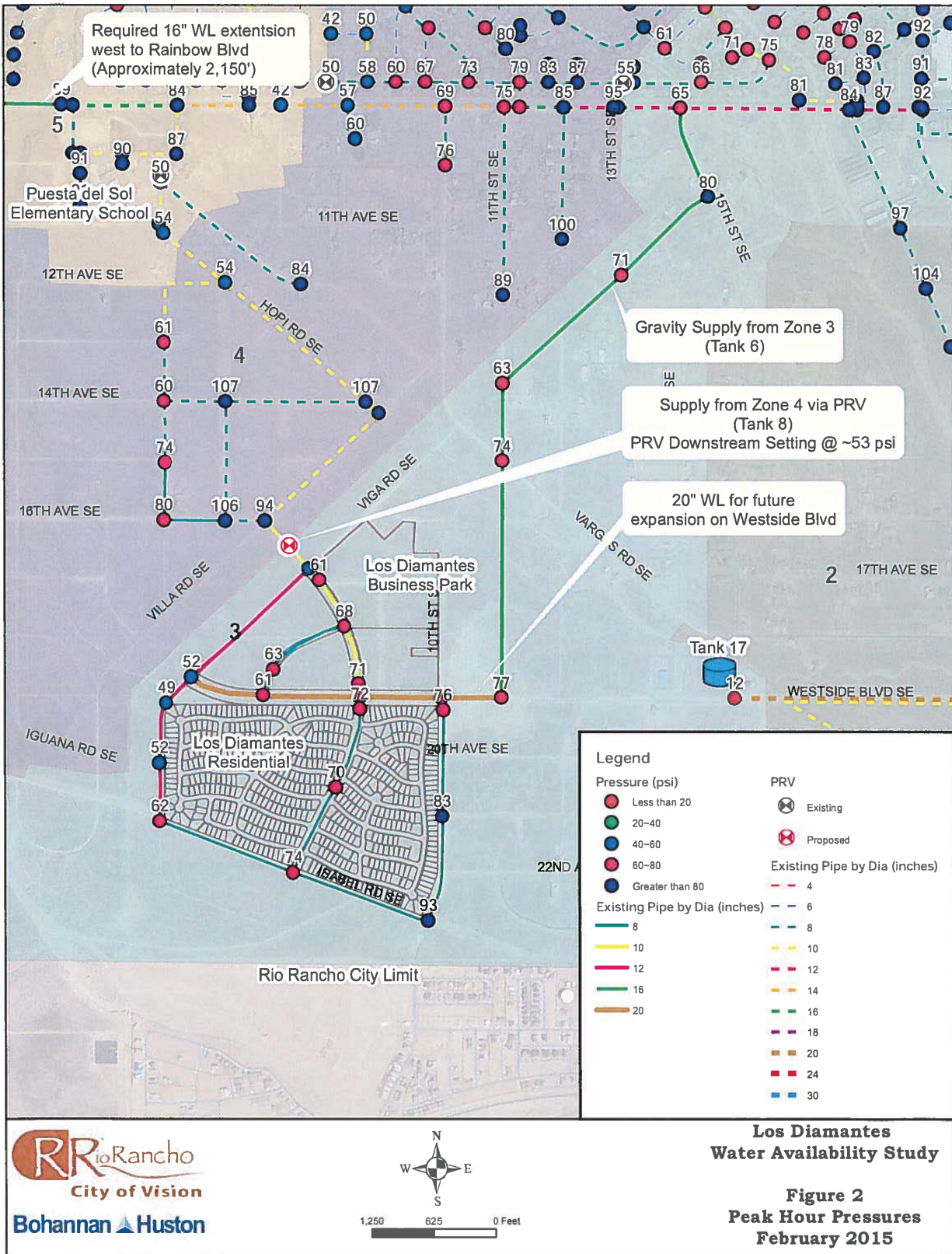
cc: Steve Gallegos, CoRR Utilities Division (w/encls.)
Todd Burt, P.E., BHI (w/encls.)

MASTER PLAN

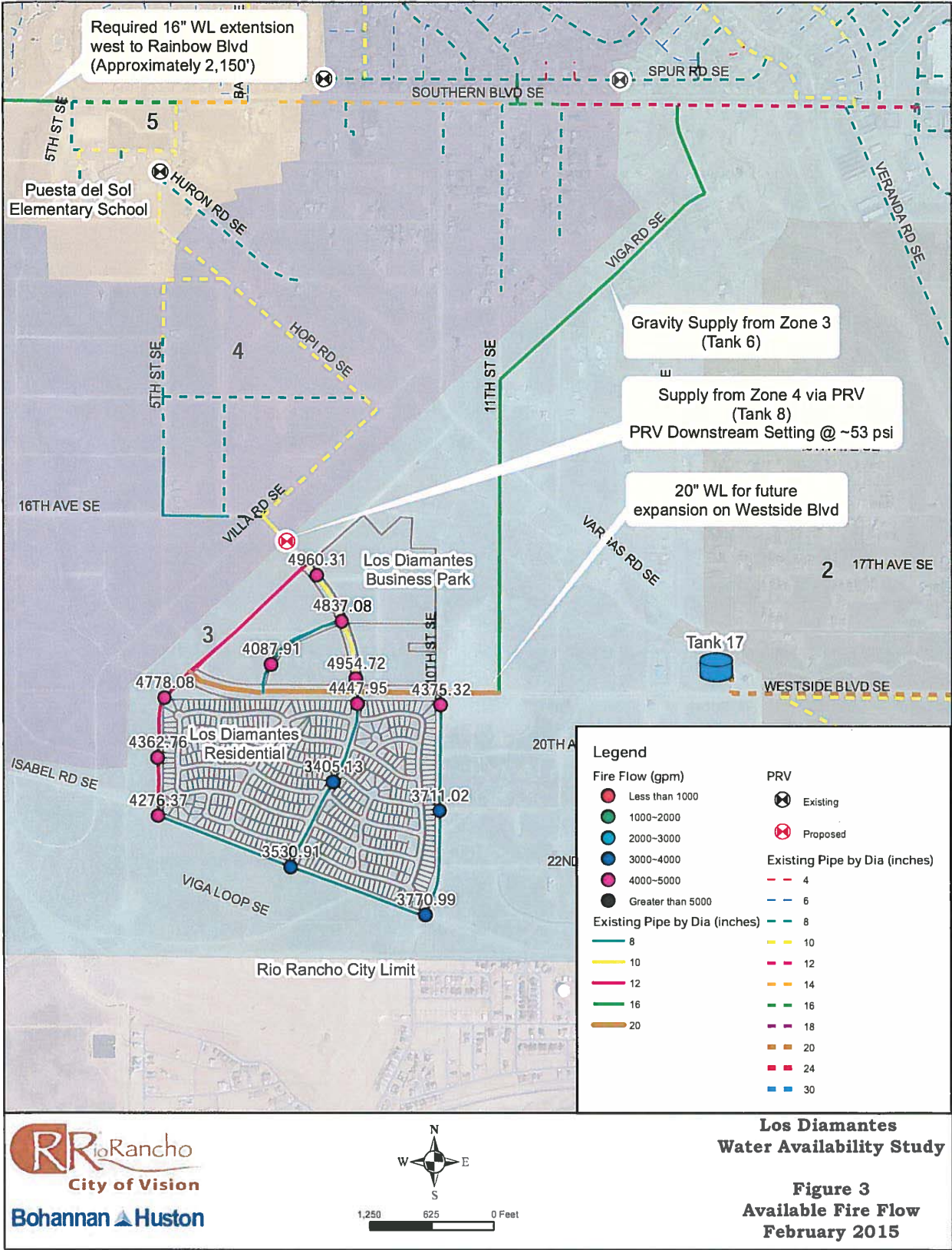


Los Diamantes Water Availability Study

Figure 1 Vicinity Map February 2015



MASTER PLAN





E N G I N E E R I N G

March 27, 2015

Mr. Mark Goodwin, P.E.
D. Mark Goodwin & Associates, PA Consulting Engineers
PO Box 90606
Albuquerque, NM 87199
(505)-828-2200

**Re: Sewer Availability Summary Report
Los Diamantes Business Park Project**

Dear Mr. Goodwin:

We have reviewed your request for sewer availability for the proposed residential development bounded by Isabel Rd. SE, Villa Rd. SE, and 10th St. SE. The development proposes to connect to pump to the gravity line in 21st Avenue along the east side of the development.

The proposed project includes 450 single family residential homes to be constructed in a 600,000 square feet area and part of a business park and is located north of Isabel Road SE approximately between 10th Street SE and 5th Street SE. The sanitary waste from the proposed subdivision will discharge to the 8-inch sewer in 21st Avenue, then increases to a 12- inch on Wellspring Blvd before discharging to a 15-inch sewer on Westside Blvd and ultimately to WWTP 6. Loadings were projected by using the Rio Rancho Wastewater Design Standards and classified as “Residential” at 175 gal/ac-day. This equates to a total of 54.68 gpm for average day and a peak load of 164 gpm, which is 3 times the average day.

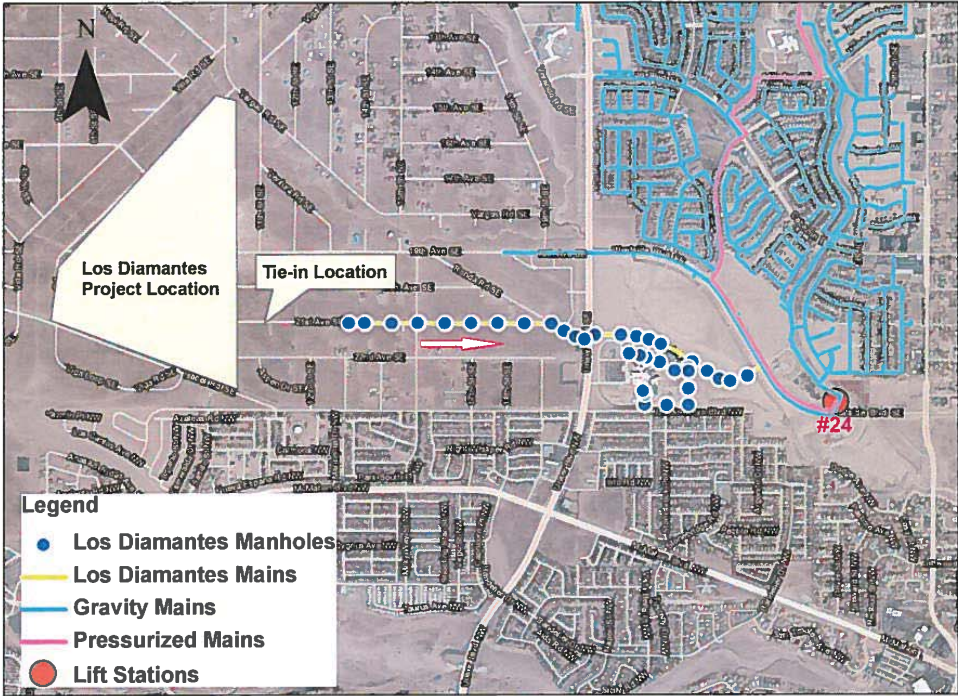
The sewer availability was reviewed for the project, at the tie location, and considered downstream impacts at the wastewater facilities. The offsite infrastructure is assumed to tie into the 8-inch sewer line in 21st avenue. The project area is shown in Figure 1 (vicinity map).

3188 Southern Blvd, Suite A, Rio Rancho, NM 87124 • T: 505 896 7761 • F: 505 896 1985

MASTER PLAN

Mr. Mark Goodwin
March 27, 2015
Page No. 2

Figure 1: Vicinity Map



Mr. Mark Goodwin
March 27, 2015
Page No. 3

Summary of Findings

Available capacities do exceed calculated full flow capacities along the trajectory to WWTP6. The minimum available capacity in the trajectory is reported at 0 gpm. The hydraulic profile also shows that the maximum hydraulic grade do surpass the criteria for the sewer line.

Figure 3 presents the maximum d/D ratio in the route from the project site to the WWTP 6. The maximum d/D ratio does exceed 75%.

Figure 4 presents the flows for the pipes in the project route.

The modeling results indicate that the City's sewer system cannot support the buildout of this project with the existing infrastructure. This analysis concludes that the City of Rio Rancho does not have sufficient capacity along this route to allow wastewater from this development without exceeding City criteria for available capacity, and maximum d/D. Possible mitigation measures can support the proposed development such as the following in order to the flows to meet the City's criteria.

- 1) Field verify the inverts associated with the problem area (implemented from the City's GIS) to ensure slopes are correct and carrying capacities are accurate.
- 2) Realign the construction of the slopes of the 12-inch pipes.
- 3) Construct a parallel sewer.

We encourage you to check with the City on these alternatives and associated costs. This may provide an opportunity for your development to move forward.

Please call me at (505) 896-7761 if you have any questions or need any additional information.

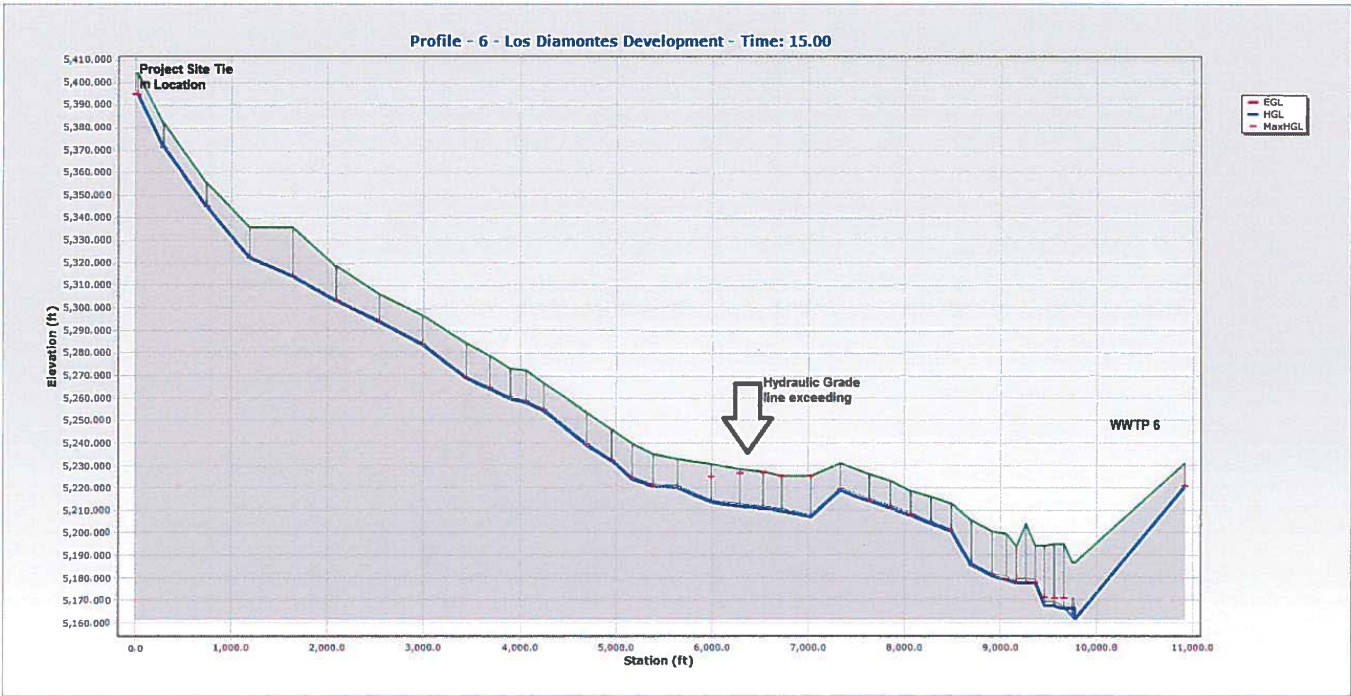
Sincerely,

Camila Fernandez
Project Engineer,
NCS Engineers

MASTER PLAN

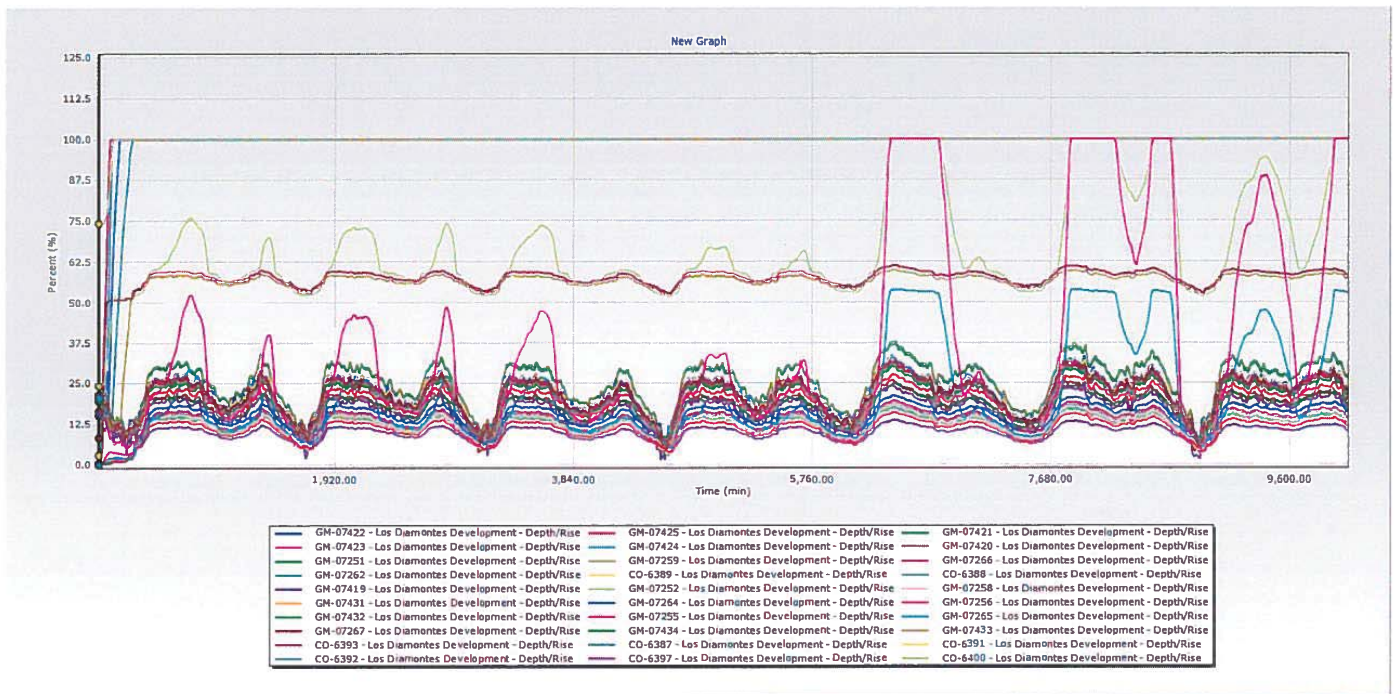
Mr. Mark Goodwin
March 27, 2015
Page No. 4

Figure 2: Hydraulic Profile



Mr. Mark Goodwin
 March 27, 2015
 Page No. 5

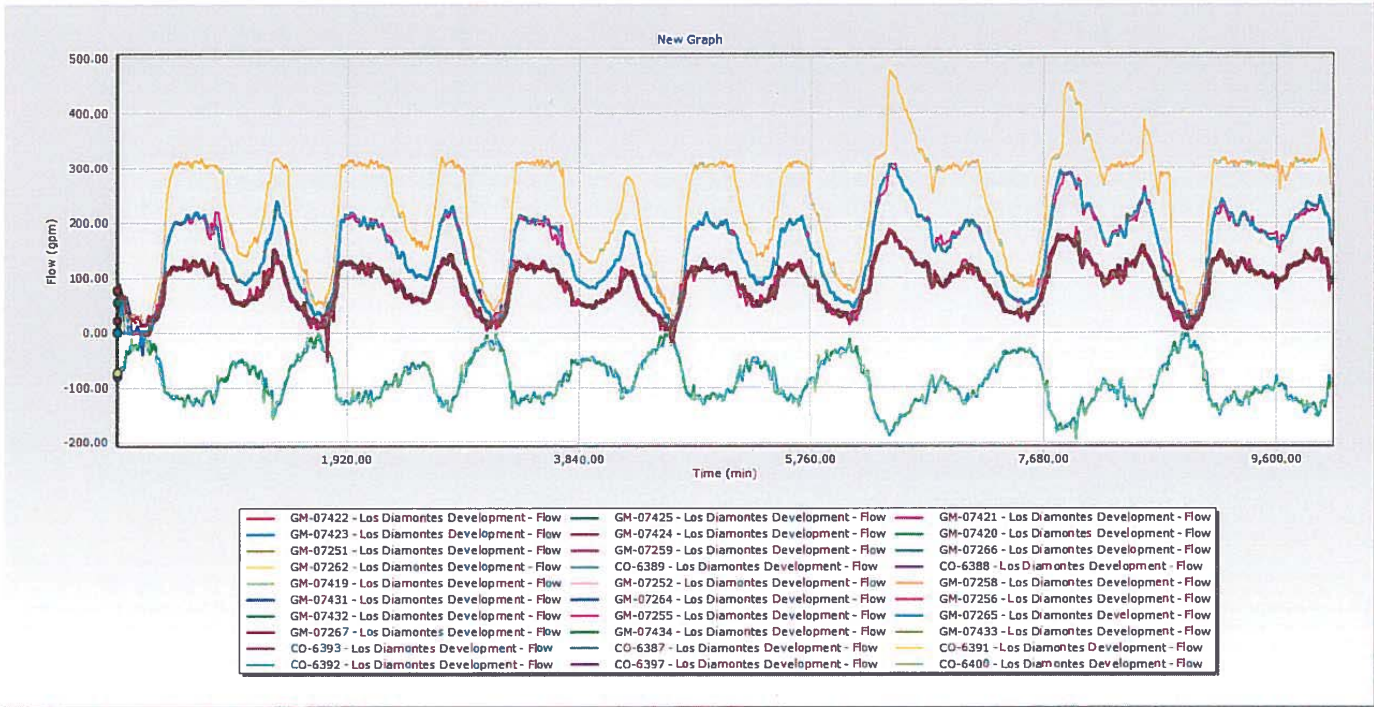
Figure 3: Maximum d/D Ratio in the Sewer Route to WWTP 6



MASTER PLAN

Mr. Mark Goodwin
March 27, 2015
Page No. 6

Figure 4: Maximum Pipe Flow



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APPENDIX B LOS DIAMANTES ECONOMIC IMPACT ASSESSMENT

Los Diamantes Economic Impact Assessment

Initial Results and Assumptions

Mid-Region Council of Governments
November 10, 2014

Summary

The Mid-Region Council of Governments (MRCOG) provides this Economic Impact Assessment of a build out of the Los Diamantes conceptual plan to Sandoval County at the request of the County Manager, Mr. Phillip Rios. MRCOG utilized the REMI model (Regional Economic Models Inc.) for this analysis. This document presents a brief summary of the initial assumptions and findings. A follow up draft will be submitted with further detail related to the findings.

Los Diamantes is a conceptually planned area within the City of Rio Rancho's Unit 10 area. The project includes the development of a 60 acre business park for manufacturing and commercial uses, the development of a 450 single family homes adjacent to the business park, and related on and off-site investments including utilities, roads, and flood control infrastructure. All assumptions related to project costs, funding, and employment were provided to MRCOG by the Unser Gateway Coalition. These assumptions may be updated as more information is available over time.

Timeline

This analysis assumes a timeframe of 6 years with planning beginning in 2015, construction occurring between 2016 and 2018, and a ramp up to full employment between 2017 and 2020.

Funding

The majority of project is expected to be privately financed. Public funds are assumed for off-site infrastructure for the business park in the amount of \$3.1M. Of that amount, \$2.5M is assumed to come from the state and the remaining \$600K from local governments. To reflect public expenditures, funding in the jurisdictions was reduced to offset the money used on the Los Diamantes project. Of the \$2.5M in state funds, approximately \$1.1M is assumed to have been forfeited by other projects within the Central New Mexico Region. The \$1.1M is the population weighted share of the total \$2.5M.

Employment

The construction of Los Diamantes Business Park is assumed to begin in the second half of 2016 and job creation is assumed to begin in 2017 and increase evenly until 2020.

Of the business park's 60 acres, it is assumed that just under one-third of the property would be developed, totaling 600,000 square feet of building space. This translates to an estimate of 1,440 employees using the following square footage to employment conversions as identified in the Institute of Transportation Engineers 2012 Trip Generation Manual, 9th edition:

- 50 % Miscellaneous manufacturing = 300,000 sqft, 1.8 jobs/1,000 sqft = 540 employees

- 10% Motion picture, sound rec = 60,000 sqft, 2.1 jobs/1,000 sqft = 126 employees
- 10% Administrative, support services = 60,000 sqft, 3.3 jobs/1,000 sqft = 198 employees
- 10% Ambulatory health care services = 60,000 sqft , 4.0 jobs/1,000 sqft = 240 employees
- 10% Nursing, residential care facilities = 60,000 sqft, 2.3 jobs/1,000 sqft = 138 employees
- 10% Social assistance = 60,000 sqft, 3.3 jobs/1,000 sqft = 198 employees

Assumptions

Table 1: Assumptions to the REMI model

Variable	Description	Year
Business Park		
On-site Infrastructure	\$2,750,000 (Private Funding)	2016
Off-site Infrastructure	\$2,500,000 (State Funding)	2016
	\$600,000 (Local Funding)	2016
Government Spending	- \$1,100,000 (State Funding) The \$2.5M reductions expected based on the population share of the region to the State.	2016-2017
	- \$600,000 (Local Funding)	2016-2017
Building Construction	\$135,000,000 spread evenly over three years.	2016-2018
Residential Subdivision		
On-site Infrastructure	\$13,500,000 (Private Funding)	2016
Off-site Infrastructure	\$3,100,000 (Private Funding)	2016
Residential Construction	\$54,000,000 (Private Funding) spread over six years.	2017-2022
Residential Building Permits	\$1,600,000 (to City of Rio Rancho)	2017
Employment		
Total Employment	1,440 new jobs added over four years	2017-2020
Ambulatory Health Services	240 new jobs	
Nursing and Residential Care	138 new jobs	
Social Assistance	198 new jobs	
Administrative and Support	198 new jobs	
Motion Picture	126 new jobs	
Miscellaneous Manufacturing*	540 new jobs	

**Miscellaneous manufacturing jobs are associated with lower wages than most all other manufacturing jobs in the region, thereby representing a conservative estimate of impacts.*

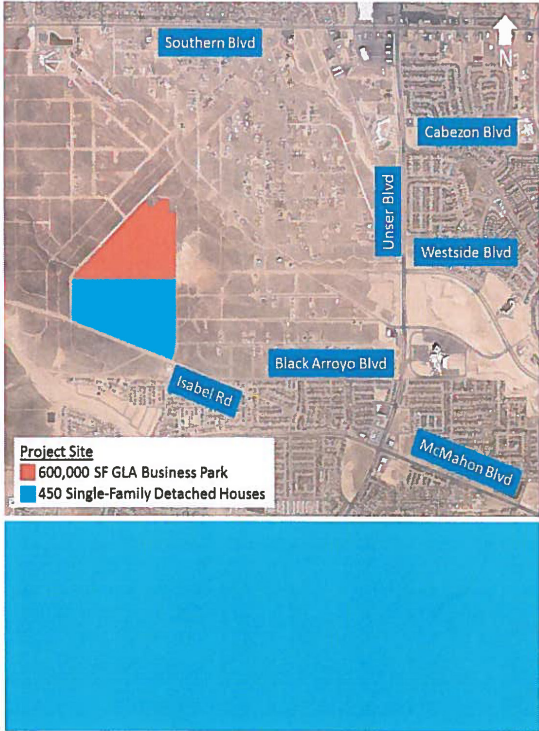
Impacts

Preliminary estimates of the economic impacts from this project are presented in Table 2 on the following page. The table shows impacts for three regions: Central New Mexico, the City of Rio Rancho, and Sandoval County as a whole. The tables report changes in employment, gross domestic product, personal consumption, and income. Initially the largest effects are seen in Rio Rancho as construction begins and new jobs are added. Over time, the positive impacts spread throughout the Central New Mexico region.

APPENDIX C LOS DIAMANTES TRAFFIC IMPACT STUDY

LOS DIAMANTES TRAFFIC IMPACT STUDY

Draft Report March 2015



PREPARED FOR:
 D. Mark Goodwin & Associates

PREPARED BY:
 Lee Engineering, LLC

Los Diamantes Traffic Impact Study

Draft Report

March 2015

Prepared for:

D. Mark Goodwin & Associate

Prepared by:





Executive Summary

Background

A proposed residential and business park development site is to be located off of Westside Boulevard between Viga Road and 10th Street. The site is within the jurisdiction of the City of Rio Rancho (CoRR), New Mexico.

The site will contain 450 single family dwelling units south of Westside Boulevard and approximately 600,000 SF of Business Park land use on the north side of Westside Boulevard. The site plan is presented in **Figure 2 of this report**.

Access to and from the project site will use the existing road Western Boulevard to the east and 10th street to the south, adjacent to the proposed development site. No new access points are proposed and the existing driveway is shown in **Figure 1 of this report**.

Opening day of the development is anticipated to take place in 2020. Therefore, assessment for the opening year of 2020 was made using peak hour intersection turn movement volumes collected on February 24 and 26, 2015 and volumes from adjacent site developments. Peak hour trips generated by the proposed development were then added to the anticipated 2020 background volumes to assess the impact on the surrounding road network.

Conclusions and Recommendations

Based on the traffic analysis and report findings, the conclusions and recommendations are as follows:

Site Access

- Regional access to the site will mainly be provided via Unser Boulevard. Unser Boulevard provides routing to commercial and residential developments to the north and south of the project site. Additionally, Unser Boulevard provides access to east/west arterials of Southern Boulevard, Northern Boulevard and Paseo del Volcan.
- It should be noted that analyses contained within this study is considered conservative as they are based on interim conditions in which Unser Boulevard and Rio Rancho Boulevard/NM 528 are the only two north/south arterial options for project site trips. Ultimately, there will be additional north/south arterial and collector options including the development of Rainbow Boulevard (Minor Arterial) and a Major Collector Road east of the site as identified by the draft MRCOG 2040 Long Range Roadway Plan, which will better disperse project site trips so they are not concentrated strictly through the Unser Boulevard
- Project access will be provided via eight street connections to abutting arterial and collector streets. A main Spine Road will provide access to both residential and commercial components via an intersection with Westside Boulevard to be located approximately 840 feet west of the 10th Street alignment.



- An additional access point off of Westside Boulevard will be provided to both residential and business park land uses located approximately 1350 feet west of the Spine Road intersection.
- The remainder of project access will be provided via several minor two lane collector streets. These will include the following:
 - 10th Street
 - Isabel Road
 - Viga Road
- A secondary access is proposed via Isabel Road to Black Arroyo Boulevard and McMahon Boulevard. Currently, the Isabel Road alignment is shown to be connecting to Black Arroyo at a very acute skew. It is therefore, recommended that the Isabel Road alignment be curved to the east of the current alignment to form a more perpendicular approach to Black Arroyo Boulevard.
- 10th Street is proposed to terminate at Isabel Road forming a T-intersection approximately 450 feet north of Black Arroyo.
- Based on Table 18.C-1 *Access Spacing Standards for Intersections and Driveways*, the following spacing is required for compliance:
 - Signalized intersection spacing should be no less than 1,760 feet on Westside Boulevard (Urban Minor Arterial 35-45 mph).
 - Unsignalized and full access driveway spacing on Westside Boulevard should be no less than 660 feet
 - Full movement driveways spacing on Viga Road, 10th Street, Isabel Road, and Spine Road should be no less than 150 feet.
 - The Isabel Road/Black Arroyo Boulevard intersection should be spaced no closer than 150 feet from existing driveways on Black Arroyo Boulevard (Saltillo Street and Caracol Street)
- Based on the latest site plan contained herein, all proposed driveways and access points appear to be in compliance with NMDOT SAMM recommended spacing.
- It is likely that signal control will be warranted at the Westside Boulevard/Spine Road. Therefore, any future signalized intersection to the east or west of this intersection should be located at a minimum 1,760 feet away from the Spine Road intersection.
- Parcel access for Business Park land use is recommended to be taken off of a Spoke Road on either side of the Spine Road located approximately at the mid-point between Viga Road and Westside Boulevard.
- Full movement parcel access on the Spine Road within the Business Park should be spaced no less than 330 feet and partial access no less than 150-feet. Additionally, there should not be any access point on the Spine Road within 250 feet of the signalized Westside Boulevard/Spine Road intersection.
- It is recommended that access to residential parcels be configured to produce ADT levels on local residential streets (i.e. with back-out driveways) less than 1,500 vehicles. Review of the latest proposed site plan indicates that there are no local residential streets that would generate more than 1,500 ADT.
- Initial project access will be provided via Westside Boulevard exclusively, which will be incorporating one through lane in each direction between 10th Street and Unser Boulevard.



- It is estimated that approximately 70% of the total project can be constructed, which translates to the following scenarios at which secondary access to Black Arroyo and McMahon would be needed:
 - 98% of just the Business Park development
 - Phase 1 of Residential (150 Units) and 94% of the Business Park
 - Phase 2 of Residential (300 Units) and 90% of the Business Park
 - Phase 3 Residential (450 units) and 86% of the Business Park
- The proposed Isabel Road access in combination with a two-lane Westside Boulevard would accommodate full build of the project site.

Existing, Background and Build Out Traffic Demands

- Peak hour turning movement counts for all existing study intersections were collected on February 24, 2015 and February 26, 2015. Existing peak hour turning movements are presented in **Figure 3**.
- Per the February 10th scoping meeting with the CoRR, it was determined that background traffic demands for 2020 would be developed based on the following developments:
 - Cabazon Village
 - Pavilion at Presbyterian
 - X Ray Associates

Resulting 2020 background traffic demands are presented in **Figure 4**.

- Trip generation analysis was performed based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition* and project land use were categorized as ITE land use category 210 (Single-Family Detached Housing) and category 770 (Business Park) and are summarized in **Table 1**.
- A 3% internal capture rate was assumed between the residential and business park land uses. Calculated internal and adjusted external trips are summarized in **Table 2**.
- Offsite primary trip distribution for both AM and PM peak hours are shown in **Figures 5 and 6** for the business park and residential development, respectively.
- On-site distribution are indicated in **Figures 7 and 8** for the business park and residential land use, respectively.
- Total on-site and off-site build out turning movement demands are indicated shown in **Figure 15 and 16**.

Signal Warrant, Capacity and Queuing Analysis

- Based on signal peak hour warrant analyses, signal control is recommended for the Westside Boulevard/Spine Road intersection and is expected to be needed at approximately 70% of total build-out.
- Based on capacity and queue analysis, the following lane geometry, traffic control and storage length mitigation is recommended as part of this development:
 - The following improvements were assumed to be in place as they were recommended and the responsibility of previous studies. They include:
 - Westbound dual left-turn lanes at the Unser Boulevard/Cabazon Boulevard



- Westbound dual left-turn and right-turn lanes at the Unser Boulevard/Westside Boulevard intersection.
 - Southbound dual left-turn lanes at the Unser Boulevard/Westside Boulevard intersection.
- The existing northbound left-turn lane at the Unser Boulevard/Westside Boulevard intersection should be modified to incorporate dual left-turns. This will require restriping and conversion from a northbound protected-permitted phasing to protected only phasing. Additionally, the receiving lanes on the west leg should incorporate two through lanes, which can be tapered down at approximately the west boundary of the proposed X-Ray site. Per MUTCD, lane reduction tapers should incorporate 320 feet.
- The westbound left-turn lane at Unser Boulevard/Westside Boulevard intersection should be modified to incorporate dual left-turns. This will require median modification and the construction and alignment of the receiving lanes on the east leg. The eastbound protected-permitted phasing should be changed to protected only.
- Signal undergrounds including conduit and pull boxes are recommended at the Westside Boulevard/Spine Road. Signal control activation should only occur upon the satisfaction of a full warrant study when count data of the intersection is available.
- The following auxiliary lanes are recommended as part of this project:

Westside Boulevard/10th Street Intersection

- A single 300-foot westbound left-turn lane
- Single 300-foot eastbound left and right-turn lanes
- A single 150-foot Northbound left-turn lane

Westside Boulevard/Spine Road Intersection

- Single 325-foot westbound left and right-turn lanes
- Single 325-foot eastbound left and right-turn lanes
- A single 150-foot northbound left-turn lane
- Southbound 150-foot dual left-turn lanes but striped as a single turn lane until signal control is in place.

