Regular Governing Body Meeting
City of Rio Rancho
AGENDA
April 13, 2023
6:00 PM
Council Chambers

Governing Body Members

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

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

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

Join by Computer:
https://us06web.zoom.us/j/85302353741?pwd=bWp1QXliSGJoeHhJaGVOczF4MDN0UT09
Meeting ID: 853 0235 3741
Passcode: 789419

Join by Phone:
Dial 1-720-707-2699 US then enter the Meeting ID and Passcode above

Call to Order and Pledge of Allegiance

Proclamations and Awards of Merit

1. Fair Housing Month Proclamation

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

Comments by Councilors

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

2. Minutes of March 23, 2023 Regular Meeting
Minutes of March 23, 2023 Regular Meeting

3. R49, Resolution Authorizing a Budget Adjustment to the Police Department Fleet Maintenance Budget for Insured Repair of a Police Patrol Vehicle (Unit 1913)
Resolution

4. R50, Resolution Authorizing a Budget Adjustment to the Police Department Fleet Maintenance Budget for Insured Repair of a Police Patrol Vehicle (Unit 2114)
Resolution

5. R51, Resolution Authorizing a Budget Adjustment to the Police Department Fleet Maintenance Budget for Insured Repair of a Police Patrol Vehicle (Unit 1919)
Resolution

6. R52, Resolution Authorizing a Budget Adjustment to the Utilities Operations Fund (501) for Electronic Payment Services and Fleet Maintenance
Resolution

7. R53, Resolution Authorizing the Recycling of Public Works Department Property
Resolution
EXHIBIT_A

8. R54, Resolution Authorizing the Disposal of Library and Information Services Department Property
Resolution
Disposal_List_for_Library

9. R55, Resolution Authorizing a Budget Adjustment to the General Fund (101), Local Economic Development Act (LEDA) Fund (223), and LEDA Reimbursements Fund (720) for the Purpose of Reimbursement
Resolution
O15_No.22-14_Deluxe Design

10. R56, Resolution Authorizing the Disposal and Trade-in of Library Materials
Resolution
2023Q1 Merged

11. R57, Resolution Authorizing the Disposal of Obsolete and Non-Working City Attorney's Office Property
Resolution
Exhibit A Disposal List

Boards and Commissions

Public Hearings

12. R58, Resolution Amending the Northern Unser Specific Area Plan to Change Map 2, Proposed Land Use Map; Providing for Severability and an Effective Date
Resolution
Northern-Unser SAP Current Proposed Land Use Map
Exhibit A - Amended Proposed Land Use Map, Map 2

13. O7, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 13, Block EE, Lots 18-20; Unit 13, Block 58, Lots 4-6 and Tract B, from R-1: Single-Family Residential and NC: Neighborhood Commercial to C-1: Retail Commercial; Providing for Severability and an Effective Date
Ordinance
LocationZoneMap_ZMA_Parcels
LocationZoneMap_SAPA_Parcels
ZMA Justification Letter_MatthewCarle
ApplicationForm
Herrera Authorization Letter

Northern Unser SAP
Land Use Element comp plan
Vision Element-comp plan
2023-0314_PZB_Minutes
ReviewerComments_GB

14. Public Hearing: 2023-2027 CDBG Consolidated Plan and 2023 Annual Action Plan 30-Day Public Comment Period
Notice of Public Comment Period Spanish
Notice of Public Comment Period English

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

15. D20, Advice and Consent of the Governing Body to Award Contract No. 23-UT-077: Re-Bid Well 13R Equipping and Site Improvements Project for a Total of $7,705,895.82 (including NMGRTs) to RMCI, Inc.
Attachment I Contract for Well 13 Equip_Site Improv

16. D21, Advice and Consent of the Governing Body to Award Contract 23-PD-080: Code 3 Technology, LLC, for Mark 43 RMS (Records Management System) Software
Rio Rancho PD - Code 3 Technology LLC - Mark43 - OMNIA Partners - B. Agreement - clean with 4-5-23 adjustment

City Manager

Comments by Councilors

Adjournment

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
April 13, 2023

DEPARTMENT:
City Clerk

SUBJECT:
Fair Housing Month Proclamation

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
April 13, 2023

DEPARTMENT:
City Clerk

SUBJECT:
Minutes of March 23, 2023 Regular Meeting

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: Minutes of March 23, 2023 Regular Meeting

Governing Body
of the
City of Rio Rancho

MINUTES

MARCH 23, 2023
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:
Greggory D. Hull, Mayor
Jim Owen, Councilor Dist. 1
Jeremy Lenentine, Councilor Dist. 2 (virtually arrived 6:18)
Bob Tyler, Councilor Dist. 3
Paul Wymer, Councilor Dist. 4
Karissa Culbreath, Councilor Dist. 5
Daniel Stoddard, Councilor Dist. 6 (virtual)

STAFF PRESENT:
Matt Geisel, City Manager
Peter Wells, Deputy City Manager
Josh Rubin, City Attorney
Rebecca Martinez, City Clerk
Connie Peterson, Parks, Rec. & Comm Svcs.
BJ Gottlieb, Director of Public Works
Stewart Steele, Police Chief
Amy Rincon, Dir. of Dev. Svcs.
Yolanda Lucero, Deputy City Clerk

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

PROCLAMATIONS AND AWARDS OF MERIT

1.) Autism Awareness Month

Mayor Hull read a proclamation recognizing Autism Awareness Month.

PUBLIC FORUM

The following individuals spoke under this item:

Ben Racela
Larry Bernstein

COMMENTS BY COUNCILORS

Councilor Lenentine joined the meeting at 6:18 p.m.

CONSENT CALENDAR

2.) Minutes of March 9, 2023 Regular Meeting

DRAFT

3.) R43, Resolution Authorizing a Budget Adjustment to the Sandoval County Regional Communication Center (280) Fund
4.) R44, Resolution Accepting Funds from the Rocky Mountain Information Network to be Paid to the New Mexico Association of Chiefs of Police
5.) R45, Resolution Authorizing a Budget Adjustment to the 2022 GO Bond Fund (333) for Radio Equipment for SWAT Vehicles
6.) R46, Resolution Authorizing Disposal of Police Department Property
7.) R47, Resolution Authorizing a Budget Adjustment to the Recreation Development Fund (310) for Sports Complex North
8.) D16, Appointment of Christian Cruz to the Public Infrastructure Advisory Board

Jim Owen moved to approve consent calendar. Seconded by Bob Tyler.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

BOARDS AND COMMISSIONS

PUBLIC HEARINGS

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

Mrs. Martinez stated the application is for a transfer of location of Canopy License No. 1382 for BW Gas & Convenience Retail, LLC. dba Allsup's Convenience Store No. 102342 located at 4400 Ridgecrest Dr. SE, Rio Rancho. The Director of Alcohol Beverage Control Division has granted this application conditional preliminary approval and has forwarded it to the Governing Body for public hearing and action.

Dee Don Bates with Allsup's was available for questions.

Karissa Culbreath moved to approve D17. Seconded by Bob Tyler.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

10.) R48, Resolution Adopting the Scottish Isle Master Plan

Ms. Rincon presented this item 10 & 11 together. R48 the applicant requests approval of the Scottish Isle Master Plan. The Plan details a conceptual lot of layout and roadway sections. The subject properties comprise approximately 22.4 acres and are currently

zoned R-1: Single-Family Residential District. Concurrently, the applicant is applying for a Zone Map Amendment to change the zoning of the subject lots within the proposed Master Plan to R-2: Single-Family Residential District. The Master Plan additionally includes provisions for drainage and utility planning. Staff recommends approval of the Scottish Isle Master Plan, subject to findings of fact and conditions of approval. O6 would amend the Zoning Classification and Official Zoning Map for the Property Legally Described as Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62 from R-1: Single-Family Residential District to R-2: Single-Family Residential District. The subject properties of Unit 13, Block 45, Lots 1-21 and 41-62 are currently zoned R-1: Single-Family Residential District These properties are bordered by R-1: Single-Family Residential District to the north, R-2: Single- Family District to the north and east, R-3: Mixed Residential District to the west, and R-4: Single- Family Residential District and SU: Special Use for R-6: Multi-Family District and Continuing Care Retirement Community to the south. The subject properties are within the Lomas Negras Specific Area Plan. The Planning and Zoning Board recommended approval at its March 14, 2023 meeting for both items.

Jim Strozier, Agent concurs with staff recommendations and will address any concerns.

Daniel Stoddard moved to approve R48 with conditions and findings. Seconded by Karissa Culbreath.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

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

Jim Strozier, Agent was available for questions.

Bob Tyler moved to approve O6. Seconded by Jim Owen.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

SECOND READING OF ORDINANCES

FIRST READING OF ORDINANCES

DRAFT

DISCUSSION AND DELIBERATION

12.) D18, Advice and Consent of the Governing Body to Award Contract No. 23-PW-069: Re-Bid Pinetree Road Restoration Project for a total of $1,451,852.97 (including NMGRTs) to Franklin's Earthmoving, Inc.

Mr. Gottlieb presented this item. Pinetree Rd Restoration Project from Southern Boulevard to St. Andrews Drive includes full depth roadway reconstruction; installing a new 12-inch water line to include new water service lines; the replacement of damaged curb and gutter, concrete drive pads, concrete curb ramps which comply with the Americans with Disabilities Act; sanitary sewer manhole rehabilitation; and pavement markings. The construction duration for this project is estimated to be four months. The contract will be with Franklin's Earthmoving, Inc.

Karissa Culbreath moved to approve D18. Seconded by Bob Tyler.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

13.) D19, Advice and Consent of the Governing Body to Award Contract No. 23-PW-066: Spring Road Restoration Project for a total of $2,912,864.57 (including NMGRTs) to Compass Engineering & Construction Services, LLC.

Mr. Gottlieb presented this item. The Spring Rd Restoration Project from Unser Boulevard to Mesa Road includes the reconstruction of Spring Road, a new driveway entrance at 500 Unser Blvd to meet current ADA requirements, the replacement of damaged curb, and the replacement of an existing water line throughout the project to include new water services. The construction duration for this project is estimated to be seven months.

Paul Wymer moved to approve D19. Seconded by Bob Tyler.

The motion carried by a vote of 6 FOR and 0 AGAINST.
YES: Jim Owen, Jeremy Lenentine, Bob Tyler, Paul Wymer, Karissa Culbreath, Daniel Stoddard
NO: None

CITY MANAGER

COMMENTS BY COUNCILORS

ADJOURNMENT

7:12

DRAFT

APPROVED THIS APRIL 13, 2023

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk

SEAL

DRAFT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R49

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Police Department

SUBJECT:
R49, Resolution Authorizing a Budget Adjustment to the Police Department Fleet Maintenance Budget for Insured Repair of a Police Patrol Vehicle (Unit 1913)

BACKGROUND AND ANALYSIS:
On January 27, 2023, a driver in the parking lot of the Rio Rancho Police Department backed out of her parking space, not realizing there was a police vehicle parked at her rear. As a result, both vehicles sustained slight damage to their rear passenger side bumpers.

IMPACT:
Unit 1913 will be repaired upon the Resolution's approval and acceptance of insurance funds ($1,473.14).

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
A budget adjustment is necessary to expend the funds as intended (Unit 1913).

ATTACHMENT: Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE POLICE DEPARTMENT FLEET MAINTENANCE BUDGET FOR INSURED REPAIR OF A POLICE PATROL VEHICLE (UNIT 1913)

WHEREAS: the City has received an insurance claim payment totaling $1,473.14 to repair a police patrol car (Unit 1913) that was damaged in a motor vehicle accident; and

WHEREAS: a budget adjustment is necessary to expend the funds as intended.

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

That authorization is given for the following budget adjustment:

Law Enforcement Fleet Maintenance (6025)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-0000-369.20-00 Insurance Recovery		$26,226	$1,474		$27,700
Total Revenue		$26,226	$1,474		$27,700

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6025-424.50-40 Fleet Maintenance		$190,123	$1,474		$191,597
Total Expense		$190,123	$1,474		$191,597

ADOPTED THIS _____DAY OF _____2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R50

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Police Department

SUBJECT:
R50, Resolution Authorizing a Budget Adjustment to the Police Department Fleet Maintenance Budget for Insured Repair of a Police Patrol Vehicle (Unit 2114)

BACKGROUND AND ANALYSIS:
While officers were on the scene of a call, one of the parties backed out of the driveway to leave and struck Unit 2114, which damaged the driver's door.

IMPACT:
Unit 2114 will be repaired upon the Resolution's approval and acceptance of Insurance funds ($4,013.24).

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
A budget adjustment is necessary to expend the funds as intended (Unit 2114).

ATTACHMENT: Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE POLICE DEPARTMENT FLEET MAINTENANCE BUDGET FOR INSURED REPAIR OF A POLICE PATROL VEHICLE (UNIT 2114)

WHEREAS: the City has received an insurance claim payment totaling $4,013.24 to repair a police patrol car (Unit 2114) that was damaged in a motor vehicle accident; and

WHEREAS: a budget adjustment is necessary to expend the funds as intended.

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

That authorization is given for the following budget adjustment:

Law Enforcement Fleet Maintenance (6025)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-0000-369.20-00 Insurance Recovery		$26,226	$4,014		$30,240
Total Revenue		$26,226	$4,014		$30,240

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6025-424.50-40 Fleet Maintenance		$190,123	$4,014		$194,137
Total Expense		$190,123	$4,014		$194,137

ADOPTED THIS _____DAY OF, _____2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R51

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Police Department

SUBJECT:
R51, Resolution Authorizing a Budget Adjustment to the Police Department Fleet Maintenance Budget for Insured Repair of a Police Patrol Vehicle (Unit 1919)

BACKGROUND AND ANALYSIS:
On December 4, 2022, Unit 1919 was responding to a call on Cleary Loop and drove into a pile of rocks left on the side of the road. This resulted in minor scratch damage to the front left bumper, and the soft plastics under the front bumper were also damaged.

IMPACT:
Unit 1919 will be repaired upon the Resolution's approval and acceptance of the insurance funds ($4,168.82).

ALTERNATIVES:
Approve the Resolution

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
A budget adjustment is necessary to expend the funds as intended (Unit 1919).

ATTACHMENT: Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE POLICE DEPARTMENT FLEET MAINTENANCE BUDGET FOR INSURED REPAIR OF A POLICE PATROL VEHICLE (UNIT 1919)

WHEREAS: the City has received an insurance claim payment totaling $4,168.82 to repair a police patrol car (Unit 1919) that was damaged in a motor vehicle accident; and

WHEREAS: a budget adjustment is necessary to expend the funds as intended.

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

That authorization is given for the following budget adjustment:

Law Enforcement Fleet Maintenance (6025)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-0000-369.20-00 Insurance Recovery		$26,226	$4,169		$30,395
Total Revenue		$26,226	$4,169		$30,395

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-6025-424.50-40 Fleet Maintenance		$190,123	$4,169		$194,292
Total Expense		$190,123	$4,169		$194,292

ADOPTED THIS _____ DAY OF _____ 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R52

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Utilities

SUBJECT:
R52, Resolution Authorizing a Budget Adjustment to the Utilities Operations Fund (501) for Electronic Payment Services and Fleet Maintenance

BACKGROUND AND ANALYSIS:
In September 2019, the Utilities Department contracted with Invoice Cloud to provide electronic bill payment services via credit card. There is a cost of $2.50 per payment transaction. This amount is partially offset by a $1.75 convenience fee paid by customers that has been established by adopted policy.

The additional $0.75 is paid by the Utilities Department. Utility customers have increased their use of Invoice Cloud's services over time. An approximate 35 percent increase in the payment amount from customers using Invoice Cloud is anticipated for the current fiscal year when it ends in June 2023 compared to the last fiscal year.

A budget adjustment of $136,000 is required to continue offering electronic bill payment services for the remainder of the fiscal year. Heavy equipment and large vehicles related to wastewater treatment are used daily to maintain and repair utility infrastructure. Due to age and frequent use, expenditures have risen considerably. To ensure that these large vehicles and heavy equipment are repaired and maintained, a budget adjustment of $20,000 is required.

IMPACT:
The Unreserved Ending Fund Balance in the Utilities Operations Fund (501) will be reduced by $176,000. The proposed budget adjustment will not impact the General Fund.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE UTILITIES OPERATIONS FUND (501) FOR ELECTRONIC PAYMENT SERVICES AND FLEET MAINTENANCE

WHEREAS: expenditures to provide electronic bill payment services have increased due to higher use of the service; and

WHEREAS: due to the age and use of the large trucks and heavy equipment, the cost of maintenance and repairs has increased significantly; and

WHEREAS: a budget adjustment is necessary to expend the funds as intended**.**

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

That authorization is given for the following budget adjustment:

Utilities Operations Fund (501)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
501-7020-530-3106 Technological Initiatives		$383,396	$136,000		$519,396
501-7030-545-5040 Fleet Maintenance		$117,372	$20,000		$137,372
501-7035-550-5040 Fleet Maintenance		$128,138	$20,000		$148,138
501-7005-505-9001 Unreserved Ending Fund Balance		$15,840,042		$176,000	$15,664,042
Total Expense		$16,468,948	$176,000	$176,000	$16,468,948

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R53

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Public Works

SUBJECT:
R53, Resolution Authorizing the Recycling of Public Works Department Property

BACKGROUND AND ANALYSIS:
The Public Works Department's Streets and Right-of-Way Division customarily recycles damaged and/or obsolete items that are no longer useable for their intended purpose. These items are stored at City property until they can be recycled. Items that are not recycled in a timely manner take up valuable space and may create potential safety hazards.

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

IMPACT:
Continuing to store damaged and/or obsolete items unnecessarily takes up valuable space and may create potential safety hazards.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: EXHIBIT_A

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING THE RECYCLING OF PUBLIC WORKS DEPARTMENT PROPERTY

WHEREAS: the Public Works Department's Streets and Right-of-Way Division has gathered and stored damaged and/or obsolete items; and

WHEREAS: the items are no longer useable for their intended purpose, and continued storage of these items is not practical; and

WHEREAS: staff desires to properly dispose of these items at a local recycling center; and

WHEREAS: the disposal of personal property is governed by section 3-54-2, NMSA 1978 requiring Governing Body approval of property that does not exceed $2,500.

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

That authorization is hereby given to allow the recycling of damaged, and/or obsolete items detailed in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

EXHIBIT A

Items set for Recycling

Item	Qty	Destruction Method
Miscellanies cutting edges for graders and loaders	288	Recycle
3-inch water pipe	10ft	Recycle
Fabricated salt spreader stands	3	Recycle
4'x 4' shipping containers	3	Recycle
Air brake drums	20	Recycle
Starter motors	6	Recycle
Tool boxes	7	Recycle
6' x 3' truck bed lift gate	1	Recycle
Automotive alternators	10	Recycle
John deer lawn mower	1	Recycle
John deer brush cutting tractor attachment	1	Recycle
Water pump with gas engine	1	Recycle
Portable air compressor with gas engine	1	Recycle
Trailer tailgate ramps	2	Recycle
Truck bed tailgates	3	Recycle
55-gallon fluid drums (empty)	2	Recycle
Metal desks	2	Recycle
Steel parking delineators	15	Recycle
5th wheel trailer mounting plate for m916a3 truck	1	Recycle
Radiators	4	Recycle
File cabinet	2	Recycle
Dump bed skirt extensions	6	Recycle
A/C automotive compressors	10	Recycle
100-gallon water tank with trailer	1	Recycle
Tire lift	1	Recycle
Swamp cooler	1	Recycle
Target cutting machine frame	1	Recycle
Automotive A/C condenser's	6	Recycle
Automotive water pumps	5	Recycle
Hydraulic equipment pumps	4	Recycle
Lift arm cylinders	2	Recycle

*Pictures attached.

HOT
Traffic-LITTLE BUSTER

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R54

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Library and Information Services

SUBJECT:
R54, Resolution Authorizing the Disposal of Library and Information Services Department Property

BACKGROUND AND ANALYSIS:

The Library and Information Services Department needs to dispose of non-functional, damaged, and/or obsolete items that cannot be put back in library circulation or sensibly stored by selling salvageable items, recycling suitable items, and safely disposing of items deemed unfit or unsafe for sale to the public.

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

IMPACT:
Approval of the Resolution will enable the City to dispose of obsolete and unused property.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Disposal_List_for_Library

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING THE DISPOSAL OF LIBRARY AND INFORMATION SERVICES DEPARTMENT PROPERTY

WHEREAS: the Library and Information and Services Department needs to dispose of non-functional, damaged, and/or obsolete items that cannot be put back in library circulation or sensibly stored by selling salvageable items, recycling suitable items, and safely disposing of items deemed unfit or unsafe for sale to the public; and

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

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

That authorization is hereby given to properly dispose of the items depicted in Exhibit A, attached hereto.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

Exhibit A - Disposals

Item Description	Reason for Disposal	Estimated Current Value	Item Image
Apple iPad, Space Grey Model A2602 Serial Number D6GLQG161M (1)	Obsolete	$50	
Apple iPad, Silver Model A1566 Serial Number DLXND0ABG5VJ (1)	Obsolete	$50	
Microsoft Surface Pro with case and cord, Windows 11, Serial Number X19-07228 (1)	Obsolete	$50	

Exhibit A - Disposals

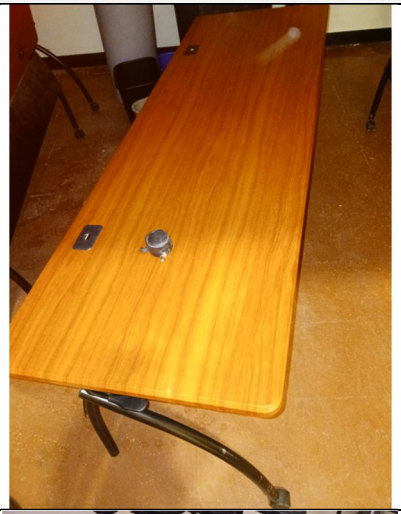
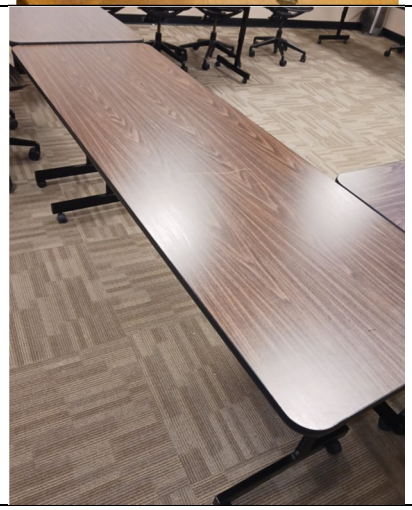
Item Description	Reason for Disposal	Estimated Current Value	Item Image
Nesting Tables, Light Wood Color (8)	Damaged	$0	
Nesting Tables, Dark Wood Color (6)	Obsolete	$200	

Exhibit A - Disposals

Item Description	Reason for Disposal	Estimated Current Value	Item Image
Office Chairs, Tan (2)	Obsolete	$10	
Office Chairs, Green Patterned (2)	Obsolete	$10	

Exhibit A - Disposals

Item Description	Reason for Disposal	Estimated Current Value	Item Image
Office Chair, Brown Leather (1)	Obsolete	$5	
Office Chairs, Purple (4)	Obsolete	$20	

Exhibit A - Disposals

Item Description	Reason for Disposal	Estimated Current Value	Item Image
Office Chair, Counter Height (1)	Damaged	$0	
Dry Erase Standing Sign (1)	Damaged	$0	

Exhibit A - Disposals

Item Description	Reason for Disposal	Estimated Current Value	Item Image
Desktop Computers and Related Equipment - Dell Latitude 3440 Laptop, SN 9RSP3Z1 - Dell Latitude E3550 Laptop - HP Pavilion dv6-6c35dx - Dell Optiplex 9020 (6) SN: C9GGL02, FPGFL02, C9MHL02, FP2FL02, FP2LL02, FWF1FB2 - Dell Optiplex 5040 (4) SN: BTGP0F2, 36HP0F2, 8TGP0F2, 7XGP0F2 - Dell Optiplex 9010 (1) SN J6XSSW1 - Dell Optiplex 3010 (1) SN 28YBYV1 - DP rp5800 (1) SN 2UA425IL5T - HP 15-bs113dx (1) SN CND80777VD - Aladdin Pro+ Reader (1) - Computer Monitors, various (15)	Damaged and Obsolete	$0	
ITC Coinboxes (2) and Jamex Coinboxes with Attached Credit Card Processing Hardware Model 6557 (2)	Obsolete	$1,200	
Total Estimated Current Value:		$1,595	

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R55

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Administration

SUBJECT:
R55, Resolution Authorizing a Budget Adjustment to the General Fund (101), Local Economic Development Act (LEDA) Fund (223), and LEDA Reimbursements Fund (720) for the Purpose of Reimbursement

BACKGROUND AND ANALYSIS:
Ordinance 15 No. 22-14, adopted by the Governing Body on July 28, 2022, approved the "Deluxe Design Local Economic Development Project" under the Local Economic Development Act.

Within this agreement, Sandoval County agreed to contribute up to a total of $75,000; the City of Rio Rancho agreed to contribute up to a total of $75,000, as adopted by Ordinance 15 No. 22-14; and the New Mexico Economic Development Department agreed to contribute a total of $250,000.

A budget adjustment is necessary to accept and expend funds as agreed.

IMPACT:
The budget adjustment carries out the provisions of the "Deluxe Design Local Economic Development Project" (Ordinance 15 No. 22-14).

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: O15_No.22-14_Deluxe Design

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING A BUDGET ADJUSTMENT TO THE GENERAL FUND (101), LOCAL ECONOMIC DEVELOPMENT ACT (LEDA) FUND (223), AND LEDA REIMBURSEMENTS FUND (720) FOR THE PURPOSE OF REIMBURSEMENT

WHEREAS: Ordinance 15 No. 22-14, adopted by the Governing Body on July 28, 2022, approved the "Deluxe Design Local Economic Development Project" under the Local Economic Development Act; and

WHEREAS: Sandoval County has agreed to contribute a total of $75,000, as noted in the Intergovernmental Agreement, effective November 18, 2022; and

WHEREAS: the City of Rio Rancho has agreed to contribute a total of $75,000, as adopted by Ordinance 15 No. 22-14; and

WHEREAS: the New Mexico Economic Development Department has agreed to contribute a total of $250,000, as noted in the Intergovernmental Agreement, effective August 15, 2022; and

WHEREAS: a budget adjustment is necessary to accept and expend funds as agreed.

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

That authorization is given for the following budget adjustment:

GENERAL FUND (101)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-0000-338-1000 County Grants	AD2394	$100,000	$75,000		$175,000
Total Sources		$100,000	$75,000		$175,000

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
101-0515-410-4040 Program Activities	AD2394	$4,779	$75,000		$79,779
Total Uses		$4,779	$75,000		$79,779

LOCAL ECONOMIC DEVELOPMENT ACT (LEDA) FUND (223)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
223-0000-465-4040 Program Activities	AD2394	$700,000	$75,000		$775,000

223-0000-465-9001 EFB – Unreserved		$891,180		$75,000	$816,180
Total Uses		$1,591,180	$75,000	$75,000	$1,591,180

LEDA REIMBURSEMENTS FUND (720)

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
720-0000-334-1000 State Grants	AD2394	$0	$250,000		$250,000
Total Sources		$0	$250,000		$250,000

Account	Project No.	Revised Budget	Increase	Decrease	Adjusted Budget
720-0000-434-4040 Program Activities	AD2394	$3,800,000	$250,000		$4,050,000
Total Uses		$3,800,000	$250,000		$4,050,000

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 15 **ENACTMENT NO. 22-14**

ORDINANCE APPROVING THE DELUXE DESIGN LOCAL ECONOMIC DEVELOPMENT PROJECT

WHEREAS: Deluxe Design, Inc., a Rio Rancho-based design, sign, and screen-printing company, plans to undertake an expansion that will result in a $5 million capital investment and the creation of 30 full-time jobs at a new facility located at 3646 N.M. 528 in Rio Rancho; and

WHEREAS: the State of New Mexico, City of Rio Rancho, and Sandoval County desire to provide economic assistance to support Deluxe Design's expansion and job creation; and

WHEREAS: the proposed ordinance would approve Deluxe Design's Local Economic Development Application and Participation Agreement; Intergovernmental Agreement between the New Mexico Economic Development Department and the City of Rio Rancho; and Intergovernmental Agreement between Sandoval County and the City of Rio Rancho; and

WHEREAS: the City of Rio Rancho will administer and act as fiscal agent to the State of New Mexico's project contribution ($250,000) and Sandoval County's project contribution ($75,000); and

WHEREAS: the City of Rio Rancho will provide a project contribution of $75,000; and

WHEREAS: the enabling legislation is the State's Local Economic Development Act (NMSA 1978 §§ 5-10-1 through 5-10-13); and the City of Rio Rancho's Local Economic Development Plan Ordinance (No. 32, Enactment 21-33).

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

Section 1. An ordinance titled, "Deluxe Design Local Economic Development Project," is hereby adopted.

A. Findings

1. The Governing Body of the City of Rio Rancho adopted Ordinance No.32, Enactment No. 21-33, an ordinance adopting a Local Economic Development Plan and establishing criteria for qualifying entities to participate in local economic development projects as established by the City of Rio Rancho.

2. The Local Economic Development Plan sets forth the offering of economic incentives in support of development by specified

qualifying entities.

3. Pursuant to the State's Local Economic Development Act (NMSA 1978 §§ 5-10-1 through 5-10-13), the City of Rio Rancho has the authority to provide public support for economic development projects consistent with the parameters of the Local Economic Development Plan.

4. Deluxe Design, Inc., is a Rio Rancho-based design, sign, and screen-printing company that plans to undertake an expansion resulting in a $5 million capital investment and the creation of 30 full-time jobs at a new facility located at 3646 N.M. 528 in Rio Rancho.

5. Deluxe Design has submitted a Local Economic Development Application to the New Mexico Economic Development Department. The requisite Project Participation Agreement and applicable Intergovernmental Agreements between the State of New Mexico, City of Rio Rancho and Sandoval County have been agreed upon by the parties.

6. Deluxe Design has committed, as part of this project, to:

   (a) create, hire and maintain an additional 30 jobs by December 31, 2027; and
   (b) make a $5 million capital investment at a new facility located at 3646 N.M. 528 in Rio Rancho by December 31, 2027.

7. In consideration of Deluxe Design's commitments, consistent with the terms of the Local Development Plan, the City of Rio Rancho will provide the following assistance:

   (a) serve as fiscal agent for the New Mexico Economic Development Department's Local Economic Development Act contribution of $250,000 to support Deluxe Design's expansion; and
   (b) serve as a fiscal agent for Sandoval County's Local Economic Development Act contribution of $75,000 to support Deluxe Design's expansion; and
   (c) Provide a Local Economic Development Plan contribution of $75,000 to support Deluxe Design's expansion.

B. Approval

The Local Economic Development Project, proposed by Deluxe Design, and requisite Project Participation Agreement, Intergovernmental Agreement between the State of New Mexico and City of Rio Rancho, and the Intergovernmental Agreement between Sandoval County and City of Rio Rancho, attached hereto, are hereby approved, consistent with the terms of this Ordinance.

Section 2. 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 enforceable, 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 3. Compiling Clause. This Ordinance shall be incorporated in and compiled as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

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

ADOPTED THIS 28TH DAY OF JULY, 2022.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk

(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R56

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Library and Information Services

SUBJECT:
R56, Resolution Authorizing the Disposal and Trade-in of Library Materials

BACKGROUND AND ANALYSIS:

The Library and Information Services Department periodically removes materials from circulation due to wear and tear, materials being outdated, or materials being duplicative and no longer needed.

The Department's primary book vender, Baker and Taylor, operates the Sustainable Shelves Program, which allows the library to trade-in materials for credit toward future purchases and recycle outdated and poor condition items at no cost to the City. The trade-in credit for the attached list is $221.70.

IMPACT:
The trade-in credit toward future purchases is in the best interest of Rio Rancho because it creates additional resources for the libraries and its patrons to use, and recycling or otherwise disposing items, which are in poor condition or out-of-date, will free up space in the library allowing the City to continue providing quality services to the community.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: 2023Q1 Merged

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING THE DISPOSAL AND TRADE-IN OF LIBRARY MATERIALS

WHEREAS: the Department of Library and Information Services periodically removes materials from circulation due to wear and tear, materials being outdated, or materials being duplicative and no longer needed; and

WHEREAS: the Department's primary book vender, Baker and Taylor, operates the Sustainable Shelves program, which allows the library to trade-in materials for credit toward future purchases and recycle outdated and poor condition items at no cost to the City; and

WHEREAS: the trade-in credit for the attached list is $221.70; and

WHEREAS: the trade-in credit toward future purchases is in the best interest of Rio Rancho because it creates additional resources for the libraries and its patrons to use, and recycling or otherwise disposing items, which are in poor condition or out-of-date, will free up space in the library allowing the City to continue providing quality services to the community.

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

Items listed in Exhibit A, attached hereto, are hereby authorized and approved for "trade-in" to receive credit from Baker and Taylor or to be recycled or otherwise disposed under the Sustainable Shelves Program.

ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

ISBN	Status
805002146	Recycle
880295198	Recycle
9781628874648	Credit
9781628874648	Credit
9781789194562	Credit
0307102351 (alk. paper);"9780307102355 (alk. pape	Recycle
0590006606;	Recycle
1422218775 (pbk.);"9781422217733 (hbk.)";"14222	Credit
1567923038 (hardcover : alk. paper);"97815679230	Recycle
9780241360101;	Credit
9780688128975;	Recycle
9780763651114 (lib. ed.);"0763651117 (lib. ed.)"	Credit
9780785185338;	Credit
9781510761391;	Credit
9781510766532;	Credit
9781510766532;	Credit
9781598848953 (pbk. : acid-free paper);"159884895	Recycle
9781640971622;	Credit
9781640973169;	Credit
9781640973206;	Credit
9781641712781;	Credit
9781624142819 (paperback);"1624142818 (paperba	Credit
9781641435031;	Credit
1465435557;"9781465435552"	Credit
1890674125;"9781890674120"	Credit
1890674087 (hc.);"9781890674083 (hc.)"	Credit
1465415750;"9781465415752"	Credit
1426305613 (hardcover);"9781426305610 (hardcov	Credit
9780740797705;"0740797700"	Credit
9781934706688;"193470668X"	Credit
9780802854193 (hbk.);"0802854192 (hbk.)"	Credit
1433941406 (pbk.);"9781433941399 (library binding	Credit
9780761360223 (lib. bdg. : alk. paper);"076136022 0	Credit
9781426310096 (hardcover : alk. paper);"1426310 0	Credit
9781592968527 (lib. bdg. : alk. paper);"159296852X	Credit
9781593275532 (pbk.);"1593275536 (pbk)";"97814 8	Credit
9780761442509;"0761442502"	Credit
1567665500 (lib. bdg. : alk. paper)	Credit
9781591932581 (pbk.);"1591932580 (pbk.)"	Credit
9781591933205 (pbk.);"159193320X (pbk.)"	Credit
9781451709209;"145170920X";"9781433941368 (lib	Recycle
0805087613 (hc : alk. paper);"9780805087611 (hc : a	Recycle
761413936	Recycle
1592960480 (lib. bdg.)	Recycle
9780766027336 (hc.);"0766027333 (hc.)";"0766023	Recycle
1426306180 (hardcover);"9781426306181 (hardcov	Recycle

9781426303265 (lib. bdg.);"1426303262 (lib. bdg.)";	Recycle
1426301405 (library : alk. paper);"9781426301407 (l	Recycle
1426304668 (hardcover : alk. paper);"97814263046(	Recycle
9781426302435 (library);"1426302436 (library)";"97	Recycle
9780766036840 (lib. bdg.);"0766036847 (lib. bdg.)"	Recycle
9780756657529 (hardcover);"0756657520 (hardcov	Recycle
9781426306938 (hc);"1426306938 (hc)";"97814263(	Recycle
0778737365 (reinforced lib. bdg. : alk. paper);"9780	Recycle
9780763644987;"0763644986"	Recycle
0763644978;"9780763644970"	Recycle
9780399593208 (hardcover);"0399593209 (hardcov	Recycle
9781426308437 (library binding);"1426308434 (libra	Recycle
9781609543860 (library bound : alk. paper);"160954	Recycle
140421965X;"9781404219656"	Recycle
1433941430 (pbk. : alk. paper);"9781433941429 (lib	Recycle
9780545218580;"0545218586"	Recycle
9781416925415 (hbk.);"1416925414 (hbk.)"	Recycle
9781608702480 (hbk.);"1608702480 (hbk.)"	Recycle
9781502609021 (paperback);"1502609029 (paperba	Recycle
0761328688 (lib. bdg.);"0761317910 (trade ed.)"	Recycle
9780547478814 (hbk.);"054747881X (hbk.)"	Recycle
9780761442424;"0761442421"	Recycle
0755000463;"9780755000463";"0752566350";"978(	Recycle
1465409106;"9781465409102"	Recycle
9781486708031;"148670803X"	Credit
9781842369685 (pbk.);"1842369687 (pbk.)"	Credit
0823030350 (pbk.);"0613493362 (econoclad)"	Credit
1402719000;"9781402719004"	Credit
9780531250389 (library binding);"0531250385 (libra	Credit
9780544570023 (spiral bound);"0544570022 (spiral	Recycle
9780802795472 (hardcover);"0802795471 (hardcov	Recycle
0806986484 :;"0806986492"	Recycle
0764127187 (pbk.);"9780764156656"	Recycle
9781844483907 (pbk.);"1844483908 (pbk.)"	Recycle
9780241462645	Credit
9781640974135	Recycle
0593632362 (large print paperback);"97805936323	Credit
9780241358429;	Credit
9780241368800;	Credit
9780316258678 (hardcover);"0316258679 (hardcov	Credit
9780316258678 (hardcover);"0316258679 (hardcov	Credit
9780385549325 (hardcover);"0385549326 (hardcov	Credit
9780593449554 (hardcover);"059344955X (hardcov	Credit
9780593540350;"9780735219090 hardcover";"0735	Credit
9780778333296 (hardcover) :;"0778333299 (hardco	Credit
9780838911372 (alk. paper);"0838911374 (alk. pape	Credit
9781501139239 (hardcover alk. paper);"15011392(	Credit

9781640974166;	Credit
9781641713184;	Credit
9781728252995 hc.;"1728252997 hc.";"9781728242	Credit
9781984818386 (hardcover);"1984818384"	Credit
9781984821676 (hardcover);"1984821679 (hardcov	Credit
345458931	Discard
9780593336069 (trade paperback);"0593336062"	Discard
9781635862140 (paperback);"1635862140";"97816	Discard
9780316498937;"0316498939"	Discard
9780385341967;"0385341962"	Discard
9780345539472;"0345539478"	Discard
1620551810 (pbk.);"9781620551813 (pbk.)"	Discard
9781629370286;"1629370282"	Discard
9781433955662 (library binding);"1433955660 (libra	Discard
9781502603975 (paperback);"1502603977 (paperba	Discard
9781477732458 (library);"1477732454 (library)";"97	Discard
9780133501148;"0133501140"	Discard
9781982190026 (hardcover);"1982190027 (hardcov	Discard
9781481480796 (hardcover);"1481480790 (hardcov	Discard
9781423190875 (hbk.);"1423190874 (hbk.)"	Discard
9781442413061 (hc.);"1442413069 (hc.)"	Discard
9780545386999;"0545386993"	Discard
9781442497030 (hardback);"1442497033 (hardback	Discard
9780679883395;"0679883398 (pbk.)";"0679983392	Discard
9780061944369 (trade bdg.);"006194436X (trade bc	Discard
0345370295;"9780345370297";"009986780X";"978	Discard
0394831292;"9780394831299";"0394931297"	Discard
9781338540420 (paperback);"1338540424 (paperba	Discard
9781591164418 (v. 1);"9781421535982 (v. 39 : pbk.)	Discard
0425232476 (trade pbk.);"9780425232477 (trade pb	Discard
9780143145158;"0143145150"	Discard
9781508145585 (library binding);"150814558X (libra	Discard
9780312983864;"0312983867";"0312265859"	Discard
9780143117582;"0143117580"	Discard
9780553390704 (hbk. : alk. paper);"0553390708 (hb	Discard
9781579129958 (pbk.);"1579129951 (pbk.)"	Discard
9781405337823 (pbk.);"1405337826 (pbk.)"	Discard
9780744017601 (hardcover);"0744017602 (hardcov	Discard
032429334732;"59210068000 Nickelodeon"	Discard
093624441823;"44418-2 Reprise Records"	Discard
864083000469;"PHP00469 Phenix Phonograph"	Discard
9780593607749 paperback;"0593607740 paperback	Discard
9781538709894 pbk.;"1538709899 pbk."	Discard
9781492609353 (alk. paper);"1492609358 (alk. pape	Discard
1412768365;"9781412768368";"9781412786676";"	Discard
9781911171058 (hardback);"1911171054 (hardback	Discard
0316162264 (hc);"9780316162265 (hc)"	Discard

0810970686 (alk. paper);"9780810970687 (alk. pape	Discard
9781504784139;"9781504784139";"34976 Findawa	Discard
9780545270441 (pbk.);"0545270448 (pbk.)";"97803	Discard
9780545940788;"0545940788"	Discard
9780375839900 (v. 8 : trade);"9780375970979 (v. 1	Discard
9780062675255 (hardcover);"0062675257 (hardcov	Discard
9780553538588 :;"0553538586 :"	Discard
9781849498593 (hardback);"1849498598 (hardback	Discard
883929645619;"1000724466 Warner Bros."	Discard
9781419727436 (hardback);"1419727435 (hardback	Discard
9781484712375 (paperback);"9781518213519";"14	Discard
9781439134580 (pbk.);"1439134588 (pbk.)"	Discard
399136118	Discard
9780739328668 (lg. print);"0739328662 (lg. print)"	Discard
9781432871314 (hardcover) (large print);"14328713	Discard
9780674024939 (alk. paper);"0674024931 (alk. pape	Discard
1628600403 (paperback);"9781628600407 (paperba	Discard
9780692006610 (pbk.);"0692006613 (pbk.)"	Discard
9781429653091 (library binding);"1429653094 (libra	Discard
9780545685153;"054568515X";"9780545685757"	Discard
9780545823258 (hardback) :;"0545823250 (hardbac	Discard
9780593607831 (large print paperback);"05936078	Discard
9780803727939 (hc.);"0803727933 (hc.)"	Discard
9781419701887 (hbk.);"1419701886 (hbk.)"	Discard
0805062831 (book);"9780805062830 (book)";"9780	Discard
9780736438445 (paper over board);"0736438440 (p	Discard
0061765848 (lib. bdg.);"9780061765834 (trade bdg.	Discard
9788469623640 (hardcover);"8469623648 (hardcov	Discard
9781442445932 (hbk.);"1442445939 (hbk.)"	Discard
9781534489318 (hardcover);"1534489312 (hardcov	Discard
9781484799673 (hardcover);"1484799674 (hardcov	Discard
0425178951;"0399145869 (alk. paper)"	Discard
9780452289444;"0452289440"	Discard
786936863390;"154548 Buena Vista Home Entertair	Discard
0545891469 (paperback);"9780545891462 (paperba	Discard
9780425226278;"0425205592"	Discard
9781595548016 (pbk.);"1595548017 (pbk.)";"97816	Discard
9780593437193 (paperback);"0593437195 (paperba	Discard
9781467734240 (trade hard cover : alk. paper);"146	Discard
9781416982715 (pbk.);"141698271X (pbk.)";"97814	Discard
9780739360385;"9780739360385";"YA1285A Listen	Discard
9780064407663;"9780061146305";"0060837462";"	Discard
9780545178013 (pbk.);"0545178010 (pbk.)";"05904	Discard
9781338752182 (paperback);"1338752189 (paperba	Discard
9780545685375;"0545685370"	Discard
9781524764142;"1524764140"	Discard
9780544530966;"0544530969";"9780544530959 pb	Discard

9780425245279 (hardback);"0425245276 (hardback	Discard
9780425194492;"0399149759 (acid-free paper)"	Discard
9781501110368 (trade paperback : alk. paper);"150	Discard
9781416543794 (alk. paper);"1416543791 (alk. pape	Discard
039305974X (hbk.);"9780393059748 (hbk.)"	Discard
9780062273154 (hardback);"0062273159 (hardback	Discard
9781465474933 (hardcover);"1465474935 (hardcov	Discard
0060825146 (trade);"0060825154 (library bdg.)";"97	Discard
9781681192475 (hardcover);"1681192470 (hardcov	Discard
9781338568998 (paperback);"133856899X (paperba	Discard
9780062117434;"0062117432"	Discard
0060854871 (lib. bdg.);"9780060854850 (trade bdg.	Discard
9780375870835 (trade pb);"0375870830 (trade pb)"	Discard
9780399155697;"0399155694";"9780425233788"	Discard
9780800720087 (pbk.);"0800720083 (pbk.)"	Discard
9780765334640 (pbk.);"076533464X (pbk.)";"03128	Discard
0393040631;"0671002538"	Discard
9780593540350;"9780735219090 hardcover";"0735	Discard
0425155188 (pbk.);"9780425155189 (pbk.)";"07183	Discard
9781451617788 (hbk.);"145161778X (hbk.)"	Discard
9780425284681 (hardback);"0425284689 (hardback	Discard
9781432840907 (large print : hardcover);"14328409	Discard
9781410446329 (hardcover);"1410446328 (hardcov	Discard
9781250135810 (hardcover);"1250135818 (hardcov	Discard
9781594201929;"1594201927"	Discard
9780805863178;"0805863176";"0805852840";"978	Discard
9781473683433 (paperback);"1473683432"	Discard
9780761189817 (hardcover);"0761189815 (hardcov	Discard
0847843750;"9780847843756"	Discard
9781465414359 (hardcover);"1465414355 (hardcov	Discard
9780385345057 (print edition);"0385345054 (print e	Discard
9781607747895 (hardback);"1607747898 (hardback	Discard
9780789753571 (pbk.);"078975357X (pbk.)"	Discard
9780762770519 (pbk.);"0762770511 (pbk.)"	Discard
9780823000845;"0823000842";"082300709X"	Discard
9780674027930 (hardcover : alk. paper);"06740279	Discard
9780767929820;"0767929829"	Discard
0879100362;"9780879100360"	Discard
9780307987303 (hbk.);"0307987302"	Discard
9781599289175;"1599289172"	Discard
9781599289182;"1599289180"	Discard
9781448806355 (library binding);"1448806356 (libra	Discard
9781465438065 (hardcover);"1465438068 (hardcov	Discard
9781454916000 (hardcover);"1454916001 (hardcov	Discard
9781426331404 (hardcover);"1426331401 (hardcov	Discard
9781426307041 (hardcover : alk. paper);"14263070	Discard
1681882558;"9781681882550"	Discard

9781861473950 (hbk.);"1861473958 (hbk.)"	Discard
9781426300516 (library binding);"1426300514 (libra	Discard
9781465489562 (hardcover);"1465489568 (hardcov	Discard
9781338112917 (paperback);"1338112910 (paperba	Discard
9780439698351 (hardcover);"0439698359 (hardcov	Discard
883929668465;"1000740071 Warner Bros. Home Er	Discard
5099960984623;"98462 EMI"	Discard
EK 35240 Epic;"DIDP 102011 Epic"	Discard
1481451227;"9781481451222"	Discard
9780374302054 (hardback);"0374302057 (hardback	Discard
9780060787622 (trade bdg.);"0060787627 (trade bd	Discard
9781681193243 (hardcover);"1681193248 (hardcov	Discard
9781932319521;"1932319522"	Discard
9781250765987 lib. bdg.;"1250765986 lib. bdg."	Discard
9780375847448 (hc. : trade);"0375847448 (hc. : trac	Discard
9780803739475 (hbk. : acid-free paper);"080373947	Discard
0590504932;"9780590504935";"9780756922795 (lil	Discard
9781662650390 (hardcover);"1662650396 (hardcov	Discard
9780762497751 (hardcover);"0762497750 (hardcov	Discard
9780670063178 (trade);"0670063177 (trade)"	Discard
9788493781453;"8493781452"	Discard
9788491451150;"8491451153"	Discard
9781250208088;"1250208084"	Discard
9780399554384 (hardcover);"0399554386 (hardcov	Discard
9780316349604 (hardback);"0316349607 (hardback	Discard
9780316433778;"0316433772"	Discard
0440415802;"0613835336";"0385114508 :";"97804	Discard
9780545804516;"0545804515";"9780545940238";"(	Discard
1338214489 (hardcover);"9781338214482 (hardcov	Discard
0062560891 (hardback) :;"9780062560896 (hardbac	Discard
9780062410948;"0062410946"	Discard
9781614794592 (volume 1);"1614794596 (volume 1	Discard
9781434296474 (library binding);"1434296474 (libra	Discard
9781684056170 (Volume 5);"9781684053278 (Volur	Discard
9781534496118 (v. 1) (hardcover);"1534496114 (v. 1	Discard
9781534301405 (Volume 1);"1534301402 (Volume 1	Discard
9781684057498;	Discard
9780545312868 (hbk.);"0545312868 (hbk.)";"97806	Discard
0679867384 (pbk.);"0679967389 (lib. bdg.)"	Discard
9780062965905 (paperback);"0062965905 (paperba	Discard
0553524399 (trade);"9780553524390 (trade)";"978(	Discard
9781585368457 (hard cover);"1585368458 (hard co	Discard
9780062878021;"0062878026"	Discard
9781616951856;"1616951850"	Discard
9781335144577;"1335144579"	Discard
1682971368;"9781682971369"	Discard
786936842357;"12164700 Disney"	Discard

9781423146575;"1423146573"	Discard
9781580896528 (reinforced for library use);"158089	Discard
9780061969195 (lib bdg.);"0061969192 (lib bdg.)";"9	Discard
0679890645 (trade);"9780679890645";"067999064X	Discard
9781338353938 (softcover);"1338353934 (softcover	Discard
9781506712710;"1506712711"	Discard
9781906838652;"1906838658"	Discard
9780316547611 (hardcover);"0316547611 (hardcov	Discard
9781250019677 (hardcover);"1250019672 (hardcov	Discard
9780451222947;"0451222946"	Discard
0804109125 (pbk.);"9780804109123 (pbk.)"	Discard
9780385341752;"0440213290"	Discard
9781984818461 (hardcover : acid-free paper);"1984	Discard
1501103369;"9781501103360"	Discard
9780452289444;"0452289440"	Discard
0312317662 (pbk.)	Discard
0312317662 (pbk.)	Discard
0425193209;"9780425193204";"0671684256"	Discard
9781416589655;"1416589651"	Discard
9780727868855 (hbk.);"0727868853 (hbk.)"	Discard
9781451687538 (hardcover);"1451687532 (hardcov	Discard
9780060935467;"9780062420701";"978006174352	Discard
9780446677387;"0316693707";"0446601241"	Discard
679417400	Discard
9781620408339;"1620408333"	Discard
9781250796271 (hardcover);"125079627X (hardcov	Discard
316780812	Discard
9781492665595 (paperback);"1492665592 (paperba	Discard
0060567104 (alk. paper);"9780060567118";"006056	Discard
0451195582;"0312186703"	Discard
9781936608119;"1936608111"	Discard
9780811875011 (hardback);"0811875016 (hardback	Discard
178500834X;"9781785008344"	Discard
9781612124063 (flexibind with cloth spine : alk. pap	Discard
9781454912538;"1454912537"	Discard
0786934301;"9780786934300"	Discard
9781465491442;"1465491449"	Discard
1426313764 (hardcover);"9781426313776 (lib. ed.)"	Discard
9780547680842;"0547680848"	Discard
1948174022;"9781948174022"	Discard
9781465485304;"1465485309"	Discard
9781465417008;"1465417001"	Discard
9781542032230 (pbk.);"1542032237"	Discard
9781782505617 hardcover;"178250561X hardcover'	Discard
9780060831509 (trade bdg.);"0060831502 (trade bd	Discard
9780399256530 (hbk.);"0399256539 (hbk.)"	Discard
9780374346904 (hardback);"0374346909 (hardback	Discard

	9.78006E+12	Discard
9781742371153 (hbk);"1742371159 (hbk)"		Discard
9781423106456 (hc.);"1423106458 (hc.)";"9781428		Discard
0152626093 (lib. bdg.) :;"015204633x";"978015262		Discard
9780061171147 (trade bdg.);"006117114X (trade bc		Discard
9780062066152 (hc.);"0062066153 (hc.)"		Discard
9780763622626 (alk. paper);"0763622621"		Discard
9781419716546;"1419716549"		Discard
9781554530281;"1554530288"		Discard
9781524717834 (hardcover);"1524717835 (hardcov		Discard
9780061463785 (trade bdg.);"0061463787 (trade bc		Discard
9780545867559 (hardcover);"054586755X (hardcov		Discard
9781590786567 (hardcover);"1590786564 (hardcov		Discard
9781419708480;"1419708481"		Discard
9781452165998 (alk. paper);"1452165998 (alk. pape		Discard
9780762433056 (hbk.);"0762433051 (hbk.)"		Discard
9781534485112 (hardcover);"1534485112"		Discard
9781558855878 (alk. paper);"1558855874 (alk. pape		Discard
9781534465039 (hc);"1534465030 (hc)";"97815344		Discard
0060566213;"9780060566210";"UACD 83(4) Harper		Discard
9781338032918;"1338032917"		Discard
9780781444996;"0781444993"		Discard
0345353889 (pbk.);"9780345353887 (pbk.)";"07099		Discard
9781974725755 (pbk.);"1974725758"		Discard
9781421589596 Volume 1;"1421589591 Volume 1";		Discard
9780545565417 (hardcover);"0545565413 (hardcov		Discard
9780062675309 (hardcover);"0062675303 (hardcov		Discard
9780061430107 (trade bdg.);"0061430102 (trade bc		Discard
9780062081957 (trade bdg.);"0062081950 (trade bc		Discard
9780062081957 (trade bdg.);"0062081950 (trade bc		Discard
9780060546595 (trade bdg. alk. paper);"00605465		Discard
9780515157437 (pbk.);"0515157430";"978051515		Discard
9781423143420;"1423143426"		Discard
9780385755887 (hard cover);"0385755880 (hard co		Discard
9781335146373 (hardcover);"1335146377 (hardcov		Discard
1586853333;"9781586853334"		Discard
9780545416788 (hardcover : alk. paper);"05454167		Discard
9780062074669 (trade ed);"0062074660 (trade ed)"		Discard
0439793793 (pbk.);"9780439793797 (pbk.)"		Discard
9781509427239;"9781509427239";"35098 Playawa		Discard
9781684056170 (Volume 5);"9781684053278 (Volu		Discard
9780545581608 (v. 1);"0545581605 (v. 1)";"978054		Discard
0671742515 (pbk.);"9780671742515 (pbk.)";"06716		Discard
9780425188781;"0399148469 (acid-free paper)"		Discard
9780525538233 (hardcover);"0525538232 (hardcov		Discard
0743289420;"9780743289429 52400"		Discard
	670892963	Discard

9780399160660;"0399160663"	Discard
9780307948687 (pbk.);"0307948684 (pbk.)"	Discard
9780143137047;"0151191549";"9780151191543";"(	Discard
9780553448122;"0553448129"	Discard
9781410455604 (hardcover);"1410455602 (hardcov	Discard
0786297662 (alk. paper);"9780786297665 (alk. pape	Discard
0786290633 (hardcover : alk. paper);"97807862906:	Discard
9780316132947;"0316132942"	Discard
9781440593406 (hardcover);"144059340X (hardcov	Discard
9780761178422 (pbk.) :;"0761178422 (pbk.)"	Discard
9781328508256 (hardcover);"1328508250 (hardcov	Discard
9780061351464;"0061351466"	Discard
9781585426461;"1585426466"	Discard
9780743226721 (pbk.);"0743226720 (pbk.)";"07432	Discard
9780061767890;"0061767891"	Discard
1426313489 (paperback);"9781426313493 (library b	Discard
0810912465 (cloth)	Discard
9781644731956 (pbk.);"1644731959 (pbk.)"	Discard
0374327696;"9780374327699"	Discard
9781460949238;"1460949234"	Discard
9781338268942 (pbk.);"1338268945 (pbk.)";"97813	Discard
9780399546662 (hardback);"0399546669 (hardback	Discard
0763615706 (alk. paper);"9780763615703"	Discard
9781484706688;"1484706684"	Discard
9780802723345 (hardback);"0802723349 (hardback	Discard
9781368062237 (padded hardback) :;"1368062237 (	Discard
9780805078992 (hc.);"0805078991 (hc.)"	Discard
9780062320513 (hardcover);"0062320513 (hardcov	Discard
9781910959114 (hbk.);"1910959111 (hbk.)"	Discard
9780399162404 (hardcover);"0399162402 (hardcov	Discard
9780439448611 (hardcover : alk. paper);"04394486:	Discard
0618065660 (hc);"9780618065660 (hc)";"06180656:	Discard
9781682633021 (hardcover);"1682633020 (hardcov	Discard
9781606841723 (hardcover);"1606841726 (hardcov	Discard
054510694X (disc);"9780545106948 (disc)";"978039	Discard
0761462007 (hbk.);"9780761462002 (hbk.)"	Discard
9780786838257 (hbk.);"0786838256 (hbk.)"	Discard
9780786838257 (hbk.);"0786838256 (hbk.)"	Discard
9780439915014;"0439915015"	Discard
9781984850171 (hardcover);"1984850172 (hardcov	Discard
9780892392322 (hardcover);"0892392320 (hardcov	Discard
9781338314762 (paperback);"1338314769 (paperba	Discard
9781250026903;"1250026903"	Discard
9780810993136 (paper over board);"0810993139 (p	Discard
9781419740275 (hardback);"141974027X (hardback	Discard
9780810994737 (hardcover);"9780810995529";"081	Discard
9780307980496 (hardback);"0307980499 (hardback	Discard

9780062111111;"0062111116"	Discard
9781423160915 (hardcover);"1423160916 (hardcov	Discard
9781442487697 (POB);"1442487690 (POB)";"97814	Discard
9781338159394 (hardcover);"1338159399 (hardcov	Discard
9781509445592;"9781509445592";"35860 Findawa	Discard
9781684056170 (Volume 5);"9781684053278 (Volu	Discard
9781419737084;"1419737082"	Discard
9781250317551 hc.;"125031755X hc.";"9781250317	Discard
9781449489953 (paperback);"1449489958 (paperba	Discard
9781452106557;"145210655X"	Discard
9781608867370 (pbk. : v. 2);"1608867374 (pbk. : v. 2	Discard
0063041200;"9780063041202"	Discard
9781935279594;"1935279599"	Discard
9781442419810 (pbk.);"1442419814";"9781416936	Discard
9781421500621 (v. 3);"9781591169901 (v . 2)";"159	Discard
9780061961175;"0061961175"	Discard
9780061702327;"0061702323";"9780061702419"	Discard
9781401948320 (hardcover alk. paper);"14019483	Discard
9781407135755 (pbk);"1407135759 (pbk)"	Discard
9781449462284 (paperback);"1449462286 (paperba	Discard
9780545581608 (v. 1);"0545581605 (v. 1)";"978054	Discard
9781481483230 (hardback);"1481483234"	Discard
9780399156458;"0399156453";"9780735211971";"	Discard
1880284790 (pbk.);"1880284782 (pbk. : alk. paper)"	Discard
0385518005;"9780385518000"	Discard
60199652	Discard
9780373774685 (pbk.) :;"0373774680 (pbk.)"	Discard
375507256	Discard
394480449	Discard
0345428811 :	Discard
9781596922907;"1596922907"	Discard
9780440242925;"0385339461";"9780385339469"	Discard
449001962	Discard
9780764209659 (pbk.);"0764209655 (pbk.)"	Discard
1632363607;"9781632363602"	Discard
9781593070205 (v. 1 : pbk.);"1593070209 (v. 1 : pbk	Discard
0718074890;"9780718074890"	Discard
9781592578641 (pbk.);"1592578640 (pbk.)"	Discard
9780764161513;"0764161512"	Discard
9780871139764;"0871139766"	Discard
9780670021123;"0670021121"	Discard
9780143113935;"0143113933"	Discard
9781627795074 (hbk.);"1627795073 (hbk.)"	Discard
9780375507489 (alk. paper);"0375507485 (alk. pape	Discard
9780805083453;"0805083456"	Discard
1785088858;"9781785088858"	Discard
9781465473639;"1465473637"	Discard

9780547815497 (hbk.) :;"0547815492 (hbk.)"	Discard
0060282681 :	Discard
9780545502160 (hardback) :;"0545502160 (hardbac	Discard
9781536209457 (hardcover);"1536209457 (hardcov	Discard
9781596439986 hardcover;"159643998X hardcover'	Discard
9781465486622;	Discard
025192188817;"61168351 Universal Studios Home E	Discard
9780802722775 (hardcover);"0802722776 (hardcov	Discard
9781592701018 (alk. paper);"1592701019"	Discard
9780807547021;"0807547026"	Discard
0525473084 :	Discard
9780763680091 (reinforced trade) (hardcover);"076	Discard
0736423087;"9780736423083"	Discard
and the bravest / Katharina Grossmann-Hensel."	Discard
9781419701672 (reinf. bdg.) :;"1419701673 (reinf. b	Discard
9780399247828;"0399247823"	Discard
9780399246074;"039924607X"	Discard
0806638710 (alk. paper)	Discard
0152046097 (Hardcover)	Discard
9781897476383 (hbk.) :;"1897476388 (hbk.)";"9781	Discard
9780763677039;"0763677035"	Discard
1596430311;"9781596430310"	Discard
9780439490290 (reinforced);"0439490294 (reinforc	Discard
9781338114140;"133811414X"	Discard
9681677595 :;"9789681677596"	Discard
0688221955;"9780688221959";"068832195X (lib. b	Discard
9781595141958 (hardcover);"1595141952 (hardcov	Discard
9780062063502 (hbk.);"0062063502 (hbk.)";"97800	Discard
9781419711329 (hardback);"1419711326 (hardback	Discard
9781419740275 (hardback);"141974027X (hardback	Discard
9781467658942 (kit);"1467658944 (kit)";"97814676	Discard
9781467665315 case;"9781467691093 portfolio";"9	Discard
9781467665353 (kit);"1467665355 (kit)";"97814676	Discard
9781421584379 (paperback volume 1);"142158437	Discard
9780593174685 (v. 1) (hardcover);"0593174682 (v. 1	Discard
9781338233483 hardcover;"1338233483 hardcover'	Discard
0060759046;"9780060759049"	Discard
0717286088;"9780717286089"	Discard
0739455141;"9780739455142"	Discard
0516041800 (lib. bdg.)	Discard
1562391127 (lib. bdg.)	Discard
9780062868558 (lib. bdg.);"0062868551 (lib. bdg.)"	Discard
9780310623762;"0310623766"	Discard
0375701893;"9780375701894"	Discard
0892967897;"9780446618137";"0446618136"	Discard
9780062908339 (hardcover);"0062908332 (hardcov	Discard
0061339229;"9780061339226"	Discard

9781250066190 (hardcover);"1250066190 (hardcov	Discard
0679753834;"0394565274 :"	Discard
9780307731296 (pbk.);"0307731294 (pbk.)"	Discard
9781576602430 (alk. paper);"1576602435 (alk. pape	Discard
9781937832056 (pbk.);"1937832058"	Discard
9789381523919;"9381523916"	Discard
9781609733391;"1609733398"	Discard
1415755469;"097361196947";"119694 DreamWork	Discard
9780316392457 (hardcover);"0316392456 (hardcov	Discard
9780062275608 (hardcover);"0062275607 (hardcov	Discard
0763679704 (hbk.);"9780763679705 (hbk.)"	Discard
9780062094056 (trade edition);"006209405X (trade	Discard
9780545416771 (hardcover : alk. paper);"05454167	Discard
9780316370868 (paper over board);"031637086X (p	Discard
9781933032528;"1933032529"	Discard
9781250317452 (hardcover);"1250317452 (hardcov	Discard
9781328707352 (v. 1 hardback);"1328707350 (v. 1	Discard
9780439298117 (hbk.);"0439298113 (hbk.)";"97804	Discard
9780794527754;"0794527752"	Discard
1553378040 (bound);"9781553378044 (bound)";"15	Discard
9781476791456 (paperback);"1476791457 (paperba	Discard
9781634501019 (hardcover);"1634501012 (hardcov	Discard
9781596434707;"1596434708"	Discard
9780061704031 (lib. bdg.);"0061704032 (lib. bdg.)";	Discard
9780307706126;"0307706125";"YA 1525A Listening	Discard
9781614795438 (v. 1 lib. bdg. hardcover);"161479	Discard
9780439706360 (v. 5 : pbk.);"043970636X (v. 5 : pbk	Discard
9781423106869;"1423106865"	Discard
9781455599103 (paperback);"1455599107 (paperba	Discard
521575052	Discard
9780307700872 hardcover;"0307700879 hardcover"	Discard
0399182012;"9780399182013"	Discard
037117000012;"00001 Anderson Merchandisers"	Discard
1905417071 (trade bdg.);"9781905417070 (trade bo	Discard
0670870641;"9780670870646"	Discard
9781452154435 (hardcover : alk. paper);"14521544	Discard
1585365092;"9781585365098"	Discard
9781416990727 (pbk.);"9781442466104 (hc.)";"144	Discard
9781338268591 (pob);"1338268597 (pob)"	Discard
9781419731488 (hardcover pob);"1419731483"	Discard
0375812466 (trade);"9780375812460 (trade)";"037	Discard
9781612620244 (v. 1 : pbk.);"9781612625485 (v. 9 :	Discard
9.78006E+12	Discard
9.78059E+12	Discard
9.78163E+12	Discard
9.78067E+12	Discard
9.78067E+12	Discard

9.78037E+12	Discard
9.78031E+12	Discard
9.78078E+12	Discard
9.78222E+12	Discard
9.78168E+12	Discard
9781476753164;"1476753164"	Discard
9780778328209;"0778328201"	Discard
316109142	Discard
0316113565;"0316110523 (pb)";"0785794824 (econ	Discard
0689205864;"068985322X";"0689711816";"039545	Discard
9780545581608 (v. 1);"0545581605 (v. 1)";"978054	Discard
9780399154584;"0399154582";"9780425226957"	Discard
9780451461896;"0451461894"	Discard
0739431161;"9780739431160"	Discard
9781788549158 (hardcover);"1788549155 (hardcov	Discard
140347821X;"9781403478214";"0345478223 (pbk.)	Discard
9780061562624;"0061562629"	Discard
9780062369765 pbk.;"0062369768 pbk."	Discard
0689869282;"9780689869280"	Discard
1404800689 (hc.)	Discard
9781601152619 (hc);"1601152612 (hc)";"97816011	Discard
9781770856196 (pbk.);"1770856196 (pbk.)";"9781	Discard
439042445	Discard
7.86937E+11	Discard
889854496920;"88985449692 30th Century Record	Discard
9.78068E+12	Discard
9.78137E+12	Discard
9780385384155 (hardcover);"0385384157 (hardcov	Discard
9780763647520;"0763647527"	Discard
0805070109 (hc : alk. paper)	Discard
9781416935759 (hardcover);"1416935754 (hardcov	Discard
0395978335 (hc.);"9780395978337 (hc.)";"039597	Discard
0873587812 (alk. paper)	Discard
9780544208599;"0544208595"	Discard
0544435087 (hardcover);"9780544435087 (hardcov	Discard
0062291440 (library);"9780062291431 (hardback)";	Discard
9781419749155 (hc.);"1419749153 (hc.)";"978154	Discard
0060283157 (lib. bdg.);"9780060283155 (lib. bdg.)";	Discard
9780439681322;"0439681324";"9780439681339";"	Discard
9780545685405;"0545685400"	Discard
9780316133876 (pbk.);"0316133876 (pbk.)"	Discard
9781684055142 (v. 1) (paperback);"1684055148 (v.	Discard
1891830627 (v. 1 : pbk.);"9781891830624 (v. 1 : pbk	Discard
9781597074032 (volume 1);"1597074039 (volume 1	Discard
9780822576372 (lib. bdg. : alk. paper);"0822576376	Discard
9780822576402 (lib. bdg. : alk. paper);"0822576406	Discard
9780613100748;"0531070816";"9780531070819";"	Discard

9780385542432 (hardcover);"0385542437 (hardcov	Discard
9780062749550 (hbk.);"0062749552 (hbk.)"	Discard
0670175919;"9780670175918"	Discard
9780807536421 (hardcover);"0807536423 (hardcov	Discard
9780618919710;"0899193099 :";"038531258X"	Discard
679423079	Discard
9781501191961 (pbk.);"1501191969"	Discard
9780312616298 (hardback);"0312616295 (hardback	Discard
076369844X (hardcover);"9780763698447 (hardcov	Discard
9780061996610 (trade bdg.);"9780062367532";"978	Discard
0836218663;"9780836218664";"9781417642120 (e	Discard
9780744048186 (hardcover);"0744048184 (hardcov	Discard
0385293224;"9780385293228"	Discard
9781442498976 (hbk.);"1442498978 (hbk.)"	Discard
9780425235522 (pbk.);"0425235521 (pbk.)"	Discard
9781643750255 (hardcover);"1643750259 (hardcov	Discard
60530499	Discard
9780385043809;"0385043805";"9780380730407";"	Discard
0670018864;"9780670018864"	Discard
9780373282494 (paperback);"0373282494 (paperba	Discard
9780764204920 (pbk.);"0764204920 (pbk.)"	Discard
191329230978;"1000818687 Universal (container)";	Discard
9781426310492 (hardcover alk. paper);"14263104	Discard
0060256680;"0060256672"	Discard
9780061718243 (trade bdg.);"0061718246 (trade bd	Discard
9781426305177 (hardcover : alk. paper);"14263051	Discard
1591979439;"9781591979432"	Discard
9780802796387 (reinforced binding);"97808027963	Discard
1442458879 (hardcover);"9781442458871 (hardcov	Discard
9780394804408;"0394804406";"0394904400";"978	Discard
9780811866019 (hc.);"0811866017"	Discard
9780803734197 (hardcover);"0803734190 (hardcov	Discard
0060288981;"9780060288983";"006028899X (lib. bd	Discard
9780525479642 (hardcover);"0525479643 (hardcov	Discard
9788426132376;	Discard
9780316376686 (hardcover);"031637668X (hardcov	Discard
9780679824114;"9780375844058";"0679824111 (tr	Discard
9781467665292 (kit);"1467665290 (kit)";"97814676	Discard
9780439639064 (hc.);"9780545104371"	Discard
9781423183051 (hbk.);"1423183053 (hbk.)";"97813	Discard

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R57

AGENDA DATE:
April 13, 2023

DEPARTMENT:
City Attorney

SUBJECT:
R57, Resolution Authorizing the Disposal of Obsolete and Non-Working City Attorney's Office Property

BACKGROUND AND ANALYSIS:
The City Attorney's Office has obsolete and damaged office furniture and minor equipment that has been replaced and disposal is necessary.

The furniture is in poor condition and safely disposing of the items is the best option available to the City.

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

IMPACT:
Approval of the Resolution will enable the City to dispose or obsolete, non-functional, and unused property.

ALTERNATIVES:
Approve the Resolution.

Do not approve the Resolution.

DEPARTMENT RECOMMENDATION:
Staff recommends approval of the Resolution.

ATTACHMENT: Resolution
ATTACHMENT: Exhibit A Disposal List

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AUTHORIZING THE DISPOSAL OF OBSOLETE AND NON-WORKING CITY ATTORNEY'S OFFICE PROPERTY

WHEREAS: the City Attorney's Office has gathered and identified obsolete and non-working minor equipment and office furniture; and

WHEREAS: staff desires to properly dispose of the obsolete minor equipment and office furniture; and

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

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

That formal and required authorization is granted to properly dispose of office furniture and minor equipment depicted in Exhibit A, attached hereto.

