Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
January 10, 2023
6:00 PM
City Hall

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

Join by Computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871
Passcode: 026819

Board Members

Leonel Gallegos, District 1	Scottie Richardson, District 5
VACANT, District 2	Cheryl Baker, District 6, Vice-Chair
Fred Radosevich, District 3, Chair	Sal Tortorici, At Large
Robert Gabaldon, District 4	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC FORUM

CONSENT CALENDAR

1 December 13, 2022 Planning and Zoning Board Meeting Min
2022-1213 PZB Minutes.docx

PUBLIC HEARINGS

2 **Preliminary Plat Extension.** The applicant, Butterfly Holdings LLC, requests approval of a preliminary plat extension for Baltic Park. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning and Location.pdf
Justification Letter.pdf
Baltic Park Preliminary Plat.pdf
Water, Waste Water Approval.pdf
Reproduction of Notices.pdf
Public Comment .pdf

3 **Preliminary Plat Extension.** The applicant, Norwich Cove Development, LLC, requests approval of a preliminary plat extension for Carriage Estates. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf

Justification Letter.pdf
Carriage Estates Preliminary Plat.pdf
Water, Wasewater Availability Approval.pdf
Reprodction of Notices.pdf
Public Comment.pdf

4 **Preliminary/Final Plat.** The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed; extending from the Unser Blvd SE and Westside Blvd SE intersection to the 10th St SE and Westside Blvd SE intersection. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Application.pdf
Plat
Location Map for Sign.jpg
Location and Zoning Map.pdf
NeighboringPropertyOwnerLetter.pdf
Notice Map.pdf
Legal Ad.pdf

5 **Special Sign Exception to Ordinance No. 29, Enactment No. 12-29.** The applicant, Defined Fitness, through their agent, EPNM, INC., requests approval of a special sign exception to Ordinance No. 29, Enactment No. 12-29 to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.
Chapter 156 Signs Appendix B.pdf
Zeon Signs Authorization.pdf
ZEON SIGNS REVISED REQUEST LETTER..pdf
Application & Sign Renderings 11-21-22.pdf
Sign Code Exception letter.pdf
22-110-00022 Notices for 1.10.23 PZB.pdf
Postcards_1640 NM 528.pdf
Legal Notice 1.10.23 PZB.pdf
12-29 O-29.pdf
Findings_of_Fact.docx

6 **Master Sign Plan.** The applicant, Enchanted Hills Boulevard 3575, LLC, through their agent, JenkinsGavin Inc., requests approval of The Block Master Sign Plan. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Application.pdf
Authorization.pdf
The Block Site Plan.pdf
The Block Master Signage Plan.pdf
Findings_of_Fact.pdf

7 **Zone Map Amendment.** The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
Application Packet.pdf
Location and Zoning Map
NeighboringPropertyOwnerLetter.pdf
Notice Map.pdf

Legal Ad.pdf
Urban Center Specific Area Plan.pdf
Draft Ordinance.docx

8 **Zone Map Amendment.** The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
Application Packet
95-020_O-22.pdf
Location and Zoning Map
NeighboringPropertyOwnerLetter.pdf
Notice Map.pdf
Legal Ad.pdf
Draft_Ordinance.doc

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
January 10, 2023

DEPARTMENT:
Development Services

SUBJECT:
December 13, 2022 Planning and Zoning Board Meeting Min

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2022-1213 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

DECEMBER 13, 2022
6:00 PM
Council Chambers, City Hall

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

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.

Chairman Radosevich called the meeting to order at 6:23 PM due to technical difficulties, and led those in attendance in the Pledge of Allegiance.

PUBLIC FORUM

CONSENT CALENDAR

1) November 8, 2022 Planning and Zoning Board Meeting Minutes

Sal Tortorici moved to approve the Consent Calendar. Seconded by Robert Gabaldon.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

PUBLIC HEARINGS

2) The applicant, Clint Waldrop, requested approval of a variance to the 15' rear-setback requirement for R-1: Single-Family Residential zoned districts, as detailed within Chapter 154.50 Zoning/Table Residential; to allow for an already constructed accessory dwelling unit. The accessory dwelling unit encroaches 7' into the rear-setback, with the setback reaching 8' from the rear property line. The subject property is legally described as Unit 16, Block 18, Lot 116, and is physically located at 3515 20th Ave SE.

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

Cheryl Baker moved to approve Item #2. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

3) The applicant, Brian Shafer, through his agent, Benjamin Maynes, requested approval of a Conditional Use Permit for a self-storage facility at the subject property legally described as Unit 13, Block H, Lot 11-A.

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

Applicant, Brian Shafer, spoke on the item and answered Commissioner Tortorici's question.

Robert Gabaldon moved to approve Item #3 as presented with findings and conditions. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

4) The applicant, Amestoy Construction and Development II, LLC, through their agent, Mark Goodwin & Associates, PA, requested approval of a preliminary plat extension for Tierra Del Norte.

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

After being administered the oath virtually, agent Mark Goodwin agreed with staff and stood for questions.

Cheryl Baker moved to approve Item #4 with findings and conditions. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

5) The applicant, Coal Bank Holdings, Ltd., through their agent, Mark Goodwin & Associates, PA, requested approval of a preliminary plat extension for the Stonegate Phase 2 Preliminary Plat.

Staff member, Liz Ruiz Carlos presented the item recommending approval with findings and conditions and stood for questions.

Agent, Mark Goodwin, commended staff's presentation and stood for questions.

Sal Tortorici moved to approve Item #5. Seconded by Robert Gabaldon.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

6) The applicant, DR Horton, through their agent, RESPEC, requested approval of a preliminary plat for the Vista Grande Subdivision to create 92 residential lots and 3 HOA tracts on approximately 18.6571 acres, currently zoned R-4: Single-Family Residential District.

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

Agent, Sheldon Greer spoke on the item and answered Commissioner Tortorici's question.

Cheryl Baker moved to approve Item #6 with findings and conditions. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

7) The applicant, Lomas Encantadas Development Co. LLC, through their agent Tierra West LLC., requested approval of a preliminary plat for Montreal subdivision, creating 78 single-family residential lots and 5 tracts on a subject property legally described as Enchanted Hills Unit 2, Block 1, Parcel C-2.

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

Agent, Ronald Bohannan, agreed with staff's findings and conditions and stood for questions.

Robert Gabaldon moved to approve Item #7 with findings and conditions. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

8) The applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requested approval of a Final Plat for the Lomas Encantadas 2A, Phase II subdivision on the property legally described as Tract 9A-2A of Lomas Encantadas Unit 2A, Phase I.

Staff member, Brian Babyak presented the item recommending approval with the facts and conditions and stood for questions.

Applicant, Bryan Aragon agreed with staff's findings and conditions, and stood for questions.
Commissioner Tortorici's question was answered by staff member, Brian Babyak.

Sal Tortorici moved to approve Item #8. Seconded by Cheryl Baker.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

9) The applicant, LD Development, LLC., through their agent, Mark Goodwin & Associates, PA, requested approval of a Final Plat for Los Diamantes Subdivision, Phase II, on the property legally described as Los Diamantes, Tract 1-A-1.

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

Agent, Mark Goodwin, provided a brief update and stood for questions.
Commissioner Tortorici's question was answered by staff member, Tim Dvorak.

Sal Tortorici moved to approve Item #9. Seconded by Cheryl Baker.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

10) The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, requested approval of a Final Plat for Unser Pavilion West, Tract A on the property legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B-1.

Staff member, Brian Babyak stated the item was withdrawn by the applicant.

11) The applicant, Amreston Homes, through their agent, Nina Villa of Huitt-Zollars, Inc., requested approval of a variance to the 10ft side setback requirement on corner lots for R-3: Mixed Residential (attached) zoned districts, as detailed within the Chapter 154.5 Zoning Table. The subject property is legally described as U11, Blk CC, Lots 42A and 44-A, is located at 439 and 444 19th St SE, and is part of a concurrent application request for a Preliminary Plat as well as a Subdivision Variance.

Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and conditions and stood for questions.

Applicant, Bryan Aragon stated staff's comments were reviewed and stood for questions. Commissioner Tortorici's question was answered by staff member, Liz Ruiz Carlos.

Robert Gabaldon moved to approve Item #11 with findings and conditions. Seconded by Cheryl Baker.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

12) The applicant, Amreston Homes, through their agent, Nina Villa of Huitt-Zollars, Inc., requested approval of a subdivision variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5ft minimum easements on side and rear lot lines. The proposed request for the Sunrise Place Subdivision, on the property legally described as U11, Blk CC, Lots 42A and 44-A, would not include side easements on interior lot lines. The subject property is part of a concurrent application request for a Preliminary Plat as well as a Variance.

Chairman Radosevich stated he would read Items #12 and #13 and ask for additional comments since they are part of Item #11. Commissioner Tortorici's question was answered by Amy Rincon, Development Services Director and applicant, Bryan Aragon.

Sal Tortorici moved to approve Item #12 with findings and conditions. Seconded by Robert Gabaldon.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

13) The applicant, Amreston Homes, through their agent, Nina Villa of Huitt-Zollars, Inc., requested approval of a Preliminary Plat for the subject properties legally described as U11, Blk CC, Lots 42A and 44-A; located at 439 and 444 19th St SE. The properties are currently zoned R-3: Mixed Residential, total .7 acres, and would be platted into 10 lots.

Robert Gabaldon moved to approve Item #13 with findings and conditions. Seconded by Cheryl Baker.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

14) The applicant, Katrina LTD Company and CC Housing Inc., through their agent, Cartesian Surveys Inc., requested approval of a preliminary/final plat for a right of way dedication at the corner of 1301 Stephanie Rd SE and 4135 Jackie Rd SE, legally described as Corrales South, Block H, Lots 14A and 16B1B.

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

Agent, Ryan Mulhall, after being administered the oath virtually, spoke on the item and stood for questions. He answered Commissioner Tortorici's question regarding the access road.

Sal Tortorici moved to approve Item #14. Seconded by Robert Gabaldon.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

15) The applicant, Mariposa East L.P., through their agent, Bohannan Huston Inc., requested approval of a Final Plat for the Monarch Phase 1 Subdivision (Seasons at Monarch) on the property legally described as Mariposa East, Tract 1A13A.

Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and conditions and stood for questions.

Agent, Yolanda Moyer, after being administered the oath virtually, concurred with findings and conditions and stood for questions.

Robert Gabaldon moved to approve Item #15 with findings and conditions. Seconded by Cheryl Baker.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

16) The applicant, Meichi Lee, through her agent, Riley McKee, of Sun Vista, requested approval of a Zone Map Amendment for the subject property legally described as U16, Blk 59, Lot 50A; located at 2107 Golf Course Rd SE. The property is currently zoned R-1: Single-Family Residential and is seeking a zoning change to NC: Neighborhood-Commercial.

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

Agent, Riley McKee, after being administered the oath virtually, concurred with staff's comments and stood for questions.

Commissioner Tortorici's question was answered by staff member, Liz Ruiz Carlos.

Cheryl Baker moved to approve Item #16 with findings and conditions. Seconded by Sal Tortorici.
The motion carried by a vote of **4 FOR** and **0 AGAINST**.
YES: Fred Radosevich, Robert Gabaldon, Cheryl Baker, Sal Tortorici
NO: (None)

17) The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requested approval of a Specific Area Plan Amendment to the Unit 10 Specific Area Plan to update Map 3: Existing and Proposed Developments and Map 6: Generalized Land Use Proposed Change Areas to reflect the proposed boundary and land use changes for the Los Diamantes Master Plan.

Staff member, Tim Dvorak presented items #17, #18 and #19 concurrently, recommending approval of the Specific Area Plan Amendment, Master Plan Amendment and Zone Map Amendment with findings and conditions to the Governing Body and stood for questions.

Agent, Jim Strozier, provided a PowerPoint presentation and stood for questions.

The following members of the public spoke on items #17, #18 and #19:
- Malissia Aranda
- Katherine Christensen
- Dave R. Christensen
- Stacey Brown
- Maria Padilla
- Paul Stagner

The following members of the public spoke on items #17, #18 and #19, after being administered the oath virtually:
- Jolavon Romero

- Reuben Romero
- Daniel Aranda
- Daniel Sonnenberg
- David Hooker

Commissioner Tortorici's question was answered by Amy Rincon, Development Services Director and agent, Jim Strozier.

Agent, Jim Strozier answered questions from Vice-Chair Baker and Chairman Radosevich.

Sal Tortorici moved to approve Item #17. Seconded by Robert Gabaldon.
The motion carried by a vote of **3 FOR** and **1 AGAINST**.
YES: Fred Radosevich, Cheryl Baker, Sal Tortorici
NO: Robert Gabaldon

18) The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requested approval of a Master Plan Amendment to the Los Diamantes Master Plan for proposed changes including adding language on right-of-way vacations, expanding the plan area to include 18 additional lots, and updates to phasing and multi-family zoning language.

Sal Tortorici moved to approve Item #18. Seconded by Robert Gabaldon.
The motion carried by a vote of **3 FOR** and **1 AGAINST**.
YES: Fred Radosevich, Cheryl Baker, Sal Tortorici
NO: Robert Gabaldon

19) The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requested approval of a Zone Map Amendment from R-1: Single-Family Residential (Unit 10, Block 62, Lots 16--26) and R-2: Single-Family Residential (Los Diamantes, Tract 3 & Unit 10, Block 64, Lot 15) to R-3: Mixed Residential District. These properties consist of approximately 23.93 acres. Additionally, the applicant requests a Zone Map Amendment from R-1: Single-Family Residential (Unit 10, Block 62, Lots 27-33) and the approximately 6.5 remaining acres of Los Diamantes, Tract 3 from R-2: Single-Family Residential to R-6: Multi-Family District. These properties consist of approximately 10 acres. The total acreage of all properties is approximately 34.2 acres.

Commissioner Tortorici's question was answered by Amy Rincon, Development Services Director and agent, Jim Strozier.

Cheryl Baker moved to approve Item #19 with findings and conditions. Seconded by Sal Tortorici.
The motion carried by a vote of **3 FOR** and **1 AGAINST**.
YES: Fred Radosevich, Cheryl Baker, Sal Tortorici
NO: Robert Gabaldon

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

Commissioner Tortorici commended staff's diligence in ensuring the meeting went forward regardless of technical difficulties.

Vice-Chair Baker made a statement regarding the safety and welfare of all.

STAFF REPORTS

20) November 2022 Monthly Building Activity Report

21) November 2022 Monthly Summary Plat Report

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Robert Gabaldon. Chairman Radosevich adjourned the meeting at 9:10 PM.

APPROVED THIS 10th DAY OF JANUARY, 2023

_____

Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 21-210-00023

AGENDA DATE:
January 10, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Butterfly Holdings LLC, requests approval of a preliminary plat extension for Baltic Park. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Butterfly Holdings LLC, requests approval of a preliminary plat extension for Baltic Park. This subdivision would create 8 single-family residential lots on approximately 1.90 acres. The preliminary plat for the Baltic Park Subdivision was approved by the Planning and Zoning Board on December 14, 2021. This extension request is to keep the project active.

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

Staff recommends the Planning and Zoning Board finds it is in the public interest to grant the preliminary plat extension. The extension would provide the applicant with additional time to address any issues or outstanding items for subdivision construction. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City's standards. There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second review and re-approval for the Baltic Park Subdivision.

NOTIFICATIONS Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the December 26, 2022 edition of the Albuquerque Journal. A notice sign was posted to the property on January 3, 2022. All legal notification requirements for this project have been met.

IMPACT:
The Development Services Department recommends that the Planning and Zoning Board approves of preliminary plat extension with the following findings and conditions:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a preliminary plat extension.

2. The applicant has the authority to apply for a preliminary plat extension.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
2. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval of the Melon Ridge Subdivision preliminary plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the November 9, 2021 preliminary plat approval shall apply to this extension, with those conditions being:

a. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following this extension of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
c. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
d. The applicant shall address the reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable, including:

i. The applicant shall submit updated construction plans addressing comments from DSD Engineering prior to construction.
ii. The applicant shall address all of the preliminary plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.
iii. Park and Trail Impact Fees shall be paid at building permit.

6. The preliminary plat extension is effective until January 10, 2024.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Approve the request with staff recommendations and conditions.
2. Approve the request with amendments to recommendations and/or conditions.
3. Deny the request.
4. Postpone the item and continue the public hearing for the preliminary plat extension in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning and Location.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Baltic Park Preliminary Plat.pdf
ATTACHMENT: Water, Waste Water Approval.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Public Comment .pdf

BALTIC PARK ZONING



Zoning

- R-1
- R-3
- Subject Property

GIS
Moving Spatial Data Forward

0 137.5 275 550 Feet

N
W E
S

RioRancho
City of Vision

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

Map Created by Michelle Costilla DATE 11/19/2021

BUTTERFLY HOLDINGS, LLC
409 NM Hwy 528
Rio Rancho, NM 87124

December 13, 2022

Ms. Michelle Costilla
Municipal Planner
Development Services Dept.
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Preliminary Plat Extension – Baltic Park Subdivision

Dear Ms. Costilla,

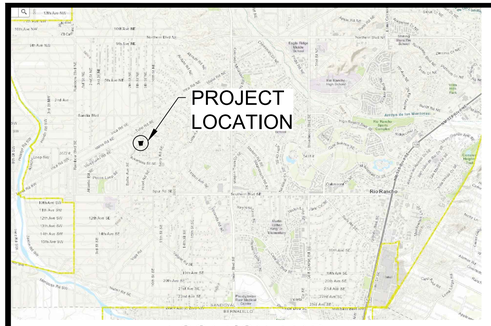
Please accept this letter as a request for an extension on the Baltic Park Subdivision Preliminary Plat. The original preliminary plat was approved at the December 14, 2021 Planning and Zoning board meeting. The engineering plans were approved by Development Services May 9, 2022.

The extension is necessary to keep the project active within the City process.

If you have any questions regarding the request, please feel free to contact me at 505-389-2191.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator



LOCATION MAP

ZONE ATLAS SHEET NO. 53

SUBDIVIDER:
JIMMI AND PAM NUZZI
xxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxxxxxxx
xxxxxxxxxxxxx

AGENT/ENGINEER:

HUITT-ZOLLARS, INC.
333 RIO RANCHO DRIVE SE, SUITE 101
RIO RANCHO, NM 87124
SCOTT EDDINGS, PHONE NO. (505) 892-5141

PLAT OF
BALTIC PARK SUBDIVISION
BEING THE BALTIC PARK TRACT
SIESTA HILLS II - REPLAT NO. 2

FILED 11-06-1984, IN VOLUME UNDESIGNATED, FOLIO 498-A (RRE PLAT BOOK 3, PAGE 134), AS DOCUMENT NUMBER 56587, WITHIN PROJECTED SECTION 22, T. 12 N., R. 2 E., N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 2

NOVEMBER 2021

PRELIMINARY PLAT

LEGAL DESCRIPTION:

A Tract of land being all of The Baltic Park Tract, Siesta Hills II, Replat No. 2, recorded on November 06, 1984 in Volume Undesignated, Folio 498-A (R.R.E. Plat Book 3, Page 134, as Document Number 56587), located within Projected Section 22, Township 12 North, Range 2 East, New Mexico Principal Meridian, Town of Alameda Grant, City of Rio Rancho, Sandoval County, New Mexico.

Said Tract contains 1.9054 acres.

SUBDIVISION DATA

SUBDIVISION: BALTIC PARK SUBDIVISION		PLAT ACRES	1.9054
NO. OF LOTS:	8	LOT ACRES:	1.9054
NO. OF PARCELS:	0	PARCEL ACRES:	0
NO. OF TRACTS:	0	TRACT ACRES:	0
NO. OF EXIST. TRACTS: 1			
ROAD MILES DEDICATED TO THE CITY OF RIO RANCHO:			0
NEW ROAD ACRES DEDICATED TO THE CITY OF RIO RANCHO:			0

NOTES: UNLESS OTHERWISE INDICATED:

Existing five (5) foot wide drainage and utility easement all around The Baltic Park Tract (to be vacated by this plat)

There is a (10) foot wide p.u.e granted adjacent to all road R/W's.

There is a five (5) foot wide public public utility easement within all lots and tracts on all sides and rear property lines.

All property corners are set with a 5/8" x 24" rebar with yellow plastic cap stamped LS 7482, or nail with shinner stamped LS7482 (unless otherwise indicated).

Distances are horizontal ground distances in feet. Information in parenthesis ( ) are record where different from actual field survey.

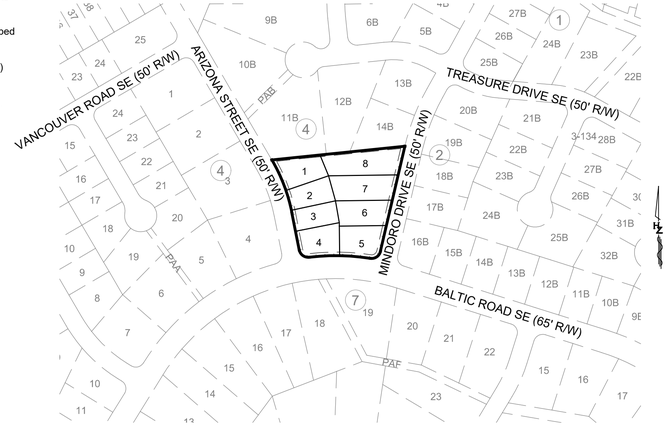
Lot lines are radial or perpendicular to street lines (unless otherwise indicated).

P.U.E. - Public Utility Easement

RAD - Radial bearing

AC - Acres

R/W - Right-of-Way



VICINITY MAP

NOT TO SCALE

PURPOSE OF PLAT

1. TO DIVIDE THE BALTIC PARK TRACT INTO 8 R-1 SINGLE FAMILY RESIDENTIAL UNITS.
2. TO CREATE NEW P.U.E.'S AS NOTED HEREON. (GRANTED BY THIS PLAT).
3. TO VACATE EXISTING 5 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ALL AROUND THE BALTIC PARK TRACT BY THIS PLAT.

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. City of Rio Rancho for installation, maintenance, and service of storm drain lines, manholes and inlets; sanitary sewer lines, manholes and service lines; water lines, valves and other equipment and facilities reasonably necessary to provide storm, sanitary sewer and water services.
B. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
C. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
D. Qwest Corporation d/b/a Century Link for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
E. Sparklight for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of the grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of the grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of national electrical safety code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switch gears, as installed, shall extend ten (10) feet in front of transformer/switch gear doors and five (5) feet on each side.

Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

The Utility Company signatures shown hereon are by authorized Utility Company Representatives

City of Rio Rancho — Date

PNM Electric Services — Date

NM Gas Company — Date

Qwest d/b/a/CenturyLink QC — Date

Sparklight — Date

SURVEYOR'S CERTIFICATE

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby certify that the plat shown hereon was prepared under my supervision, and that the same is true and correct to the best of my knowledge and belief. This survey conforms to the Land Surveying Standards as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and the City of Rio Rancho Subdivision Ordinance.

Kim C. Stelzer, NMPS No. 7482 — Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

JURISDICTIONAL AFFIDAVIT

I, Kim C. Stelzer, New Mexico Registered Land Surveyor No. 7482, do hereby affirm that the property described does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Kim C. Stelzer, NMPS No. 7482 — Date

KIM C. STELZER NEW MEXICO 7482 REGISTERED PROFESSIONAL LAND SURVEYOR

DEDICATION

THE SUBDIVISION PLAT HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF THE EXISTING 5' WIDE DRAINAGE AND UTILITY EASEMENT ALL AROUND THE BALTIC PARK TRACT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO SUBDIVIDE SAID BALTIC PARK TRACT INTO 8 R-1 SINGLE FAMILY RESIDENTIAL LOTS, ALSO TO THE GRANTING OF INTERIOR LOT AND TRACT 'PUBLIC UTILITY EASEMENTS' AS NOTED HEREON. SAID OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT ANY AND ALL EASEMENTS SHOWN OR NOTED ON THE PLAT INCLUDING THE RIGHT OF INGRESS AND EGRESS. SAID OWNER(S) AND /OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HAD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

Jimmy Muzzi — Pam Muzzi

STATE OF _____)
)SS
COUNTY OF _____)

On this____day of _____, 20___, before me the undersigned Notary Public in and for said County and State, personally appeared Jimmy Muzzi and Pam Muzzi, who being by me duly sworn, did say that they are the owners of said Subdivision and that they signed this instrument as their free act and deed.

Notary Public

My Commission Expires_____

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (NAD 83 Central Zone)
2. Distances shown are ground distances.
3. The combined ground to grid factor is: 0.XXXXXXXXX.
4. Elevations are NAVD88.
5. No buildings existing on the surveyed property.

CITY CLERKS CERTIFICATE

I, Rebecca Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Planning and Zoning Board Chairman on the _____ day of _____ 20__.

Rebecca Martinez, City Clerk

RIO RANCHO PLANNING AND ZONING BOARD

Approved at their meeting on this _____ day of _____ 20____.

Chairman

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

Approved this _____ day of _____ 20____.

Matthew B. Geisel, Acting Director

TREASURER'S CERTIFICATE

I, Jennifer A. Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that the previous ten (10) years property taxes have been paid in full.