Westside Boulevard/Driveway A-Viga Road

- Single 300-foot westbound left and right-turn lanes
- Single 300-foot eastbound left and right-turn lanes
- Single 150-foot northbound and southbound left-turn lanes

Black Arroyo Boulevard/Isabel Road

- A single 175-foot westbound right-turn lane at Isabel Road
- A single 150-foot southbound left-turn lane at Isabel Road



LEE ENGINEERING

On-Site Street Classification

- Per the 2040 long range roadway map, Westside Boulevard is proposed as a Community Primary arterial that will ultimately incorporate 106 feet of ROW with two through lanes and a bike lane in each direction, a raised median, and a 40 mph speed limit.
- A review of the latest master bike facilities plan indicates no proposed multi-use trail along Westside Boulevard. However, it is noted that an existing multi-use trail existing along the south side Westside Boulevard east of Unser Boulevard, which terminates approximately 680 feet short of the Unser Boulevard/Westside Boulevard.
- For the build-out of this project, Westside Boulevard will incorporate one through lanes in each direction from 10th Street to the proposed Pavilion development located at the southwest corner of the Unser Boulevard/Westside Boulevard intersection.
- Between Viga Road and 10th Street, Westside would be fully improved incorporating the ultimate four-lane cross-section with raised median, bike lanes, curb, gutter and sidewalk.
- Two receiving lanes on Westside Boulevard will be required on the west leg of the Unser Boulevard intersection. The two westbound lanes can then taper (320 feet) to one through lane immediately west of the proposed Pavilion Commercial development.
- There are no existing or planned local transit routes along Westside Boulevard. Therefore transit stops, turnouts etc. are not required as part of this project.
- 10th Street is proposed as a minor collector road incorporating 50 feet of ROW and one undivided through lane in each direction with a 25 mph speed limit. Full improvements including curb, gutter and sidewalks will be constructed along the project frontage (west side only) from just north of Westside Boulevard to Isabel Road.
- Isabel Road is proposed as a minor collector incorporating 78 feet of ROW, one undivided through lane in each direction and a 25 mph speed limit. Full improvements including curb, gutter and sidewalks will be constructed along the project frontage (north side only) from Viga Road to 10th Street.
- Isabel Road is recommended to divert from its current alignment east of 10th Street to provide a intersection with Black Arroyo Boulevard that has no skew.
- Viga Road is proposed as a minor collector road incorporating 50 feet of ROW, one undivided through lane in each direction and a 25 mph speed limit. Viga Road will be constructed from Isabel Road to just south of Westside Boulevard and starting on the north side of Westside Boulevard to the north boundary of the business park property with full improvements of sidewalk, curb and gutter on the southeast side abutting the project site. Viga Road will be fully improved south of Westside Boulevard from Isabel Road to just short of Westside Boulevard
- The north leg of Viga Road is recommended to be aligned with Driveway A (westernmost driveway on Westside Boulevard) and the south alignment of Viga Road will not intersect with Westside Boulevard to avoid placing a stop controlled intersection within curved alignment on Westside Boulevard.
- The Spine Road within the Residential area is proposed to be a public minor collector street to incorporate 68 feet of ROW including one through lane in each direction, a minimum 5-foot sidewalk, curb, gutter, and narrow raised landscape medians. There will be no direct residential



driveway access along this roadway. It is anticipated that this road will incorporate a 25 mph speed limit.

- The Spine Road north of Westside Boulevard is proposed to be a public minor collector street to incorporate 98 feet of ROW including one lane of traffic, curb gutter, and sidewalk in each direction. Additionally, due to anticipated traffic intensity and the density of the development, auxiliary lanes are recommended to all future major parcel access points along this alignment. There will likely be raised landscaped medians along this alignment within the business park. It is anticipated that this road will incorporate a 25 mph speed limit.
- A business park access road is to incorporate 50 feet of ROW and provide access for the most commercial parcels to the proposed Spine Road. This access street will terminate in a cul-de-sac at its southwest and northeast termini. It is anticipated that this road will incorporate one undivided lane, curb, gutter, and sidewalk in each direction. No auxiliary turn lanes are anticipated for this alignment. This is recommended to incorporate a 20 mph speed limit.
- All residential parcel access roads are proposed to incorporate 50-feet of ROW including one through lane, curb, gutter and sidewalk in each direction. These residential streets will provide direct access to residential driveways and incorporate a 20 mph speed limit.


Unser Boulevard Coordination Analysis

- A coordination analysis of Unser Boulevard indicates that optimal cycle lengths range from 130 seconds in the AM peak to 150 seconds in PM peak for Background and Build Out traffic demands assuming Unser Boulevard remains a four-lane roadway.
- If Unser Boulevard becomes a six-lane roadway, the optimized cycle length reduces to 120 seconds under Background and Build Out traffic demands.
- If a cycle length change on Unser Boulevard is implemented, the cycle lengths will also have to change on Southern Boulevard to maintain coordination on that corridor. This means that offsets would need to be adjusted on Southern Boulevard as well.
- Unser Boulevard is a lengthy corridor, which traverses both the City of Rio Rancho and City of Albuquerque. In order to provide a consistent and optimal coordinated corridor, both the Cities would need to coordinate timing plans between them.

Crash Analysis

- Crash analyses indicate a high frequency of crashes along Unser Boulevard, especially at Southern Boulevard and McMahon Boulevard. A more detailed safety study of this corridor could shed light on specific safety issues.
- There were two crash fatalities at the Unser Boulevard/Southern Boulevard intersection.
- The majority of the crashes at all the intersections were classified as following too close or driver inattention. This tends to be indicative of congestion issues and usually result in rear-end crashes.
- Many of the congestion caused crashes along this corridor could potentially be reduced when Unser Boulevard becomes a six-lane arterial.


APPENDIX D TYPICAL TRAIL SURFACING



Aqua Roc™
Environmental Collection

TYPICAL TRAIL SURFACING

NOTE: PROPRIETARY PAVERS SHOWN ARE FOR INFORMATION ONLY. OWNER WILL CONSIDER ALTERNATIVES.

LOS DIAMANTES
TRAIL NETWORK
PERMEABLE PAVERS
 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)787-9539

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APPENDIX E - PREVIOUS AMENDMENTS



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.87

ENACTMENT NO.22-087

RESOLUTION AMENDING THE LOS DIAMANTES MASTER PLAN

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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; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Los Diamantes Master Plan August 12, 2015 with Resolution No. 61, Enactment No. 15-055; and

WHEREAS: on August 13, 2020, a revised Los Diamantes Master Plan was approved by Resolution No. 73, Enactment No. 20-071; and

WHEREAS: in order to update signage standards in the Los Diamantes Master Plan to accommodate larger subdivision entry signage than was previously allowed in the Master Plan, and to create a sense of place for future residents, Los Diamantes Development Company, through their agent Consensus Planning, Inc., submitted an application to amend the 2020 Master Plan, requesting to update Section VII. Signage (A.); and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Los Diamantes Master Plan at their meeting held on July 26, 2022, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 22-410-00006) to the Los Diamantes Master Plan at their meeting held on September 22, 2022, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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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 amendments and modifications to the Los Diamantes Master Plan to update Section VII. Signage (A.) attached hereto as Exhibit A.

Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 22nd DAY OF SEPTEMBER, 2022.



Greggory D. Hull, Mayor

ATTEST:



Rebecca A. Martinez, City Clerk
(SEAL)



CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 5

ENACTMENT NO. 21-09

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ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR PROPERTY LEGALLY DESCRIBED AS LOS DIAMANTES SUBDIVISION TRACT 3 FROM BP: BUSINESS PARK DISTRICT TO R-2: SINGLE-FAMILY RESIDENTIAL AND UNIT 10, BLOCK 64, LOT 15 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 designation on the subject property has been submitted by Los Diamantes, LLC, and assigned City Case No. 20-100-00018; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on January 12, 2021, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; 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 the City of Rio Rancho on February 11, 2021 and the Governing Body heard interested parties and citizens for an 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 amendments propose the health, safety, morals, and general welfare of the city.

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

3
4 **Section 1. Rezoning of Property and Change in Land Use**


- 5 A. The Official Zone Map is hereby amended by assigning a zoning
6 designation on approximately 24.0963 acres of property from BP: Business
7 Park District to R-2: Single-Family Residential on land legally described as:
8 Tract 3, Los Diamantes Subdivision, Unit 10, Rio Rancho Estates Within the
9 Town of Alameda Grant, Projected Sections 33 & 34, Township 12 North,
10 Range 2 East, NMPM, City of Rio Rancho, Sandoval County, New Mexico
11 in Rio Rancho Estates Plat Book Number 28, As Page 95, 96, 97, on
12 September 27, 2019.
- 13 B. The Official Zone Map is hereby amended by assigning a zoning
14 designation on approximately on approximately 0.93 acres of property from
15 R-1: Single-Family Residential District to R-2: Single-Family Residential
16 District on land legally described as:
17 Unit 10, Block 64, Lot 15, Portion of Unit Ten, Rio Rancho Estates, Town of
18 Alameda Grant, Sandoval County, New Mexico, Filed in the Office of the
19 County Clerk of Sandoval County, New Mexico, in Rio Rancho Estates Plat
20 Book No. 1, Page 14, on January 31, 1962.
- 21 C. The City's Comprehensive Plan, Generalized Land Use Map (GLUM), Map
22 L-2 will change to reflect the land described in Section 1A and 1B above, as
23 having a "Low/Medium Residential" GLUM designation.

24
25 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
26 **of Property:** The property identified in Section 1A and 1B, above is subject to all
27 requirements of the R-2: Single-Family Residential District zoning designation.

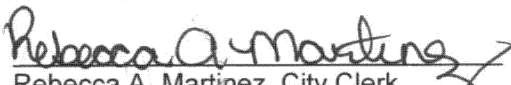
28
29 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of this
30 Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated
31 hereunder shall for any reason be held to be invalid, unlawful, or enforceable, the
32 invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision
33 shall not affect the validity of the remaining portions of this Ordinance or the regulation so
34 challenged.

35
36 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
37 adoption.

38
39 ADOPTED THIS 11TH DAY OF FEBRUARY, 2021

40
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43 
44 _____
45 Greggory D. Hull, Mayor

46 ATTEST:

47 
48 _____
49 Rebecca A. Martinez, City Clerk
50 (SEAL)



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 73

ENACTMENT NO. 20-071

RESOLUTION AMENDING THE LOS DIAMANTES MASTER PLAN

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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 Los Diamantes Master Plan on August 12, 2015 with Resolution No. 61 Enactment No. 15-055; and

WHEREAS: the Governing Body of the City of Rio Rancho approved the Generalized Land Use Map on September 12, 2018 through Resolution no. 60, Enactment no. 18-058; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the land use amendments to the Los Diamantes Master Plan at their meeting held on July 28, 2020, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed land use amendments (Case No. 20-410-02) to the Los Diamantes Master Plan at their meeting held on August 13, 2020, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is 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 land use amendments and modifications to the Los Diamantes Master Plan, Exhibit A to this resolution.

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

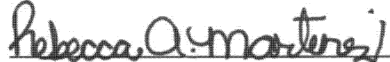
Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 13th DAY OF AUGUST, 2020.



Greggory D. Hull, Mayor

ATTEST:



Rebecca A. Martinez, City Clerk
(SEAL)



CITY OF RIO RANCHO
ORDINANCE

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ORDINANCE NO. 17 ENACTMENT NO. 15-14

AN ORDINANCE TO AMEND THE ZONING CLASSIFICATION FOR PROPERTIES KNOWN LEGALLY AS UNIT 10, BLOCK 18, LOTS 27-41; BLOCK 60, LOTS 1-10 & 13-16; BLOCK 62, LOTS 7-13; BLOCK 64, LOTS 1-14 & 16-25; BLOCK 65, LOTS 1-41; BLOCK 66, LOTS 1-28; BLOCK 67, LOTS 1-31; BLOCK 68, LOTS 1-36; BLOCK 69, LOTS 1-16; BLOCK 70, LOTS 1-17; BLOCK 71, LOTS 1-22; BLOCK 72, LOTS 1-27; BLOCK 73, LOTS 4-35. THE PROPERTY IS LOCATED NORTH OF ISABEL ROAD SE, WEST OF 10TH STREET SE, AND SOUTH AND EAST OF VILLA ROAD SE AND GENERALLY DESCRIBED AS LOS DIAMANTES AS NOTED BELOW:

WHEREAS: The Governing Body has recognized and approved the Los Diamantes Master Plan; and
WHEREAS: The zoning designations proposed for the master planned area are in conformance with the Los Diamantes Master Plan, the Rio Rancho Comprehensive Plan Generalized Land Use Map, and Title XV: Land Use, Chapter 154. Planning and Zoning with exceptions or revisions as set forth below:

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

Section 1. The Zone Map is hereby amended on property known as Los Diamantes with the legal description attached hereto as Exhibit A, to reflect a change in zoning designation from R-1/Single Family Residential District to R-3/Mixed Residential District (109 acres) with a Los Diamantes Residential Overlay Zone (hereafter LDROZ), BP/Business Park (63 acres), and PR/Parks & Recreation (8 acres) as reflected in the Los Diamantes Master Plan Zoning Map attached hereto as Exhibit B.

Section 2. Land Use:
Zoning designations are R-3/Mixed Residential District (109 ac) with LDROZ, BP/Business Park District (63 ac) and PR/Parks & Recreation (8 ac). Development shall occur in accordance with the approved Master Plan, or Amendments thereto, as adopted by the Governing Body by Resolution No. _____.

Section 3. Development Regulations:
Development shall occur as regulated in Title XV: Land Use, Chapter 154. Planning and Zoning; and the Los Diamantes Master Plan. In the event that there is conflict, the strictest shall apply.

For purposes of regulating development in the LDROZ, the following revisions/modifications to the R-3 District are hereby adopted:

- B. Permissive Uses
 1. Same as those in the R-1 District, design standards apply;
 2. Single-family attached and detached dwelling units;
 3. Town-home, patio home, or similar development provided all city regulations are met;
 4. Multi-family dwellings, and
 5. Boarding and lodging houses
- C. Conditional Uses (requiring use permit)
 1. Same as those in the R-1 District.

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- 2. ~~Community residential care facility up to 18 persons.~~
- 3. ~~Senior transitional care facilities, senior living facilities, and/or other similar facilities.~~

D. Area

4) Setbacks

- a. ~~Multi-family dwelling units~~
- b. Single-family detached dwelling units:
 - 1. Front - 15 feet, garage - 20 feet; ~~side-loaded garage—15 feet~~
 - 2. Rear - ~~5 feet~~ 15 feet
 - 3. Side - 5 feet; ~~zero lot lines setbacks are allowed on one side with a 10 foot setback on the opposite side.~~ on both sides, for a total separation of 10 feet between buildings.
 - 4. Corner- 10 feet
- c. Single-family attached dwelling units:
 - 1. Front - ~~20 feet~~ 15 feet
 - 2. Rear - ~~zero feet~~ 15 feet; ~~alley loaded garage—zero feet~~
 - 3. Side - ~~zero feet~~ 5 feet on both sides of any principal building, for a total separation of 10 feet between buildings.
 - 4. Corner- 10 feet
- d. Setbacks shall not apply to storage sheds of 120 square feet or less; provided, that the structure is located behind the required front setback line and on a corner lot, is not located in a side yard visible from the street.
- e. Free-standing wind energy units – 2:1 height to setback ratio with a 40 foot maximum height.
- f. Sports courts and pools – 5 feet on side and rear lot lines. Corner side setback of 10 feet except for pools.
- g. Flag poles – 10 feet from any property line.
- h. Trash containers and trash compactors – 15 feet from the property line when adjacent to land planned or zoned for a single-family residential use.
 - 1. All trash containers and trash compactors shall be screened from a public right of way by decorative wall or enclosure and shall be not less than 2 feet above the height of the trash container or compactor.

5) Projections into the setback area are the same as the R-1 District.

Section 4. Severability Clause:

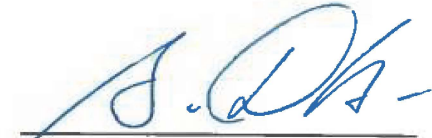
If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 5. Effective Date. This Ordinance shall take effect in ten (10) days after adoption.

MASTER PLAN

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ADOPTED THIS 12TH DAY OF AUGUST, 2015.



Greggory D. Hull, Mayor

ATTEST:



Stephen J. Ruger, City Clerk
(S E A L)



CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 61

ENACTMENT NO. 15-055

A RESOLUTION ADOPTING THE LOS DIAMANTES 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, and zoning 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 land use in master planned communities via master plans; and

WHEREAS, The Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend and carry out a general municipal plan, Rio Rancho Comprehensive Plan; and

WHEREAS, The Governing Body of the City of Rio Rancho has reviewed the proposed Los Diamantes Master Plan and determined that the Los Diamantes Master Plan is 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:

That the Governing Body hereby approves the Resolution adopting the *Los Diamantes Master Plan (LDMP)* comprised of properties known legally as Unit 10, block 18, lots 27-41; block 60, lots 1-10 & 13-16; block 62, lots 7-13; block 64, lots 1-14 & 16-25; block 65, lots 1-41; block 66, lots 1-28; block 67, lots 1-31; block 68, lots 1-36; block 69, lots 1-16; block 70, lots 1-17; block 71, lots 1-22; block 72, lots 1-27; block 73, lots 4-35. The property is located north of Isabel Road SE, west of 10th Street SE, and south and east of Villa Road SE

The *Los Diamantes Master Plan* attached hereto as "Exhibit A" is hereby adopted and accepted with the following conditions:

- 1) The *Los Diamantes Master Plan (LDMP)* constitutes approval of the conceptual land uses within the specified zoning. More detailed levels of information, planning and City reviews shall occur, including, but not limited to, a detailed Traffic Impact Analysis as the project proceeds through the development review process, i.e. subdivision stage, etc.
- 2) The zoning for the property is conditioned upon adherence to and enforcement of the conditions for approval of the *LDMP*.
- 3) Development shall occur as per the *LDMP* and Title XV: Land Use, Chapter 154. Planning and Zoning. Where there is conflict, the strictest requirement shall apply.
- 4) Significant changes to the approved *LDMP* will require approval by the Governing Body.
- 5) Applicant will provide areas for mass transit stops within the Business Park.
- 6) Stormwater Pond in the PR/Parks and Recreation District zoning requires Conditional Use approval.
- 7) All conditions of, and permit from SCAFCA shall be met prior to construction.
- 8) Separation of uses between BP/Business Park and all residential uses shall be provided in accordance with the City Comprehensive Plans' Urban Design Element.
- 9) A Master Sign Plan shall be submitted and approved for the BP/Business Park District prior to issuance of any BP District sign permit per Title XV: Land Use, Chapter 156. Sign Regulations.
- 10) Parks located within the residential development component to be zoned R-3.

MASTER PLAN

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11) No trees required for landscaping on residentially zoned lots shall be planted within the right-of-way.

ADOPTED THIS 12TH DAY OF JULY, 2015.


Greggory D. Hull, Mayor

ATTEST:


Stephen J. Ruger, City Clerk
(SEAL)

Timothy Dvorak

From: Mary Edmiston <guttersbutter@gmail.com>
Sent: Wednesday, March 13, 2024 12:14 PM
To: Timothy Dvorak
Subject: Re: Los Diamantes Master Plan Amendment

Caution! This message was sent from outside your organization.

[You don't often get email from guttersbutter@gmail.com. Learn why this is important at [Mr. Dvorak and Members of the Planning and Zoning Board,](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus-east-2.protection.sophos.com%2F%3Fd%3Daka.ms%26u%3DaHR0cHM6Ly9ha2EubXMvTGvVhcm5BYm91dFNlbnRlcklkZW50aWZpY2F0aW9u%26p%3Dm%26i%3DNjNhMjNjZTRmMDNkNmMxMTVmMmNmMDdk%26t%3DZ1yUGhOWDIDVWZ0dVNVTk12aUZBWE5TMEdOUkUxK2E4WnNpSzloUFJvdz0%3D%26h%3D43ba4435e3f5436492c1c83e3ec4836c%26s%3DAVNPUeHUT0NFTkNSWVBUSVZijJrtID4NLHFKCB-CPvtvttcyMPh7WXWrvEE0PZa7WiQ&data=05%7C02%7Ctdvorak%40rrnm.gov%7C5917e97de8644efdf4c808dc4389634d%7C85f89ab989ad408d8ea95572052f806c%7C0%7C0%7C638459504577549992%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=IhPQw018zHsKdplSU nLT5HJNuE1HIUDAXy%2BxcwW79qA%3D&reserved=0]</p></div><div data-bbox=)

My husband and I , Joseph and Mary Beth Edmiston, live at 3030 Turquesa Loop SE in the Los Diamantes Development. We do not feel that any change should be made to the original Los Diamantes Master Plan. We purchased our home with the understanding that there were specific guidelines for building additional homes in our neighborhood. We feel that allowing the change of primary construction materials to Architectural Metal and allowing welded wire mesh fencing instead of what it currently being used will cheapen the looks of the neighborhood and thus decrease our property values

Therefore we request that the Planning and Zoning Board deny the applicant's request to amend the Los Diamantes Master Plan.

Thank you for your time and attention to this matter.

Sincerely, Joe and Mary Beth Edmiston

Sent from my iPad

As the Los Diamantes Master Plan has been amended recently multiple times to change the design standards, boundaries, and contents of the Master Plan, Staff has outlined these previously approved changes below in their entirety:

Master Plan Amendment (Approved August 13, 2020) (Resolution No. 73, Enact. No. 20-071):

Section 1: Introduction

- Changed ownership from AB Southwest, LLC., to reflect new ownership by Los Diamantes, LLC.
- Added “multi-family residential opportunities to support affordable housing goals and commercial services”.
- Added “To plan for a future public safety facility to serve the proposed development and surrounding area in southern Rio Rancho”.
- Changed “Unit 10 Generalized Land Use Plan” to “Unit 10 Specific Area Plan”.

Section 2: Existing Conditions

- Added “2020 Amendment: Since this Master Plan was adopted in 2015, the City of Rio Rancho adopted the Unit 10 Specific Area Plan, which addresses land use, transportation, utilities and infrastructure, and general development guidelines for the larger geographic area surrounding Los Diamantes. The Specific Area Plan has subsequently been amended and further amendments have been considered by the Rio Rancho Governing Body. Due to these changing conditions, housing market demands, and in support of the Comprehensive Plan policies of the City of Rio Rancho, this Master Plan was amended in 2020. The amendment updates the land use, zoning, and parks and recreation sections to address a revised lot layout for the R-3 Mixed Residential located south of Westside Boulevard, changes a portion of the Business Park to R-2 single-family residential, and provides for the future development of 15 acres of multi-family residential and a public safety facility within the remaining Business Park area.”

Section 3: Land Use, Zoning, and Density

- Added “multi-family residential opportunities” and “as well as a location for a public safety facility for the City of Rio Rancho.”
- Slight changes to reflect new regional pond designed to handle regional drainage detention.
- Removed “and provide an area for recreational fields.”
- Cuts proposed Business Park acreage approximately in half.
- Added language further describing reduction, stating, “In addition, up to 15 acres of the business park area is reserved for future multi-family residential development. A future zone map amendment will be required to implement the multi-family residential land use.”
- Added additional description of land use for Business Park stating, “The business park also offers an opportunity to provide for a new public safety facility for the City of Rio Rancho”.
- Removed “attached and detached” next to housing types.
- Removed “containing both detached single family houses and townhouses”.
- Edited chart for proposed lot criteria.
- R-2 Single-Family Residential acreage expanded due to reduction of Business Park area.

New description is as follows “The proposed R-2 single-family residential neighborhood follows all of the requirements of the City of Rio Rancho R-2 zoning district. This neighborhood, located north of Westside Boulevard, will provide additional single-family detached residential needed in the Rio Rancho housing market at slightly lower densities than within the R-3 area located to the south. A small park serving the residents of this neighborhood will be provided upon

development.”

- Added “Multi-Family Residential (15 acres)

New descriptions is as follows “As mentioned above, approximately 15 acres of the Business Park area is designated for potential multi-family residential development. Implementation and use of this land use will be done via a zone map amendment utilizing the R-6 zone district or other equivalent zoning designation provided by the Rio Rancho Code of Ordinances.”

- Removed “Park” from header for the Park/Pond/Open Space (8 acres) subsection.
- Changed the number of neighborhood parks from two to three.
- Changed the size of parks from “approximately 2 acres in size” to “a variety of sizes based on the neighborhood area served by each. These parks total approximately 4.5 acres”.
- In the proposed Master Plan land use map, in the far northeast corner of the Master Plan area, there is a new lot included within the boundaries. This lot is/was legally described as Unit 10, Block 18, Lot 42, and was combined by Summary Plat process (Book 28, Pages 95-98) and therefore included in the proposed Business Park area of the plan.
- In the approved Master Plan land use map, there is a triangular shaped lot, legally described as Unit 10, Block 64, Lot 15, along the boundary of the Business Park, however, the proposed Master Plan land use map shows the exclusion is now a part of the newly proposed residential subdivision north of Westside Blvd. SE. It is not included on Ordinance No. 17, Enactment No. 15-14 which zoned the Los Diamantes master planned area.
- In the approved Master Plan land use map, it shows a regional park and a pond along the western boundary of the Master Plan, however in the proposed Master Plan, this area is no longer reflecting to show a regional park and pond, and there is no key indicating what use it will serve.
- In the approved Master Plan land use map, it indicated that Viga Rd. SE will continue northward to intersect Westside Blvd. SE., however, in the proposed Master Plan land use map, Viga Rd. SE., will not continue northward to Westside Blvd. SE., and will dead end instead.

Section 4: Design Standards

- Added “or other equivalent decorative rock groundcover.”
- Added “deciduous or 8 feet minimum evergreens” to the front yard minimums, in Landscape.

Section 5: Rio Rancho Comprehensive Plan

- Removed “joint use” describing the pond.
- Removed “and recreation area”.
- Removed “provide recreational fields” and replaced with “will also reserve land in an open, natural condition”.
- Added “and multi-family”.
- Added “institutional/public safety”.
- Added “In addition, the Master Plan area allows for a new City of Rio Rancho public safety facility to be located within the proposed business park area. This public safety facility will extend the availability of public safety services and serve as a hub that covers this portion of Rio Rancho within the plan area, the larger Unit 10 area, and beyond.”

Section 6: Parks and Trails

- Removed “two” before “internal parks”.
- Removed “system” and added “and sidewalk network”.
- Removed “The trail system will be expanded next to Westside Boulevard in order to enhance and provide for multi modal transportation on this main corridor through the Los Diamantes Community”.
- Removed “a total of seven trails within the Plan area, totaling 11,000 feet”.

- Added “3,450 linear [feet] of trails within the Plan Area in addition to City standard sidewalks along all roadways throughout the development.”
- Added “and sidewalks”.
- Changed the amount of parks proposed from two to three.
- Changed the language to state that instead of each park being approximately two acres in size, the two neighborhood parks will be approximately two areas in size and are “proposed in the neighborhoods south of Westside Boulevard”.
- Added “A third smaller park is located within the proposed single-family neighborhood located north of Westside Boulevard. This park will serve the residents of this small residential subdivision.
- Removed all of subsection C., labeled “Regional Park and Pond”.

Section 7: Transportation Analysis

- Changed “Middle Rio Grande” to “Mid-Region”.
- Removed “The trail and landscape buffer will also be installed along the south side of Westside adjacent to the residential component”.

Section 8: Conceptual Drainage Plan

- Removed “multi-use” and “park”.
- Removed “as well as providing a recreational opportunity”.
- Revised section detailing information in regards to the Regional Pond.

Section 9: Conceptual Utility Plan

- Removed “Per the attached sewer model performed for this project, 3,000 feet of an existing 12” sewer line east of Unser Boulevard will need to be re-constructed. It currently lacks the necessary capacity and needs to be re-done as part of Phase 1.”

Section 10: Implementation and Phasing

- Added “except for the multi-family residential land use. A future zone map amendment will be required to implement that land use in a specific location, up to 15 acres in size, within the larger business park area of this Master Plan.”
- Changes the number of phases from four to three.
- Removed “averaging 115 dwellings per phase”.
- Added “with 224 dwellings in Phase 1, 263 dwellings in Phase 2, and 91 dwellings in Phase 3.”
- Changed the phasing of the Business Park from Phase 1 to Phase 3.
- Changed the location of the first phase from the northeast corner of the property to the southeast.
- Changed vehicular access for Phase 1 to exclude Black Arroyo Road.
- Removed “Construction of recreation improvements within the regional park will be delayed until the downstream storm drain is installed”.

Master Plan Amendment (Approved September 22, 2022) (Resolution No. 87, Enact. No. 22-087):

Section VII. Signage (A) updated in order to accommodate signage that was not then allowed under the Master Plan standards. The amendment included a conceptual diagram of the new signage with measurements and updated text describing the larger sign. The revised signage consists of a 170 square foot freestanding monument sign (6' in height, 28' 4" long), accompanied by an ornamental tower. The ornamental tower measures 15' in height and approximately 8.06' in width. The total square footage of the ornamental tower comes to 121

square feet. The entire square footage for both the proposed monument sign and ornamental tower totals approximately 291 square feet. The freestanding monument sign and ornamental tower are proposed to be located on the southwest corner of the intersection on Tract 1-A-1 of the Los Diamantes Subdivision.

The text revision to VII. Signage (A) is as follows. Edited or added text is underlined: "Entry signs shall be the monument type and shall complement the materials, color, and architectural character of the buildings. No part of the monument sign shall exceed 180 square feet in area and 8 feet in height above grade. The ornamental tower shall be considered an architectural detail, and shall not be included as part of the sign for measurement purposes."

Master Plan Amendment (Approved January 26, 2023) (Resolution No. 126, Enact. No. 23-017):

The western boundary of the Master Plan was expanded to the public right-of-way separating Viga Road and Villa Road between Ark Road and Westside Boulevard. (pg. 3 of Master Plan)"

Under Section 2. *Amendments*, Unit 10, Block 62, Lots 16-33, which are located north of Viga Road SE between Ark Road and the Westside Boulevard right-of-way, were added to the Master Plan area. (pg. 4 of Master Plan)"

A concurrent Zone Map Amendment was approved under Resolution No. 126, Enactment No. 23-017 on January 26, 2023 by the Governing Body, as outlined below:

R-1: Single-Family Residential (Unit 10, Block 62, Lots 16-26) and R-2: Single-Family Residential (Los Diamantes, Tract 3 & Unit 10, Block 64, Lot 15) to R-3: Mixed Residential District. These properties consist of approximately 23.93 acres.

For the 10 remaining acres of Los Diamantes, Tract 3 (approx. 6.5 acres) and Unit 10, Block 62, Lots 27-33 (approx. 3.5 acres) from R-1: Single-Family Residential and R-2: Single-Family Residential to R-6: Multi-Family District. The total acreage of all properties is approximately 34.2 acres.

The Unit 10 Specific Area Plan was additionally amended by the Governing Body on January 26, 2023 to reflect the approved Zone Map Amendment changes within the Los Diamantes Master Plan as outlined above, via Resolution No. 125, Enactment No. 23-016.

Under Section 3. Land Use, Zoning, and Density, the option of up to 15 acres within the Business Park area of the Master Plan has been completely removed. (pg. 5 of Master Plan). The section of R-2: Single-Family Residential zoning has been completely removed (pg. 6 of Master Plan). R-6: Multi-Family Residential has been updated as follows; edited or added text is underlined:

"The proposed R-6 multi-family residential neighborhood follows all the requirements of the City of Rio Rancho R-6 zoning district. The neighborhood will be located west of Los Diamantes Drive, and will feature densities of approximately 25 dwelling units per acre. When this land use is implemented, the Unit 10 buffer overlay district regulations established in Ordinance No. 20, Enactment 18-24 shall be considered and implemented. Further details regarding implementation of this land use may be defined in a separate development agreement."

CIRCULATION: Along with the proposed addition of 18 lots on Viga Rd SE (U10, Blk 62, Lots 16-33) to the master plan boundary, the proposal included right-of-way on Viga Rd SE and 18th Ave SE, which will be vacated with subsequent platting.

In Section 7. Transportation Analysis, the text update is as follows; edited or added text is underlined:

"It may be necessary for antiquated rights-of-way within the master plan area to be vacated through a vacation plat, which must be approved by the Planning and Zoning Board. (pg. 36 of Master Plan)"

PHASING AND FINANCING: Phase III became the business park section of the master plan: LD, Tract 2. Phase IIIa comprises the approximately 23.93 acres of LD, Tract 3, Unit 10, Block 64, Lot 15, and Unit 10, Block 62, Lots 16-33, rezoned as R-3: Mixed Residential District. Phase IIIb comprises the remaining approximate 10 acres of LD, Tract 3 which was rezoned as R-6: Multi-Family Residential District. This updated phasing is reflected on the updated figure on page 56 of the Los Diamantes Master Plan.

In Section 10. Implementation and Phasing, the text update is as follows; edited or added text is underlined:

"Due to its relatively large size, Los Diamantes will be divided into three (3) phases, with 224 dwellings in Phase 1 and 263 dwellings in Phase 3. Phase 3a will consist of approximately 150 dwelling units, while 3b will consist of approximately 210 dwelling units. (pg. 54 of Master Plan)"

An updated phasing map incorporating Phases 3a and 3b is provided on page 56 of the Master Plan.



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

**A RESOLUTION AMENDING THE LOS DIAMANTES MASTER PLAN TO UPDATE
SECTION 4. DESIGN STANDARDS; 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: 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; and also provides for land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: the Los Diamantes Master Plan was originally adopted on August 12, 2015 by Resolution No. 61, Enactment No. 15-055 and was subsequently amended on August 12, 2020 by Resolution No. 73, Enactment No. 20-071, on September 22, 2022 by Resolution No. 87, Enactment No. 22-087, and on January 26, 2023 by Resolution No.126, Enactment No.23-017; and

WHEREAS: in order to update design guideline criteria in Section 4. Design Standards; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Los Diamantes Master Plan at their meeting held on May 28, 2024, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 24-410-00001) to the Los Diamantes Master Plan at their meeting held June 27, 2024, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is 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 amendments

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and modifications to the Los Diamantes Master Plan to update Section 4. Design Standards, per the attached Exhibit A.

Section 2. Effective Date:

This Resolution shall take effect immediately upon adoption.