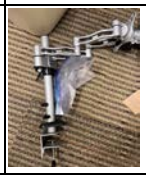
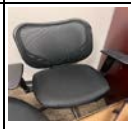
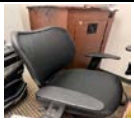
ADOPTED THIS _____DAY OF _____, 2023.

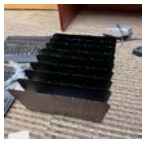
_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

Exhibit A
City Attorney Disposal List

	Item	Photo	Qty.	Est. Cost	Total
1	Binders		55	$0.50	$27.50
2	Metal computer monitor stand		1	$5.00	$5.00
3	Chair mat		1	$1.00	$1.00
4	Pencil Sharpener		1	$0.50	$0.50
5	Mousepads		3	$0.25	$0.75
6	Desk Chairs	 	2	$25.00	$50.00
7	Keyboard		5	$0.50	$2.50
8	Shredder		1	$2.00	$2.00

	Item	Photo	Qty.	Est. Cost	Total
9	Clipboard		1	$1.00	$1.00
10	Rolling carts		2	$5.00	$10.00
11	Bookends		3	$0.25	$0.75
12	Sorter		1	$1.00	$1.00
13	Desk pad		1	$1.00	$1.00
14	Typewriter		1	$10.00	$10.00
15	Typewriter Accessories		1	$1.00	$1.00
16	Wrist pad		1	$0.50	$0.50

Total: $114.50

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: R58

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
R58, Resolution Amending the Northern Unser Specific Area Plan to Change Map 2, Proposed Land Use Map; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Aragorn Properties, LLC; Legolas Properties, LLC; and X2D, LLC; through their agent, Matthew Carle; requests approval of an amendment to the Northern Unser Specific Area Plan to change the Proposed Land Use Map. A proposed Zone Map Amendment to change the zoning of Unit 13, Block 58, Tract B & Lots 4 thru 6 and Unit 13, Block EE Lots 18 thru 20 is being heard concurrently.

Documents and attachments for this item can be found under the item for the Zone Map Amendment request.

This proposed Specific Area Plan Amendment is updating "Map 2. Proposed Land Use" in the Northern Unser Specific Area Plan to allow for compliance of the proposed Zone Map Amendment. The amendment requests the proposed Land Use be amended from "Mixed Use" to "Community Commercial" for the area legally described as Unit 13, Block 58, Lots 2-6, Tract B and Unit 13, Lots 3A-22. This area is bounded by Painted Sage Ave. NE to the north, Autumn Sage Ave. NE to the south, Unser Blvd. NE to the west, and Calor Rd NE to the east.

The Planning and Zoning Board recommended approval of the Specific Area Plan Amendment at their March 13 meeting, by a vote of five (5) for, one (1) against, with one (1) abstention.

REVIEW CRITERIA:

The City's Comprehensive Plan states that "the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body."

The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. Staff has used the list as the guiding policy on whether the amendments fit with Specific Area Plans in general. Staff finds that the proposed amendment fits into the development goals and intent of the Northern Unser Specific Area Plan (NUSAP), as well as the City's Comprehensive Plan.

The applicant's justification letter states: "The NUSAP has this entire Block designated as MIXED USE. The MU designation was assigned even after a number of spot zonings on this Block were

changed to C-1. The MU designation no longer achieves the goals of the NUSAP. Also, three popular anchor businesses on the northeast corner of the Northern Blvd. and Unser Blvd. intersection have emerged, which lends the area to more commercial development over MU. Additionally, the designation of this area as a Development Node strengthens the argument that the original NUSAP should change the planned usage of this Block from MU to C-1. The MU designation would still apply to two Blocks north of the Block referred to herein (see Figure 3 below)."

Staff and the Planning and Zoning Board recommend the Governing Body find that the proposed amendment to the Proposed Land Use Map in the NUSAP meets the intent of the Specific Area Plan by enabling further community commercial development along a major arterial road in the City (Unser Blvd.) and by allowing for a more consistent zoning designation that may ease the constraints of antiquated platting in the area and spur development as a result.

The NUSAP states: "Recent development activity in the planning area for rezoning of land has established a need to develop a land use plan that will address the needs of residents living in the planning area and potential business developments along arterial roads", a vision which the proposed amendment will address. Additionally, under the Proposed Land Use section of the NUSAP, the following goals and vision as they relate to the Comprehensive Plan are listed (pgs. 12-13):

- Integrating mixed uses into a single structure with retail on lower level and office and residential on upper levels
- Evaluating future development based on the ability to integrate dissimilar uses by utilizing buffering, scale, and design elements
- Expanding the City’s gross receipts tax base by recruiting additional local retail and office uses
- Making Rio Rancho a place where one can live, work, shop, and play without leaving the city.

Staff and the Planning and Zoning Board recommend the Governing Body find that the proposed amendment accomplishes these goals by allowing for a more consistent zoning designation in an area of land with mixed and incompatible zoning designations. Currently, the subject property for the Specific Area Plan Amendment has a mix of C-1: Retail Commercial, NC: Neighborhood Commercial, and R-1: Single-Family Residential zoning designations with an underlying "Mixed Use" Proposed Land Use. The NUSAP only permits "MU-A: Mixed Use Activity Center" zoning in this area (pg. 14 of NUSAP), and with parcels already established under commercial zoning, it is doubtful that the vision of a mixed-use activity center can be achieved for this area. Additionally, under City Code Section 154.24, the C-1: Retail Commercial Zoning District allows for multi-family residences above the first floor of commercial developments. This type of development would be similar to the MU-A zoning district, accomplishing this goal of the plan while preserving the possibility for mixed-use development in this area.

In the "Proposed Land Use Map" in the NUSAP, the area in the southwest corner of the intersection of Northern Blvd. NE and Unser Blvd. NE is designated as Community Commercial (Map 2 in Appendices). Staff and the Planning and Zoning Board recommend the Governing Body find that this proposed Community Commercial area currently has single-family residential developments on E-1: Estate Residential zoned properties, and full realization of the proposed land use under the NUSAP cannot be accomplished. This has resulted in the potential loss of a significant portion of Community Commercial under the NUSAP, and the proposed amendment to the Specific Area Plan seeks to increase the area of Community Commercial under the plan suitable for a zone map amendment and subsequent development of C-1: Retail Commercial properties.

Staff and the Planning and Zoning Board recommend the Governing Body find that the proposed amendment to the NUSAP meets the goals and elements of the City Comprehensive Plan by encouraging mixed use, retail, and office uses centered on pedestrian oriented developments along

principal arterial roads, encouraging consolidation of lots to promote a variety of land uses in a planned manner, and by promoting and supporting neighborhood scale retail activities that are consistent with residential development.

SITE ANALYSIS: The Northern Unser Specific Area Plan was adopted April 28, 2010 under Resolution No. 37, Enactment No. 10-041. The area encompasses an area of approximately 1,472 acres and is bounded by Idalia Rd, Abrazo Rd, 10th St., 8th St., Pine Rd, 23rd Ave., and the east edge of the Los Montoyas Arroyo. The NUSAP details a variety of residential and nonresidential land uses within the plan area on pgs. 12-15.

The subject property for the proposed amendment is bounded by Painted Sage Ave. NE to the north, Autumn Sage Ave. NE to the south, Unser Blvd. NE to the west, and Calor Rd NE to the east. The subject property is located approximately 600 ft north of Northern Blvd. NE.

LAND USE: The subject property being amended in the Specific Area Plan currently has a Mixed Use land use in the Northern Unser Specific Area Plan (Map 2) and a "Commercial (Neighborhood, Community), Mixed-Use, Office" Land Use in the Generalized Land Use Map, Map L-2 in the City Comprehensive Plan. The proposed amendment would update the Specific Area Plan to reflect a "Community Commercial" land use and the GLUM, Map L-2 would remain the same.

GRADING AND DRAINAGE: No proposed changes.

CIRCULATION: No proposed changes.

PHASING AND FINANCING: No proposed changes.

DESIGN STANDARDS: No proposed changes.

NOTIFICATIONS:
Notifications were sent to affected property owners via certified letter, return receipt requested in conjunction with the Zone Map Amendment request. A legal advertisement was placed in the March 29 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the Planning and Zoning Board hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
See comments listed for Zone Map Amendment case #22-100-00001.

IMPACT:

The Development Services Department and the Planning and Zoning Board recommend approval of the request to the Governing Body for an amendment to the Northern Unser Specific Area Plan subject to the findings below:

General Findings of Fact:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for an amendment to the Northern Unser Specific Area Plan.
2. The applicant has the authority to make an application to request an amendment to the Northern Unser Specific Area Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

Specific Findings of Fact for Approval:
1. The proposed amendment to the Proposed Land Use Map in the Northern Unser Specific Area Plan does not adversely affect the community character of the area under the Specific Area Plan.

2. The proposed amendment to the Proposed Land Use Map in the Northern Unser Specific Area Plan furthers goals and elements of the Area Plan and the Comprehensive Plan by enabling Community Commercial development along an arterial road and expanding properties for additional local and retail uses.
3. The proposed amendment allows for the current mixed-use land use type while expanding the permissive uses and zoning districts for the subject property.

If the Governing Body finds that the proposed Specific Area Plan Amendment is not justified, the denial may be based on the following specific findings:
1. The proposed amendment adversely affects the community character of the area within the Northern Unser Specific Area Plan.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department and the Planning and Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body.

ATTACHMENT: Resolution
ATTACHMENT: Northern-Unser SAP Current Proposed Land Use Map
ATTACHMENT: Exhibit A - Amended Proposed Land Use Map, Map 2

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE NORTHERN UNSER SPECIFIC AREA PLAN TO UPDATE THE PROPOSED LAND USE MAP

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 areas 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 adopted the Northern Unser Specific Area Plan on April 28, 2010 with Resolution No. 37, Enactment No. 10-041; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Northern Unser Specific Area Plan at their meeting held on March 14, 2022, 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 amendments (Case No. 23-410-00002) to the Northern Unser Specific Area Plan at their meeting held on April 13, 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 modifications to the Northern Unser Specific Area Plan to update the Proposed Land Use Map as shown as Exhibit A to this Resolution.

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

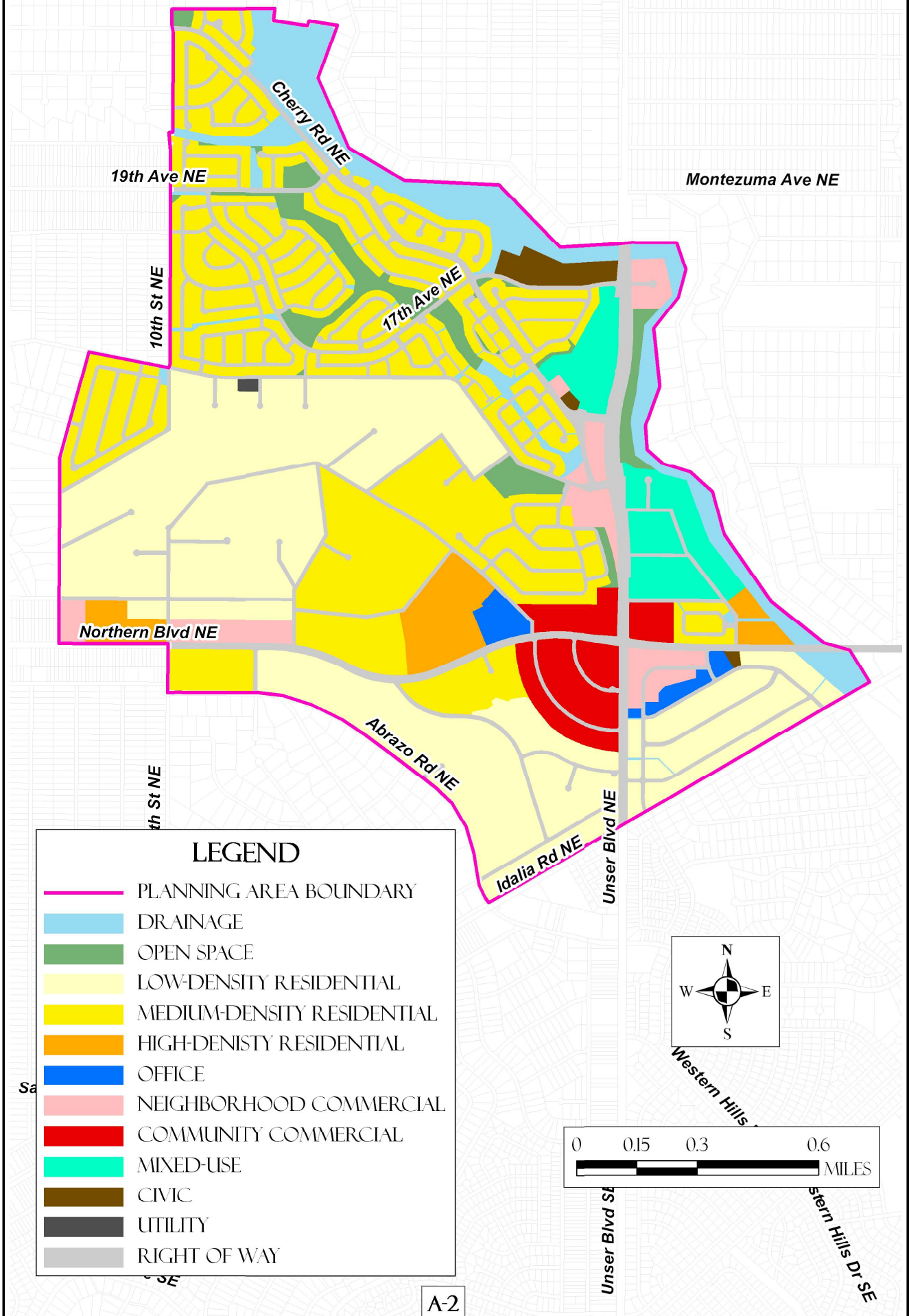
ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

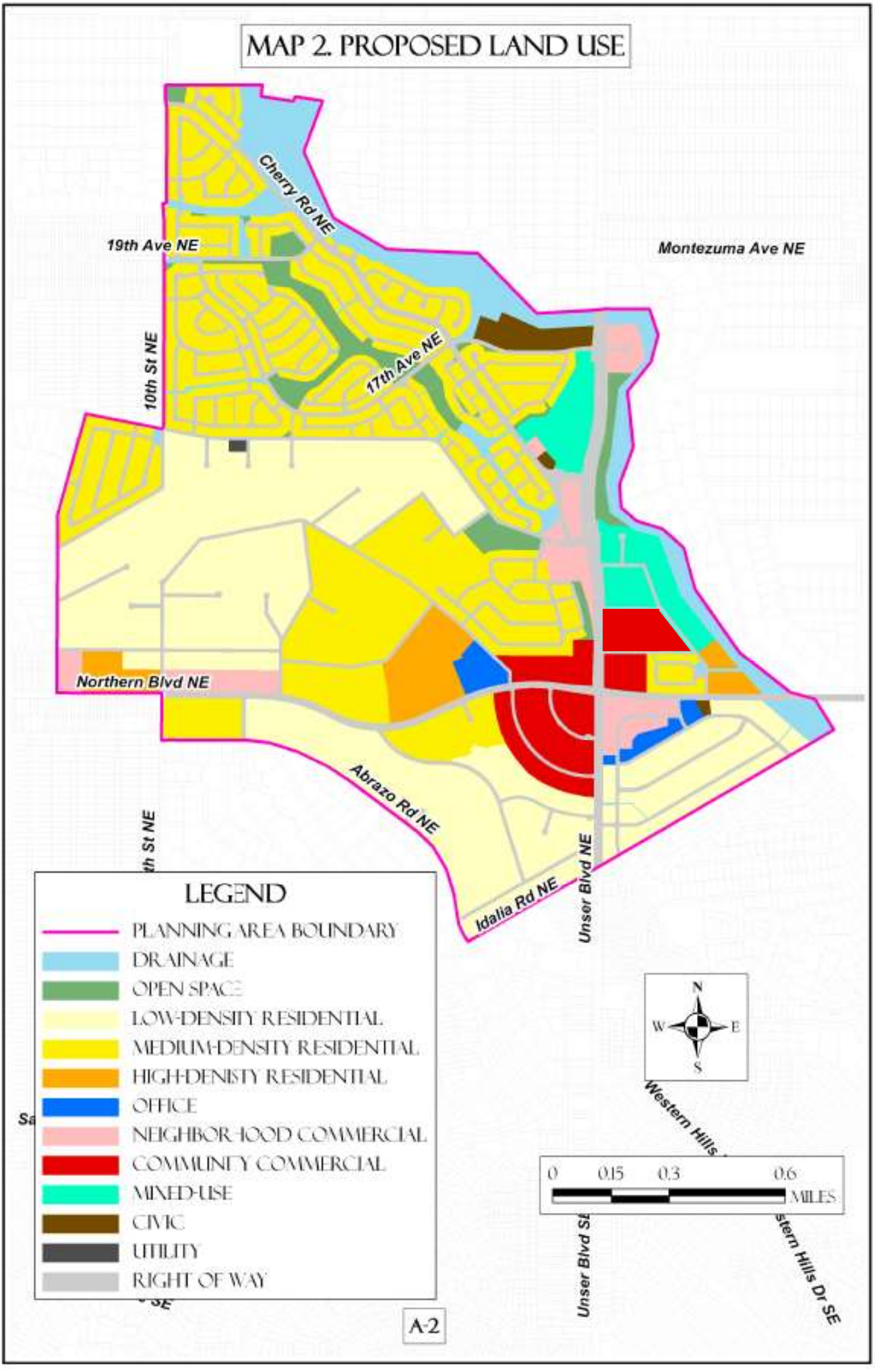
ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

MAP 2. PROPOSED LAND USE



MAP 2. PROPOSED LAND USE



CITY OF RIO RANCHO
COVER PAGE

Legislation Item: O7

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
O7, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 13, Block EE, Lots 18-20; Unit 13, Block 58, Lots 4-6 and Tract B, from R-1: Single-Family Residential and NC: Neighborhood Commercial to C-1: Retail Commercial; Providing for Severability and an Effective Date

BACKGROUND AND ANALYSIS:
The applicant, Aragorn Properties, LLC; Legolas Properties, LLC; and X2D, LLC, through their agent, Matthew Carle, requests approval of a Zone Map Amendment for the property legally described as Unit 13, Block EE, Lots 18-20; Unit 13, Block 58, Lots 4-6 and Tract B from R-1: Single-Family Residential and NC: Neighborhood Commercial to C-1: Retail Commercial Zoning District.

The subject property is 4.3306 acres and is zoned R-1: Single-Family Residential and NC: Neighborhood Commercial. Unit 13, Block 58, Tract B, Lots 4-6 are zoned R-1: Single-Family Residential under Ordinance No. 70, Enactment No. 97-068; Unit 13, Block EE, Lots 18-20 are zoned NC: Neighborhood Commercial under Ordinance No. 53, Enactment No. 08-53 and Ordinance No. 54, Enactment No. 08-54. The subject property has an underlying land use of "Mixed Use" within the Northern Unser Specific Area Plan, adopted April 28, 2010 under Resolution No. 36, Enactment No. 07-037, and "Commercial (Neighborhood, Community), Mixed-Use, Office" in the Generalized Land Use Map L-2 (GLUM) of the City Comprehensive Plan. Concurrent with this request is a request to amend the Northern Unser Specific Area Plan to update Map 2, Proposed Land Use Map, under case #23-410-00002.

The Planning and Zoning Board recommended the Governing Body approve of the Zone Map Amendment requests at their March 14, 2023 meeting by a vote of six (6) for, 0 against, and one (1) abstention.

REVIEW CRITERIA:

Rio Rancho Code of Ordinances (R.O. 2003) § 150.07(A) states, “Proposed amendments shall be submitted to the Governing Body through the Planning and Zoning Board.”

The zone map amendment application was submitted to the Development Services Department and received on February 20, 2023, for review by the Governing Body through the Planning and Zoning Board. Conforms.

R.O. 2003 § 150.07(B) states “The Board shall study the proposals at a regular meeting or at a special meeting, if necessary, and shall submit its recommendations to the Governing Body. Notice

of the application must be posted on the property at least one week prior to consideration of the application by the Board."

Proper notice was provided through a sign posted on the property on March 7, 2022. Conforms.

R.O. 2003 § 150.07(D)(1) states: "A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City."

The applicant has submitted a justification letter that states: "A C-1 zoning designation is consistent with the health, safety, morals, and general welfare of the City of Rio Rancho. The opening and operation of businesses will directly benefit the several hundred existing residences in the surrounding residential communities by providing retail products and services, restaurants, medical clinics and similar services, as well as employment opportunities. The ZMA will also support the productive use of land that has otherwise remained unused and undeveloped.

The proposed ZMA provides the opportunity to further the health and welfare of the City by creating the development conditions necessary to construct high quality community commercial development that will meet the needs of existing and future Rio Rancho residents. Additionally, the ZMA will allow the subject property to be developed consistent with the surrounding land uses. The C-1 zoning designation would complement the existing and surrounding developed residential and commercial areas by allowing a variety of commercial options and creating an activity center to serve the surrounding community. The proposed ZMA will also maintain the safety and morals of the Rio Rancho community by providing stability and opportunity in an otherwise undeveloped area.

The surrounding area consists of undeveloped raw land, mixed residential, mixed use, and commercial development. The Northern/Unser area is also a Development Node as stated in the Rio Rancho Comprehensive Plan. The comprehensive plan states "In order for a node to function as a vibrant and diverse development, nodes tend to be created with a mixture of land use types...". This zone map amendment would transition from a somewhat limited "mixed use" zoning district to a more varied C-1 district, which allows more flexibility for market driven development as opposed to theoretically driven, and possibly never realized, development."

Staff and the Planning and Zoning Board recommend the Governing Body find the proposed zone map amendment to be consistent with the health, safety, morals, and general welfare of the City by establishing a more consistent commercial zoning district across a block with mixed zoning districts. The proposed zoning will be similar to C-1 properties in the east end of the block, allowing for the consolidation of lots and easing access and antiquated platting concerns in this area. Several of the subject properties have substandard or very narrow lot widths of 50 ft on Autumn Sage Ave. NE and lots on the north end of the block do not have improved access to Unser Blvd. via Painted Sage Ave. NE. The proposed Zone Map Amendment will allow for the same and consistent zoning throughout most of this block, which may encourage future commercial development.

Staff and the Planning and Zoning Board recommend the Governing Body find the proposed amendment is consistent with the health, safety, morals, and welfare by allowing for additional commercially zoned properties along a major arterial road in the City and the amendment may create commercial retail or office developments accessible to adjacent neighborhoods. The proposed zoning district may strengthen the Northern-Unser area Development Node contemplated in the City Comprehensive Plan, Map VEI-1, growing the health and welfare of the city. Conforms.

R.O. 2003 § 150.07(D)(2) states: "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's justification letter states: "The zone map amendment is consistent with the

Northern-Unser Specific Area Plan ("NUSAP") and its goal to promote development of high-density, mixed activity centers within master planned growth nodes to curb low density, single use, and strip commercial sprawl development. These growth nodes, according to the NUSAP, should be designed to capture a significant share of the City's future jobs and housing. Furthermore, the City's Vision 2020 Integrated Comprehensive Plan ("ICP") encourages expansion of the City's gross receipts tax base by recruiting additional local retail and office uses and desires to make Rio Rancho a place where one can live, work, shop, and play without leaving the city. Approving the zone map amendment will further the goals of not only the NUSAP, but of the ICP as well. A zoning designation of C-1 for the Subject Property will enable the area to grow in a fashion contemplated by the NUSAP and the ICP by allowing commercial development to compliment and support the existing residential community. The zone map amendment will allow the Subject Property to be used for a wide variety of purposes designed to support the economic needs of the community.

In addition, a zone map amendment of the Subject Property to C-1 would contribute to eliminating the existing "spot" zoning issue that exists in the row of properties throughout this Block. Reducing the residential zoning sprinkled within this row of properties will create a catalyst for commercial development in this area by establishing a planned community commercial area. The Subject Property is one of many in the area that has been undeveloped since the inception of the NUSAP. Many of the lots in the area, including those bounding the Subject Property, were zoned C-1 prior to the creation of the NUSAP. Granting this zone map amendment will contribute to the growth of the area in concert with the vision of the City of Rio Rancho.

The requested zone map amendment will allow the Subject Property to be developed and/or combined with adjacent, same zoned properties, in a manner compatible with surrounding uses and consistent with current development possibilities and the goals of the overlay zone that covers the south portion of this Block. For this reason, there is sound justification for the requested zone change."

Staff and the Planning and Zoning Board recommend the Governing Body find the proposed zone map amendment would allow for commercial development that may be used for a variety of commercial, office, or mixed-use purposes. The proposed zone change would enable retail commercial development that is accessible to the neighboring community, and will reduce the antiquated residential zoning in this area, promoting a stable land use and zoning designation for future development. Conforms.

R.O. 2003 § 150.07(D)(3) states: " A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City."

The applicant's justification letter states: "As described above, the Subject Property is a part of the NUSAP. The proposed C-1 zoning is consistent with the proposed land uses envisioned by the NUSAP and the IRP. The C-1 zoning is also already present for a large portion of the properties located on this Block and south of Autumn Sage Rd. In addition to compliance with the NUSAP, the request for rezoning furthers several goals and policies of the Rio Rancho Comprehensive Plan (the "Comprehensive Plan") as identified below:

Goal L-1: Encourage mixed uses- retail, office, and residential centered on pedestrian oriented developments along principal arterial roads.
Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
Goal L-3: Maintain a balance of land uses throughout the city.
Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.

Through rezoning of the Subject Property to C-1, the City of Rio Rancho would allow for additional

community commercial uses integrated with residential as expressly contemplated and encouraged by the Comprehensive Plan. Rezoning would promote a variety of land use in the community to encourage neighborhood businesses co-existing with residential areas to create neighborhoods and ultimately a city envisioned within the Comprehensive Plan.

The proposed rezoning of the subject property is also not in conflict with the access management of the NUSAP. to comply with the NUSAP's specified access points for Unser Blvd., Painted Sage Rd. (to the north) had its access to Unser Blvd. eliminated. Many properties surrounding the subject property have already been zoned C-1. Being as all six lots on the North portion of this Block are owned by one of the two individuals named in this request, the opportunity to replat and combine all six of those lots in some configuration with the south portion of the Block will be fostered if all these lots are allowed to have the same C-1 zoning. This action could potentially eliminate the need for Painted Sage Rd. also.

Requiring the Subject Property to remain zoned R-1 is directly in conflict with the health, safety, morals, and general welfare of the City. The existing growth and manner of development of the area no longer supports the subject property being zoned R-1. The location of the subject property, one Block north of the three businesses at the corner of the intersection of two arterial roads, the shape and size of the subject property, the dangerous conditions created by having a residence with a direct access onto an arterial road, or, in the alternative having a residence share an access with a commercial user, the impossibility of installation of a standard residential drive way or yard all support the approval of the zone map amendment to C-1. The subject properties are not suitable for a residential zoning.

A residential property fronting on Unser Blvd. (Block 58, Tract B), or backing up to a C-1 lot (Block EE lots) is simply not tenable and would be in direct contravention to the vision of the City of Rio Rancho. Any access issue that currently exists would have to be addressed whether the subject property is zoned R-1 or C-1. Requiring the Subject Property to retain the R-1 zoning designation would exasperate any logistical problems with access."

Staff and the Planning and Zoning Board recommend the Governing Body find that the proposed zone map amendment furthers multiple goals and elements of the City Comprehensive Plan and the Northern Unser Specific Area Plan. The proposed zone map amendment accomplishes several goals and policies under the Land Use element of the City Comprehensive Plan (5.6.2 and 5.6.3), including Goals L-1, L-2, L-3, and Policies L-2 and L-3.

These policies and goals include encouraging mixed uses (retail, office, and residential) centered on pedestrian-oriented developments along principal arterial roads, encouraging consolidation of lots to promote a variety of land uses, promoting development that incorporates walkability, and promoting and supporting neighborhood scale retail activities that are consistent with residential development. The proposed zone change may enable retail commercial development in close proximity to a developed neighborhood and the consistency and stability of zoning will increase the possibilities of development and consolidation of lots in the area. The proposed zone change remains consistent with Map L-2: Generalized Land Use (GLUM) of the City Comprehensive Plan with "Commercial (Neighborhood, Community) Mixed-Use, Office" designated for the subject property. The proposed zone change may also enable further commercial development in a Development Node as contemplated in Map VEI-1 of the Comprehensive Plan, as the area currently has a mix of zoning districts which restricts consolidation and development.

Staff and the Planning and Zoning Board recommend the Governing Body find that the proposed zone map amendment may be consistent with the Northern Unser Specific Area Plan (NUSAP) should the SAP Amendment being heard concurrently be approved. Case no. 23-410-02 is requesting an amendment to the NUSAP to change the underlying proposed land use from "Mixed-Use" to "Community Commercial". The proposed Zone Map Amendment may still allow for mixed-

use development per the permissive uses under City Code, Section 154.24; however, the SAP currently only permits "MU-A: Mixed Use Activity Center" zoning in this Land Use.

Staff and the Planning and Zoning Board recommend the Governing Body find that the zone map amendment furthers goals stated in the NUSAP by encouraging infill development, expanding the City's gross receipts tax base by recruiting additional local retail and office uses, and making Rio Rancho a place where one can live, work, shop, and play without leaving the City. The proposed zone change encourages and may enable retail and office infill development along a major arterial road and adjacent to developed neighborhoods. Conforms.

R.O. 2003 § 150.07(D)(4) states: The applicant must demonstrate that the existing zoning is inappropriate because:
(a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone 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 use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply. Applicant’s reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant's justification letter states: "Since the adoption of the NUSAP there have been several neighborhood and community changes (Criterion b) locally that justify a change in zoning, including the following:
• The elimination of Unser access from Painted Sage Rd. that abuts four of the subject properties and their proximity to existing C-1 zoning on the same Block makes the Subject Property less than ideal for R-1 zoning.

• The land use of the NUSAP has changed since its inception in 2011 owing largely to the increase in residential areas and the influx of new homes. This growth of residential areas merits the support of the City in providing needed neighborhood services, amenities and comforts that will substantially increase the satisfaction of the residents in the Subject Property's neighborhood. The NUSAP and the Comprehensive Plan support this proposition. In order to provide these neighborhood amenities, the Subject Property must be rezoned C-1 to allow the land use to accommodate the needs and desires of the residents.

• In direct contravention to the NUSAP and the Comprehensive Plan the majority of the land in this area has been left undeveloped. Rezoning the Subject Property will increase the likelihood of the NUSAP and the Comprehensive Plan goals being achieved.

For these reasons, the requested C-1 zoning for this Property will better serve the interests of the City of Rio Rancho than the existing R-1, or NC zoning."

Staff and the Planning and Zoning Board recommend the Governing Body find that the proposed zone map amendment is justified due to changed community conditions and the placement of R-1 zoning on antiquated platted lots. Due to the development of single-family E-1: Estate-Residential lots to the southwest and the development of single-family neighborhoods to the south and southeast, this area of the City has not been built out as proposed in the NUSAP, and the result has been a deficit in commercially developed property within this area. The development of Mixed-Use zoning as originally contemplated in the NUSAP may not be feasible and is not as advantageous in this block due to the existing C-1: Retail Commercial Zoning in part of this block, and the proposed zone change may enable the consolidation of lots and commercial development that serves

adjacent residential neighborhoods.

Staff and the Planning and Zoning Board recommend the Governing Body find that this would be more advantageous as articulated in the goals and policies of the City Comprehensive Plan by promoting and encouraging commercial development along an arterial road and possible retail commercial development adjacent to neighborhoods. The proposed Zone Map Amendment provides a Community Commercial use, which "is intended to provide community-scale retail nodes that serve surrounding residential areas" per the City Comprehensive Plan, Land Use Element (5.5.8). Conforms.

R.O. 2003 § 150.07(E) states: "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's justification letter states: "The cost of land or other economic considerations are not the determining factor for this request. The request is to bring the zoning in alignment with surrounding properties on this Block and encourage additional opportunities for community commercial in this Development Node."

Staff and the Planning and Zoning Board recommend the Governing Body find that the cost of land or other economic considerations were not a determining factor for this request. Conforms.

R.O. 2003 § 150.07(F) states: "Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning."

The applicant's justification letter states: "The requested zone change is not solely being requested based on its location along a major street. While the proximity of the Subject Property to two arterial streets is a factor to be considered in the zone map amendment, it is not the sole factor and there are substantial other considerations that support approval of the zone map amendment as detailed in this letter. Notably, the zone map amendment would further the goals and polices of the NUSAP and Comprehensive Plan. The goals and policies set forth in the Comprehensive Plan and the NUSAP dictate a need for community commercial in proximity to residential neighborhoods and rezoning the Subject Property to C-1 operates to achieve those goals and adhere to those policies."

Staff and the Planning and Zoning Board recommend the Governing Body finds that the location adjacent to the principal arterial road, Unser Blvd. NE, is not being used as the primary factor and justification for the amendment to the zoning ordinance, and the applicant has relied on other factors in their justification letter. Conforms.

R.O. 2003 § 150.07(G) states: "A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may 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 could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The applicant's justification letter states: "The requested zone map amendment works to further reduce what appears to be an existing spot zoning dilemma in the row of properties on both portions of this Block. Eliminating the R-1 and NC zoning sprinkled within this row of properties will create a planned community commercial (C-1) area affecting over 82% of that Block’s land area, which will encourage the remaining five lots to eventually change their zoning to C-1 since it applies

to a large, contiguous area within NUSAP and the proposed zoning is the same as surrounding properties."

Staff and the Planning and Zoning Board recommend the Governing Body finds that the proposed zone change is not a spot zone as it seeks to create a more similar and consistent zoning across this block of properties of C-1: Retail Commercial Zoning. The proposed zone change to C-1 is similar to the zoning found in properties to the west and southwest and eliminates R-1 zoned properties that are the result of antiquated platting and default zoning designations assigned at annexation in 1994. Conforms.

Surrounding Zoning/Land Use:

North	R-1; Mixed Use Land Use in NUSAP
South	C-1 and R-4; Community Commercial and Medium Density Residential in NUSAP
East	R-1; Mixed Use in NUSAP
West	R-4, C-1, and SU: Special Use for C-1 uses; Community Commercial, Neighborhood Commercial, and Medium Density Residential in NUSAP

NOTIFICATIONS:
Notice of the application was sent via certified mail, return receipt requested to the property owners within 100 ft of the subject property 15 days prior to the hearing date. A second letter was sent to property owners within 100 ft of the subject property 15 days prior to the hearing clarifying an error with the hearing date from the first letter. A legal notification was published in the Rio Rancho Observer on March 29, 2023. A notification sign was posted on the property one week prior to the Planning and Zoning Board hearing on March 7, 2023.

IMPACT:

Staff and the Planning and Zoning Board recommend the Governing Body adopt the Ordinance, subject to the findings set forth below:

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 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 for Approval:
The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of 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 allowing for additional commercially zoned properties along a major arterial road in the city, and would be accessible to adjacent neighborhoods.
2. The applicant has provided sound justification, in a narrative dated February 20, 2023, that the proposed zone map amendment would provide stability of zoning, as the zoning would reduce the antiquated residential zoning in this area, promoting a stable land use and zoning designation for future commercial development.
3. The proposed zone map amendment accomplishes goals and elements of the City

Comprehensive Plan and Northern Unser Specific Area Plan and is in accordance with the Land Use for the property pending approval of Master Plan Amendment case #23-410-00002.
4. The applicant adequately demonstrates that a different zoning category is advantageous due to changed community conditions and the placement of R-1 zoning on antiquated platting lots.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The applicant has provided sufficient justification that zone map amendment request is not based on the location of the subject property.
7. The requested zone map amendment does not create a spot zone, as it is similar to and compatible with adjacent zoning.