Jennifer A. Taylor, Sandoval County Treasurer — Date

COUNTY FILING CERTIFICATION

STATE OF NEW MEXICO)
SS.
COUNTY OF SANDOVAL)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AS

DOCUMENT NO. _____

ON THE _____ DAY OF _____ 20____, AT _____

O'CLOCK ___M. AND DULY RECORDED IN PLAT BOOK _____, PAGES

_____, OF THE RECORDS OF SAID COUNTY.

(RIO RANCHO ESTATES BOOK _____, PAGES _____)

COUNTY CLERK — DATE

Book Page

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Plotted: 11/17/2021 3:38:43 PM, By:Duneman, Donnie
H:\proj\R3145\80.01 - Siesta Hills II Baltic Park\05 Design\05.11 Survey\PLAT\1_P2-Preliminary plat.dwg
Last Saved:11/17/2021 2:50:27 PM, cjones

PRELIMINARY PLAT

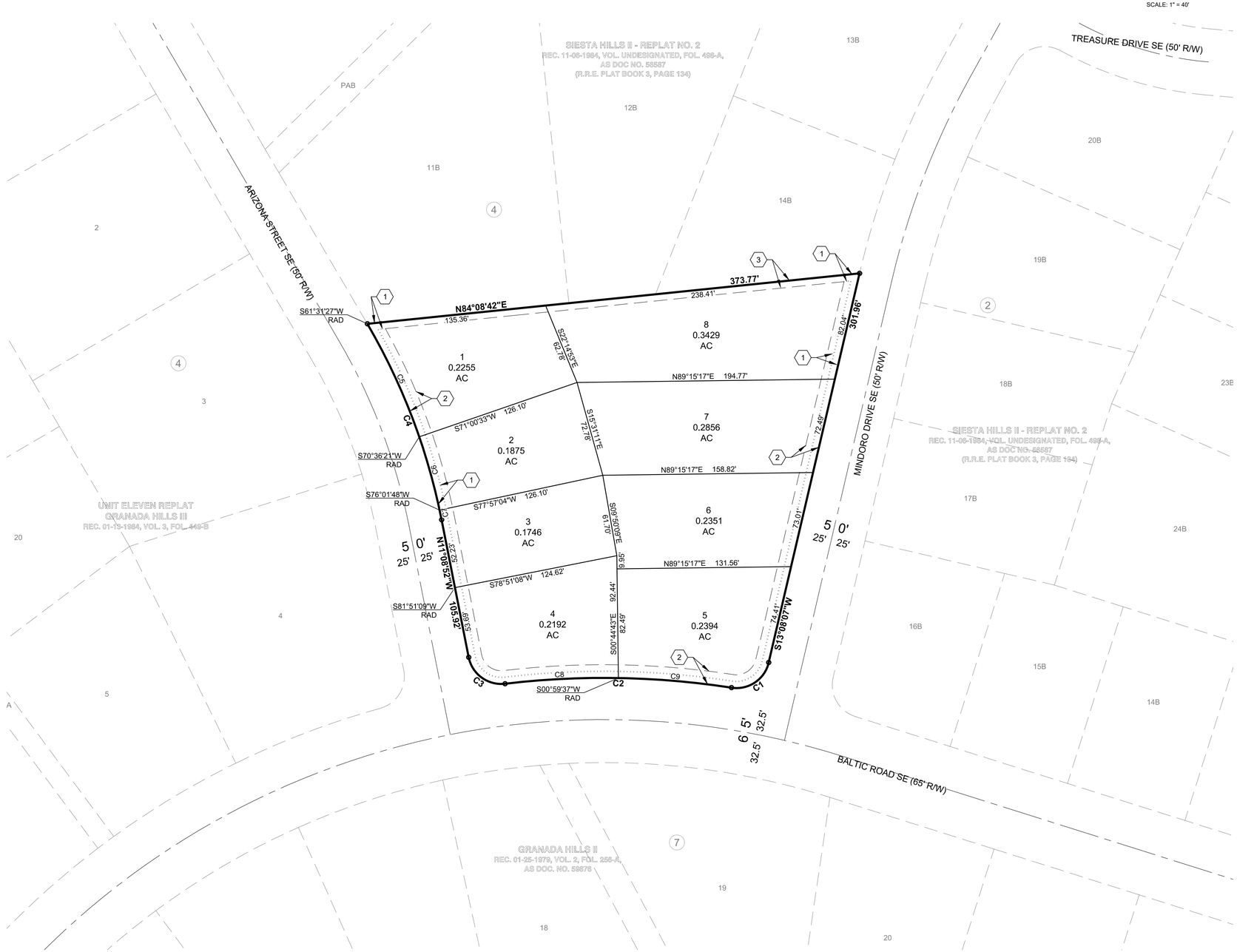
PLAT OF

BALTIC PARK SUBDIVISION
BEING THE BALTIC PARK TRACT
SIESTA HILLS II - REPLAT NO. 2

FILED 11-06-1984, IN VOLUME UNDESIGNATED, FOLIO 498-A (RRE PLAT BOOK 3, PAGE 134), AS DOCUMENT NUMBER 56587, WITHIN PROJECTED SECTION 22, T. 12 N., R. 2 E., N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO

SHEET 2 OF 2

NOVEMBER 2021



CURVE TABLE

CURVE NO.	Δ	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	85°38'06"	25.00'	S55°57'10"W	33.98'	37.37'
C2	15°33'12"	632.00'	N89°00'23"W	171.04'	171.56'
C3	85°38'07"	25.00'	N53°57'55"W	33.98'	37.37'
C4	19°11'18"	475.00'	N20°44'31"W	158.33'	159.08'
C5	11°20'43"	475.00'	N24°39'48"W	93.90'	94.06'
C6	6°56'27"	475.07'	N15°31'11"W	57.51'	57.55'
C7	0°53'40"	478.55'	N11°35'54"W	7.47'	7.47'
C8	7°46'36"	632.00'	S87°06'19"W	85.72'	85.78'
C9	7°46'36"	632.00'	N85°07'05"W	85.71'	85.78'

EXISTING EASEMENTS

1. EXISTING 5 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALL AROUND THE BALTIC PARK TRACT (GRANTED BY PLAT OF SIESTA HILLS II - REPLAT NO. 2, FILED ON 11-06-1984 IN VOLUME UNDESIGNATED, FOLIO 498-A, AS DOC. NO. 6587) (VACATED BY THIS PLAT)
2. 10 FOOT P.U.E ADJACENT TO ALL ROAD R/W'S GRANTED BY THIS PLAT
3. 5 FOOT P.U.E. GRANTED BY THIS PLAT

BOUNDARY EVIDENCE:
UNLESS OTHERWISE INDICATED:

1. Found 5/8" x 24" rebar with red or red or yellow cap stamped LS 7482

All interior property corners are set with 5/8" x 24" rebar with yellow cap stamped LS 7482

KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Book Page

Plotted: 11/17/2021 4:08:05 PM, By:Duneman, Donnie
H:\proj\R3145\80.01 - Siesta Hills II Baltic Park\05 Design\05.11 Survey\PLAT\1_P2-Preliminary plat.dwg
Last Saved:11/17/2021 4:07:51 PM, ddueman

December 13, 2021

Mr. Donnie Duneman
Huitt-Zollars
333 Rio Rancho Dr NE, Suite 101
Rio Rancho, NM 87124-1450

Re: Water & Wastewater Availability Approval for SH 2 Baltic Park Subdivision. 8 dwelling units. Location: Corner of Bali Rd and Arizona St

Dear Mr. Duneman:

The Utilities Department approves the Water and Wastewater Availability for SH2 Baltic Park Subdivision as described above. A fire hydrant may need to be added during design review. Any existing or new fire hydrant shall not interfere with the Sidewalk ADA requirements and is the responsibility of the developer to ensure ADA compliance.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water and wastewater system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

If a fire flow test is performed for the site, results are to be turned into the Utilities Administration Attn: Steve Gallegos and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

Please refer to the City of Rio Rancho Web Site for additional water and sewer information. Design Criteria and Standard Details are located on the following web address: http://ci.rio-rancho.nm.us/index.asp?NID=482 Departments, Public Works, Design Criteria and Standards Details, Water and Wastewater.

Contacts for additional information and guidance: Development Services: 505-891-5005 Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is complete within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,
Deputy Director
Utilities Department



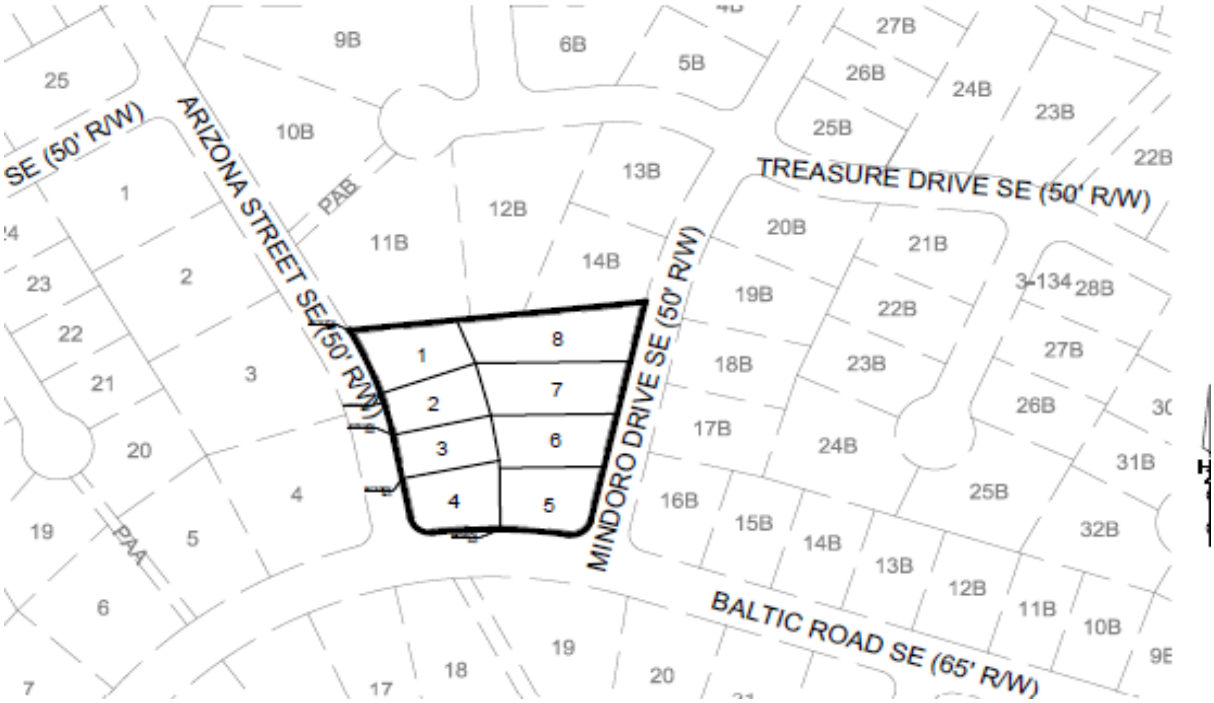
PLAT OF

BALTIC PARK SUBDIVISION
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SIESTA HILLS II - REPLAT NO. 2

FILED 11-06-1984, IN VOLUME UNDESIGNATED, FOLIO 498-A
(RRE PLAT BOOK 3, PAGE 134), AS DOCUMENT NUMBER 56587
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

SHEET 1 OF 2

NOVEMBER 2021



3200 Civic Center Circle NE • Rio Rancho, New Mexico 87124
Office (505) 896-8715 • Fax (505) 891-5201

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

RE: Preliminary Plat Extension, Case No. 21-210-00023
Baltic Park Preliminary Plat

Dear Property Owner:

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

The applicant, Butterfly Holdings LLC, is requesting approval of a Preliminary Plat Extension for the Baltic Park subdivision containing 8 single-family residential lots on approximately 1.90 acres, zoned for R-1: Single-Family Residential. The subject property is legally described as Siesta Hills II, Lot Park.

The **Planning and Zoning Board** will consider these requests at a public hearing on **Tuesday, January 10, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

On the back of this letter is a location map of the project, with the property identified with a red outline, as well as a draft of the lot layout.

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

If you would like to participate virtually during the meeting please use the following information to join the meeting: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09 or call +1(253)215-8782 (US) Meeting ID: 851 8074 1871 Passcode: **026819**

Please do not hesitate to contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing. The meeting is also best accessed for viewing via www.rrnm.gov.

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

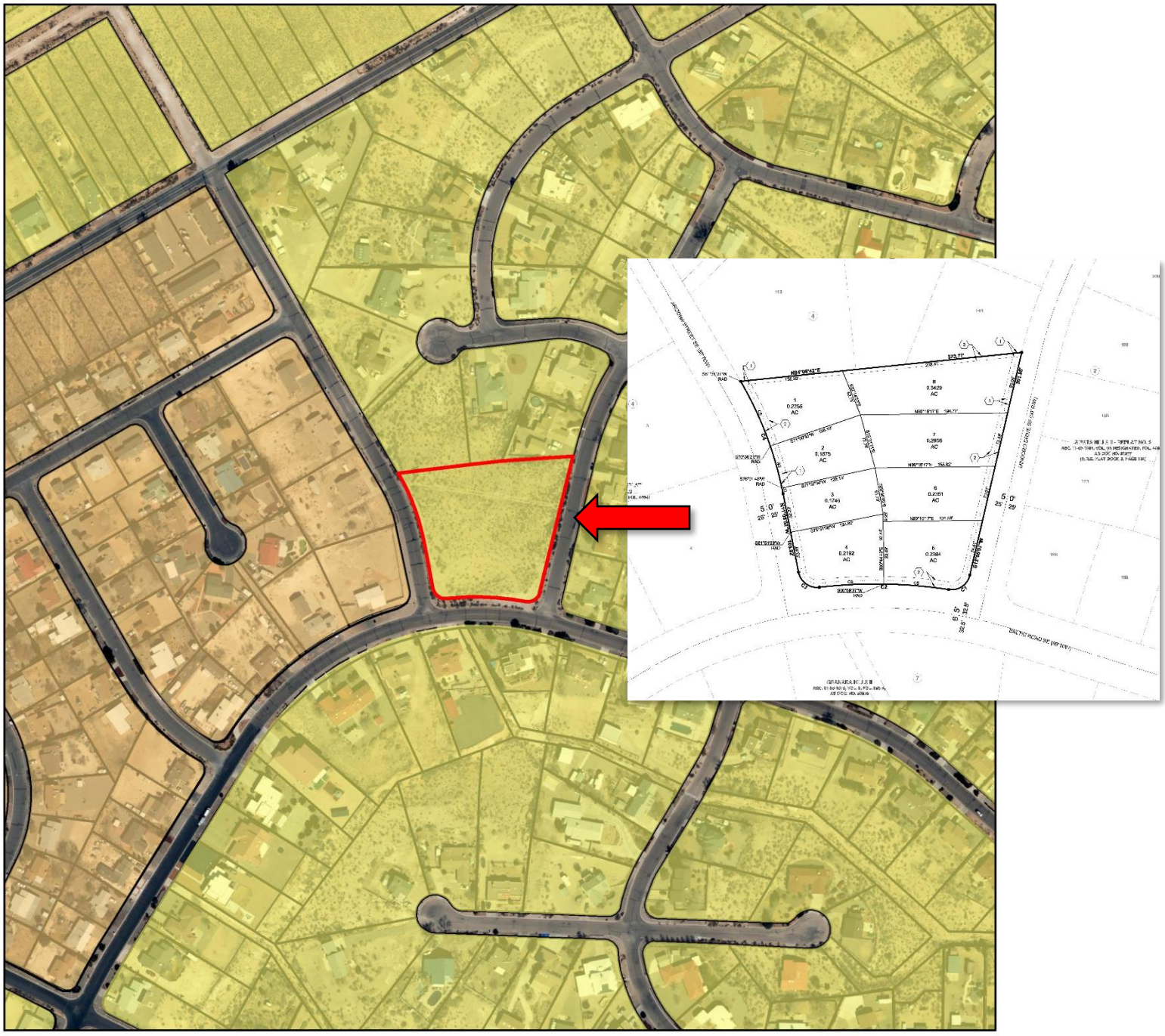
Respectfully,

Michelle Costilla
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

BALTIC PARK ZONING



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

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001561335

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

Ordered By	Sharon Bitah	**Customer Phone**	5058915005	**Joint Ad #**	
Customer EMail		**PO Number**	230019		
Ad Cost	$127.64	**Sales Rep**	wschult		
Tax Amount	$9.89	**Order Taker**	wschult		
Total Amount	$137.53	**Payment Method**	Credit Card		
Amount Due	$137.53	**Payment Amount**	$0.00		

Affidavits 0

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001561335-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 172 li		
Color			

Run Date
12/26/2022
12/26/2022
12/26/2022

WYSIWYG Content

RRioRancho
City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, January 10, 2023 at 6:00 pm:

Preliminary/Final Plat
Case #22-220-00018
The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed.

Zone Map Amendment
Case #22-100-00028
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

Zone Map Amendment
Case #22-100-00029
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential market. The subject property is located within the Del Norte Specific Area Plan and is approximately 0.9947 acres.

Special Exception to the Sign Code
Case #22-110-00022
The applicant, Defined Fitness, through their agent, EPNM, INC., requests approval of a special exception to the sign code (variance) to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres.

Preliminary Plat Extension
Case #21-210-00023
The applicant, Butterfly Holdings LLC. requests approval for a Preliminary Plat Extension for Baltic Park to create 8 single-family residential lots on approximately 1.90 acres, zoned for R-1: Single-Family Residential. The subject property is legally described as Siesta Hills II, Lot Park.

Preliminary Plat Extension
Case #21-210-00025
The applicant, Norwhich Cove Development, LLC. requests approval for a Preliminary Plat Extension for Carriage Estates to create 43 single-family residential lots and 1 tract on approximately 5.9401 acres, zoned for R-4: Single-Family Residential. The subject property is legally described Unit 13, Block BB, Lots 1-19.

The meeting is scheduled in

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

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

Journal: December 26, 2022

BALTIC PARK MAILINGS



Abutting Properties

Subject Property

GIS
Moving Spatial
Data Forward

0 115 230 460

Feet

RioRancho
City of Vision

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

Map Created by Michelle Costilla DATE 11/19/2021

Dearest Members of Planning and Zoning Board,

My name is Joseph Moore, I live at 850 Treasure Ct, directly north of the tract of land bordering Baltic Ave. SE in discussion. My family and I hale from Jersey City NJ, summer home of the pizza rat, where the state bird is the pigeon. We moved to Rio Rancho 2 years ago, and love the peace, quiet and openness of this community. We consider RR, and Treasure Ct, a literal Treasure, compared to the congested, polluted, over-developed and under-served city we 'escaped' from. In Jersey, ya better love your neighbors, especially those upstairs, downstairs, to your right and left, in front and in back of you.

As I drive down Unser, I often wonder as I view the morning smog cloud encroaching from the southeast, if the people of RR take for granted the clean air and wide open spaces that this town and state are blessed with.

The Baltic tract which is being considered for development of a housing complex is currently home to a variety of flora and fauna, not only the many species of cholla and yucca, but quail, finches, thrashers, doves, lizards, chipmunks, rabbits, coyotes, badgers, 'King Roadrunner and his offspring' and most surprising to me, baby desert tortoises. I have 'met' every one of these animals, some in my back yard, and I don't even mind the snakes in my living room. RR natives might 'ho-hum' the preceding list of inhabitants. 'Seen 'em all' 'so what else is new' might be your attitude, but I cannot, and I hope you will not take for granted the wealth of wildlife with which we hope to co-exist.

In summation, I would ask that the small tract, less than 2 acres, remain undeveloped, perhaps as a wild open space 'Baltic Park Nature Walk', respecting the local wildlife. Perhaps we could clean it up and fence it off to discourage 4-wheelers.

Thank you for reading.
Sincerely, Joseph Moore
wiseguy@netzero.net

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 21-210-00025

AGENDA DATE:
January 10, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Norwich Cove Development, LLC, requests approval of a preliminary plat extension for Carriage Estates. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Norwich Cove Development, LLC, requests approval of a preliminary plat extension for Carriage Estates. This subdivision would create 43 single-family residential lots and 1 tract on approximately 5.9401 acres. The preliminary plat for the Carriage Estates Subdivision was approved by the Planning and Zoning Board on December 14, 2021. A subdivision variance to the Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines was also approved the same day under case 21-280-00012.This extension request is to complete the infrastructure work prior to submitting for final replat. According to a justification letter from the applicant dated December 13, 2022 ,"Norwich Cove Development, LLC expects to have all subdivision improvements completed by February 28, 2022, and to be ready to record a final plat shortly thereafter."

The City Subdivision Ordinance [Code of Ordinances, Chapter 155.22 (F), Longevity], states, “Approval of a preliminary plat is effective for one year unless extended by the Planning Board, based on a finding that the delay has been unavoidable and the extension is in the public interest.”

Staff recommends the Planning and Zoning Board find it is in the public interest to grant the preliminary plat extension. The extension would provide the applicant with additional time to address any issues or outstanding items for subdivision construction. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City’s standards. There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second review and re-approval for the Carriage Estates Subdivision.

NOTIFICATIONS Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners. A legal notice was published in the December 26, 2022 edition of the Albuquerque Journal. A notice sign was posted to the property on January 3, 2022. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approves of preliminary plat extension with the following findings and conditions:

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a preliminary plat extension.
2. The applicant has the authority to apply for a preliminary plat extension.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
2. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval of the Melon Ridge Subdivision preliminary plat that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the November 9, 2021 preliminary plat approval shall apply to this extension, with those conditions being:

a. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following this extension of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.
b. Infrastructure shall be installed and accepted prior to the recording of the final plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the final plat hearing.
c. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.
d. The applicant shall address the reviewers' comments prior to submitting construction plans or the final plat, whichever is applicable, including:

i. The applicant shall submit updated construction plans addressing comments from DSD Engineering prior to construction.
ii. The applicant shall address all of the preliminary plat reviewer's staff comments prior to submitting construction plans or the final plat, whichever is applicable.
iii. Park and trail impact fees be paid at time of building permit.
vi. Plat missing Dedication Section which needs to have Tract A dedicated to the HOA to own and maintain.
v. Disclose the proposed use for Tract A on the plat along with how it will be maintained and paid for.

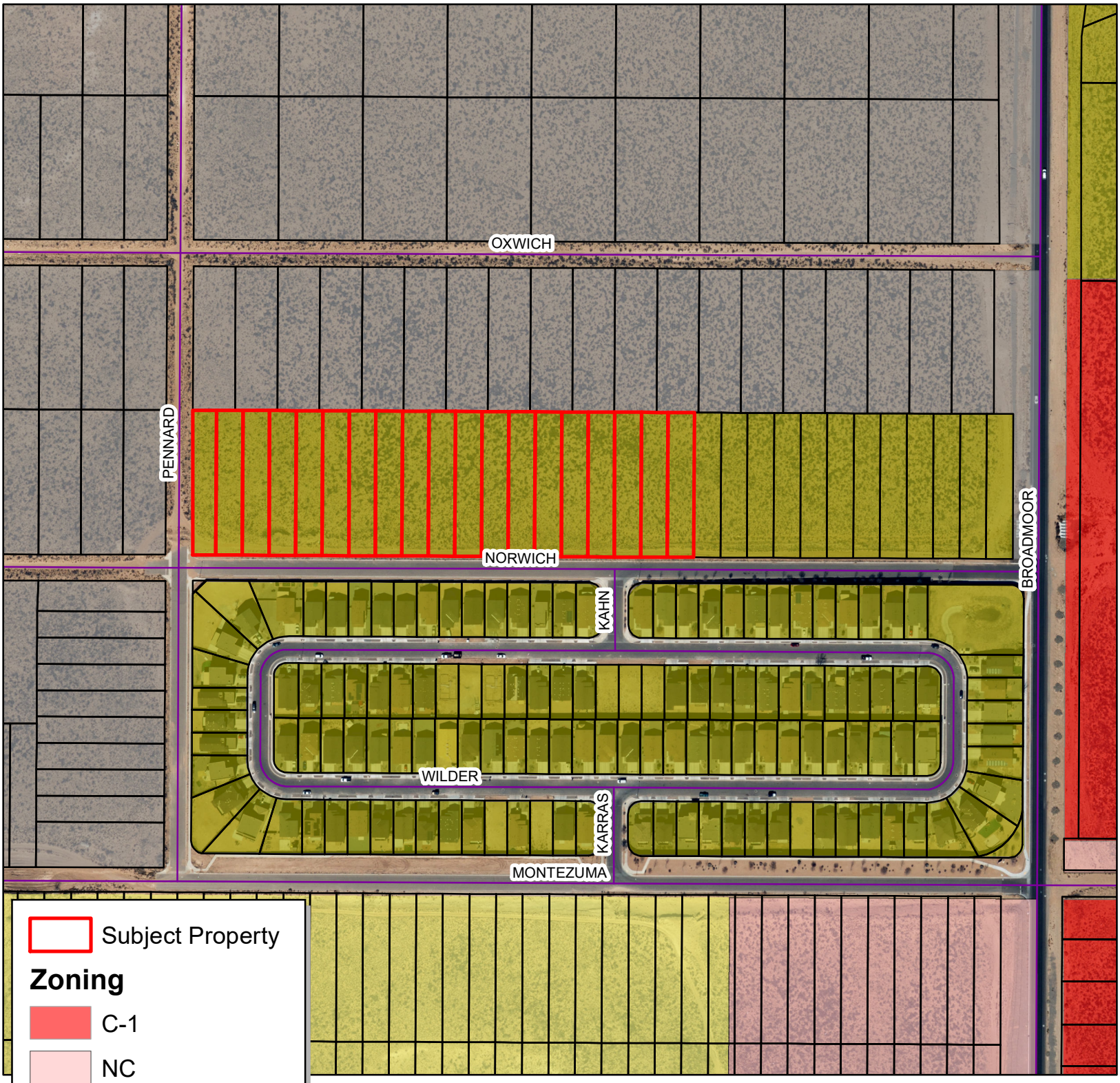
6. The preliminary plat extension is effective until January 10, 2024.

ALTERNATIVES:
The Planning and Zoning Board may:
1. Approve the request with staff recommendations and conditions.
2. Approve the request with amendments to recommendations and/or conditions.
3. Deny the request.
4. Postpone the item and continue the public hearing for the preliminary plat extension in order to further review.