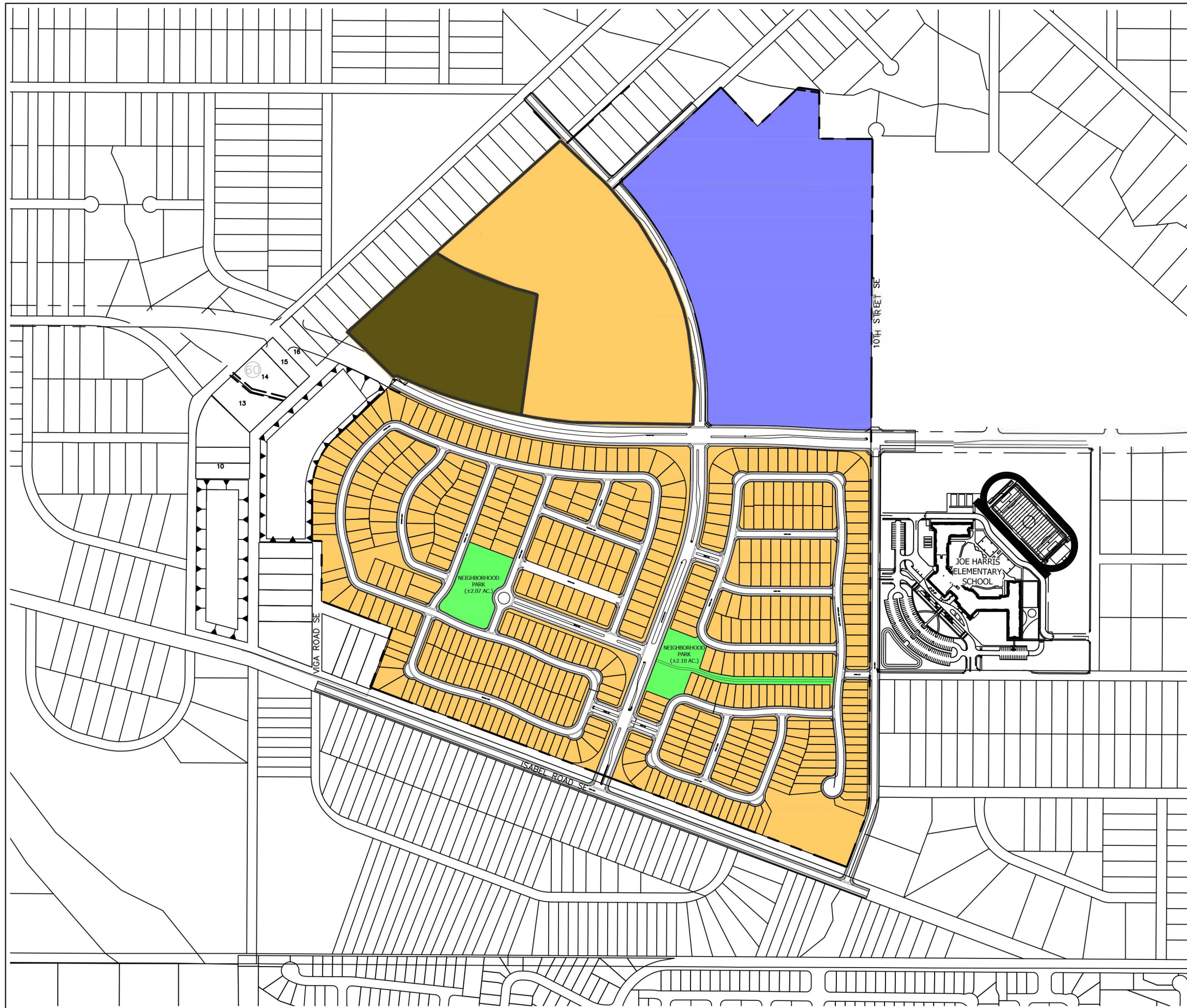
ADOPTED THIS _____ DAY OF _____, 2024.





Greggory D. Hull, Mayor

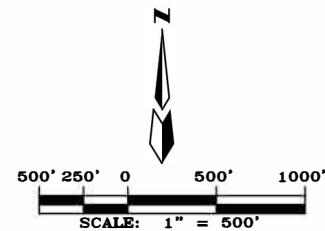
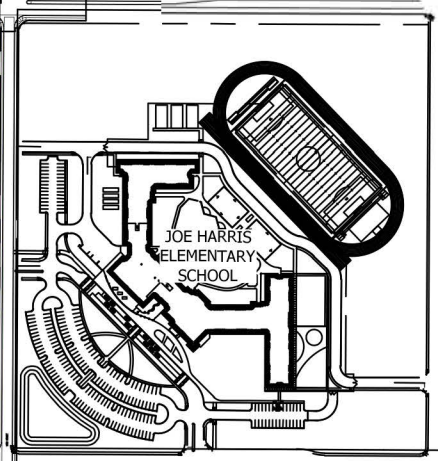
ATTEST:

Noel C. Davis, City Clerk
(SEAL)

EXHIBIT A - PROPOSED AMENDMENTS



-  BUSINESS PARK: C-2
WHOLESALE AND WAREHOUSE
(± 36 ACRES)
-  R-3 MIXED USE RESIDENTIAL (± 103 ACRES)
-  R-6 MULTI-FAMILY RESIDENTIAL
(± 10 ACRES)
-  NEIGHBORHOOD PARK
(± 5 ACRES)



LOS DIAMANTES

Land Use/Zoning Plan



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Los Diamantes Master Plan Design Standards Text Amendment**II. BUILDING ORIENTATION AND CONNECTIVITY**

Intent: Buildings should be oriented with consideration to the visual impact from the perspective of the driver or pedestrian on the adjacent primary roadways. It is important to create the immediate first impression of a high quality business park, as part of the city's overall community character and identity. Business parks and campuses are enhanced when it is easier, safer, and more comfortable to walk between buildings and parking areas. The Los Diamantes Business Park is intended to accommodate large employers as well as live/work uses, and supportive retail and services which will have a more urban character. Therefore, both minimum and maximum setbacks have been included in order to allow for both of these land use forms. All development within the Business Park should connect to surrounding uses, including streets, businesses, transit facilities, and residential areas, where appropriate.

a. Setbacks**1. Front Yard Setback**

Minimum – 10'

Maximum – 80'

2. Side yard Setback:

Minimum of five (5) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side-yard setback areas. There is no maximum side setback.

3. Rear Yard Setback:

Twenty (20) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

b. Building Placement

1. Building entries, for parcels and buildings adjacent to Los Diamantes Road, shall be located so that they are easily identifiable:

a. Los Diamantes Road is the primary roadway serving the business park.

c. Building Entries

1. Building entries should be located so that they are easily identifiable from the primary adjacent roadway.

Los Diamantes Master Plan

Design Standards Amendment

2. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

d. Sidewalks

1. Sidewalks shall be designed to connect to sidewalks internal to individual sites and to trails when relevant.

2. All sidewalks shall be designed per the Americans with Disability Act requirements.

e. Trails

1. All trails within Los Diamantes Business Park will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk, business, and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

f. Self Storage; permitted as a primary use, provided:

(a) A combination of buffer wall/fencing, landscape, and buildings shall separate outside storage from abutting properties and rights-of-way; and

(b) Proposed outside storage areas shall be delineated as such on applicable site or development plans; and

(c) Shall not be permitted where property abuts a residential zone; and

(d) Shall not include any outdoor sales display; or

(e) Shall be limited to personal RV, boat, and other recreational vehicle storage; and

(f) Shall require a minimum 7-foot wall and roof structure to screen RVs from view from adjacent properties; and

(g) Shading is required for all storage spaces.

*Pursuant to the City of Rio Rancho Zone Code, Section 154.61 Part (D)

IV. ARCHITECTURE

Intent: the purpose of the architectural standards is to provide direction for the development of an attractive, cohesive built environment that accommodates the function of the individual buildings within the Los Diamantes Business Park while also ensuring quality development and reinforcing the unique character and identity of the Park.

a. Materials

1. Primary building materials shall be stucco, colored concrete, *architectural metal siding, or colored block. Stone, tile, metal, or brick accents are also allowed.

Los Diamantes Master Plan

Design Standards Amendment

2. Finished building treatments are required on all four sides of the building.
3. Materials prohibited as the primary building material include the following:
 - i. Exposed, untreated precision block or wood walls
 - ii. Highly reflective surfaces
 - iii. Metal paneling.

b. Color

1. Predominant colors shall be limited to shades of brown, green, tan, rust, and blue. High-intensity colors, such as metallic, black, or fluorescent colors are prohibited.

c. Height

1. Building height shall be limited to sixty (60) feet.

b. Walls

1. All perimeter block walls facing rights-of-way shall be constructed of split face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.
2. Plain grey CMU block shall not be used for wall material unless treated with stucco.
3. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
4. Barbed wire, concertina wire and similar materials are prohibited.
5. Black or dark green welded wire mesh is permitted for security fencing except along Los Diamantes Road

VIII. STORAGE AND EQUIPMENT AREAS

Intent: Storage and equipment areas should be designed to be harmonious with the site without interfering with their storage function and need for security.

- a. Any exterior storage and sales areas shall be screened with walls which are architecturally compatible with the primary building(s) on the site.
- b. Loading and service areas should be provided with separate access and circulation whenever possible.

IX. SIGNAGE The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very

Los Diamantes Master Plan

Design Standards Amendment

important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

a. The following types of signs are permitted in the Los Diamantes Business Park:

1. Monument/Entry Signs
2. Building Mounted Signs
3. Vehicle Directional Signs
4. Pedestrian Directional Signs

b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed one hundred thirty-five square feet in area, and fifteen feet in height above grade.

IX. SIGNAGE The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

a. The following types of signs are permitted in the Los Diamantes Business Park:

1. Monument/Entry Signs
2. Building Mounted Signs **(Including individual tenant signage)**
3. Vehicle Directional Signs
4. Pedestrian Directional Signs

b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed one hundred thirty-five square feet in area, and fifteen feet in height above grade.

c. ~~permitted for each facade that . Building mounted signs shall be limited to 10% of the building facade, and a maximum projection of eighteen inches.~~ Building mounted signs: consistent with the City's Sign Regulations, Section 156.08 (B) Building-Mounted Signs.

d. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking. The design of these signs shall be integrated with the Los Diamantes Business Park entry signs and shall not exceed three square feet in area, and five feet in height above grade.

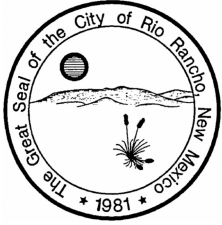
e. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail. The design of these signs shall be integrated with the Los Diamantes Business Park monument entry signs and shall not exceed two square feet in area, and 3 feet in height above grade.

Los Diamantes Master Plan

Design Standards Amendment

f. Illumination of signage is permitted and shall follow the regulations contained in Section X, Lighting, located below.

g. Digital and Light Emitting Diode Lighting is permitted per the City of Rio Rancho Institutional District sign regulations.



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 24-100-
00004**

AGENDA DATE:
May 28, 2024

DEPARTMENT:
Development Services

SUBJECT:

Zone Map Amendment. The applicant, Los Diamantes, LLC, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment to change the zoning of BP: Business Park District zoning to C-2: Wholesale and Warehousing Commercial District, for the property legally described as Los Diamantes, Tract 2-A-1. Staff contact is Chris Benson and staff recommends the Planning & Zoning Board recommends approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, Los Diamantes, LLC, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment to change the zoning of BP: Business Park District zoning to C-2: Wholesale and Warehousing Commercial District for the property legally described as Los Diamantes, Tract 2-A-1. The subject property is physically located at 1829 10th St SE, is approximately 36.16 acres located in the Los Diamantes Master Plan and is currently the only BP: Business Park District zoning within the City of Rio Rancho.

The subject property, 1829 10th St SE, is currently zoned BP: Business Park District per Ordinance No. 17, Enactment No. 15-14, adopted August 12, 2015 by the Governing Body.

The subject property is located within the Los Diamantes Master Plan which was most recently amended January 26, 2023 via Resolution No. 126, Enactment No. 23-017. The introduction section of the Los Diamantes Master Plan explains in the section titled "Master Planning Process" that "The Master Plan Project team worked with the City of Rio Rancho Development Services on the Business Park zone; and the Los Diamantes Business Park proposes to use this zone".

The BP: Business Park District zoning designation was created as a zoning for the Los Diamantes Master Plan. BP: Business Parking District zoning currently only exists in the Los Diamantes Master Plan area, however, it can be utilized as a zoning across the City of Rio Rancho and is not limited to being located exclusively in the Los Diamantes Master Plan area.

The applicant is proposing a change of approximately 36.16 acres of BP: Business Park District to C-2: Wholesale and Warehousing District. The Rio Rancho Municipal Code Chapter 154.33 BP: Business Park District outlines the purpose of this zoning district as "(A) *Purpose.* This district facilitates economic development through the creation of employment centers with a mix of light industrial and supportive commercial uses in a master-planned setting. A master plan will permit flexible approaches to site design and development while accomplishing the objectives of the urban design element of the comprehensive plan. An emphasis shall be given to community compatibility and appropriate transitions between land uses.' Further, the Rio Rancho Municipal Code Chapter

154.25 C-2: Wholesale and Warehousing Commercial District outlines the purpose of this zoning designation as "(A) Purpose. This district permits heavier commercial activities."

Similarities between the two zoning designations can be found in both allowing for land uses such as auditoriums, bakeries, banks, hotel/motel, restaurants, repair shops - electrical, radio, and television appliances, keys, and similar articles, schools, stores, and wholesale commercial (see attachments 154.25 C-2: Wholesale and Warehousing Commercial District & 154.33 BP: Business Park District).

Differences between the two zoning designations occur in 154.25 C-2: Wholesale and Warehousing Commercial District having permissive land uses such as auto repair, major & minor, drive-in, drive-through window restaurants, convenience stores, and self-storage facilities. Additionally, C-2: Wholesale and Warehousing Commercial District allows for a conditional use of auto wrecking, salvage, and contractors yards provided the activities occur in an enclosed building or are enclosed by a solid wall/fence at least eight (8) feet high and that inoperative automobile bodies or other materials may be stacked to height that does not exceed the height of the required fence or wall.

BP: Business Park District differs from C-2: Wholesale and Warehousing Commercial District in allowing for laboratories, research and experimental stations, industrial and manufacturing as permissive land uses.

There are twenty-one similar land uses between both zoning designations. Despite differing purpose statements for each zoning district as mentioned in R.O. 2003 Chapter 154 Planning and Zoning, the similarities of the zoning districts and the increased land use possibilities for C-2: Wholesale and Warehousing Commercial District allow for greater commercial activity in this developing area of the City.

CONFORMANCE WITH CITY ZONING ORDINANCE:

City of Rio Rancho Code of Ordinances (R.O. 2003) Section 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 is sought.

Finding; The application, presented as an attachment, meets the minimum submittal requirements for the proposed zoning request.

Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) (1) through (4), and (E) through (G), a request for 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: "The proposed zone change is consistent with the health, safety, morals, and general welfare of the City through the resolution of critical development constraints (drainage and access) that are necessary for new commercial development. Future development will benefit the people living in the adjacent neighborhoods by providing jobs and a needed service. The subject property abuts Los Diamantes Drive, existing Business Park and M-1 zoning. The frontage along Los Diamantes Drive will be developed with attractive building and landscaping consistent with the standards imposed by the Master Plan".

Staff recommends the Planning and Zoning Board finds the proposed C-2: Wholesale and Warehousing Commercial District zoning would be consistent with the health, safety, morals, and general welfare of the City as there is similar/more-intensive zoning districts to the east,

approximately 40 acres of M-1: Industrial and Business Park District. The C-2: Wholesale and Warehousing Commercial District allows for greater commercial activity in a growing master planned area.

(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 proposed Zone Map Amendment, if granted, will change the existing zoning from BP: Business Park to C-2: Wholesale and Warehouse for needed services, warehouse distribution, offices, retail, and restaurants. While the C-2 zone allows more intensity, the similarities in the BP and C-2 zones allow for there to be more uniform land use within the area. The proposed zoning will maintain a business and provided a needed service.

Staff recommends the Planning and Zoning Board finds that the applicant has provided sound justification as there is limited quantity of C-2 zoned property within this area of the City, and that the permissive uses of C-2: Wholesale and Warehouse Commercial will allow for there to potentially be a greater diversity of businesses, services, and overall commercial development in the area. Staff recommends the Board finds that the proposed zoning will still accomplish the original intent of this area as a business and employment center while allowing for an increased variety of permissive uses.

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

The applicant states: "It furthers the goals and policies of the Comprehensive Plan in the following ways: it ensures a land use pattern that encourages mixed-uses as the area with 1/2 radius would be characterized as SU/Commercial, R-1: Single-Family, E-1: Estate Residential, and C-2: Wholesale and Warehousing; further the Comprehensive Plan's vision of this area being a Growth node with high intensity uses, links neighborhoods as the site is located adjacent to major thoroughfares and multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho.

The applicant in their justification, included as an attachment, outlines that the proposed zone map amendment accomplishes these policies, goals, and sections of the Comprehensive Plan:

- Goal L-3: Maintain a balance of land use throughout the City.
- Goal UD 1: Create focused growth areas where existing public infrastructure can support higher density development.
- Goal EDP-3: Enhance the tax base.
- Goal EDR-1: Expand the economic base of Rio Rancho.

Staff recommends the Planning and Zoning Board finds the proposed zone map amendment would meet the intent of the Comprehensive Plan by identifying an area for Wholesale and Warehousing and by accomplishing the goals listed above. The proposed zone change would allow for an increase in allowable uses while not significantly deviating from the original vision and purpose for the subject property as a Business Park.

(4) 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, including placement of R-1 or transitional zoning on 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 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 question, and (ii) that need will be best served by changing the classification of the particular piece of property as compared with other available property.

The applicant states: "The proposed Zone Map Amendment is applicable because of criteria b and c. The subject site is within a business park area and the proposed zoning will allow for development permissible within the business park zone along with other uses. The additional uses are complementary to the BP zone and will provide a needed service for the community. The proposed zone change from BP to C-2 will allow for development on the site that will benefit the surrounding community, contribute to the city's economic vitality, and be consistent with the Master Plan's intention for the business park".

Staff recommends the Planning and Zoning Board finds the criterion has been met, as the applicant has provided a justification letter demonstrating that community conditions have changed and the proposed zoning may be more advantageous to the community. The requested zoning will allow for the potential development of uses that may be desirable to the growth of additional businesses in the City, and a higher intensity of commercial zoning allows for a larger range of development options.

(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 request clearly furthers the Comprehensive and Redevelopment Plan's goals to balance land uses, provide commercial development for the adjacent neighborhoods, redeveloping vacant/blighted property, and locating a needed service within a designated growth node like the business and industrial business zones located at Westside Boulevard SE and 10th Street SE.

Staff recommends the Planning and Zoning Board finds that the cost of the land or other economic considerations do not appear to be a justification for the proposed zone map amendment and that this change in zone would result in a greater variety of commercial land uses for the area.

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

The applicant states: "The proposed Zone Map Amendment will allow development that will benefit the surrounding neighborhoods and emerging businesses in the area. The subject site is adjacent to a minor arterial road, multi-modal trail, and bike path that connect the surrounding neighborhoods to Unser Boulevard and other major roads. The proposed C-2 zone change uses will be consistent with those of the business park zoning to bring needed services, warehouse distribution, offices, retail, and restaurants to the surrounding area".

Staff recommends the Planning and Zoning Board finds that the sole justification is not based on the site's location on a major street.

(G) A zone change request which would 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 the realization of the comprehensive plan and any applicable adopted sector plan 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 site is not suitable for the use 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 site unsuitable for the uses allowed in any adjacent zone.

The applicant states: "The proposed Zone Map Amendment to change the zoning from BP to C-2 will not create a spot zone. The proposed Zone Map Amendment will change the zoning of the 36.16 acre site creating a new zone district in the Los Diamantes subdivision. The subject site is proposed to change zoning to C-2 with proposed development for the site is similar to the permissive uses in the BP zoning. This request clearly facilitates realization of the many goals of the Comprehensive Plan such as balancing land uses to support employment, bringing amenities/services to neighborhoods to ensure that those opportunities are dispersed throughout the City, and create high quality development within Growth Nodes.

Staff recommends the Planning and Zoning Board finds that the proposed zone change would not result in a spot zone. The proposed zone map amendment includes approximately 36.16 acres and the surrounding land uses to the east are similar in form and function to the zoning requirements found in C-2: Wholesale and Warehousing Commercial District.

Finding: Staff recommends the Planning and Zoning Board finds that the proposed amendment conforms to the requirements promulgated within R.O. 2003 Section 150.07 (D) (1) through (4), and (E) through (G).

SURROUNDING LAND USE/ZONING:

NORTH	R-1: Single-Family Residential District (Ordinance No. 83-64)
SOUTH	R-3: Mixed Residential District (Ordinance No. 17, Enactment No. 15-14)
EAST	M-1: Industrial and Business Park District (Ordinance No. 2, Enactment No. 20-03)
WEST	R-1: Single-Family Residential District (Ordinance No. 83-64) R-3: Mixed Residential District (Ordinance No. 33, Enactment No. 23-03)

NOTIFICATIONS:

In accordance with State Statute NMSA Section 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject property received a certified letter containing a notice of action and impending Planning and Zoning Board hearing, with a return service requested. A legal advertisement was also placed in the Albuquerque Journal on May 13, 2024. Notice signs were erected on the subject property on May 21, 2024.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

REVIEWING AGENCY	RECEIVED APPLICATION FOR REVIEW	COMMENTS
DSD Planning and Zoning	X	
DSD Engineering	X	
RRPS	X	
Fire and Rescue	X	Fire approves the request.

Police Department	X	
SSCAFCA	X	SSCAFCA has no comments.
MRMPO	X	
Parks, Recreation, and Community Services	X	No comments. PRCS defers to DSD for any requirements, changes or recommendations related to the proposed zoning changes.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the following findings:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board may make a recommendation to the Governing Body 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 designations 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 being similar to surrounding permissive commercial uses to the east and with the existing zoning, while allowing for an increase in permissive commercial uses from the existing BP: Business Park zoning designation.
2. The applicant has provided sound justification, in a narrative dated May 6, 2024, 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 and the Los Diamantes Master Plan, pending approval of the Los Diamantes Master Plan Amendment.
4. The cost of land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
5. The applicant has provided sufficient justification that the zone map amendment request is not based on the properties' location.
6. The requested zone map amendment would not create a "spot zone" in that it would be 36.16 acres in size and the proposed development for the site is similar to the permissive uses in the BP zoning.

ALTERNATIVES:

1. The Planning and Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body.

3. The Planning and Zoning Board may modify the request and recommend approval of such modifications to the Governing Body.
4. The Planning and Zoning Board may continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings.

ATTACHMENT: [Location/Zone Map](#)

ATTACHMENT: [Application Packet](#)

ATTACHMENT: [154.25 C-2 Wholesale and Warehousing Commercial District](#)

ATTACHMENT: [154.33 BP Business Park District](#)

ATTACHMENT: [Los Diamantes Master Plan](#)

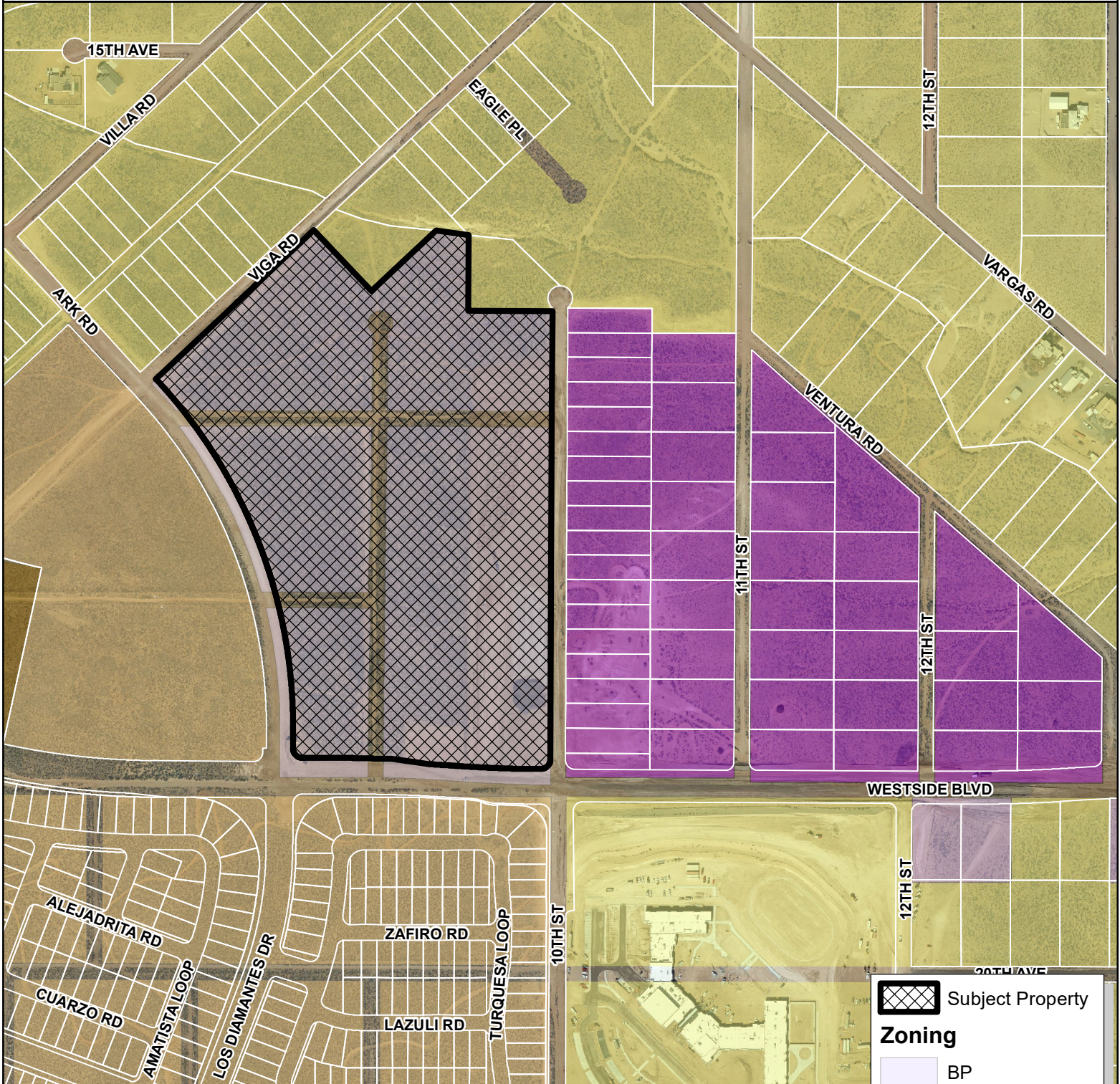
ATTACHMENT: [Notice Sign Locations](#)


ATTACHMENT: [Notice Letter](#)

ATTACHMENT: [Legal Ad Proof](#)







ATTACHMENT: [DRAFT_Ordinance_24-100-00004_CB_BMB.docx](#)

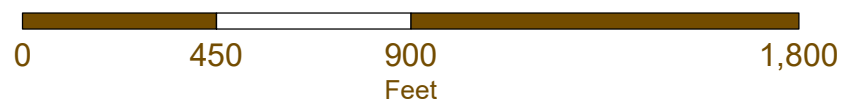
ZONE MAP AMENDMENT LOS DIAMANTES TRACT 2-A-1



 Subject Property

Zoning

-  BP
-  M-1
-  NC
-  R-1
-  R-3
-  R-6



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 05/07/2024

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 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: Los Diamantes, LLC		Phone: (505) 243-3949
Address: 4461 Irving Boulevard NW		E-Mail:
City: Albuquerque	State: NM	Zip: 87114
Proprietary Interest: Owner and Contract Purchaser	List Owners: Los Diamantes, LLC and Tangell Revocable Trust	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Consensus Planning Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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


Requesting a Zone Map Amendment from BP: Business Park to C-2: Wholesale and Warehouse

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Los Diamantes	Block(s):	Lot(s): 2-A-1
Existing Zoning: BP: Business Park	Proposed Zoning: C-2: Wholesale and Warehouse	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 36.16

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: Los Diamantes, LLC	Agent: Consensus Planning Inc.
Signature: 	Date: 05/07/2024	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #
24-100-00004	\$863.00	
	FEE REDUCED BY \$200.00 TO COVER COST OF PREVIOUS TEXT AMENDMENT	

APPLICATION ACCEPTED BY: Chris Benson

DATE: 05/13/2024

April 23, 2024

Planning & Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Los Diamantes Master Plan Business Park related amendments and Zone Changes

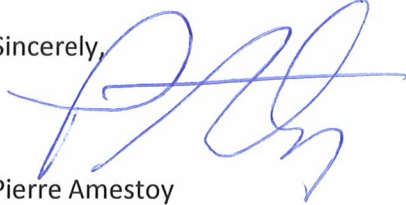
Dear Planning & Zoning Board Chair,

The purpose of this letter is to authorize Consensus Planning to act as our agent for all meetings, applications, and public hearings regarding the review and approval of any Master Plan Amendment and related zoning changes for the Business Park portion of the Los Diamantes Master Plan.

Legal Description: Tract 2A-1, Los Diamantes Subdivision containing approximately 36 acres.

Los Diamantes, LLC is the owner of the property.

Sincerely,



Pierre Amestoy
Managing Member
Los Diamantes, LLC



May 6, 2024

Mr. Fred Radosovich, Chair
Planning and Zoning Board
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

Re: Request for a Zone Map Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Chair Radosovich,

The purpose of this letter is to provide justification for a Zone Map Amendment (ZMA) for the 36.16 acre business park located at 1829 10th Street SE. The property is currently described as of Tract 2-A-1 of the Los Diamantes subdivision. The subject site is within the Los Diamantes Master Plan and is planned to develop with businesses that create jobs and provide necessary services for the surrounding neighborhoods and the City of Rio Rancho. The request seeks to rezone the property from BP: Business Park to C-2: Wholesale and Warehouse to allow for development of the Business Park with needed services, warehouse distribution, offices, retail, and restaurants while still supporting the Master Plan’s vision for a business park.

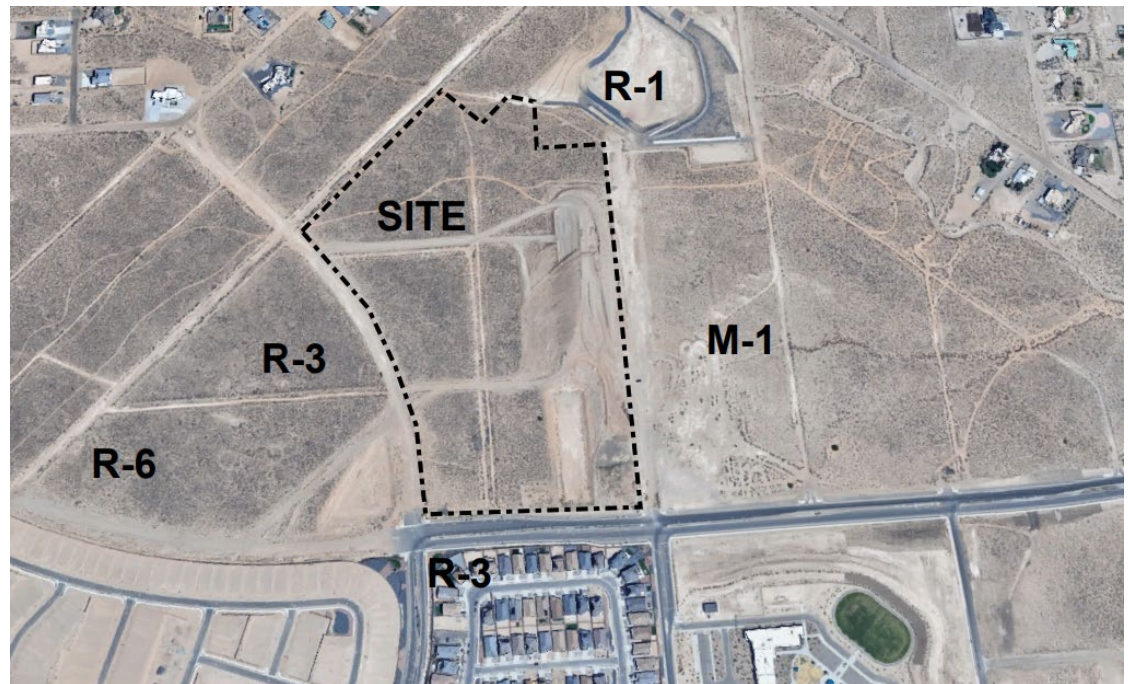


Figure 1 – Subject Site Location

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA,
SITES AP

SITE HISTORY

On August 12, 2015, the City of Rio Rancho Governing Body adopted the Los Diamantes Master Development Plan (LDMP). Since its adoption, the plan has been amended 3 times. These individual amendments were adopted on August 13, 2020,



September 12, 2018, and September 22, 2023. These three amendments are listed as follows:

On July 12, 2015, the City adopted Resolution No. 61, Enactment No. 15-055, accepting the Los Diamantes Master Plan for an approximate one hundred eighty (180) acre development known as Los Diamantes (hereinafter "Los Diamantes"). Said plan identified the location, land uses, design standards, and improvements necessary to serve Los Diamantes, and other information and details regarding the development of Los Diamantes.

This resolution accepted the Los Diamantes Master Plan as another guiding planning document for the City of Rio Rancho.

On August 13, 2020, a revised Los Diamantes Master Plan was approved 25 by Resolution No. 73, Enactment No. 20-071

This resolution amended Section VII Signage (A.) of the Los Diamantes Master Plan. This amendment was adopted to allow for larger entry signage located within larger subdivisions in the Los Diamantes Plan Area. The amendments' broader goal was to create a sense of place in the area.

The Governing Body of the City of Rio Rancho approved the Generalized Land Use Map on September 12, 2018, through Resolution no. 60, Enactment no. 18-058

This amendment allowed for the inclusion of a Generalized Land Use Map included in Section 3, page 9 of the Los Diamantes Master Plan.

On September 22, 2022, a revised Los Diamantes Master Plan was approved by Resolution No.87, Enactment No.22-087

This resolution was adopted to expand the boundary of the Los Diamantes Master Plan Area, update zoning designations, updating the phasing of the Master Plan, and updates to the "Los Diamantes Site Vicinity" map, and the "Los Diamantes Phasing Plan" map.

The Los Diamantes Master Development Plan was drafted to guide growth in the area, as the population of Rio Rancho rapidly expands. The standards it set forth aim to establish clear direction for Rio Rancho, focusing mainly on developing housing and economic opportunities within the City. With new master plans being written to zero in on the development of specific parts of the city, these plans must ensure safeguards are put in place to keep new construction on par with the style the city has stayed consistent with, but these safeguards need to be updated so they aren't an obstruction to future growth.

PLANNING CONTEXT



The property is located to the North of Westside Boulevard and is approximately 36.16 acres in the Los Diamantes Master Plan. Currently there is no development on the subject property. The Los Diamantes subdivision is rapidly developing with the first two phases of single-family housing to the south of Westside Boulevard. There is a multi-modal trail and bike path adjacent to Westside Boulevard on the south side of the property that connects the subject site to Unser Boulevard and the Unser Gateway portion of the city and Rust Medical Center. The subject site is currently zoned BP and the proposed C-2 zone will allow for development that will support the future surrounding neighborhoods and businesses.

Since the creation of the business park, demand has primarily been for residential development. The owner has determined that there is a need for services, like outdoor RV and recreational vehicle storage. The change to C-2 will allow for this critical service need to be met within the Los Diamantes Master Plan.

Table 1: ZONING AND LAND USE		
DIRECTION	ZONING	LAND USE
North	R-1: Single-Family Residential	Scattered Large Lot Single-Family Housing
South	R-3: Mixed Residential	Single-Family Housing and Elementary School
East	M-1: Industrial & Business Park	Vacant
West	R-3: Mixed Residential	Vacant (platting for single-family homes is underway)

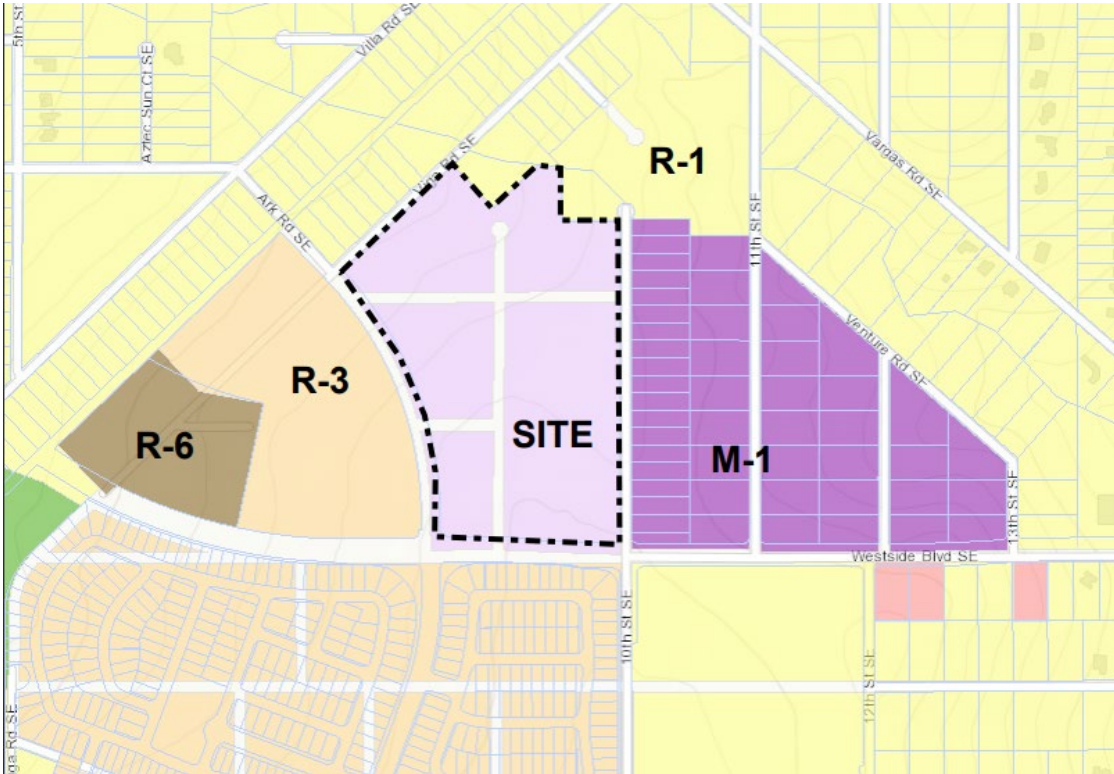


Figure 2 - Zoning and Land Use Map



ZONE MAP AMENDMENT REQUEST

The request is seeking approval for a Zone Map Amendment to change the current BP: Business Park zoning to C-2: Wholesale and Warehouse for the 36.16 acres business park property in the Los Diamantes subdivision. The C-2 zoning will allow for the development of an outdoor RV and recreational vehicle storage facility, which is a more intense use than what is permissible in the business park zone but will be complementary and provide a valuable service for the surrounding neighborhoods that are currently restricted from storing these vehicles on their property.