If the Governing Body finds that the proposed zone map amendment is not justified, the denial may be based, on the following specific findings:
The applicant has submitted an application and narrative which demonstrates that the change to the zoning ordinance does not meet the requirements of the Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:
1. The proposed zone change would be inconsistent with the goals and elements of the City Comprehensive Plan by zoning a property C-1:Retail Commercial in an area designated for Mixed-Use, should the Specific Area Plan Amendment #23-410-02 be denied.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department and the Planning and Zoning Board recommend the Governing Body adopt the Ordinance.

ATTACHMENT: Ordinance
ATTACHMENT: LocationZoneMap_ZMA_Parcels
ATTACHMENT: LocationZoneMap_SAPA_Parcels
ATTACHMENT: ZMA Justification Letter_MatthewCarle
ATTACHMENT: ApplicationForm
ATTACHMENT: Herrera Authorization Letter
ATTACHMENT: Northern Unser SAP
ATTACHMENT: Land Use Element comp plan
ATTACHMENT: Vision Element-comp plan
ATTACHMENT: 2023-0314_PZB_Minutes
ATTACHMENT: ReviewerComments_GB

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 UNIT 13, BLOCK EE, LOTS 18-20 AND UNIT 13, BLOCK 58, LOTS 4-6 AND TRACT B FROM R-1: SINGLE-FAMILY RESIDENTIAL AND NC: NEIGHBORHOOD COMMERCIAL TO C-1: RETAIL COMMERCIAL, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by Aragorn Properties, LLC, Legolas Properties, LLC, and X2D, LLC, and assigned City Case No. 23-100-00001; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Northern Unser Specific Area Plan on April 28, 2010, with Resolution No. 37, Enactment No. 10-041; and

WHEREAS: the Governing Body of the City of Rio Rancho approved the amendment to the Northern Unser Specific Area Plan on April 13, 2023 with Resolution No. 58, Enactment No. 23-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on March 14, 2023, 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 Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on April 11, 2023 and the Governing Body heard interested parties and citizens for and

against the proposed amendments; and

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

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

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

The Official Zone Map is hereby amended by assigning a zoning designation on approximately 4.3306 acres from R-1: Single-Family Residential and NC: Neighborhood Commercial to C-1: Retail Commercial on the land legally described as:

Unit 13 Rio Rancho Estates, Block 58, Lots 4-6 as shown on the plat entitled "S.W. Portion of Unit Thirteen Rio Rancho Estates Town of Alameda Grant Sandoval County, New Mexico, April – 1963", filed in the office of the County Clerk April 22, 1963, in Volume 1, Folio 49, (R.R.E. Book 1, Page 49); Unit 13 Rio Rancho Estates, Block 58, Tract B, as shown on the plat entitled "Correction Plat Summary Plat of Unser Boulevard Right-of-Way Northern Blvd. to 19th Ave. NE (Being a Replat of Easterly Portions of Unit 12 and Western Portions of Unit 13 Rio Rancho Estates) NMP TPU-4081(4)04 PCN 2150 City of Rio rancho Sandoval County, New Mexico March 2008", filed in the office of the County Clerk October 13, 2008, in Book 411, Page 31210, (R.R.E. Book 22, Page 19A-19E); and Unit 13, Rio Rancho Estates, Block EE, Lots 18-20, as shown on the plat entitled "Replat of Lots within Units Seven and Thirteen Rio rancho Estates Town of Alameda Grant Sandoval County, New Mexico June 1966 Blocks DD, EE, and Tract F; Unit 13 Rio Rancho Estates Town of Alameda Grant Sandoval County New Mexico", filed in the office of the County Clerk June 13, 1966, in Book 1, Page 69 (R.R.E. Book 1, Page 69).

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY:

The property identified in Section 1, above, is subject to all requirements of the C-1: Retail Commercial Zoning District set forth in R.O. 2003 Section 154.24 (as of the effective date of this ordinance or as subsequently amended).

Section 3. 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 enforceable, 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 4. Effective Date. This Ordinance shall become effective ten days after adoption.

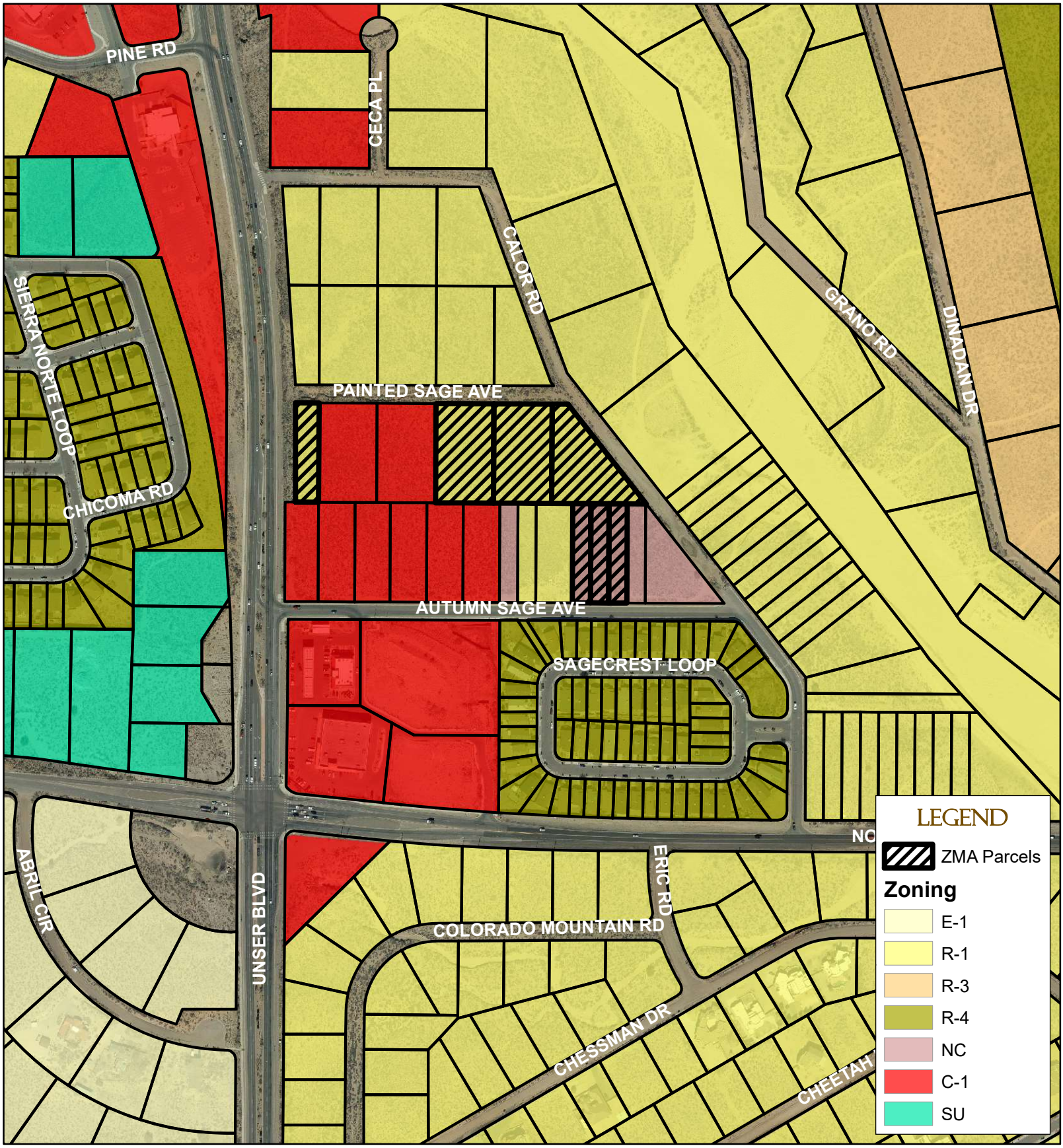
ADOPTED THIS _____DAY OF _____, 2023.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Rebecca A. Martinez, City Clerk
(SEAL)

U13, BLK 58, TR B, LOTS 4-6; U13, BLOCK EE, LOTS 18-20 ZMA
NORTHERN UNSER SAP AMENDMENT



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.

RioRancho City of Vision

GIS Moving Spatial Data Forward

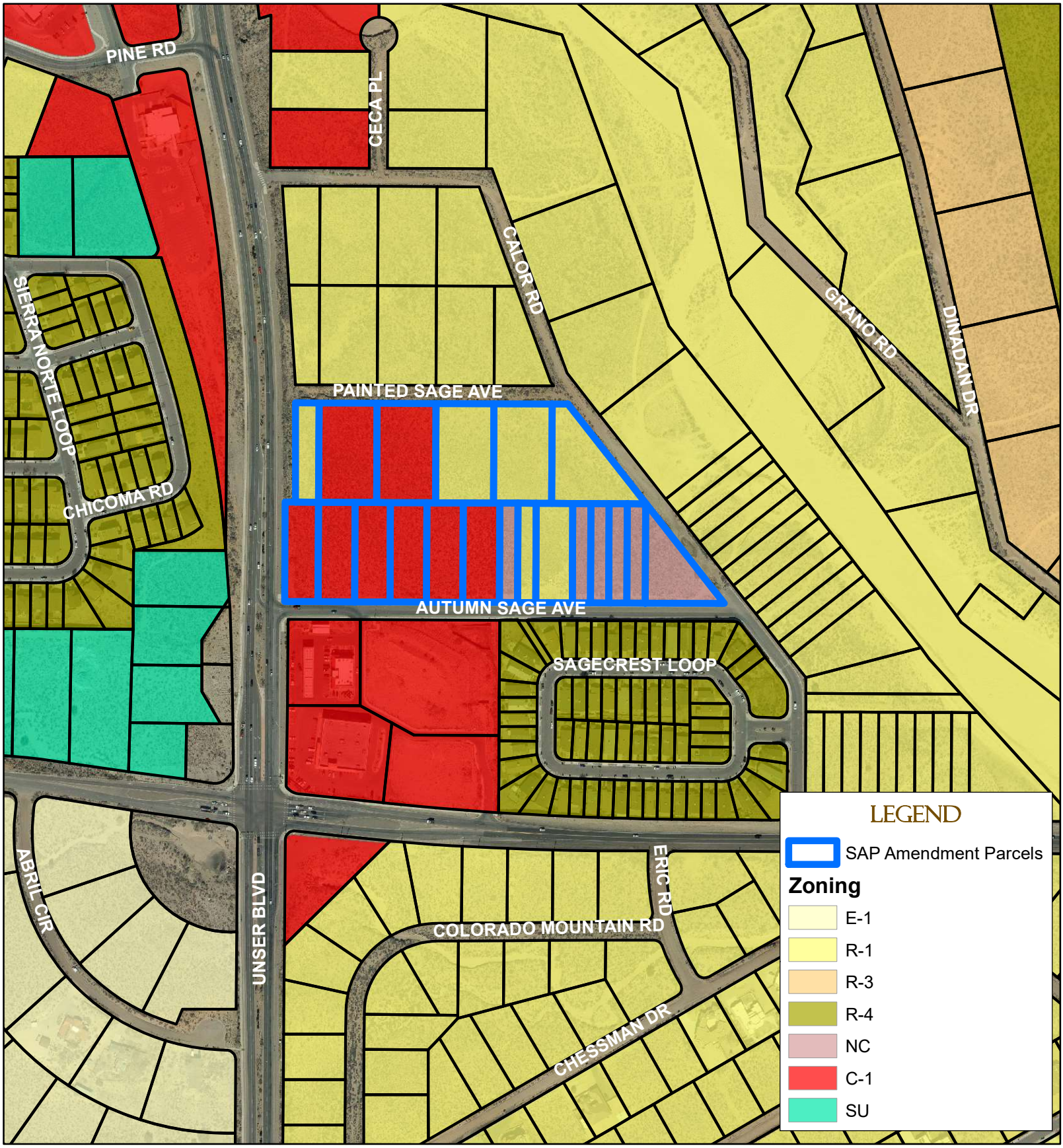
Map Created by Brian Babyak on March 29, 2023

0 0.05 0.1 0.2

Miles

N W E S

U13, BLK 58, TR B, LOTS 4-6; U13, BLOCK EE, LOTS 18-20 ZMA
NORTHERN UNSER SAP AMENDMENT



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.

RioRancho City of Vision

GIS Moving Spatial Data Forward

Map Created by Brian Babyak on March 29, 2023

0 0.05 0.1 0.2

Miles

N W E S

Amy Rincon
Director of Development Services
City of Rio Rancho
3200 Civic Center Drive
Rio Rancho, NM 87144

RE: Zone Map Amendment for: Unit 13, Block 58, Tract B & Lots 4 thru 6 and
Unit 13, Block EE Lots 18 thru 20
RE: Northern-Unser Specific Area Plan change from MU to C-1 for Unit 13, Blocks 58 and EE

Dear Amy: February 20, 2023

Matthew Carle, on behalf of Aragorn Properties, LLC, Legolas Properties, LLC, and X2D, LLC, respectfully requests a Zone Map Amendment (ZMA) for the seven Subject Properties on Block 58 from a Residential Zone (R-1) to Commercial Zone (C-1), and the three properties on Block EE, from Neighborhood Commercial Zone (NC) also to Commercial Zone (C-1).

The subject properties for this ZMA request are for approximately 4.24 acres and within the Northern-Unser Specific Area Plan (NUSAP). More particularly, the site is located just north of Autumn Sage Rd. which is one block north of Northern Blvd., east of Unser Blvd. and west of Calor Rd. NE (see Figure 1 below). The proposed zone map amendments require an SAP Amendment for this Block from MIXED USE to C-1, as shown on Figure 3, page 3 of this letter, and copied from the NUSAP.

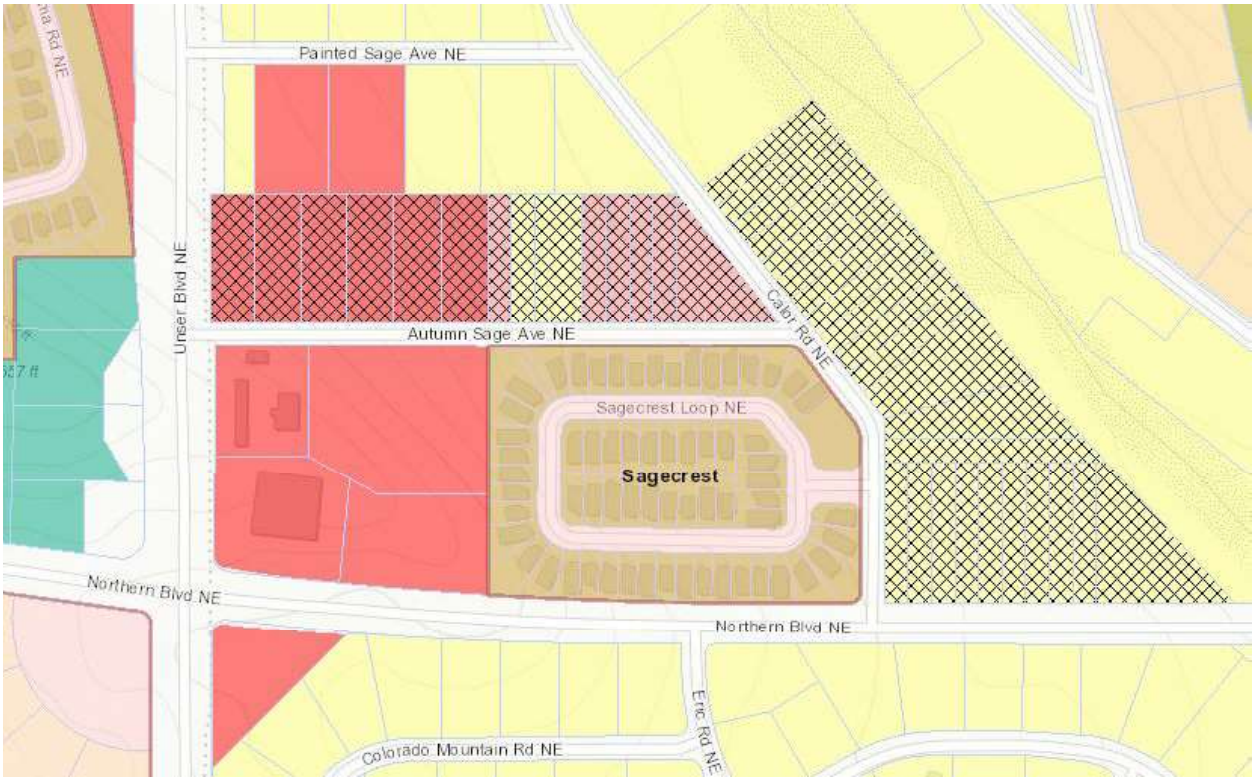


FIGURE 1 CURRENT ZONE MAP

SITE CONTEXT/ZONE MAP AMENDMENT

The subject property is situated within the NUSAP. The surrounding area consists of a commercial hub containing a Speedway gas station, Walgreens and McDonalds to the south, and Sagecrest residential sub-division to the south and east, Unser Blvd. to the west, and future residential developments to the north and east.

The Block consists of Unit 13, Block 58, Lots 2-6 and Tract B on the north portion of the Block, and Block EE, Lots 3-A thru 22 on the south portion of the Block. The Block EE lots are subject to an OZ Overlay Zone. Figure 2 shows that the ownership of the majority of the Block (82% of the area) is held by two individuals: Matthew Herrera and Matthew Carle, whose interests are represented by this ZMA request. The other 5 lots are all owned by unrelated individuals (see Figure 2 below).

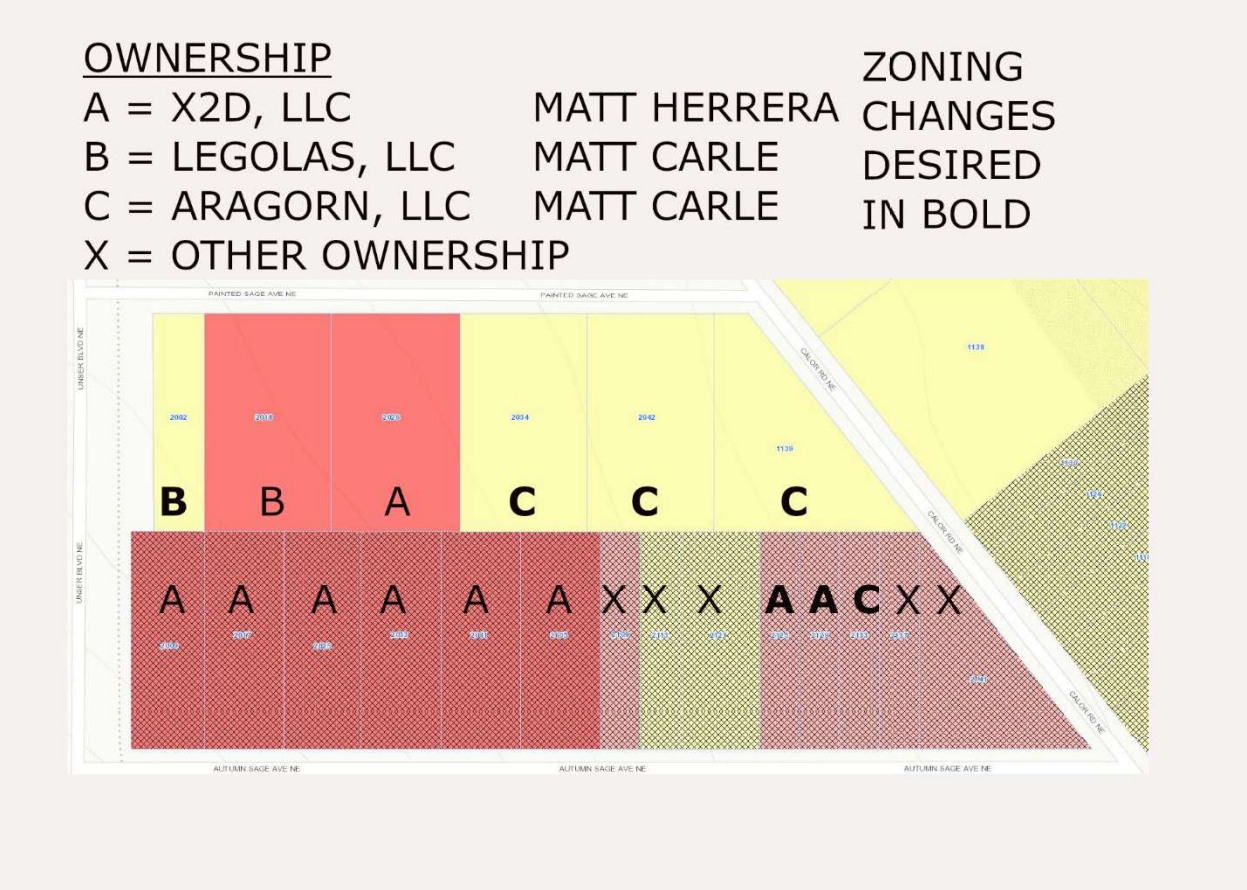


FIGURE 2 OWNERSHIP MAP

ZMA REQUIRING SAP AMENDMENT

The NUSAP has this entire Block designated as MIXED USE. The MU designation was assigned even after a number of spot zonings on this Block were changed to C-1. The MU designation no longer achieves the goals of the NUSAP. Also, three popular anchor businesses on the northeast corner of the Northern Blvd. and Unser Blvd. intersection have emerged, which lends the area to more commercial development over MU. Additionally, the designation of this area as a Development Node strengthens the argument that the original NUSAP should change the planned usage of this Block from MU to C-1. The MU designation would still apply to two Blocks north of the Block referred to herein (see Figure 3 below).

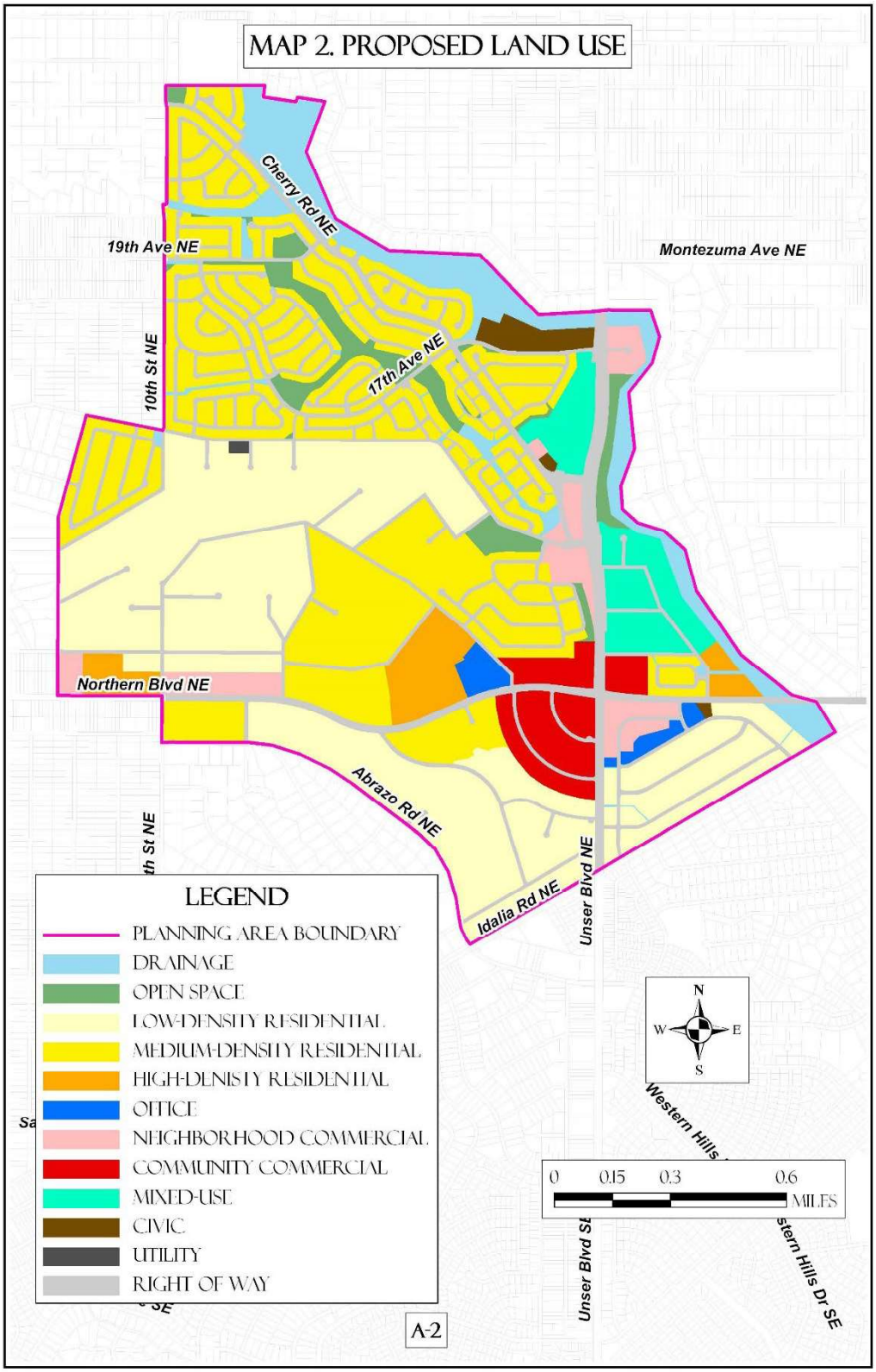


FIGURE 3: NORTHERN-UNSER SPECIFIC AREA PLAN

SECTION 150.07 JUSTIFICATION

The following addresses the criteria set in the Municipal Code for a zone map amendment request. A justification per Section 150.07 (D-G), Policies for Deciding Zone Map Amendments is provided below.

(D) The following Policies for deciding zone map change applications pursuant to the City Zoning Code are:

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

Applicant Response: A C-1 zoning designation is consistent with the health, safety, morals, and general welfare of the City of Rio Rancho. The opening and operation of businesses will directly benefit the several hundred existing residences in the surrounding residential communities by providing retail products and services, restaurants, medical clinics and similar services, as well as employment opportunities. The ZMA will also support the productive use of land that has otherwise remained unused and undeveloped.

The proposed ZMA provides the opportunity to further the health and welfare of the City by creating the development conditions necessary to construct high quality community commercial development that will meet the needs of existing and future Rio Rancho residents. Additionally, the ZMA will allow the Subject Property to be developed consistent with the surrounding land uses. The C-1 zoning designation would complement the existing and surrounding developed residential and commercial areas by allowing a variety of commercial options and creating an activity center to serve the surrounding community. The proposed ZMA will also maintain the safety and morals of the Rio Rancho community by providing stability and opportunity in an otherwise undeveloped area.

The surrounding area consists of undeveloped raw land, mixed residential, mixed use, and commercial development. The Northern/Unser area is also a Development Node as stated in the Rio Rancho Comprehensive Plan. The comprehensive plan states "In order for a node to function as a vibrant and diverse development, nodes tend to be created with a mixture of land use types...". This zone map amendment would transition from a somewhat limited "mixed use" zoning district to a more varied C-1 district, which allows more flexibility for market driven development as opposed to theoretically driven, and possibly never realized, development.

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

Applicant Response: The zone map amendment is consistent with the Northern-Unser Specific Area Plan ("NUSAP") and its goal to promote development of high-density, mixed activity centers within master planned growth nodes to curb low density, single use, and strip commercial sprawl development. These growth nodes, according to the NUSAP, should be designed to capture a significant share of the City's future jobs and housing. Furthermore, the City's Vision 2020 Integrated Comprehensive Plan ("ICP") encourages expansion of the City's gross receipts tax base by recruiting additional local retail and office uses and desires to make Rio Rancho a place where one can live, work, shop, and play without leaving the city. Approving the zone map amendment

will further the goals of not only the NUSAP, but of the ICP as well. A zoning designation of C-1 for the Subject Property will enable the area to grow in a fashion contemplated by the NUSAP and the ICP by allowing commercial development to compliment and support the existing residential community. The zone map amendment will allow the Subject Property to be used for a wide variety of purposes designed to support the economic needs of the community.

In addition, a zone map amendment of the Subject Property to C-1 would contribute to eliminating the existing "spot" zoning issue that exists in the row of properties throughout this Block. Reducing the residential zoning sprinkled within this row of properties will create a catalyst for commercial development in this area by establishing a planned community commercial area. The Subject Property is one of many in the area that has been undeveloped since the inception of the NUSAP. Many of the lots in the area, including those bounding the Subject Property, were zoned C-1 prior to the creation of the NUSAP. Granting this zone map amendment will contribute to the growth of the area in concert with the vision of the City of Rio Rancho.

The requested zone map amendment will allow the Subject Property to be developed and/or combined with adjacent, same zoned properties, in a manner compatible with surrounding uses and consistent with current development possibilities and the goals of the overlay zone that covers the south portion of this Block. For this reason, there is sound justification for the requested zone change.

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

<u>Applicant Response:</u> As described above, the Subject Property is a part of the NUSAP. The proposed C-1 zoning is consistent with the proposed land uses envisioned by the NUSAP and the IRP. The C-1 zoning is also already present for a large portion of the properties located on this Block and south of Autumn Sage Rd.

In addition to compliance with the NUSAP, the request for rezoning furthers several goals and policies of the Rio Rancho Comprehensive Plan (the "Comprehensive Plan") as identified below (Comprehensive Plan goals and policies are not in italics).

Goal L-1: Encourage mixed uses- retail, office, and residential centered on pedestrian- oriented developments along principal arterial roads.

Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

Goal L-3: Maintain a balance of land uses throughout the city.

Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.

Through rezoning of the Subject Property to C-1, the City of Rio Rancho would allow for additional community commercial uses integrated with residential as expressly contemplated and encouraged by the Comprehensive Plan. Rezoning would promote a variety of land use in the community to encourage neighborhood businesses co-existing with residential areas to create neighborhoods and ultimately a city envisioned within the Comprehensive Plan.

The proposed rezoning of the Subject Property is also not in conflict with the access management of the NUSAP. to comply with the NUSAP's specified access points for Unser Boulevard, Painted Sage Rd. (to the north) had its access to Unser Blvd. eliminated. Many properties surrounding the Subject Property have already been zoned C-1. Being as all six lots on the North portion of this Block are owned by one of the two individuals named in this request, the opportunity to replat and combine all six of those lots in some configuration with the south portion of the Block will be fostered if all these lots are allowed to have the same C-1 zoning. This action could potentially eliminate the need for Painted Sage Rd. also.

Requiring the Subject Property to remain zoned R-1 is directly in conflict with the health, safety, morals, and general welfare of the City. The existing growth and manner of development of the area no longer supports the Subject Property being zoned R-1. The location of the Subject Property, one Block north of the three businesses at the corner of the intersection of two arterial roads, the shape and size of the Subject Property, the dangerous conditions created by having a residence with a direct access onto an arterial road, or, in the alternative having a residence share an access with a commercial user, the impossibility of installation of a standard residential drive way or yard all support the approval of the zone map amendment to C-1. The Subject Properties are not suitable for a residential zoning.

A residential property fronting on Unser Blvd. (Block 58, Tract B), or backing up to a C-1 lot (Block EE lots) is simply not tenable and would be in direct contravention to the vision of the City of Rio Rancho. Any access issue that currently exists would have to be addressed whether the Subject Property is zoned R-1 or C-1. Requiring the Subject Property to retain the R-1 zoning designation would exasperate any logistical problems with access.

4. The applicant must demonstrate that the existing zoning is inappropriate because:

a. There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone 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 use category is more advantageous to the community, as articulated in the comprehensive plan or other city master plan, even though (0)(1) or (2) does not apply. Applicant's reliance on this provision required 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 in question as compared with other available property.

Applicant's Response: Since the adoption of the NUSAP there have been several neighborhood and community changes (Criterion b) locally that justify a change in zoning, including the following:

- *The elimination of Unser access from Painted Sage Rd. that abuts four of the Subject Properties and their proximity to existing C-1 zoning on the same Block makes the Subject Property less*

than ideal for R-1 zoning.

- *The land use of the NUSAP has changed since its inception in 2011 owing largely to the increase in residential areas and the influx of new homes. This growth of residential areas merits the support of the City in providing needed neighborhood services, amenities and comforts that will substantially increase the satisfaction of the residents in the Subject Property's neighborhood. The NUSAP and the Comprehensive Plan support this proposition. In order to provide these neighborhood amenities, the Subject Property must be rezoned C-1 to allow the land use to accommodate the needs and desires of the residents.*

- *In direct contravention to the NUSAP and the Comprehensive Plan the majority of the land in this area has been left undeveloped. Rezoning the Subject Property will increase the likelihood of the NUSAP and the Comprehensive Plan goals being achieved.*

For these reasons, the requested C-1 zoning for this Property will better serve the interests of the City of Rio Rancho than the existing R-1, or NC zoning.

(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 for this request. The request is to bring the zoning in alignment with surrounding properties on this Block and encourage additional opportunities for community commercial in this Development Node.

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

Applicant's Response: The requested zone change is not solely being requested based on its location along a major street. While the proximity of the Subject Property to two arterial streets is a factor to be considered in the zone map amendment, it is not the sole factor and there are substantial other considerations that support approval of the zone map amendment as detailed in this letter. Notably, the zone map amendment would further the goals and polices of the NUSAP and Comprehensive Plan. The goals and policies set forth in the Comprehensive Plan and the NUSAP dictate a need for community commercial in proximity to residential neighborhoods and rezoning the Subject Property to C-1 operates to achieve those goals and adhere to those policies.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone". Such a change of zone may 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 could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby;

or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant's Response: The requested zone map amendment works to further reduce what appears to be an existing spot zoning dilemma in the row of properties on both portions of this Block. Eliminating the R-1 and NC zoning sprinkled within this row of properties will create a planned community commercial (C-1) area affecting over 82% of that Block's land area, which will encourage the remaining five lots to eventually change their zoning to C-1 since it applies to a large, contiguous area within NUSAP and the proposed zoning is the same as surrounding properties.

We respectfully request that the Rio Rancho Planning and Zoning Board and Governing Body approve this request for a zone map amendment from R-1 and NC zoning to C-1 for the seven Subject Properties. And concurrently modify the NUSAP to favor C-1 zoning over MU zoning for this entire Block.

If you have any questions, please contact me at **aragornproperties@q.com** **or** (505) 239-1617

Sincerely,
Aragorn Properties, LLC

Matthew Carle

Matthew Carle
Manager

Development Services Department, Ste. 130
3200 Civic Center Circle NE, Rio Rancho, NM 87144
(505) 891-5005

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box (Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☐ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☑ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☑ Zone Map Amendment
			☐ Zoning Certification
			☐ 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: Aragorn Properties,LLC; Legolas properties, LLC; and X2D, LLC		Phone: (505) 239-1617
Address: PO Box 15834		E-Mail: aragornproperties@q.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest:	List Owners: Matthew Carle and Matthew Herrera	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Matthew Carle (above), and Matthew Herrera		Phone: (505) 933-4411
Address: PO Box 10492		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87184

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

Change the Northern-Unser SAP for the Block from MU to C-1, and the Zoning of Unit 13, Block 58, Lots 4-6 and Tract B and Unit 13, Block EE, Lots 18-20 from NC to C-1 zoning.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 13	Block(s): 58 and EE	Lot(s): 4-6, Tract B and 18-20
Existing Zoning: R-1 and NC	Proposed Zoning: C-1	
No. of existing lots: 7	No. of proposed lots: 7	Total area of site (acres) 4.24

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: Matthew Carle	Applicant: Same	Agent: Same
Signature: Matthew Carle		Date: 2/20/23

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:** _____

February 22, 2023

Attn: Rio Rancho P&Z

"I, Matthew Herrera, manager of 2XD, LLC do hereby authorize Matthew Carle to act in order to change the zoning on my two lots: Unit 13, Block EE, Lots 18 and 19 from NC to C-1 zoning, and also a change to the Norther-Unser Strategic Area Plan underlying land use from Mixed Use to C-1."