DEPARTMENT RECOMMENDATION:
The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Carriage Estates Preliminary Plat.pdf
ATTACHMENT: Water, Wasewater Availability Approval.pdf
ATTACHMENT: Reprodction of Notices.pdf
ATTACHMENT: Public Comment.pdf

CARRIAGE ESTATES



Subject Property

Zoning

- C-1
- NC
- R-1
- R-4
- TZ

GIS
Moving Spatial Data Forward

0 165 330 660
Feet

N
W E
S

Rio Rancho
City of Vision

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

Map Created by Michelle Costilla DATE 12/21/2022

Via Emailed PDF to Planning@rrnm.gov

December 13, 2022

City of Rio Rancho
Development Services, Planning and Zoning
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Extension of Time to Complete Subdivision Improvements for Carriage Estates

Dear Madam or Sir:

Norwich Cove Development, LLC respectfully requests an Extension of Time to record the final plat for the Carriage Estates Subdivision.

Norwich Cove Development, LLC determined that it wished to complete the infrastructure work prior to submitting for final replat in order to negate the need for a Development Agreement and Financial Guarantee. The City of Rio Rancho approved the plans for this subdivision in early April 2022, and construction began in the summer of 2022.

As of today, Norwich Cove Development, LLC expects to have all subdivision improvements completed by February 28, 2022, and to be ready to record a final plat shortly thereafter.

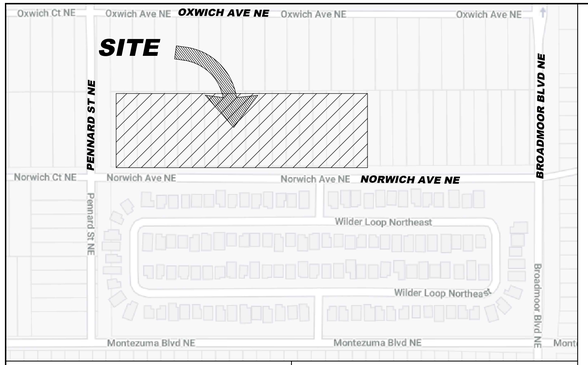
Sincerely,

NORWICH COVE DEVELOPMENT, LLC



Scooter Haynes, Manager

NORWICH COVE DEVELOPMENT, LLC
P.O. Box 9043 • Albuquerque, NM 87119
505.898.6622 • Fax 505.898.2781
e-mail | mail@scmpartners.com



VICINITY MAP
NOT TO SCALE

CITY OF RIO RANCHO
ZONE ATLAS PAGE 88

TERRA

GRAPHIC SCALE

0 40 80 120

(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND BEING COMPRISED OF LOTS 1 THRU 19, BLOCK BB, UNIT 13 OF RIO RANCHO ESTATES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED WITH THE SANDOVAL COUNTY CLERK'S OFFICE ON JUNE 13, 1966, IN VOLUME RR1, FOLIO 69, AND SITUATE WITHIN PROJECTED SECTION 1, TOWNSHIP 12 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO; SAID TRACT OF LAND CONTAINING 5.9401 ACRES (258,750.71 SQUARE FEET) MORE OR LESS.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE EXISTING LOTS 1 THRU 19 IN BLOCK BB, UNIT 13 OF RIO RANCHO ESTATES AND CREATE 43 NEW LOTS AND TRACT A, DEDICATE UTILITY EASEMENTS, AND DEDICATE RIGHT-OF-WAY TO THE CITY OF RIO RANCHO.

SUBDIVISION DATA

GROSS SUBDIVISION ACREAGE: 5.9401 ACRES
DATE OF SURVEY: OCTOBER 2021
NO. OF EXISTING TRACTS: 19
NO. OF TRACTS CREATED: 45

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N44°42'42"W	35.36'
C2	39.27'	25.00'	90°00'00"	N45°17'18"E	35.36'
C3	39.27'	25.00'	90°00'00"	S44°42'42"E	35.36'
C4	39.27'	25.00'	90°00'00"	N45°17'18"E	35.36'
C5	30.77'	25.00'	70°31'44"	S54°26'50"E	28.87'
C6	218.63'	50.00'	250°31'44"	N35°33'10"E	81.65'
C7	15.79'	25.00'	36°11'14"	N71°37'05"W	15.53'
C8	14.98'	25.00'	34°20'29"	S36°21'13"E	14.76'
C9	164.73'	50.00'	188°45'56"	S66°28'04"W	99.71'
C10	49.84'	50.00'	57°07'02"	S56°30'25"E	47.81'
C11	4.05'	50.00'	4°38'46"	S87°23'19"E	4.05'
C12	39.27'	25.00'	89°59'57"	N44°42'43"W	35.36'
C13	39.27'	25.00'	90°00'03"	N45°17'17"E	35.36'
C14	39.27'	25.00'	89°59'57"	N44°42'43"W	35.36'

PRELIMINARY PLAT OF CARRIAGE ESTATES SUBDIVISION

A SUBDIVISION OF BLOCK BB LOTS 1 THRU 19 UNIT 13 RIO RANCHO ESTATES WITHIN PROJECTED SECTION 1 T. 12 N., R. 2 E., N.M.P.M TOWN OF ALAMEDA GRANT CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO OCTOBER 2021

NOTES:

1. FIELD SURVEY PERFORMED OCTOBER, 2021.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BASIS OF BEARINGS IS STATE PLANE NAD 83 NM CENTRAL ZONE BASED ON A COMBINATION OF GNSS OBSERVATIONS AND THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING UTILITY SERVICE (OPUS).
4. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE PER A TOPOGRAPHIC SURVEY COMPLETED BY HARRIS SURVEYING PREPARED COMPLETED IN JUNE 2021. THE PROJECT BM IS A PK NAIL WITH WASHER SET IN THE SOUTHEAST QUADRANT OF NORWICH AVE NE AND PENNARD ST NE. ELEVATION = 5563.81 FEET

TRACT NOTES:

1. TRACT A TO BE DEDICATED TO THE HOA TO OWN AND MAINTAIN.
2. TRACT B TO BE DEDICATED TO THE CITY OF RIO RANCHO FOR PUBLIC WATER AND SEWER AND TO BE MAINTAINED BY THE HOA.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN PARCEL OF LAND HEREIN DESCRIBED AS CARRIAGE ESTATES SUBDIVISION BEING COMPRISED OF LOTS 1 THRU 19, BLOCK BB, UNIT 13 OF RIO RANCHO ESTATES DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER DATE

PROJECT BM
HARRIS SURVEYING CONTROL STATION "1"
NAD 83 NEW MEXICO STATE PLANE
GRID COORDINATES (CENTRAL ZONE)
N:1,561,981.33
E:1,511,301.91
EL.=5563.81 FEET



S 36°26'48" W 20.392.72'
(TIE)

N.G.S. CONTROL STATION "SAGE"
NAD 83 NEW MEXICO STATE PLANE
GRID COORDINATES (CENTRAL ZONE)
N:1,545,611.58
E:1,499,264.76
EL.=5676 FEET
COMBINED GROUND TO GRID FACTOR = 0.99965468
DELTA ALPHA = -0°16'22.2"

RIO RANCHO PLANNING & ZONING BOARD

Approved this _____ day of _____ , 20___.

Michael Schlichte, Chairman

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION , (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. LUMIN FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
4. SPARKLITE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
5. CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF LIINES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND QWEST CORPORATION D/B/A CENTURYLINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

UTILITY APPROVALS:

CITY OF RIO RANCHO DATE

NEW MEXICO GAS COMPANY DATE

LUMIN DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

SPARKLITE DATE

SUBDIVIDER:
MATTHEW HERRERA
314 EL PUEBLO ROAD NW
ALBUQUERQUE, NM 87114

AGENT/ENGINEER:
SHELDON GREER
314 EL PUEBLO ROAD NW
ALBUQUERQUE, NEW MEXICO 87114

SURVEYOR:
TERRA LAND SURVEYS, LLC
P.O. BOX 2532
CORRALES, NEW MEXICO 87048

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

SHEET 1 OF 1
TERRA PROJECT NO X6047

Z:\TERRA LAND SURVEYS\PROJECTS\2021-145\S\2021-145 PRELIMINARY PLAT.DWG DRAWN BY: CAM

November 1, 2021

Mr. Sheldon Greer, P.E.
Senior Project Manager II
Community Design Solutions
5971 Jefferson Street NE Suite 101
Albuquerque, NM 87109

Re: Water Wastewater Availability Approval for Unit 13, Blk BB Norwich Subdivision, Approximately 42 lots.

Dear Mr. Shell:

The Utilities Department approves the Water and Wastewater Availability for U13 as described above. Individual Pressure Reducing Valves (PRV) on the customer side of the meter will be required. Installation and maintenance of the individual PRV are the responsibility of the customer.

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained, and the completion of the proposed water and wastewater system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

If a fire flow test is performed for the site, results are to be turned into the Utilities Administration Attn: Steve Gallegos and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 896-8287. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

Please refer to the City of Rio Rancho Web Site for additional water and sewer information. Design Criteria and Standard Details are located on the following web address: http://ci.rio-rancho.nm.us/index.asp?NID=482 Departments, Public Works, Design Criteria and Standards Details, Water and Wastewater.

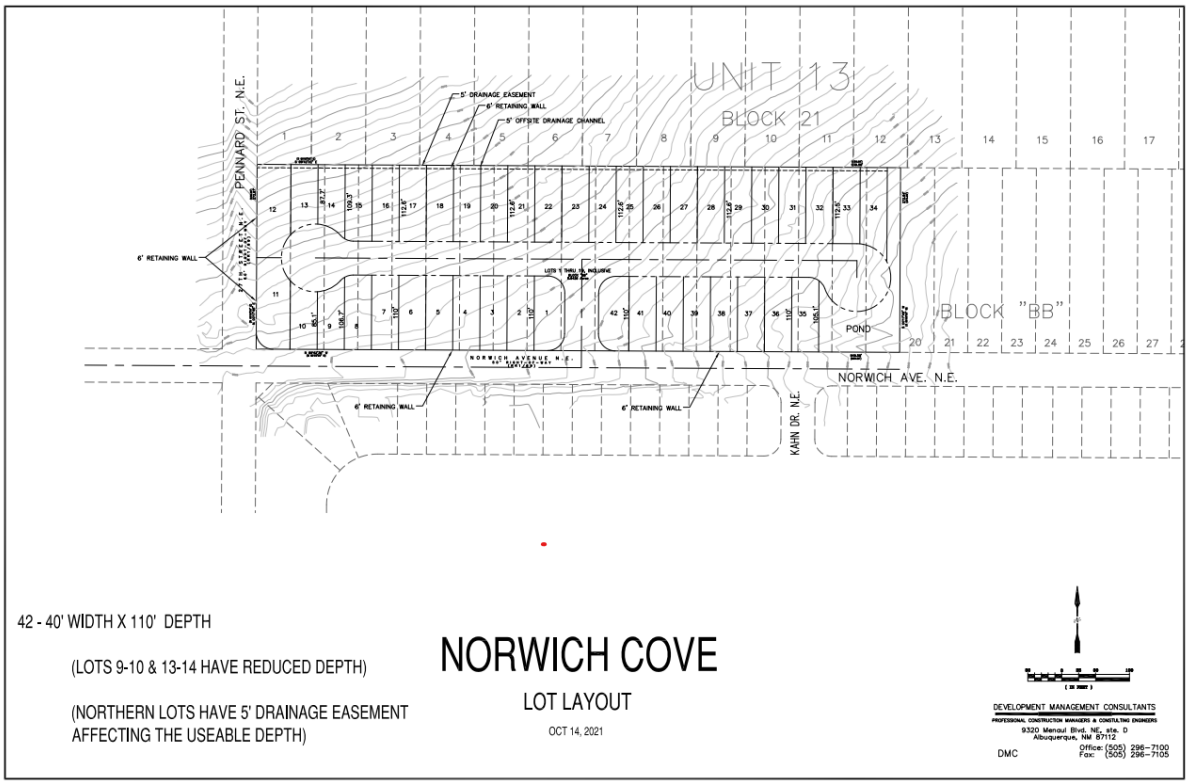
Contacts for additional information and guidance: Development Services: 505-891-5005
Engineering Division: 505-891-5016 Environmental: **Backflow Prevention 505-896-8816 and Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017.** Water pressure will need to verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

This Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Department and is complete within 3 years of approval. If you have questions regarding this Availability Statement, please contact me at 891-5046.

Sincerely,

Steve Gallegos

Steve Gallegos,
Deputy Director
Utilities Department


UNIT 13
BLOCK 21
PENNARD ST. N.E.
5' DRAINAGE EASEMENT
6' RETAINING WALL
5' OFFSITE DRAINAGE CHANNEL
6' RETAINING WALL
BLOCK "BB"
POND
NORWICH AVE. N.E.
6' RETAINING WALL
6' RETAINING WALL
KAHN DR. N.E.
42 - 40' WIDTH X 110' DEPTH
(LOTS 9-10 & 13-14 HAVE REDUCED DEPTH)
(NORTHERN LOTS HAVE 5' DRAINAGE EASEMENT AFFECTING THE USEABLE DEPTH)
NORWICH COVE
LOT LAYOUT
OCT 14, 2021
DEVELOPMENT MANAGEMENT CONSULTANTS
PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS
9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112
DMC
Office: (505) 296-7100
Fax: (505) 296-7105

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

December 22, 2022

RE: Preliminary Plat Extension, Case No. 21-210-00025
Carriage Estates Preliminary Plat

Dear Property Owner:

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

The applicant, Norwhich Cove Development, LLC, is requesting approval of a Preliminary Plat Extension for the Carriage Estates subdivision containing 43 single-family residential lots and 1 tract on approximately 5.9401 acres, zoned for R-4: Single-Family Residential. The subject property is legally described Unit 13, Block BB, Lots 1-19.

The **Planning and Zoning Board** will consider these requests at a public hearing on **Tuesday, January 10, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** through the **zoom link and number below.**

On the back of this letter is a location map of the project, with the property identified with a red outline, as well as a draft of the lot layout.

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

If you would like to participate virtually during the meeting please use the following information to join the meeting: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09 or call +1(253)215-8782 (US) Meeting ID: 851 8074 1871 Passcode: **026819**

Please do not hesitate to contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing. The meeting is also best accessed for viewing via www.rrnm.gov.

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

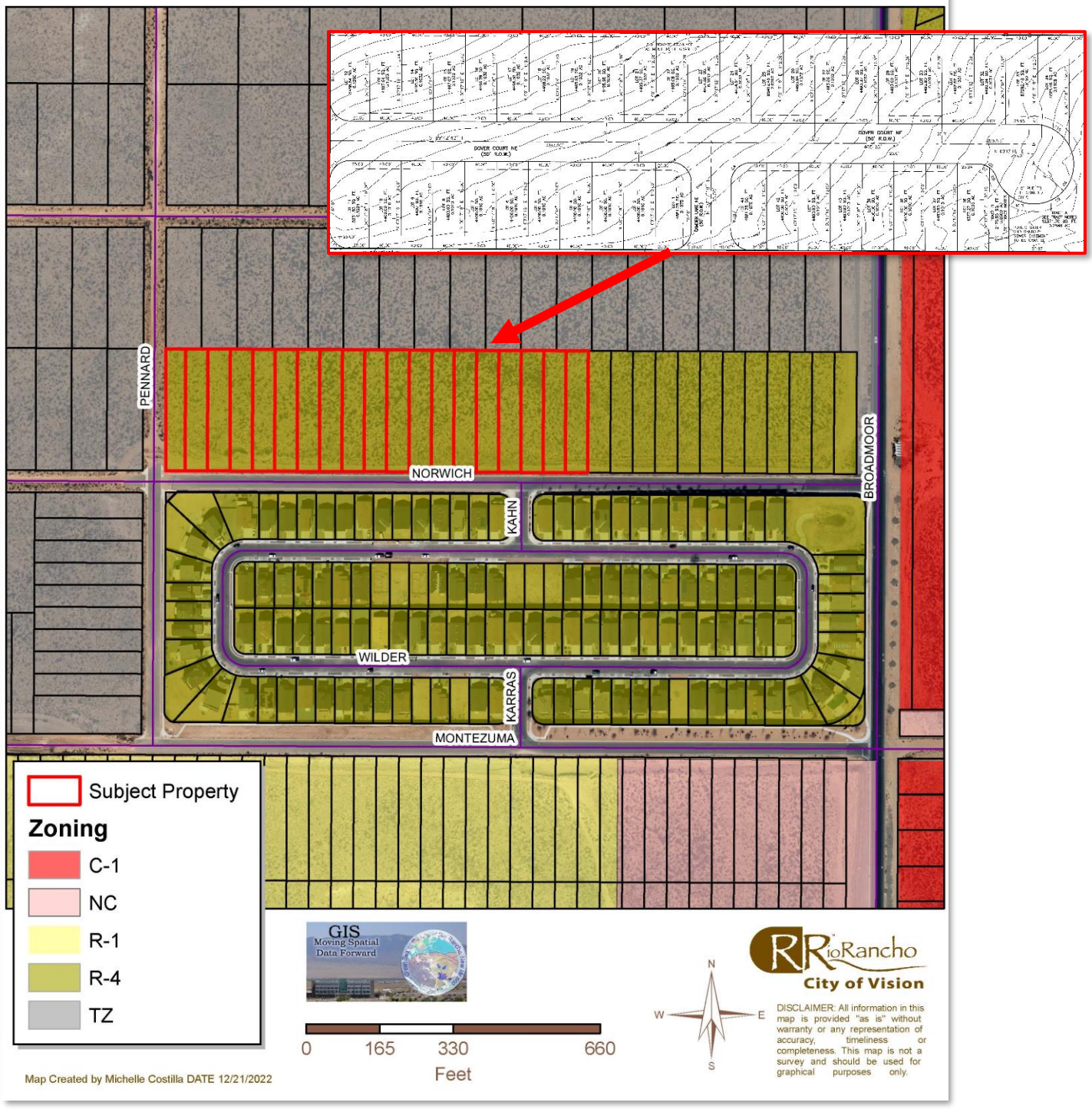
Respectfully,

Michelle Costilla
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

CARRIAGE ESTATES



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

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001561335

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

Ordered By	Sharon Bitah	**Customer Phone**	5058915005	**Joint Ad #**	
Customer EMail		**PO Number**	230019		
Ad Cost	$127.64	**Sales Rep**	wschult		
Tax Amount	$9.89	**Order Taker**	wschult		
Total Amount	$137.53	**Payment Method**	Credit Card		
Amount Due	$137.53	**Payment Amount**	$0.00		

Affidavits 0

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001561335-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 172 li		
Color			

Run Date
12/26/2022
12/26/2022
12/26/2022

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, January 10, 2023 at 6:00 pm:

Preliminary/Final Plat
Case #22-220-00018
The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed.

Zone Map Amendment
Case #22-100-00028
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

Zone Map Amendment
Case #22-100-00029
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential market. The subject property is located within the Del Norte Specific Area Plan and is approximately 0.9947 acres.

Special Exception to the Sign Code
Case #22-110-00022
The applicant, Defined Fitness, through their agent, EPNM, INC., requests approval of a special exception to the sign code (variance) to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres.

Preliminary Plat Extension
Case #21-210-00023
The applicant, Butterfly Holdings LLC. requests approval for a Preliminary Plat Extension for Baltic Park to create 8 single-family residential lots on approximately 1.90 acres, zoned for R-1: Single-Family Residential. The subject property is legally described as Siesta Hills II, Lot Park.

Preliminary Plat Extension
Case #21-210-00025
The applicant, Norwhich Cove Development, LLC. requests approval for a Preliminary Plat Extension for Carriage Estates to create 43 single-family residential lots and 1 tract on approximately 5.9401 acres, zoned for R-4: Single-Family Residential. The subject property is legally described Unit 13, Block BB, Lots 1-19.

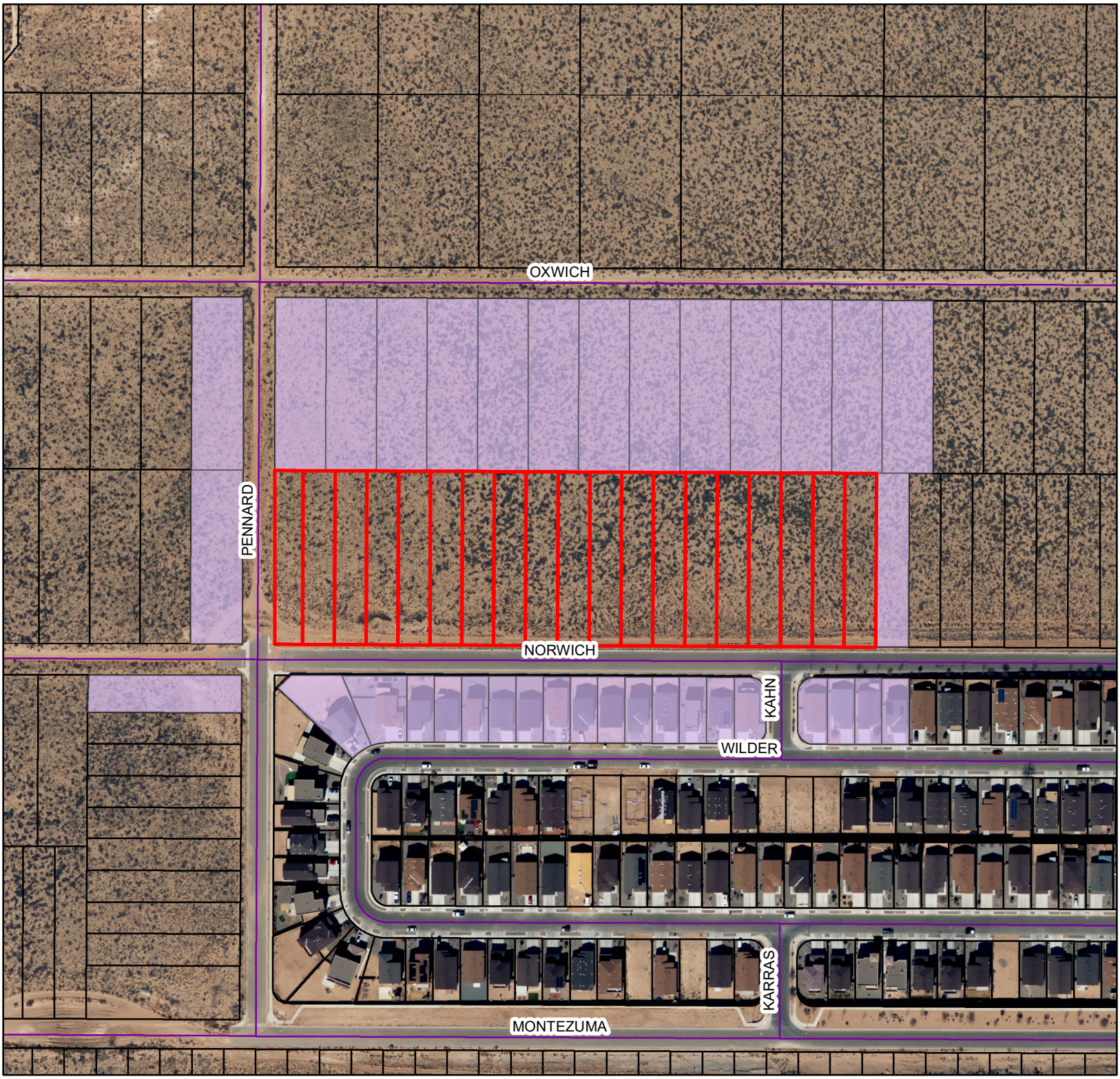
The meeting is scheduled in

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

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

Journal: December 26, 2022

CARRIAGE ESTATES



Subject Property

Abuting Properties

GIS
Moving Spatial Data Forward

0 140 280 560
Feet

N
W E
S

RioRancho
City of Vision

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

Map Created by Michelle Costilla DATE 12/21/2022

MICHELLE COSTILLA

From: Richard Weisglas <RWeisglas@optonline.net>
Sent: Sunday, January 1, 2023 5:10 PM
To: MICHELLE COSTILLA
Subject: Norwich Cove Development LLC - Preliminary Plat Extension for Carriage Estates subdivision containing 43 single -family residential lots and 12 tract on approx. 5.9401 acres, zoned R-4 :Single Family Residential

You don't often get email from rweisglas@optonline.net. Learn why this is important

****
****
CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
****
****

Subject: Norwich Cove Development LLC - Preliminary Plat Extension for Carriage Estates subdivision containing 43 single -family residential lots and 12 tract on approx. 5.9401 acres, zoned R-4 :Single Family Residential

Good Evening Michelle Costilla,
Municipal Planner 1

In reference to your letter dated December 22, 2022, ”Dear Property Owner:”

I would like to thank your organization for allowing me to attest to you on behalf of Norwich Cove Development LLC.
They are applying for a Preliminary Plat Extension for Carriage Estates subdivision.
I would like to support their application for this Extension due to the high interest market we are in.
I can support their application without reservation.
Thank you for the attention you can give this matter.