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the request for a Zone Map Amendment to the property aligns with the goals and policies of the City of Rio Rancho Comprehensive Plan.

Goal L-3: Maintain a balance of land use throughout the City.

Applicant Response: This proposed Zone Map Amendment will maintain a balance of land use throughout the City because the proposed C-2: Wholesale zoning is consistent with surrounding area zoning. The C-2 zoning will allow for a more comprehensive land use mix within the Business Park.

Goal UD 1: Create focused growth areas where existing public infrastructure can support higher density development.

Applicant Response: The proposed Zone Map Amendment will allow for new growth in an area where existing and planned public infrastructure can support development because the subject site is in a rapidly growing area of the city. The subject site is located next to a minor arterial road, a multi-use trail, and a bike lane that connects from the subject site to the eastern boundary of the city. The development of the subject site through the proposed commercial zone will take advantage of the Los Diamantes Master Plan and provide a needed service to the new residents within the Master Plan as well as other surrounding neighborhoods within the City of Rio Rancho and Albuquerque as well.

Goal EDP-3: Enhance the tax base.

Applicant Response: The proposed Zone Map Amendment will allow for development on the subject site under the C-2 which will provide jobs and enhance the City's gross receipts tax base. The surrounding neighborhoods will support businesses that are adjacent to them because they are easily accessible and provide a needed service.

Goal EDR-1: Expand the economic base of Rio Rancho.

Applicant Response: The proposed Zone Map Amendment will allow for the development of a variety of permissive land uses ideal for a Business Park. The development will broaden the economic base within the city and provide some jobs and increase tax revenues to support the surrounding neighborhoods and city as a whole.



ZONE MAP AMENDMENT POLICY COMPLIANCE

(D) The following policies for deciding zone map change applications pursuant to the City Zone Code are:

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

Applicant Response: The proposed zone change is consistent with the health, safety, morals, and general welfare of the City through the resolution of critical development constraints (drainage and access) that are necessary for new commercial development. Future development will benefit the people living in the adjacent neighborhoods by providing jobs and a needed service. The subject property abuts Los Diamantes Drive, existing Business Park and C-2 zoning. The frontage along Los Diamantes Drive will be developed with attractive buildings and landscaping consistent with the standards imposed by the Master Plan.

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 proposed Zone Map Amendment, if granted, will change the existing zoning from BP: Business Park to C-2: Wholesale and Warehouse for needed services, warehouse distribution, offices, retail, and restaurants. While the C-2 zone allows more intensity, the similarities in the BP and C-2 zones allow for there to be more uniform land use within the area. The proposed zoning will maintain a business and provide a needed service.

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

Applicant Response: The proposed zone map amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the following ways: it ensures a land use pattern that encourages mixed-uses as the area within ½ radius would be characterized as SU/Commercial, R-1: Single-Family, E-1: Estate Residential, and C-2: Wholesale and Warehousing; further the Comprehensive Plan's vision of this areas being a Growth node with high intensity uses, links neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho.

4. 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 patter 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: The proposed Zone Map Amendment is applicable because of criteria b and c. The subject site is within a business park area and the proposed zoning will allow for development permissible within the business park zone along with other uses. Those additional uses are complementary to the BP zone and will provide a needed service for the community. The proposed zone change from BP to C-2 will allow for development on the site that will benefit the surrounding community, contribute to the city's economic vitality, and be consistent with the Master Plan's intention for the business park.

(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. The request clearly furthers the Comprehensive and Redevelopment Plan's goals to balance land uses, provide commercial development for the adjacent neighborhoods, redeveloping vacant/blighted property, and locating a needed service within a designated growth nodes like the business and industrial businesses zones located at Westside Boulevard SE and 10th Steet SE.

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

Applicant Response: The proposed Zone Map Amendment will allow development that will benefit the surrounding neighborhoods and emerging businesses in the area. The subject site is adjacent to a minor arterial road, multi-modal trail, and bike path that connect the surrounding neighborhoods to Unser Boulevard and other major roads. The proposed C-2 zone change uses will be consistent with those of the business park zoning to bring needed services, warehouse distribution, offices, retail, and restaurants to the surrounding areas.

(G) A zone change request which would 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 site is not suitable for the use allowed in any adjacent zone due to topography,



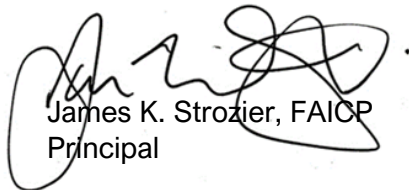
traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: The proposed Zone Map Amendment to change the zoning from BP to C-2 will not create a spot zone. The proposed Zone Map Amendment will change the zoning of the 36.16 acre site creating a new zone district in the Los Diamantes subdivision. The subject site is proposed to change zoning to C-2 with proposed development for the site is similar to the permissive uses in the BP zoning. This request clearly facilitates realization of the many goals of the Comprehensive Plan such as balancing land uses to support employment, bringing amenities/services to neighborhoods to ensure that those opportunities are dispersed throughout the City, and create high quality development within Growth Nodes.

CONCLUSION

Based upon the justification provided, we request that the City of Rio Rancho Planning and Zoning Board recommend approval of this Zone Map Amendment request to change the subject property zoning from BP: Business Park to C-2: Wholesale and Warehouse. The C-2 zoning will allow for development that will benefit the future neighborhoods and development in the Los Diamantes subdivision. The proposed C-2 zoning will bring needed services, warehouse distribution, offices, retail, and restaurants to the surrounding area. These uses will be consistent with those of the Business Park zoning to uphold the purpose of a Business Park in the City of Rio Rancho.

Sincerely,



James K. Strozier, FAICP
Principal

154.25 C-2: WHOLESALE AND WAREHOUSING COMMERCIAL DISTRICT.

(A) *Purpose.* This district permits heavier commercial activities.

(B) *Permissive uses.*

- (1) Amateur radio antenna, up to 65 feet in height from grade;
- (2) Auditoriums, bowling alleys, billiards, dance hall, theaters, skating rinks, indoor entertainment;
- (3) 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;
- (4) Auto repair, minor;
- (5) Automotive dealers, motorcycle dealers;
- (6) Bakeries, pastry and confectioneries for retail sales;
- (7) Banks and other financial institutions;
- (8) Churches, Sunday school and parish house, incidental facilities;
- (9) Clubhouses, buildings for fraternal organizations, nonprofit public service organizations;
- (10) Day spa;
- (11) Drive-in, drive-through window restaurants, convenience stores;
- (12) Gasoline service stations, convenience stores, and car washes;
- (13) Hospitals and private institutions of an educational nature and similar institutions;
- (14) Hotel/motel;
- (15) Lumberyards;
- (16) Machinery, farm sales, repairing and overhauling; provided, that concealed storage and repair area are utilized;

- (17) Manager/caretaker residential uses within the structure;
- (18) Medical complexes, professional offices (medical and dental), veterinarians, offices/clinics;
- (19) Medical supplies and services, drug prescription, prosthetic supplies and dental/medical lab;
- (20) Nursery schools and daycare facilities;
- (21) Nursing **homes**, senior transitional living and care facilities and similar institutions;
- (22) Offices and office buildings;
- (23) Offset press printing;
- (24) Outside storage, as an accessory use, as defined in Article III, Section [154.71](#);
- (25) Park and ride facilities, parking lots, garages;
- (26) Parks, recreational parks and open spaces, public facilities;
- (27) Permanent outdoor sales displays, provided they meet regulations defined in Article III, Section [154.72](#);
- (28) Photocopying and blueprinting, shipping and messenger service;
- (29) Public facilities;
- (30) Public utilities, electric facilities;
- (31) Radio or television studios;
- (32) Recycling collection centers; provided, that they are an accessory use, and as defined in Article III, Section [154.74](#);
- (33) Repair shops – electrical, radio, and television appliances, keys, and similar articles;
- (34) Residential uses as secondary use or above the first floor; provided, that:
 - (a) The density shall not exceed 50 dwelling units per acre; and
 - (b) The exterior of any residential building shall be constructed of materials similar in color and appearance to those used in the primary business structure; and
 - (c) The residence shall be located either as part of the primary business structure or behind the primary business structure; and

(d) The residence can be used as a residence but cannot be used in a business capacity;

(35) Restaurants, bars, lounges, coffee/tea rooms, delicatessens, patio/al fresco dining facilities;

(36) Sales of sheet metal products;

(37) Schools, private, K-12, college, trade schools;

(38) Schools, public, K-12;

(39) Self-storage facilities;

(40) Shops – dressmaking, tailoring, laundry, dry cleaning, photo, pet, and similar trades;

(41) Stores for the sale of retail goods, products, and services;

(42) Temporary model **home**/sales office as defined in Article III, Section [154.75\(B\)](#);

(43) 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\(D\)](#);

(44) Undertaking establishments;

(45) Warehouse and indoor storage;

(46) Wholesale commercial.

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

(1) Auto wrecking, salvage, and contractor's yards, provided:

(a) All activities are conducted in an enclosed building or are enclosed by a solid wall or solid fence at least eight feet high; and

(b) Inoperative automobile bodies or other material may be stacked to a height that does not exceed the height of the required fence or wall;

(2) Boarding kennels or pet shelters;

(3) Light industrial;

(4) Light manufacturing;

(5) Office uses that exceed the height limits of this district;

(6) Research and development office;

(7) Truck and trailer rentals.

(Ord. 18-20; Am. Ord. 19-17; Am. Ord. 22-20)

154.33 BP: BUSINESS PARK DISTRICT.

(A) *Purpose.* This district facilitates economic development through the creation of employment centers with a mix of light industrial and supportive commercial uses in a master-planned setting. A master plan will permit flexible approaches to site design and development while accomplishing the objectives of the urban design element of the comprehensive plan. An emphasis shall be given to community compatibility and appropriate transitions between land uses. The intent of the Business Park District is to:

- (1) Promote economic development for the city by fostering the creation of significant employment centers;
- (2) Enhance and implement the comprehensive plan by creating a land use category that supports campus-style office, warehousing, light manufacturing and supportive commercial use;
- (3) Provide a high quality employment environment of multi-acre parcels based on an approved master plan that includes architectural guidelines and buffers as outlined in the urban design element of the comprehensive plan;
- (4) Plan for efficient transportation access through proximity to arterial roadways;
- (5) Ensure appropriate transitions and/or buffers to adjacent low density residential land uses.

(B) *Permissive uses.*

- (1) Auditoriums, bowling alleys, billiard or pool halls, dance halls, theaters, skating rinks, and other indoor entertainment establishments;
- (2) Bakeries, pastry and confectioneries for retail sales;
- (3) Banks and other financial institutions;
- (4) Brewpubs and microbreweries, artisanal distilleries, and taprooms;
- (5) Hotel/motel;
- (6) Indoor shooting range;
- (7) Industrial;
- (8) Laboratories, research and experimental stations;
- (9) Libraries, museums, cultural institutions;
- (10) Light industrial;
- (11) Light manufacturing;

- (12) Manufacturing;
- (13) Medical complexes, professional offices (medical and dental), veterinarians, offices/clinics; except boarding kennels are not permitted;
- (14) Motion picture production, radio and television production studios;
- (15) Nursery schools and daycare facilities;
- (16) Offices and office buildings;
- (17) Offset press printing;
- (18) Outdoor storage, as an accessory use, provided:
 - (a) A buffer wall shall separate outside storage from abutting properties and rights-of-way; and
 - (b) Proposed outside storage areas shall be delineated as such on applicable site or development plans; and
 - (c) Stored materials shall not be stacked or arranged above the height of the screen wall or fence. If a stored vehicle or other individual item exceeds the height of the screen wall or fence, it shall be stored no less than 15 feet from an abutting property or right-of-way; and
 - (d) Shall not include any outdoor sales display;
- (19) Parks, recreational parks, open spaces, and public facilities;
- (20) Personal services – beauty/barber shops, fitness centers, laundry/dry cleaning, tailor/dressmaking, shoe repair, tanning/manicure salon;
- (21) Photocopying and blueprinting, shipping and messenger service;
- (22) Public utilities, electric facilities;
- (23) Repair shops – electrical, radio, and television appliances, keys and similar articles;
- (24) Research and development office;
- (25) Residential uses as secondary use or above the first floor; provided, that density shall not exceed 50 dwelling units per acre;
- (26) Restaurants, bars, lounges, coffee/tea rooms, patio/al fresco dining facilities, provided:
 - (a) There shall be no drive-in or drive-up restaurants; and

(b) Outdoor seating is at least 75 feet away from any residential zone;

(27) Sales and display rooms or buildings for wholesalers, distributors, warehouses or manufactures;

(28) Schools, private, K-12, college, trade schools;

(29) Schools, public, K-12;

(30) Sheet metal working;

(31) Stores for the sale of retail goods, products, and services; except gasoline stations are not permitted;

(32) Temporary structures and enclosures used in construction as defined in Article III, Section [154.75\(D\)](#);

(33) Warehousing and indoor storage;

(34) Wholesale commercial.

(C) *General requirements and design standards.*

(1) All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with Article III, Section [154.71](#);

(2) No noise, odors, vibration or other impacts shall be discernible off the premises of the building;

(3) All design standards shall be provided in a master plan approved by Planning and Zoning Board. The master plan shall address the following components:

(a) Development standards for height, setbacks, landscaping, etc.;

(b) Site compatibility and design, including:

1. Open space, trails, and recreational amenities;

2. Landscaping and buffers; and

3. Design concepts and guidelines;

(c) Drainage;

(d) Transportation;

(e) Utilities;

(f) Optional components which may be required by the Development Services Department Director:

1. Master sign plan;
2. Master parking plan.

(D) *Area*. A minimum 15 acres for the master-planned business park. Lots or tracts within the business park shall be a minimum of one-half acre (21,780 square feet).

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



LOS DIAMANTES

LOS DIAMANTES MASTER PLAN



PREPARED FOR: LOS DIAMANTES, LLC

PREPARED BY: MARK GOODWIN & ASSOCIATES, PA
CONSENSUS PLANNING, INC

ADOPTED ON AUGUST 12, 2015
AMENDED ON AUGUST 13, 2020

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**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO. 73

ENACTMENT NO. 20-071

RESOLUTION AMENDING THE LOS DIAMANTES 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 Los Diamantes Master Plan on August 12, 2015 with Resolution No. 61 Enactment No. 15-055; and

WHEREAS: the Governing Body of the City of Rio Rancho approved the Generalized Land Use Map on September 12, 2018 through Resolution no. 60, Enactment no. 18-058; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the land use amendments to the Los Diamantes Master Plan at their meeting held on July 28, 2020, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed land use amendments (Case No. 20-410-02) to the Los Diamantes Master Plan at their meeting held on August 13, 2020, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is 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 land use amendments and modifications to the Los Diamantes Master Plan, Exhibit A to this resolution.

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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.

ADOPTED THIS 13th DAY OF AUGUST, 2020.



Greggory D. Hull, Mayor

ATTEST:



Rebecca A. Martinez, City Clerk
(SEAL)

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1. INTRODUCTION

This document is a Master Plan for the area known as Los Diamantes, located in Rio Rancho, Sandoval County, New Mexico. The Los Diamantes Master Plan area is comprised of approximately 180 acres owned by Los Diamantes, LLC. The vicinity map located on page 2 illustrates the location of the master plan area. The purpose of this Master Plan is to identify land uses, zoning, parks, trails, drainage facilities, conceptual utilities, transportation corridors, and provide design guidelines. The following are the objectives of the Master Plan:

- To create a zoning and land use plan that includes well-planned single family residential neighborhoods in close proximity to planned schools and commercial services, a business park area that will attract future employers to the City of Rio Rancho, multi-family residential opportunities to support affordable housing goals and commercial services and provide needed services to both the residential neighborhoods and the business park.
- To connect with and extend existing transportation corridors identified in the City's Transportation Policy.
- To correct the jobs/housing imbalance on the Westside by providing a desirable location and infrastructure necessary to support employment in a well-designed business park.
- To provide a balanced land use mix that accommodates high quality residential development of various densities and high-quality employment and commercial development with convenient access to housing.
- To comply with and implement the Rio Rancho Comprehensive Plan and the Unit 10 Specific Area Plan.

Master Planning Process

This Master Plan was accomplished in collaboration with City of Rio Rancho Development Services Department, Los Diamantes LLC, Mark Goodwin and Associates, Price Land Development Group, and Consensus Planning, Inc. A zone map amendment request is included in conjunction with this master plan application. This master plan establishes zoning for the Los Diamantes Plan Area. The Master Plan Project team worked with the City of Rio Rancho Development Services on the Business Park zone; and the Los Diamantes Business Park proposes to use this zone.



LOS DIAMANTES SITE VICINITY

2. EXISTING CONDITIONS

As shown on the Vicinity Map, Los Diamantes is located approximately one mile west of Unser Boulevard and a little over a half mile south of Southern Boulevard in Unit 10. The proposed combination of the Business and Residential components comprises approximately 180 acres, which is currently vacant.

The existing alignment of West Side Boulevard runs east and west and bisects the Plan Area. The south boundary is the existing Isabel right-of-way. The east boundary is 10th Street, and the west boundary is Viga Road.

Los Diamantes is the first large scale development within Unit 10 and as such, it is not in close proximity to any other approved master plans. The Plan Area's preferred land use categories and zoning were addressed in the recently approved Generalized Land Use Map as is further discussed in the Land Use section of this master plan. The Los Diamantes Master Plan is in compliance with and furthers the Generalized Land Use Map.

The property lies within a geological saddle that falls from northwest to southeast. The surface is covered by a mixture of sand sagebrush, four-winged saltbush and blue grama grasses, and includes some cholla and cacti. Animal species in the Plan Area include coyote, cottontails, jackrabbits and horned lizards. An Endangered Species Act compliance document was produced, and no endangered species (plant or animal) were documented. A Cultural/ Archeological survey was also performed. The report, along with mitigation recommendations, is on file with the Historic Preservation Division of the State Historic Preservation Office.

There is a large undefined flood plain in an arroyo channel that is created by the "Rainbow Tributary" to the Calabacillas Arroyo that originates in Rio Rancho north of Southern Boulevard and terminates in the City of Albuquerque at the Calabacillas Arroyo. This arroyo and its flows are addressed in the drainage section of the Master Plan.

2020 Amendment

Since this Master Plan was adopted in 2015, the City of Rio Rancho adopted the Unit 10 Specific Area Plan, which addresses land use, transportation, utilities and infrastructure, and general development guidelines for the larger geographic area surrounding Los Diamantes. The Specific Area Plan has subsequently been amended and further amendments have been considered by the Rio Rancho Governing Body.

The Unit 10 Specific Area Plan proposed land use change areas that designated different land uses than those adopted in the Comprehensive Plan and relied on in the original Los Diamantes Master Plan. Such changes included designation of the western portion of Unit 10 as a "Future Master Planned Area," location of the new Joe Harris Elementary School as a civic/institutional land use where residential was previously shown, and an increase in commercial uses along Westside Boulevard and near Unser Pavilion.

Due to these changed conditions, housing market demands, and in support of the Comprehensive Plan policies of the City of Rio Rancho, this Master Plan was amended in 2020. The amendment updates the land use, zoning, and parks and recreation sections to address a revised lot layout for the R-3 Mixed Residential located south of Westside Boulevard, changes a portion of the Business Park to R-2 single-family residential, and provides for the future development of 15 acres of multi-family residential within the remaining Business Park area. In addition, the Master Plan boundary was adjusted to add Lot 15, Block 64 and Lot 41, Block 18 of Unit 10 while removing Lots 10 and 13 through 16, Block 60 of Unit 10, which reflects current lot consolidation and assembly efforts.

3. LAND USE, ZONING, AND DENSITY

The zoning for the Plan is intended to allow for a mix of land uses that will provide for the creation of residential neighborhoods with a mix of single family housing types, multi-family residential opportunities, and the creation of a business park that will provide employment space and commercial services for the City of Rio Rancho. The creation of a regional pond has been designed to handle the regional drainage detention needs for the Plan Area. The residential plan also identifies two public neighborhood parks located within the Los Diamantes residential neighborhood south of Westside Boulevard. See the Los Diamantes Zoning Map on page 7.

The following sections and pages include descriptions of the land use and zoning for the Master Plan.

Business Park (34 acres)

The area that is zoned Business Park follows all of the regulations of the City of Rio Rancho Business Park Zone.

The intent of the Los Diamantes Business Park is to provide for large employers within a campus style setting that is supported by commercial services. In addition, up to 15 acres of the business park area is appropriate for future multi-family residential development depending on the absorption of commercial uses. Multi-family residential would provide a more complete mixed-use center along the Westside corridor. A future zone map amendment may be required to implement the multi-family residential land use.

This Master Plan contains design standards for the Business Park to ensure that the Park is developed in an aesthetically pleasing and cohesive manner and that the more intense aspects of the industrial uses are enclosed, screened, and/or buffered. The design standards will also ensure any multi-family residential component will be successfully integrated with the remainder of the business park uses.

The commercial uses are intended to support the Business Park by providing the opportunity for commercial services such as restaurants, dry cleaners, and banks that will serve both Business Park employees and the adjacent Los Diamantes residential neighborhoods. Within the employment and commercial mix in the Business Park there is the opportunity for both an employment campus like setting, as well as for the commercial services to take a more urban mixed-use form.

R-3 Mixed Residential District (109 acres)

The Los Diamantes residential neighborhood follows all of the requirements of the City of Rio Rancho R-3 Mixed Residential District. The Master Plan and Los Diamantes Residential Overlay Zone (LDROZ) does not permit multi-family development within the R-3 zone (LDROZ).

The R-3 residential neighborhoods will provide the opportunity for a variety of single-family housing types. The plan intends the neighborhood to develop with a range of lot sizes. All the lots will meet the minimum lot size requirement established by the R-3 zone. The Master Plan establishes the following residential lot sizes for the Plan Area:

Minimum Lot Width	Percent of Residential Units	Number of Units	Density (DU's per acre)
Forty (40) Feet	41%	200	+/- 6
Fifty (50) Feet	43%	209	+/- 5
Fifty-Five (55) Feet	16%	78	+/- 4

R-2 Single-Family Residential (25 acres)

The proposed R-2 single-family residential neighborhood follows all the requirements of the City of Rio Rancho R-2 zoning district. This neighborhood, located north of Westside Boulevard, will provide additional single-family detached residential needed in the Rio Rancho housing market at slightly lower densities than within the R-3 area located to the south. A small park serving the residents of this neighborhood will be provided upon development.

Multi-Family Residential (15 acres)

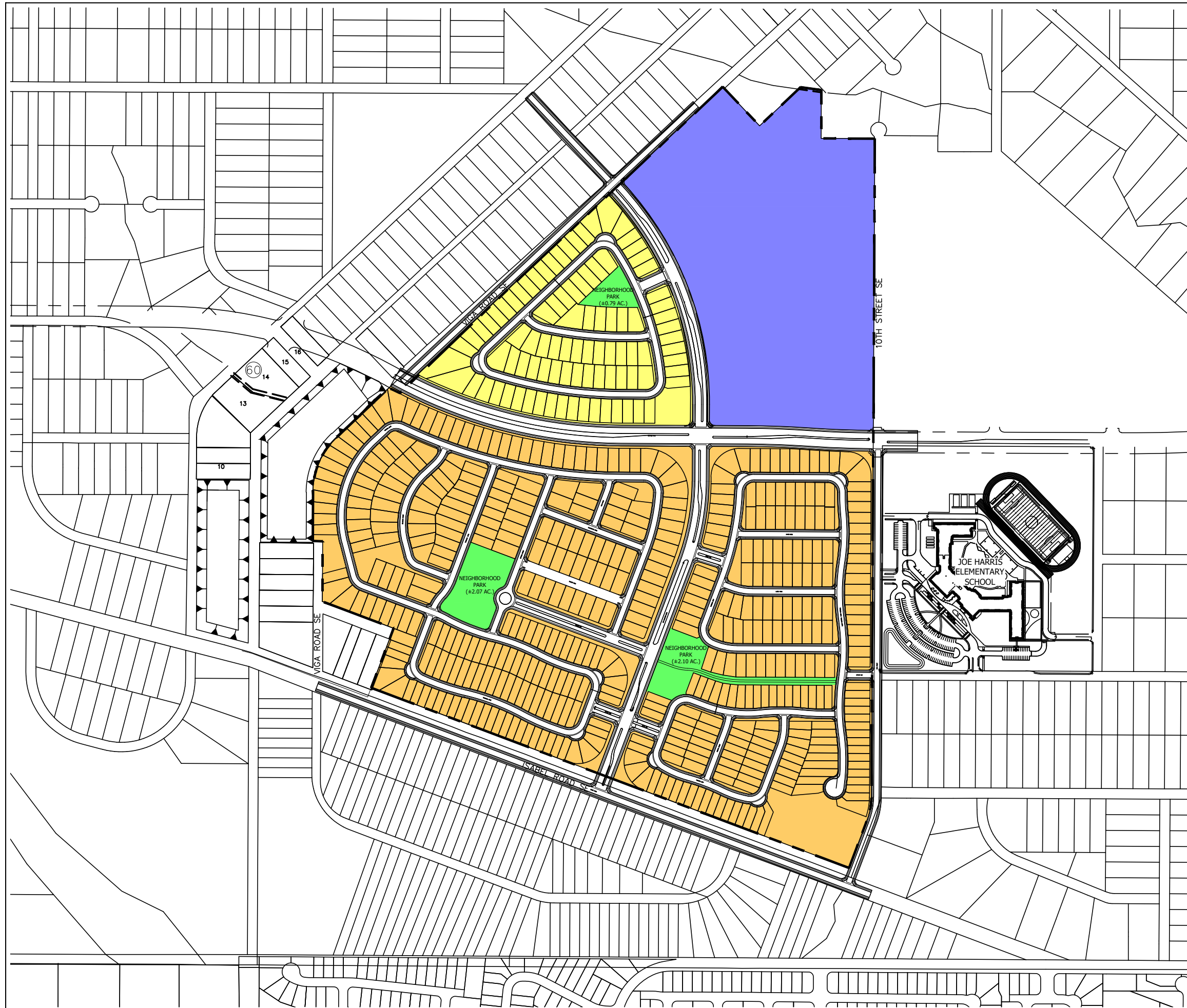
As mentioned above, approximately 15 acres of the Business Park area is designated for potential multi-family residential development. Implementation and use of this land use will be done via a zone map amendment utilizing the R-6 zone district or other equivalent zoning designation provided by the Rio Rancho Code of Ordinances. When this land use is implemented, the Unit 10 buffer overlay district regulations established in Ordinance No. 20, Enactment 18-24 shall be considered and implemented. Further details regarding implementation of this land use may be defined in a separate development agreement.

Pond/Open Space (8 acres)

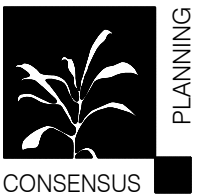
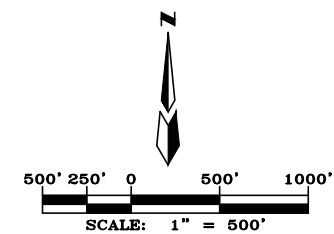
The pond that is located at the Plan Area's southwest boundary is being developed in collaboration with the Southern Sandoval County Flood Control Authority (SSCAFCA) and the City of Rio Rancho. More information on the Los Diamantes Regional Pond is included in Chapter 8, Conceptual Drainage Plan.

Neighborhood Parks

There are three neighborhood parks planned within the Los Diamantes residential neighborhoods. These parks will be a variety of sizes based on the neighborhood area served by each. These parks total approximately 4.9 acres. They will be dedicated to the City of Rio Rancho and will be maintained by the City of Rio Rancho. More information of these parks is contained in Chapter 6, Parks and Trails.



- BUSINESS PARK
(±36 ACRES)
- R-2 Single-Family Residential
(±22 ACRES)
- R-3 MIXED USE RESIDENTIAL
(±103 ACRES)
- NEIGHBORHOOD PARK
(±5 ACRES)



LOS DIAMANTES

Land Use/Zoning Plan

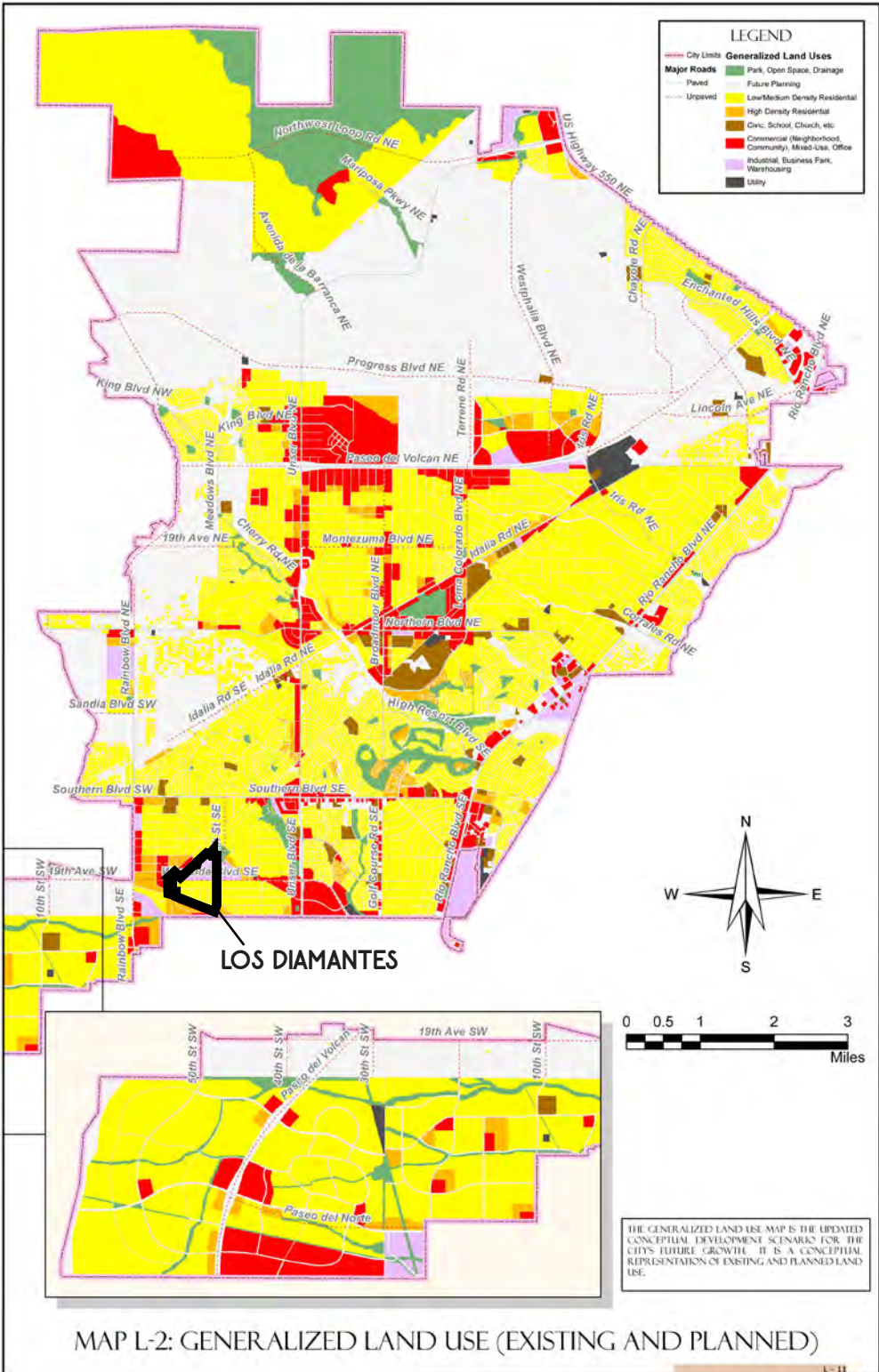
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

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MASTER PLAN

Generalized Land Use

The City of Rio Rancho Comprehensive Plan Generalized Land Use Plan was recently updated in order to add proposed land uses for Unit 10. The Los Diamantes Master Plan is within Unit 10. The Master Plan is consistent with the Generalized Land Use Plan, which shows the land uses as Industrial, Business Park, Warehousing, and Low/Medium Density Residential. See the Generalized Land Use Map located below:



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4. DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework to assist the architects, landscape architects, civil engineers, and designers in understanding the vision and development goals for the Plan Area. Minor amendments to these standards may be approved administratively by the Development Services Department Director and major amendments shall be approved by the City of Rio Rancho Governing Body.

A. RESIDENTIAL DESIGN STANDARDS

The residential design standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, and signage that will create the visual image desired for Los Diamantes. They are intended to be complementary to the surrounding area, and to create a unique neighborhood in Los Diamantes that has its own identity but reinforces the character of the Los Diamantes Business Park and commercial development.

I. ARCHITECTURAL REVIEW COMMITTEE

The Los Diamantes residential subdivision will establish a residential Architectural Review Committee (ARC) to ensure that new development follows the design standards and to encourage and promote development that is harmonious and in keeping with the character of the Los Diamantes neighborhood. The ARC will be responsible for reviewing all plans and for making sure that properties are continually maintained.

A more comprehensive and detailed set of design standards and CC&Rs are being developed for the property consistent with the intent of these Master Plan standards. It is anticipated that these CC&Rs will be more detailed and may conflict with these more general guidelines. The ARC will administer these standards to ensure a consistent character and quality of development.

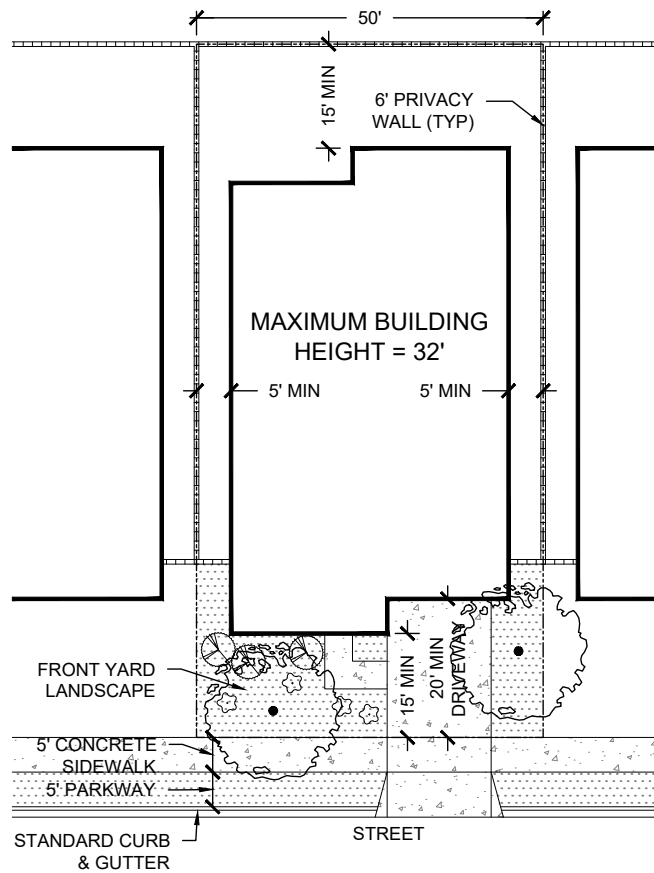
II. PEDESTRIAN AMENITIES

- a. All pedestrian paths shall be designed to be handicapped accessible (See Americans with Disabilities Act Criteria for Barrier-Free Design), except where topography makes this unfeasible.
- b. Sidewalks along Westside Boulevard shall be six feet in width. All other sidewalks shall be five feet in width.
- c. To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system that is connected through trails and sidewalks, which also serve as recreational amenities for the residents.
- d. All trails within Los Diamantes will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

III. SETBACKS

The use of building area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks shall be pedestrian walkways and screening materials, including landscaping and walls.