Matthew Herrera

Matthew Herrera 022223

Matthew Herrera date

Northern-Unser Specific Area Plan

Mayor:	Thomas E. Swisstack
City Council District 1:	Michael J. Williams
City Council District 2:	Patricia A. Thomas
City Council District 3:	Tamara L. Gutierrez
City Council District 4:	Steven L. Shaw
City Council District 5:	Larry E. Naranjo
City Council District 6:	Kathleen M. Colley
City Manager:	James C. Jimenez
Prepared By:	Development Services Department

TABLE OF CONTENTS

1. INTRODUCTION 5
1.1 PURPOSE 5
1.2 RELATIONSHIP TO THE COMPREHENSIVE PLAN 5
1.3 NEED FOR A MASTER PLAN 5
1.4 PLANNING PROCESS 5
1.5 PLAN IMPLEMENTATION 6
1.6 PLANNING AREA 6
1.7 OPPORTUNITIES AND CONSTRAINTS 6
2. EXISTING CONDITIONS 6
2.1 POPULATION AND HOUSING 7
2.2 NATURAL ENVIRONMENT 7
2.3 EXISTING LAND USE 8
2.4 EXISTING ZONING 8
2.5 PUBLIC FACILITIES 8
2.6 CAPITAL IMPROVEMENTS 9
2.7 TRANSPORTATION 10
2.8 UTILITIES 11
3. PROPOSED LAND USE 12
3.1 COMPREHENSIVE PLAN 12
3.2 SPECIAL USE ZONING 13
3.3 LAND USE CATEGORIES 13
4. TRANSPORTATION & ACCESS MANAGEMENT 15
4.1 LONG RANGE TRANSPORTATION PLANS 15
4.2 ACCESS MANAGEMENT 16
5. PLAN IMPLEMENTATION 16
5.1 LAND USE 17
5.2 TRANSPORTATION & ACCESS MANAGEMENT 17
5.3 URBAN DESIGN 17
5.4 INFRASTRUCTURE 18
5.5 COMMUNITY FACILITIES 18

TABLE OF APPENDICES

MAP 1. Planning Area Boundary A-1
MAP 2. Proposed Land Use A-2
MAP 3. Soils and Contours A-3
MAP 4. Arroyos and Contours A-4
MAP 5. Existing Land Use A-5
MAP 6. Special Assessment Districts Within Planning Area A-6
MAP 7. Sewer Infrastructure A-7
MAP 8. Water Infrastructure A-8
MAP 9. Electricity Infrastructure A-9
MAP 10. Gas Line Infrastructure A-10
MAP 11. Television and Internet Infrastructure A-11
MAP 12. Access Management A-12
References A-13

1. INTRODUCTION

1.1 PURPOSE

The purpose of *Northern-Unser Specific Area Plan* is to help guide and manage the physical development within the planning area. Physical development within the planning area will be guided by:

- Prescribing land uses to developed and undeveloped land
- Establishing a policy document for decision making
- Establishing a minimum acreage for the rezoning of land
- Establishing limited access points along arterial and collector streets
- Creating incentives to expand public infrastructure

This plan provides information about current conditions in the planning area, identifies goals and objectives, proposes land uses, identifies access management areas, and lists methods of implementation. Additionally, this plan identifies the development plan scenario for the planning area. Moreover, this plan further develops the land use element of the Comprehensive Plan by addressing compatibility of development within the planning area.

1.2 RELATIONSHIP TO THE COMPREHENSIVE PLAN

The *Vision 2020 – Integrated Comprehensive Plan*, adopted June 2001, is a broad-based general policy plan designed to direct current and future growth and physical development within the City. The *Northern-Unser Specific Area Plan* is effectively part of the land use element of the Comprehensive Plan. As such, the *Northern-Unser Specific Area Plan* provides more area-specific goals and policies designed to carry out the vision of the Comprehensive Plan.

1.3 NEED FOR A LAND USE PLAN

The *Northern-Unser Specific Area Plan* is a land use plan. Land use plans can be created by the City or by a developer in the case of a master-planned community. In either case, a land use plan is specific to a geographic area within the City.

Recent development activity in the planning area for rezoning of land has established a need to develop a land use plan that will address the needs of residents living in the planning area and potential business developments along arterial roads. Additionally, developing a land use plan that addresses the creation of public infrastructure in areas that lack adequate public infrastructure is necessary to ensure that future development can be supported.

1.4 PLANNING PROCESS

There are many aspects to the planning process. Some aspects of the planning process deal with long-range planning (the creation of planning policy documents) while other aspects deal with current planning (the development review and public hearing process). While these two processes are very different, they are integrally linked to each other in that the land use plan goals and policies are carried out through the zoning ordinance, which is the basis of current planning. Another aspect of the planning process, where there is a similarity, is public involvement. Both types of planning involve public involvement through neighborhood meetings, Planning & Zoning Board meetings, and Governing Body meetings.

In the development of this land use plan, the Development Services Department notified citizens within the planning area and held a neighborhood meeting where staff took comments and input from citizens regarding

the land use plan. Public hearings will also be held by both the Planning & Zoning Board and the Governing Body.

1.5 Plan Implementation

Implementation of this plan will occur through the approval of zone map amendments, initiated by the either the City or landowners. An Access Management Plan for the planning area is established through the adoption of this plan as identified on the Access Management Map. Capital improvements will be implemented through the City's *Infrastructure and Capital Improvements Plan* (ICIP) or through the development review process as development occurs.

1.6 Planning Area

The *Northern-Unser Specific Area Plan* encompasses an area of approximately 1,472 acres and is bounded by Idalia Road, Abrazo Road, 10th Street, 8th Street, Pine Road, 23rd Avenue, and the east edge of the Los Montoyas Arroyo (**Map 1**). This area encompasses parts of Units 11, 12, 13 and various subdivisions.

Northern Boulevard and Unser Boulevard, the two major roads within the planning area, intersect in the southeast region of the planning area. Northern Boulevard is the principal north-south boundary between Units 11 and 12, within the planning area. Unser Boulevard is the principal east-west boundary between Unit 13 and Units 11 and 12, within the planning area.

The majority of the planning area is comprised of large, undeveloped lots currently zoned E-1 Estate Residential. The largest existing development within the planning area is the North Hills subdivision which makes up the majority the northern area, north of Pine Road.

1.7 Opportunities and Constraints

A major challenge for the planning area and the City is addressing land that was prematurely platted in the 1960s. When land for Rio Rancho Estates was subdivided, off-site improvements were not required as part of the subdivision platting. The lack of infrastructure, such as streets, curbs, gutters, sidewalks, sewer and water lines, and proper drainage facilities creates planning and safety concerns. Arroyos with erosive soils can be hazardous during flash floods that develop during summer thunderstorms. Creative planning of prematurely platted land near these areas is necessary to mitigate the damage that can be caused by this phenomenon.

Another challenge created by the prematurely platted land is the potential for numerous curb cuts along arterial and collector roads, thereby impeding traffic flow and reducing the level of service on these roads.

2. EXISTING CONDITIONS

Existing conditions for Rio Rancho and the planning area described in this section include:

- Population and Housing
- Natural Environment
- Land Use
- Zoning
- Public Facilities
- Capital Improvements
- Transportation
- Utilities

2.1 POPULATION AND HOUSING

2.1.1 Population

Rio Rancho's total population has increased since 2000. Between 2000 and 2008 the City's overall population increased by almost 60%. The 2008 population is projected to double by 2030 (Mid-Region Council of Governments Data Analysis Subzones).

In just over 10 years, the population of the planning area has increased by almost 30%. In 1997, the planning area population was estimated to be 4,204 persons in more than 1,500 households. In 2008, the planning area population was estimated at nearly 6,000 persons in 2,215 households.

2.1.2 Housing

Currently, all of the housing in the planning area is single-family. More than 70% of the homes in the planning area are in the North Hills subdivision. North Hills consists of more than 1,500 homes on lots that are generally smaller than ¼ of an acre.

The City and the planning area have experienced an overall slow-down related to national economic conditions. As **Figure 1** shows, the City and the planning area have produced a comparable decline in construction starts since 2005. However, 2009 construction starts have only been reported through September. The majority of construction starts during this time period in the planning area were in the Sierra Norte 2 and Los Pinons subdivisions. Prior to 2005, most of the North Hills subdivision was already developed.

2.2 NATURAL ENVIRONMENT

In general, planning area soils are sandy and receive 8-10 inches of rain a year which support mainly native grasses and shrubs. The Sheppard and Grieta soils are representative of the soil types in the planning area and are appropriate for urban development. **Table 1** shows the total acreage, percentage of each soil type and the slope conditions where these soils exist in the planning area (**Map 3**).

Figure 1. Construction Starts

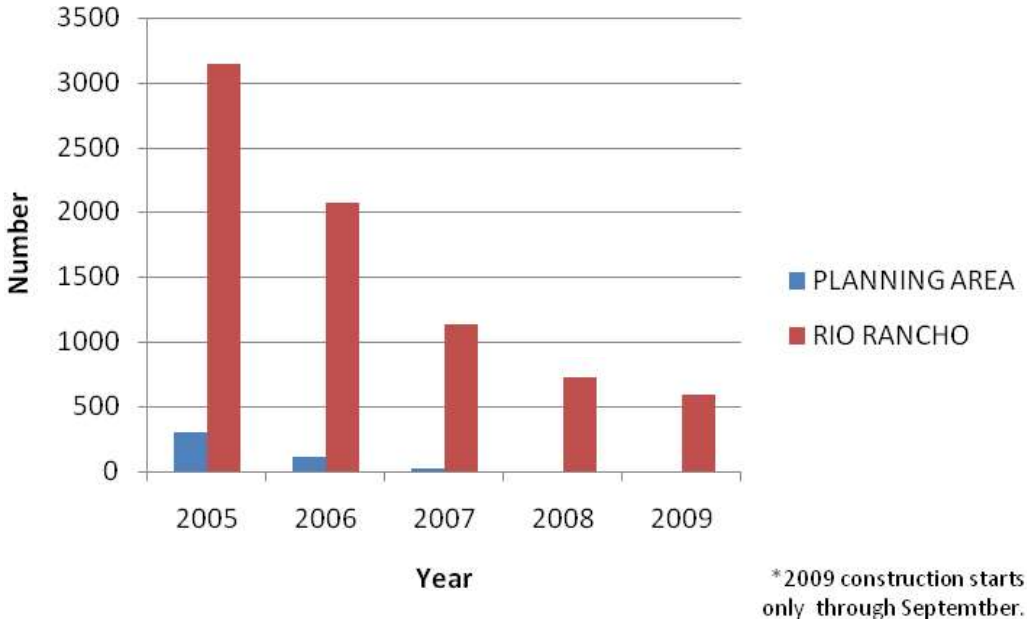


Table 1. Planning Area Soils

Type	Slope	Acreage	Percent
Grieta Fine Sandy Loam	1 - 4%	96.96	6.60%
Grieta-Sheppard Loamy Fine Sand	2 - 9%	51.67	3.52%
Sheppard Loamy Fine Sand	3 - 8%	629.57	42.87%
Sheppard Loamy Fine Sand	8 - 15%	690.33	47.01%
Total		**1468.53**	**100.00%**

2.2.1 Plant & Wildlife

The natural plant habitat of the planning area is marked by riparian conditions along arroyos with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper.

Local wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

2.2.2 Topography

The planning area is characterized by hilly terrain. Some hills, or lomas, are steep and standout in the landscape. The hilly topography makes drainage a planning consideration. The major drainage feature in the planning area is the Los Montoyas Arroyo (**Map 4**). The land in the planning area slopes from west to east with a maximum elevation of 5,772 feet, dropping more than 370 feet to a low of 5,396 feet.

2.3 Existing Land Use

As indicated in the *Population and Housing* section, the planning area population is estimated to be approximately 6,000 persons in 2215 households. All of the existing residential development is single-family housing. The majority of this existing residential development is in the North Hills subdivision, north of Pine Road (**Table 2**, **Map 5**).

Rio Rancho has over 1.7 million square feet of retail space and 410,056 square feet of office space (Grubb & Ellis, 2009). Currently, the planning area has two commercial developments. The *North Hills Mini Mart* is an established business located at 1504 Cherry Road next to fire station #2. A *Walgreen's* Pharmacy is nearing completion at the northeast corner of Northern Boulevard and Unser Boulevard. Additionally, the planning area contains 82 active home occupation business licenses.

2.4 Existing Zoning

The majority of the properties within the planning area are zoned residential, 98% (1137 acres). 2% (59 acres) is zoned for non-residential uses.

2.5 Public Facilities

2.5.1 Parks

There are three City-maintained parks within the North Hills subdivision that were previously maintained by the North Hiss Homeowners Association. The Department of Parks, Recreation & Community Services is managing a redevelopment of the park located off of 17th Avenue. The first phase of this project is anticipated to be completed by April 2010. There is also one park located within

Table 2. Planning Area Existing Land Use

Land Use Category	Lots	%	Acreage	%
Vacant	646	22.4%	668.53	45.4%
Arroyos & Drainage	N/A	0.0%	110.89	8.9%
Open Space & Parks	17	0.6%	39.81	1.4%
Low-Density Residential	103	3.6%	101.79	6.9%
Medium-Residential	2,105	73.1%	293.48	19.9%
High-Density Residential	0	0.0%	0	0.0%
Office & Commercial	2	0.1%	2.57	0.2%
Civic & Institutional	2	0.1%	13.16	0.9%
Industrial	0	0.0%	0	0.0%
Utilities	1	0.2%	0.99	0.1%
Right-Of-Way	N/A	0.0%	240.88	16.4%
Total	**2,875**	**100.0%**	**1,472.82**	**100.0%**

the Sierra Norte II subdivision, also maintained by the City.

2.5.2 Public Schools

Rio Rancho Public Schools has over 16,000 students in 17 school facilities (8 are elementary schools). There are no public schools within the planning area. However, Colinas Del Norte Elementary School is located on the northwestern boundary of the planning area.

2.5.3 Churches

There is one church located within the planning area.

Living Word Church
1901 17th Avenue NE
NWC of 17th Avenue and Unser Boulevard

2.5.4 Special Assessment Districts

Special Assessment Districts (SADs) are areas in which property owners reimburse the City for the cost of public improvements in that district. Improvements within a SAD may include, storm drainage, sanitary sewer, streets, water and private utility improvements. SADs 6 and 7A are included in the planning area (**Map 6**).

SAD 6 improvements have been completed to five different roads, three of which are in the planning area. The following streets received pavement as part of SAD 6: Acebo Road, Lorry Lane, Acetin Place, Flagstone Street, and Essex Road. While Idalia Road was not officially adopted as a part of SAD 6, it should be noted that the Department of Public Works also paved Idalia Road between Chessman Drive and Colorado Mountain Road at the time SAD 6 was constructed.

Improvements in SAD 7A included curb, gutter and paving roads, storm drains, sanitary sewer, water and private utilities. The portion of SAD 7A within the planning area covered Gazelle Road.

2.6 Capital Improvements

All municipalities prepare an *Infrastructure and Capital Improvements Plan* (ICIP) that is submitted to the State annually. The ICIP is a plan that establishes planning priorities for all anticipated capital projects for a period of six years and is updated annually. Where

possible, the ICIP also identifies funding sources for projects, such as state appropriations, bonds, loans or grants. However, the ICIP is a plan that is only intended to identify projects and potential funding sources, but projects are not guaranteed to be executed.

Projects highlighted in this Plan are understood to be anticipatory and are not guaranteed, whether or not funding has been identified.

The 2010-2015 ICIP lists $594.6 million in capital projects for parks, public safety, drainage, transportation, utilities, equipment, and vehicles across the City. Transportation projects total $186.1 million city-wide over the six-year period. Projects specifically associated with the planning area have been identified and are highlighted in the appropriate section.

2.7 TRANSPORTATION

The planning area's transportation system includes existing and proposed streets, transit, and trails as described in this section.

2.7.1 Street System

The street system to serve the planning area is summarized by functional classification as described in the sections below.

Local Streets

A local street is intended primarily for access to abutting properties and carries low-volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes typically less than 1,000 vehicles per day (VPD). Minimum right-of-way is 50 feet.

There are 121 local streets within the planning area, 88 of which are paved.

Collector Streets

A collector street carries traffic from local streets to arterial streets. Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way width of 68 feet.

There are four collector streets in the planning area—all of which are paved except for a portion of 10th Street.

Arterial Streets

An arterial street is designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits are generally 35 to 45 MPH with volumes of approximately 7,000 VPD per lane. Four-lane arterials with a median are common with a capacity of 28,000 VPD. Access is controlled via signalized intersections and raised medians. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet.

There are four arterial streets within the planning area, Northern Boulevard, Unser Boulevard, Cherry Road, and Idalia Road—all of which are paved except for a portion of Idalia Road.

2.7.2 Traffic

Traffic counts on collector and arterial streets in the planning area are shown in **Table 3**.

2.7.3 Street Naming

As part of the City's on-going addressing project, numeric street names are to be replaced with non-numeric street names. For example, 15th Avenue/Kings Road/Pine Road has been renamed to Pine Road.

Table 3. Traffic Volume on Collectors & Arterials

Street Name	Classification	Annual Average
Northern Boulevard	Principal Arterial	16,000
Unser Boulevard	Principal Arterial	20,100
Cherry Road	Minor Arterial	3,700-8,500
Idalia Road	Minor Arterial	N/A
10th Street	Collector	3,300
17th Avenue	Collector	2,200
19th Avenue	Collector	N/A
Abrazo Road	Collector	1,600-3,100

Source: Mid Region Council of Governments 2008

2.7.4 Transit

Rio Transit operates a para-transit system serving seniors and eligible disabled adults 18 and older and seniors 55 and older who are residents of the City of Rio Rancho. Funding for this program is provided through the Federal Transit Administration under Section 5307 of Title 49 of the United States Code and the City of Rio Rancho general fund. Trips are available for any purpose in Rio Rancho. However, trips to Albuquerque, Placitas, Bernalillo, and Corrales are limited to medical, educational, and work purposes.

Starting in January 2010, Rio Transit, which is city-operated, will be operated by the Mid-Region Council of Governments.

The Rio Metro Transit District which is operated by the Mid-Region Council of Governments serves Sandoval, Bernalillo, and Valencia Counties. Rio Metro has developed a transit plan to be funded by a 1/8-cent gross receipts tax. It would provide for three neighborhood circulator routes, four commuter express routes, and four park and ride facilities in Rio Rancho. Funding has been secured by an approved increase in the gross receipts tax and funding commenced in October 2009.

2.7.5 Trails and Bike Paths

Trails and bike paths listed in the 2030 Metropolitan Transportation Plan include the following City of Rio Rancho projects:

- Montoyas Arroyo Trail, $3.63 million for construction of a bicycle trail located along Los Montoyas Arroyo
- Unser Boulevard Bike Lanes, $254,363 from Abrazo to King

2.8 UTILITIES

2.8.1 Wet Utilities

Infrastructure that is designed to manage or move fluids, such as potable water, sewage, and runoff, are considered to be wet utilities. Wet utilities include water lines, sewage lines, drainage channels, detention ponds and arroyos, for example.

There are no waterlines programmed in the 2010-2015 ICIP for the planning area.

Maps 7 and **8** depict the existing sewer and water lines in the planning area.

2.8.2 Dry Utilities

Infrastructure such as electrical, gas, and data lines are considered to be dry utilities.

Electricity

There are two types of electrical lines in the electrical grid. The first type is a transmission line which carries high-voltage electricity at either at 115 or 345 kilovolts from power plants to substations in cities and towns. The second type is a distribution line which is smaller, usually underground, carrying electricity from substations into homes and businesses. Substations play a critical role in the delivery of electricity by decreasing the voltage for delivery to homes and businesses, typically at either 120 or 240 volts.

Map 9 depicts the electrical power lines and the substations in the planning area.

Natural Gas

Natural gas pipelines that distribute natural gas to residences and businesses are typically run under streets, sidewalks, and sometimes across private property within a utility easement. These smaller distribution lines can be only a few inches below ground due to erosion, landscaping and other activities. In contrast, larger and higher-pressure transmission pipelines that transport gas from suppliers to communities are typically buried four to eight feet below ground and can be affected by activities such as farming, construction and new housing development New Mexico Gas Company 2009).

Natural gas service in the planning area is provided by New Mexico Gas Company. **Map 10** depicts the natural gas lines in the planning area.

2.8.3 Communications

Hard-line Telephone Service

Qwest Communications is the telephone service provider in Rio Rancho. Qwest also provides DSL (Digital Subscriber Line) Internet service within Rio Rancho. Qwest does not currently have their service lines in GIS—no map was created of their service lines in the planning area.

Cable Television

Cable ONE is the cable television service provider in Rio Rancho (**Map 11**).

Internet Service

Cable ONE is also the cable Internet service provider in Rio Rancho. They also offer Internet Telephone service. **Map 11** depicts Cable ONE's service lines in the planning area.

2.8.4 Drainage

The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) has jurisdiction over drainage channels in the Sandoval County portion of Rio Rancho. The City acts as SSCAFCA's designee for minor facilities, including conveyances less than 500 cubic feet per second (CFS). Regional improvements are typically constructed by SSCAFCA and local improvements are typically constructed by the City.

3. PROPOSED LAND USE

3.1 COMPREHENSIVE PLAN

In accordance with the *Vision 2020 – Integrated Comprehensive Plan*, the land use plan for the planning area promotes high-density, mixed-use activity centers and discourages strip commercial development. Actions within the Comprehensive Plan that support this land use plan include:

- Encouraging infill development of all undeveloped areas within the municipal boundary
- Incorporating useable public spaces and provide for community gathering spaces in activity centers
- Integrating mixed uses into a single structure with retail on lower level and office and residential on upper levels

- Balancing compact development with parks, open space, and quality of life considerations
- Evaluating future development based on the ability to integrate dissimilar uses by utilizing buffering, scale, and design elements
- Expanding the City's gross receipts tax base by recruiting additional local retail and office uses
- Making Rio Rancho a place where one can live, work, shop, and play without leaving the city

3.2 SPECIAL USE ZONING

Future land use alternatives planned for the *Northern-Unser Specific Area Plan* are shown in **Map 2**, **Table 4**. While land designated for non-residential land uses in this section may fall into a specific range of allowable zoning districts, it may be necessary for parcels to be rezoned to a SU *Special Use* zoning district to ensure access, design and land use compatibility issues are addressed.

3.3 LAND USE CATEGORIES

The *Northern-Unser Specific Area Plan* contains proposed land use categories that are consistent with and promote the goals and policies of the *Vision 2020 – Integrated Comprehensive Plan*. Each of the categories indicate the range of suitable uses for that area. The overall land use orientation reflects nodal-oriented development that ensures there is appropriate compatibility between uses. Also, the land use plan ensures that proposed future uses will be well integrated with existing development. The land use categories identified in this plan are listed in **Table 4**.

3.3.1 Low-Density Residential

The Low-Density Residential land use category is intended to provide opportunities for large-lot, single-family development. Additional uses that may be integrated into low-density residential development include community uses, such as schools, parks, and churches.

Density: Maximum 4 DU/AC

Compatible Zoning Districts:

- A-R Agricultural Residential
- E-1 Estate Residential
- R-1 Single-Family Residential

Further subdivision of land or rezoning shall generally require the consolidation of lots to achieve a minimum of five acres.

3.3.2 Medium-Density Residential

The Medium-Density Residential land use category is intended to provide opportunities for higher-density, single-family development. Additional uses that may be integrated into medium-density residential development include community uses, such as schools, parks, and churches.

Density: 4.01 – 10.99 DU/AC

Compatible Zoning Districts:

- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Multi-Family Residential*
- R-4 Single-Family Residential

*Only **single-family** and **townhome** uses within R-3 zoning district.

Further subdivision of land or rezoning shall generally require the consolidation of lots to achieve a minimum of five acres.

3.3.3 High-Density Residential

The High-Density Residential land use category is intended to provide opportunities

for small-lot, single-family residential and multi-family residential development. Additional uses that may be integrated into high-density residential development include community uses, such as schools, parks, and churches.

Density: Minimum 11 DU/AC

Compatible Zoning Districts:

- R-3 Multi-Family Residential*
- R-5 Single-Family Residential
- R-6 Multi-Family Residential

*Only **multi-family** and **townhome** uses within R-3 zoning district.

Further subdivision of land or rezoning shall generally require the consolidation of lots to achieve a minimum of five acres.

3.3.4 Office

The Office land use category is intended to provide opportunities for a variety of office uses. Appropriate uses may include financial, services or public administration. Office development is intended to provide a buffer between residential uses and more intense commercial uses.

Compatible Zoning Districts:

- O-1 Office
- O-2 Office

Further subdivision of land or rezoning shall generally require the consolidation of lots to achieve a minimum of two and one-half acres.

3.3.5 Mixed-Use

The Mixed-Use land use category is intended to provide a dense, integrated blend of land uses allowing people to live and work in the same place. Mixed-use development seeks to decrease the use of automobiles and encourage alternative modes of transportation, including walking.

Compatible Zoning Districts:

- MU-A Mixed Use Activity Center

Further subdivision of land or rezoning shall generally require the consolidation of lots to achieve a minimum of five acres.

3.3.6 Neighborhood Commercial

The Neighborhood Commercial land use category is intended to provide neighborhood-scale retail centers that serve the immediate residential areas. Uses for a Neighborhood Commercial may include small-scale

Table 4. Proposed Land Use Categories

Land Use Category	Density and Rezoning Specifications	Zoning Code
Low-Density Residential	0 - 4 DU/AC	A-R, E-1, R-1
Medium-Density Residential	4.01 - 10.99 DU/AC	R-1, R-2, R-3 (SF), R-4
High- Density Residential	11 - 32 DU/AC	R-3 (MF), R-5, R-6
Office	Generally Min. 2.5 Acres	O-1, O-2
Mixed-Use	Generally Min. 5 Acres	MU-A
Neighborhood Commercial	Generally Min. 2.5 Acres	O-1, O-2, C-1, CMU
Community Commercial	Generally Min. 5 Acres	O-1, O-2, C-1, CMU
Industrial	Generally Min. 2.5 Acres	C-2, M-1
Public and Community Facilities	-	-

restaurants, retail stores, or offices. The following uses due to their nature and intensity are deemed to be inappropriate within the Neighborhood Commercial land use category: Adult Uses and Conditional Uses within the C-1 zoning district.

Compatible Zoning Districts:

- O-1 Office
- O-2 Office
- C-1 Commercial
- CMU Commercial/Mixed Use

Further subdivision of land or rezoning shall generally require the consolidation of lots to achieve a minimum of two and one-half acres.

3.3.7 Community Commercial

The Community Commercial land use category is intended to provide community-scale retail nodes that serve surrounding residential areas. Uses for a Community Commercial may include large-lot, anchor businesses, commercial mixed-use buildings, restaurants, retail stores, or offices.

Compatible Zoning Districts:

- O-1 Office
- O-2 Office
- C-1 Commercial
- CMU Commercial/Mixed Use

Further subdivision of land or rezoning shall generally require the consolidation of lots to achieve a minimum of five acres.

3.3.8 Civic

The Civic land use category is intended to identify land that is either developed or owned by a church, the Rio Rancho School District, a private school, a public utility company, or the City of Rio Rancho for the purpose of providing community and public facilities. Any zoning district is appropriate for this classification.

4. TRANSPORTATION & ACCESS MANAGEMENT

4.1 LONG RANGE TRANSPORTATION PLANS

A $15 million Northern Boulevard improvement project is proposed to be built from 35th Court (out of the planning area) west to Acorn Loop. The planned improvements consist of roadway, drainage, and utility modifications needed to increase functionality and safety. The proposed improvements to Northern Boulevard include widening the existing two-lane undivided roadway to a divided four-lane roadway with an elevated median, bicycle lanes, curbs, gutters and storm water drainage inlets. Installation of water and sanitary sewer lines will also take place to provide residents with the ability to tie into the City's water and waste systems.

The Northern Boulevard widening project will be split into two phases. Phase 1 will be entirely outside of the planning area, 35th Court to Broadmoor Drive. Phase 2 of the project will be from Broadmoor Drive west to Acorn Loop.

A planned improvement listed in the 2010-2015 ICIP is an intersection improvement at the corner of Colorado Mountain Road and Idalia Road. The proposed improvement has a project cost of $317,200 and is unfunded.

A third improvement project listed in the 2010-2015 ICIP is an extension of 17th Avenue from Unser Boulevard to Cherry Road with a project cost of $1.45 million.

Transportation projects are also listed in the Metropolitan Transportation Plan (MTP), which is prepared by the Mid-Region Council

of Governments (MRCOG). The 2030 MTP identifies regionally significant projects that are anticipated to be built within a 20 year period. Projects listed within the MTP are eligible for federal funding. These projects would be programmed in the five-year State Transportation Improvement Plan (STIP). Roadway construction projects within the planning area that appear in the MTP are widening Northern Boulevard and widening Unser Boulevard (already completed).

4.2 ACCESS MANAGEMENT

4.2.1 Justification

Obsolete platting has produced narrow, 50-foot wide lots along Northern Boulevard and Unser Boulevard. These lots are difficult to develop individually and create the possibility of curb cuts every 50 feet for commercial access. Allowing each 50-foot wide lot to have individual access off of arterial and collector streets creates potential ineffective traffic conditions.

Managing access into and out of commercial and multi-family residential developments along collector and arterial streets is necessary for the City of Rio Rancho to promote the health, safety, and welfare of the community and ensure proper traffic flow. The City follows the New Mexico Department of Transportation (NMDOT) access spacing standards. The standards are based on roadway classification and its posted speed.

4.2.2 Requirements

Non-residential (Office, Neighbor Commercial, Community Commercial, Mixed-Use and Civic) and multifamily residential (High-Density Residential) land uses will generally be limited to defined access points along arterial and collector roads determined by the Department of Public Works via an Access Management Plan in **Map 12**.

A reciprocal, cross-access, ingress and egress easement shall be required for all lots along a block. The easement shall be coordinated with the Department of Public Works to ensure NMDOT safety standards are met.
The easement will be required, unless adequate lot consolidation takes place for the establishment of a commercial or multifamily residential subdivision, to provide limited access points.

The City's access policy as part of this Plan will require that before an applicant may receive a building permit, they shall meet the following access requirements:

- Re-plat multiple narrow lots under common ownership into a single lot where possible and provide acceptable access points where possible
- Provide a recorded document showing a reciprocal, cross-access, ingress and egress agreement across the property
- Provide shared access driveways

4.2.3 Chessman Drive Access

Due to the existing large-lot, single-family character of the neighborhood on the south side of Chessman Drive, limiting commercial access along this road and into this neighborhood is necessary to preserve the residential character of this area. Therefore, commercial access to the properties along the north side of Chessman Drive and into this neighborhood shall be limited and addressed on a case-by-case basis to ensure that the vehicular traffic in this area is consistent with a residential neighborhood.

5. PLAN IMPLEMENTATION

The purpose of this section is to identify the goals of the plan, the policies staff will use as a basis for staff recommendations, and actions the Planning and Zoning Board and the Governing Body need to take in order to implement the this plan.

5.1 LAND USE

The objective of the land use goals, policies, and actions section of this plan is to achieve a balance between residential and commercial land uses and to promote development that is successful and increases the economic stability of the City of Rio Rancho.

Goal L1: Establish large commercial nodes to reduce the dominance of strip commercial.

Goal L2: Encourage consolidation of lots to promote a variety of housing choices including low- and medium-density single-family residential development to high-density multi-family residential development.

Goal L3: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

Policy L1: *Restrict commercial development to arterial and collector roads.*

Policy L2: *Encourage residential lot consolidation.*

Action L1: Provide density bonuses for lot consolidation to the base residential density with a consolidation generally in excess of 5 acres to the maximum density upon consolidating 10 acres or greater.

Action L2: Prohibit residential zone changes to a higher density zoning district for a parcel or group of parcels generally less than 5 acres.

5.2 TRANSPORTATION & ACCESS MANAGEMENT

The objective of the access management section of this plan is to reduce congestion on collector and arterial streets where commercial and multi-family residential developments are concentrated.

Goal TAM1: Reduce traffic congestion associated with multiple access points.

Policy TAM1: *Discourage multi-point access for commercial developments.*

Policy TMA2: *Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities.*

Policy TMA3: *Where common ownership of lots exists for contiguous parcels along a street frontage, the property owner of these parcels shall consolidate the lots prior to the approval of a Site Plan Review. Where possible, the minimum lot width shall be 300 feet.*

Action TAM1: Preserve future rights-of-way by amending the zoning ordinance to require greater setbacks adjacent to public rights-of-way.

Action TAM3: Require applicants to demonstrate compliance with the Access Management Plan prior to acceptance of a site plan review application.

5.3 URBAN DESIGN

The objective of the urban design section of this plan is to create a vibrant community where people are encouraged, because of site design, to interact with other people.

Policy UD1: *Encourage developers to design commercial and residential sites that foster human interaction.*

Policy UD2: *Provide development incentives for developments that incorporate quality design principles that foster human interaction.*

Policy UD3: *Encourage connectivity between residential developments and commercial developments.*

Action UD1: Amend the subdivision ordinance to prohibit a block length greater

than 600 feet without a horizontal offset of 5 feet.

Action UD2: Amend the subdivision ordinance to require new cul-de-sac or hammer-head streets to provide pedestrian connectivity easements where possible.

5.4 INFRASTRUCTURE

The objective of the infrastructure section of this plan is to promote the development of infrastructure, to promote the health, safety, and welfare of the community by reducing flood risk and by providing improvements such as streets, sewer and water lines that are consistent with urban infrastructure development standards.

Policy I1: *Ensure all development within the planning area has connectivity to: paved streets, community water, sewer, power, and natural gas.*

Policy I2: *Ensure adequate drainage facilities are in place prior to completion of new development projects.*

Action I1: Adopt an overlay zone to restrict development in the 100-year floodplain as indicated on the most recent FIRM maps.

5.5 COMMUNITY FACILITIES

The objective of the community facilities section of this plan is to ensure that there is adequate parkland, trails, open space and other recreational amenities accessible to all people in the City of Rio Rancho.

Policy CF1: *Work with Parks, Recreation, and Community Services to identify adequate open space requirements for residential developments.*

Policy CF2: *The city shall require residential developments within the planning area to comply with the Subdivision Ordinance requirements for dedicated park, open space and trails. The city shall expect land to be dedicated adjacent to or in close proximity to one of the following public facilities: public schools, existing/planned trails and open space, or wherever dedication of land would make a logical connection linking these facilities within a fifteen minute walk.*

Action CF1: Amend the subdivision ordinance to require all residential subdivisions to provide public open space with recreational amenities that are maintained via a maintenance association.

APPENDICES

REFERENCES

Rio Rancho Parks and Recreation Master Plan, City of Rio Rancho, 2004

Vision 2020 – Integrated Comprehensive Plan, City of Rio Rancho, 2001

North Central Area Plan (Draft), City of Rio Rancho, 2006

2030 Transportation Plan, Mid-Region Council of Governments, 2007

US Census Bureau, Economic Census, 2002

Mayor's Transition Team Report, 2008

Grubb & Ellis Market Reports, 2008

Rio Rancho Community Overview, Rio Rancho

Economic Development Corp., 2008

Prepared By: Department of Development Services

Reviewed By: City Manager's Office

Development Services Department

Department of Public Works

Department of Parks Recreation and Community Services

Fire and Rescue

Police Department

Land Use Element

5. Land Use

5.1. Introduction

Planning for the overall future growth and development of the City is the core function of the Comprehensive Plan. The Land Use element is intended to provide general, citywide land use guidance for future growth by identifying and proposing the location of different types of development, or land uses.

Land use planning, in general, affects all facets of development. The other elements of the Comprehensive Plan support the Land Use element by thoroughly planning certain components of development. Different types of land uses have different implications on infrastructure needs, traffic circulation, recreation needs, the environment, community and neighborhood character, and the City's overall economic viability.

For example, if a particular intersection within the City is planned for a high-intensity growth node, it creates different planning implications for traffic circulation than if that same intersection was planned for low-density, single-family residential development. Thus, plans regarding future transportation needs included in the Transportation element would be impacted by this land use decision. As such, all elements of the Comprehensive Plan are impacted by the Land Use element.