Kindest Regards,
Richard Weisglas
Property Owner
Rio Rancho Estates Block 21 Lot 10 Unit 13

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-220-00018

AGENDA DATE:
January 10, 2023

DEPARTMENT:
Development Services

SUBJECT:
Preliminary/Final Plat. The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed; extending from the Unser Blvd SE and Westside Blvd SE intersection to the 10th St SE and Westside Blvd SE intersection. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed; extending from the Unser Blvd SE and Westside Blvd SE intersection to the 10th St SE and Westside Blvd SE intersection. Westside Blvd SE is an existing, paved, minor arterial road, measuring 50' wide. The plat reflects the intended 106' wide future ROW. The lot lines between the ROW and affected properties will also be adjusted through this plat. The affected properties are zoned R-1: Single-Family Residential, C-1: Retail-Commercial District, NC: Neighborhood-Commercial District, SU for C-1: Retail-Commercial District, and M-1: Industrial and Business Park District.
CONFORMANCE WITH THE ZONING ORDINANCE: R.O. 2003 § 155.24 Final Approval; Plans and Data (F) states "Approval of the final plat by the Planning Board shall be deemed to constitute acceptance by the city of dedication of public rights-of-way, other proposed public easements, and public areas shown on the plat, provided the final plat is properly recorded with the Sandoval County Clerk and the City Clerk." Staff recommends the Planning and Zoning Board find this criteria is satisfied.
CONFORMANCE WITH CITY COMPREHENSIVE PLAN: In Chapter 7, Transportation Element, Policy TR-9 seeks to "Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property." This application would be an action in meeting this policy. Staff recommends the Planning and Zoning Board find these criteria are satisfied.
INTERDEPARTMENTAL/INTERAGENCY REVIEW: Reviewing Agency Received Application for Review
DSD Planning and Zoning - No adverse comments
DSD Engineering - No adverse comments
Rio Rancho Public Schools - No comments provided
Fire and Rescue - No adverse comments
Police Department - No adverse comments
SSCAFCA - No adverse comments
MRCOG - No adverse comments
Parks, Recreation and Community Services - No adverse comments

NOTIFICATIONS: Notice of a pending preliminary/final plat application was sent via first class mail to property owners adjacent to the subject property. A legal notice was published in the Albuquerque Journal on December 26, 2022. A notice sign was posted to the property on January 3, 2022. All legal notification requirements have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve preliminary/final plat subject to the following findings of fact and conditions of approval.

FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of the preliminary/final plat and the subject property.
2. The applicant has the authority to apply for a preliminary/final plat.
3. Neighboring property owners and the applicant/agent received written notices and were allowed to comment at a public hearing.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The preliminary/final plat has been prepared, reviewed, and conforms to the City of Rio Rancho plans and policies.
2. The preliminary/final plat conforms to the requirements of the Rio Rancho Code of Ordinance (R.O. 2003) Chapter 155 Subdivisions.
3. The preliminary/final plat conforms to the requirements of the R-1: Single-Family Residential District.
4. The preliminary/final plat conforms to the requirements of the C-1: Retail-Commercial District.
5. The preliminary/final plat conforms to the requirements of the NC: Neighborhood-Commercial District.
6. The preliminary/final plat conforms to the requirements of the SU for C-1: Retail-Commercial District.
7. The preliminary/final plat conforms to the requirements of the M-1: Industrial and Business Park District.

CONDITIONS OF APPROVAL:

1. The signature block for the city clerk will be updated, as it incorrectly denotes that the plat was approved administratively.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the preliminary/final plat with staff recommendations and conditions.
2. Approve the preliminary/final plat with amendments to recommendations and/or conditions.
3. Deny the preliminary/final plat.
4. Postpone the item and continue the public hearing for the preliminary/final plat in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends approval with findings and conditions.

ATTACHMENT: Application.pdf
ATTACHMENT: Plat
ATTACHMENT: Location Map for Sign.jpg

ATTACHMENT: Location and Zoning Map.pdf
ATTACHMENT: NeighboringPropertyOwnerLetter.pdf
ATTACHMENT: Notice Map.pdf
ATTACHMENT: Legal Ad.pdf

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: Development Services, City of Rio Rancho		Phone: 505.891.5000
Address: 3200 Civic Center Circle NE		E-Mail:
City: Rio Rancho	State: NM	Zip: 87144
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

plat reflects Westside Blvd ROW widening

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s):
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

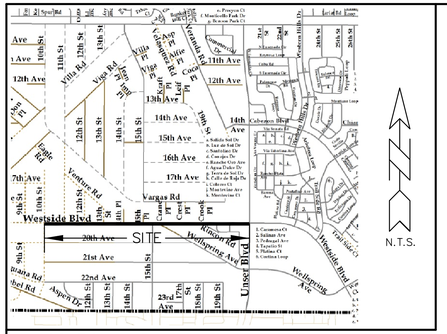
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name:	Applicant:	Agent:
Signature:		Date: 12/7/22

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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



LOCATION MAP

PURPOSE OF PLAT

1. Show resulting configuration of right–of–way obtained by deed.
2. Show resulting configuration of construction maintenance and slope easements obtained by document.
3. Show resulting configuration of public utility easements obtained by document.

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:
   "PORTION OF UNIT TEN, RIO RANCHO ESTATES"
   (01–31–1962, RRE PLAT BOOK 1, PAGE 12)
   "PORTION OF UNIT TEN, RIO RANCHO ESTATES"
   (01–31–1962, RRE PLAT BOOK 1, PAGE 14)
   "NORTHEASTERLY PORTION OF UNIT TEN, RIO RANCHO ESTATES"
   (05–13–1968, RRE PLAT BOOK 1, PAGE 73)
   "NORTHERLY PORTION OF SOUTHWESTERLY PORTION OF UNIT TEN, RIO RANCHO ESTATES"
   (05–13–1968, RRE PLAT BOOK 1, PAGE 74)
   "LOT "A", BLOCK 21, UNIT TEN, RIO RANCHO ESTATES"
   (05–17–2002, RRE PLAT BOOK 14, PAGE 60–61)
   "LOT 11–A AND 11–B, BLOCK 22, RIO RANCHO ESTATES, UNIT 10"
   (11–14–2008, RRE PLAT BOOK 22, PAGE 82)
   "PETROGLYPH MEDICAL PLAZA, BLOCK A, LOTS 1–7 AND PARCELS A & B"
   (07–07–2011, RRE PLAT BOOK 23, PAGE 43–45)
   "TRACT A, LANDS OF SPRINGER INVESTMENTS"
   (05–22–2013, RRE PLAT BOOK 25, PAGE 1–4)
   "LOTS 3–A, 3–B & 3–C, BLOCK A, PETROGLYPH MEDICAL PLAZA"
   (03–12–2015, RRE PLAT BOOK 25, PAGE 87–88)
   "LOTS 3–A–1 & 3–A–2, BLOCK A, PETROGLYPH MEDICAL PLAZA"
   (10–15–2015, RRE PLAT BOOK 26, PAGE 23–24)
   "LOT 9–A & 10–A, BLOCK 27 AND LOT 14–A, BLOCK 28, RIO RANCHO ESTATES, UNIT 10"
   (01–25–2021, RRE PLAT BOOK 30, PAGE 71–73)
   "TRACT A, JOE HARRIS ELEMENTARY"
   (2020P01586)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in 2015–2021
6. City of Rio Rancho, Sandoval County, New Mexico Zones. R–1, C–1, SU, M–1 and NC.
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 2102 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico, dated March 18, 2008.
8. Title Commitment: None provided.
9. No vehicular access shall be allowed to Westside Boulevard SE except at approved driveway locations.
10. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.
11. For Rio Rancho Estates record bearings rotate grid bearings 00°17'31" counter–clockwise.
12. Right–of–way was dedicated by seperate document.
13. PUE's were granted by seperate document.
14. Construction Maintainance Easements (CME) and Slope Easements were granted by seperate document.

INDEX OF SHEETS

1 OF 10 – COVER
2 OF 10 – INDEX OF LOTS AND EASEMENTS
3 OF 10 – RIGHT–OF–WAY PLAN
4 OF 10 – RIGHT–OF–WAY PLAN
5 OF 10 – RIGHT–OF–WAY PLAN
6 OF 10 – RIGHT–OF–WAY PLAN
7 OF 10 – RIGHT–OF–WAY LOT REMAINDERS
8 OF 10 – RIGHT–OF–WAY LOT REMAINDERS
9 OF 10 – RIGHT–OF–WAY LOT REMAINDERS
10 OF 10 – RIGHT–OF–WAY LOT REMAINDERS

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Sparklight (SPARKLIGHT) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

5. City of Rio Rancho Utilities (water and sanitary sewer) for installation, maintenance and services of lines and other equipment and facilities reasonably necessary to provide service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right–of–way and easement, with the right and priveledge of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right–of–way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.
Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER
In approving this plat, PNM, NMGCO, LUMEN and SPARKLIGHT did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and SPARKLIGHT do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the _____th day of _____, 2022 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

RESULT OF SURVEY SUMMARY PLAT FOR WESTSIDE BOULEVARD S.E. RIGHT–OF–WAY WIDENING PROJECT, RIO RANCHO ESTATES, UNIT 10

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 34 & 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

DSD CASE NO.

UTILITY APPROVALS

_____
City of Rio Rancho Date

_____
Public Service Company of New Mexico Date

_____
New Mexico Gas Company Date

_____
Lumen Date

_____
Sparklight Date

PLANNING AND ZONING BOARD

Approved on the _____ day of _____, 2022.

_____
Fred Radosevich, Chairman Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the _____ day of _____, 2022.

_____
Rebecca A. Martinez, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico do hereby certify that the previous ten (10) years property taxes have been paid in full.

_____
Jennifer Taylor, Sandoval County Treasurer Date

JURISDICTIONAL AFFIDAVIT

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby affirm that the property described hereon does lie within the platting and extra–territorial jurisdiction of the City of Rio Rancho, New Mexico.

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

12/02/2022
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the Minimum Standards for Land Surveying in the State of New Mexico and the City of Rio Rancho Subdivision Ordinance and is true and correct to the best of my knowledge and belief."

Timothy Aldrich New Mexico 7719 Registered Professional Land Surveyor

12/02/2022
Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	TA	Date:	12–02–2022
Checked By:	TA	Drawing Name:	15010CVR.DWG
Job No.:	15–010	Sheet:	1 of 10

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505–884–1990

RRE BOOK PAGE

RESULT OF SURVEY SUMMARY PLAT FOR
WESTSIDE BOULEVARD S.E.
RIGHT-OF-WAY WIDENING PROJECT,
RIO RANCHO ESTATES, UNIT 10
WITHIN THE
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TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

INDEX OF LOTS AND EASEMENTS

ID			Legal Description			
Number	Location	Block	Lot	Owner	R/W Area	Lot Remainder
					(sf)	(sf)
WSB-001	North	18	63	LD Development, LLC	7816	13970
WSB-002	North	18	1	Peggy Minsavage	7757	35815
WSB-003	North	19	1	JDP Real Estate	7757	35815
WSB-004	North	19	14	JDP Real Estate	7622	35949
WSB-005	North	20	1	James R. Achen, Jr.	7789	35782
WSB-006	North	20	7	JDP Real Estate	10472	33099
WSB-007	North	21	1	Carriage Place LTD Co.	14848	28723
WSB-008	North	21	A	Texico Conferance Assoc. of Seventh Day Adventists	15362	278890
WSB-009	North	21	64	LD Development, LLC	13180	8605
WSB-010	North	21	63	LD Development, LLC	9386	12399
WSB-011	North	21	59	LD Development, LLC	8096	13690
WSB-012	North	21	58	AB Southwest, LLC	6528	40152
WSB-013	North	21	57	AB Southwest, LLC	7228	40702
WSB-014	North	21	56	Youngberg, LLLP	7739	40189
WSB-015	North	21	55	Ruiz Development, LLC	6012	41917
WSB-016	North	21	54	Mario J. Stavole	5942	41988
WSB-017	North	21	53	Mario J. Stavole	5545	42383
WSB-018	North	21	52	Zia Trust, Inc.	4480	48250
WSB-019	North	21	51	Usha P. and Pritam B. Dandade	4481	44337
WSB-020	North	21	50	Erlinda Marquez	5642	42207
WSB-021	South	22	41	Rio Rancho Board of Education	2433	19352
WSB-022	South	22	42	Rio Rancho Board of Education	2240	19545
WSB-023	South	22	43	Rio Rancho Board of Education	2240	19545
WSB-024	South	22	44	Rio Rancho Board of Education	2240	19545
WSB-025	South	22	1	Rio Rancho Board of Education	4480	39091
WSB-026	South	22	2	Ric Rancho Board of Education	4480	39091
WSB-027	South	22	3	Rio Rancho Board of Education	4480	39091
WSB-028	South	22	4	Rio Rancho Board of Education	4480	39091
WSB-029	South	22	5	Rio Rancho Board of Education	5865	37706
WSB-030	South	22	6	Garden Plaza, Inc.	4815	38956
WSB-031	South	22	7	RC Campos & Sons, LLC	4371	39200
WSB-032	South	22	8	LD Development, LLC	3814	39957
WSB-033	South	22	9	LD Development, LLC	2095	41476
WSB-034	South	22	10	AB Southwest, LLC	673	49923
WSB-035	South	22	11A	Eleanor Pilgrim	56	32632
WSB-036	South	22	13	New Covenant Worship Center, Inc.	138	43433
WSB-037	South	22	14	New Covenant Worship Center, Inc.	967	42604
WSB-038	South	22	15	New Covenant Worship Center, Inc.	2540	41031
WSB-039	South	22	16	New Covenant Worship Center, Inc.	3888	39683
WSB-040	South	22	17	AB Southwest, LLC	4439	39132
WSB-041	South	22	18	AB Southwest, LLC	4515	38957
WSB-042	South	27	9	AB Southwest, LLC	4136	45119
WSB-043	South	28	15	LD Development, LLC	16486	44425
WSB-044	South	28	14	EPJ Land, LP	6156	54754
WSB-045	South	28	13	Haegelin Family, LLC	287	47624
WSB-046	South	28	16	Theresa Roybal	13977	68276
WSB-047	South	28	17	Haegelin Family, LLC	52	47916
WSB-048	South	27	10	Jeri Cook-Martin		

Slope Area (CME)	Donation Deed or Plat	Construction Maintenance and Slope Easement	Grant of Public Utility Easement
(sf)	(Document #, recording Date)	(Document #, recording Date)	(Document #, recording Date)
5681	(2020004503, 02-21-2020)	(2020004504, 02-21-2020)	(2020004505, 02-21-2020)
4357	(2020004245, 02-20-2020)	(2020004246, 02-20-2020)	(2020004247, 02-20-2020)
8078	(2020004248, 02-20-2020)	(2020004249, 02-20-2020)	(2020004250, 02-20-2020)
6112	(2020004251, 02-20-2020)	(2020004252, 02-20-2020)	(2020004253, 02-20-2020)
7367	(2020006913, 03-19-2020)		(2020006914, 03-19-2020)
9704	(2020004254, 02-20-2020)	(2020004255, 02-20-2020)	(2020004256, 02-20-2020)
9601	(2020006911, 03-19-2020)		(2020006912, 03-19-2020)
8635	(2020004257, 02-20-2020)	(2020004258, 02-20-2020)	(2020004259, 02-20-2020)
5503	(2020004452, 02-21-2020)	(2020004454, 02-21-2020)	(2020004453, 02-21-2020)
5228	(2020004493, 02-21-2020)	(2020004494, 02-21-2020)	(2020004495, 02-21-2020)
8729	(2020004444, 02-21-2020)	(2020004445, 02-21-2020)	(2020004446, 02-21-2020)
6825	(2020004206, 02-20-2020)	(2020004207, 02-20-2020)	(2020004208, 02-20-2020)
6199	(2020004202, 02-20-2020)	(2020004203, 02-20-2020)	(2020004204, 02-20-2020)
7126	(2020004260, 02-20-2020)	(2020004261, 02-20-2020)	(2020004262, 02-20-2020)
5152	(2020004263, 02-20-2020)	(2020004265, 02-20-2020)	(2020004264, 02-20-2020)
5556	(2020004266, 02-20-2020)	(2020004267, 02-20-2020)	(2020004268, 02-20-2020)
4708	(2020004269, 02-20-2020)	(2020004270, 02-20-2020)	(2020004271, 02-20-2020)
3827	(2020004272, 02-20-2020)	(2020004273, 02-20-2020)	(2020004274, 02-20-2020)
3834	(2020004275, 02-20-2020)	(2020004276, 02-20-2020)	(2020004277, 02-20-2020)
3931	(2020004278, 02-20-2020)	(2020004279, 02-20-2020)	(2020004280, 02-20-2020)
	(3-4590, 2020P01586, 09-10-2020)		(3-4590, 2020P01586, 09-10-2020)
	(3-4590, 2020P01586, 09-10-2020)		(3-4590, 2020P01586, 09-10-2020)
	(3-4590, 2020P01586, 09-10-2020)		(3-4590, 2020P01586, 09-10-2020)
	(3-4590, 2020P01586, 09-10-2020)		(3-4590, 2020P01586, 09-10-2020)
	(3-4590, 2020P01586, 09-10-2020)		(3-4590, 2020P01586, 09-10-2020)
	(3-4590, 2020P01586, 09-10-2020)		(3-4590, 2020P01586, 09-10-2020)
	(3-4590, 2020P01586, 09-10-2020)		(3-4590, 2020P01586, 09-10-2020)
	(3-4590, 2020P01586, 09-10-2020)		(3-4590, 2020P01586, 09-10-2020)
	(3-4590, 2020P01586, 09-10-2020)		(3-4590, 2020P01586, 09-10-2020)
6115	(2020004281, 02-20-2020)	(2020004282, 02-20-2020)	(2020004283, 02-20-2020)
10065	(2020004284, 02-20-2020)	(2020004285, 02-20-2020)	(2020004286, 02-20-2020)
9743	(2020004485, 02-21-2020)	(2020004486, 02-21-2020)	(2020004487, 02-21-2020)
6006	(2020004489, 02-21-2020)	(2020004490, 02-21-2020)	(2020004491, 02-21-2020)
3209	(2020004198, 02-20-2020)	(2020004199, 02-20-2020)	(2020004200, 02-20-2020)
1910	(2020004287, 02-20-2020)	(2020004288, 02-20-2020)	(2020004289, 02-20-2020)
4933	(2020004291, 02-20-2020)	(2020004292, 02-20-2020)	(2020004293, 02-20-2020)
5330	(2020004294, 02-20-2020)	(2020004295, 02-20-2020)	(2020004296, 02-20-2020)
2961	(2020004297, 02-20-2020)	(2020004371, 02-21-2020)	(2020004298, 02-20-2020)
2179	(2020004299, 02-20-2020)	(2020004300, 02-20-2020)	(2020004301, 02-20-2020)
2808	(2020004194, 02-20-2020)	(2020004195, 02-20-2020)	(2020004196, 02-20-2020)
5044	(2020004211, 02-20-2020)	(2020004212, 02-20-2020)	(2020004213, 02-20-2020)
4511	(2020004190, 02-20-2020)	(2020004191, 02-20-2020)	(2020004192, 02-20-2020)
9451	(2020005222, 02-28-2020)	(2020005223, 02-28-2020)	(2020005224, 02-28-2020)
4307	(2020004302, 02-20-2020)	(2020004303, 02-20-2020)	(2020004304, 02-20-2020)
559	(2020004305, 02-20-2020)	(2020004306, 02-20-2020)	(2020004307, 02-20-2020)
6870	(2020004308, 02-20-2020)	(2020004308, 02-20-2020)	(2020004308, 02-20-2020)
450	(2020004309, 02-20-2020)	(2020004310, 02-20-2020)	
129		(2020004311, 02-20-2020)	

Drawn By:	TA	Date:	12-02-2022
Checked By:	TA	Drawing Name:	15010NTS.DWG
Job No.:	15-010	Sheet:	2 of 10

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

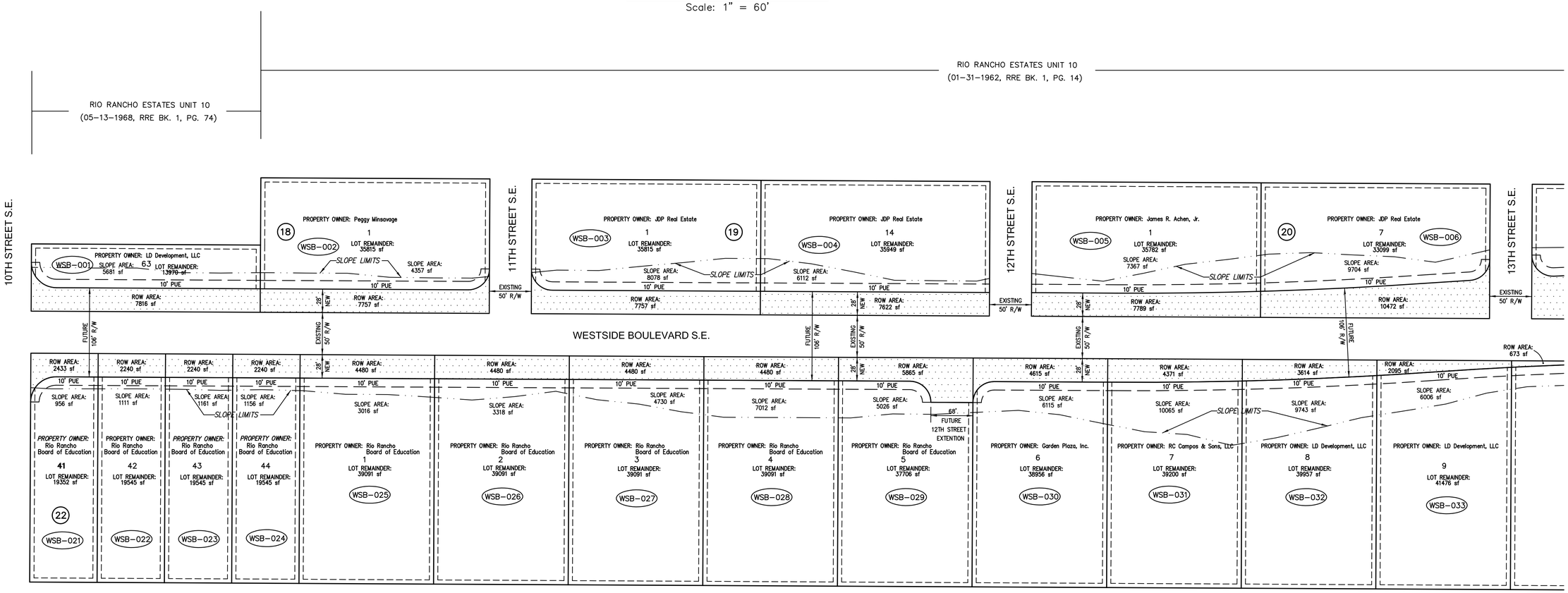
RRE BOOK PAGE

RESULT OF SURVEY SUMMARY PLAT FOR
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

LEGEND

- 1 — LOT NUMBER
- (20) — BLOCK NUMBER
- 10' PUE — PROPOSED 10' PUE
- —·—·— PROPOSED CME (SLOPES)
- — — — EXISTING EASEMENT
- ROW TO BE OBTAINED
- (WSB-000) ROW PARCEL NUMBER

60 0 60 120 180
Scale: 1" = 60'



Drawn By:	TA	Date:	12-02-2022
Checked By:	TA	Drawing Name:	15010SHT3.DWG
Job No.:	15-010	Sheet:	3 of 10

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

RESULT OF SURVEY SUMMARY PLAT FOR
WESTSIDE BOULEVARD S.E.
RIGHT-OF-WAY WIDENING PROJECT,
RIO RANCHO ESTATES, UNIT 10

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 34 & 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

LEGEND

- 1 LOT NUMBER
- (20) BLOCK NUMBER
- 10' PUE PROPOSED 10' PUE
- —·—·— PROPOSED CME (SLOPES)
- — — — EXISTING EASEMENT
- ROW TO BE OBTAINED
- (WSB-000) ROW PARCEL NUMBER

60 0 60 120 180
Scale: 1" = 60'

RIO RANCHO ESTATES UNIT 10
(01-31-1962, RRE BK. 1, PG. 14)

LOT A, BLOCK 21, RIO RANCHO ESTATES UNIT 10
(05-17-2002, VOL. 3, FOLIO 2175B)
(05-17-2002, RRE BK. 14, PG. 60-61)

RIO RANCHO ESTATES UNIT 10
(05-13-1968, RRE BK. 1, PG. 73)

13TH STREET S.E.
14TH PLACE S.E.
15TH PLACE S.E.
WESTSIDE BOULEVARD S.E.
15TH STREET S.E.