- a. Minimum Front Yard Setbacks: 15 feet, except 20 feet for garage doors and single-family attached and zero lot line dwelling units.
- b. Minimum Rear Yard Setbacks: 15 Feet
- c. Minimum Side Yard Setbacks: 5 feet on both sides for any principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.



Conceptual Diagram Illustrating Setbacks

IV. BUILDING HEIGHT AND MATERIALS

- a. Residential building heights shall not exceed 32 feet in height and shall be consistent with the City Comprehensive Zoning Code unless otherwise restricted as described below.
- b. Stucco shall be the primary building material. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. High intensity colors, such as metallic, black, or florescent colors are prohibited.

MASTER PLAN

- c. Accent colors in entry portals, front door, window frames and trim, and other incidental elements shall be shades of white, blue, brown, and green.
- d. Windows may be wood, metal, or solid vinyl. Reflective film is prohibited.
- e. Exterior doors, including garage doors, shall be stained or painted wood or painted metal and shall match the architectural theme of the dwelling.
- f. Accent materials may consist of rock, wood, tile, or brick. All vinyl or metal window frames must be either recessed or projected a minimum of 2" if they are adjacent to stucco or stone, unless they are wood encased.

V. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the neighborhood. The goal is to provide a low water use landscaped community. These standards are to be made as a supplement to the City of Rio Rancho requirements. The following are minimum standards for the development of specific landscape plans:

- a. A five-foot landscape parkway strip shall be located between the sidewalk and the curb. The groundcover for the landscape strip shall be required to be Santa Fe Brown rock, or other equivalent decorative rock groundcover. The maintenance of this strip shall be the responsibility of the Homeowner.
- b. Every lot shall have a minimum of two trees, each of a minimum one and one-half inches in caliper.
- c. Individual lot owners will be responsible for the installation and maintenance of the landscape on their property. All plant material, including trees, shrubs, groundcover, wildflowers, etc. shall be maintained by the lot owner in a living attractive condition.
- d. Landscaping within the private common areas, as shown on the lot layout exhibit, shall be maintained by the Homeowners' Association. These areas are for the benefit of the Homeowners and will be defined with future platting.
- e. The Homeowners' Association shall maintain landscaping in the right-of-way. All landscaping must be maintained in attractive living condition.
- f. Irrigation and landscaping maintenance outside of individual lots shall be the responsibility of the HOA.
- g. Front Yard Minimums:
 - 40' lots
 - 1. 2 trees at least 1.5" caliper and 10-12 feet high at the time of planting
 - 2. 3 large shrubs (minimum 5 gallon)
 - 3. 2 small shrubs (minimum 1 gallon)
 - 50' and 55' lots
 - 1. 2 trees at least 1.5" caliper and 10-12 feet high at the time of planting
 - 2. 3 large shrubs (minimum 5 gallon)
 - 3. 4 small shrubs (minimum 1 gallon)

- h. At a minimum, all front yard landscaping shall be required to contain Pueblo Rose, Santa Fe Brown, River rock, or similar type rock over filter fabric for all yard areas that are not covered with living vegetative groundcover.
- i. Accentuating bark mulch or pecan shells are permitted in front yard landscape.
- j. Within individual lots, landscaping and irrigation system maintenance is required and will be the responsibility of the homeowner, including that which is between the curb and sidewalk. Landscaping shall be maintained in a healthy and attractive condition.
- k. Xeric principles are to be employed when designing landscaped areas and they shall include the use of water harvesting areas to the extent possible.
- l. Suggested Trees:
 - 1. Acer negundo 'Sensation' – Sensation Box Elder
 - 2. Fraxinus velutina 'Modesto' – Modesto Ash
 - 3. Gleditsia triacanthos – Honey Locust
 - 4. Pistacia chinensis – Chinese Pistache
 - 5. Platanus acerifolia 'Bloodgood' – Bloodgood London Plane Tree
 - 6. Ulmus hybrid 'Frontier' – Frontier Elm

VI. LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to both the daytime and the night-time appearance of the lighting design and fixtures. The primary design objective of the site lighting system shall be to provide for public safety without adversely affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

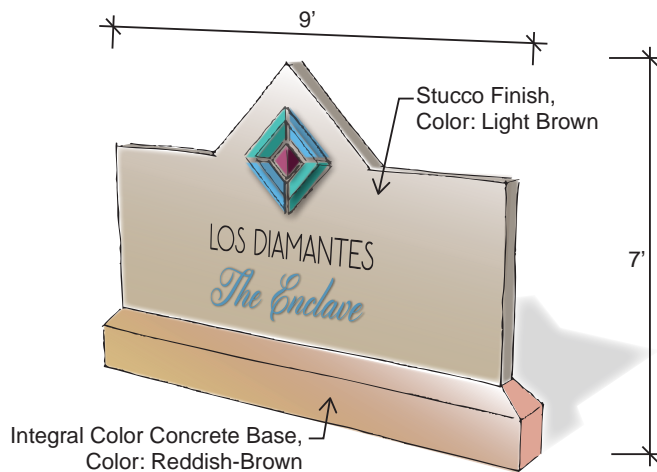
- a. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
- b. All lights shall be fully shielded source with glare cut off angles of a maximum of 75 degrees to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium streetlights are prohibited.
- c. Streetlights shall be in accordance with the City of Rio Rancho Outdoor Lighting Ordinance/Chapter 159. Height shall not exceed 16 feet.

MASTER PLAN

VII. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within Los Diamantes. The goal is to provide a signage program that is of high quality, maintains a consistent style and complements the visual character of the property.

- a. Entry signs shall be the monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed forty square feet in area, and 8 feet in height above grade.

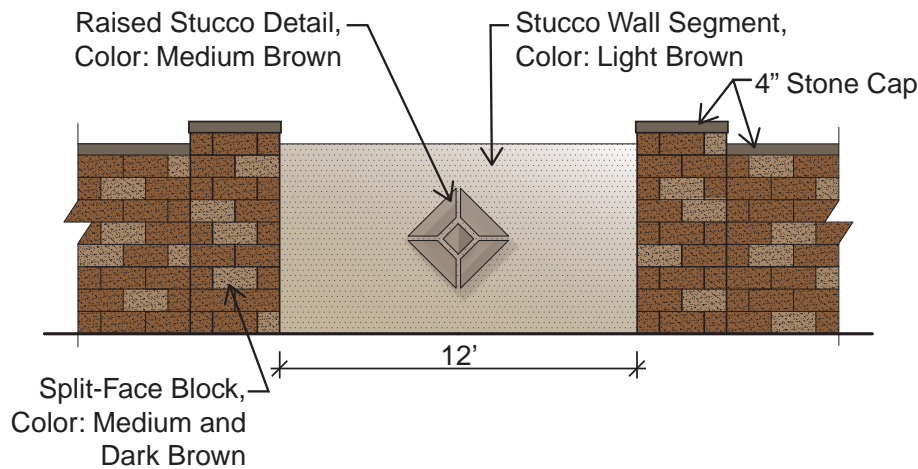


Conceptual Residential Monument Sign

- b. Pedestrian directional signs are permitted. The design of these signs shall be integrated with the Los Diamantes neighborhood monument entry signs and shall not exceed two square feet in area, and three feet in height above grade.
- c. Illumination of signage is permitted and shall follow the Lighting Standards contained in Section VI of this document.
- d. Digital and light emitting diode signage is prohibited.

VIII. WALLS

- a. All perimeter block walls facing rights-of-way shall be designed to complement entry monument signs.
- b. Plain grey CMU block shall not be used for wall material unless treated with stucco.
- c. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
- d. Barbed wire, concertina wire, and similar materials are prohibited.



Conceptual Los Diamantes Wall Design

IX. UTILITIES

To ensure the overall aesthetic quality of the property and the natural environment, the visual impact of utilities and equipment shall be minimized by the following:

- a. All new electric distribution lines shall be placed underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation, per the access regulations of the applicable utility company, when viewed from the public right-of-way.
- c. When an above ground backflow prevention device is required by the City, the heated enclosure shall be constructed of materials compatible with the architectural materials used as a main element of the building or with the landscaping there.
- d. If prefabricated fiberglass enclosures are used, they shall be appropriately screened from view by low walls and/or landscaping.

MASTER PLAN

X. OFF-STREET PARKING

Minimal number of off-street parking spaces shall be provided according to the design standard contained in the DPM and Requirements per Zoning Code. Parking shall be calculated and provided as follows:

- a. For each house or townhouse:
 1. Three spaces if the dwelling has up to two bedrooms, two in garage
 2. Four spaces if the dwelling has three or more bedrooms, two in garage
- b. Off street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

XI. RECYCLING

Curbside recycling pickup and garbage carts are provided by the City (currently via a private provider) within the City of Rio Rancho. Homes within Los Diamantes are required to provide storage for the automated carts, including the recycling cart, and homeowners are encouraged to participate in this recycling program.

B. Business Park Design Standards

The intent of the Los Diamantes Business Park Design Standards are to create the framework for a built environment within the Business Center that supports business and economic development through the creation of a cohesive, attractive setting while also respecting and accommodating the building size and use requirements of a range of employers. The design standards are intended to be complimentary to the surrounding residential neighborhoods and keep in the unique character of the entire Los Diamantes Master Plan. The Business Park Design Standards are based on the following principles:

- Design for compatibility with adjacent uses by outlining design standards which complement the nearby neighborhood and City of Rio Rancho, as a whole;
- Design for overall cohesiveness which unifies the business park with planned residential development; and
- Consider each building as a long-term addition to the city by ensuring high-quality development.

I. ARCHITECTURAL REVIEW COMMITTEE

The Los Diamantes Business Park will establish an Architectural Review Committee (ARC) to ensure that new development follows the design standards and to encourage and promote development that is harmonious and in keeping with the character of the Los Diamantes Business Park. The ARC will be responsible for reviewing all plans and for making sure that properties are continually maintained. The business park ARC will be separate from the residential ARC.

II. BUILDING ORIENTATION AND CONNECTIVITY

Intent: Buildings should be oriented with consideration to the visual impact from the perspective of the driver or pedestrian on the adjacent primary roadways. It is important to create the immediate first impression of a high-quality business park, as part of the city's overall community character and identity. Business parks and campuses are enhanced when it is easier, safer, and more comfortable to walk between buildings and parking areas. The Los Diamantes Business Park is intended to accommodate large employers as well as live/work uses, and supportive retail and services which will have a more urban character. Therefore, both minimum and maximum setbacks have been included in order to allow for both of these land use forms. All development within the Business Park should connect to surrounding uses, including streets, businesses, transit facilities, and residential areas, where appropriate.

a. Setbacks

1. Front Yard Setback:

Minimum - 10'

Maximum - 80'

2. Side Yard Setback:

Minimum of ten (10) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project six (6) feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side yard setback areas. There is no maximum side setback.

3. Rear Yard Setback:

Twenty (20) feet, except that cantilevered roofs and sunscreens may project three (3) feet into the setback area.

b. Building Placement

1. Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged.

c. Building Entries

1. Building entries should be located so that they are easily identifiable from the primary adjacent roadway.
2. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

d. Sidewalks

1. Sidewalks shall be designed to connect to sidewalks internal to individual sites and to trails when relevant.
2. All sidewalks shall be designed per the Americans with Disability Act requirements.

MASTER PLAN

e. Trails

1. All trails within Los Diamantes Business Park will be designed in compliance with City of Rio Rancho trail standards. Trails will be designed to connect with a sidewalk, business, and/or park. In some locations, a trail may be constructed in lieu of a sidewalk.

III. PARKING

Intent: The intent of the parking standards is to develop a circulation system that safely and efficiently moves vehicles while avoiding and reducing potential conflicts between pedestrians and vehicles. the maximum front setback of 80' allows for two rows of parking and a drive aisle in front of the building. Therefore, the majority of parking shall be located either on the side or in the rear of the building.

a. Placement and Design

1. The placement and design of parking areas should foster safe pedestrian access and provide clearly identifiable pedestrian walkways between the primary entrance and visitor parking.
2. The minimum number of vehicular, disabled, motorcycle, and bicycle parking spaces shall be per Section 154.76 Off-street Parking Regulations contained in the City of Rio Rancho Zoning Code.
3. Large parking areas shall be visually segmented into smaller subareas separated by landscaping and/or pedestrian walkways.
4. Parking shall not dominate the street frontage. Wherever possible, visitor parking should be placed on the primary street frontage, and employee parking located either to the side or rear of the building.
5. Parking areas shall be designed to include a pedestrian link to the public sidewalk network, and/or trail system.

IV. ARCHITECTURE

Intent: the purpose of the architectural standards is to provide direction for the development of an attractive, cohesive built environment that accommodates the function of the individual buildings within the Los Diamantes Business Park while also ensuring quality development and reinforcing the unique character and identity of the Park.

a. Materials

1. Primary building materials shall be stucco, colored concrete, or colored block. Stone, tile, metal, or brick accents are also allowed.
2. Finished building treatments are required on all four side of the building.

3. Materials prohibited as the primary building material include the following:
 - i. Exposed, untreated precision block or wood walls
 - ii. Highly reflective surfaces
 - iii. Metal paneling.
- b. Color
 1. Predominate colors shall be limited to shades of brown, tan, rust, and blue. High intensity colors, such as metallic, black, or florescent colors are prohibited.
- c. Height
 1. Building height shall be limited to sixty (60) feet.
- d. Building Design
 1. Facades with a high level of visual interest from both vehicular and pedestrian viewpoints are encouraged.
 2. Long unbroken building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.
 3. Rear and side wall elevations shall be constructed of the same materials as the primary front facade and shall be of the same architectural design.
 4. Entrances to individual buildings should be identifiable through the use of architectural recesses or projections, roof elements, columns, or other architectural elements.

V. SUSTAINABILITY

- a. Energy efficient techniques shall be utilized to reduce energy and water consumption, where feasible.
- b. Water harvesting techniques such as curb cuts for drainage to landscaped areas, permeable paving, and or bioswales to slow and treat storm water runoff shall be provided where feasible.
- c. Buildings shall be oriented to take advantage of heat gain in the winter where feasible while coordinating with shading strategies to inhibit solar gain in the summer.
- d. Grasses and other ground vegetation should be near edges to help filter and slow runoff as it enters and exits the site.
- e. Convenient recyclable collection facilities shall be provided by all tenants of the site.

MASTER PLAN

VI. LANDSCAPING

Intent: The intent of the landscape standards is to foster the development of an overall, water efficient, landscape concept that will establish a framework that unifies the entire Business Park.

- a. The use of turf grasses shall be limited per the City of Rio Rancho regulations restricting turf grass.
- b. A landscape setback (outside of the right-of-way) of a minimum of 10 feet shall be provided along each primary street frontage. The landscape area shall be comprised primarily of deciduous trees, 10-foot minimum height at the time of planting and shall be capable of reaching a mature height of at least 25 feet.
- c. An automatic underground irrigation system shall be provided to support all landscaping. The system shall be designed to avoid overspraying of walks, buildings, fences, etc.
- d. Proposed lighting and landscaping shall be placed so they are not in conflict with each other.
- e. All plant material within the business park, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by a landscaping company. A business park association shall be established to fund landscaping maintenance. Association membership shall be required by property owners within the business park and landscaping maintenance fees shall be based on property size.
- f. Suggested Trees:
 1. Acer negundo 'Sensation' – Sensation Box Elder
 2. Fraxinus velutina 'Medesto' – Modesto Ash
 3. Gleditsia triacanthos – Honey Locust
 4. Pistacia chinensis – Chinese Pistache
 5. Platanus acerifolia 'Bloodgood' – Bloodgood London Plane Tree
 6. Ulmus hybrid 'Frontier' – Frontier Elm
 7. Pinus eldarica – Afghan Pine
 8. Pinus nigra – Austrian Pine

VII. SCREENING, BUFFERING AND WALLS

Intent: The intent is to reduce the visual impact of the necessary elements of parking, mechanical equipment, and refuse on the site; and to provide broader buffers to adjacent land uses without impacting the practical function of the site components.

- a. Screening
 1. Portions of parking lots that are in front of or beside buildings along the primary street (as determined by main entrance) shall be screened with one or more of the following treatments:
 - i. Landscaping to sufficiently screen the first 3 feet in height adjacent to the parking area, within the landscape setback.

- ii. Low walls made of concrete, masonry, or other similar material and not exceeding a height of 3 feet.
 - iii. Raised planter walls planted with a minimum 80% evergreen shrubs not to exceed 3 feet in height.
2. Refuse collection shall comply with Waste Management of New Mexico and City of Rio Rancho requirements.
3. Screening for the refuse collection shall be comprised of a solid wall. The location, design, color, and material of the enclosure shall be compatible with the principal building.
4. Ground and roof-mounted mechanical equipment shall be screened from the view of adjoining properties by landscaping or parapets, respectively.

b. Walls

1. All perimeter block walls facing rights-of-way shall be constructed of split-face concrete block and shall include a smooth, continuous 4-inch cap of a complementary color.
2. Plain grey CMU block shall not be used for wall material unless treated with stucco.
3. Chain-link (with or without slats), wood or plastic/vinyl fencing is prohibited except for security fencing where not visible from the public right-of-way.
4. Barbed wire, concertina wire and similar materials are prohibited.

VIII. STORAGE AND EQUIPMENT AREAS

Intent: Storage and equipment areas should be designed to be harmonious with the site without interfering with their storage function and need for security.

- a. Any exterior storage and sales areas shall be screened with walls which are architecturally compatible with the primary building(s) on the site.
- b. Loading and service areas should be provided with separate access and circulation whenever possible.

IX. SIGNAGE

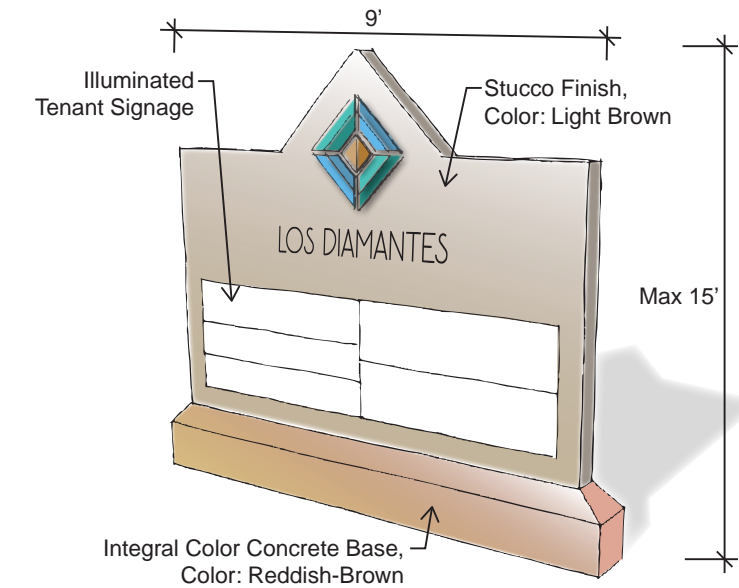
The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

MASTER PLAN

a. The following types of signs are permitted in the Los Diamantes Business Park:

1. Monument/Entry Signs
2. Building Mounted Signs
3. Vehicle Directional Signs
4. Pedestrian Directional Signs

b. Entry signs shall be monument type and shall complement the materials, color, and architectural character of the buildings and shall not exceed one hundred thirty-five square feet in area, and fifteen feet in height above grade.



Conceptual Business Park Monument Sign

- c. One building mounted sign is permitted for each facade that faces a primary roadway. Building mounted signs shall be limited to 10% of the building facade, and a maximum projection of eighteen inches.
- d. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking. The design of these signs shall be integrated with the Los Diamantes Business Park entry signs and shall not exceed three square feet in area, and five feet in height above grade.
- e. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail. The design of these signs shall be integrated with the Los Diamantes Business Park monument entry signs and shall not exceed two square feet in area, and 3 feet in height above grade.
- f. Illumination of signage is permitted and shall follow the regulations contained in Section X, Lighting, located below.
- g. Digital and Light Emitting Diode Lighting is permitted per the City of Rio Rancho Institutional District sign regulations.

X. LIGHTING

Intent: Lighting should be designed to provide atmosphere, safety, and security. Lighting shall comply with all applicable City ordinances and shall be further restricted by the following design standards:

- a. Site lighting shall be shielded and oriented to eliminate glare or light trespass on to adjacent rights-of-way and properties.
- b. All parking lot lighting shall be fully shielded and night-sky compliant.
- c. Pedestrian scale bollard lights are encouraged and shall be fitted with louvers, diffusers or shields, as necessary, to eliminate glare or light trespass on to adjacent rights-of-way and properties.
- d. Light fixtures shall conform to the architectural character of the buildings and other site elements.
- e. Building mounted lights shall be fully shielded and mounted at a maximum height of sixteen feet.
- f. Up-lighting for signage and landscape is permitted and shall be shielded to eliminate glare and light trespass and be night-sky compliant.

XI. UTILITIES

- a. All electric distribution lines shall be placed 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. Screening of transformers, electric boxes and other utility structures shall not impede access to the equipment and shall provide for safe maintenance and repair by utility workers.
- 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 prefabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- d. Any wireless communication facilities shall be concealed and architecturally integrated.

XII. RECYCLING

Recycling pick-up for businesses is provided within the City of Rio Rancho and is encouraged within Los Diamantes. To receive these services, business can purchase containers through the City (currently via a private provider). Site design shall accommodate recycling storage and pick-up.

XIII. MASS TRANSIT STOPS

The roadways adjacent to and through the Business Park shall be designed to accommodate transit stops in anticipation of future transit service within Rio Rancho. Transit shelters will be developed at such time as transit service is made available.

5. RIO RANCHO COMPREHENSIVE PLAN

The Los Diamantes Master Plan furthers and helps implement the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document that lays out goals, policies, and actions to guide growth and development in Rio Rancho. The Rio Rancho Comprehensive Plan is organized around nine fundamental principles, including:

- Annexations, Antiquated Platting & Addressing
- Conservation and the Natural Environment
- Land Use
- Population and Housing
- Transportation
- Public Facilities
- Parks and Recreation
- Urban Design
- Economic Development

The Los Diamantes Master Plan will implement these elements of the Rio Rancho Comprehensive Plan. An explanation of how the Plan meets and furthers the intent of the goals, policies, and actions under each element is included below.

ANNEXATIONS, ANTIQUATED PLATTING and ADDRESSING

The intent of the Annexations, Antiquated Platting, and Addressing element is to ensure proper platting and addressing within the City of Rio Rancho.

- Eliminate antiquated platting within the City of Rio Rancho where desirable.
- Identify alternative mechanisms to aide and encourage the consolidation of prematurely platted land.
- Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.

The Los Diamantes Master Plan meets and furthers these goals and policies. The land has been assembled and will be platted according to City standards prior to development within the Plan Area. The Master Plan eliminates the challenges associated with antiquated platting by assembling land for a consolidated master planned community, providing adequate public infrastructure and paved roads to future residents, and addresses historical drainage patterns.

CONSERVATION and THE NATURAL ENVIRONMENT

The intent of the Conservation and the Natural Environment element is to ensure that sustainability is a key component of the City's growth. As development occurs, this element is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Preserve water resources.
- Reuse and recycle materials, reduce waste and dispose of all wastes in a safe and responsible manner.
- Integrate site-specific development standards in areas where arroyos exist to manage and protect the functions of these critical areas.
- Provide incentives for developers to implement the use of low impact development techniques and green building practices.
- Develop and protect a public open space network.

The Los Diamantes Master Plan takes into consideration environmentally friendly building practices. Builders at Los Diamantes are encouraged to join green building programs and employ green building techniques.

The use of drought tolerant and native landscaping materials is required. A coordinated pedestrian network is established throughout the Plan Area to help foster non-vehicular mobility and accessibility and decrease vehicular pollution. An open space network will be provided that includes parks and trails to give residents recreation opportunities and non-motorized transportation alternatives.

The Master Plan maintains and improves natural resources in Rio Rancho through support for recycling, water conservation, transportation alternatives, and the use of renewable resources. Grading and development activities will be managed to prevent flood and erosion damage. A pond is proposed to capture and manage flows in the existing Rainbow Tributary and will also reserve land in an open, natural condition.

LAND USE, POPULATION and HOUSING

The intent of the Land Use and Population and Housing elements of the Rio Rancho Comprehensive Plan are to ensure the city has a balance of land uses that supports employment, creates a neighborhood identity, fosters human interaction, and provides a variety of quality housing for all segments of Rio Rancho's population.

The Land Use and Population and Housing elements of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented development along principal arterial roads.
- Maintain a balance of land uses throughout the City.
- 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.
- Promote and support developments that incorporate walkability.
- Maintain the strength, vitality, and stability of all residential neighborhoods and types.

MASTER PLAN

- Promote a variety of housing types to meet the needs of all members of the community.
- To ensure that single-family and multi-family residential neighborhoods provide an attractive living environment.
- Support residential development with appropriate amenities for families with children.

The Los Diamantes Master Plan meets these objectives by providing a range of land uses. The Master Plan calls for a mix of land uses that will accommodate a diversity of single-family and multi-family housing, employment, and retail service options for residents. Land uses include office, commercial, business park, and residential. Los Diamantes is located west of Unser Boulevard and residents living in Los Diamantes will additionally have convenient access to employment, education, and commercial services in the Unser Gateway area. The Los Diamantes Master Plan is consistent with and furthers the City of Rio Rancho's Generalized Land Use Plan recently adopted by the governing body.

The Master Plan's residential and business park design standards promote a strong community character. Dedicated park land and trails are included in the Master Plan to encourage neighborhood vitality and social interaction. Rio Rancho Public Schools plans to build three schools in proximity to the Plan Area to ensure the residential development will be served sufficient educational opportunities for families with children.

The Los Diamantes Master Plan will primarily utilize existing City of Rio Rancho zoning categories. The City is creating a new Business Park zoning designation for the north side of the Plan Area. Development will conform to the design standards contained in this Master Plan.

TRANSPORTATION

The intent of the Transportation element of the Rio Rancho Comprehensive Plan is to establish a long-range transportation network to meet local and regional circulation needs and develop land uses that are benefited by and supportive of mass transit. A multi-modal transportation system to move people and goods is encouraged.

The Transportation element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- A balanced transportation system that provides access to a variety of transportation options....
- Plan key arterial routes that are essential for the efficient movement of goods with freight in mind....

A Traffic Impact Study has been provided to ensure that new residential, commercial, and business park development will not compromise the existing transportation network. Walkways and pedestrian corridors will be provided both as sidewalks along the roadways and within park land and trail corridors. Pedestrian and bicycle connections have been considered for arterial and collector roadways and within trail corridors.

There are plans to extend Westside Boulevard to increase connectivity between the development and other areas of Rio Rancho, while also keeping the integrity of a coordinated pedestrian network.

PUBLIC FACILITIES

The intent of the Public Facilities element of the Rio Rancho Comprehensive Plan is to focus development into areas of the city that already have well established public facilities and minimize the difficulties, due to antiquated platting, of providing infrastructure within the City.

The Public Facilities element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The Master Plan is strategically located in an area of Rio Rancho where the project will be able to connect to existing infrastructure and is a logical location for urban expansion. The City considered proper access to schools, police, fire, and emergency services when it adopted the Generalized Land Use Plan. The Los Diamantes Master Plan is in compliance with and furthers the Generalized Land Use Plan. Police, fire, and emergency rescue services impacts will be considered in all future development plans.

PARKS and RECREATION

The intent of the Parks and Recreation element of the Rio Rancho Comprehensive Plan is to ensure that as the City develops, amenities such as parks and recreation facilities are provided for the growing population. The Parks and Recreation element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Establish new and maintain existing recreation and senior centers, parks, trails, and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- Be responsive to the recreational needs of the community.
- Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction.
- Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, education, employment, and retail centers.

The Los Diamantes Master Plan provides well-connected park land and trail corridors to meet the goals of the Rio Rancho Comprehensive Plan. The Plan Area will dedicate the necessary park land and trail corridors per the subdivision ordinance. Fulfilling this requirement will ensure the Master Plan is responsive to the parks and recreation needs of new residents, employees, and the entire community. Through parks and recreation, the Master Plan supports a community and economy intended to improve the lives of its residents and employees.

MASTER PLAN

URBAN DESIGN

The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. The Urban Design element of the Comprehensive Plan include some of the following goals, policies, and actions which are relevant to the Los Diamantes Master Plan:

- Create traditional neighborhood patterns that support a sense of place.
- Create street patterns with development that fosters human interaction.
- Create safe developments that discourage crime.
- Support development that links neighborhoods and encourages the use of all modes of transportation.
- Embrace the use of xeriscape landscaping.

Design features within the Los Diamantes Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections to create a community identity and promote aesthetic quality. Design standards created for the Plan Area are designed to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, and perimeter and wall entry design. Street patterns will be designed to foster human interaction and discourage crime. Native and xeric plant species will be required and water harvesting and irrigation requirements will be included in any future landscape plans.

ECONOMIC DEVELOPMENT

The primary goal of the economic development element is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses.

- Create jobs.
- Enhance the tax base.
- Expand the economic base of Rio Rancho.

The importance of economic development is amplified by Mayor Hull's stated goal of making the City of Rio Rancho "an environment attractive to job creation". Los Diamantes helps realize this goal through the creation of a new high-quality business park. The Los Diamantes Master Plan will consist of a large business park on the north side of the Plan Area supporting a wide variety of potential employers and new industry in Rio Rancho. This "across the river" job center will support approximately 1,400 jobs and large parcels of land with accessibility to several major arterials will be desirable for future employers. The City should also consider development incentives to attract employers and commercial services to Los Diamantes by providing an expedited development review process. An increase in economic base job creation will support a larger future increase in retail and service-based businesses, thus decreasing retail leakage to Albuquerque. The large business park will provide the necessary infrastructure and land needed to incentivize companies to locate in Rio Rancho.

The business park and residential uses will be served and supported by a mix of retail uses, such as restaurants, banks, dry cleaners, etc., providing a balance of employment and residential land uses within Los Diamantes. Providing retail and other commercial options will keep Rio Rancho residents from spending money in Albuquerque and grow the service-sector base of the City.

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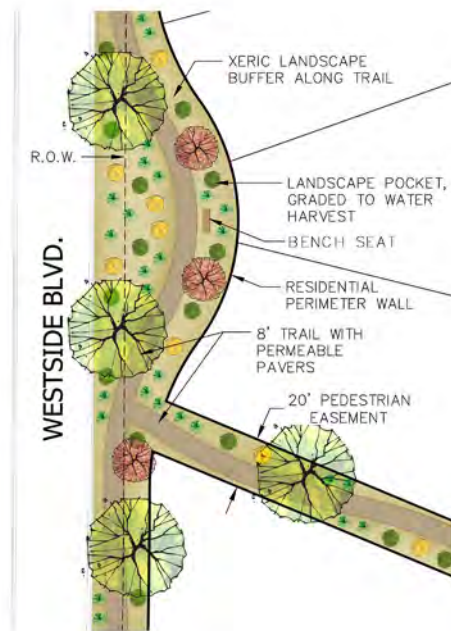
6. PARKS AND TRAILS

Los Diamantes proposes to provide a significant recreational component to its new land use mix. It is anticipated that approximately 1,600 residents will reside here. Parks will be provided at or exceeding City of Rio Rancho standards (which is more than 4 acres for the Master Plan Area).

A. Non-Vehicular Circulation:

Paved trails and sidewalks are proposed inside and around the perimeter of Los Diamantes to create a pedestrian friendly environment. Paved pathways and sidewalks will be incorporated into the streetscape. The intent is to encourage residents and employees of the Business Park to walk or bike to and from work, education facilities, and for recreation.

The internal parks will be linked to the paved trail and sidewalk network. There will be approximately 3,450 linear feet of trails within the Plan Area in addition to City standard sidewalks along all roadways throughout the development. These trails and sidewalks will create a comprehensive network within the Master Plan. The trails will be maintained by the HOA. Pedestrian access points will be placed throughout the trail network.



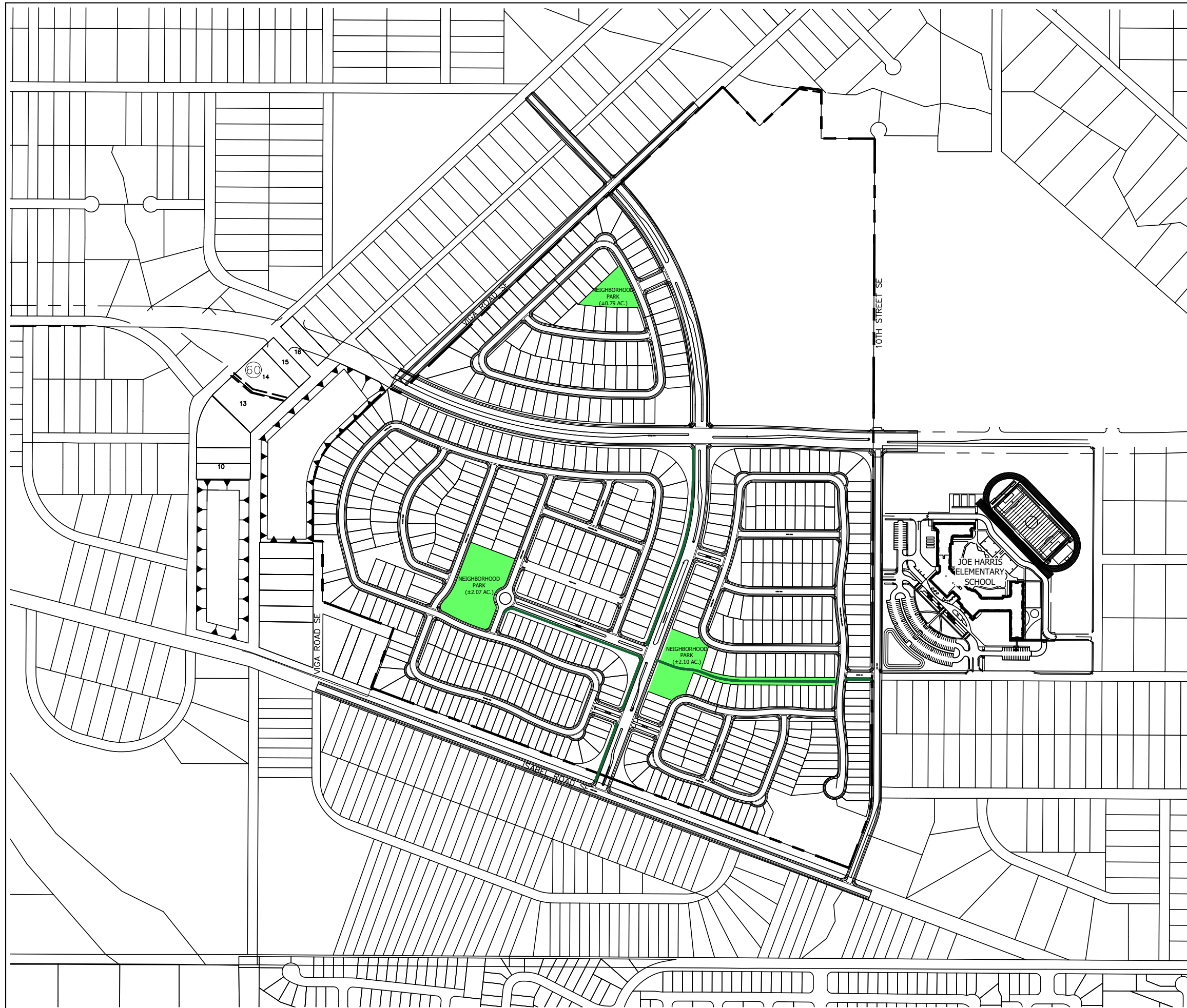
CONCEPTUAL LANDSCAPE POCKET

B. Neighborhood Parks

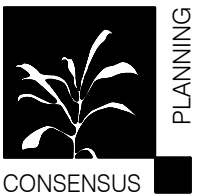
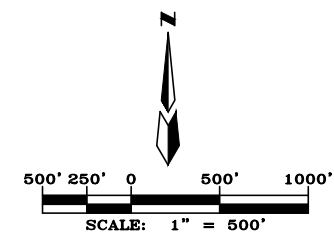
There are three parks proposed along the principal interior access and circulation routes for each neighborhood in Los Diamantes. Two neighborhood parks approximately two acres in size are proposed in the neighborhoods south of Westside Boulevard, and are designed to provide recreational opportunities for residents living in the immediate neighborhoods and will feature age-dependent amenities. These parks will be designed and constructed according to the City's DPM standards, with an understanding that they will be dedicated to the City's Parks and Recreation Department. The developer of Los Diamantes will dedicate the land and install park improvements. A third, smaller park is located within the proposed single-family neighborhood located north of Westside Boulevard. This park will serve the residents of this small residential subdivision.