However, the Land Use element itself has several components that collectively guide the City's future growth: Existing Conditions; an explanation of the different types of plans that affect land uses; the Generalized Land Use Map; a template of land use categories to guide future Land Use Plans; and Land Use Policies. Together, the components of the Land Use element provide the framework for the City's future and the various elements of the Comprehensive Plan.

5.2. Existing Conditions

Rio Rancho has a current land area of approximately 105 square miles. Of this land area, the majority is undeveloped. The amount of undeveloped land affords the City the opportunity to plan for future growth.

However, a planning challenge for the City also exists in addressing antiquated platting. Off-site improvements were not required as part of antiquated platting. The lack of infrastructure, such as streets, curbs, gutters, sidewalks, sewer and water lines, and proper drainage facilities makes it difficult for the City to provide modern subdivision designs. Creative planning is necessary to address this lack of infrastructure.

Land use can have an integral role in addressing the challenges associated with antiquated platting. Generally, larger, planned developments, such as retail shopping centers and subdivisions, will be required to include the necessary infrastructure to address issues such as drainage and traffic circulation. However, because of the existing platting throughout the City, many property owners are able to develop individual lots without installing off-site infrastructure. When this phenomenon repeats itself, neighborhoods are created without planned infrastructure, or commercial developments may gain access from single, small lots creating potential traffic issues. Land use plans can be developed to require the installation of infrastructure through planned developments.

5.2.1 Existing Land Use

Of the one third of the City that is developed, the largest land use is residential. The next largest land use is Civic and Institutional uses, which is primarily comprised of large tracts of land that are occupied by Rio Rancho schools.

Well-established neighborhoods near Southern Boulevard and east of Pat D'Arco Highway (NM 528) have been consistently developed at a medium density (lots generally no larger than one quarter of an acre). Other neighborhoods vary in their composition. Planned developments such as Cabezon and Loma Colorado provide a variety of housing through consistent and compatible neighborhoods. These developments have a street network that provides limited access onto major roads. Individual lot development, on the other hand, for example in the northwest portion of Unit 11, produces an assortment of single-family homes on the existing grid-like street network.

Commercial development (non-residential) comprises less than 2% of all of Rio Rancho's land area. In general, commercial development is concentrated along major roads in the southern portion of the City near older and more established development. The majority of this area is developed as retail strip centers. Commercial uses are particularly concentrated along Pat D'Arco Highway

and Southern Boulevard. Industrial development can be found concentrated just south of the Pat D'Arco Highway and Northern Boulevard intersection in an area known as Industrial Park.

Overall, the majority of existing development is found in the southern part of the City and along major roads to the east and northeast. Much of the City's opportunity to grow is to the north and northwest. The City's overall growth is depicted in Map LU-1: Existing Land Use.

5.3. GENERALIZED LAND USE MAP

The Vision 2020 Preferred Land Use Scenario (previously adopted) was adopted with the *Vision 2020 – Integrated Comprehensive Plan* as the preferred development scenario. This scenario adopted the concept of nodal development and identified areas that were intended to foster higher-intensity land uses.

An updated Generalized Land Use Map has been developed that maintains the concept of nodal development and accounts for updated existing development. The Generalized Land Use Map accounts for existing development, adopted land use plans, and expected future growth. MAP LU-2: Generalized Land Use (Existing and Planned) depicts an updated conceptual development scenario for the City's future growth.

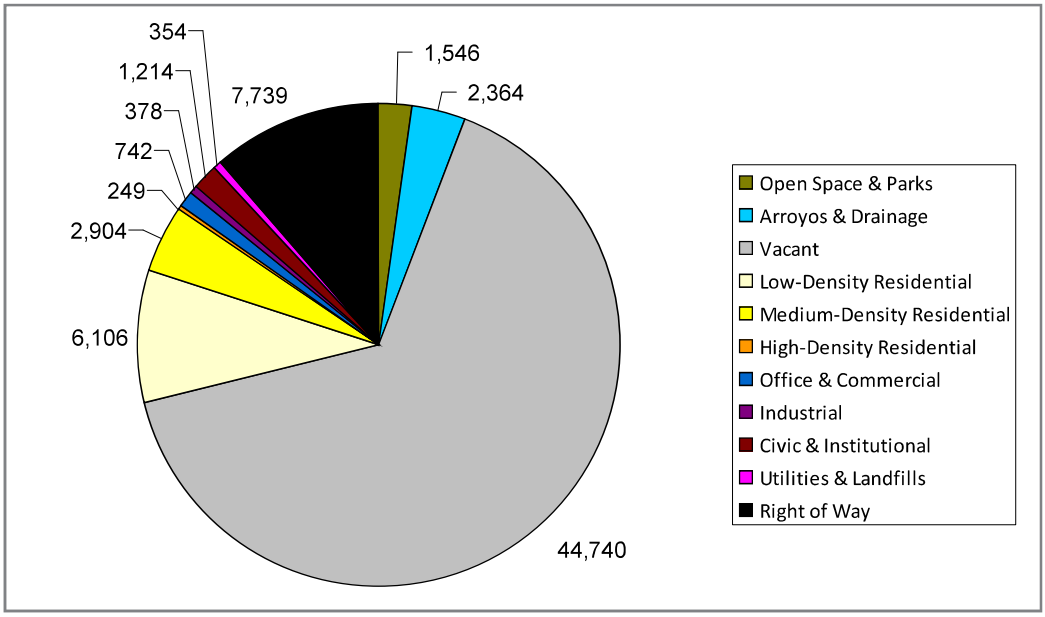
5.3.1 VISION 2020 PREFERRED LAND USE SCENARIO

The previously adopted Vision 2020 Preferred Land Use Scenario was developed through the visioning process of the *Vision 2020 – Integrated Comprehensive Plan*. The City's Vision Statement and the results of the community survey provided the impetus for organizing policy work groups to define general policy statements for the Comprehensive Plan. A Fiscal Land Use Analysis report grew out of concerns by members of the *Public Works & Infrastructure* and *Growth & Economic Development* policy work groups. They recognized the need to systematically evaluate the feasibility and cost effectiveness of different land use development patterns or scenarios for the future growth of the City to the year 2020.

A preliminary growth scenario that was part of the annexation study conducted in 1998 became the broad model for developing three alternative land use scenarios. *Downtown/Infill*, *Growth Nodes*, and *Trends* were the alternatives that were presented for public review and comment at a land use workshop. The Fiscal Land Use Analysis evaluated the Preferred Land Use Scenario on three criteria: land use assumptions, the cost of growth, and the timing of development.

The three scenarios were evaluated at the workshop in terms of land use and development patterns, infrastructure and public facilities costs, and addressed policy questions such as affordable housing, economic growth and revenue generation.

Figure L-1: Citywide Existing Land Use Acreage



The *Downtown/Infill* scenario assumed the development of a centralized, compact, urban core area surrounded by relatively dense, multi-family housing with high land costs and limited open space.

The *Trends* scenario projected the existing low density, suburban-style development into the future, with limited economic opportunities based primarily on strip commercial development.

The *Growth Node* scenario included economic development focused in master-planned activity centers surrounded by multi-family and single-family housing, with large-lot development in outlying areas. The scenario was modified to include infill and a downtown or government node to serve as an urban center. This scenario was the preferred land use pattern as a result of the Vision 2020 visioning process.

Therefore, the concept of growth nodes was maintained in the updated Generalized Land Use Map that is included in this Comprehensive Plan.

5.3.2 Updated Generalized Land Use Map

The Generalized Land Use Map is the updated conceptual development scenario for the City's future growth. It is a conceptual representation of existing and planned land use. Together three layers make up the Generalized Land Use Map: existing land use; planned land use; and conceptual development nodes.

Existing land use identifies development that already exists as being either *Open Space*, *Civic*, *Low-Density Residential*, *Medium-Density Residential*, *High-Density Residential*, *Non-Residential* (Office, Retail, etc.), *Industrial*, *Utility*, or *Vacant*.

Planned land use is a consolidation of land uses adopted in existing Specific Area Plans and Master Plans. Land uses in these plans vary and have been dissolved into collapsed categories. Planned land uses have been categorized as either *Open Space*, *Future Planning*, *Low-/Medium-Density Residential*, *High-Density Residential*, Civic, Non-*Residential* (Office, Retail, etc.), *Industrial*, or *Utility*.

Conceptual Development Nodes have also been identified to areas that may foster higher-intensity development, such as higher-density residential developments, office complexes, or shopping centers. A general time frame has been symbolized with Conceptual Development Nodes to provide a theoretical outlook for the development of these areas.

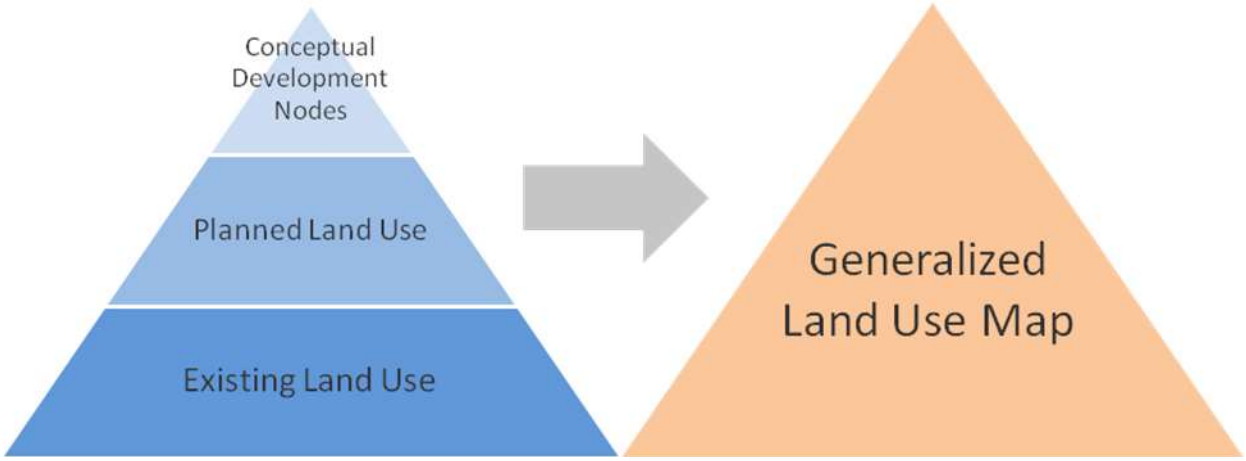
Together these layers create an overall vision of the City's existing and future development. Map LU-2: Generalized Land Use (Existing and Planned) is the City's citywide vision for the future. Land Use is conceptualized in the following categories on the Generalized Land Use Map.

5.3.2.1 Park, Open Space, Drainage

Areas that are either parks, open space, or drainage features that are generally at least one acre in size.

5.3.2.2 Future Planning

Areas that do not currently have Specific Area Plans in place and are generally undeveloped. Development will usually be limited to low-density residential development until a Specific Area Plan can be adopted.



5.3.2.3 LOW/MEDIUM DENSITY RESIDENTIAL

Areas that have either existing single-family residential development, or are generally planned for single-family residential uses.

5.3.2.4 HIGH DENSITY RESIDENTIAL

Areas that have either existing higher-density or multi-family residential development, or are generally planned for higher-density or multi-family residential uses.

5.3.2.5 CIVIC

Areas that have either existing public facilities, such as schools or churches, or are generally planned for public facilities.

5.3.2.6 OFFICE, COMMERCIAL

Areas that have either existing non-residential development, such as office complexes or shopping centers, or are generally planned for non-residential uses.

5.3.2.7 WAREHOUSING, INDUSTRIAL

Areas that have either existing warehousing or industrial development, or is generally planned for existing warehousing or industrial uses.

5.3.2.8 UTILITY

Areas that generally have some type of utility, such as an electric substation, sewer treatment facility, or landfill.

5.3.2.9 CONCEPTUAL DEVELOPMENT NODES

Areas that have a concentration of higher-intensity uses, such as higher-density residential or shopping centers, or are generally planned for higher-intensity uses. A general time frame has been symbolized with Conceptual Development Nodes to provide a theoretical outlook for the development of these areas.

5.4. PLANS

The overall development of the City is guided by an integrated mix of plans. Each plan addresses different types of issues at different scales and capacities. Generally, land use plans are developed to guide future growth and development. Some land use plans are conceptual and address citywide growth. More specific land use plans offer more detailed guidance within a designated area. Together, the City's different land use plans provide the necessary guidance and justification to manage development.

Land use plans evaluate criteria such as topography, existing development, current zoning, and circulation. Land use plans generally use categories to conceptualize and distinguish between different types of development. A land use map will spatially display a proposal for future development using land use categories. Symbols such as dots, asterisks or flags may also be used to generally indicate possible growth nodes or other conceptual focal points. Land use categories are usually categorized by type, such as *Low-Density Residential*, *Office*, or *Industrial*. However, land use categories are **not** zoning districts.

Zoning is the tool that is used to implement the vision developed in land use plans. Zoning is lot-, parcel-, or tract-specific. Although multiple lots, parcels or tracts can be rezoned at one time, a zoning designation is adopted, by ordinance, for a specific property. The City's zoning ordinance specifically outlines regulations for zoning districts, such as its *Purpose*, *Permissive Uses*, *Conditional Uses*, *Area*, *Height*, *Setbacks*, *Off-Street Parking*, *Landscaping*, and *Buffer Zone*.

5.4.1 TYPES OF PLANS

There is a hierarchical approach to land use planning that is discussed in detail in this section. The City generally refers to five types of plans to implement land use planning. These five types of plans vary in scope. The five types of plans are:

- Strategic Plan
- Comprehensive Plan
- Specific Area Plans
- Master Plans
- Development Plans

These five types of plans vary in scope—from broad, citywide goals to site-specific development planning. For example, the City's broadest plan, the Strategic Plan, is a citywide goal-setting document. On the other hand, a Development Plan is a site-specific plan and addresses many on-site and off-site development issues.

In addition to these plans, other City Departments and collaborative entities adopt Master Plans for their areas of emphasis.

5.4.2 STRATEGIC PLAN

The City of Rio Rancho developed its Strategic Plan to establish priorities for City government for 2009 to 2014. It represents the consensus that emerged from the collaborative efforts of the City leadership over a period of several months.

5.4.2.1 Components of the Strategic Plan

This Strategic Plan is for the period 2009 to 2014. It contains the following elements:

- Mission
- Vision
- Values
- Goals
- Strategies

5.4.2.2 Mission, Vision and Values

At the joint Governing Body-Staff workshop participants engaged in visioning exercises. Following the workshop, a subcommittee of staff and Governing Body members met to create mission, vision and values statements.

The mission statement for Rio Rancho is:
The City of Rio Rancho's mission is to ensure the health, safety and welfare of the community by providing excellent service to achieve a high quality of life for residents, businesses, and visitors.

The vision statement for Rio Rancho is:

A diverse, sustainable, family-friendly community that is safe, vibrant and attractive to residents, businesses and visitors.

The overarching values of Rio Rancho are:

- Service
- Accountability
- Respect

The values statement for Rio Rancho is:

A philosophy of service, accountability and respect shall govern our interactions with citizens and with each other.

5.4.2.3 Goals

The Strategic Plan promotes the City of Rio Rancho's vision by establishing goals and strategic directions for each of the issue areas identified during the planning process. The following six goals have been created to reflect the character of the community that is envisioned in the future. The goals are multi-year in nature.

5.4.2.4 Goal 1: Infrastructure

Ensure that the City develops new and has well-maintained infrastructure that fosters a quality community, supports a strong economy and meets the needs of current and future residents.

5.4.2.5 Goal 2: Development

Ensure the City has plans and policies in place to attract and create well-planned high-quality, stable, residential, commercial and industrial development.

5.4.2.6 Goal 3: Fiscal Health

Ensure that the City's fiscal health is strong with a growing tax base, sound financial policies and economically diverse funding solutions.

5.4.2.7 Goal 4: Public Safety Services

Provide services to ensure the safety and health of the community through quality police, fire and emergency medical services.

5.4.2.8 Goal 5: Government Services

Deliver quality services to meet community needs, assuring that the City is sufficiently staffed, trained and equipped overall.

5.4.2.9 Goal 6: Quality of Life

Provide quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities for citizen engagement.

5.4.3 Comprehensive Plan

The City's *Comprehensive Plan* is more detailed than the *Strategic Plan*. The Comprehensive Plan provides a thorough analysis of existing citywide conditions and provides policies to guide land use and development decisions. The Comprehensive Plan provides two important components of land use planning. It outlines land use categories and provides a conceptual Generalized Land Use Map.

5.4.4 Specific Area Plans

Specific Area Plans further implement the Generalized Land Use Map described in the previous section. Thus, Specific Area Plans are part of the Land Use Element of the Comprehensive Plan. Specific Area Plans are developed by the City and further define land uses within a specific area. Specific Area Plans provide policies and propose land uses based on existing development, existing zoning, neighborhood input and sound land use planning methodology. These plans usually identify infrastructure and facility projects that may be planned in the area. However, these plans do not provide implementation strategies for specific types of infrastructure. Specific Area Plans usually further define specific growth nodes that are intended to harvest more intense land uses.

5.4.5 MASTER PLANS

Master Plans are detailed development plans that are often created by a developer. Master Plans are generally smaller than Specific Area Plans, but larger than subdivisions. Examples of Master Plans within the City include Cabezon and Loma Colorado. These areas are usually referred to as "master-planned communities" because they address land use, transportation, drainage and utilities in the planning document. These communities usually plan for a mix of housing and non-residential uses throughout the area—land uses included in the Comprehensive Plan are preferred.

Master Plans may fit within a Specific Area Plan or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan. Sufficient planning detail usually addresses the overall site, land use, grading and drainage, circulation, utilities, design standards, and phasing and financing.

5.4.6 DEVELOPMENT PLANS

A Development Plan is a plan for a site-specific development project. This type of Plan may develop as a residential subdivision, office park, retail shopping center, or some other type of single or multi-lot site. A subdivision requires the review of a plat map. A non-residential development, such as an office park or retail shopping center, would require the review of a site plan. Development Plans are similar to Master Plans, however they are smaller in acreage and typically do not plan land uses.

5.5. LAND USE CATEGORIES

The building blocks of a land use plan are land use categories. Land use categories generally outline land uses that are considered appropriate in certain areas. Land use planning allows the City, developers and property owners to conceptualize where different types of development may occur. This concept institutes some predictability between land uses which creates well-planned neighborhoods. The land use categories in

Table L-1: Types of Plans

Plan	Description	Components	Acreage
Strategic Plan	The City's Strategic Plan establishes citywide priorities.	• Mission • Vision • Values • Goals • Strategies	Citywide
Comprehensive Plan	Provides a holistic analysis of City conditions, and provides goals policies and actions to guide future growth and development.	• Land Use • Population & Housing • Public Facilities • Transportation • Recreation • Conservation & Natural Environment • Urban Design • Economic Development • Antiquated Platting, Annexation & Addressing • Implementation	Citywide
Specific Area Plans	Provides specific goals, policies, and actions; and proposes land use throughout a specific area within the City.	• Existing Conditions • Proposed Land Use • Transportation & Access Management • Implementation	Generally At Least 1,000 Acres
Master Plans	Provide a comprehensive development plan for a large area within the City. Must comply with applicable Master Plans and/or Specific Area Plans, and the Comprehensive Plan.	• Site Analysis • Land Use • Grading & Drainage • Circulation • Utilities • Design Standards • Phasing and Financing	Preferably At Least 100 Acres
Development Plans	Provide an adequate development plan for a specific site within an existing land use plan. Must comply with applicable Master Plans and/or Specific Area Plans, and the Comprehensive Plan.	• Site Analysis • Grading & Drainage • Circulation • Utilities • Design Standards • Phasing and Financing	No Minimum Acreage

the Comprehensive Plan are intended to be the model framework from which land use categories in future plans are to be created.

5.5.1 Land Use Hierarchy

The idea of land use planning is built around the assumption that different types of land uses are more or less impactful on surrounding land uses. Thus, a hierarchy of land uses can be identified and planned for accordingly. In general, low-density, residential development is considered to be a low-intensity land use. An example of a high-intensity land use would be an industrial facility.

In land use planning, land uses are arranged to provide compatibility as much as possible. For example, low-density residential development is generally located near other types of residential development, offices, or light retail developments. More intense uses such as large shopping centers and warehousing will typically be planned near commercial and industrial areas. Thus, the building blocks of land use planning regulate how different types of development may be arranged geographically to produce well-integrated communities.

The Comprehensive Plan establishes the following land use categories to provide a consistent framework when future Specific Area and Mater Plans are developed.

These categories are based on density and permissive uses prescribed in the City's Zoning Ordinance. Residential densities are based on the gross density of a site. The categories are conceptual in nature and must be adaptable to changing development needs and amendments to the City's Zoning Ordinance.

5.5.2 Low-Density Residential

The Low-Density Residential land use category is intended to provide opportunities for large-lot, single-family residential development. Additional uses that may be integrated into low-density residential development include community uses such as schools, parks, and churches.

Density: Maximum 4 DU/AC

5.5.3 Medium-Density Residential

The Medium-Density Residential land use category is intended to provide opportunities for higher-density, single-family development. Additional uses that may be integrated into medium-density residential development include community uses, such as schools, parks, and churches.

Density: Maximum 16 DU/AC

Density restrictions should be adjusted to be compatible with surrounding development.

5.5.4 High-Density Residential

The High-Density Residential land use category is intended to provide opportunities for small-lot, single-family residential and multi-family residential development. Additional uses that may be integrated into high-density residential development include community uses, such as schools, parks, and churches.

Density: Maximum 32 DU/AC

5.5.5 Office

The Office land use category is intended to provide opportunities for a variety of office uses. Appropriate uses may include financial, services or public administration. Office development is intended to provide a buffer between residential uses and more intense commercial uses.

5.5.6 Mixed-Use

The Mixed-Use land use category can often provide a dense, vertically-integrated blend of land uses allowing people to live and work in the same place. Mixed-use development seeks to decrease the use of automobiles and encourage alternative modes of transportation, including walking.

5.5.7 Neighborhood Commercial

The Neighborhood Commercial land use category is intended to provide neighborhood-scale retail centers that serve the immediate residential areas. Uses for a Neighborhood Commercial may include small-scale restaurants, retail stores, or offices. Adult uses and more intense uses requiring a conditional uses permit are deemed to be inappropriate within the Neighborhood Commercial land use category.

5.5.8 Community Commercial

The Community Commercial land use category is intended to provide community-scale retail nodes that serve surrounding residential areas. Uses for a Community Commercial may include large-lot, anchor businesses, commercial mixed-use buildings, restaurants, retail stores, or offices.

5.5.9 Business Park Industrial

The Business Park Industrial (BPI) land use category is intended to provide opportunities for visually-contained warehousing and light manufacturing. The BPI land use category prohibits outside storage. Uses within the BPI

land use category may include concealed storage, research and development, manufacturing assembly, printing, or the manufacturing or storage of food products. Uses shall not create offensive noise, vibration, smoke, dust, lint, odors, heat or glare because this land use category is intended to allow for less intense industrial land uses.

5.5.10 INDUSTRIAL

The Industrial land use category is intended to provide opportunities for heavy commercial and light manufacturing uses that are compatible with neighboring uses.

5.5.11 CIVIC

The Civic land use category is intended to identify land that is either developed or owned by a church, Rio Rancho Public Schools, a private school, a public utility company, the City of Rio Rancho, or other governmental or quasi-governmental entity for the purpose of providing community and/or public facilities. Uses within the Civic land use category will be subject to restrictions defined by any applicable land use plans or zoning that applies to that area.

5.6. IMPLEMENTATION

5.6.1 DISCUSSION

The land use element of the Comprehensive Plan is the dominant element within the plan because it establishes the direction of growth within the City. Moreover, the land use element also sets the policy direction for other elements within the Comprehensive Plan. Therefore, the goals, policies and actions within the land use element must be developed so as not to conflict with the goals, policies, and actions in other elements of the Comprehensive Plan.

5.6.2 GOALS

Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.

Goal -L3: Maintain a balance of land uses throughout the City.

Goal L-4: Support development within City Center that is consistent with development commonly found within a dense urban core.

5.6.3 POLICIES

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

Policy L-2: Promote and support neighborhood scale retail activities that are consistent with residential development.

Policy L-3: Promote and support development that incorporates walkability.

Policy L-4: Encourage adequate pedestrian connections to future transit facilities in all residential site development.

Policy L-5: Incorporate suitable developments that can provide an immediate revenue benefit to the City of Rio Rancho within City Center, recognizing land values will drive the pace of making City Center a dense urban core.

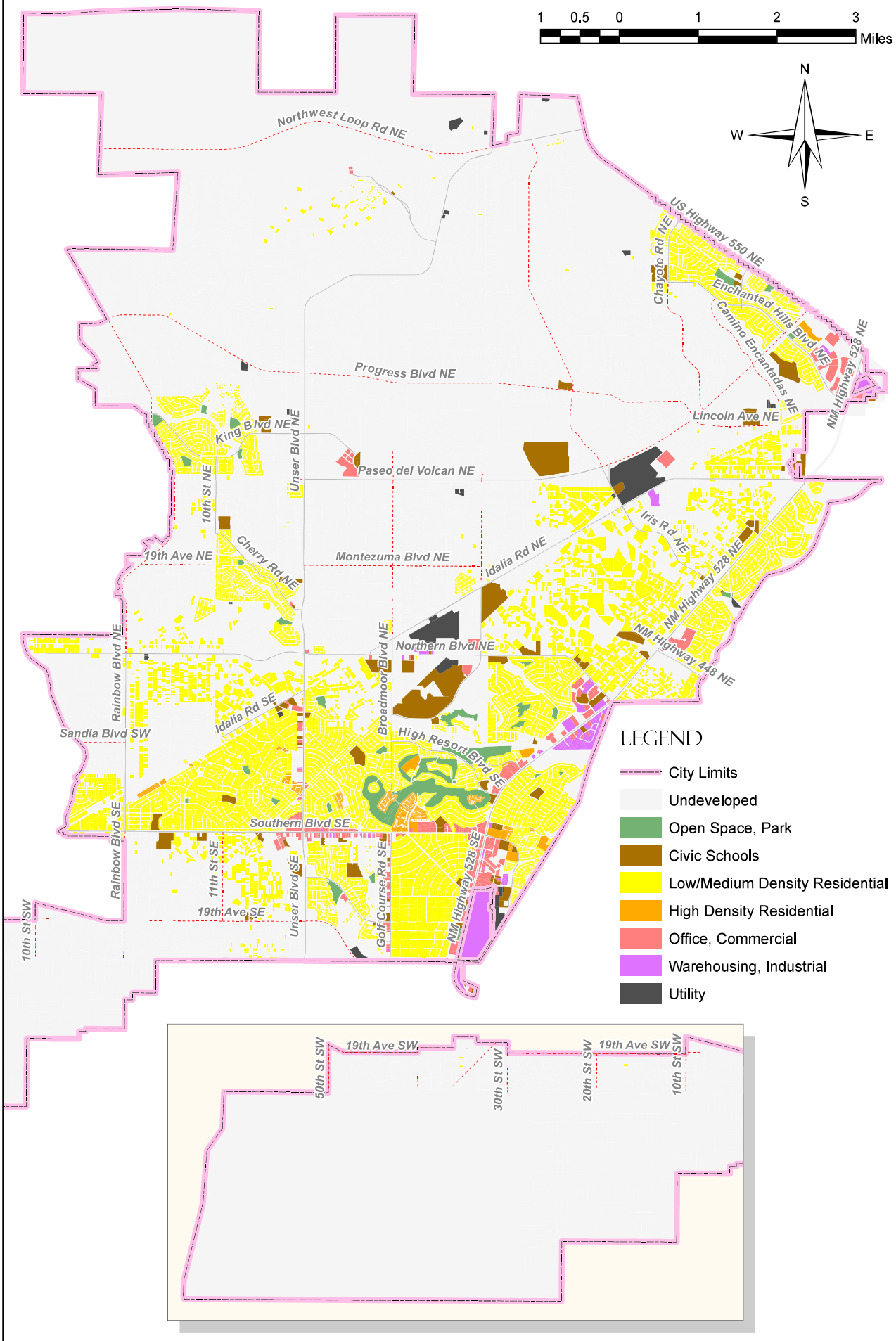
5.6.4 ACTIONS

Action L-1: Identify areas within the City where locating large-scale light industrial businesses such as light manufacturing, warehousing and research facilities are appropriate.

Action L-2: Amend the zoning ordinance to establish specific criteria necessary to establish master plans by developers.

Action L-3: Amend the zoning ordinance so it supports and implements the comprehensive plan.

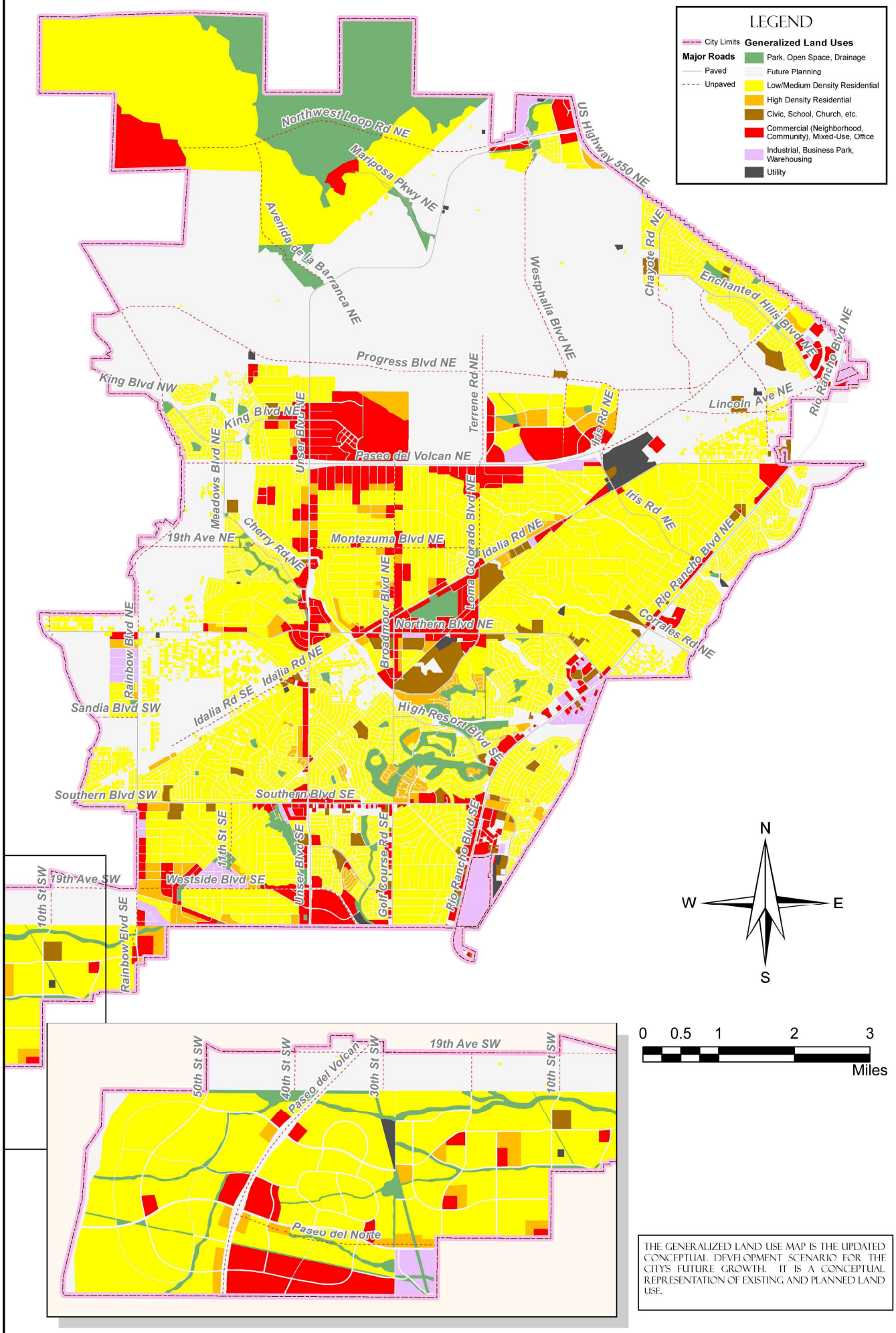
Action L-4: Offer incentives to land owners that have contiguous lots totaling at least five acres to consolidate their lots.



MAP L-1: EXISTING LAND USE

MID-REGION COUNCIL OF GOVERNMENTS 2010 DRAFT PROJECTION

Page left blank intentionally



MAP L-2: GENERALIZED LAND USE (EXISTING AND PLANNED)

Page left blank intentionally

Vision, Introduction & Executive Summary

1. Vision for Growth

The vision for the physical development of the City of Rio Rancho emerged from a series of workshops held during the development of the Vision 2020 Integrated Comprehensive Plan (ICP), adopted in 2001. While some aspects of the updating of the Comprehensive Plan have changed, the idea of higher intensity and density growth nodes introduced in the Vision 2020 ICP has not changed. Since the Comprehensive Plan is organized with individual elements that can stand on their own, the Development Services Department will review each element no less than every five years and amend the plan elements as necessary.

The key elements of the Vision include:

- Gateways or entries into the city. More specifically, the identification and creation of gateway and corridor streets where high traffic volumes exist or will exist and specific design criteria will be applied to the type of landscape treatment, intersection details and the types of land uses that are appropriate along gateway and corridor streets to implement the vision conceived during the Vision 2020 ICP workshops.

- The preservation and enhancement of arroyos as an open space corridor is necessary to allow citizens the opportunity to connect with the natural environment. Likewise, utility easements play an important role in the development of open space via multi-use trails. Utilizing arroyos and utility easements allows benefits the City by creating multi-use facilities which are addressed in the City's Strategic Plan and Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) Quality of Life Master Plan. Arroyo preservation also contributes to aquifer recharge, flood control, and provides wildlife habitat all of which are sustainability issues that support the City's Strategic Plan which was adopted in March 2009.

- Community wide facilities such as parks, schools, libraries, and senior centers, etc. were deemed important during the Vision 2020 ICP workshops. Where possible, the Vision of the Comprehensive Plan is to link trails, to community facilities in order to increase Rio Rancho's walkability.

- As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.).

1.1 ANTIQUATED PLATTING

Along with water availability, antiquated platting is one of the most significant issues that inhibits the City of Rio Rancho's ability to plan for roads, public facilities, economic development, and many of the quality of life topics addressed in the City's Strategic Plan and SSCAFCA's Quality of Life Master Plan. This issue affects land that was prematurely platted and sold in the 1960s and 1970s. Problems that continue due to the platting of Rio Rancho Estates include but are not limited to: fractionalized land ownership and the lack of off-site improvements like paved roads, sewers, and drainage facilities.

The topic of antiquated platting is discussed throughout the Comprehensive Plan because it crosses all of the City's lines of business, including Economic Development, Public Works, Planning, and Parks and Recreation. Therefore, a number of goals, policies and actions in the Comprehensive Plan address antiquated platting.

1.2 URBAN DESIGN CRITERIA

Rio Rancho has been and continues to be a rural to suburban community. However, as the City continues to grow and as land becomes more valuable, it will be necessary to increase residential densities in order to provide efficient services and affordable housing. Additionally, increasing residential densities is necessary for transit services to become successful. The following design criteria came out of the Vision 2020 ICP workshops:

1.1.1 LOW DENSITY RESIDENTIAL:

Sites should be developed in an environmentally sound approach with respect to storm water management by: reducing the impervious areas on an individual lot, utilizing rainwater collected in a gutter system for landscape irrigation, plants, trees, shrubs, and groundcover to encourage infiltration, and require on site retention and use of water collected. Additionally, the proper siting of buildings on a lot to take advantage of the natural systems such as: solar orientation to heat the house in the winter, location of the appropriate plant material to shade a house in the summer, but allow the sun to penetrate through windows in the house during the winter, and the use of trees to protect structures from the prevailing winds throughout the year. Discourage, where appropriate, the use of walls around the perimeter of lots, with the exception of horse fencing.