PROPERTY OWNER: JDP Real Estate — 20 — 7 — LOT REMAINDER: 33099 sf — WSB-006 — SLOPE AREA: 9704 sf — 10' PUE — ROW AREA: 10472 sf — SLOPE LIMITS
PROPERTY OWNER: Carriage Place Ltd. Co. — WSB-007 — 1 — LOT REMAINDER: 28723 sf — 21 — SLOPE AREA: 9601 sf — 10' PUE — ROW AREA: 14848 sf — SLOPE LIMITS
PROPERTY OWNER: Texico Conference Assoc. of Seventh Day Adventists — WSB-008 — A — LOT REMAINDER: 278890 sf — SLOPE AREA: 8357 sf — 10' PUE — ROW AREA: 15362 sf
PROPERTY OWNER: Texico Conference Assoc. of Seventh Day Adventists — SLOPE AREA: 278 sf — A — 21 — SLOPE LIMITS — WSB-009 — 10' PUE — LOT REMAINDER: 8605 sf — SLOPE AREA: 5503 sf — 64 — ROW AREA: 13180 sf
PROPERTY OWNER: LD Development, LLC — SLOPE AREA: 5228 sf — LOT REMAINDER: 12399 sf — 63 — WSB-010 — 10' PUE — ROW AREA: 9386 sf
PROPERTY OWNER: LD Development, LLC — SLOPE AREA: 8729 sf — LOT REMAINDER: 13690 sf — 59 — WSB-011 — 10' PUE — ROW AREA: 8096 sf — SLOPE LIMITS

EXISTING 50' R/W — FUTURE 106' R/W — 28' NEW — EXISTING 50' R/W — FUTURE 106' R/W — EXISTING 50' R/W — FUTURE 106' R/W

PROPERTY OWNER: LD Development, LLC — ROW AREA: 3614 sf — 10' PUE — SLOPE AREA: 9743 sf — SLOPE LIMITS — 8 — LOT REMAINDER: 39957 sf — WSB-032
PROPERTY OWNER: LD Development, LLC — ROW AREA: 2095 sf — 10' PUE — SLOPE AREA: 6006 sf — 9 — LOT REMAINDER: 41476 sf — WSB-033
PROPERTY OWNER: AB Southwest, LLC — ROW AREA: 673 sf — 10' PUE — SLOPE AREA: 3209 sf — 10 — LOT REMAINDER: 42923 sf — WSB-034
PROPERTY OWNER: Eleanor Pilgrim — ROW AREA: 56 sf — 10' PUE — SLOPE AREA: 1910 sf — SLOPE LIMITS — SLOPE AREA: 2672 sf — 11-A — LOT REMAINDER: 32632 sf — 22 — WSB-035
BLOCK 22, RIO RANCHO ESTATES UNIT 10
(11-14-2008, VOL. 3, FOLIO 2977B)
(11-14-2008, RRE BK. 22, PG. 82)
11-B — SLOPE AREA: 2325 sf — EAST 1/2 12
PROPERTY OWNER: New Covenant Worship Center, LLC — ROW AREA: 138 sf — 10' PUE — SLOPE AREA: 4933 sf — 13 — LOT REMAINDER: 43433 sf — WSB-036
PROPERTY OWNER: New Covenant Worship Center, LLC — ROW AREA: 967 sf — 10' PUE — SLOPE AREA: 5330 sf — 14 — LOT REMAINDER: 42604 sf — WSB-037
PROPERTY OWNER: New Covenant Worship Center, LLC — ROW AREA: 2540 sf — 10' PUE — SLOPE AREA: 2961 sf — 15 — LOT REMAINDER: 41031 sf — WSB-038
PROPERTY OWNER: New Covenant Worship Center, LLC — ROW AREA: 3888 sf — 10' PUE — SLOPE LIMITS — SLOPE AREA: 2179 sf — 16 — LOT REMAINDER: 39683 sf — WSB-039
PROPERTY OWNER: AB Southwest, LLC — ROW AREA: 4439 sf — 10' PUE — SLOPE AREA: 2808 sf — 17 — LOT REMAINDER: 39132 sf — WSB-040
PROPERTY OWNER: AB Southwest, LLC — ROW AREA: 4615 sf — 10' PUE — SLOPE AREA: 5044 sf — 18 — LOT REMAINDER: 38957 sf — 22 — WSB-041

EXISTING 50' R/W

RIO RANCHO ESTATES UNIT 10
(01-31-1962, RRE BK. 1, PG. 12)

Drawn By:	TA	Date:	12-02-2022
Checked By:	TA	Drawing Name:	15010SHT4.DWG
Job No.:	15-010	Sheet:	4 of 10

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

RESULT OF SURVEY SUMMARY PLAT FOR
WESTSIDE BOULEVARD S.E.
RIGHT-OF-WAY WIDENING PROJECT, RIO RANCHO ESTATES, UNIT 10
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 34 & 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

LEGEND
- 1 LOT NUMBER
- (20) BLOCK NUMBER
- 10' PUE PROPOSED 10' PUE
- —·—·— PROPOSED CME (SLOPES)
- — — — EXISTING EASEMENT
- ROW TO BE OBTAINED
- (WSB-000) ROW PARCEL NUMBER

RIO RANCHO ESTATES UNIT 10
(05-13-1968, RRE BK. 1, PG. 73)

60 0 60 120 180
Scale: 1" = 60'

15TH PLACE S.E.

EXISTING 50' R/W

PROPERTY OWNER: LD Development, LLC
59
LOT REMAINDER: 13690 sf
SLOPE AREA: 8729 sf
WSB-011

PROPERTY OWNER: AB Southwest, LLC
58
LOT REMAINDER: 40152 sf
WSB-012
SLOPE AREA: 6825 sf

PROPERTY OWNER: AB Southwest, LLC
57
LOT REMAINDER: 40702 sf
WSB-013
SLOPE AREA: 6199 sf

PROPERTY OWNER: Youngberg, LLLP
56
LOT REMAINDER: 40189 sf
WSB-014
SLOPE AREA: 7126 sf

WSB-015
PROPERTY OWNER: Ruiz Development, LLC
55
LOT REMAINDER: 41917 sf
SLOPE AREA: 5152 sf

WSB-016
PROPERTY OWNER: Mario J. Stavole
54
LOT REMAINDER: 41988 sf
SLOPE AREA: 5556 sf

WSB-017
PROPERTY OWNER: Mario J. Stavole
53
LOT REMAINDER: 42383 sf
SLOPE AREA: 4708 sf

WSB-018
PROPERTY OWNER: Zia Trust, Inc.
52
LOT REMAINDER: 48250 sf
SLOPE AREA: 3827 sf

SLOPE LIMITS

10' PUE

28' NEW
ROW AREA: 8096 sf
ROW AREA: 6528 sf
ROW AREA: 7228 sf
ROW AREA: 7739 sf
ROW AREA: 6012 sf
ROW AREA: 5942 sf
ROW AREA: 5545 sf
ROW AREA: 4480 sf

EXISTING 50' R/W
FUTURE 106' R/W

WESTSIDE BOULEVARD S.E.

ROW AREA: 4439 sf
SLOPE AREA: 2808 sf
PROPERTY OWNER: AB Southwest, LLC
17
LOT REMAINDER: 39132 sf
WSB-040

ROW AREA: 4615 sf
SLOPE AREA: 5044 sf
PROPERTY OWNER: AB Southwest, LLC
18
LOT REMAINDER: 38957 sf
22
WSB-041

EXISTING 50' R/W
15TH STREET S.E.

ROW AREA: 4136 sf
SLOPE AREA: 4511 sf
PROPERTY OWNER: AB Southwest, LLC
9
LOT REMAINDER: 45119 sf
27
WSB-042

SLOPE AREA: 129 sf
10
PROPERTY OWNER: Jeri Cook-Martin
WSB-048

EXISTING 30' R/W
WELLSPRING AVENUE S.E.

ROW AREA: 16486 sf
SLOPE AREA: 9451 sf
WSB-043
28
FUTURE WELLSPRING AVE S.E.
15
PROPERTY OWNER: LD Development, LLC
LOT REMAINDER: 44425 sf

ROW AREA: 6156 sf
SLOPE AREA: 4307 sf
PROPERTY OWNER: EPJ Land, LP
14
LOT REMAINDER: 54754 sf
WSB-044

SLOPE AREA: 559 sf
PROPERTY OWNER: Hoegelin Family, LLC
13
LOT REMAINDER: 47624 sf
WSB-045

ROW AREA: 287 sf
ROW AREA: 13977 sf
SLOPE AREA: 6870 sf
PROPERTY OWNER: Theresa Roybal
16
LOT REMAINDER: 68276 sf
28
WSB-046

ROW AREA: 52 sf
SLOPE AREA: 450 sf
PROPERTY OWNER: Hoegelin Family, LLC
LOT REMAINDER: 47916 sf
17
WSB-047

RIO RANCHO ESTATES UNIT 10
(01-31-1962, RRE BK. 1, PG. 12)

Drawn By:	TA	Date:	12-02-2022
Checked By:	TA	Drawing Name:	15010SHT5.DWG
Job No.:	15-010	Sheet:	5 of 10

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505-884-1990

RRE BOOK PAGE

RESULT OF SURVEY SUMMARY PLAT FOR
WESTSIDE BOULEVARD S.E.
RIGHT-OF-WAY WIDENING PROJECT,
RIO RANCHO ESTATES, UNIT 10

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 34 & 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

LEGEND

- 1 LOT NUMBER
- (20) BLOCK NUMBER
- 10' PUE PROPOSED 10' PUE
- —·—·— PROPOSED CME (SLOPES)
- — — — EXISTING EASEMENT
- ROW TO BE OBTAINED
- (WSB-000) ROW PARCEL NUMBER

60 0 60 120 180
Scale: 1" = 60'

RIO RANCHO ESTATES UNIT 10
(05-13-1968, RRE BK. 1, PG. 73)

LANDS OF SPRINGER 5 INVESTMENTS
(05-22-2013, VOL. 3, FOLIO 3581)
(05-22-2013, DOC. 2013P00578)
(05-22-2013, RRE BK. 25, PG. 1-4)

19TH STREET S.E.

UNSER BOULEVARD S.E.

WSB-017
PROPERTY OWNER: Mario J. Stavale
53
LOT REMAINDER: 42383 sf
SLOPE AREA: 4708 sf
ROW AREA: 5545 sf

WSB-018
PROPERTY OWNER: Zia Trust, Inc.
52
LOT REMAINDER: 48250 sf
SLOPE AREA: 3827 sf
ROW AREA: 4480 sf

WSB-019
PROPERTY OWNER: Usha P. and Pritam B. Dandade
51
LOT REMAINDER: 44337 sf
SLOPE AREA: 3834 sf
ROW AREA: 4481 sf

WSB-020 (21)
PROPERTY OWNER: Erlinda Marquez
50
LOT REMAINDER: 42207 sf
SLOPE AREA: 3931 sf
ROW AREA: 5642 sf

SLOPE LIMITS
10' PUE
28' NEW
EXISTING 50' R/W
FUTURE 106' R/W

WESTSIDE BOULEVARD S.E.

ROW AREA: 13977 sf
ROW AREA: 52 sf
SLOPE AREA: 6870 sf
PROPERTY OWNER: Theresa Roybal
16
LOT REMAINDER: 68276 sf
WSB-046
28
SLOPE AREA: 450 sf
PROPERTY OWNER: Hoegelin Family, LLC
LOT REMAINDER: 47916 sf
17
WSB-047

EXISTING 50' R/W
RINCON ROAD S.E.
HALSTEAD LANE S.E.
OSLER LANE S.E.

1
PETROGLYPH MEDICAL PLAZA
(07-07-2011, VOL. 3, FOLIO 3350)
(07-07-2011, DOC. 2011P00347)
(07-07-2011, RRE BK. 23, PG. 43-45)
2

PETROGLYPH MEDICAL PLAZA
(10-15-2015, VOL. 3, FOLIO 3890)
(10-15-2015, DOC. 2015P00887)
(10-15-2015, RRE BK. 26, PG. 23-24)
3-A-1
3-A-2

PETROGLYPH MEDICAL PLAZA
(03-12-2015, VOL. 3, FOLIO 3808)
(03-12-2015, DOC. 2015P00805)
(03-12-2015, RRE BK. 25, PG. 87-88)
3-B

RIO RANCHO ESTATES UNIT 10
(01-31-1962, RRE BK. 1, PG. 12)

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Checked By:	TA	Drawing Name:	15010SHT6.DWG
Job No.:	15-010	Sheet:	6 of 10

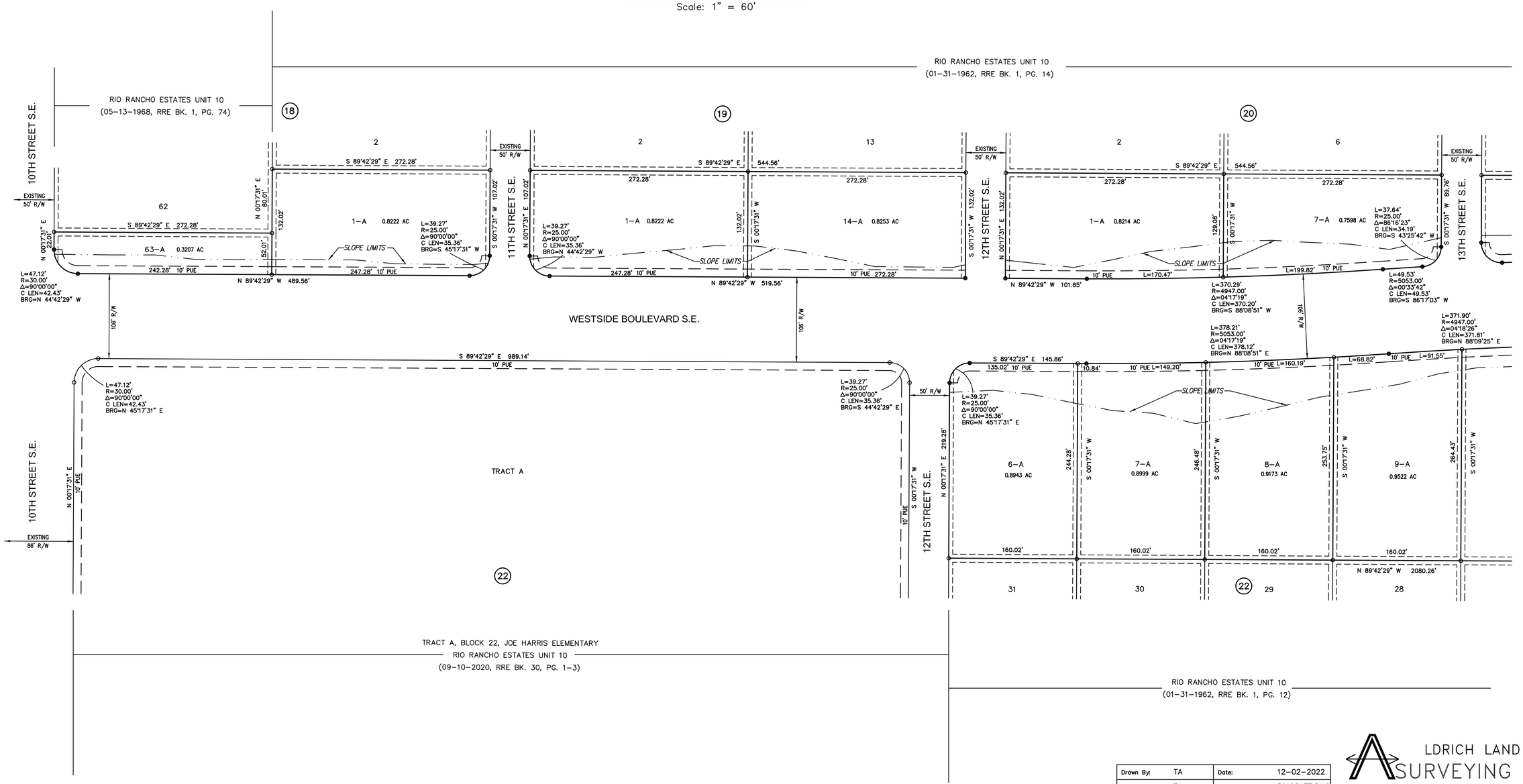
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P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

RRE BOOK PAGE

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WESTSIDE BOULEVARD S.E.
RIGHT-OF-WAY WIDENING PROJECT,
RIO RANCHO ESTATES, UNIT 10
WITHIN THE
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PROJECTED SECTIONS 34 & 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

LEGEND
1 LOT NUMBER
(20) BLOCK NUMBER
10' PUE 10' PUE
CME (SLOPES)
EXISTING 5' PUE

60 0 60 120 180
Scale: 1" = 60'



Drawn By:	TA	Date:	12-02-2022
Checked By:	TA	Drawing Name:	15010SHT7.DWG
Job No.:	15-010	Sheet:	7 of 10

ALDRICH LAND SURVEYING
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505-884-1990

RRE BOOK PAGE

RESULT OF SURVEY SUMMARY PLAT FOR
WESTSIDE BOULEVARD S.E.
RIGHT-OF-WAY WIDENING PROJECT,
RIO RANCHO ESTATES, UNIT 10

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 34 & 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

LEGEND
- 1 LOT NUMBER
- (20) BLOCK NUMBER
- 10' PUE 10' PUE
- CME (SLOPES)
- EXISTING 5' PUE

60 0 60 120 180
Scale: 1" = 60'

RIO RANCHO ESTATES UNIT 10
(05-13-1968, RRE BK. 1, PG. 73)

RIO RANCHO ESTATES UNIT 10
(01-31-1962, RRE BK. 1, PG. 14)

RIO RANCHO ESTATES UNIT 10
(01-31-1962, RRE BK. 1, PG. 12)

PARK

13TH STREET S.E.
14TH PLACE S.E.
15TH PLACE S.E.
WESTSIDE BOULEVARD S.E.
15TH STREET S.E.

EXISTING 30' DRAINAGE EASEMENT
EXISTING 10' PUE & DE
EXISTING 20' PUE AND DE
EXISTING 10' PUE AND DE
EXISTING 50' R/W
SLOPE LIMITS

NOT A PART OF THIS SURVEY
FOR INFORMATION ONLY

BLOCK 22, RIO RANCHO ESTATES UNIT 10
(11-14-2008, VOL. 3, FOLIO 297B)
(11-14-2008, RRE BK. 22, PG. 82)

(DOC # 2016P00970)
(DOC # 2016P01028)

Drawn By:	TA	Date:	12-02-2022
Checked By:	TA	Drawing Name:	15010SHT8.DWG
Job No.:	15-010	Sheet:	8 of 10

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505-884-1990

RRE BOOK PAGE

RESULT OF SURVEY SUMMARY PLAT FOR
WESTSIDE BOULEVARD S.E.
RIGHT-OF-WAY WIDENING PROJECT,
RIO RANCHO ESTATES, UNIT 10

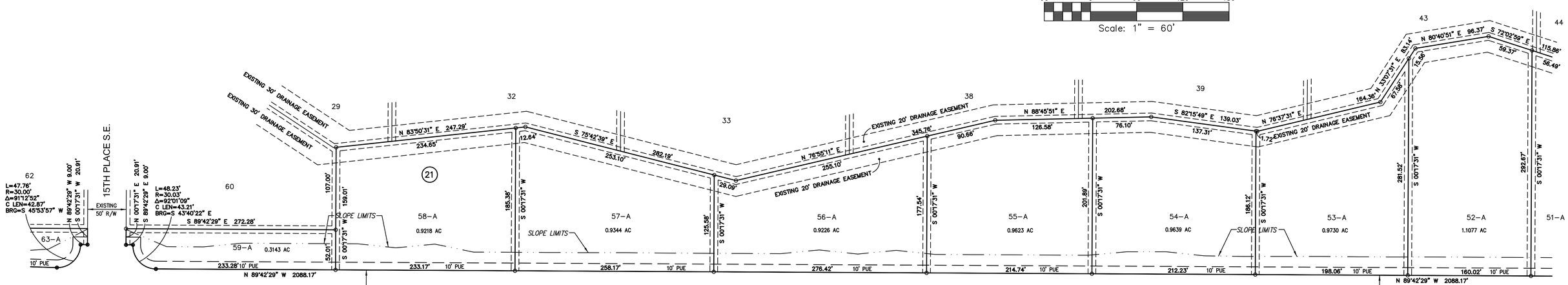
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 34 & 35
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

LEGEND

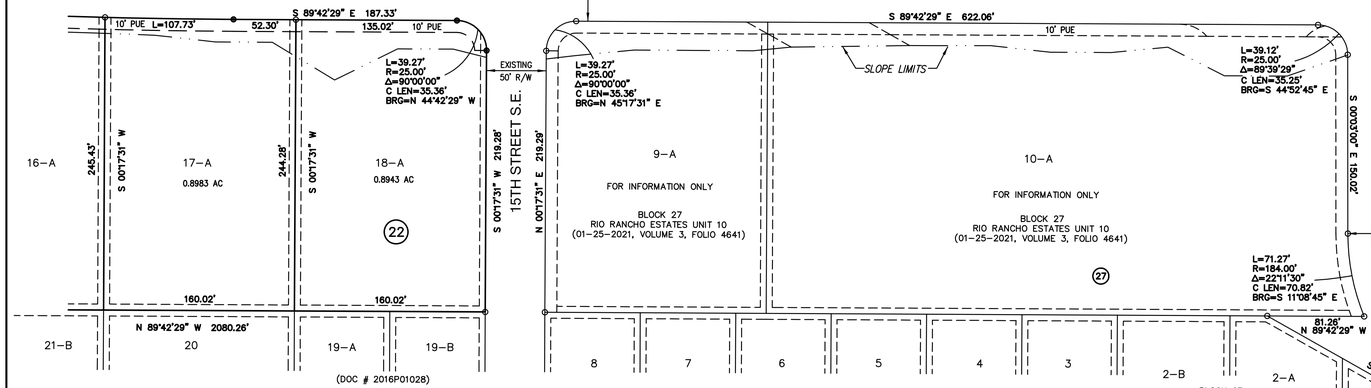
- 1 LOT NUMBER
- (20) BLOCK NUMBER
- 10' PUE PROPOSED 10' PUE
- PROPOSED CME (SLOPES)
- EXISTING EASEMENT
- ROW TO BE OBTAINED
- (WSB-000) ROW PARCEL NUMBER

RIO RANCHO ESTATES UNIT 10
(05-13-1968, RRE BK. 1, PG. 73)

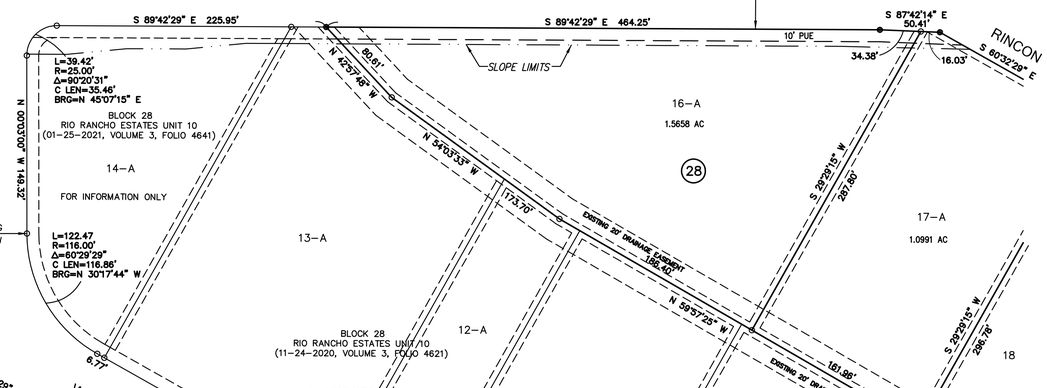
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Scale: 1" = 60'



WESTSIDE BOULEVARD S.E.



WESTSIDE BOULEVARD S.E.



RIO RANCHO ESTATES UNIT 10
(01-31-1962, RRE BK. 1, PG. 12)

Drawn By:	TA	Date:	12-02-2022
Checked By:	TA	Drawing Name:	15010SHT9.DWG
Job No.:	15-010	Sheet:	9 of 10

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505-884-1990

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WESTSIDE BOULEVARD S.E.
RIGHT-OF-WAY WIDENING PROJECT,
RIO RANCHO ESTATES, UNIT 10

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TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
DECEMBER, 2022

LEGEND

- 1 LOT NUMBER
- (20) BLOCK NUMBER
- 10' PUE PROPOSED 10' PUE
- PROPOSED CME (SLOPES)
- EXISTING EASEMENT
- ROW TO BE OBTAINED
- (WSB-000) ROW PARCEL NUMBER

60 0 60 120 180
Scale: 1" = 60'

RIO RANCHO ESTATES UNIT 10
(05-13-1968, RRE BK. 1, PG. 73)

43 44 39

S 82°15'49" E 139.03'
N 76°37'31" E 164.36'
N 33°07'31" E 83.14'
N 80°40'51" E 96.37'
S 72°02'59" E 115.86'
S 87°31'49" E 152.46'
S 55°53'23" E 162.26'
137.31'
11.72'
61.58'
15.58'
59.37'
58.49'
106.27'
46.19'
EXISTING 20' DRAINAGE EASEMENT
EXISTING 50' R/W
281.52'
292.67'
271.49'
196.12'
S 00°17'31" W
S 00°15'00" W 11.91'
S 00°15'00" W 137.49'
N 89°45'00" W 9.00'
21
50-A
0.9689 AC
54-A
53-A
0.9730 AC
52-A
1.1077 AC
51-A
1.0178 AC
SLOPE LIMITS
SLOPE LIMITS
L=47.15'
R=30.00'
Δ=90°02'29"
C LEN=42.44'
BRG=S 45°16'15" W
10' PUE
198.06'
10' PUE
160.02'
10' PUE
160.02'
10' PUE
142.07'
10' PUE
N 89°42'29" W 2088.17'
106' R/W
19TH STREET S.E.

LANDS OF SPRINGER 5 INVESTMENTS
(05-22-2013, VOL. 3, FOLIO 3581)
(05-22-2013, DOC. 2013P00578)
(05-22-2013, RRE BK. 25, PG. 1-4)

UNSER BOULEVARD S.E.

WESTSIDE BOULEVARD S.E.

S 89°42'29" E 464.25'
S 87°42'14" E 50.41'
S 60°32'26" E 147.69'
10' PUE
34.38'
16.03'
EXISTING 50' R/W
RINCON ROAD S.E.
HALSTEAD LANE S.E.
OSLER LANE S.E.