Conceptual Neighborhood Park Design



- NEIGHBORHOOD PARK
(±5 ACRES)
- TRAIL SYSTEM
(±3,450 LF OF TRAILS)



LOS DIAMANTES

Parks and Trails

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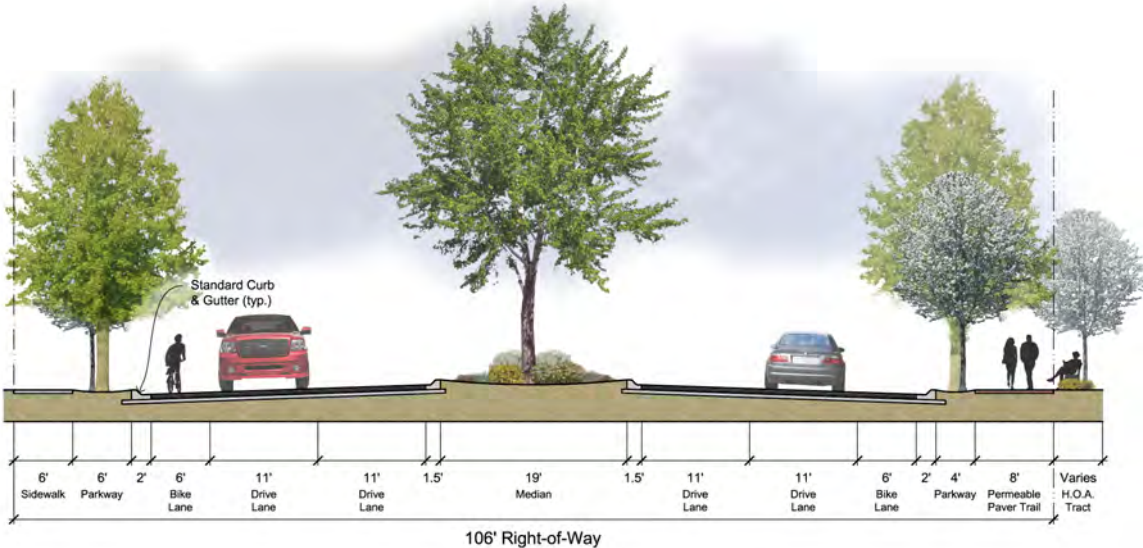
7. TRANSPORTATION ANALYSIS

Los Diamantes is located approximately one mile west of Unser Boulevard which is classified as a Principal Arterial and approximately one-half mile south of Southern Boulevard which is also classified as a Principal Arterial. The property is bisected by the unimproved Westside Boulevard which has been classified as a Minor Arterial by the Mid-Region Council of Governments, MRCOG. To the south, Isabel Road intersects Black Arroyo Road at the Municipal Boundary with the City of Albuquerque. Black Arroyo Road (City of Albuquerque) is classified as a collector.

For its principal access route, Los Diamantes will rely upon the improved Westside Boulevard. It is anticipated that Westside will be improved in phases with two lanes being required from Unser to the east boundary at 10th Street for the full build out of this project. Westside will be built to its' full section as it goes through Los Diamantes. This will also be done in phases. A Traffic Impact Study performed specifically for this project indicates that the City's local street network has adequate capacity for the vehicular impacts generated by Los Diamantes.

All new streets proposed within Los Diamantes will be improved to City of Rio Rancho Standards including the perimeter streets of Isabel, Viga, and 10th Street as phased development occurs. For the three primary circulation routes within the project, 8-foot paved meandering trails will be installed on one side along with common area landscaping in lieu of the typical 5' sidewalk.

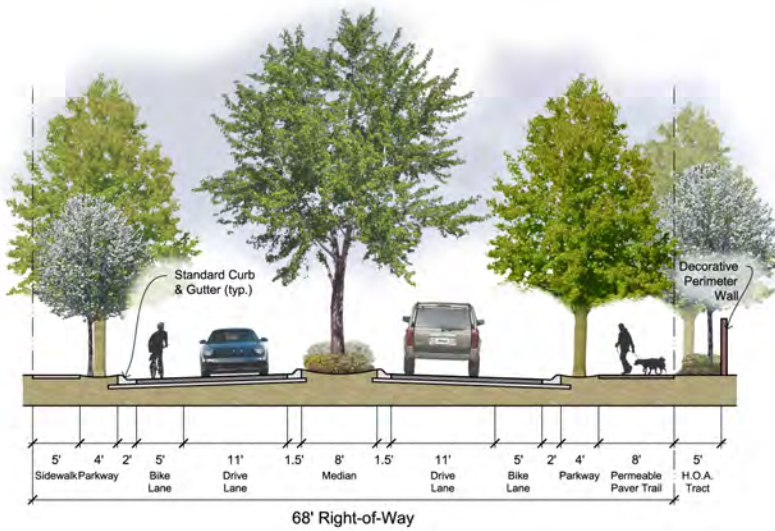
All of the trails and common area landscaping will be HOA maintained.



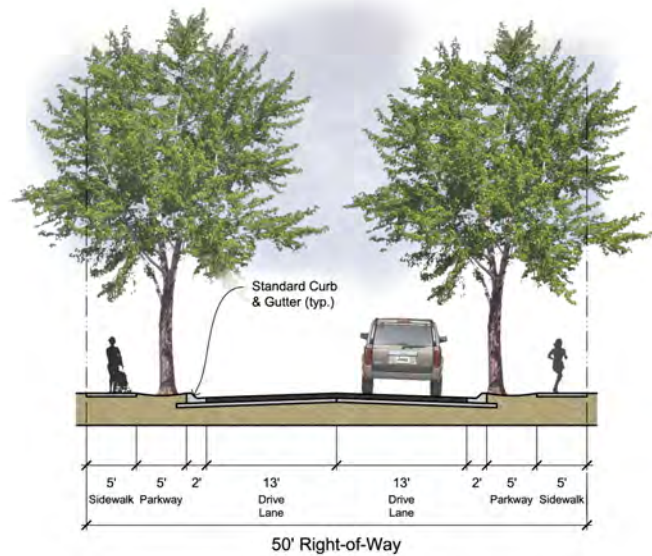
Minor Arterial - Westside Boulevard

Traffic Impact Study

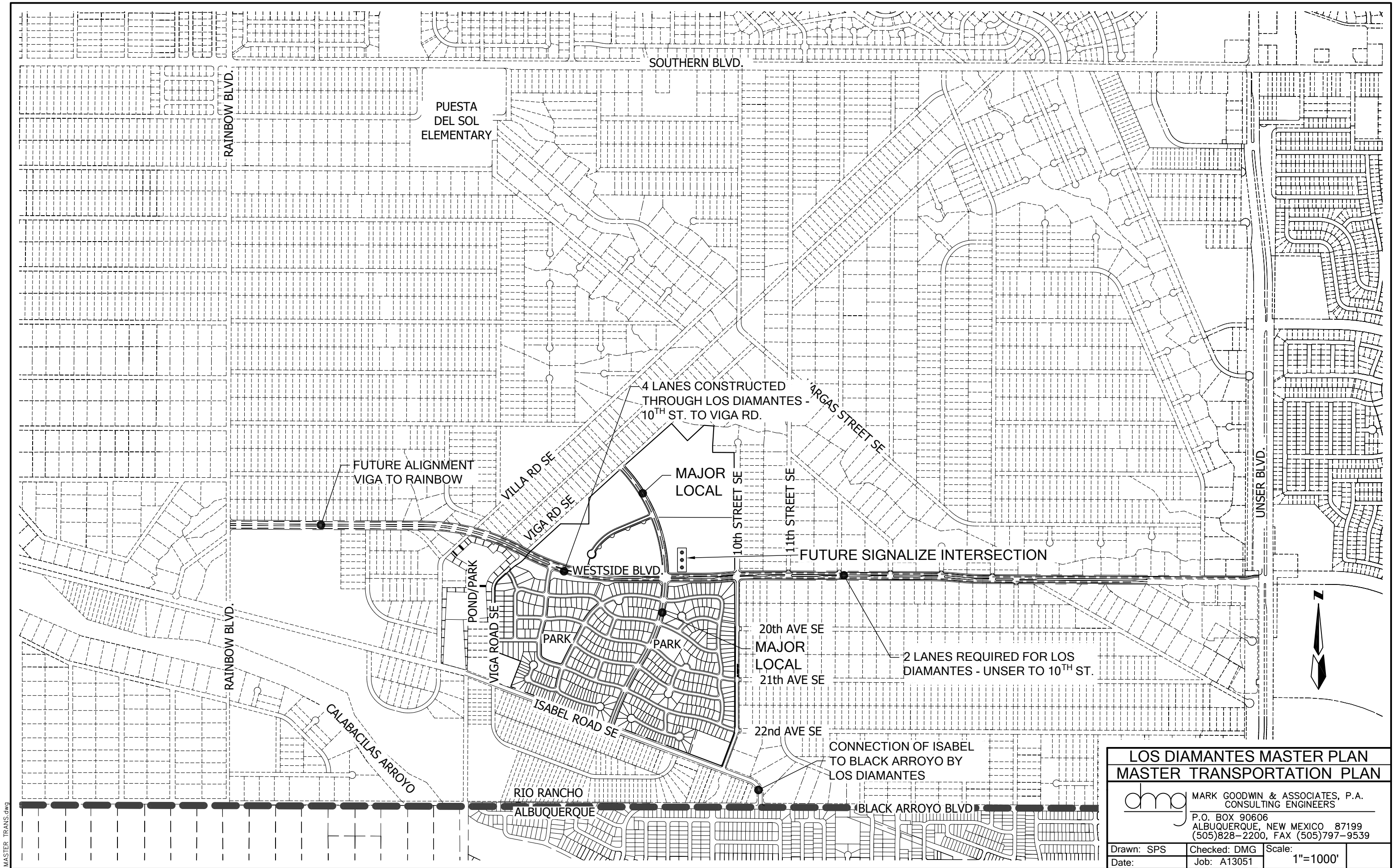
A traffic impact study was performed for Los Diamantes in March 2015. The executive summary of that study is included as Appendix C of this document. The traffic study includes conclusions and recommendations for the transportation network within the Plan Area and how the Plan should be regionally and locally accessed.



Local Street with Trail



Local Street



**LOS DIAMANTES MASTER PLAN
MASTER TRANSPORTATION PLAN**

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8. CONCEPTUAL DRAINAGE PLAN

The Los Diamantes development is encumbered by a FEMA Zone A flood plain created by the Rainbow Tributary to the Calabacillas Arroyo. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. The Rainbow Tributary originates within the City of Rio Rancho above Southern Blvd. and ends at the Municipal Boundary with the City of Albuquerque where it enters an existing 108" Storm Drain maintained by the City of Albuquerque for conveyance to the Calabacillas Arroyo (see page 47) The Rainbow Tributary was studied as part of SSCAFCA's Calabacillas Watershed Management Plan.

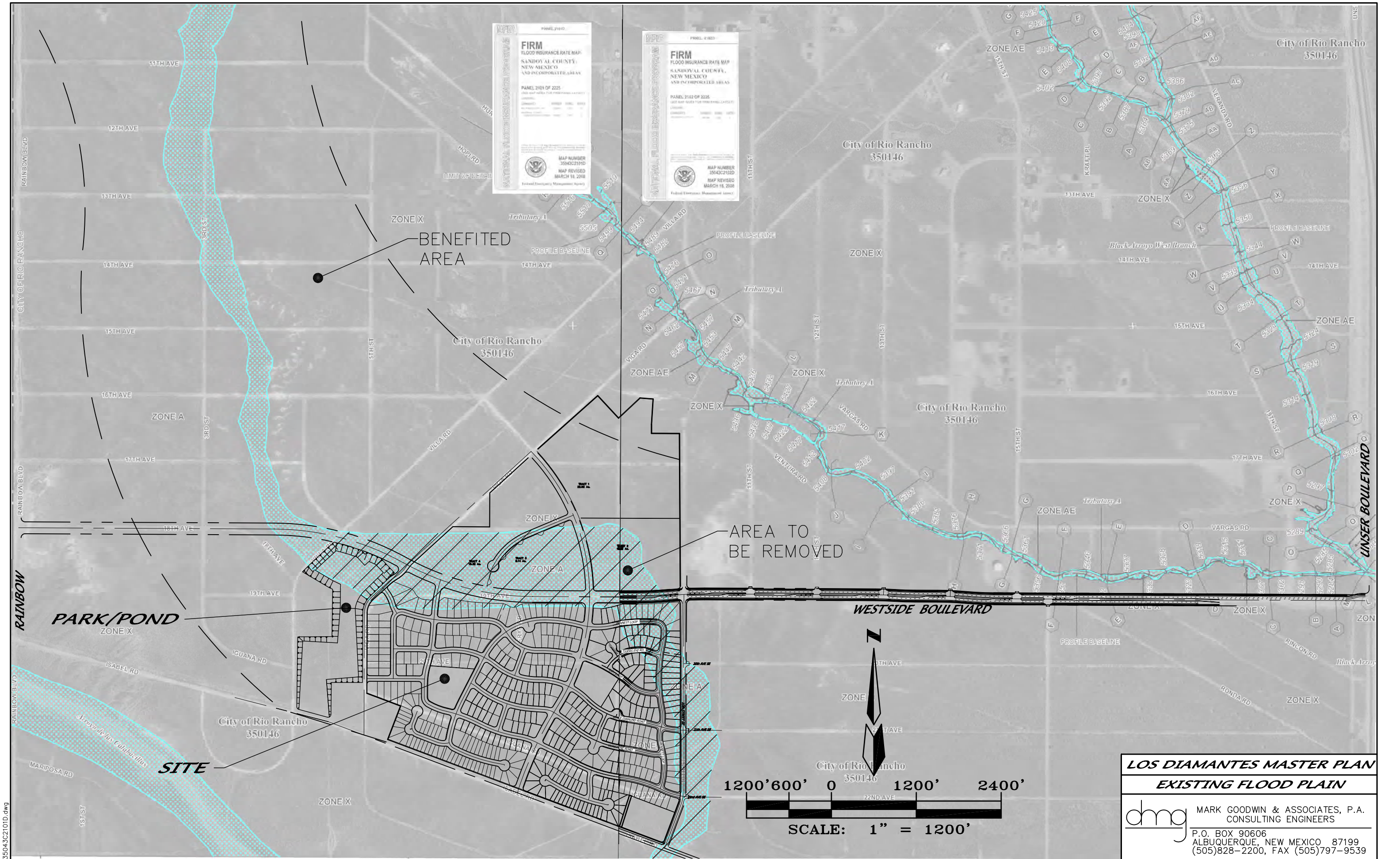
The Los Diamantes Drainage Management Plan, (DMP), proposes to intercept the Rainbow Tributary at the Western Boundary of the subdivision in a large Regional Pond. The Regional Pond will allow for the removal of the FEMA Flood Plain through the project. This pond will benefit approximately 700 acres of land outside of Los Diamantes by allowing those properties to develop without on-site drainage controls. The pond will also provide for a significant upgrade in the water quality of the released flow.

In coordination with SSCAFCA, the Regional Pond is designed to contain both the 10-year, 24-hour storm volume as well as provide flood protection from less frequent, larger storm events up to and including the 100-year storm event. It is proposed that SSCAFCA operate and maintain the pond facility.

Both the Business and Residential components will drain to an internal storm drain network that will discharge to an on-site Water Quality Pond prior to the flows being released to the existing 108" Saltillo storm drain. Water Quality will be enhanced as well as some Water Harvesting. Detention times will be such that significant amounts of urban debris, sediments, oils, and heavy metals will be removed. It will also allow for infiltration to occur.

With the approval of SSCAFCA and the City of Rio Rancho, the analysis and design of the regional Pond will be submitted for FEMA for a Conditional Letter of Map Revision (CLOMR). Upon receipt of the CLOMR, construction would occur. When construction is complete, a Letter of Map Revision (LOMR) will be issued by FEMA.

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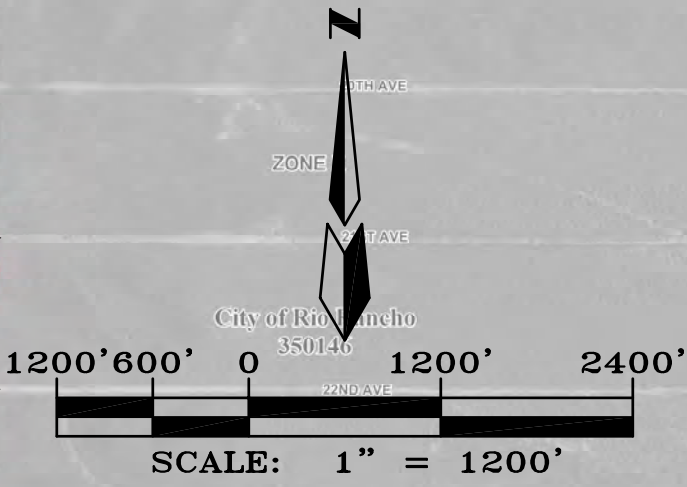


FIRM
 FLOOD INSURANCE RATE MAP
 SANDOVAL COUNTY,
 NEW MEXICO
 AND INCORPORATED AREAS
 PANEL 2101 OF 2225
 (Use map scales for information only)
 DATE: 2008
 MAP NUMBER: 200402101D
 MAP REVISED: MARCH 18, 2008
 Federal Emergency Management Agency

FIRM
 FLOOD INSURANCE RATE MAP
 SANDOVAL COUNTY,
 NEW MEXICO
 AND INCORPORATED AREAS
 PANEL 2102 OF 2225
 (Use map scales for information only)
 DATE: 2008
 MAP NUMBER: 200402102D
 MAP REVISED: MARCH 18, 2008
 Federal Emergency Management Agency

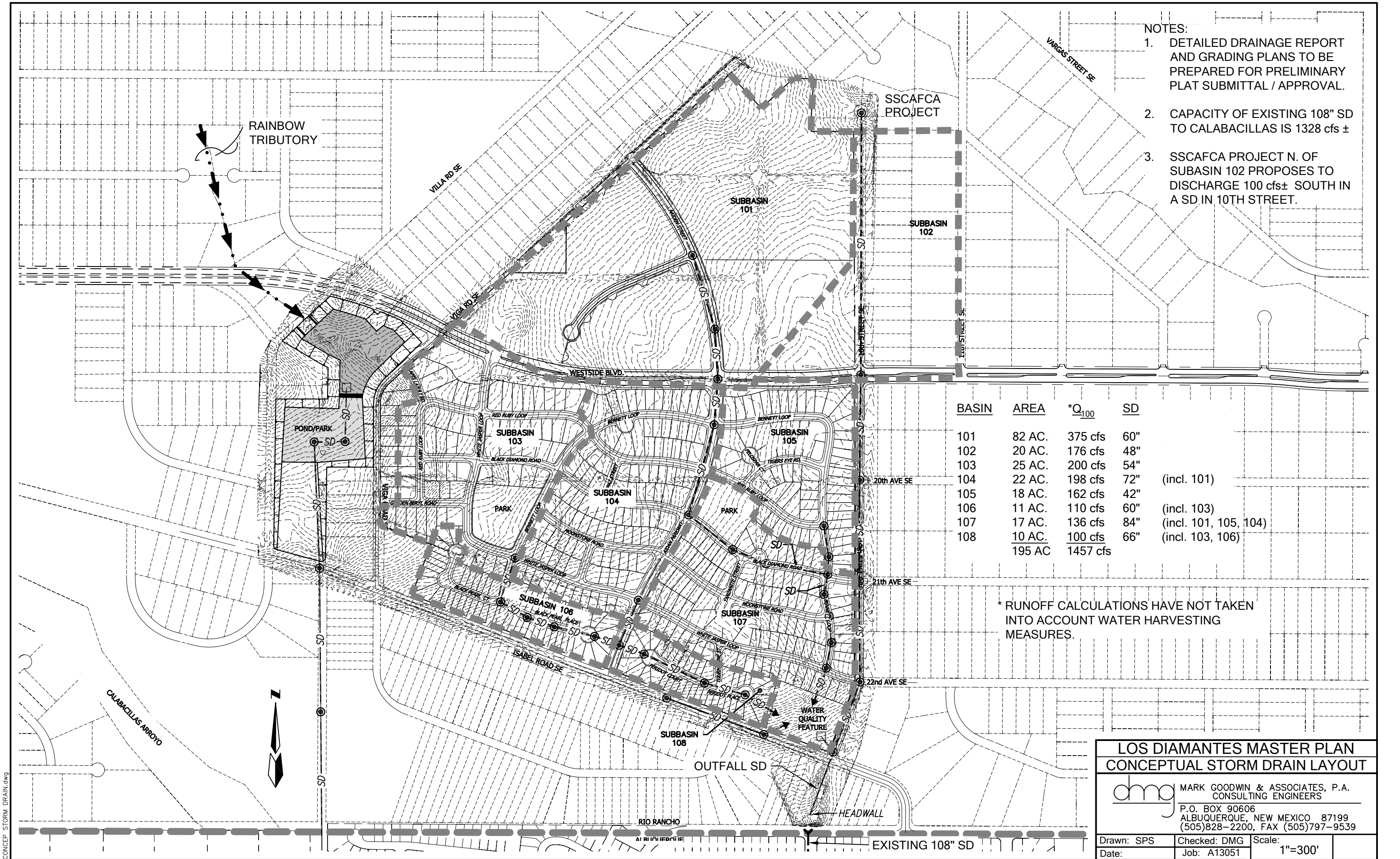
LOS DIAMANTES MASTER PLAN
EXISTING FLOOD PLAIN

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- NOTES:
1. DETAILED DRAINAGE REPORT AND GRADING PLANS TO BE PREPARED FOR PRELIMINARY PLAT SUBMITTAL / APPROVAL.
 2. CAPACITY OF EXISTING 108" SD TO CALABACILLAS IS 1328 cfs ±
 3. SSCAFCA PROJECT N. OF SUBBASIN 102 PROPOSES TO DISCHARGE 100 cfs± SOUTH IN A SD IN 10TH STREET.

BASIN	AREA	*Q ₁₀₀	SD
101	82 AC.	375 cfs	60"
102	20 AC.	176 cfs	48"
103	25 AC.	200 cfs	54"
104	22 AC.	198 cfs	72" (incl. 101)
105	18 AC.	162 cfs	42"
106	11 AC.	110 cfs	60" (incl. 103)
107	17 AC.	136 cfs	84" (incl. 101, 105, 104)
108	10 AC.	100 cfs	66" (incl. 103, 106)
	195 AC	1457 cfs	

* RUNOFF CALCULATIONS HAVE NOT TAKEN INTO ACCOUNT WATER HARVESTING MEASURES.

LOS DIAMANTES MASTER PLAN
CONCEPTUAL STORM DRAIN LAYOUT

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9. CONCEPTUAL UTILITY PLAN

Los Diamantes will be served by the City of Rio Rancho Utility Department.

Water

The proposed development is south of Southern Boulevard and west of Unser Boulevard in southwest Rio Rancho, New Mexico. The development is generally bounded by 17th Avenue to the north, 10th Street to the east, Isabel Road to the south, and Viga Road to the west. The development is bisected by Westside Boulevard with the property north of Westside Boulevard planned for Business Park uses and residential development south of Westside Boulevard.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5515' to 5410'.

Los Diamantes is located in Zone 3 of the City of Rio Rancho's water system. The source of supply for the proposed development is via gravity from Tank 6 which is located near Tulip Road and 2nd Street and from Tank 8 (via PRVs) once a connection to the 16" line in Southern Boulevard NE is completed. It is planned for a new Zone 3 tank to be constructed further south within the City limit sometime in the future at the same HGL as this area continues to develop. Currently, service to the project area can be provided without the proposed Zone 3 tank. In this area Tank 8 and Well 19 feed Zone 5 via gravity and Zone 4 through PRVs.

Due to the proximity of Well 19 and the hydraulic connectivity in this area, these facilities will provide service to Los Diamantes through pressure reducing valves (PRVs).

Currently, no piping exists to support this development. The nearest infrastructure is located in Zone 4 off Hopi Road and Villa Road southeast of Puesta del Sol Elementary School off Southern Boulevard. This development is served from a PRV with the backbone infrastructure being 10-inch waterline.

A 16-inch waterline exists in Rainbow Boulevard bringing Well 19 water to the south. There is also 16-inch waterline in Southern Boulevard in front of Puesta Del Sol Elementary school which brings water east along Southern Boulevard to the lower pressure zones. Approximately 2,150 feet of 16-inch waterline is required to connect in the 16-inch waterlines in Rainbow Boulevard and Southern Boulevard for redundant supply from Tank 8 to Los Diamantes. In addition, some minor looping in Zone 4 is recommended to connect the 8-inch waterlines southwest of Hopi Road to the 10-inch waterline in Villa Road for redundancy to supply the proposed PRV in Ark Road to bring supply to Los Diamantes from the west. Due to the demand on Tank 6 to feed existing customers, this will be the primary supply to Los Diamantes.

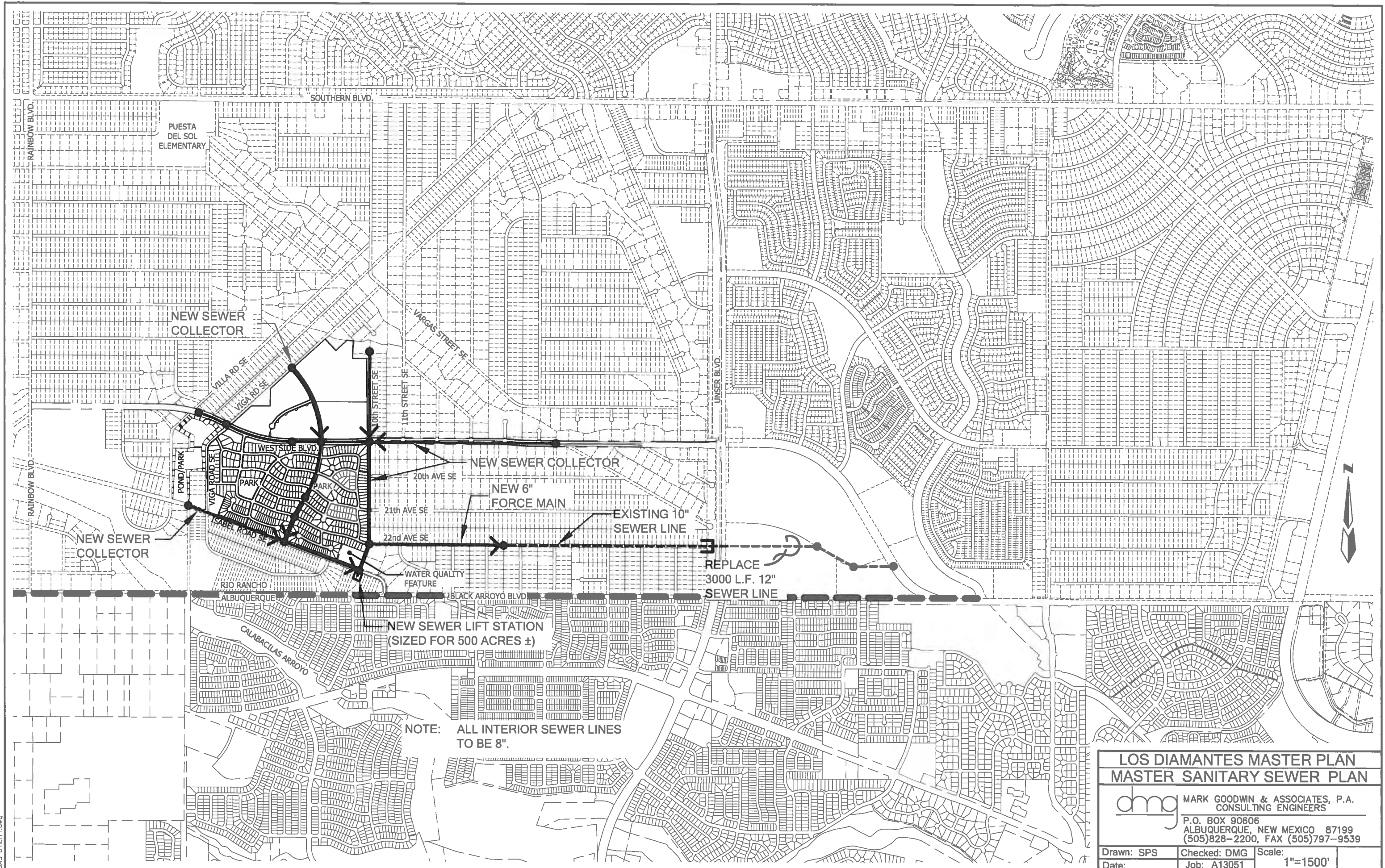
The feed (provided by Tank 6) to Los Diamantes will be extending the existing Zone 3 infrastructure from Southern Boulevard to Los Diamantes via a proposed 16-inch to extend along 15th Street and Viga Road North of Viga Road the 16-inch waterline and extends south along 11th Street to Westside Boulevard where it will tie into a proposed 20-inch waterline to bring water to Los Diamantes.

The waterline diameters required to bring water to Los Diamantes take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones using the Westside Boulevard corridor for redundancy. It is important for utilities such as this large diameter pipe, to be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Los Diamantes development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development.

Sanitary Sewer

Sewer service for Los Diamantes and all properties within the Rainbow Basin will require construction of a Sanitary Sewer Lift Station designed for a future population of nearly 2,000 dwelling units within nearly 500 acres. Future flows are anticipated to reach nearly 1 million gallons per day. Los Diamantes contribution to this will be on the order of 225,000 gallons per day. Internally, 8" lines will be used. Several collectors will be constructed north and west that will provide service to the remainder of the basin in the future. The Lift Station will be designed to accommodate all future flows, but construction will be phased as needed.



NOTE: ALL INTERIOR SEWER LINES TO BE 8".

**LOS DIAMANTES MASTER PLAN
MASTER SANITARY SEWER PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Drawn: SPS	Checked: DMG	Scale: 1"=1500'
Date:	Job: A13051	

10. IMPLEMENTATION AND PHASING

The implementation of the Los Diamantes Master Plan shall occur at the time of the zone map amendment and platting except for the potential multi-family residential land use. A future zone map amendment will be required to implement that land use in a specific location, up to 15 acres in size, within the larger business park area of this Master Plan depending on absorption of the commercial uses.

1. All land use decisions shall be in compliance with the Los Diamantes Master Plan and in accordance with the City of Rio Rancho Department of Development Services, including right-of-way acquisition.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Public Works, Department of Development Services, Department of Public Safety, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. In order to uphold national standards for emergency response times, facility planning shall be coordinated with the City of Rio Rancho as houses are built.
4. The developer shall ensure that all open spaces, entryways, linear walkways, rights-of-way, and landscaped areas meet City standards as shown on landscape and irrigation plans that shall be approved by the City of Rio Rancho prior to final plat.
5. Open space and trails shall be developed; a portion of which shall count towards the park requirements established by the City of Rio Rancho.
6. The residential design standards included in this Master Plan shall be incorporated into the CC&Rs for each Los Diamantes residential subdivision.
7. The Developer intends to use Tax Increment District and Public Improvement District financing within the Master Plan Area. These financing mechanisms will be implemented through separate applications to the City of Rio Rancho.

Due to its relatively large size, Los Diamantes will be divided into three (3) phases, with 224 dwellings in Phase 1, 263 dwellings in Phase 2, and 91 dwellings in Phase 3. The availability of infrastructure and the Marketing Window were the primary determining factors in deciding to locate the first phase in the southeast corner of the property. Phase implementation will be a function of buyer demand and home builder preferences since it is anticipated that numerous homebuilders will be constructing a variety of housing types to get different price points.

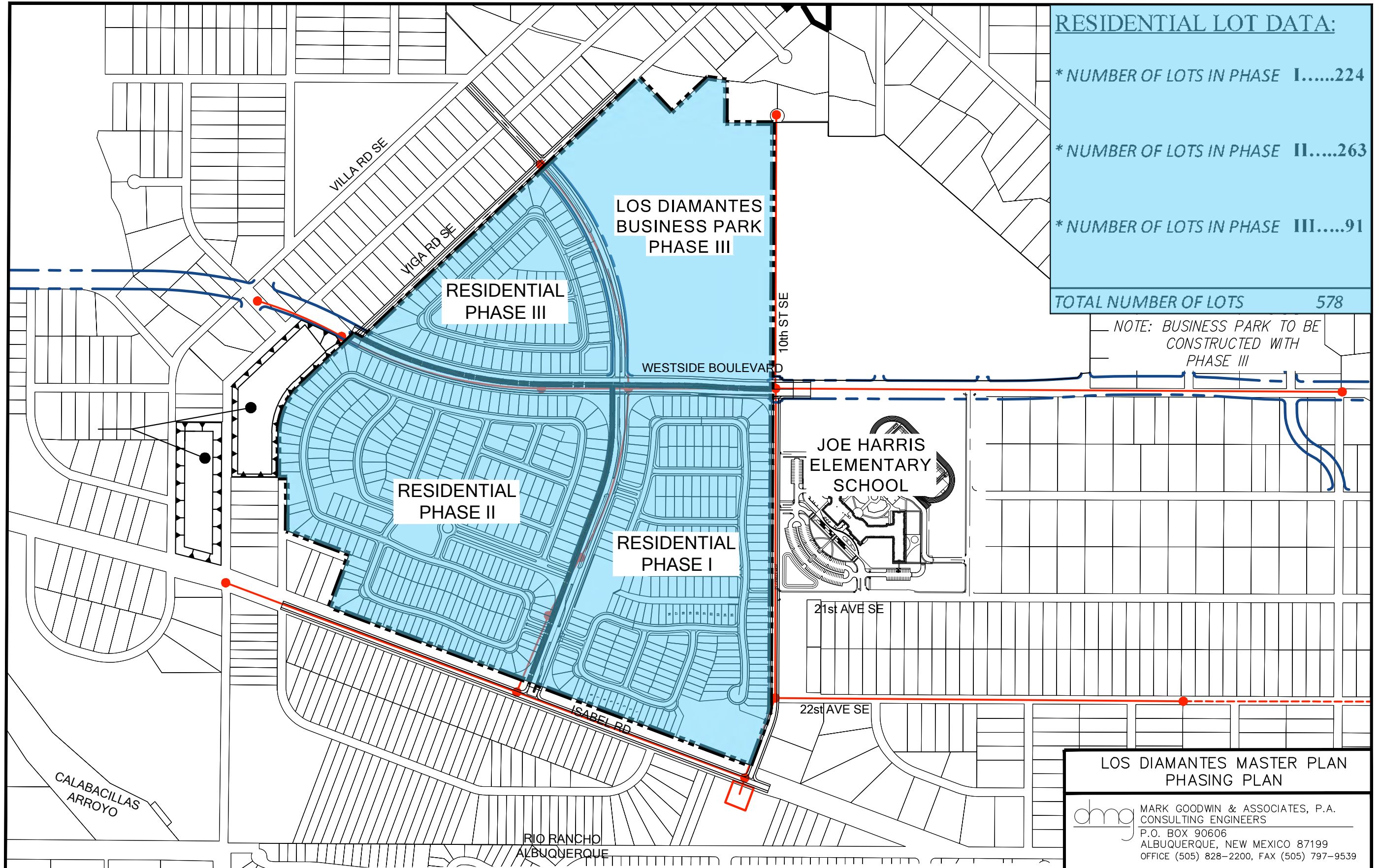
The site's terrain slopes down toward the southeast corner where the Water Quality drainage pond will be used to collect runoff from the first phase and all subsequent phases. A new storm drain will then extend further south to the existing 108" Storm Drain and eventually drain into the Calabacillas Arroyo.