Encourage the use of development envelopes to determine the maximum extent of development allowed on a lot. This will allow for the preservation of the rural character of the area and the preservation of the natural landscape.

1.1.2 MEDIUM DENSITY RESIDENTIAL

Landscape streets with appropriate plant materials, the placement should create a sense of enclosure and enhance the continuity of the route.

To the extent practical, community facilities such as schools and parks should be part of a development node and surrounded by residential neighborhoods. Develop environmentally sound approaches to storm water management on each lot. This may include: reducing the impervious areas on an individual lot, utilizing rainwater collected in a gutter system for landscape irrigation, plant trees, shrubs, and groundcover to encourage infiltration, require on site retention and use of water collected at the subdivision level. Parking shall be on-site.

Where practical, locate development within a quarter mile of a community center, park, school, or other public facility. Sidewalks, walkways, and bikeways shall be incorporated into the development design so that more direct and convenient access will encourage their use. Cul-de-sacs should include a walkway/bikeway access to provide convenience for the pedestrian and bicyclist, yet still provide cul-de-sac insulation from auto traffic. Provide for multiple sidewalk/bikeway access points along the perimeter of a development to increase convenience for the user, yet still provide neighborhood insulation from through auto traffic. Connect walkways and bikeways directly to adjacent shopping centers, schools, churches, employment centers, and other public facilities to provide the opportunity to facilitate replacement of some auto trips. Connect the residential path system to the city-wide multi-use paths within the arroyos, easements, and arterial roadway system. Create the opportunity or flexibility to allow neighborhood serving commercial to be located within a residential area.

1.1.3 High-Density Residential

Locate high-density residential areas on collector or arterial streets within 1/8 mile walking distance of a commercial center, employment center, or other community facility. Incorporate sidewalks, walkways, and bikeways into the development design so that more direct and convenient access will encourage their use. Sidewalks, walkways, and bikeways shall be incorporated into the development design so that more direct and convenient access will encourage their use. Cul-de-sacs should include a walkway/bikeway access to provide convenience for the pedestrian and bicyclist, yet still provide cul-de-sac insulation from auto traffic. Provide for multiple sidewalk/bikeway access points along the perimeter of a development to increase convenience for the user, yet still provide neighborhood insulation from through auto traffic. Connect walkways and bikeways directly to adjacent shopping centers, schools, churches, employment centers, and other community facilities to provide the opportunity to facilitate replacement of some auto trips.

1.3 Development Nodes

The creation of development nodes where a higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments helps to develop a sense of place. In order for a node to function as a vibrant and diverse development, nodes tend to be created with a mixture of land use types (both horizontal and vertical) are more pedestrian in scale, and the focus, from a physical design sense, is one of building details and creation of the public realm by placement and relationships of the built form.

Incorporating public spaces and mixed-uses into a development is an important aspect to creating a vibrant and diverse node. By promoting creative site planning and design via floor area ratio (FAR) bonuses for exceptional quality planning and design developers are more likely to incorporate public spaces, community facilities and attractive design elements into a development. Increasing residential densities for projects that offer mixed uses with a diversity of housing opportunities including the provision of affordable housing also creates a more vibrant and diverse development.

Developing visual terminuses with changes in color/texture/materials, plazas and other design elements within a development enhances the sense of a place created by a mixed-use development. Avoiding freestanding pad site developments with large setbacks and allowing on-street parking helps reduce the size of the on-site parking areas increasing a pedestrian's sense of security by providing a pedestrian scale to a development that helps to foster human interaction. Reducing building setbacks to allow for on-site parking located behind buildings also promotes a pedestrian-scale development.

Because crosswalks are an integral part of encouraging pedestrian activities throughout the city, minimizing the distance a pedestrian has to travel when crossing a street is an important aspect to creating walkable, complete streets. On-street parking with extended curb lines is one way to accomplish reduced crossing distances. Additionally, incorporating well marked and appropriately sized bicycle lanes is an important aspect to a complete street. Another aspect to complete streets is the integration of dedicated transit lanes where practical.

2. INTRODUCTION

2.1. HISTORICAL PERSPECTIVE OF RIO RANCHO AND THE RIO GRANDE VALLEY

2.1.1 EARLY HISTORY OF THE RIO GRANDE VALLEY

It is commonly held that the Rio Grande Valley was inhabited approximately 10,000 to 12,000 years ago. The remains of a hunting campsite, located within the current City limits of Rio Rancho, reveal that the first indigenous residents lived in the Rio Rancho vicinity approximately 11,000 years ago. These early inhabitants were hunters and gatherers whose tools of the trade were arrowhead-like artifacts called "Folsom Points" named after the location where similar artifacts were first located in New Mexico in 1927.

In the winter of 1540 Francisco Vásquez de Coronado led Spanish conquistadors to the Rio Rancho vicinity in search of the fabled, "seven cities of gold," while conquering native peoples along the way.

Instead of the Seven Cities of Gold, Coronado's party found an agrarian society of more than 60,000 persons living in 12 to 16 inhabited pueblos along the Rio Grande between present-day Bernalillo and Isleta Pueblo.

The Spanish explored New Mexico as a combination of exploration and missionary efforts by the Catholic Church of Spain. The Spanish entered the middle Rio Grande valley and mandated catholic teachings in every pueblo they encountered. This was in direct conflict with the Native Americans' traditional religions and eventually led to unrest and the ensuing Pueblo Revolt of 1680.

In 1706, colonization increased and Albuquerque was founded by Governor Don Francisco Cuervo y Valdes and named in honor of the Duke of Alburquerque, viceroy in Mexico City. Four years later the Town of Alameda Land Grant, land upon which Rio Rancho is built, was officially conveyed by the Spanish Crown. It stretched from the Rio Grande to the Rio Puerco, and included present day Alameda, Corrales, Paradise Hills and Rio Rancho. Within the grant, the land was divided by varas: long, parcels that extended westward from the Rio Grande and connected each farmer to his neighbor through a network of acequias or irrigation ditches. This parcel platting is still evident in the ownership pattern and street pattern visible in the adjoining community of Corrales, New Mexico.

In 1821, Mexico won its independence and the Santa Fe Trail was opened as a major commerce route between Mexico City and Missouri. The route parallels the Rio Grande corridor adjacent to present day Rio Rancho.

In 1846, President Polk declared war with Mexico under the direction of General Stephen W. Kearny. Santa Fe was subsequently captured and the American Period began with New Mexico was organized as a territorial entity. At the close of the Mexican War two years later, the Treaty of Guadalupe Hidalgo was signed commencing the process of formally adopting New Mexico, as a Territory of the United States.

After the establishment of the American territorial government in 1848, private land holdings, such as the Alameda Land Grant, were challenged in the United States Court leading to a number of lawsuits resulting in disputed boundaries for many years. In 1864, the Office of the US Surveyor General surveyed the Town of Alameda Land Grant followed by the creation of Sandoval County in the early 1900's. The total population of the entire State of New Mexico was estimated to be approximately 327,300 persons. President William Howard Taft signed the legislation that made New Mexico the 47th state of the union in 1912.

2.1.2 RIO RANCHO ESTATES PRIOR TO CITY INCORPORATION

The San Mateo Land Company purchased the property in 1919 for $0.19 per acre as an investment and sold the property in 1948 to Brownfield & Koontz to become the "Koontz Ranch" with over 500 head of cattle grazing on the property. In 1959, the property was sold to Ed Snow a local investor and developer. The land, located immediately north and west of the City of Albuquerque, continued to increase in value as the Albuquerque metropolitan area grew to just over 200,000 persons in 1960.

In 1961, Rio Rancho Estates, Inc. (hereinafter, "AMREP") purchased an estimated 55,000 acres as an investment. AMREP's success in New York City as a rose flower mail order business afforded the company the financial ability to purchase the property for approximately ten million dollars. In the years immediately following the purchase, a plan was created to subdivide the property into tens of thousands of lots and sell them using mass marketing and mail order techniques. AMREP platted and sold this land as Rio Rancho Estates in half acre and one acre lots to thousands of absentee property owners through mail order sales in the 60's and 70's. AMREP sold 77,000 lots to 40,000 buyers for $200 million at $795 for one half acre and $1,495 for one acre, while retaining over 25% of the acreage for future development.

In 1966 the 100th family moved into the community and by 1970, "Rio Rancho Estates" had grown to 91,000 acres with the purchase of an additional 35,000 acres of King Ranch property. AMREP continued its interest and involvement in the community and established its role in the development of the emerging City as builder, land developer, economic development coordinator and leader in the construction of affordable housing.

In 1975, AMREP ceased mail order land sales and began concentrating on housing and commercial development. Beginning in 1977, AMREP marketed most of its early subdivisions to retirees, but it soon shifted its focus to providing affordable housing for young families.

In the late 1970s, some local residents began an effort to incorporate a portion of Rio Rancho Estates into a city. On the third attempt on September 3, 1980, the residents voted approval of incorporating an area of approximately 8,194 acres into the City of Rio Rancho. A total of 3874 votes were cast with 2330 residents voting for incorporation.

2.1.3 The City of Rio Rancho and Rio Rancho Estates Since City Incorporation

On February 23, 1981, with 10,208 residents the City of Rio Rancho was officially incorporated. Ordinances covering zoning and subdivisions were approved by the newly elected Governing Body making Rio Rancho one of New Mexico's youngest cities.

AMREP continued being the builder of Rio Rancho residences, emphasizing affording housing and began promoting economic development to provide a more favorable jobs/housing balance for the area and an economic base to generate high paying jobs and tax revenues for the growing City. In 1980, the City had 1,500 jobs, less than one third of which were economic base jobs that export goods and services out of the area and bring in money. By 2000, employment in the City had increased to over 19,000 jobs, over 10,000 of which were in the economic base category.

The 1990s were marked by Rio Rancho's monumental steps forward with respect to its ability to mature as a City – from bedroom community to a self-sustaining City. The City acquired the water and wastewater utility, established its own school district, solicited the development of several post-secondary educational facilities, elected to become a "Home Rule" chartered community, achieved the second lowest crime rate in the State of New Mexico and encouraged the development of a variety of businesses through the development of efficient public/private partnerships and through incentives such as industrial revenue bonds.

In the last decade, the City has continued its rapid growth, becoming the third largest City in the state, annexing two state land parcels, and attracting several large economic development projects. Throughout this period while Rio Rancho was maturing as a governmental entity, it was also growing physically, annexing more of the Rio Rancho Estates and even land in Bernalillo County into the City limits.

2.2. The Purpose for a Comprehensive Plan

The need for a Comprehensive Plan serves both a practical need and a legal need. A comprehensive plan serves these roles in the following ways: a) The Comprehensive Plan is a statement of City Development policy, b) The Comprehensive Plan is a guide for future development decision making, c) The Comprehensive Plan fulfills a legal requirement that justifies land use decisions adopted by the Governing Body.

The Comprehensive Plan is a statement of how community desires to grow. It becomes the basis for approving zone changes and other land use approvals. The Comprehensive Plan is composed of the following Elements, all of which relate to one another:

a) Conservation & The Natural Environment,
b) Land Use,
c) Population & Housing,
d) Transportation,
e) Public Facilities,
f) Parks & Recreation,
g) Urban Design,
h) Economic Development,
i) Antiquated Platting, Annexation & Addressing.

Of particular note in this Comprehensive Plan is the Land Use Element. The Land Use Element includes a Land Use Map which is a key tool in determining whether or not a request for rezoning land is deemed appropriate or not. Because the Land Use Map in the Comprehensive Plan does not identify a specific land use to every parcel within the City, the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land-use decision making by the Governing Body.

This document and all of its elements, including Specific Area Plans and Master Plans will serve as the official Comprehensive Plan for the City of Rio Rancho and will hereafter be referred to in the document as the Comprehensive Plan. The City of Rio Rancho initially implemented a comprehensive plan in 1988. The 1988 Comprehensive Plan outlined goals and objectives for three areas – Land Use, Transportation and Public Services. Then, like now, several goals in the Comprehensive Plan stated the need for having a self-sustaining community, a variety of housing choices and enhancing the visual and environmental qualities of the city.

The 1988 Comprehensive Plan served the City for 13 years until the Vision 2020-Integrated Comprehensive Plan (ICP) was adopted in June 2001. The Vision2020 ICP greatly expanded the scope of the 1988 Comprehensive Plan. In addition to addressing Land Use, Transportation and Public Services, the Vision 2020 ICP incorporated sections with policy statements on Urban Design, Sustainability, Infrastructure, Housing and Economic Development.

In 2008, the City of Rio Rancho underwent a strategic planning initiative to help focus the operational goals for the City. The Strategic Plan outlined six broad-based goals that were deemed critical to the continued success in the growth of the city. Below are the six goals contained in the Strategic Plan.

Goal 1: Infrastructure
Ensure that the City develops new and has well-maintained infrastructure that fosters a quality community, supports a strong economy and meets the needs of current and future residents.

Goal 2: Development
Ensure the City has plans and policies in place to attract and create well-planned high-quality, stable, residential, commercial and industrial development.

Goal 3: Fiscal Health
Ensure that the City's fiscal health is strong with a growing tax base, sound financial policies and economically diverse funding solutions.

Goal 4: Public Safety Services
Provide services to ensure the safety and health of the community through quality police, fire and emergency medical services.

Goal 5: Government Services
Deliver quality services to meet community needs, assuring that the City is sufficiently staffed, trained and equipped overall.

Goal 6: Quality Of Life
Provide quality-of-life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities for citizen engagement.

Each of the goals is further broken down into a number of strategies designed to successfully accomplish meeting the goal. Goal 2: Development pertains to land-use planning. Six of the seven strategies in Goal 2 specifically relate to the update of Comprehensive Plan. Strategy B calls for an economic development strategy that was addressed by the development of an Economic Development Plan. The Economic Development Plan is the basis for the Economic Development Element contained within this Comprehensive Plan. Below are the strategies outlined in Goal 2 of the Strategic Plan that specifically relate to the update of Comprehensive Plan.

Strategy A (FY 09-11): Develop a unified vision of the level and type of growth to be allowed in the community, including but not limited to, a diversity of housing, by updating the Vision 2020 ICP.

Strategy B (FY 09-11): Update and implement the citywide comprehensive Economic Development Strategy that targets businesses the community wants and makes Rio Rancho a destination for a variety of events and activities.

Strategy C: Develop and implement a plan for expanding current and building new needed major roads (i.e. formal thoroughfare plans).

Strategy D: Develop and implement a method of reforming the current antiquated platting (including proposing legislative changes at the State level) in order to ensure quality development and proper use of water resources in the future.

Strategy E: Develop and implement a set of approval criteria for new development, based on the Governing Body's vision for future development by updating the Vision 2020 Plan.

Strategy F: Develop, implement and enforce design criteria for new infrastructure associated with new development by updating the Vision 2020 Plan.

Strategy G: Develop and implement a Comprehensive Plan containing clear principles and policies set forth to achieve the City's goals pertaining to public and private development by updating the Vision 2020 Plan.

This comprehensive plan will build upon the past two Comprehensive Plans adopted by the City of Rio Rancho. There are several major changes between this Comprehensive Plan and the 2020 ICP. The layout of this Comprehensive Plan departs from the 2020 ICP in that the existing conditions for all aspects of the plan were separated from the policy statements for each topic. This Comprehensive Plan is structured in plan elements. Each plan element is specific to a topic such as land use, population and housing, etc. and the goals, policies and action statements directly related to the topic being discussed follow the discussion in that element. By organizing the Comprehensive Plan into plan elements, future plan updates will be dynamic because each element is designed to stand on its own and can be updated without updating the entire plan. Moreover, this plan has specific action statements and includes an implementation section that will provide staff with a better basis for monitoring how well the plan is being implemented.

2.3. Structural Vision of the Comprehensive Plan and Executive Summary

The Rio Rancho Comprehensive Plan is designed to express the direction of how the city will grow over the next 20 to 25 years. The comprehensive plan serves both a practical need and a legal need by being a statement of policy. As a policy statement, staff is guided by the Comprehensive Plan to support recommendations to the Governing Body. As a guide to decision making it fulfills a legal requirement to justify land use decisions adopted by the Governing Body. The Comprehensive Plan is broken into elements that discuss specific topics such as land use or public facilities. Each element within the plan provides policy guidance to both staff and the elected representatives in the areas of Antiquated Platting, Annexations and Addressing, Conservation, Land Use, Population & Housing, Transportation, Public Facilities, Parks & Recreation, Urban Design and Economic Development. No one element exists in a vacuum. Transportation and housing, for example, are highly dependent upon land use, likewise land use is highly dependent on the natural environment and economic development. Therefore, it is important for all elements in this Comprehensive Plan to relate to one another and have goals, policies and actions in each element that are supportive of goals policies and actions in the other elements. For the purpose of this introductory chapter it is important to identify the vision being portrayed in each of the elements of the Comprehensive Plan.

2.3.1 Antiquated Platting, Annexations, and Addressing

One of the greatest challenges the City of Rio Rancho faces is solving Antiquated Platting that took place in the 1960s and 1970s when land was prematurely subdivided into one-half acre and one-acre lots without the requirement for public infrastructure like paved streets, curbs, gutters, sewers, and drainage. Where contiguous parcels under common ownership exists, the city must devise ways to consolidate lots so planned development can take place. However, property owners with land platted as part of an approved subdivision, property owners of individual lots in these subdivisions have a development right and they are not obligated to put in public infrastructure. Piecemeal development of lots in the Rio Rancho Estates subdivisions only exacerbates the problems of having a lack of public infrastructure. Not only is a lack of public infrastructure a potential safety issue, it is also a quality of life problem defined in the City's Strategic Plan.

As the city continues to grow, at some point, annexation of land within Sandoval County is a possibility. With that annexation, comes additional prematurely subdivided land. In order to avoid the same problems the city faces with fractionalized ownership patterns within the city's jurisdiction, the City must work with and get the buy in of Sandoval County to develop solutions to reduce the amount of prematurely platted land within the County's jurisdiction to ensure land annexed in the future doesn't have the same constraints as land currently within the City's jurisdiction.

In addition to prematurely platted land and annexing land with similar constraints to land within the city's jurisdiction, land within Sandoval County's jurisdiction is addressed opposite that of the City of Rio Rancho. Therefore, land developed with a single-family residence that is annexed into the city from Sandoval County will have an odd numbered address on the same side of the street that a single-family residence within the City of Rio Rancho would have an even numbered address. Therefore, it will be important for the City of Rio Rancho to coordinate with property owners and Sandoval County as plans for future annexation take place to ensure consistency in addressing so that emergency service response is efficient.

2.3.2 CONSERVATION & THE NATURAL ENVIRONMENT

The adoption of the city's Strategic Plan by the Governing Body in March 2009 identified sustainability as a key component for the city's future growth. As the City of Rio Rancho grows it will be important for the city to maintain or improve its air quality and water quality. Additionally, water conservation is an important factor in how the city develops and the types of businesses it attracts. It is equally important for the city to grow in a manner that recognizes the constraints of the geological hazards such as arroyos and erosive soils and the role they play in ecosystem conservation.

2.3.3 LAND USE, POPULATION & HOUSING

The vision for land use, population and housing in the City of Rio Rancho is to ensure the city has a balance of land uses that supports employment (including retail sales), a neighborhood identity, foster human interaction and provide affordable and quality housing for all segments of Rio Rancho's population. Note, two different elements (Land Use) (Population & Housing) have been combined in this section for the purpose of discussing the vision because these elements have a significant amount of overlap in that the Population & Housing Element is dependant upon the Land Use Element.

2.3.4 TRANSPORTATION

With a number of government jurisdictions seeking transportation funding from the Mid Region Council Of Governments (MRCOG), it becomes more important that we create land uses and transportation systems supportive of the goals of MRCOG. Therefore, the City of Rio Rancho must be fully engaged in competing for MRCOG's limited resources. One way of being more competitive is to work more closely with MRCOG in long-range planning. Because MRCOG has a mass transit operation, it is important for the city to develop land uses that are benefited by and supportive of mass transit such as mixed-use development and transit oriented development.

2.3.5 PUBLIC FACILITIES

The City of Rio Rancho provides sewer and water services to its residents while other services such as natural gas, electric, and telecommunications are franchised with corporations. Fractionalized development and land ownership patterns are a very difficult problem to solve because antiquated platting exists in much of the city. Therefore, it is even more critical to focus development into areas of the city that already have well established public facilities so as to not overburden the existing facilities by extending public facilities into disconnected areas with little to no development, this especially as it relates to water availability.

2.3.6 PARKS & RECREATION

In order to attract business development in the City of Rio Rancho, it is also important to factor the amount and quality of the city's Parks and Recreation Facilities. Aside from the business climate of a city, one factor that businesses look at when locating or relocating their company to a city is the quality of the recreational facilities of a city. Therefore, it is important for the City of Rio Rancho to provide parks and recreation facilities at a level of service that is competitive with other cities in the southwest. Parks are an important quality of life aspects addressed in Goal 6 of the City's Strategic Plan. Parks are a gathering place that fosters human interaction, i.e. they are Third Places, which are addressed in the Urban Design Element. A third place is a place (not home or work) where human interaction is fostered on a social level.

2.3.7 URBAN DESIGN

Urban design is best expressed as the visual identity of the built environment of the city. The vision displayed in the Urban Design Element is to incorporate the following design characteristics into future development and revitalization of older developments:

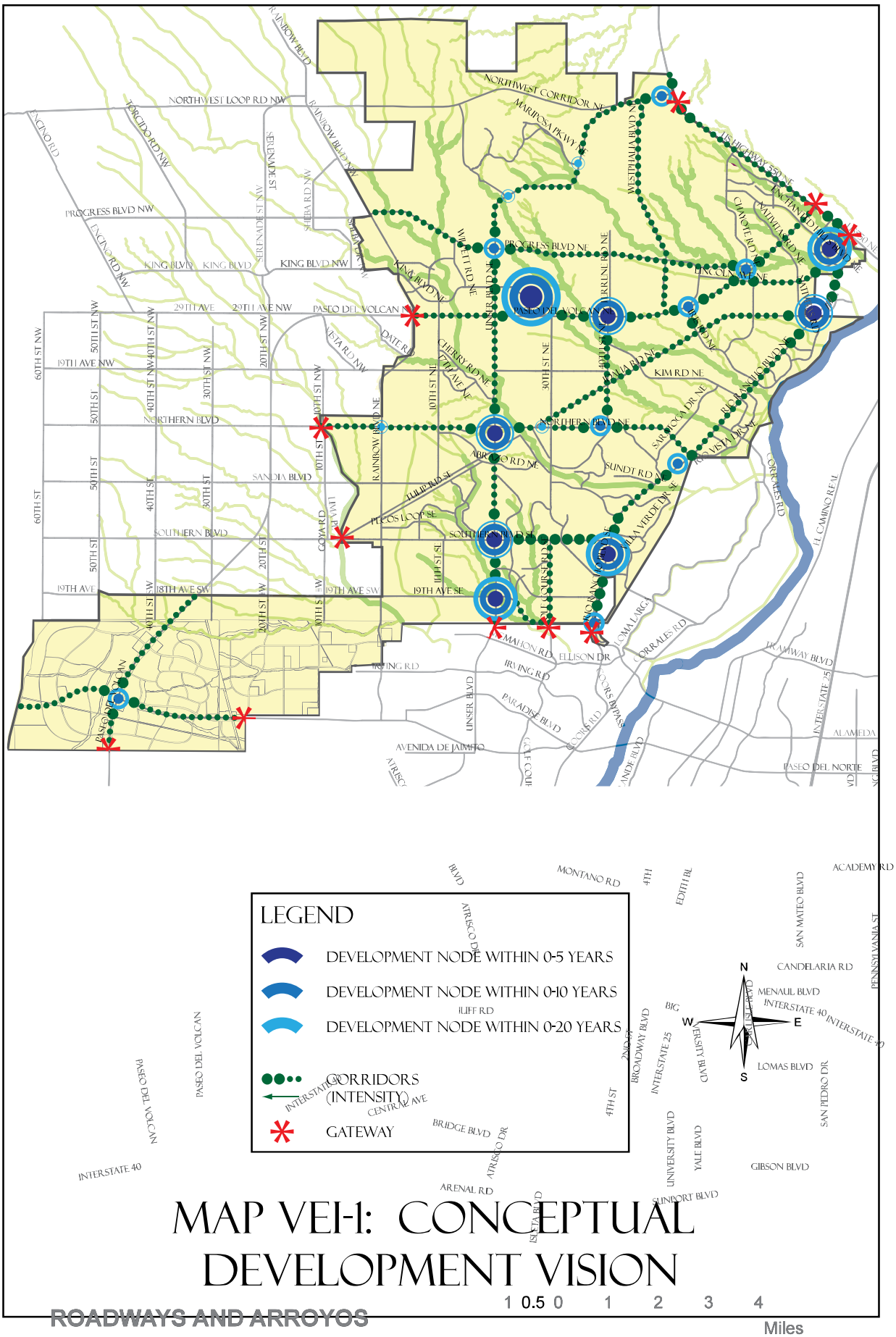
- Focusing growth into areas that the city has available infrastructure so as to not overburden areas that lack adequate infrastructure.
- Create Traditional Neighborhoods that have a balance of land uses and a variety of housing types that are within walking distance of commercial services.
- Develop a Sense of Place through architectural design that fosters human interaction and creates distinct neighborhoods with commercial developments scaled to a neighborhood.
- Create a Complete Street concept in transportation design so that all modes of transportation whether it be walking, transit, or vehicular are accommodated.
- Establish the concept of Third Places such as neighborhood cafes and coffee shops integrating outside dining as part of the Complete Street concept to foster human interaction.
- Ensure developments are safe by utilizing the concepts of CEPTED (Crime Prevention Through Environmental Design). Using the principles of CEPTED in site development will create defensible spaces by making a site visible throughout the development, which will discourage acts of crime.
- With the challenges Rio Rancho faces with antiquated platting it is important that infill and redevelopment take place to ensure adequate infrastructure is available to a site and to help address drainage in areas that were prematurely platted in the 1960s. Additionally, where practical, the city should encourage Redevelopment along major corridors to revitalize older areas of the city.
- Creating Traditional Neighborhoods (neighborhoods that have a range of housing types, a network of well-connected streets and blocks, humane public spaces, and have amenities such as stores, schools, and places of worship within walking distance of residents).
- Having well designed Traditional Neighborhoods is an important aspect to having Transportation Linkages supportive of Mass Transit. One aspect of doing this is to create Transit Oriented Developments along major transportation corridors where nodal mixed-use developments can be built to support mass transit.
- Rio Rancho has a significant amount of open space in the context of arroyos. The preservation of arroyos in a relatively natural state and the development of an open space network with walking trails, shade structures and trail heads within and adjacent to arroyos.
- Another aspect of development that has become more important in the past few years because of new EPA regulations is Low Impact Development, which is a development approach that implements engineered small-scale hydrologic controls to replicate the pre-development drainage patterns to protect water quality by maintaining drainage on-site as much as possible. With stricter regulations on water runoff from a newly or redeveloped site greater than one acre, applying the principles of Low Impact Development has become one of the factors in determining federal funding for road improvement projects qualifying for federal tax dollars.
- The final component in Urban Design addressed as part of the vision for the City of Rio Rancho is landscaping appropriate to the ecology of a high-desert city and the design of complete streets. With well designed streetscapes that create a feeling of safety, people are more apt to walk along all streets.

2.3.8 ECONOMIC DEVELOPMENT

The City of Rio Rancho has the lowest gross receipts tax generation for a large city in the State of New Mexico. Because Rio Rancho has a lack of retail development in relation to its population, the city experiences revenue leakage primarily to the City of Albuquerque. Therefore, the City of Rio Rancho must expand its retail development and focus retail growth in areas where the city has adequate infrastructure to support new development which will reduce the site development costs for developers.

2.4. MAYOR'S TASK FORCES

The mayor has formed a number of task forces to advise the Governing Body on many critical issues facing the City of Rio Rancho. Task force recommendations will be considered as the Comprehensive Plan is implemented.


LEGEND
DEVELOPMENT NODE WITHIN 0-5 YEARS
DEVELOPMENT NODE WITHIN 0-10 YEARS
DEVELOPMENT NODE WITHIN 0-20 YEARS
CORRIDORS (INTENSITY)
GATEWAY
ROADWAYS AND ARROYOS
1 0.5 0 1 2 3 4
Miles
N
S
E
W
NORTHWEST CORRIDOR NE
PASEO DEL VOLCAN NW
PASEO DEL VOLCAN
PROGRESS BLVD NE
KING BLVD NW
KING BLVD NE
KIM RD NE
NORTHERN BLVD NE
SUNDT RD NE
SOUTHERN BLVD SE
ILIFF RD SE
PLEOS LOOP SE
MAHON RD
ELLISON DR
IRVING RD
COORS BYPASS
UNSER BLVD
PARADISE BLVD
COORS RD
AVENIDA DE JAIMITO
ATRISCO DR
ARENAL RD
INTERSTATE 40
INTERSTATE 25
BROADWAY BLVD
LOMAS BLVD
CENTRAL AVE
BRIDGE BLVD
4TH ST
UNIVERSITY BLVD
YALE BLVD
GIBSON BLVD
SUNPORT BLVD
CANDELARIA RD
MENAUL BLVD
INTERSTATE 40
SAN MATEO BLVD
SAN PEDRO DR
ALAMEDA
PASEO DEL NORTE
MONTANO RD
ACADEMY RD
EDITH BL
PENNSYLVANIA ST
CLAUDE AVE
CLAY BLVD
LOMA LARGA
CORRALES RD
ALAMEDA BLVD
EL CAMINO REAL
CORRALES RD
RIO GRANDE BLVD
RIO VISTA DR NE
SARATOGA DR NE
MONTESSA PL NE
LINCOLN AVE NE
CHAPARRAL RD NE
CHAMISAL RD NE
CHAMISAL RD NW
CHAMISAL RD SW
CHAMISAL RD SE
CHAMISAL RD NE
CHAMISAL RD
CHAMISAL RD
CHAMISAL RD

Page left blank intentionally

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 14, 2023
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Leonel Gallegos, District 1	Amy Rincon, Development Services Director
Kevin Kofchur, District 2	Brian Babyak, Planner II
Fred Radosevich, District 3, Chair	Tim Dvorak, Planner II
Robert Gabaldon, District 4 *(Virtual)*	Liz Ruiz Carlos, Planner I
Scottie Richardson, District 5 *(Virtual)*	Sharon Bitah, Administrative Assistant
Cheryl Baker, District 6, Vice-Chair	
Sal Tortorici, At-Large	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Radosevich stated this meeting will convene under the virtual format prescribed by the Attorney General's Office guidance issued for public meetings subject to the Open Meetings Act. This includes virtual or telephonic access via Zoom by members of the public. Instructions on how to access this meeting were made available in advance on the official agenda, as well as on the city's website.

Due to technical issues, Chairman Radosevich called the meeting to order at 6:11 PM and led those in attendance in the Pledge of Allegiance.

PUBLIC FORUM

CONSENT CALENDAR

1) February 28, 2023 Planning and Zoning Board Meeting Minutes

Sal Tortorici moved to approve the Consent Calendar. Seconded by Cheryl Baker.
The motion carried by a vote of **7 FOR** and **0 AGAINST**.
YES: Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici
NO: (None)

PUBLIC HEARINGS

2) The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requested approval of the Scottish Isle Master Plan.

Staff member, Tim Dvorak presented items #2 and #3 regarding the Scottish Isle Master Plan concurrently, recommending approval of both to the Governing Body subject to findings and conditions, and stood for questions.

Agent, Jim Strozier, spoke on the item and stood for questions. He answered Commissioner Gabaldon's question regarding the list of conditions.

Sal Tortorici moved to approve Item #2 with findings and conditions. Seconded by Leonel Gallegos.
The motion carried by a vote of **7 FOR** and **0 AGAINST**.

YES: Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici
NO: (None)

3) The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requested approval of a Zone Map Amendment of approx. 22.4 acres from R-1: Single -Family Residential District to R-2: Single-Family Residential District for the subject properties of Rio Rancho Estates Unit 13, Block 45, Lots 1 -21 and 41-62.

Staff member, Tim Dvorak with nothing further to present, stood for questions.

Commissioners Kofchur and Tortorici's questions were answered by Development Services Director, Amy Rincon and staff member, Tim Dvorak. Chairman Radosevich commented on the item.

Robert Gabaldon moved to approve Item #3. Seconded by Cheryl Baker.
The motion carried by a vote of **7 FOR** and **0 AGAINST**.
YES: Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici
NO: (None)

4) The applicant, Aragorn Properties, LLC, Legolas Properties, LLC, and X2D, LLC, through their agent, Matthew Carle, requested approval of an amendment to the Northern Unser Specific Area Plan to change the Proposed Land Use Map.

Staff member, Brian Babyak presented items #4 and #5 concurrently, recommending approval of both to the Governing Body with findings and stood for questions.

Vice-Chair Baker recused herself from Items #4 and #5 to prevent a potential conflict of interest.

Agent, Mathew Carle, agreed with staff's recommendations and stood for questions, after being administered the oath virtually.

The following members of the public spoke on the item after being administered the oath virtually:

- Herman Garcia
- George Chavez

Commissioners Kofchur and Tortorici's questions were answered by staff member, Brian Babyak.

Sal Tortorici moved to approve Item #4 as presented. Seconded by Leonel Gallegos.
The motion carried by a vote of **5 FOR**, **1 AGAINST** and **1 ABSTENTION**.
YES: Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson,
NO: Sal Tortorici
ABSTAINED: Cheryl Baker

5) The applicant, Aragorn Properties, LLC, Legolas Properties, LLC, and X2D, LLC, through their agent, Matthew Carle, requested approval of a Zone Map Amendment for the property legally described as Unit 13, Block EE, Lots 18-20; Unit 13, Block 58, Lots 4-6 and Tract B from R-1: Single Family Residential and NC: Neighborhood Commercial to C-1: Retail Commercial Zoning District.

Staff member, Brian Babyak stood for questions.

Agent, Mathew Carle clarified several points on the item and stood for questions.

Member of the public, Herman Garcia, spoke on the item.

Commissioner Tortorici's question was answered by agent, Mathew Carle.

Robert Gabaldon moved to approve Item #5 as presented. Seconded by Scottie Richardson.
The motion carried by a vote of **6 FOR**, **0 AGAINST** and **1 ABSTENTION.**
YES: Leonel Gallegos, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Scottie Richardson, Sal Tortorici
NO: (None)
ABSTAINED: Cheryl Baker

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

6) PZ Monthly Building Activity Report – February 2023

7) PZ Monthly Summary Plat Report – February 2023

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Kevin Kofchur.
Chairman Radosevich adjourned the meeting at 7:00 PM.

APPROVED THIS 28th DAY OF MARCH, 2023

_____
Fred Radosevich, Chairman

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 22, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia, Andrew Rodriguez
(X) SSCAFCA – John Stomp, Andy Edmondson
(X) Parks and Recreation - Dyane Sonier, Connie Peterson
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: **Development Services Department, Planning & Zoning Division**

RE: **Zone Map Amendment & Specific Area Plan Amendment**: DSD #23-100-00001, 23-410-00002 (please reference this # with any correspondence) Unit 13, Block 58, Lots 4-6; Unit 13, Block EE, Lots 18-20; UBNN, Tract B

This is a transmittal for a Zone Map Amendment and accompanying Specific Area Plan to amend the zoning of the subject property from R-1 and NC to C-1: Retail Commercial, and amend the underlying land use in the Northern Unser Specific Area Plan from Mixed Use to Community Commercial for the portion of Block EE and Block 58.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday, **March 8, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Brian Babyak at 505-896-8756 or e-mail bbabyak@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

MRMPO has no adverse comments. For informational purposes:

Appendix G of the MTP recommends the following as it relates to the subject property:

- Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips
- Promote a healthy jobs housing balance west of the river through preserving commercially zoned land, site-readiness programs, etc.