1

PETROGLYPH MEDICAL PLAZA
(07-07-2011, VOL. 3, FOLIO 3350)
(07-07-2011, DOC. 2011P00347)
(07-07-2011, RRE BK. 23, PG. 43-45)
2

PETROGLYPH MEDICAL PLAZA
(10-15-2015, VOL. 3, FOLIO 3890)
(10-15-2015, DOC. 2015P00887)
(10-15-2015, RRE BK. 26, PG. 23-24)
3-A-1
3-A-2

PETROGLYPH MEDICAL PLAZA
(03-12-2015, VOL. 3, FOLIO 3808)
(03-12-2015, DOC. 2015P00805)
(03-12-2015, RRE BK. 25, PG. 87-88)
3-B

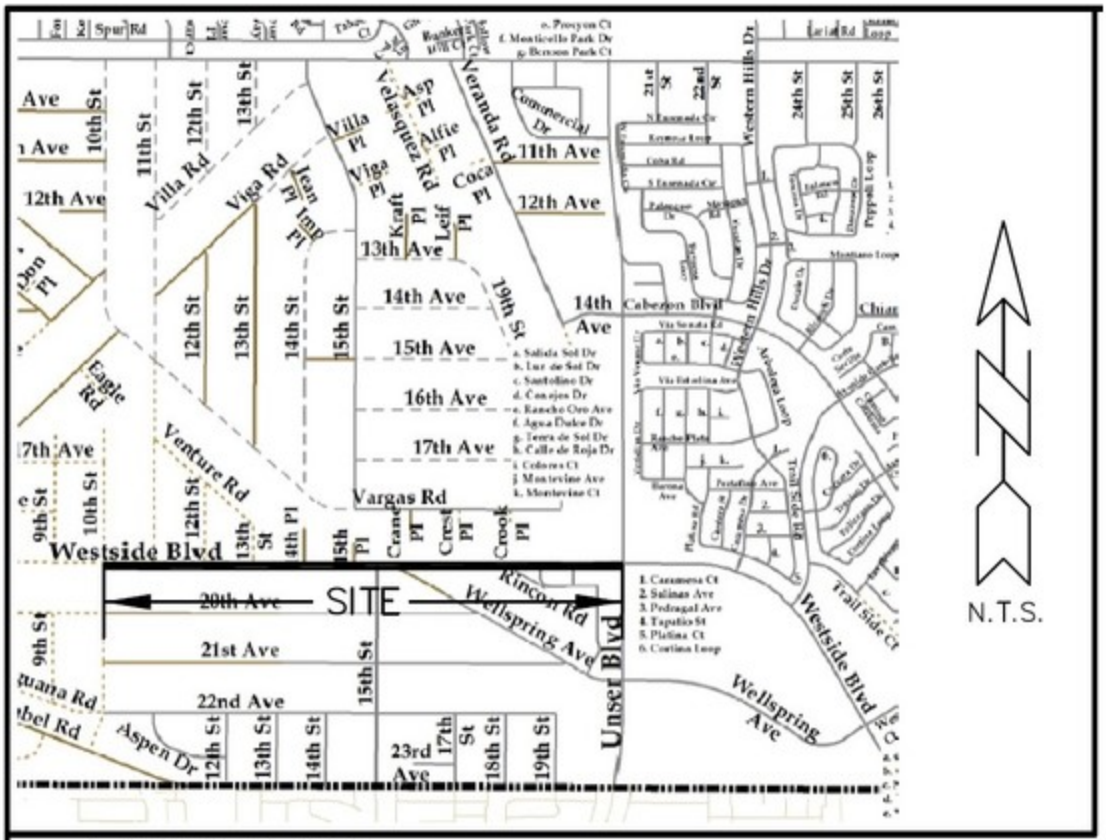
16-A
1.5658 AC
13-A
12-A
17-A
1.0991 AC
18
10
N 54°03'33" W 173.70'
S 29°29'15" W 287.80'
EXISTING 20' DRAINAGE EASEMENT
182.40'
N 59°57'25" W
181.98'
EXISTING 20' DRAINAGE EASEMENT
S 29°29'15" W 296.78'

RIO RANCHO ESTATES UNIT 10
(01-31-1962, RRE BK. 1, PG. 12)

Drawn By:	TA	Date:	12-03-2022
Checked By:	TA	Drawing Name:	15010SHT10.DWG
Job No.:	15-010	Sheet:	10 of 10

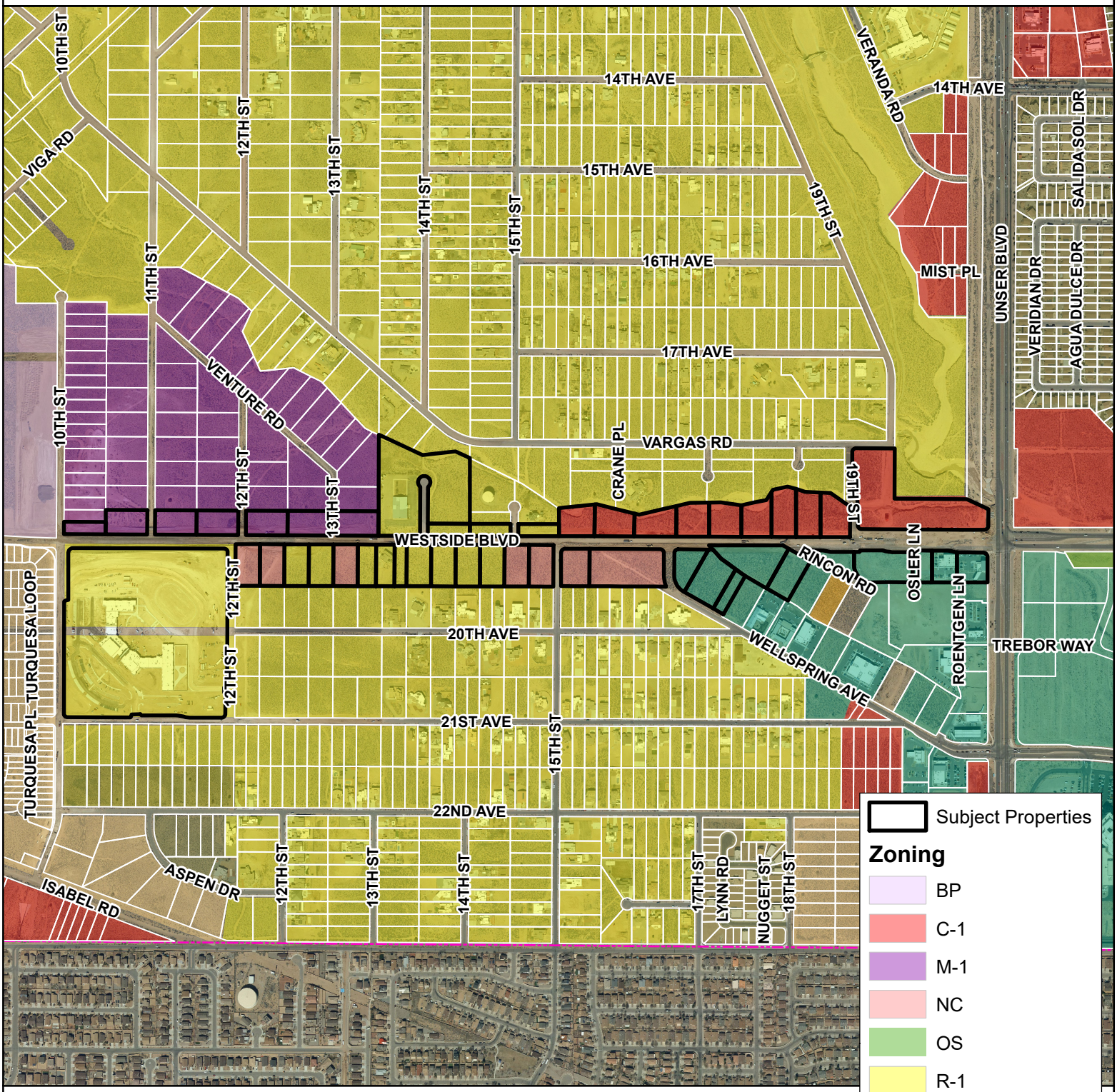
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505-884-1990

RRE BOOK PAGE



LOCATION MAP

WESTSIDE BLVD SE - ROW WIDENING PRELIMINARY/FINAL PLAT



RioRancho City of Vision

0 500 1,000 2,000
Feet

GIS Moving Spatial Data Forward

N
W E
S

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

Map Created by Liz Ruiz Carlos on 12/21/2022

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

December 21, 2022

RE: Preliminary/Final Plat
Case No. 220-220-00018
Westside Blvd SE

Dear Property Owner:

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

The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed.

The **Planning and Zoning Board** will consider the request on **Tuesday, January 10, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

On the back of this letter is a location map of the project (ie. the span of Westside from 10th St to Unser Blvd).

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

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

Respectfully,

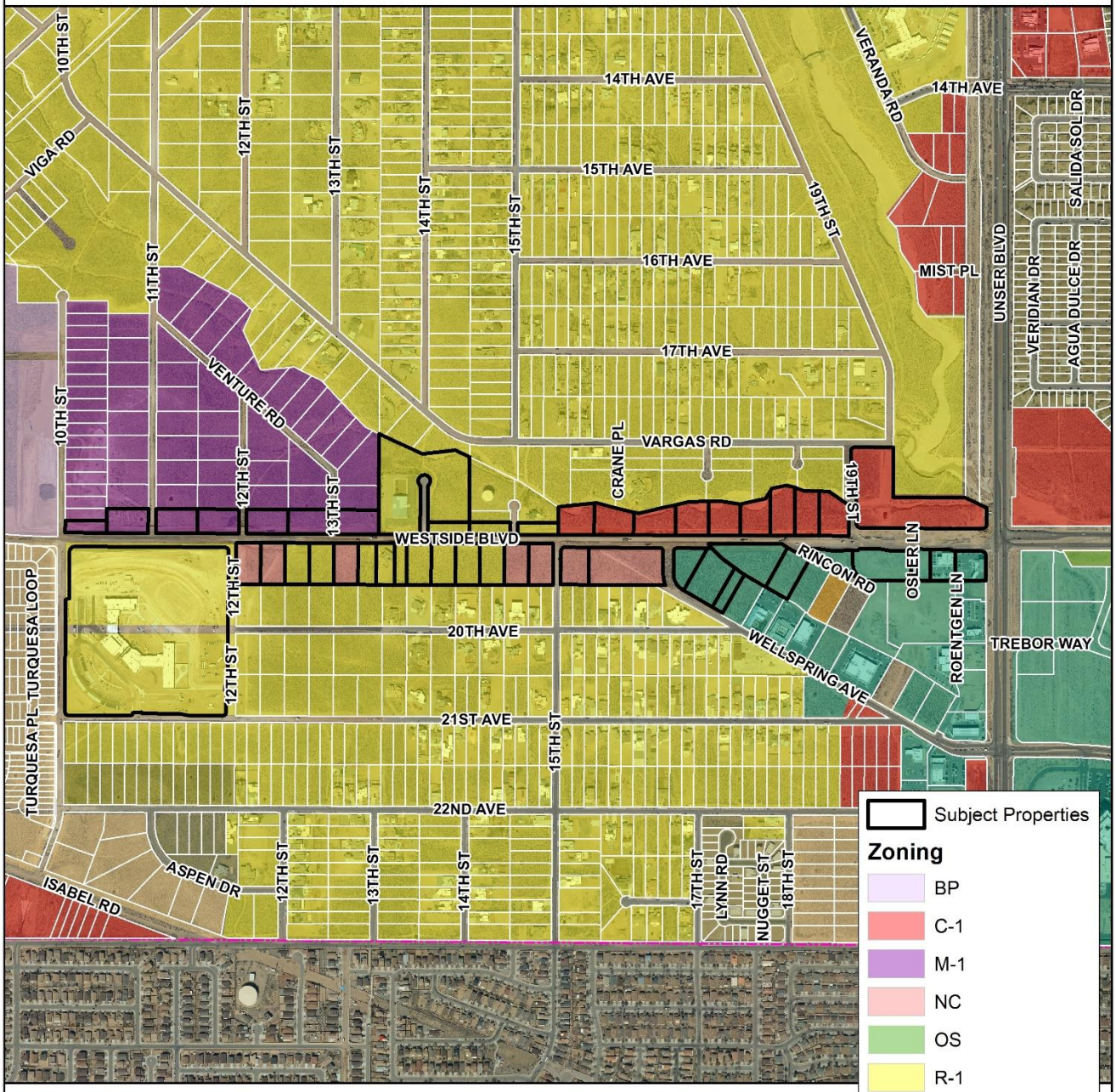
Liz Ruiz Carlos

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

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

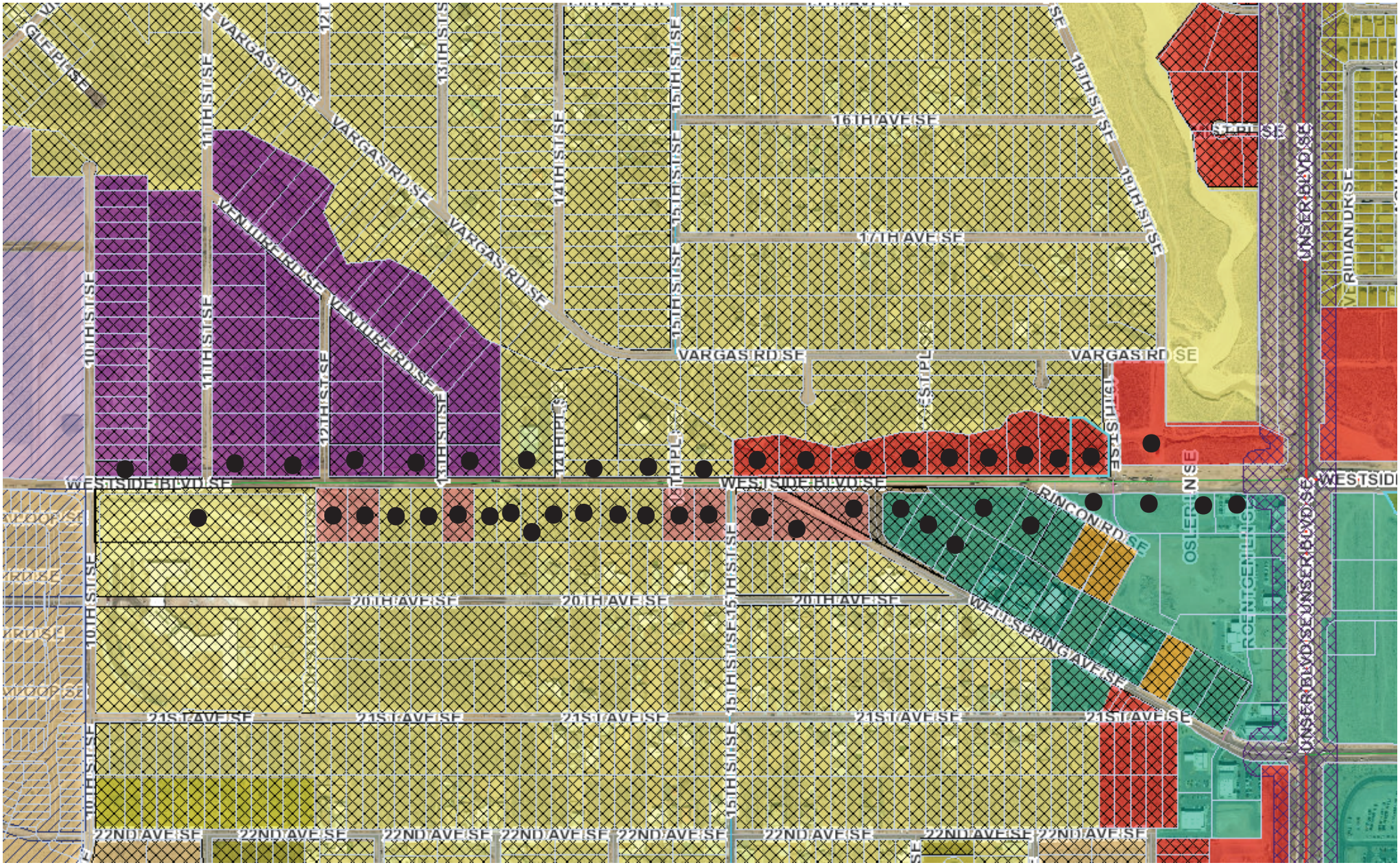
WESTSIDE BLVD SE - ROW WIDENING PRELIMINARY/FINAL PLAT



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

Map Created by Liz Ruiz Carlos on 12/21/2022

Notice Map:



● - First Class mail to abutting poperty owners

Rio Rancho
City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, January 10, 2023 at 6:00 pm:

Preliminary/Final Plat
Case #22-220-00018
The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed.

Zone Map Amendment
Case #22-100-00028
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

Zone Map Amendment
Case #22-100-00029
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential market. The subject property is located within the Del Norte Specific Area Plan and is approximately 0.9947 acres.

Special Exception to the Sign Code
Case #22-110-00022
The applicant, Defined Fitness, through their agent, EPNM, INC., requests approval of a special exception to the sign code (variance) to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres.

Preliminary Plat Extension
Case #21-210-00023
The applicant, Butterfly Holdings LLC. requests approval for a Preliminary Plat Extension for Baltic Park to create 8 single-family residential lots on approximately 1.90 acres, zoned for R-1: Single-Family Residential. The subject property is legally described as Siesta Hills II, Lot Park.

Preliminary Plat Extension
Case #21-210-00025
The applicant, Norwhich Cove Development, LLC. requests approval for a Preliminary Plat Extension for Carriage Estates to create 43 single-family residential lots and 1 tract on approximately 5.9401 acres, zoned for R-4: Single-Family Residential. The subject property is legally described Unit 13, Block BB, Lots 1-19.

The meeting is scheduled in

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

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

Journal: December 26, 2022

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-110-00022

AGENDA DATE:
January 10, 2023

DEPARTMENT:
Development Services

SUBJECT:
Special Sign Exception to Ordinance No. 29, Enactment No. 12-29. The applicant, Defined Fitness, through their agent, EPNM, INC., requests approval of a special sign exception to Ordinance No. 29, Enactment No. 12-29 to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The subject property, 1640 NM Highway 528 SE, is zoned SU: Special Use for Commercial per Ordinance No. 89-008, dated February, 8, 1989. Under this Ordinance, two freestanding signs (One, 100 square foot sign on NM 528 SE and one, 60 square foot sign on Sara Rd SE), with one wall sign of 40 square feet or three percent (3%) of the facade allowed per business. This Ordinance was subsequently amended to update signage standards by Ordinance No. 91, Enactment No. 91-002, dated January 9, 1991. This Ordinance allowed for an additional freestanding sign each on both NM 528 SE and Sara Rd SE, for a total of four freestanding signs. Wall signage regulations were changed to cumulative signage up to 50 square feet or five percent (5%) of the facade per business. Ordinance No. 29, Enactment No. 12-29, dated October 10, 2012 allowed one additional freestanding sign along NM 528 SE (for a total of five freestanding signs) and wall signage was updated to one wall sign per business.

The subject parcel is situated in the Hilltop Plaza Shopping Center, with SU: Special Use for Commercial to the north and south, R-3: Mixed Residential to the west, and C-1 Commercial in all directions. As outlined in Ordinance No. 29, Enactment 12-29, § 1(9)B. "One wall sign per business per current City Sign Ordinance, Chapter 156" is allowed. Upon applying for their wall sign package, the applicant was informed by City Staff that only one wall sign per business was permitted as outlined in Ordinance No. 29, Enactment No. 12-29 for the subject property. The applicant proceeded to permit the largest wall sign in their package, illuminated wording for the business name "Defined Fitness," totaling approximately 154 square feet on the west elevation.

The remaining three signs which rely on the granting of this special sign exception would also be on the west elevation of the building. These signs include a smaller version of "Defined Fitness" sign text totaling approximately 38.5 square feet and two "D" logo signs totaling approximately 66.7 square feet each on each side of the "wing" architectural element. These three signage elements total approximately 171.9 square feet; when added to the permitted wall sign, the entire sign package would be approximately 325.9 square feet.

Per Chapter 156 Appendix B., the amount of allowable wall signage is 20% of building unit frontage, with 18" max projection from the wall. Per § 156.42(F)(2), the frontage of any building unit shall

include the elevation(s) facing a public street. The tenant space for Defined Fitness is approximately 210' in frontage length, with 2040 square feet of available area on the west elevation facade. Twenty percent (20%) of the west elevation facade totals approximately 408 square feet; the proposed total sign package for the west elevation of the Defined Fitness falls under the 20% square footage maximum (approx. 325.9 square feet).

156.32 SPECIAL EXCEPTIONS.

(A) An application for special exception may be applied for by submittal of an application to the Director or his or her designee, to be processed and submitted for review by the Planning and Zoning Board. A special exception may be requested to deviate from certain requirements herein specified for signage including by not limited to area, dimensions, height, location and any other sign characteristics.

(B) A special exception may be granted by the Planning and Zoning Board if the Board deems a special circumstance exists which warrants the signage requested. The following criteria shall be used in the review and approval of requests:

(1) A literal application of the code would not allow the property to be used at its highest and best use as zoned;

In the Applicant's justification letter, they explain that they were not aware of the special use restrictions on the property and had pre-fabricated all signs (including the three additionally requested signs), as they understood that their architect would be applying for all signage permits. Upon learning of the signage restrictions of the property, City staff encouraged the applicant to pursue a special sign exception.

Staff finds that the applicant's request meets the intent and standards of Chapter 156, Appendix B.

(2) The granting of the requested exception would not be materially detrimental to the property owners in the vicinity;

Per the Applicant's Justification Letter, this proposal would not be materially detrimental to the property owners in the vicinity. The Applicant continues, "The full sign package provides patrons the ability to easily locate the facility, and the addition of Defined Fitness to the Hilltop Plaza will bring traffic and business to other businesses in the shopping center."

Staff finds that the granting of this sign exception is not likely to be detrimental to property owners in the vicinity. The sign package proposal is permissive under current City sign standards, as outlined in Chapter 156, Appendix B, utilizing approximately 325.9 square feet of the allowable 408 square feet.

(3) Conditions exist which are unique to the property or type and size of development that would cause hardship under a literal interpretation of the sign code;

The Applicant states that the brand identity of their full sign package is crucial to the Defined Fitness Hilltop Club's long term success. The Applicant additionally references the "wing" architectural feature on the west elevation of the property; this feature was specifically designed for the two "D" logo signs as mentioned above and added a significant expense to the project. The Applicant states that without the entire sign package, a valuable part of the identification for the club will be lost.

Staff finds that denial of the signage package could create potential financial and visibility hardships for the Applicant in the future.

(4) The granting of the special exception is in the best interests of the public at large and would not be contrary to the general objectives of the sign code and adopted land use plans.

The Applicant reiterates, "The sign package is not extraordinary in size or nature and is aesthetically pleasing," and references that the proposed signage package for the subject site is the same exact sign package which has been utilized at the 4400 Jager Dr NE Defined Fitness Rio Rancho Club location, as well as at the Albuquerque Defined Fitness Mesa Club located at 8020 Central Ave. The Applicant again states that the complete sign package is a part of Defined Fitness' brand identity and helps patrons more easily locate their facilities.

Staff finds that the Applicant's request for a special sign exception to Ordinance No. 29, Enactment No. 12-29 is consistent with the general objectives of Chapter 156 and would normally be compliant under these standards.

NOTIFICATIONS:

Neighboring property owners within 100 feet of the subject property were notified via certified mail of the public hearing. Additionally, neighboring property owners within 100-300 feet of the subject property were sent informational postcards via first class mail for the public hearing. Noticing properties within 100-300 feet is not a listed requirement for Special Exceptions to the Sign Code.

IMPACT:

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a special exception to the sign code.
2. Following procedures for a special exception to the sign code, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a special exception to the sign code.
4. Due process was provided to the applicant and adjacent property owners.

Specific Findings for Approval:

1. The applicant has adequately addressed the criteria for granting a special exception to the sign code as set forth in R.O. 2003 section 156.32.
2. The proposed additional signs are within the City requirement of maximum 20 percent frontage usage per Chapter 156, Appendix B.
3. This subject sign exception will not adversely affect the public or surrounding properties.
4. Sign and building permits are not granted by approval of the subject special sign exception request.

Specific Findings for Denial:

1. The application has not adequately met the criteria for granting a special sign exception as set forth in R.O. 2003 156.32.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommends approval with findings and conditions.

ATTACHMENT: Chapter 156 Signs Appendix B.pdf
ATTACHMENT: Zeon Signs Authorization.pdf
ATTACHMENT: ZEON SIGNS REVISED REQUEST LETTER..pdf
ATTACHMENT: Application & Sign Renderings 11-21-22.pdf
ATTACHMENT: Sign Code Exception letter.pdf
ATTACHMENT: 22-110-00022 Notices for 1.10.23 PZB.pdf
ATTACHMENT: Postcards_1640 NM 528.pdf
ATTACHMENT: Legal Notice 1.10.23 PZB.pdf
ATTACHMENT: 12-29 O-29.pdf
ATTACHMENT: Findings_of_Fact.docx

APPENDIX B SIGNS BY TYPE AND SIGN DISTRICT.