Los Diamantes sanitary sewer outfall will also be to a new Lift Station at the southeast corner of Phase 1. Domestic water service to Phase 1 will come south down 11th from an existing line located in Southern Blvd. and on the north side of the site.

Vehicular access for Phase 1 will be via newly constructed Westside Boulevard. New roadways within and around the perimeter of Los Diamantes will also be constructed as new phases of this project are added.

Prior to Construction of Phase 1, an on-site Drainage Management Plan (DMP) will have to be developed and approved by SSCAFCA and the City of Rio Rancho. As mentioned previously, a study to Amend the SSCAFCA CAW MP for the Regional Pond will also require approval by SSCAFCA and City of Rio Rancho as well as a FEMA CLOMR.

Initiation of Phase 1 will require substantial outlays of capital to extend essential elements of infrastructure to this site. As a result, no neighborhood park improvements will be undertaken until Phase II.



11. APPENDICES

- Appendix A - Letters of Availability Page 59
- Appendix B - Economic Impact Assessment Page 73
- Appendix C - Traffic Impact Study Page 75
- Appendix D - Typical Trail Surfacing Page 83

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APPENDIX A WATER AND SEWER AVAILABILITY



March 10, 2015

Mr. Mark Goodwin, PE
 President
 Mark Goodwin & Associates, PA
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 Albuquerque, NM 87113

Courtyard I
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 Albuquerque, NM
 87109-4335

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voice: 505.823.1000
 facsimile: 505.798.7988
 toll free: 800.877.5332

Re: Water System Availability – Los Diamantes Project – Unit 10, Rio Rancho, NM

Dear Mr. Goodwin:

Per your request, Bohannon Huston Inc. (BHI) performed an analysis of water availability for the proposed improvements for the Los Diamantes Project within Unit 10, in Rio Rancho, NM. BHI's analysis and results are presented below. Be advised that this letter serves as a recommendation only and is not to be considered an official commitment of water availability. Recommendations discussed herein may be revisited and potentially revised by the City of Rio Rancho Engineering and Utility Divisions prior to final plan acceptance. If development has not begun within 18 months of this letter the City of Rio Rancho may request this analysis be revised to take into consideration growth which has occurred over this period to verify recommendations are still valid.

We understand the proposed project consists of 450 new single family homes and 600,000 square feet of Business Park, with an average building size of 60,000 square feet. The total land area is approximately 175 acres. A preliminary pipe layout was not provided for this analysis.

BHI used the City of Rio Rancho Water and Wastewater Design Criteria Guidelines for this analysis.

Water Availability

I. General

The proposed development is south of Southern Blvd and west of Unser Blvd in southwest Rio Rancho, New Mexico. The development is generally bounded by 17th Ave to the north, 10th St to the east, Isabel Rd to the south, and Viga Rd to the west. The development is bisected by Westside Blvd with the property north of Westside Blvd intended for the Business Park and the residential development south of Westside Blvd. A vicinity map is included in Figure 1.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5515' to 5410'.

Los Diamantes is located in Zone 3 of the City of Rio Rancho's water system. The source of supply for the proposed development is via gravity from Tank 6 which is located near Tulip Rd and 2nd St. and from Tank 8 (via PRVs) once a connection to the 16" line in Southern

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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Mark Goodwin
 Mark Goodwin & Associates, PA
 February 25, 2015
 Page 2

Blvd NE is completed. The hydraulic grade line (HGL) for this area is set by Tank 6 at approximately 5635'. It is planned for a new Zone 3 tank to be constructed further south within the city limit sometime in the future at the same HGL as this area continues to develop. Currently, service to the project area can be provided without the proposed Zone 3 tank. In this area Tank 8 and Well 19 feed Zone 5 via gravity and Zone 4 through PRVs. Due to the proximity of Well 19 and the hydraulic connectivity in this area, these facilities will provide service to Los Diamantes through pressure reducing valves (PRVs).

II. System Demands

The estimated demand for the residential development for Los Diamantes on an average day is 135,000 gallons. A peaking factor of 2.167 is used in the City of Rio Rancho Design Guidelines resulting in a peak day demand of 292,545 gallons per day, or 203 gallons per minute.

The estimated demand for the Business Park for Los Diamantes assumes a development type of Light Commercial which has an average day design demand of 1,750 gallons per day per acre. With this assumption the average day demand is calculated at 24,105 gallons. A peaking factor of 1.5 is used for non-residential demands resulting in a peak day demand of 36,160 gallons per day, or 26 gpm.

The system-wide diurnal curve, shown below in Table 1, was applied to the entire Los Diamantes peak day demands.

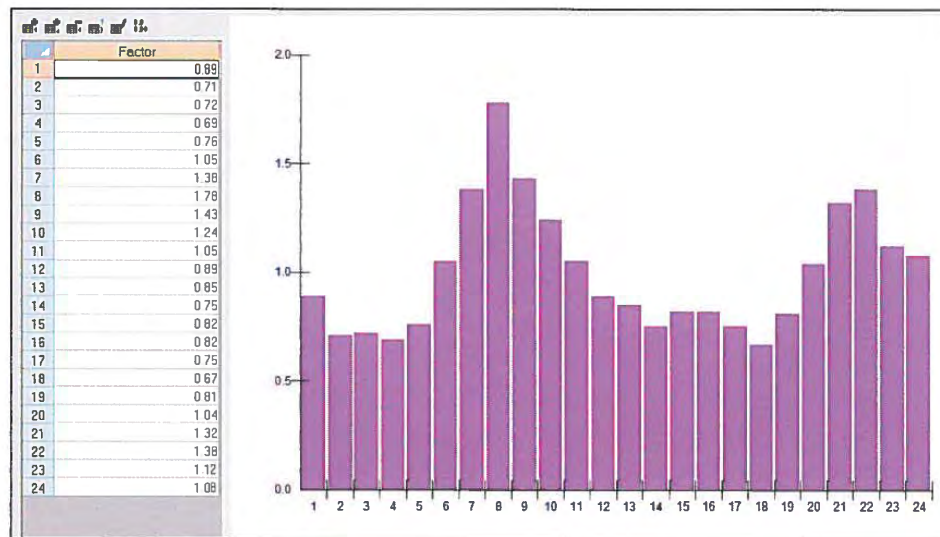


Table 1 – City of Rio Rancho Diurnal Pattern of Use

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Mark Goodwin & Associates, PA
February 25, 2015
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Per the City's Water and Wastewater Design Criteria, the required fire flow for residential demand is 1,500 gallons per minute and for Light Commercial development 3,000 gallons per minute. These fire flow were evaluated in the model using a residual fire flow pressure of 20 psi at the demand nodes.

III. Proposed Infrastructure and Analysis

Currently, no piping exists to support this development. The nearest infrastructure is located in Zone 4 off Hopi Rd and Villa Rd southeast of Puesta del Sol Elementary School off Southern Blvd. This development is served from a PRV with the backbone infrastructure being 10-inch waterline.

A 16-inch waterline exists in Rainbow Blvd bringing Well 19 water to the south. There is also 16-inch waterline in Southern Blvd in front of Puesta Del Sol Elementary school which brings water east along Southern Blvd to the lower pressure zones. Approximately, 2,150 feet of 16-inch waterline is required to connect in the 16-inch waterlines in Rainbow Blvd and Southern Blvd for redundant supply from Tank 8 to Los Diamantes. In addition, some minor looping in Zone 4 is recommended to connect the 8-inch waterlines southwest of Hopi Rd to the 10-inch waterline in Villa Rd for redundancy to supply the proposed PRV in Ark Rd to bring supply to Los Diamantes from the west. Due to the demand on Tank 6 to feed existing customers this will be the primary supply to Los Diamantes.

The feed (provided by Tank 6) to Los Diamantes will be extending the existing Zone 3 infrastructure from Southern Blvd to Los Diamantes via a proposed 16-inch to extend along 15th St and Viga Rd. North of Viga Rd the 16-inch waterline and extends south along 11th St to Westside Blvd where it will tie into a proposed 20-inch waterline to bring water to Los Diamantes.

The waterline diameters to bring water to Los Diamantes take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones using the Westside Blvd corridor for redundancy. It is important for utilities such as this large diameter pipe be taken into consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Los Diamantes development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe should be internal to the development.

Using the proposed infrastructure and calculated demands the hydraulic model was run and peak hour pressures are calculated to range from 50 to 95 psi. Figure 2 summarizes these results as well as the existing and proposed pipes by diameter.

Additionally, the fire flow analysis was conducted under the fire flow demand stated previously. The model results are reflected in Figure 3, and fire flows exceed 3,000 gallons per minute in both the residential and business park areas.

Mark Goodwin
Mark Goodwin & Associates, PA
February 25, 2015
Page 4

IV. Recommendations

The proposed Los Diamantes development should be provided with service from Zone 4 (Tank 8 via PRV) and Zone 3 (Tank 6 via gravity) to provide redundant supply from two separate sources. Additional piping outside of the subdivision area is required to provide supply from Tank 8 along with incorporation of future Master Plan utilities within Westside Blvd SE. This piping network is also required since the location of this study is segregated from current water infrastructure. Improvements noted will provide redundant supply with pressures and fire flows consistent with City standards.

Sincerely,

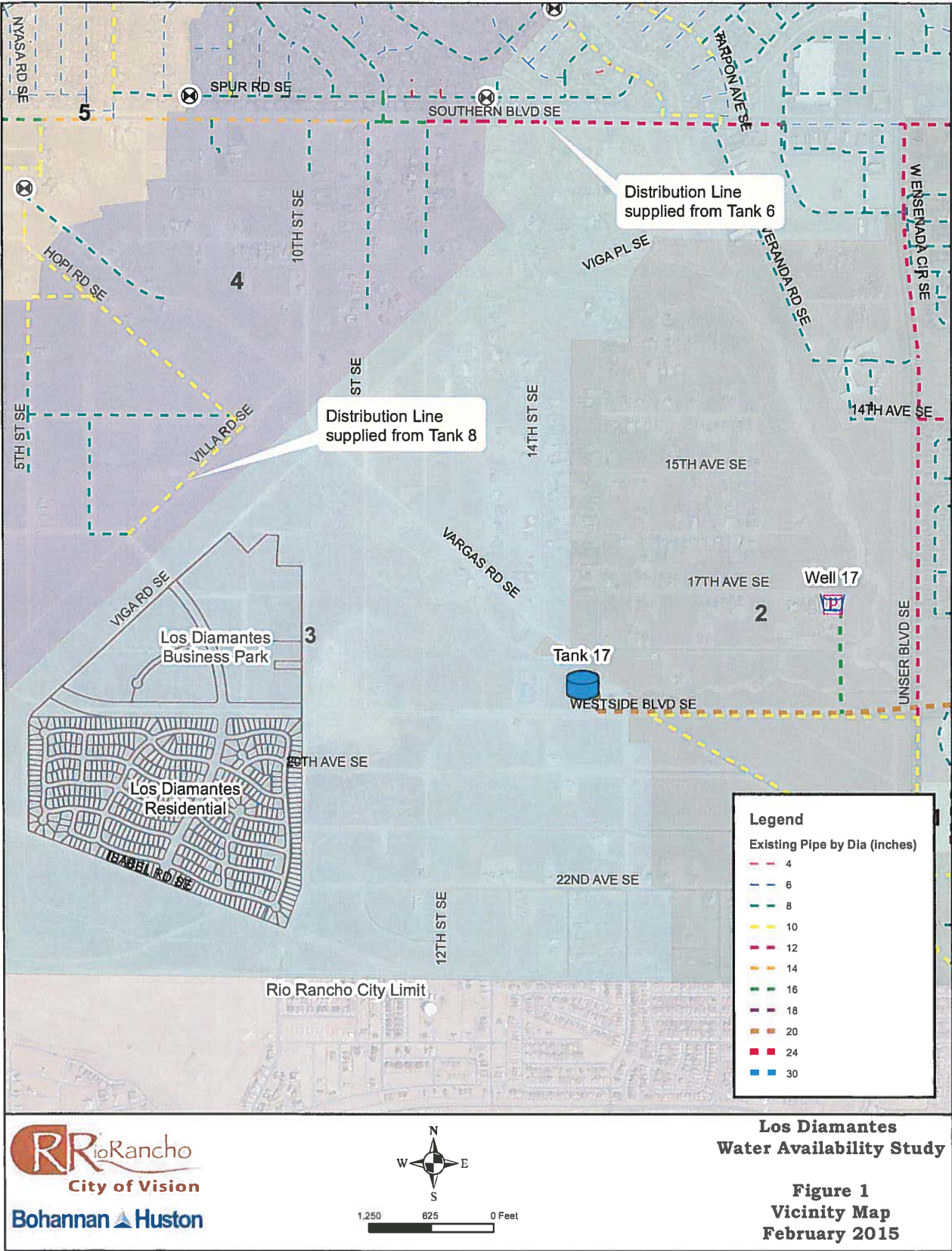


Nathan Roberts, P.E.
Engineer
Water Systems

NR/le
Enclosures

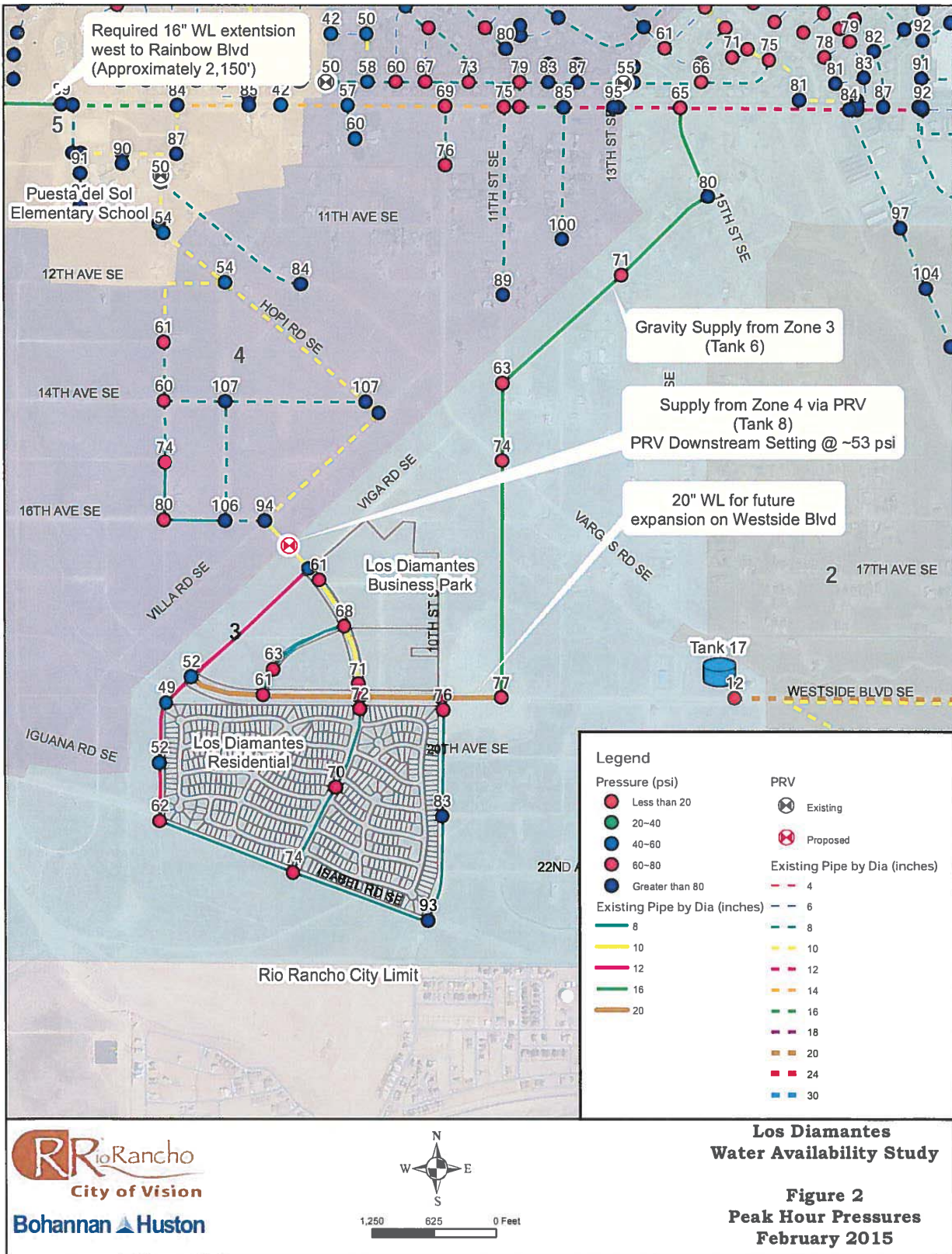
cc: Steve Gallegos, CoRR Utilities Division (w/encls.)
Todd Burt, P.E., BHI (w/encls.)

MASTER PLAN

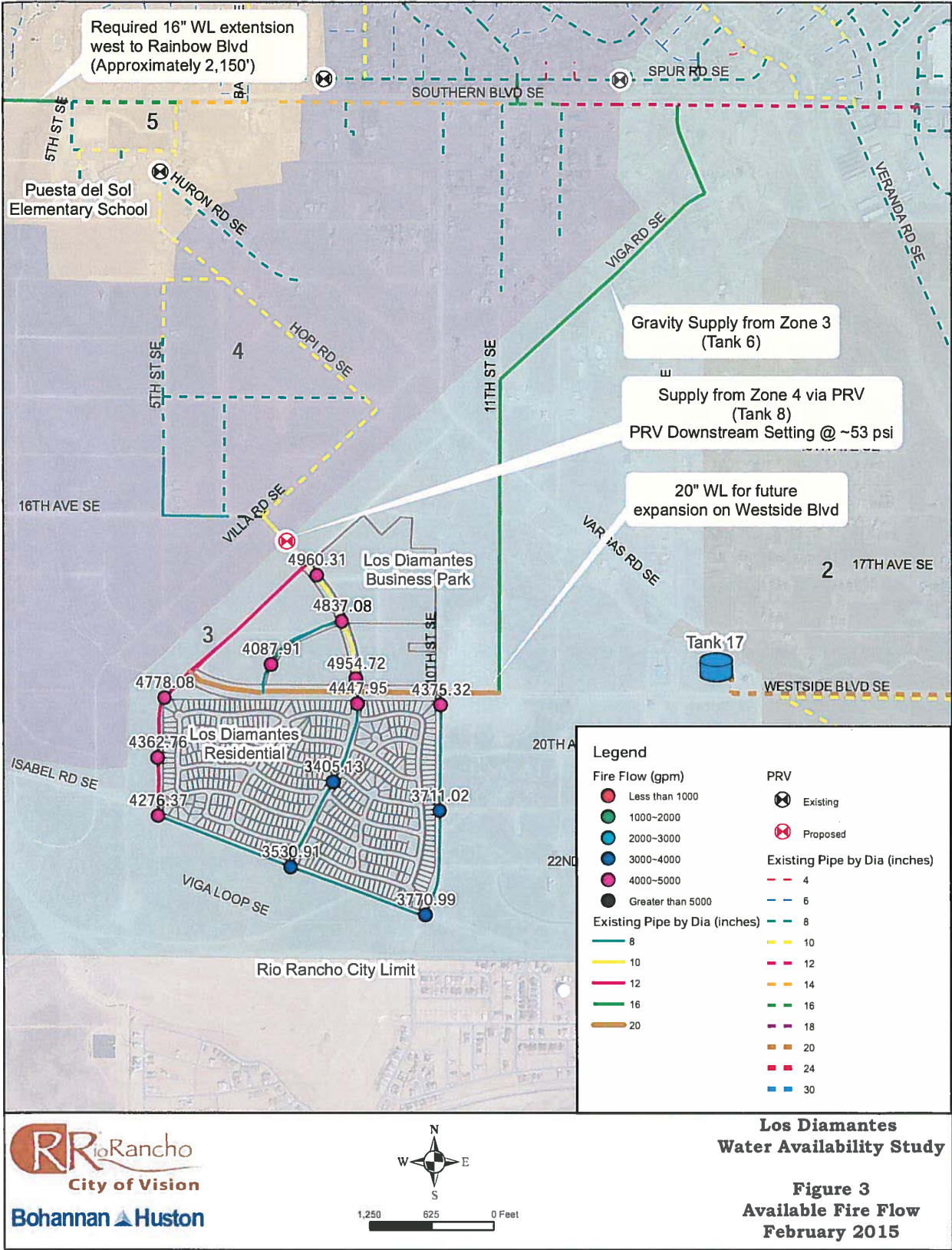


**Los Diamantes
Water Availability Study**

**Figure 1
Vicinity Map
February 2015**



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E N G I N E E R I N G

March 27, 2015

Mr. Mark Goodwin, P.E.
D. Mark Goodwin & Associates, PA Consulting Engineers
PO Box 90606
Albuquerque, NM 87199
(505)-828-2200

**Re: Sewer Availability Summary Report
Los Diamantes Business Park Project**

Dear Mr. Goodwin:

We have reviewed your request for sewer availability for the proposed residential development bounded by Isabel Rd. SE, Villa Rd. SE, and 10th St. SE. The development proposes to connect to pump to the gravity line in 21st Avenue along the east side of the development.

The proposed project includes 450 single family residential homes to be constructed in a 600,000 square feet area and part of a business park and is located north of Isabel Road SE approximately between 10th Street SE and 5th Street SE. The sanitary waste from the proposed subdivision will discharge to the 8-inch sewer in 21st Avenue, then increases to a 12- inch on Wellspring Blvd before discharging to a 15-inch sewer on Westside Blvd and ultimately to WWTP 6. Loadings were projected by using the Rio Rancho Wastewater Design Standards and classified as “Residential” at 175 gal/ac-day. This equates to a total of 54.68 gpm for average day and a peak load of 164 gpm, which is 3 times the average day.

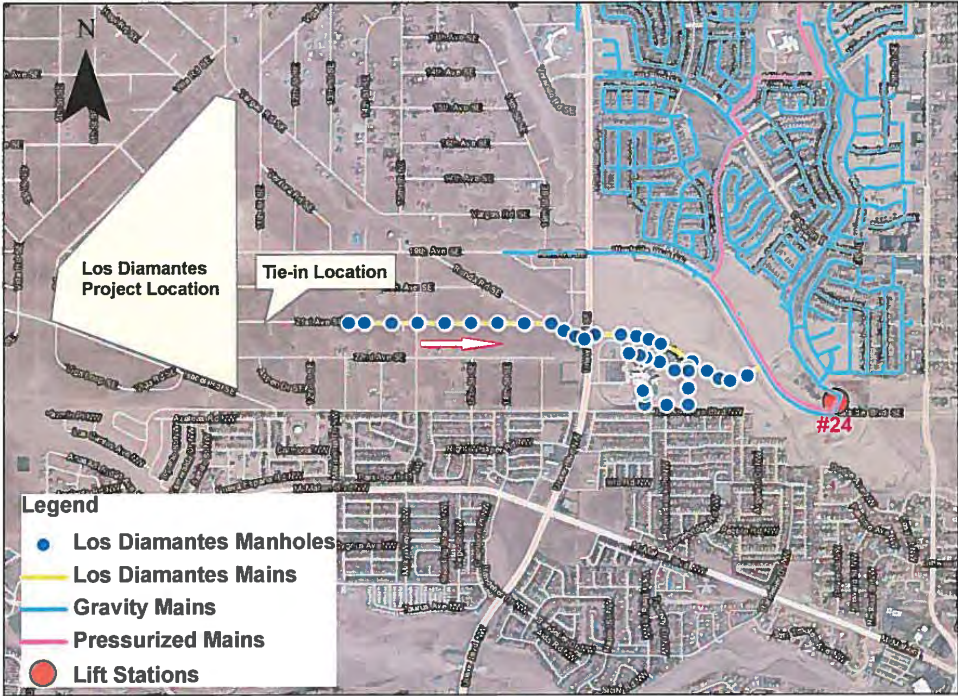
The sewer availability was reviewed for the project, at the tie location, and considered downstream impacts at the wastewater facilities. The offsite infrastructure is assumed to tie into the 8-inch sewer line in 21st avenue. The project area is shown in Figure 1 (vicinity map).

3188 Southern Blvd, Suite A, Rio Rancho, NM 87124 • T: 505 896 7761 • F: 505 896 1985

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Mr. Mark Goodwin
March 27, 2015
Page No. 2

Figure 1: Vicinity Map



Mr. Mark Goodwin
March 27, 2015
Page No. 3

Summary of Findings

Available capacities do exceed calculated full flow capacities along the trajectory to WWTP6. The minimum available capacity in the trajectory is reported at 0 gpm. The hydraulic profile also shows that the maximum hydraulic grade do surpass the criteria for the sewer line.

Figure 3 presents the maximum d/D ratio in the route from the project site to the WWTP 6. The maximum d/D ratio does exceed 75%.

Figure 4 presents the flows for the pipes in the project route.

The modeling results indicate that the City's sewer system cannot support the buildout of this project with the existing infrastructure. This analysis concludes that the City of Rio Rancho does not have sufficient capacity along this route to allow wastewater from this development without exceeding City criteria for available capacity, and maximum d/D. Possible mitigation measures can support the proposed development such as the following in order to the flows to meet the City's criteria.

- 1) Field verify the inverts associated with the problem area (implemented from the City's GIS) to ensure slopes are correct and carrying capacities are accurate.
- 2) Realign the construction of the slopes of the 12-inch pipes.
- 3) Construct a parallel sewer.

We encourage you to check with the City on these alternatives and associated costs. This may provide an opportunity for your development to move forward.

Please call me at (505) 896-7761 if you have any questions or need any additional information.

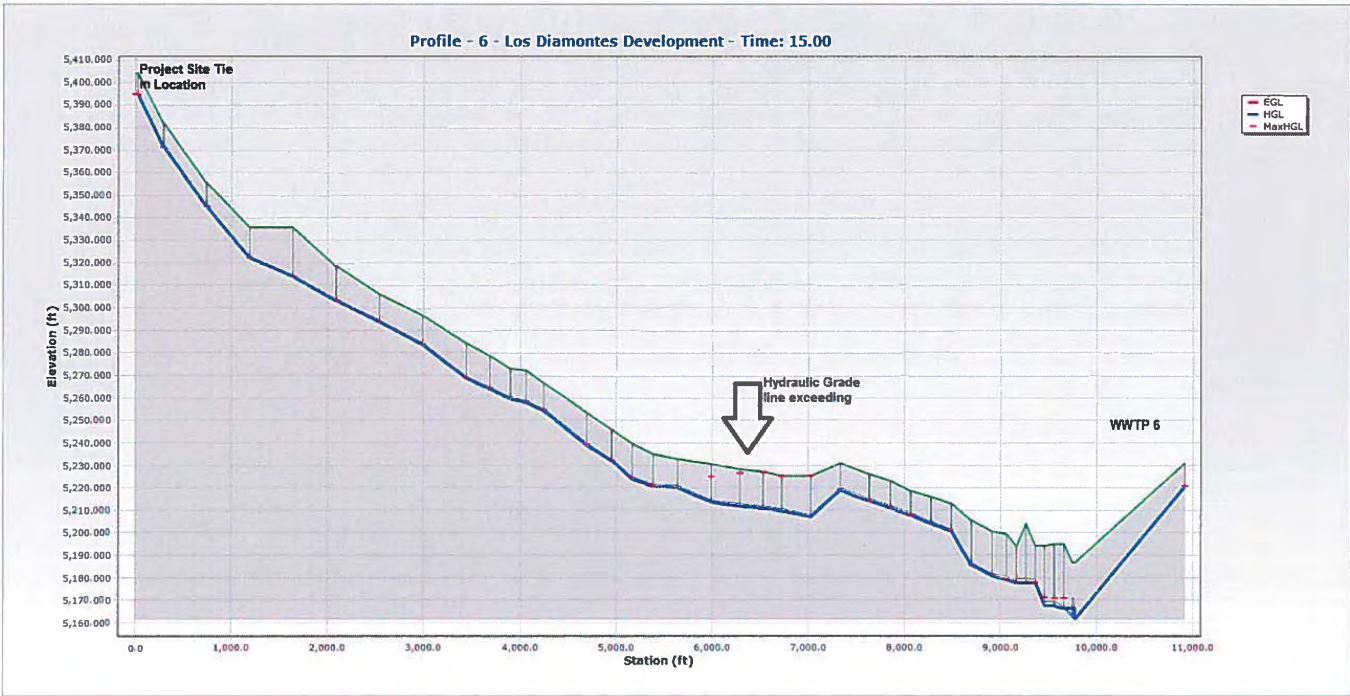
Sincerely,

Camila Fernandez
Project Engineer,
NCS Engineers

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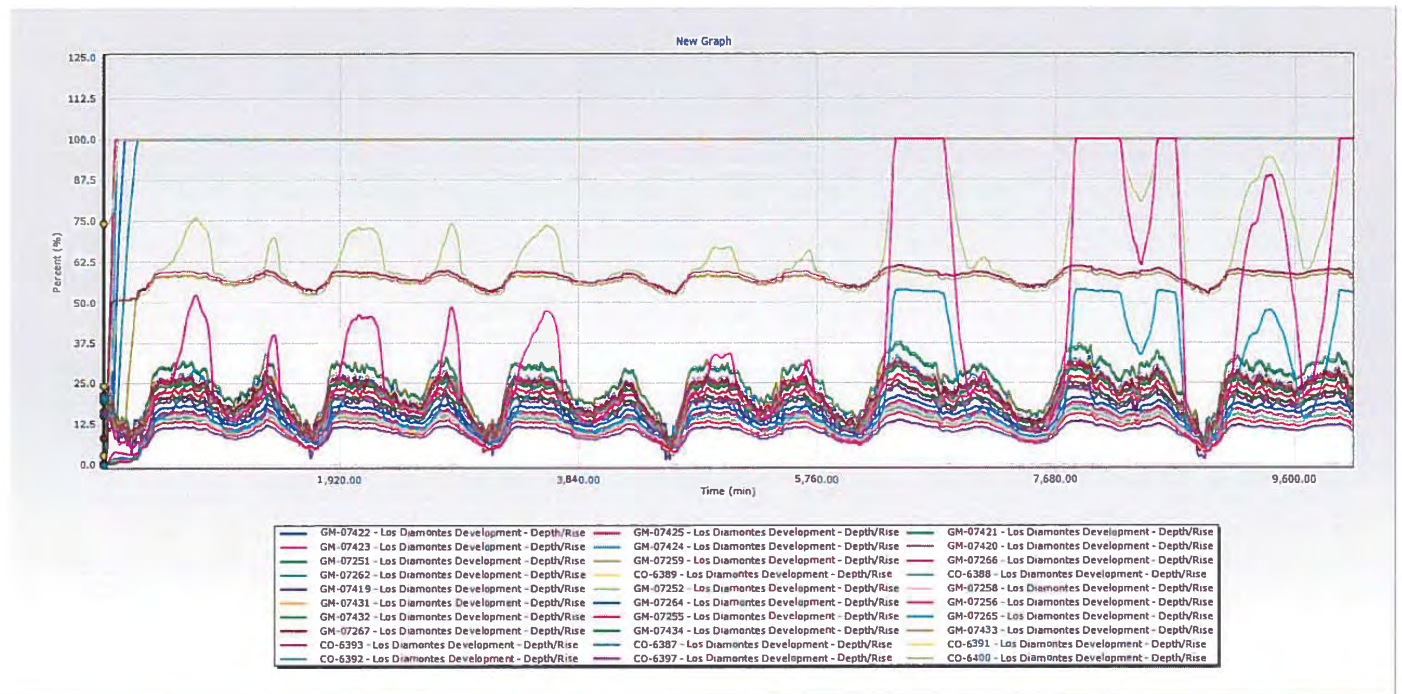
Mr. Mark Goodwin
March 27, 2015
Page No. 4

Figure 2: Hydraulic Profile



Mr. Mark Goodwin
 March 27, 2015
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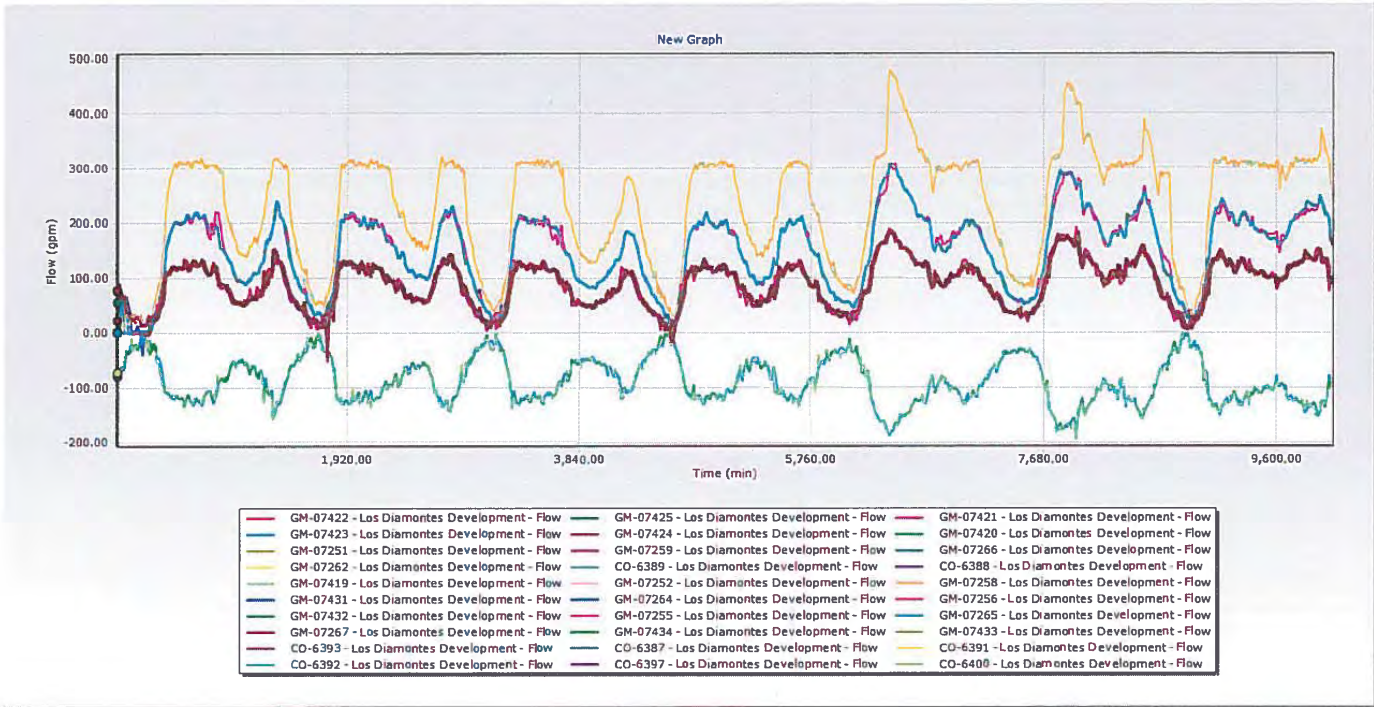
Figure 3: Maximum d/D Ratio in the Sewer Route to WWTP 6



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Mr. Mark Goodwin
March 27, 2015
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Figure 4: Maximum Pipe Flow



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APPENDIX B LOS DIAMANTES ECONOMIC IMPACT ASSESSMENT

Los Diamantes Economic Impact Assessment

Initial Results and Assumptions

Mid-Region Council of Governments
November 10, 2014

Summary

The Mid-Region Council of Governments (MRCOG) provides this Economic Impact Assessment of a build out of the Los Diamantes conceptual plan to Sandoval County at the request of the County Manager, Mr. Phillip Rios. MRCOG utilized the REMI model (Regional Economic Models Inc.) for this analysis. This document presents a brief summary of the initial assumptions and findings. A follow up draft will be submitted with further detail related to the findings.