Peach Anderson-Tauzer — Reviewer
3-3-2023 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 22, 2023

TO:
(X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia, Andrew Rodriguez
(X) SSCAFCA – John Stomp, Andy Edmondson
(X) Parks and Recreation - Dyane Sonier, Connie Peterson
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

FROM: **Development Services Department, Planning & Zoning Division**

RE: **Zone Map Amendment & Specific Area Plan Amendment**: DSD #23-100-00001, 23-410-00002 (please reference this # with any correspondence) Unit 13, Block 58, Lots 4-6; Unit 13, Block EE, Lots 18-20; UBNN, Tract B

This is a transmittal for a Zone Map Amendment and accompanying Specific Area Plan to amend the zoning of the subject property from R-1 and NC to C-1: Retail Commercial, and amend the underlying land use in the Northern Unser Specific Area Plan from Mixed Use to Community Commercial for the portion of Block EE and Block 58.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Wednesday, **March 8, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Brian Babyak at 505-896-8756 or e-mail bbabyak@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:
(X) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

No adverse comments.

Peter Prukop — Reviewer

3/8/23 — Date

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Financial Services

SUBJECT:
Public Hearing: 2023-2027 CDBG Consolidated Plan and 2023 Annual Action Plan 30-Day Public Comment Period

BACKGROUND AND ANALYSIS:
Per U.S. Department of Housing and Urban Development (HUD) guidelines, and the City of Rio Rancho Citizen Participation Plan, a 30-Day Public Comment Period is required to allow community input pertaining to the use of funds received by HUD via the Community Development Block Grant (CDBG).

This is the second of two public hearings that must be held during the public comment period to allow citizen participation. The 30-day Public Comment Period and Public Hearing dates were advertised in the Albuquerque Journal and City website beginning March 16, 2023. The Public Comment Period began March 16, 2023, and concludes April 16, 2023. All comments received during the public comment period, either in person or in writing, will be taken into consideration prior to the submission of the plans to HUD in May.

CDBG funds are made available through the U.S. Department of Housing and Urban Development (HUD). The City of Rio Rancho has been awarded $489,772 for Program Year 2023. The Consolidated Plan analyzes data and information supplied by residents and stakeholders to determine the short- and long-term needs of the community and provides a strategy for the investment of federal CDBG funds. The Annual Action Plan serves as the City's grant application to HUD and includes specific activities to be undertaken with CDBG funds in furtherance of the Consolidated Plan from July 1, 2023, through June 30, 2024.

The 2023-2027 Consolidated Plan and 2023 Annual Action Plan are available for review at www.rrnm.gov/CDBG.

IMPACT:
The City will be in compliance with the Citizen Participation Plan and HUD guidelines.

ALTERNATIVES:
No alternatives available; statutory requirement.

DEPARTMENT RECOMMENDATION:

No action - public hearing only.

ATTACHMENT: Notice of Public Comment Period Spanish
ATTACHMENT: Notice of Public Comment Period English

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001566533

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Tara Pawley	**Customer Phone**	5058915005	**Joint Ad #**	
Customer EMail		**PO Number**	231316		
Ad Cost	$189.08	**Sales Rep**	wschult		
Tax Amount	$14.65	**Order Taker**	wschult		
Total Amount	$203.73	**Payment Method**	Credit Card		
Amount Due	$203.73	**Payment Amount**	$0.00		

Affidavits 0

Pick Up # 0001566314

Product Albuquerque Journal
Ad Number 0001566533-01
Ad Type 0 Legal Liner
Ad Size 1 X 255 li
Color

Placement 0Legal Notices
Classification 0Government
Sort Text AVISODEPERIODODECOMENTARIOS PUBLICOSYAUDIENCIAPUBLICAPAR AELPLANCONSOLIDADO20232027YE LPLANDEACCIONANUAL2023SUBVEN CIONENBLOQUEPARAELDES

Run Date
03/16/2023
03/16/2023
03/16/2023

WYSIWYG Content

Rio Rancho
City of Vision

AVISO DE PERÍODO DE COMENTARIOS PÚBLICOS Y AUDIENCIA PÚBLICA PARA EL PLAN CONSOLIDADO 2023-2027 Y EL PLAN DE ACCIÓN ANUAL 2023 SUBVENCIÓN EN BLOQUE PARA EL DESARROLLO COMUNITARIO DE LA CIUDAD DE RIO RANCHO (CDBG)

El Plan consolidado 2023-2027 y el Plan de acción anual 2023 estarán disponibles para revisión pública desde las 5:00 p. m. del 16 de Marzo de 2023 hasta las 5:00 p. m. 16 de Abril de 2023 en el Departamento de Servicios Financieros (3200 Civic Center Circle NE, Suite 300), en el sitio web de la Ciudad de Rio Rancho en www.rrnm.gov/CDBG, y en la Oficina del Secretario Municipal. Ambos documentos pueden proporcionarse en formatos alternativos para personas con discapacidades y traducirse al español para personas de habla hispana con dominio limitado del inglés (LEP), previa solicitud. Las personas pueden proporcionar comentarios públicos antes, después o en la audiencia pública programada para el 13 de Abril de 2023. Si no puede asistir a la audiencia pública, los comentarios sobre las actividades propuestas descritas en el Plan Consolidado 2023-2027 y el Plan Anual 2023 El plan de acción pueden enviarse antes del 1 de Mayo de 2023 a la atención de Tara Pawley, administradora de subvenciones de CDBG, ciudad de Rio Rancho, Departamento de Servicios Financieros, 3200 Civic Center Circle NE, Suite 300, Rio Rancho, Nuevo México 87144 o por correo electrónico a tpawley@rrnm.gov. Para obtener más información, llame a Tara Pawley al (505) 896-8766. Para personas con discapacidad auditiva, llame al 711.

AVISO DE AUDIENCIA PÚBLICA DE LA CIUDAD DE RIO RANCHO: La ciudad de Rio Rancho busca sus comentarios sobre el Plan consolidado 2023-2027 y el Plan de acción anual 2023. Se llevarán a cabo dos audiencias públicas para analizar las necesidades comunitarias de vivienda, desarrollo económico, instalaciones públicas y servicios públicos para personas de ingresos bajos a moderados en relación con el Plan consolidado de subvención en bloque para el desarrollo comunitario 2023-2027 y el Plan de acción anual 2023. La primera audiencia pública se llevará a cabo el Jueves 13 de Abril de 2023 a las 9:00 a. m. en Meadowlark Senior Center, 4330 Meadowlark Ln SE, Rio Rancho, NM 87124. La segunda audiencia pública se llevará a cabo el Jueves 13 de Abril de 2023 a las 6:00 p. m. por el Cuerpo Gobernante en las Cámaras del Concejo Municipal ubicadas en 3200 Civic Center Circle NE, Rio Rancho, NM 87144.

El Plan Consolidado analiza los datos y la información proporcionada por los residentes y las partes interesadas para determinar las necesidades a corto y largo plazo de la comunidad y proporciona una estrategia para la inversión de los fondos federales CDBG. El Plan de acción anual sirve como solicitud de subvención de la Ciudad al HUD e incluye actividades específicas que se llevarán a cabo con fondos de CDBG en apoyo del Plan consolidado desde el 1 de Julio de 2023 hasta el 30 de Junio de 2024. La ciudad de Rio Rancho ha recibido $489,772 para el año del programa 2023. Los fondos de CDBG están disponibles a través del Departamento de Estado de EE. UU. vivienda y Desarrollo Urbano (HUD).

El Órgano de Gobierno votará para aprobar el Plan Consolidado 2023-2027 y los Planes de Acción Anuales 2023 tal como se presentó el 27 de Abril de 2023. Todos los comentarios recibidos entre el 16 de Marzo de 2023 y el 16 de Abril de 2023 se tendrán en cuenta antes de enviar el plan a la oficina local de HUD. El Plan consolidado 2023-2027 y los Planes de acción anuales 2023 se vencen el 5 de Mayo de 2023. El Plan de acción anual 2023 es el primer informe anual del Plan consolidado 2023-2027 y refleja las metas anuales de ese plan. Este plan se presenta a HUD como parte del programa CDBG.

Si usted es una persona con una discapacidad que necesita un lector, un amplificador, un intérprete calificado de lenguaje de señas o cualquier otra forma de ayuda o servicio auxiliar para asistir o participar en la reunión, comuníquese con el Secretario Municipal al (505) 891- 5004 en o antes del viernes anterior a la fecha de la reunión. Los documentos públicos, incluidos el orden del día y las actas, se pueden proporcionar en varios formatos accesibles. Los documentos se pueden traducir al español para personas de habla hispana con dominio limitado del inglés (LEP), previa solicitud. Para TTY, llame al (505) 891-1365. Comuníquese con el secretario municipal si necesita un resumen u otro tipo de formato accesible.

Journal: March 16, 2023

ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001566536

CITY OF RIO RANCHO
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO, NM 871444501 USA

Ordered By	Tara Pawley	**Customer Phone**	5058915005	**Joint Ad #**
Customer EMail		**PO Number**	231316	
Ad Cost	$165.28	**Sales Rep**	wschult	
Tax Amount	$12.81	**Order Taker**	wschult	
Total Amount	$178.09	**Payment Method**	Credit Card	
Amount Due	$178.09	**Payment Amount**	$0.00	

Affidavits 0

Pick Up # 0001566312

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001566536-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	NOTICEOFPUBLICCOMMENTPERIOD ANDPUBLICHEARINGFORTHE202320 27CONSOLIDATEDPLAN2023ANNUAL ACTIONPLANCITYOFRIORANCHOCO MMUNITYDEVELOPMENTBLOC
Ad Size	1 X 220 li		
Color			

Run Date
03/16/2023
03/16/2023
03/16/2023

WYSIWYG Content

RioRancho
City of Vision

NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR THE 2023-2027 CONSOLIDATED PLAN & 2023 ANNUAL ACTION PLAN CITY OF RIO RANCHO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

The 2023-2027 Consolidated Plan and 2023 Annual Action Plan will be available for public review from 5:00 PM March 16, 2023 until 5:00 p.m. April 16, 2023 in the Financial Services Department (3200 Civic Center Circle NE, Suite 300), on the City of Rio Rancho's website at www.rrnm.gov/CDBG, and the City Clerk's Office. Both documents may be provided in alternative formats for individuals with disabilities, and translated into Spanish for Limited English Proficient (LEP) Spanish speaking persons, upon request. Persons are welcome to provide public comments prior to, after, or at the scheduled public hearing on April 13, 2023. If you are unable to attend the public hearing, comments concerning the proposed activities outlined in the 2023-2027 Consolidated Plan and 2023 Annual Action Plan may be submitted by May 1, 2023 to the attention of Tara Pawley, CDBG Grant Administrator, City of Rio Rancho, Financial Services Department, 3200 Civic Center Circle NE, Suite 300, Rio Rancho, New Mexico 87144 or via e-mail at t pawley@rrnm.gov. For more information, please call Tara Pawley at (505) 896-8766. For hearing impaired persons please dial 711.

CITY OF RIO RANCHO PUBLIC HEARING NOTICE: The City of Rio Rancho is seeking your comments regarding the 2023-2027 Consolidated Plan and 2023 Annual Action Plan. Two public hearings will be held to discuss community needs for housing, economic development, public facilities and public services for low to moderate income individuals as they relate to the Community Development Block Grant 2023-2027 Consolidated Plan and 2023 Annual Action Plan. The first public hearing will be held on Thursday, April 13, 2023 at 9:00AM in the Meadowlark Senior Center, 4330 Meadowlark Ln SE, Rio Rancho, NM 87124. The second public hearing will be held on Thursday, April 13, 2023 at 6:00PM by the Governing Body in the City Council Chambers located at 3200 Civic Center Circle NE, Rio Rancho, NM 87144.

The Consolidated Plan analyzes data and information supplied by residents and stakeholders to determine the short- and long-term needs of the community and provides a strategy for the investment of federal CDBG funds. The Annual Action Plan serves as the City's grant application to HUD, and includes specific activities to be undertaken with CDBG funds in furtherance of the Consolidated Plan from

July 1, 2023 through June 30, 2024. The City of Rio Rancho has been awarded $ 469,772 for Program Year 2023. CDBG funds are made available through the U.S. Department of Housing and Urban Development (HUD).

The Governing Body will vote to approve the 2023-2027 Consolidated Plan and 2023 Annual Action Plans as presented on April 27, 2023. All comments received between March 16, 2023 until April 16, 2023 will be taken into consideration prior to the submission of the plan to the HUD Field Office. The 2023-2027 Consolidated Plan and 2023 Annual Action Plans are due May 5, 2023. The 2023 Annual Action Plan is the first annual report under the 2023-2027 Consolidated Plan and reflects the annual goals of that plan. This plan is submitted to HUD as part of the CDBG Program.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the meeting, please contact the City Clerk at (505) 891-5004 on or before the Friday prior to the meeting date. Public documents, including the agenda and minutes, can be provided in various accessible formats. Documents can be translated into Spanish for Limited English Proficient (LEP) Spanish speaking persons, upon request. For TTY please call (505) 891-1365. Please contact the City Clerk if a summary or other type of accessible format is needed.

Journal: March 16, 2023

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D20

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Utilities

SUBJECT:
D20, Advice and Consent of the Governing Body to Award Contract No. 23-UT-077: Re-Bid Well 13R Equipping and Site Improvements Project for a Total of $7,705,895.82 (including NMGRTs) to RMCI, Inc.

BACKGROUND AND ANALYSIS:
Well 13 (located in the proximity of Encino Road and Northern Blvd.) was re-drilled three years ago to replace a partially collapsed original well column that had previously been in operation for over 30 years. The new well requires a motor and pump as well as new arsenic treatment equipment before placing it back into operation. This project will fully equip the new well and also provide various site work including fencing and security measures so that it can be placed back into daily operation when completed.

The construction duration for this project is estimated to be 15 months from the notice to proceed date. This project is funded with existing Utilities Department revenue and Water Impact Fees.

An invitation for Bid (IFB) was issued and the City received three bidders, and RMCI, Inc., was the low bidder. The proposed contract for RMCI, Inc. is $7,705,895.82 including NMGRTs.

IMPACT:
Completing the project and placing the well back into operation will provide increased redundancy of potable water production for a growing population within the City of Rio Rancho.

ALTERNATIVES:
Award the contract.

Do not award the contract.

DEPARTMENT RECOMMENDATION:
Staff recommends that the Governing Body approve the project to award the contract to RMCI, Inc.

ATTACHMENT: Attachment I Contract for Well 13 Equip_Site Improv

CONTRACT 23-UT-077
Construction Contract
Re-Bid Well 13R Equipping and Site Improvements

THIS AGREEMENT is made and entered into by and between the City of Rio Rancho, hereinafter referred to as the "CITY," and RMCI, Inc., hereinafter referred to as the "CONTRACTOR."

City and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1. WORK

CONTRACTOR shall complete all Work as specified or indicated here below. The Work and project are generally described in Invitation for Bid IFB 23-UT-008.

2. GENERAL CONDITIONS

The general conditions ("General Conditions") of this Agreement shall be the Standard General Conditions of the Construction Contract prepared by the Engineers Joint Contract Documents Committee (EJCDC) Document C-700, 2007, and modifications thereto incorporated herein by reference.

3. ENGINEER

The ENGINEER of record for this project, as described in the General Conditions, is Huitt-Zollars, Inc.

4. CONTRACT TIMES

4.1 The Work will be substantially completed within **Four Hundred Fifty-Five (455)** consecutive calendar days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions.

4.2 Liquidated Damages. City and Contractor recognize that time is of the essence of this Agreement and that City will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.1 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense and difficulties involved in proving the actual loss suffered by City if the Work is not completed on time. Accordingly, instead of requiring any such proof, City and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay City **Three Thousand dollars and no cents ($3,000.00)** for each day that expires after the substantial completion date established by the City's written Notice to Proceed.

5. CONTRACT PRICE

The City shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract price comprises the Base Bid, Bid Alternate 3 and Bid Alternate 4 described in IFB 23-UT-008 and all addenda thereto. The Contract price shall be **Seven Million One Hundred Sixty-Four Thousand One Hundred Ten dollars and zero**

cents ($7,164,110.00), which excludes applicable gross receipts tax, subject to additions and deductions as provided in the Contract Documents.

6. NON-APPROPRIATIONS

The terms of this Agreement and all amounts payable hereunder are contingent upon sufficient appropriations therefore by the City's Governing Body. If sufficient appropriations are not made, the City shall notify the Contractor of the same, and this Agreement shall terminate forthwith.

7. PAYMENT PROCEDURES

Contractor shall submit Application for Payment in accordance with Article 14 of the General Conditions. Engineer will process applications for Payment as provided in the General Conditions. The City shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Engineer, twenty-one (21) days after receipt of the Engineer approved Application for Payment. All such payments will be measured by the schedule of values established in Paragraph 14.02 of the General Conditions (and in the case of Unit Price Work based on the number of units completed).

8. CONTRACTOR'S REPRESENTATIONS

In order to induce City to enter into this Agreement Contractor makes the following representations:

8.1 Contractor has examined and carefully studied the Contract Documents and other related data identified in the Bidding Documents including "technical data."

8.2 Contractor has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.

8.3 Contractor is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the Work.

8.4 Contractor has examined all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except underground facilities) which have been identified in Paragraph 4.02 A of the General Conditions. Contractor accepts the determination set forth in Paragraph 4.02 B of the General Conditions of the extent of the "technical data" contained in such reports and drawings upon which Contractor is entitled to rely as provided in Paragraph 4.02 B.1 of the General Conditions. Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for Contractor's purposes. Contractor acknowledges that City and Engineer do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning

conditions (surface, subsurface and underground facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the contract price, within the contract times and in accordance with the other terms and conditions of the contract documents.

8.5 Contractor is aware of the general nature of work to be performed by City and others at the site that relates to the Work as indicated in the Contract Documents.

8.6 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

8.7 Contractor has given City written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents. Contractor certifies that any written resolution thereof by City is acceptable and that the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

8.8 Contractor shall make prompt payment to its subcontractors and suppliers for amounts owed for work performed on the construction project within seven days after receipt of payment from the City. If Contractor fails to pay Contractor's subcontractor and suppliers by first-class mail or hand delivery within seven days of receipt of payment, Contractor shall pay interest to Contractor's subcontractors and suppliers beginning on the eight day after payment was due, computed at one and one-half percent of the undisputed amount per month or fraction of a month until payment is issued. These payment provisions apply to all tiers of contractors, subcontractors and suppliers.

9. CONTRACT DOCUMENTS

In addition to this Agreement, the Contract Documents, which comprise the entire agreement between City and Contractor concerning the Work, consist of the documents which are appended to this Contract as listed below in Subsection 9A and the documents which formed part of the IFB package upon which Contractor made its successful bid, as listed below in Subsection 9B.

A. Documents attached to hereto:
   1. Contractor's Bid Form
   2. The Bidder's Listing of Subcontractors for Compliance with Subcontractors Fair Practices Act
   3. Bid Bond

4. Local/Area/Resident/Resident Veteran/Recycled Content Goods Preference Certification Form
5. Resident Veteran Preference Certification
6. Certification of Bidder Regarding Affirmative Action/Equal Employment Opportunity and Non-discrimination
7. Non-Collusion Affidavit
8. Construction Performance Bond
9. Labor and Materials Payment Bond
10. Certificates of Insurance

B. Documents which were part of the IFB package and not listed above:
   1. Advertisement for Bids
   2. Instructions to Bidders
   3. Standard General Conditions of the Construction Contract, EJCDC Document No. C-700 (2007)
   4. Supplemental Conditions
   5. Notice to Contractor
   6. Wage Rate Determination
   7. Any Addenda issued for IFB 23-UT-008
   8. Construction Plans and Specifications as prepared by Huitt-Zollars, Inc.

There are no Contract Documents other than those listed in Section 9 of this Agreement. The Contract Documents may only be amended, modified or supplemented as provided in Paragraphs 3.04 A & B, General Conditions. Any question regarding the documents which formed the IFB package shall be resolved by use of the documents maintained by City in its files on the Work. Contractor may obtain access to these documents at any time, upon reasonable notice.

10. MISCELLANEOUS

10.1 Terms used in this Agreement will have the same meaning as those defined in Article 1 of the General Conditions.

10.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, monies that may become due and monies that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.3 The City and Contractor each binds themselves, their partners, successors, assigns and legal representatives to the other party hereto, in respect to all covenants, agreements and obligations contained in the Contract Documents.

10.4 Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the City and Contractor, who agree that the Contract Documents shall be reformed to

replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.5 If, through any cause, Contractor shall fail to fulfill in timely and proper manner Contractor's obligations under this Agreement, or if Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to Contractor of such termination and specifying the effective date thereof, at least five (5) days prior to the effective date of such termination. In such event, all finished and/or unfinished documents, data, studies, surveys and reports prepared by Contractor under this Agreement shall, at the option of the City, become its property and Contractor shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder.

10.6 Notwithstanding the above, Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of the contract by Contractor, and the City may withhold any payments to Contractor for the purpose of set-off until such time as the exact amount of damages due the City from Contractor is determined.

10.7 The City may terminate this Agreement at any time for the City's convenience, by giving at least thirty (30) days notice in writing to Contractor. If the Agreement is terminated by the City as provided herein, Contractor will be paid for the time provided and expenses incurred up to the termination date. If this Agreement is terminated due to the fault of Contractor, paragraph 10.5 hereof relative to termination shall apply.

10.8 Notices: Any notice required or permitted to be given hereunder shall be sufficient if mailed to the address shown below or faxed to the number shown below for the party receiving notice, or to such other address or fax number of which such party has duly notified the other party in accordance with the provisions of this paragraph.

For notice to the City:
City of Rio Rancho
Jim Chiasson, Project Manager
3200 Civic Center Circle
Rio Rancho, New Mexico 87144
Telephone: (505) 896-8736
Email: jchiasson@rrnm.gov

With copies to:
Huitt-Zollars, Inc.
Wes Vote, Project Engineer
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124

For notice to the Contractor:
RMCI, Inc.
Steven J. Duffy, Vice President of Estimating
6211 Chappell Road NE
Albuquerque, NM 87113
Telephone: (505) 345-0008
Email: sduffy@rmciinc.com

10.9 To the extent, if at all, that NMSA § 56-7-1 is applicable to any agreement to indemnify contained in this Contract, and any such agreement to indemnify

contained in this Contract is interpreted to indemnify a party against liability, claims, damages, losses, or expenses, including attorney fees, arising out of bodily injury to persons or damage to property caused by, or resulting from, in whole or in part the negligence, act, or omission of the indemnitee, or the agents or employees of the indemnitee, or any legal entity for whose negligence, acts, or omissions any of them may be liable, any such agreement to indemnify contained this Contract shall not extend to liability, claims, damages, losses, or expenses, including attorney fees, arising out of:

A. The preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications by the indemnitee or the agents or employees of the indemnitee; or

B. giving or failure to give directions or instructions by the indemnitee, or the agents or employees of the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

10.10 Where documents listed in Section 9 contain terms that are different from City Ordinances, City Ordinances shall prevail. In that regard, any inconsistency between terms occurring among the following portions of this Agreement shall be resolved by giving precedence in the following order: (1) City Ordinances, (2) this Agreement (3) the Supplemental Conditions, and (4) the Standard General Conditions of the Construction Contract.

IN WITNESS WHEREOF, the parties have executed this Agreement to become effective as of the date of the last party's signature.

CITY OF RIO RANCHO	**RMCI, Inc.**
By: _____	By: _____
Matthew B Geisel, City Manager	Steven J. Duffy, Vice President of Estimating
Date: _____	Date: _____

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: D21

AGENDA DATE:
April 13, 2023

DEPARTMENT:
Police Department

SUBJECT:
D21, Advice and Consent of the Governing Body to Award Contract 23-PD-080: Code 3 Technology, LLC, for Mark 43 RMS (Records Management System) Software

BACKGROUND AND ANALYSIS:

The Police Department's current records management system software has presented challenges in relation to efficiency, navigation, reporting, and access. After several years of working with the vendor for the current system, issues have not been resolved in a satisfactory manner.

Over the last year, City staff have reviewed and assessed existing and applicable records management system software solutions. Code 3 Technology, LLC's, Mark43 RMS was identified as the best choice to meet the present and future needs of the City of Rio Rancho.

Mark 43 RMS is a cloud-based system that was designed with a focus on efficiency and ease of use. It was also designed with NIBRS (the federal report standard the Police Department is mandated to adhere to) in mind.

Mark43 RMS will connect with the system currently in place to transfer data to one, all-inclusive database to meet current reporting standards and mandates. New Mexico State Police and the Albuquerque Police Department have recently transitioned to Mark 43 RMS. This provides data sharing opportunities across agencies, which could have a direct and positive impact on the safety and welfare of the citizens of Rio Rancho.

The total cost of a five-year contract is $973,581.49. The year one cost is $373,379.48, which was accounted for in the adopted Fiscal Year 2023 Midyear Budget. Years two through five have an annual cost of $150,050.50. After the initial payment, the milestones and benchmarks will be invoiced and paid by the City after they have been implemented to the City's satisfaction.

IMPACT:

If approved, this software acquisition will create operational efficiencies for Police Department personnel through improved records access, management, and reporting. With less time spent on records management-related matters, more time and resources will be available for patrol/calls for services.

ALTERNATIVES:

Award the contract.

Do not award the contract.

DEPARTMENT RECOMMENDATION:

Staff recommends approval of the contract award for Code 3 Technology, LLC.

ATTACHMENT: Rio Rancho PD - Code 3 Technology LLC - Mark43 - OMNIA Partners - B. Agreement - clean with 4-5-23 adjustment

AGREEMENT TO PROVIDE SERVICES/SUPPLIES PURSUANT TO A

COOPERATIVE PURCHASING CONTRACT

(Bridging Agreement)

This Agreement is made and entered into by and between Code 3 Technology LLC, an Arizona LLC, hereinafter designated as the "Contractor" and the City of Rio Rancho, a municipal corporation of New Mexico, hereinafter designated as "the City".

Recitals:

WHEREAS, Mark43 Inc., a Delaware corporation has contracted with Contractor in a separate agreement and Mark43 Inc., a Delaware corporation has contracted with the City in Exhibit C (as defined hereinbelow).

WHEREAS, Contractor has contracted with the City to provide all software items and rendering of services outlined in the Mark43 Software License and Service Agreement (SLSA) **Exhibit C**, and the Mark43 Statement of Work, **Exhibit D.**

WHEREAS, Contractor has also contracted with the OMNIA Partners 171725-01 Cooperative Purchasing Agreement **Exhibit B** to be in accordance with the discount listed in the OMNIA/Code 3 Technology 3rd Party Pricing List **Exhibit E** and cost outlined in the Contractor Proposal **Exhibit A**.

NOW THERFORE, CONTRACTOR AND THE CITY, FOR THE CONSIDERATION HEREINAFTER SET FORTH, PROMISE, COVENANT AND AGREE AS FOLLOWS:

1. Scope of Work.

1.1 See Statement of Work attached hereto as **Exhibit D**, which are incorporated herein by reference.

1.2 Contractor shall comply with all specific requirements and/or options of the City, if any, as specified in **Exhibit F** attached hereto and incorporated herein by reference.

2. Completion of Work. The Contractor shall complete all work set forth in the Statement of Work in a reasonable time frame based on 1) date contract is signed, and 2) access to data and scheduling and availability of the City.

3. Payment. The Contract Price shall be as provided for in accordance with **Exhibit A** and shall be in an amount not to exceed $973,581.49 which includes sales tax. See Payment Schedule: 5yr Term in **Exhibit A**. The Contract Execution payment is required at contract signing to commence work. Subsequent payments for year one services (i.e Application Setup and Go Live) as stated in Exhibit A are due according to the payment scheduled and will only be invoiced and paid after work is completed to the satisfaction of the City. All non-disputed payments to the Contractor for the services/supplies provided shall be made in accordance with Net30 terms once invoices are sent.

4. Termination and Renewal. All of the City's obligations under this Agreement that do not arise in the current fiscal year are contingent upon sufficient appropriations being made by the City Governing Body. If funds for this Agreement are not appropriated or budgeted by the City Governing Body, the City shall promptly notify the Contractor via written notice and this Agreement shall terminate. If purchase order is received and services are already rendered, the City will be responsible for payment, each party shall remain liable for all obligations accrued through the date of such termination. This Agreement shall automatically renew annually

under these terms, but any renewal by the City shall be contingent on funds being appropriated or budgeted for any renewal term by the City Governing Body.

5. Certificates of Insurance. Contractor shall provide certificates of General and Professional Liability, including without limitation, the requirement to name the City as an additional insured certificate holder. Prior to payment under this Agreement, Contractor shall furnish the City with certificates of insurance issued by Contractor's insurer(s), as evidence that policies providing the required coverages, conditions and limits are in full force and effect.

6. Notices. All notices required under the Contract shall be sent to:

To City:

Joel Holt
Rio Rancho Police Department
500 Quantum Rd. NE
Rio Rancho, NM 87124
(505) 891-5953

Josh Rubin
Rio Rancho City Attorney
3200 Civic Center Circle NE
Rio Rancho, NM 87144
(505) 896-8385

To Contractor:

Clay Jeppsen
Code 3 Technology LLC
9855 E. Southern Ave. #50882
Mesa, AZ 85209

Except as set forth elsewhere in the Agreement, for all purposes under this Agreement, except service of process, notice shall be given by the Consultant to the department head of the department for whom services are rendered and to the City Attorney's Office. Notice may be given by electronic delivery, in-person delivery or by depositing in the U.S. Mail, first class, postage prepaid.

7. Indemnification. Each party will be responsible for the acts and/or omissions of its own employees, officials and agents. Nothing herein shall operate or be deemed to alter or expand either party's liability or responsibilities beyond those permitted under the applicable provisions of the New Mexico Tort Claims Act (NMSA 1978 §§ 41-4-1 through 41-4-30 (as amended).), or to waive any limitations or required procedures thereunder.

8. Confidentiality. The Parties acknowledge and agree that the City is a "Public Body" as defined in the New Mexico Inspection of Public Records Act (NMSA 1978, §§ 14-2-1 14-2-12 (as amended)) and must comply with all statutory obligations under New Mexico law. Nothing contained within this Agreement shall be considered a waiver of compliance with the New Mexico Inspection of Public Records Act. Any disclosures made pursuant to the City's obligations under the New Mexico Inspection of Public Records Act shall be exempt from the requirements of this section and will be made as statutorily proscribed.

9. Applicable Law. This Agreement shall be constructed under and in accordance with the laws of the State of New Mexico without regard to principles of conflicts of law. Venue for any suit filed with respect to the

enforcement or interpretation of this Agreement shall be in State District Court located in Sandoval County, New Mexico or in the Federal District Court in Bernalillo Count, New Mexico.

10. Counterparts. This Agreement may be executed in counterparts that, when assembled, constitute one fully enforceable instrument, and electronic or facsimile or email signatures shall have the same force and effect as original signatures.

11. Entire Agreement. This Agreement and the attached Exhibits constitute the entire agreement between the Parties.

SIGNATURES ON THE NEXT PAGE

IN WITNESS WHEREOF, the parties have hereunto subscribed their names this ____ day of _____ , 2023.

City of Rio Rancho, a New Mexico municipal corporation

By: _____
Matthew Geisel, City Manager

,

By:
Name: Clay Jeppsen
Title: President, Code 3 Technology

APPROVED AS TO FORM:

_____
Josh Rubin, City Attorney

Exhibit A

CODE 3 TECHNOLOGY

PROPOSAL

Mark43 Software – Rio Rancho PD

Date: 1/30/2023
QUOTE: 23-037

Cost Summary	
	Rio Rancho Cost w/Tax
Recurring Subscription	$150,050.50
One-Time Cost	$373,379.48
Total over 5yr Contract	$973,581.49

Captain Joel Holt
Rio Rancho Police Dept.
500 Quantum RD NE
Rio Rancho, NM 87124
505-891-5953

Customer ID: RRPDNM001

Salesperson	Project	Payment Terms	Contract#
Clay Jeppsen	Mark43 Software	Net 30	OMNIA Contract: 171725-01

Mark43 Platform – Recurring Subscription	Quantity	Unit Price
ANALYTICS ANA 1: Analytics BI Suite Viewer ANA 2: Analytics BI Suite Explorer	1	$4325
DATA LAKE DLK 1: Base	1	$9950
RMS RMS 1: Core, not to exceed 140 sworn RMS 2: Case Management, not to exceed 140 sworn RMS 7: Fillable PDFs	1	$110,229
		(Subscription) **$124,504**

Implementation / Configuration

• ANA+RMS+DLK Implementation • Case Management Module Implementation • Offense/Incident Report Type Configuration • Arrest Report Type Configuration • Supplement Report Type Configuration	1	**$100,399**

Data Export / Conversion (White Box)

• Data Conversion • Data Standardization • Data Defaulting • Documentation • Standard Name Merge • Image Conversion	1	**$59,700**

Data Migration

• Migration Estimate: Attachments	1	**$21,124**

Interface Development

• TRACS: One Way to M43 • Imagetrend: One Way from M43 • Linx: One Way from M43 • Central Square: One Way to M43 • BEAST: Bidirectional	1	**$84,000**

Training

• RMS Records & System Admin Training • RMS Cases Module Training • RMS Reports Module Training(Train-the-Trainer) • Additional Services: Analytics Training/Development • Additional Services: Fillable PDF Training/Development • Training Travel & Expenses	1	**$17,409**

Project Subtotals

Mark43 Platform: Analytics / RMS / DLK	(Recurring Subscription)	1	$124,504
Implementation Services	(One-time Cost, year 1)	1	$100,399
Data Export (White Box)	(One-time Cost, 4 payments years 2-5)	1	$59,700
Data Migration	(One-time Cost, year 1)	1	$21,124
Interface Development	(One-time Cost, year 1)	1	$84,000
Training	(One-time Cost, year 1)	1	$17,409
-		-	-

Subtotal		$905,152.00
Tax		$68,429.49
Year 1		$373,379.48
Years 2-5		$150,050.50
Total	(5yrs)	**$973,581.49**

Payment Schedule: 5 yr Term – Rio Rancho Cost		
Year	**Due Date**	**Base** *(12 mos free – limited offer)*
1	**Year 1 Payment, due per the following schedule:**	**$373,379.48**
	Contract Execution	*$186,689.74*
	Application Setup	*$93,344.87*
	Go Live	*$93,344.87*
2	**Year 2 Payment, due on Effective Date anniversary**	**$150,050.50**
3	**Year 3 Payment, due on Effective Date anniversary**	**$150,050.50**
4	**Year 4 Payment, due on Effective Date anniversary**	**$150,050.50**
5	**Year 5 Payment, due on Effective Date anniversary**	**$150,050.50**
	Total over 5 Contract Years with Tax	**$973,581.49**

Thanks for your business!

*Quote expires **2/28/2023***

MARK43

RIO RANCHO POLICE NM

CODE 3 TECHNOLOGY

Code 3 Technology9855 E Southern Ave #50882 Mesa AZ 85209/ 480-888-6401/ clay@code3technology.com

Exhibit B

OMNIA Partners Cooperative Purchasing Agreement

OMNIA Partners contract #171725-01 is hereby incorporated into this Bridging Agreement and the Proposal (Exhibit A) by reference here.

CODE 3
TECHNOLOGY

Code 3 Technology9855 E Southern Ave #50882 Mesa AZ 85209 / 480-888-6401 / clay@code3technology.com

Exhibit C

See attached: Mark43 Software License and Service Agreement (SLSA)

Exhibit D

See attached: Statement of Work (SOW)

Exhibit E

OMNIA/Code 3 Technology 3rd Party Pricing List

Code 3 Technology9855 E Southern Ave #50882 Mesa AZ 85209 / 480-888-6401 / clay@code3technology.com

Exhibit F

Specific Requirements/Options of City

(Example)

GOALS AND OBJECTIVES

"Text to be filled in by the City of Rio Rancho"

Specifications:

1. Technical Requirements

2. Implementation / Integration Requirement

3. Time frame and scheduling requirements

3. Warranty and Maintenance