SIGN TYPE	SINGLE-FAMILY RESIDENTIAL DISTRICT	MULTI-FAMILY RESIDENTIAL DISTRICT	INSTITUTIONAL DISTRICT	NEIGHBORHOOD DISTRICT	COMMERCIAL/ INDUS. DISTRICT
PERMANENT SIGNS ON PRIVATE PROPERTY					
Arcade/ Hanging[1]	Not Allowed	Not Allowed	Not Allowed	• 1 sign: 12 SF per tenant space where a plaza exists	• 1 sign: 12 SF max. sign area per tenant space where a plaza exists
Attached/ Building/ Wall	• 1 sign: 32 SF max. sign area per subdivision entry wall • 1 sign: 2 SF max. sign area if required by law per single premises • 1 sign: 8 SF max. sign area for noncommercial messages per single premises	• 1 sign: 32 SF max. sign area per subdivision entry wall • 1 sign: 2 SF max. sign area if required by law per single premises • 1 sign: 8 SF max. sign area for noncommercial messages per single premises	• 20% of building unit frontage; 18 inches maximum projection	• 20% of building unit frontage; 18 inches max. projection	• 20% of building unit frontage; 18 inches max. projection
Awning[2]	Not Allowed	• 20% of awning at leasing office building only	• 20% of awning for each tenant space or building	• 20% of awning for each tenant space or building	• 20% of awning for each tenant space or building
Building Identification[3]	• 1 sign per lot: 2 SF max. sign area	• 1 sign per building: 4 SF max. sign area	• 1 sign per building: 8 SF max. sign area	• 1 sign per building: 8 SF max. sign area	• 1 sign per building: 8 SF max. sign area
Building Marker[4]	• 1 sign per lot: 1 SF	• 1 sign per building: 1 SF max. sign area	• 1 sign per building: 3 SF max. sign area	• 1 sign per building: 3 SF max. sign area	• 1 sign per building: 3 SF max. sign area
Canopy	Not Allowed	Not Allowed	Not Allowed	Not Allowed	• Sign area on perpendicular face of building
Digital/EMS[5]	Not Allowed	Not Allowed	• 30 SF max. message area, 8 seconds minimum display • Maximum 1 EMS per development	• Maximum 30 SF message area, 8 seconds minimum display • Maximum 1 EMS per development	• Maximum 50 SF message area, 8 seconds minimum display • Maximum 1 EMS per development
Digital Off-Premises Advertising Signs	Not Allowed	Not Allowed	Not Allowed	Not Allowed	• Maximum 242 SF sign area (11' x 22), 24 feet max. height • Distance per Section 156.33
Incidental/ Directional/ Safety	Permitted per Section 156.22	Permitted per Section 156.22	• No set number of signs: 4 SF max. sign area, 5 feet max. height	• No set number of signs: 4 SF max. sign area, 5 feet max. height	• No set number of signs: 4 SF max. sign area, 5 feet max. height
Marquee	Not Allowed	Not Allowed	Not Allowed	Not Allowed	• On perpendicular face of marquee

SIGN TYPE	SINGLE-FAMILY RESIDENTIAL DISTRICT	MULTI-FAMILY RESIDENTIAL DISTRICT	INSTITUTIONAL DISTRICT	NEIGHBORHOOD DISTRICT	COMMERCIAL/ INDUS. DISTRICT
Freestanding Monument[6]	• 1 sign per subdivision entry: 40 SF max. sign area, 8 feet max. height	• 1 sign per subdivision entry: 40 SF max. sign area, 8 feet max. height	• 1 sign per street frontage, 60 SF max. sign area, 10 feet max. height	• 1 sign per street frontage, 60 SF max. sign area, 10 feet max. height	• 1 sign per 200 linear feet of street frontage, 70 SF max. sign area, 10 feet max. height
Pedestal/ Pylon	Not Allowed	Not Allowed	• 1 sign: 60 SF max. sign area, 16 feet max. height	• 1 sign: 60 SF max. sign area, 16 feet max. height	• 1 sign per 200 linear feet of street frontage, 150 SF max. sign area, 24 feet max. height
Projecting[7]	Not Allowed	Not Allowed	Not Allowed	Not Allowed	• 1 sign per tenant space: 12 SF max. sign area with a max. projection of 3 feet
Revolving	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Roof	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Window[8]	Not Allowed	Not Allowed	• Maximum of 25% of total window area	• Maximum of 25% of total window area	• Maximum of 25% of total window area
Flags[9] Federal, State	Permitted	Permitted	Permitted	Permitted	Permitted
TEMPORARY SIGNS IN THE PUBLIC RIGHT-OF-WAY Sections 156.21, 156.22 and 156.23 are applicable to these signs					
Right-of-Way[10] **Directional** Open House Garage Sale[11]	• 10 signs: 8 SF max. sign area within 1/2 mile of open house or garage sale	• 10 signs: 8 SF max. sign area within 1/2 mile of open house or garage sale	• 10 signs: 8 SF max. sign area within 1/2 mile of open house or garage sale	• 10 signs: 8 SF max. sign area within 1/2 mile of open house or garage sale	• 10 signs: 8 SF max. sign area within 1/2 mile of open house or garage sale
Special Event	• 10 signs: 8 SF max. sign area per approved special event	• 10 signs: 8 SF max. sign area per approved special event	• 10 signs: 8 SF max. sign area per approved special event	• 10 signs: 8 SF max. sign area per approved special event	• 10 signs: 8 SF max. sign area per approved special event
Subdivision Directional	• 10 signs: 8 SF max. sign area per builder, per subdivision	• 10 signs: 8 SF max. sign area per builder, per subdivision	• 10 signs: 8 SF max. sign area per builder, per subdivision	• 10 signs: 8 SF max. sign area per builder, per subdivision	• 10 signs: 8 SF max. sign area per builder, per subdivision
Political	• Permitted in the public right-of-way per Section 156.23	• Permitted in the public right-of-way per Section 156.23	• Permitted in the public right-of-way per Section 156.23	• Permitted in the public right-of-way per Section 156.23	• Permitted in the public right-of-way per Section 156.23
TEMPORARY SIGNS ON PRIVATE PROPERTY Sections 156.20 and 156.22 are applicable to these signs					
Open House Real Estate Garage Sale Development/Const.	• Permitted on private property per Section 156.22	• Permitted on private property per Section 156.22	• Permitted on private property per Section 156.22	• Permitted on private property per Section 156.22	• Permitted on private property per Section 156.22
Political Signs	• Permitted on private property per Section 156.22	• Permitted on private property per Section 156.22	• Permitted on private property per Section 156.22	• Permitted on private property per Section 156.22	• Permitted on private property per Section 156.22

SIGN TYPE	SINGLE-FAMILY RESIDENTIAL DISTRICT	MULTI-FAMILY RESIDENTIAL DISTRICT	INSTITUTIONAL DISTRICT	NEIGHBORHOOD DISTRICT	COMMERCIAL/ INDUS. DISTRICT
Commercial Vehicle Signs[12]	Not Allowed	Not Allowed	• Commercial vehicle signs must be on an operable vehicle currently registered and licensed to operate on public streets, and actively used in the daily function of the business to which such signs relate	• Commercial vehicle signs must be on an operable vehicle currently registered and licensed to operate on public streets, and actively used in the daily function of the business to which such signs relate	• Commercial vehicle signs must be on an operable vehicle currently registered and licensed to operate on public streets, and actively used in the daily function of the business to which such signs relate
Mobile Billboards[13]	Not Allowed	Not Allowed	• Mobile billboards may not be parked, except for lunch from 12:00 p.m. to 1:00 p.m., on any property except where it may be legally parked for storage	• Mobile billboards may not be parked, except for lunch from 12:00 p.m. to 1:00 p.m., on any property except where it may be legally parked for storage	• Mobile billboards may not be parked, except for lunch from 12:00 p.m. to 1:00 p.m., on any property except where it may be legally parked for storage
A-Frame/ Portable	Not Allowed	• 12 SF max. sign area per business, shall be located on lot in which the business is located	• 12 SF max. sign area per business, shall be located on lot in which the business is located	• 12 SF max. sign area per business, shall be located on lot in which the business is located	• 12 SF max. sign area per business, shall be located on lot in which the business is located
Flags (Flex-Pole) Model Home Subdivision Project	• 1 flag per model home lot • 4 flags per subdivision along the exterior boundary of the subdivision	• 3 flags per development below 5 acres, 6 flags per development above 5 acres	N/A	N/A	N/A
Flags (Flex-Pole) on Nonresidential Lots	N/A	N/A	• 12 SF max. sign area per business, shall be located on lot in which the business is located	• 12 SF max. sign area per business, shall be located on lot in which the business is located	• 12 SF max. sign area per business, shall be located on lot in which the business is located
Balloons/Air Filled	• Maximum 1 balloon 50 SF sign area, not to exceed a height of 100 feet provided placement is set back from the property line a minimum of 1 foot for every 1 foot of height	• Maximum 1 balloon 50 SF sign area, not to exceed a height of 100 feet provided placement is set back from the property line a minimum of 1 foot for every 1 foot of height	• Maximum 1 balloon 50 SF sign area, not to exceed a height of 100 feet provided placement is set back from the property line a minimum of 1 foot for every 1 foot of height	• Maximum 1 balloon 50 SF sign area, not to exceed a height of 100 feet provided placement is set back from the property line a minimum of 1 foot for every 1 foot of height	• Maximum 1 balloon 50 SF sign area not to exceed a height of 100 feet provided placement is set back from the property line a minimum of 1 foot for every 1 foot of height
Pennants/Streamers	Not Allowed	• 1 linear foot per linear foot of street frontage, 14 feet min. vertical clearance	• 1 linear foot per linear foot of street frontage, 14 feet min. clearance	• 1 linear foot per linear foot of street frontage, 14 feet min. clearance	• 1 linear foot per linear foot of street frontage, 14 feet min. clearance
Banners	Not Allowed	• 1 banner: 60 SF max. sign area per lot per promotional event	• 1 banner: 60 SF max. sign area per lot per promotional event	• 1 banner: 60 SF max. sign area per lot per promotional event or 32 SF max. sign area per tenant space	• 1 banner: 60 SF max. sign area per lot per promotional event or 32 SF max. sign area per tenant space

[1] Arcade signs located within a plaza shall not count against wall signage and are permitted in addition to wall signage.

[2] Awning signs shall count against wall signage and are permitted in addition to wall signage.

[3] Shall not count against wall signage and are permitted in addition to wall signage.

[4] Shall not count against wall signage and are permitted in addition to wall signage.

[5] Digital signs shall be limited to freestanding signs and in accordance with Section 156.42. All existing digital signs shall come into compliance with this chapter as it pertains to animation and brightness within 90 days of the effective date of the ordinance codified in this chapter. Digital signs shall not be located within 40 feet of a residential zone.

[6] All freestanding signs except monument signs shall have a minimum of seven feet ground clearance.

[7] Projecting signs shall be counted towards wall signage and shall not project beyond a pedestrian walkway.

[8] Window signs shall not count against wall signage and are permitted in addition to wall signage.

[9] Must be installed in accordance with all applicable regulations including but not limited to building permits.

[10] Permitted in the right-of-way per Sections 156.21, 156.22, and 156.23.

[11] A maximum of six garage sales per year is permitted per individual or premises. Garage sale signs shall include an address.

[12] The primary purpose for which the vehicle is used is not for the stationary display of the sign.

[13] *MOBILE SIGN*. Any sign placed upon, applied to the surface of, or attached to a motorized vehicle or towed trailer that is driven on public streets primarily for the purpose of displaying the signage on them; signs commonly referred to as “mobile billboards.”

* Changing the face on monument or wall sign does not require a permit or fee.

(Ord. 11-14; Am. Ord. 12-07; Am. Ord. 12-28; Am. Ord. 14-06)

Date: 11/21/2022

Planning Department
City of Rio Rancho

To Whom It May Concern,

Defined Fitness gives EPNM, Inc. (Zeon Signs) the authority to act on our behalf in regards to obtaining permits and exception to the existing ordinance variance for signage at the Defined Fitness Hilltop Club.

Sincerely,

Maria Lamar
Defined Fitness
5850 Eubank NE, Suite B-20
Albuquerque, NM 87109
505.702.2841

E.P.N.M. INC.
ELECTRICAL PRODUCTS CO.

DATE: 11/21/2022

PROJECT: 1640 Rio Rancho Blvd SE
Rio Rancho, NM 87124

APPLICATION # 22-00011674
Define Fitness

Planning Department
City of Rio Rancho

To Whom it may concern:

EPNM, Inc. On behalf of Define Fitness, request the approval for a special exception to the sign requirements in the ordinance, Site is located at 1640 Rio Rancho Blvd SE. We are requesting 2 logos (North & South) of the building along with a illuminated wall sign located on the right side West elevation part of the building.

Copies of the Signage include:
2 Logos 66.7 Sq. ft. North and South
1 Wall sign 38.5 Sq. ft.

The acceptance of the document by the City of Rio Rancho Development services were signed and dated on 7/15/2021 along with the Electrical permit on 1/5/2022.

Thank you for your assistance with this matter.

Steve Tafoya
Vice President
EPNM, Inc.
2024 5th St. NW
Albuquerque, NM 87102
505-314-2122

E.P.N.M. INC.
ELECTRICAL PRODUCTS CO.

DATE: 11/21/2022

PROJECT: 1640 Rio Rancho Blvd SE
Rio Rancho, NM 87124

APPLICATION # 22-00011674
Define Fitness

Planning Department
City of Rio Rancho

To Whom it may concern:

EPNM, Inc. On behalf of Define Fitness, request a approval to amend the ordinance for a building permit. Site is located at 1640 Rio Rancho Blvd SE. We are requesting 2 logos (North & South) of the building along with a illuminated wall sign located on the right side West elevation part of the building.

Copies of the Signage include:
2 Logos 66.7 Sq. ft. North and South
1 Wall sign 38.5 Sq. ft.

Acceptance of the document by the City of Rio Rancho Development services were signed and dated on 7/15/2021 along with the Electrical permit on 1/5/2022.

Thank you for your assistance with this matter.

Steve Tafoya
Vice President
EPNM, Inc.
2024 5th St. NW
Albuquerque, NM 87102
505-314-2122

ZEON signs®

Rio Rancho
City of Vision

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

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/Street	☐ 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: EPNM Inc/Zeon Signs		Phone: 505.243.3771
Address: 2024 5th St. NW		E-Mail:
City: ABQ	State: NM	Zip: 87102
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Define Fitness		Phone: 505.349.4444
Address: 1640 Rio Rancho Blvd SE		E-Mail:
City: Rio Rancho	State: NM	ZIP Code: 87124

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

2 Logos + 1 wall sign on Right side (38.5 sq ft)
(46.7 sq ft)

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: Hilltop Plaza	Block(s): Tract B	Lot(s):
Existing Zoning: SU	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: Steve Tafoya	Applicant: EPNM Inc	Agent:
Signature:		Date: 11/21/22

FOR OFFICIAL USE ONLY

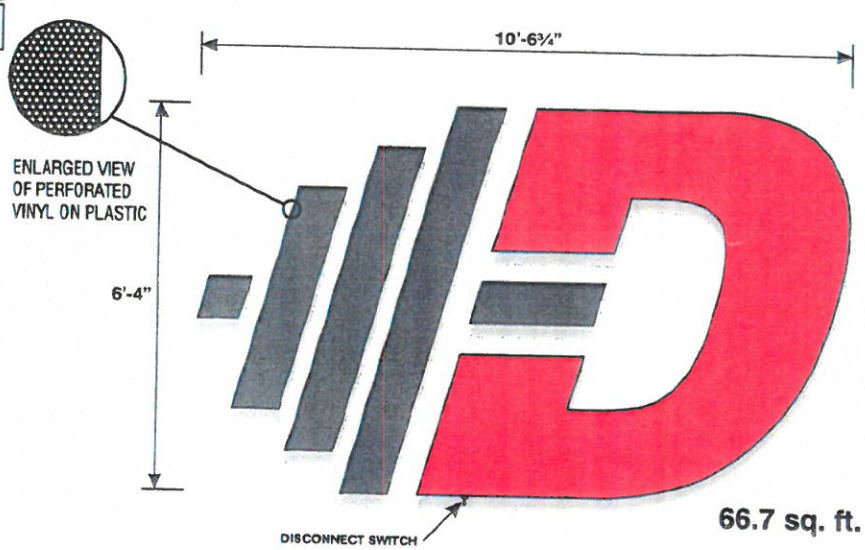
H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

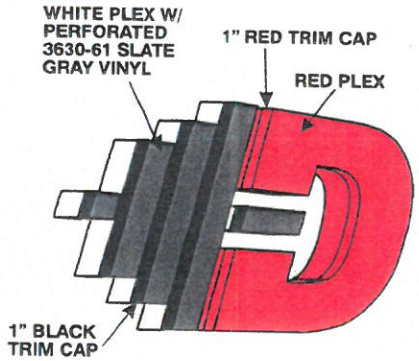
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ME #: 58047

SIGN - C



66.7 sq. ft.



PERSPECTIVE VIEW

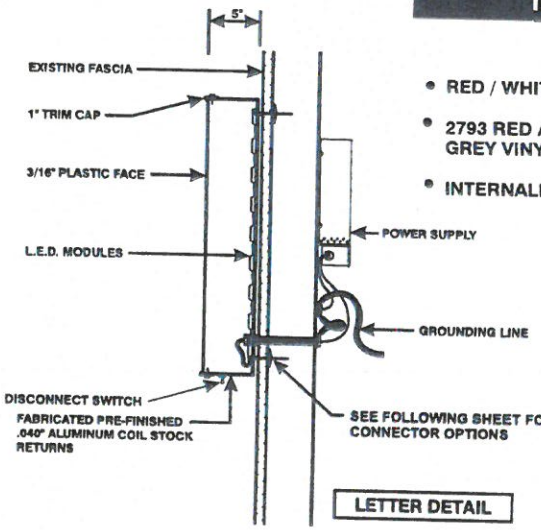


NIGHT VIEW

ILLUMINATED CHANNEL LOGO DISPLAY

2 REQUIRED

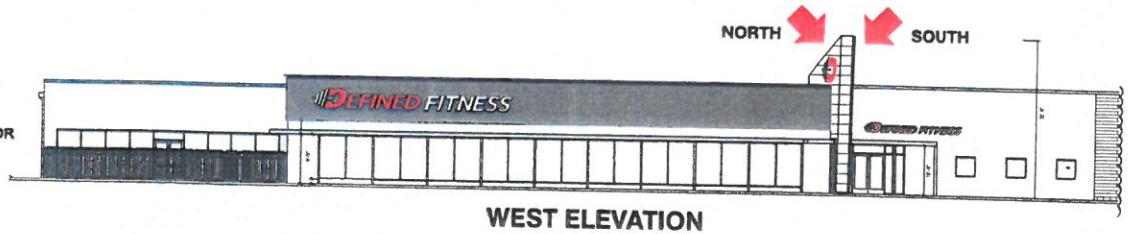
- RED / WHITE ALUMINUM BACKS WITH 5" RED / WHITE ALUMINUM RETURNS.
- 2793 RED AND WHITE PLEX FACES OVERLAID WITH PERFORATED 3630-61 SLATE GREY VINYL (GREY/DAY, WHITE/NIGHT) , 1" RED / BLACK TRIM CAP.
- INTERNALLY ILLUMINATED WITH RED / WHITE LEDs.



LETTER DETAIL



LOCATION



WEST ELEVATION

The electronic seal which appears on this document was authorized by: Sean M. McFarland, PE on September 22, 2022.

McFarland Engineering
183 Edgewater Ct
Mocksville, NC 27028
Structural Sign Design & Engineering Services
Ph: (281) 813-7439
Fax: (888) 712-5364
Email: sean@signstructures.com
Web: www.signstructures.com

DEFINED FITNESS

Address: 1640 RIO RANCHO BLVD SE
City/State: RIO RANCHO, NM
Client: EPNM INC / ZEON SIGNS

Initial Drawing: (58047) DS

ENGINEERING OF VERTICAL SUPPORT AND FOUNDATION ONLY. NO CABINET ENGINEERING PROVIDED OR IMPLIED.

NC Firm Registration: F-1136
New Mexico License Number: 16540
New Mexico Expiration Date: 12/31/2022

Date: 9-22-2022
Sheet #: 5 OF 6

SEAN M. McFARLAND NEW MEXICO 16540 LICENSED PROFESSIONAL ENGINEER

DocuSigned by:
Sean McFarland

DocuSign Envelope ID: 1D58561F-4487-47A0-A3E0-72F3B5B9029B

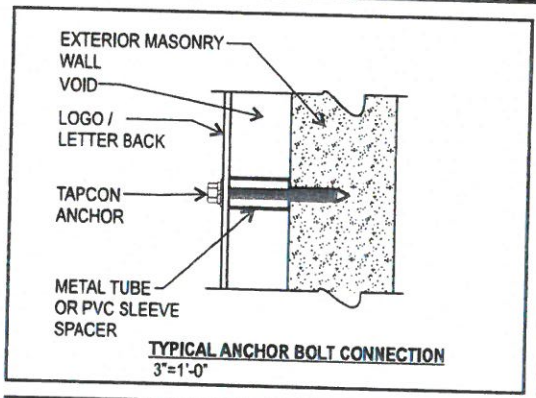
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SIGN - C

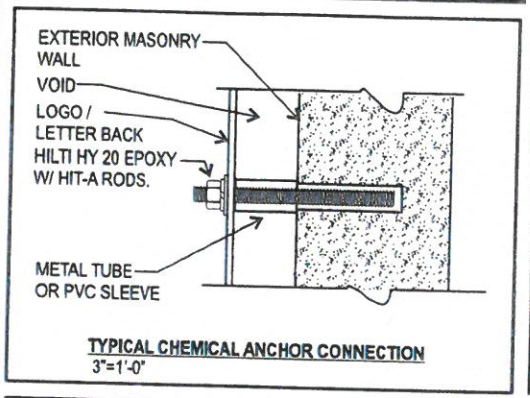
Connection Specifications: C
Attach Channel Letters / Logo to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. If Logo is One Component, Use (10) Connectors of Any Variety Shown Above.

CONNECTION QUANTITY	1 1/4" TAPCONS	2 3/8" HY-20	3 3/8" KWIK BOLTS	4 3/8" TOGGLES	5 3/8" LAGS (2X4)	6 3/8" THRU BOLTS
LOGO (TOTAL)	18	16	16	18	16	13
LETTER "D"	14	10	10	14	10	9

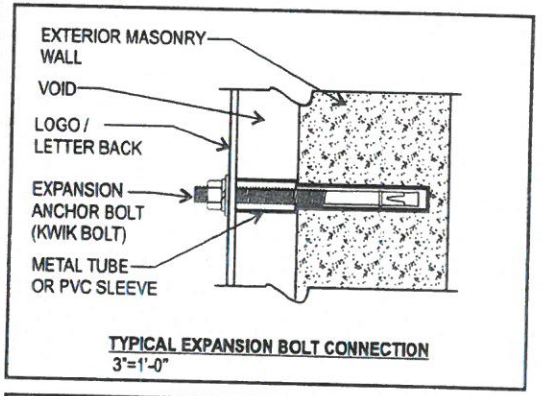
Embed Tapcons - 1 1/4" Min. into Solid Wall
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Toggle Bolts - Don't Overtighten
Lags into 2X - Full Tip Penetration
Thru Bolts Require Continuous 2X or Angle Backers



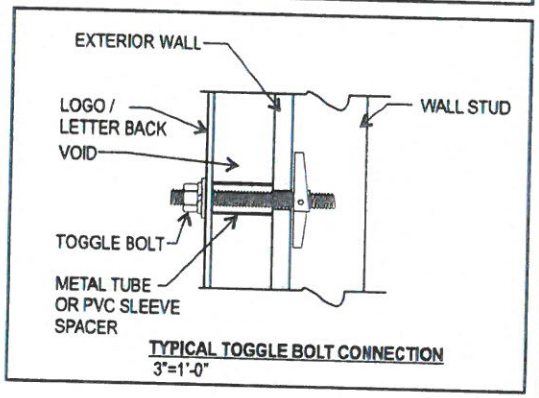
TYPICAL ANCHOR BOLT CONNECTION
3"=1'-0"



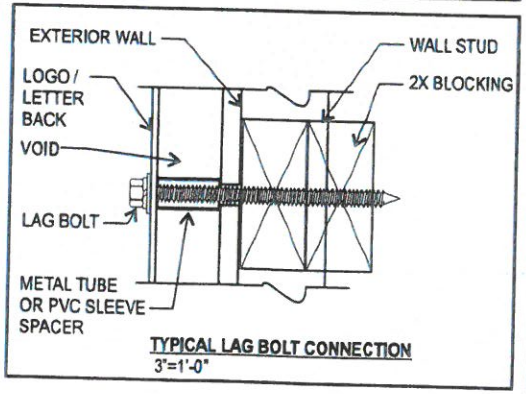
TYPICAL CHEMICAL ANCHOR CONNECTION
3"=1'-0"



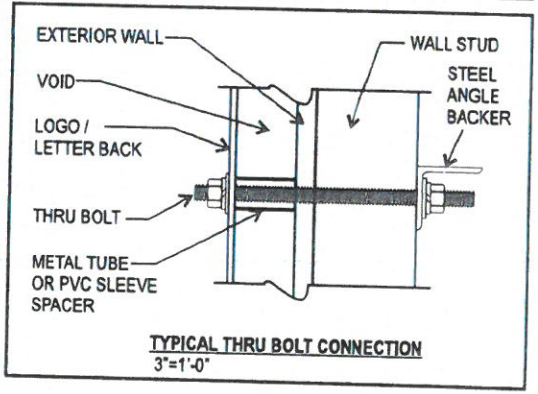
TYPICAL EXPANSION BOLT CONNECTION
3"=1'-0"



TYPICAL TOGGLE BOLT CONNECTION
3"=1'-0"



TYPICAL LAG BOLT CONNECTION
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TYPICAL THRU BOLT CONNECTION
3"=1'-0"

McFarland Engineering
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Structural Sign Design & Engineering Services
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Web: www.signstructures.com

The electronic seal which appears on this document was authorized by: Sean M. McFarland, PE on September 22, 2022.

DEFINED FITNESS
Address: 1640 RIO RANCHO BLVD SE
City/State: RIO RANCHO, NM
Client: EPNM INC / ZEON SIGNS

Initial Drawing: (58047) DS

ENGINEERING OF VERTICAL SUPPORT AND FOUNDATION ONLY. NO CABINET ENGINEERING PROVIDED OR IMPLIED.