Los Diamantes is a conceptually planned area within the City of Rio Rancho's Unit 10 area. The project includes the development of a 60 acre business park for manufacturing and commercial uses, the development of a 450 single family homes adjacent to the business park, and related on and off-site investments including utilities, roads, and flood control infrastructure. All assumptions related to project costs, funding, and employment were provided to MRCOG by the Unser Gateway Coalition. These assumptions may be updated as more information is available over time.

Timeline

This analysis assumes a timeframe of 6 years with planning beginning in 2015, construction occurring between 2016 and 2018, and a ramp up to full employment between 2017 and 2020.

Funding

The majority of project is expected to be privately financed. Public funds are assumed for off-site infrastructure for the business park in the amount of \$3.1M. Of that amount, \$2.5M is assumed to come from the state and the remaining \$600K from local governments. To reflect public expenditures, funding in the jurisdictions was reduced to offset the money used on the Los Diamantes project. Of the \$2.5M in state funds, approximately \$1.1M is assumed to have been forfeited by other projects within the Central New Mexico Region. The \$1.1M is the population weighted share of the total \$2.5M.

Employment

The construction of Los Diamantes Business Park is assumed to begin in the second half of 2016 and job creation is assumed to begin in 2017 and increase evenly until 2020.

Of the business park's 60 acres, it is assumed that just under one-third of the property would be developed, totaling 600,000 square feet of building space. This translates to an estimate of 1,440 employees using the following square footage to employment conversions as identified in the Institute of Transportation Engineers 2012 Trip Generation Manual, 9th edition:

- 50 % Miscellaneous manufacturing = 300,000 sqft, 1.8 jobs/1,000 sqft = 540 employees

- 10% Motion picture, sound rec = 60,000 sqft, 2.1 jobs/1,000 sqft = 126 employees
- 10% Administrative, support services = 60,000 sqft, 3.3 jobs/1,000 sqft = 198 employees
- 10% Ambulatory health care services = 60,000 sqft , 4.0 jobs/1,000 sqft = 240 employees
- 10% Nursing, residential care facilities = 60,000 sqft, 2.3 jobs/1,000 sqft = 138 employees
- 10% Social assistance = 60,000 sqft, 3.3 jobs/1,000 sqft = 198 employees

Assumptions

Table 1: Assumptions to the REMI model

Variable	Description	Year
Business Park		
On-site Infrastructure	\$2,750,000 (Private Funding)	2016
Off-site Infrastructure	\$2,500,000 (State Funding)	2016
	\$600,000 (Local Funding)	2016
Government Spending	- \$1,100,000 (State Funding) The \$2.5M reductions expected based on the population share of the region to the State.	2016-2017
	- \$600,000 (Local Funding)	2016-2017
Building Construction	\$135,000,000 spread evenly over three years.	2016-2018
Residential Subdivision		
On-site Infrastructure	\$13,500,000 (Private Funding)	2016
Off-site Infrastructure	\$3,100,000 (Private Funding)	2016
Residential Construction	\$54,000,000 (Private Funding) spread over six years.	2017-2022
Residential Building Permits	\$1,600,000 (to City of Rio Rancho)	2017
Employment		
Total Employment	1,440 new jobs added over four years	2017-2020
Ambulatory Health Services	240 new jobs	
Nursing and Residential Care	138 new jobs	
Social Assistance	198 new jobs	
Administrative and Support	198 new jobs	
Motion Picture	126 new jobs	
Miscellaneous Manufacturing*	540 new jobs	

**Miscellaneous manufacturing jobs are associated with lower wages than most all other manufacturing jobs in the region, thereby representing a conservative estimate of impacts.*

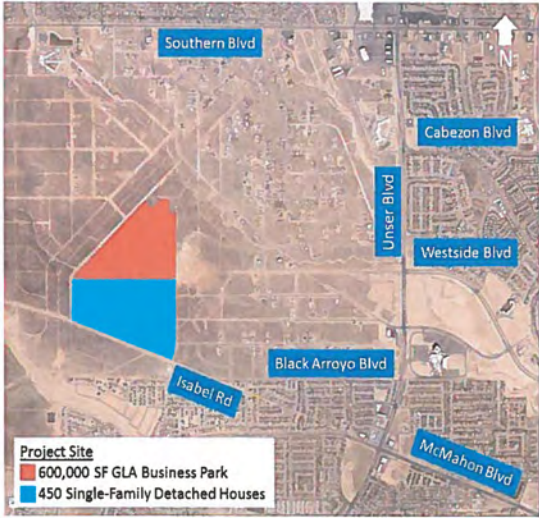
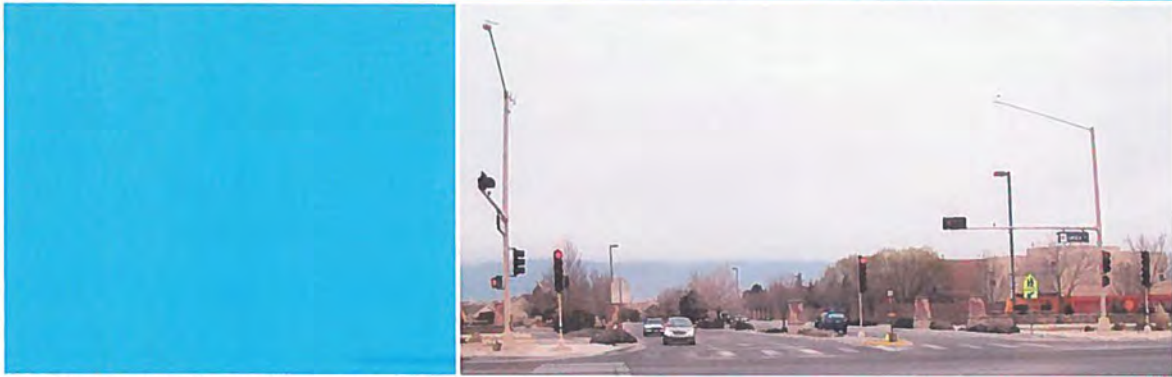
Impacts

Preliminary estimates of the economic impacts from this project are presented in Table 2 on the following page. The table shows impacts for three regions: Central New Mexico, the City of Rio Rancho, and Sandoval County as a whole. The tables report changes in employment, gross domestic product, personal consumption, and income. Initially the largest effects are seen in Rio Rancho as construction begins and new jobs are added. Over time, the positive impacts spread throughout the Central New Mexico region.

APPENDIX C LOS DIAMANTES TRAFFIC IMPACT STUDY


LOS DIAMANTES TRAFFIC IMPACT STUDY

Draft Report March 2015



PREPARED FOR:
 D. Mark Goodwin & Associates

PREPARED BY:
 Lee Engineering, LLC



LEE ENGINEERING

Los Diamantes Traffic Impact Study

Draft Report

March 2015

Prepared for:

D. Mark Goodwin & Associate

Prepared by:





Executive Summary

Background

A proposed residential and business park development site is to be located off of Westside Boulevard between Viga Road and 10th Street. The site is within the jurisdiction of the City of Rio Rancho (CoRR), New Mexico.

The site will contain 450 single family dwelling units south of Westside Boulevard and approximately 600,000 SF of Business Park land use on the north side of Westside Boulevard. The site plan is presented in **Figure 2 of this report**.

Access to and from the project site will use the existing road Western Boulevard to the east and 10th street to the south, adjacent to the proposed development site. No new access points are proposed and the existing driveway is shown in **Figure 1 of this report**.

Opening day of the development is anticipated to take place in 2020. Therefore, assessment for the opening year of 2020 was made using peak hour intersection turn movement volumes collected on February 24 and 26, 2015 and volumes from adjacent site developments. Peak hour trips generated by the proposed development were then added to the anticipated 2020 background volumes to assess the impact on the surrounding road network.

Conclusions and Recommendations

Based on the traffic analysis and report findings, the conclusions and recommendations are as follows:

Site Access

- Regional access to the site will mainly be provided via Unser Boulevard. Unser Boulevard provides routing to commercial and residential developments to the north and south of the project site. Additionally, Unser Boulevard provides access to east/west arterials of Southern Boulevard, Northern Boulevard and Paseo del Volcan.
- It should be noted that analyses contained within this study is considered conservative as they are based on interim conditions in which Unser Boulevard and Rio Rancho Boulevard/NM 528 are the only two north/south arterial options for project site trips. Ultimately, there will be additional north/south arterial and collector options including the development of Rainbow Boulevard (Minor Arterial) and a Major Collector Road east of the site as identified by the draft MRCOG 2040 Long Range Roadway Plan, which will better disperse project site trips so they are not concentrated strictly through the Unser Boulevard
- Project access will be provided via eight street connections to abutting arterial and collector streets. A main Spine Road will provide access to both residential and commercial components via an intersection with Westside Boulevard to be located approximately 840 feet west of the 10th Street alignment.



- An additional access point off of Westside Boulevard will be provided to both residential and business park land uses located approximately 1350 feet west of the Spine Road intersection.
- The remainder of project access will be provided via several minor two lane collector streets. These will include the following:
 - 10th Street
 - Isabel Road
 - Viga Road
- A secondary access is proposed via Isabel Road to Black Arroyo Boulevard and McMahon Boulevard. Currently, the Isabel Road alignment is shown to be connecting to Black Arroyo at a very acute skew. It is therefore, recommended that the Isabel Road alignment be curved to the east of the current alignment to form a more perpendicular approach to Black Arroyo Boulevard.
- 10th Street is proposed to terminate at Isabel Road forming a T-intersection approximately 450 feet north of Black Arroyo.
- Based on Table 18.C-1 *Access Spacing Standards for Intersections and Driveways*, the following spacing is required for compliance:
 - Signalized intersection spacing should be no less than 1,760 feet on Westside Boulevard (Urban Minor Arterial 35-45 mph).
 - Unsignalized and full access driveway spacing on Westside Boulevard should be no less than 660 feet
 - Full movement driveways spacing on Viga Road, 10th Street, Isabel Road, and Spine Road should be no less than 150 feet.
 - The Isabel Road/Black Arroyo Boulevard intersection should be spaced no closer than 150 feet from existing driveways on Black Arroyo Boulevard (Saltillo Street and Caracol Street)
- Based on the latest site plan contained herein, all proposed driveways and access points appear to be in compliance with NMDOT SAMM recommended spacing.
- It is likely that signal control will be warranted at the Westside Boulevard/Spine Road. Therefore, any future signalized intersection to the east or west of this intersection should be located at a minimum 1,760 feet away from the Spine Road intersection.
- Parcel access for Business Park land use is recommended to be taken off of a Spoke Road on either side of the Spine Road located approximately at the mid-point between Viga Road and Westside Boulevard.
- Full movement parcel access on the Spine Road within the Business Park should be spaced no less than 330 feet and partial access no less than 150-feet. Additionally, there should not be any access point on the Spine Road within 250 feet of the signalized Westside Boulevard/Spine Road intersection.
- It is recommended that access to residential parcels be configured to produce ADT levels on local residential streets (i.e. with back-out driveways) less than 1,500 vehicles. Review of the latest proposed site plan indicates that there are no local residential streets that would generate more than 1,500 ADT.
- Initial project access will be provided via Westside Boulevard exclusively, which will be incorporating one through lane in each direction between 10th Street and Unser Boulevard.



- It is estimated that approximately 70% of the total project can be constructed, which translates to the following scenarios at which secondary access to Black Arroyo and McMahon would be needed:
 - 98% of just the Business Park development
 - Phase 1 of Residential (150 Units) and 94% of the Business Park
 - Phase 2 of Residential (300 Units) and 90% of the Business Park
 - Phase 3 Residential (450 units) and 86% of the Business Park
- The proposed Isabel Road access in combination with a two-lane Westside Boulevard would accommodate full build of the project site.

Existing, Background and Build Out Traffic Demands

- Peak hour turning movement counts for all existing study intersections were collected on February 24, 2015 and February 26, 2015. Existing peak hour turning movements are presented in **Figure 3**.
- Per the February 10th scoping meeting with the CoRR, it was determined that background traffic demands for 2020 would be developed based on the following developments:
 - Cabezon Village
 - Pavilion at Presbyterian
 - X Ray Associates

Resulting 2020 background traffic demands are presented in **Figure 4**.

- Trip generation analysis was performed based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition* and project land use were categorized as ITE land use category 210 (Single-Family Detached Housing) and category 770 (Business Park) and are summarized in **Table 1**.
- A 3% internal capture rate was assumed between the residential and business park land uses. Calculated internal and adjusted external trips are summarized in **Table 2**.
- Offsite primary trip distribution for both AM and PM peak hours are shown in **Figures 5 and 6** for the business park and residential development, respectively.
- On-site distribution are indicated in **Figures 7 and 8** for the business park and residential land use, respectively.
- Total on-site and off-site build out turning movement demands are indicated shown in **Figure 15 and 16**.

Signal Warrant, Capacity and Queuing Analysis

- Based on signal peak hour warrant analyses, signal control is recommended for the Westside Boulevard/Spine Road intersection and is expected to be needed at approximately 70% of total build-out.
- Based on capacity and queue analysis, the following lane geometry, traffic control and storage length mitigation is recommended as part of this development:
 - The following improvements were assumed to be in place as they were recommended and the responsibility of previous studies. They include:
 - Westbound dual left-turn lanes at the Unser Boulevard/Cabazon Boulevard



- Westbound dual left-turn and right-turn lanes at the Unser Boulevard/Westside Boulevard intersection.
 - Southbound dual left-turn lanes at the Unser Boulevard/Westside Boulevard intersection.
- The existing northbound left-turn lane at the Unser Boulevard/Westside Boulevard intersection should be modified to incorporate dual left-turns. This will require restriping and conversion from a northbound protected-permitted phasing to protected only phasing. Additionally, the receiving lanes on the west leg should incorporate two through lanes, which can be tapered down at approximately the west boundary of the proposed X-Ray site. Per MUTCD, lane reduction tapers should incorporate 320 feet.
- The westbound left-turn lane at Unser Boulevard/Westside Boulevard intersection should be modified to incorporate dual left-turns. This will require median modification and the construction and alignment of the receiving lanes on the east leg. The eastbound protected-permitted phasing should be changed to protected only.
- Signal undergrounds including conduit and pull boxes are recommended at the Westside Boulevard/Spine Road. Signal control activation should only occur upon the satisfaction of a full warrant study when count data of the intersection is available.
- The following auxiliary lanes are recommended as part of this project:

Westside Boulevard/10th Street Intersection

- A single 300-foot westbound left-turn lane
- Single 300-foot eastbound left and right-turn lanes
- A single 150-foot Northbound left-turn lane

Westside Boulevard/Spine Road Intersection

- Single 325-foot westbound left and right-turn lanes
- Single 325-foot eastbound left and right-turn lanes
- A single 150-foot northbound left-turn lane
- Southbound 150-foot dual left-turn lanes but striped as a single turn lane until signal control is in place.

Westside Boulevard/Driveway A-Viga Road

- Single 300-foot westbound left and right-turn lanes
- Single 300-foot eastbound left and right-turn lanes
- Single 150-foot northbound and southbound left-turn lanes

Black Arroyo Boulevard/Isabel Road

- A single 175-foot westbound right-turn lane at Isabel Road
- A single 150-foot southbound left-turn lane at Isabel Road



LEE ENGINEERING

On-Site Street Classification

- Per the 2040 long range roadway map, Westside Boulevard is proposed as a Community Primary arterial that will ultimately incorporate 106 feet of ROW with two through lanes and a bike lane in each direction, a raised median, and a 40 mph speed limit.
- A review of the latest master bike facilities plan indicates no proposed multi-use trail along Westside Boulevard. However, it is noted that an existing multi-use trail existing along the south side Westside Boulevard east of Unser Boulevard, which terminates approximately 680 feet short of the Unser Boulevard/Westside Boulevard.
- For the build-out of this project, Westside Boulevard will incorporate one through lanes in each direction from 10th Street to the proposed Pavilion development located at the southwest corner of the Unser Boulevard/Westside Boulevard intersection.
- Between Viga Road and 10th Street, Westside would be fully improved incorporating the ultimate four-lane cross-section with raised median, bike lanes, curb, gutter and sidewalk.
- Two receiving lanes on Westside Boulevard will be required on the west leg of the Unser Boulevard intersection. The two westbound lanes can then taper (320 feet) to one through lane immediately west of the proposed Pavilion Commercial development.
- There are no existing or planned local transit routes along Westside Boulevard. Therefore transit stops, turnouts etc. are not required as part of this project.
- 10th Street is proposed as a minor collector road incorporating 50 feet of ROW and one undivided through lane in each direction with a 25 mph speed limit. Full improvements including curb, gutter and sidewalks will be constructed along the project frontage (west side only) from just north of Westside Boulevard to Isabel Road.
- Isabel Road is proposed as a minor collector incorporating 78 feet of ROW, one undivided through lane in each direction and a 25 mph speed limit. Full improvements including curb, gutter and sidewalks will be constructed along the project frontage (north side only) from Viga Road to 10th Street.
- Isabel Road is recommended to divert from its current alignment east of 10th Street to provide a intersection with Black Arroyo Boulevard that has no skew.
- Viga Road is proposed as a minor collector road incorporating 50 feet of ROW, one undivided through lane in each direction and a 25 mph speed limit. Viga Road will be constructed from Isabel Road to just south of Westside Boulevard and starting on the north side of Westside Boulevard to the north boundary of the business park property with full improvements of sidewalk, curb and gutter on the southeast side abutting the project site. Viga Road will be fully improved south of Westside Boulevard from Isabel Road to just short of Westside Boulevard
- The north leg of Viga Road is recommended to be aligned with Driveway A (westernmost driveway on Westside Boulevard) and the south alignment of Viga Road will not intersect with Westside Boulevard to avoid placing a stop controlled intersection within curved alignment on Westside Boulevard.
- The Spine Road within the Residential area is proposed to be a public minor collector street to incorporate 68 feet of ROW including one through lane in each direction, a minimum 5-foot sidewalk, curb, gutter, and narrow raised landscape medians. There will be no direct residential



driveway access along this roadway. It is anticipated that this road will incorporate a 25 mph speed limit.

- The Spine Road north of Westside Boulevard is proposed to be a public minor collector street to incorporate 98 feet of ROW including one lane of traffic, curb gutter, and sidewalk in each direction. Additionally, due to anticipated traffic intensity and the density of the development, auxiliary lanes are recommended to all future major parcel access points along this alignment. There will likely be raised landscaped medians along this alignment within the business park. It is anticipated that this road will incorporate a 25 mph speed limit.
- A business park access road is to incorporate 50 feet of ROW and provide access for the most commercial parcels to the proposed Spine Road. This access street will terminate in a cul-de-sac at its southwest and northeast termini. It is anticipated that this road will incorporate one undivided lane, curb, gutter, and sidewalk in each direction. No auxiliary turn lanes are anticipated for this alignment. This is recommended to incorporate a 20 mph speed limit.
- All residential parcel access roads are proposed to incorporate 50-feet of ROW including one through lane, curb, gutter and sidewalk in each direction. These residential streets will provide direct access to residential driveways and incorporate a 20 mph speed limit.


Unser Boulevard Coordination Analysis

- A coordination analysis of Unser Boulevard indicates that optimal cycle lengths range from 130 seconds in the AM peak to 150 seconds in PM peak for Background and Build Out traffic demands assuming Unser Boulevard remains a four-lane roadway.
- If Unser Boulevard becomes a six-lane roadway, the optimized cycle length reduces to 120 seconds under Background and Build Out traffic demands.
- If a cycle length change on Unser Boulevard is implemented, the cycle lengths will also have to change on Southern Boulevard to maintain coordination on that corridor. This means that offsets would need to be adjusted on Southern Boulevard as well.
- Unser Boulevard is a lengthy corridor, which traverses both the City of Rio Rancho and City of Albuquerque. In order to provide a consistent and optimal coordinated corridor, both the Cities would need to coordinate timing plans between them.

Crash Analysis

- Crash analyses indicate a high frequency of crashes along Unser Boulevard, especially at Southern Boulevard and McMahon Boulevard. A more detailed safety study of this corridor could shed light on specific safety issues.
- There were two crash fatalities at the Unser Boulevard/Southern Boulevard intersection.
- The majority of the crashes at all the intersections were classified as following too close or driver inattention. This tends to be indicative of congestion issues and usually result in rear-end crashes.
- Many of the congestion caused crashes along this corridor could potentially be reduced when Unser Boulevard becomes a six-lane arterial.


APPENDIX D TYPICAL TRAIL SURFACING



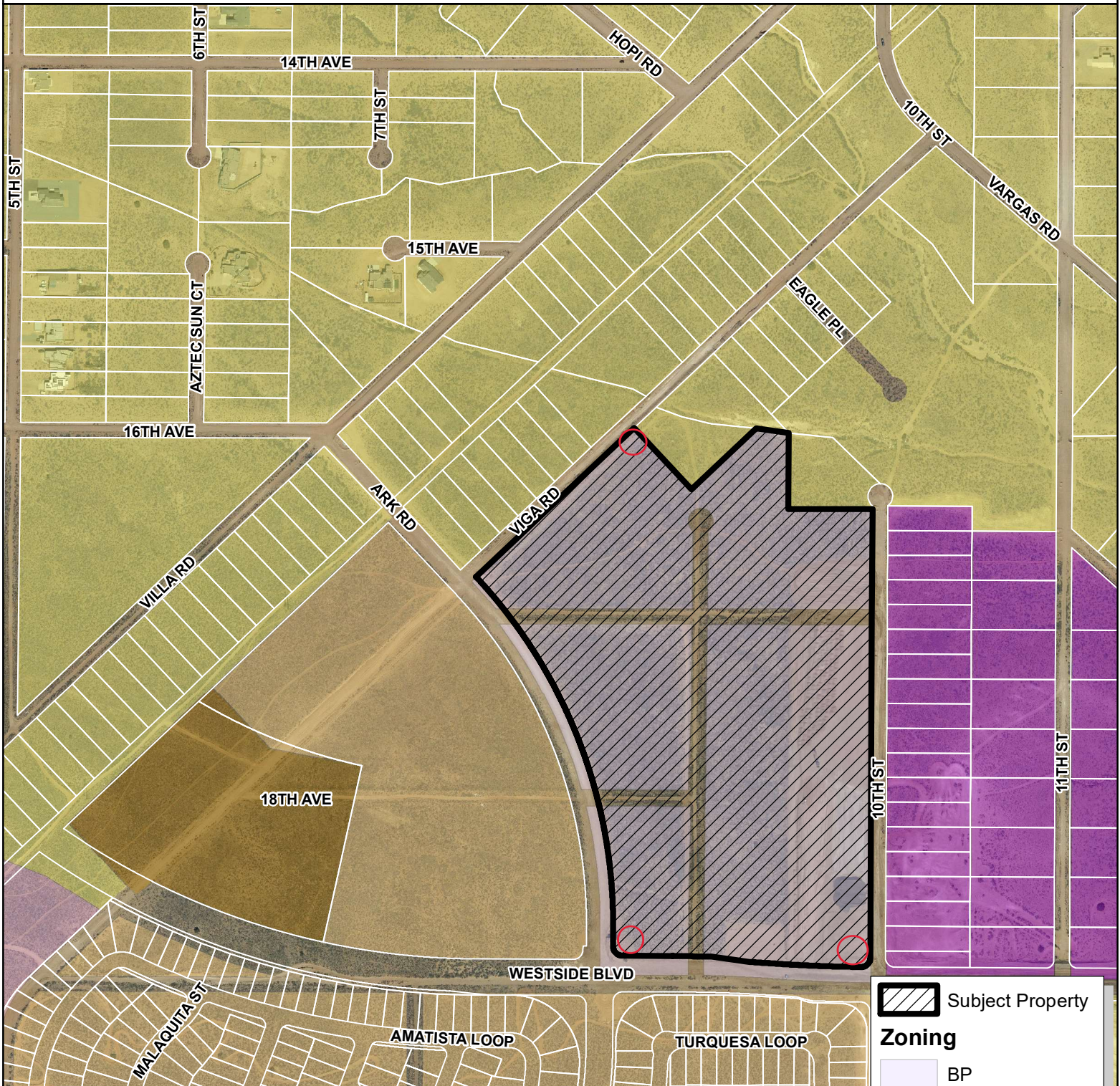
Aqua Roc™
Environmental Collection


TYPICAL TRAIL SURFACING

NOTE: PROPRIETARY PAVERS SHOWN ARE FOR INFORMATION ONLY. OWNER WILL CONSIDER ALTERNATIVES.







LOS DIAMANTES	
TRAIL NETWORK	
PERMEABLE PAVERS	
	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)787-9539

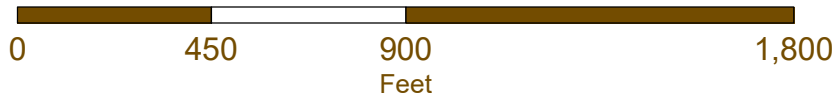
NOTICE SIGN LOCATIONS LOS DIAMANTES ZMA



 Subject Property

Zoning

-  BP
-  M-1
-  PR
-  R-1
-  R-3
-  R-6



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.

 - SIGN LOCATION

Map Created by Chris Benson on 05/16/2024





The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 • Fax (505) 896-8994

May 20, 2024

RE: Zone Map Amendment, Los Diamantes Business Park
Case No. 24-100-00004
BP: Business Park District to C-2: Wholesale and Warehousing Commercial District

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.

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the Los Diamantes Business Park from BP: Business Park District to C-2: Wholesale and Warehousing Commercial District on the land legally described as LD, Tract 2-A-1.

The Planning and Zoning Board will consider the request on **Tuesday, May 28, 2024** at 6:00 pm in the Council Chambers and Virtually as a hybrid meeting, through the Zoom link and number below.

On the back of this letter is a location map of the project with the subject area identified in crosshatching.

If you would like to comment on this application, you are encouraged to send in comments in writing or via email to cbenson@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. 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=T3B1SHVpWkp6d3dDRmIHd3k2VzYvUT09>
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me via e-mail me at cbenson@rrnm.gov or call me at 505-896-8361, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov the Friday before the hearing.

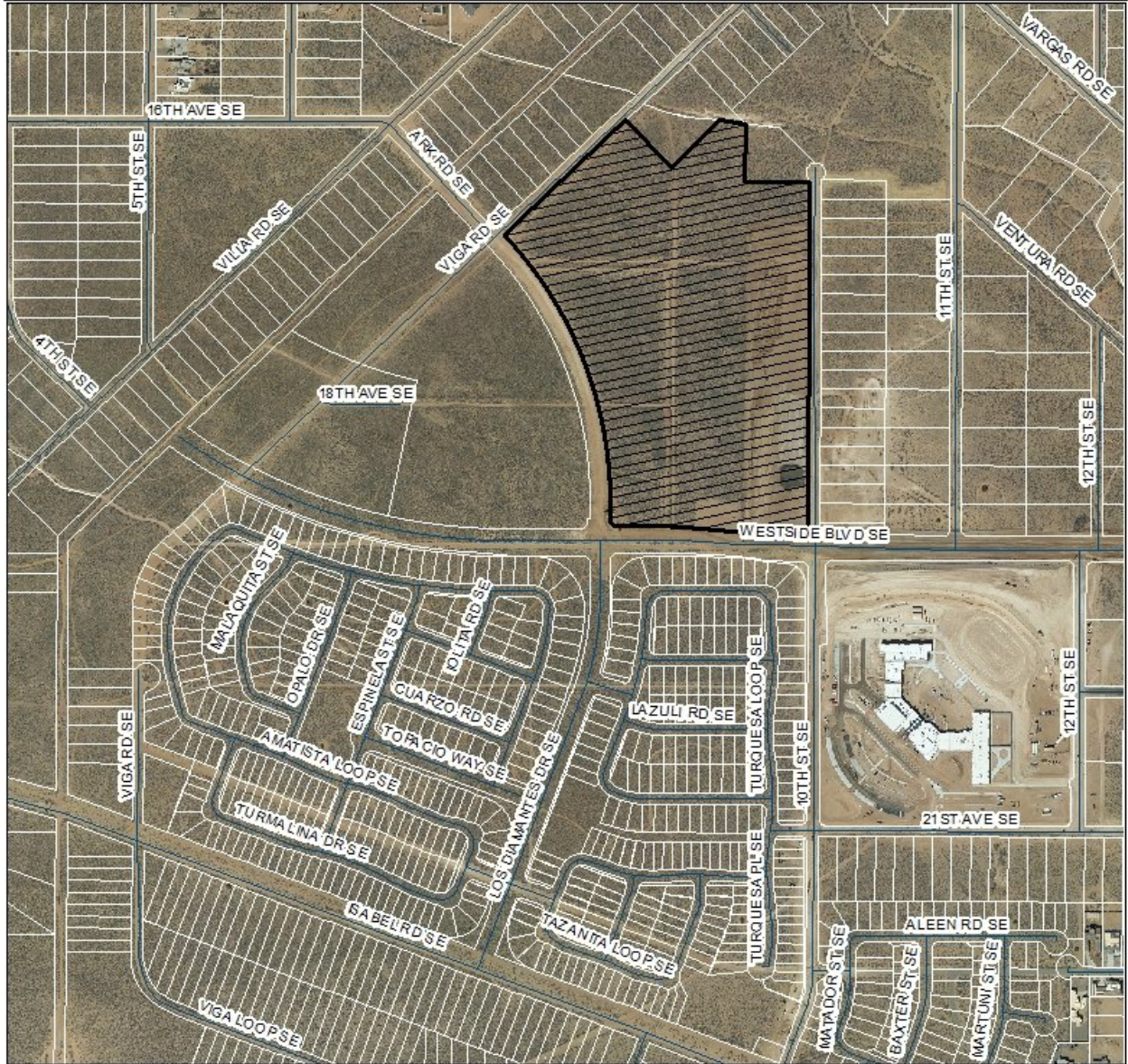
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

Chris Benson

Chris Benson
Municipal Planner II
Development Services Department
City of Rio Rancho

ZONE MAP AMENDMENT LOS DIAMANTES BUSINESS PARK BP: BUSINESS PARK DISTRICT TO C-2: WHOLESALE & WAREHOUSING COMMERCIAL DISTRICT



NEW MEXICO'S LEADING NEWS SOURCE
ALBUQUERQUE JOURNAL



El Defensor Chieftain **RIO RANCHO OBSERVER** VALENCIA COUNTY **News-Bulletin**

**7777 Jefferson St NE
Albuquerque, NM 87109-4343
Proof of Ad 05/13/2024**

Account: **1010956**
Name: **CITY OF RIO RANCHO**
Company: **CITY OF RIO RANCHO**
Address: **ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 87144**
Telephone: **(505)891-5005**

Ad ID: **35240**
Description:
Run Dates: **05/13/2024 - 05/13/2024**
Class: **3001**
Orig User: **dmontoya**
Words: **587**
Lines: **152**
Agate Lines: **216**
Depth: **15.41**
Blind Box:

Total Ad Cost \$174.04
Amount Paid \$0.00

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	05/13/2024	05/13/2024	1	161.71

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, May 28, 2024:

Variance

Case #24-110-00007

The Applicant, Melvin Munoz Estrada, requests approval of a Variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft on the subject property legally described as Rio Rancho Estates Unit 12, Block B, Lot 61.

Variance

Case #24-110-00008

The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between an Off-Premises Advertising Sign (Billboard) and developed single-family residential property as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A.

Variance

Case #24-110-00009

The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between two Off-Premises Advertising Signs (Billboards) on the same side of the street as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A.

Conditional Use Permit

Case #24-120-00008

The applicant, Clear Channel Outdoor, LLC., requests approval of a Conditional Use Permit for an Off-Premises Advertising Sign (Billboard) at the property legally described as Unit 11, Block O, Tract A.

Master Plan Amendment

Case #24-410-00001

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests to amend the Los Diamantes Master Plan to allow self-storage as a permissive use within the Business Park, update the map (page 7 of Master Plan) to reflect the Business Park area as C-2: Commercial, allow architectural metal as a primary construction material, allow welded wire mesh fencing as an allowed fencing type, and allow the color green as the primary color of a structure within the Business Park area of the Los Diamantes Master Plan. The Business Park comprises approximately 36.16 acres and is legally described as LD, Tract 2-A-1.

Zone Map Amendment

Case #24-100-00004

The applicant, Los Diamantes, LLC., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the Los

Diamantes Business Park from BP: Business Park District to C-2: Wholesale and Warehousing Commercial District on the land legally described as LD, Tract 2-A-1.

Preliminary Plat Extension
Case #20-210-00016

The applicant, Pulte Group, through their agent, Bohannon Huston, Inc., request approval of a Preliminary Plat Extension for the Rainbow Preliminary Plat. The remaining phase of the Rainbow Preliminary Plat is for 61 lots, zoned R-4: Single-Family Residential on the property legally described as Rainbow, Tract B-1-A.

Conditional Use Permit

Case #24-120-00006

The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as HGHR4, Bik 74, Tr A. The property is physically located at 1523 Inca Rd NE and is zoned C-1: Retail Commercial. The property consists of 5.34 acres.

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.rmm.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: May 13, 2024



**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 LOS DIAMANTES, TRACT 2-A-1, FROM BP: BUSINESS PARK DISTRICT TO C-2: WHOLESALE AND WAREHOUSING COMMERCIAL 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 designation on the subject property has been submitted by Los Diamantes, LLC, and assigned City Case No. 24-100-00004; and,

WHEREAS: the Governing Body of the City of Rio Rancho adopted Los Diamantes Master Plan on August 12, 2015 with Resolution No. 61 Enactment No 15-005 and was subsequently amended on August 12, 2020 by Resolution No. 73, Enactment No. 20-071, on September 22, 2022 by Resolution No. 87, Enactment No. 22-087, on January 26, 2023 by Resolution No. 126, Enactment No. 23-017, and on June 27, 2024 by Resolution No. ____, Enactment No. 24-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on May 28, 2024, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; 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 the City of Rio Rancho on June 27, 2024 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and,

1
2 **WHEREAS:** the proposed amendments to be adopted by this Ordinance comply with the
3 statutory and regulatory requirements of the aforesaid Code of Ordinances
4 and Statutes, and upon specific findings related to the subject property and
5 determining the proposed amendment is consistent with the policies and
6 criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing
7 Body finds the amendments propose the health, safety, morals, and general
8 welfare of the city.
9

10 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
11 **RIO RANCHO:**
12

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

14 The Official Zone Map is hereby amended by assigning a zoning designation on
15 approximately 36.16 acres of property from BP: Business Park to C-2: Wholesale and
16 Warehousing on land legally described as:
17

18 Los Diamantes, Tract 2-A-1, as shown on the plat "Summary Plat for Tracts 2-A-
19 1, 3-A-1 & 3-A-2 Los Diamantes Subdivision Phase 1 (Being a Replat of Tracts 2-
20 A & 3-A, Los Diamantes, Phase 1; Lots 16 Thru 33, Block 62 and Lot 15, Block 64,
21 Rio Rancho Estates, Unit 10; Tract AAA, Los Diamantes, Phase 2; And A Portion
22 of Vacated Viga Road SE and 18th Avenue SE Within the Town of Alameda Grant
23 Projected Section 34 Township 12 North, Range 2 East, N.M.P.M., City of Rio
24 Rancho, Sandoval County, New Mexico February 2023" filed in the office of the
25 County Clerk of Sandoval County, New Mexico on March 3, 2023 in RRE Book 33,
26 Pages 57-59.
27

28 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
29 **of Property:**

- 30 A. The property identified in Section 1, above is subject to all requirements of the C-
31 2: Wholesale and Warehousing Commercial District set forth in R.O. 2003 Section
32 154.25 (as of the effective date of this ordinance or as subsequently amended).
33
34 B. The property identified in Section 1, above is subject to all Land Use, Zoning,
35 Density and Design Standards outlined in the Los Diamantes Master Plan.
36 Development shall occur in accordance with the approved Master Plan, or
37 Amendments thereto, as adopted by the Governing Body Resolution No. ____,
38 Enactment No. 24-____.
39

40
41 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
42 this Ordinance, or any section, paragraph, clause, or provision of any
43 regulation promulgated hereunder shall for any reason be held to be
44 invalid, unlawful, or enforceable, the invalidity, illegality, or unenforceability
45 of such section, paragraph, clause, or provision shall not affect the validity
46 of the remaining portions of this Ordinance or the regulation so
47 challenged.
48

49 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
50 adoption.

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ADOPTED THIS _____ DAY OF _____, 2024.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

Subject Property