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New Mexico License Number: 16540
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Date: 9-22-2022
Sheet #: 6 OF 6

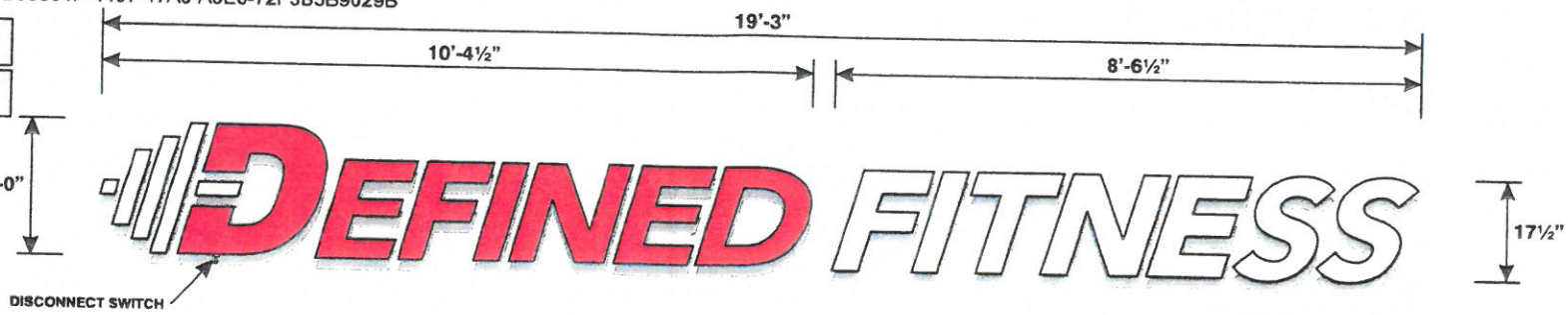
SEAN M. McFARLAND NEW MEXICO 16540 LICENSED PROFESSIONAL ENGINEER

Document Signed by: Sean McFarland

DocuSign Envelope ID: 1D58561F-4487-47A0-A3E0-72F3B5B9029B

ME #: 58047

SIGN - B

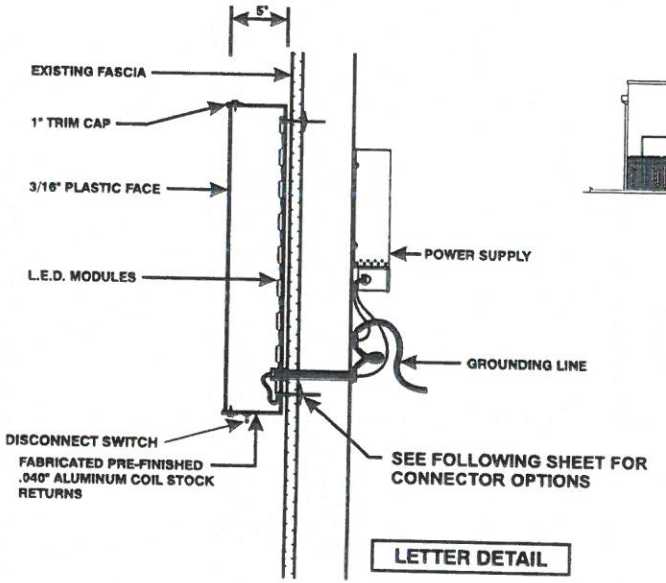


38.5 sq. ft.

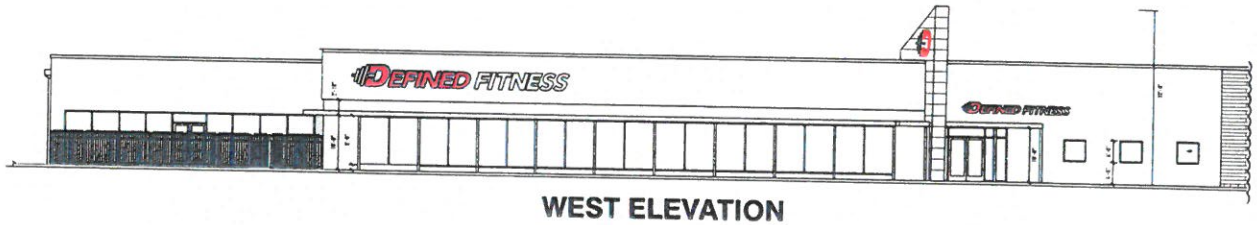
ILLUMINATED CHANNEL LETTERS DISPLAY

1 REQUIRED

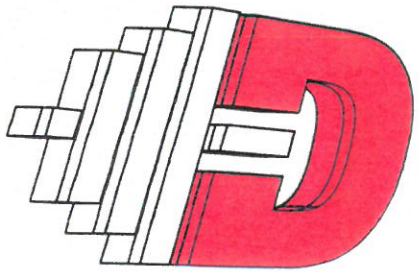
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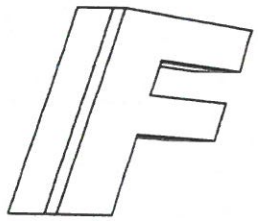
LETTER DETAIL



WEST ELEVATION



PERSPECTIVE VIEW



PERSPECTIVE VIEW

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McFarland Engineering
183 Edgewater Ct
Mocksville, NC 27028

STRUCTURAL SIGN DESIGN & ENGINEERING SERVICES
Ph: (281) 813-7439
Fax: (888) 712-5364
Email: sean@signstructures.com
Web: www.signstructures.com

DEFINED FITNESS

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Sheet #: 3 OF 6

SEAN M. McFARLAND
NEW MEXICO
16540
LICENSED PROFESSIONAL ENGINEER

Digitally signed by: Sean McFarland

DocuSign Envelope ID: 1D58561F-4487-47A0-A3E0-72F3B5B9029B

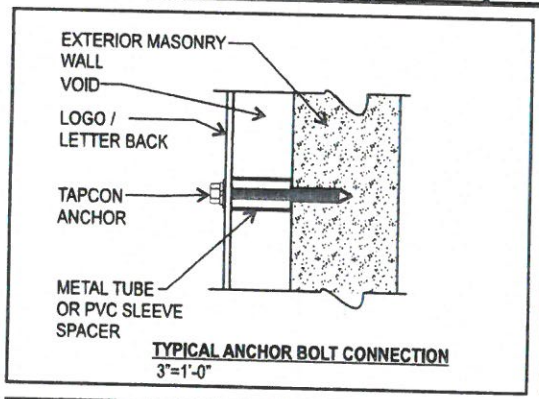
ME #: 58047

SIGN - B

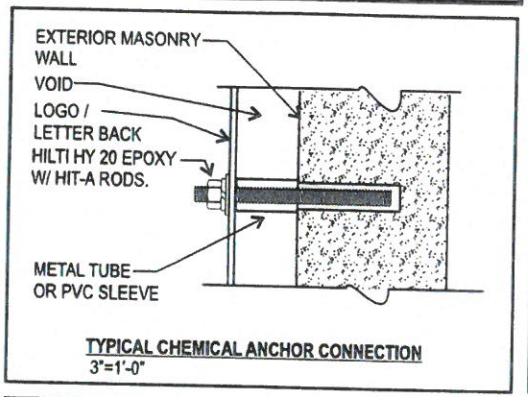
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LOGO (TOTAL)	12	11	11	12	11	9
LETTER "D"	4	4	4	4	4	3
OTHER LETTERS (EA)	3	3	3	3	3	3

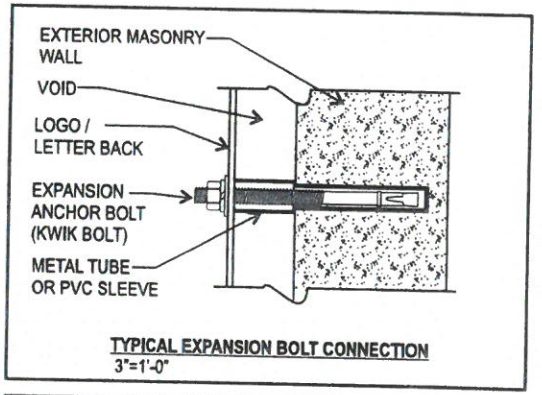
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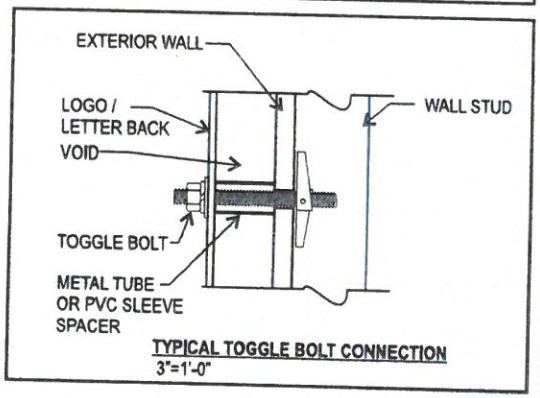
TYPICAL ANCHOR BOLT CONNECTION
3"=1'-0"



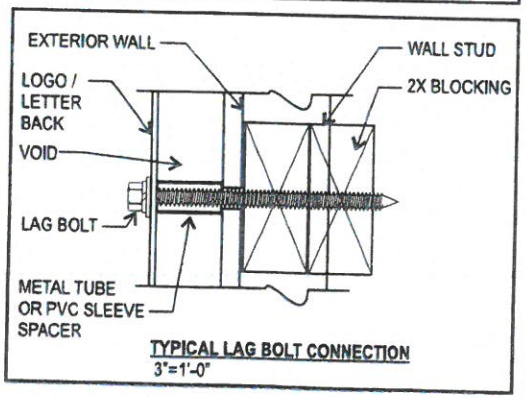
TYPICAL CHEMICAL ANCHOR CONNECTION
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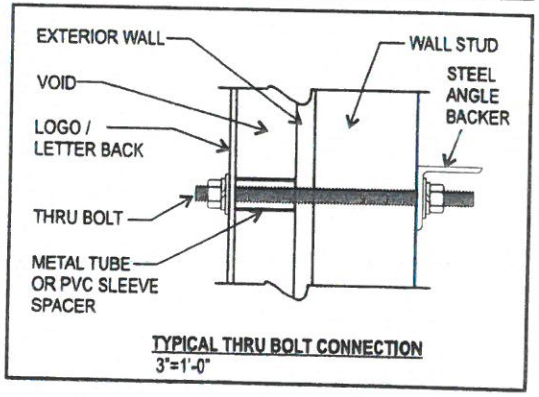
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DEFINED FITNESS
Address: 1640 RIO RANCHO BLVD SE
City/State: RIO RANCHO, NM
Client: EPNM INC / ZEON SIGNS

Initial Drawing: (58047) DS

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Date: 9-22-2022
Sheet #: 4 OF 6

SEAN M. McFARLAND NEW MEXICO 16540 LICENSED PROFESSIONAL ENGINEER

Docusigned by:
Sean McFarland

Web Map



11/18/2022, 11:09:01 AM

1:2,257

0 0.01 0.03 0.06

0 0.03 0.05 0.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Con

City Boundary

Plats

Easements

Roads

Parcels

PRINCIPAL ARTERIAL

MINOR ARTERIAL

MAJOR COLLECTOR

MINOR COLLECTOR

RESIDENTIAL

PRIVATE

City

Cliff Lequieu | CoRRGIS|CityofRioRancho, MRCOG-NM, Bohannan Huston, Ma

Date: 11/21/2022

Planning Department
City of Rio Rancho

To Whom It May Concern,

Defined Fitness is respectfully submitting a request for an exception to the sign code from the City of Rio Rancho. This letter is the supporting documentation related to the attached request for an exception to the sign code for the new Defined Fitness Hilltop Club, located at 1640 Rio Rancho Blvd. Defined Fitness via Zeon Signs were granted approval and subsequent permit for one large sign on the exterior of the Defined Fitness Hilltop club. It was upon submittal of the initial permit that we were made aware that the signage permit for the entire signage package as outlined in the original building plans was not requested by the architect. In good faith both Defined Fitness and Zeon Signs proceeded with the signage fabrication with the understanding that the signs were already permitted. We are requesting approval and permits to include three additional signs on the Defined Fitness Hilltop Club, for a total of four signs to complete the sign package. The remaining three signs that we are requesting an exception for have already been fabricated.

This exception to the sign code would not be materially detrimental to the property owners in the vicinity and is in the best interest of the public at large. The full sign package provides patrons the ability to easily locate the facility, and the addition of Defined Fitness to the Hilltop Plaza will bring traffic and business to other businesses in the shopping center. Without the complete signage package, the Defined Fitness Hilltop club will also be subject to potential financial hardship and not receive the full value of the brand identity package that is critical to the long-term success of the Defined Fitness Hilltop Club. The club was designed with a “wing” design feature that was built specifically to highlight the logos. The “wing” design feature was a significant added expense to the construction of the building that was designed to leverage the brand equity Defined Fitness has in the market after 34 years in business.

The requested sign package on the front of the building is the exact design that was approved by the City of Rio Rancho at the Defined Fitness Rio club, located at 4400 Jager Drive, Rio Rancho, NM. It was subsequently fabricated and installed as represented in the attached photo. The requested sign package is also currently applied at the Defined Fitness Mesa Club located at 8020 Central Avenue in Albuquerque, NM. This signage package is an important part of identifying a Defined Fitness location and will be used in all future new clubs.

The signage package includes two “D” logos that are an extremely valuable and important part of the signage package, representing a part of the logo that has existed for over 30 years and is invaluable part of the Defined Fitness brand and its recognition in the Albuquerque and Rio Rancho markets. Without the “D” logos, and the entrance signage, Defined Fitness would be losing a valuable part of the identification of the club and the Defined Fitness brand.

The sign package is not extraordinary in size or nature and is esthetically pleasing. The design of the signage package is modern, clean and unique and recognizable.

Defined Fitness values the support we have received as a longstanding member of the Rio Rancho community and look forward to the continued success working together to grow together in the coming years. Thank you for the consideration of the exception of the sign code for the new Defined Fitness Hilltop Club.

Sincerely,

Maria Lamar
Defined Fitness
5850 Eubank NE, Suite B-20
Albuquerque, NM 87109
505.702.2841

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

RE: Special Exception to the Sign Code
Case No. 22-110-00022, 1640 NM Highway 528 SE

December 19, 2022

Dear Property Owner:

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

The applicant, Defined Fitness, Inc., through their agent, EPNM, INC., requests approval of a special exception to the sign code (variance) to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres. This request is necessary due to the Special Use Ordinance in place on the subject property (O No. 29, Enactment 12-29), which allows only one (1) wall sign per business. Defined Fitness has already permitted their one allowable wall sign. This permitted sign, combined with the three (3) requested wall signs (for a total of four signs), would meet all other City sign code standards.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, January 10, 2023** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

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

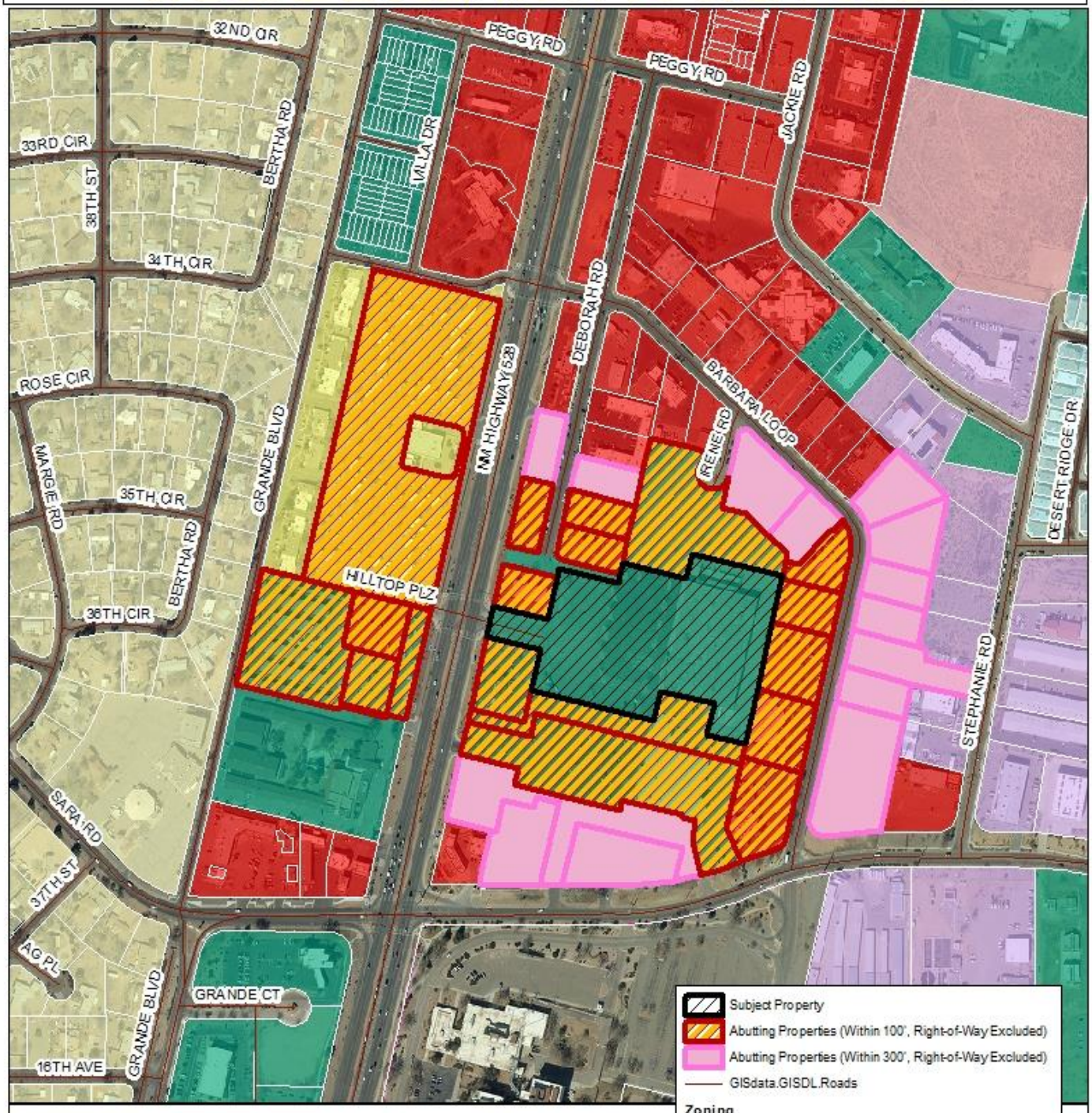
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Tim Dvorak

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

1640 NM HIGHWAY 528
DEFINED FITNESS
SPECIAL EXCEPTION TO SIGN CODE



Rio Rancho
City of Vision

0 140 280 560 840 1,120
Feet

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

Map Created by Tim Dvorak on 12/19/2022

Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**January, 10, 2023**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

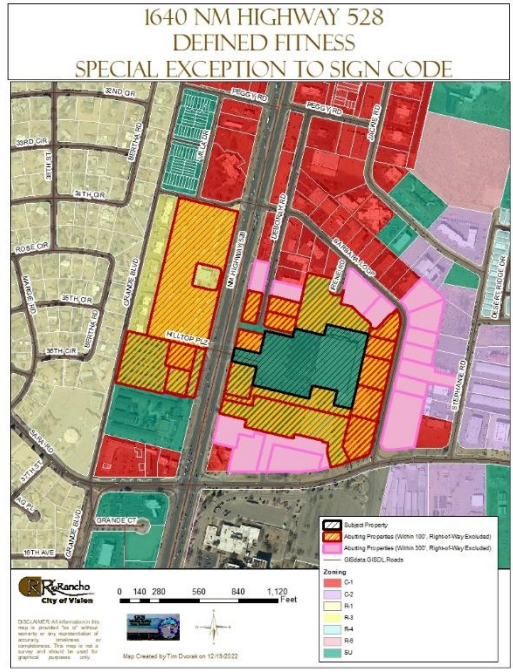
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Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Defined Fitness, Inc., through their agent, EPNM, INC., requests approval of a special exception to the sign code (variance) to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres. The PZB will hear the request on January 10, 2023 at 6:00PM MST.

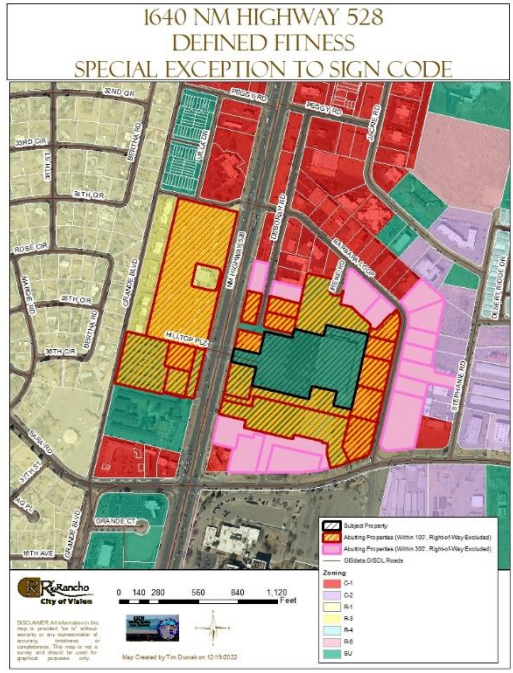
We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US



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Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**January, 10, 2023**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

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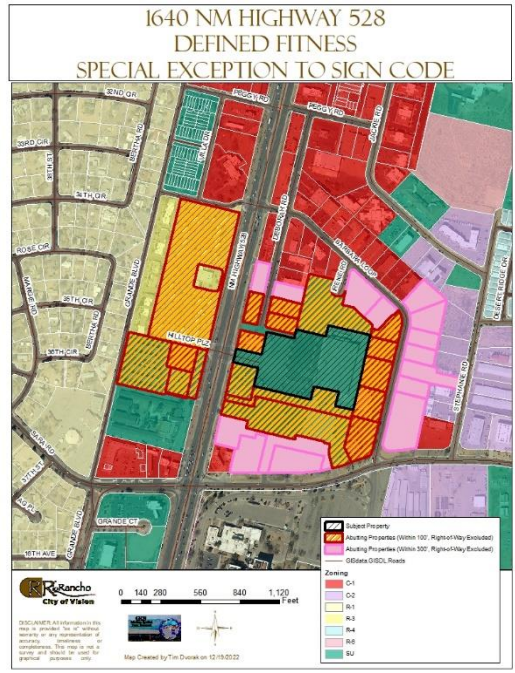
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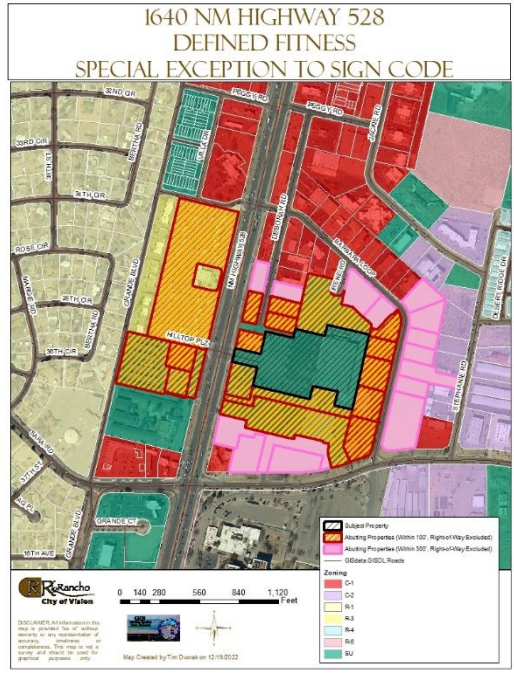
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ALBUQUERQUE PUBLISHING COMPANY
7777 Jefferson St. NE, Albuquerque, NM 87109

Ad Proof/Order Confirmation

Account Number
1010956

Ad Order Number
0001561335

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

Ordered By	Sharon Bitah	**Customer Phone**	5058915005	**Joint Ad #**	
Customer EMail		**PO Number**	230019		
Ad Cost	$127.64	**Sales Rep**	wschult		
Tax Amount	$9.89	**Order Taker**	wschult		
Total Amount	$137.53	**Payment Method**	Credit Card		
Amount Due	$137.53	**Payment Amount**	$0.00		

Affidavits 0

Pick Up #

Product	Albuquerque Journal	**Placement**	0Legal Notices
Ad Number	0001561335-01	**Classification**	0Government
Ad Type	0 Legal Liner	**Sort Text**	CITYOFRIORANCHOPUBLICHEARING NOTICETHEPLANNINGANDZONINGB OARDOFTHECITYOFRIORANCHONM WILLCONSIDERTHEFOLLOWINGMAT TERSATITSREGULARLYSCHE
Ad Size	1 X 172 li		
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Run Date
12/26/2022
12/26/2022
12/26/2022

WYSIWYG Content

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, January 10, 2023 at 6:00 pm:

Preliminary/Final Plat
Case #22-220-00018
The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed.

Zone Map Amendment
Case #22-100-00028
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

Zone Map Amendment
Case #22-100-00029
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential market. The subject property is located within the Del Norte Specific Area Plan and is approximately 0.9947 acres.

Special Exception to the Sign Code
Case #22-110-00022
The applicant, Defined Fitness, through their agent, EPNM, INC., requests approval of a special exception to the sign code (variance) to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres.

Preliminary Plat Extension
Case #21-210-00023
The applicant, Butterfly Holdings LLC. requests approval for a Preliminary Plat Extension for Baltic Park to create 8 single-family residential lots on approximately 1.90 acres, zoned for R-1: Single-Family Residential. The subject property is legally described as Siesta Hills II, Lot Park.

Preliminary Plat Extension
Case #21-210-00025
The applicant, Norwhich Cove Development, LLC. requests approval for a Preliminary Plat Extension for Baltic Park to create 43 single-family residential lots and 1 tract on approximately 5.9401 acres, zoned for R-4: Single-Family Residential. The subject property is legally described Unit 13, Block BB, Lots 1-19.

The meeting is scheduled in

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

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

Journal: December 26, 2022

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. 29 **ENACTMENT NO. 12-29**

ZONE MAP AMENDMENT, AMENDING ORDINANCE 91-002 AND ORDINANCE 89-008 AS IT PERTAINS TO SIGNAGE: HILLTOP PLAZA SHOPPING CENTER, ALL TRACTS. THE PROPERTIES ARE LOCATED EAST OF NM528/PAT D'ARCO HIGHWAY AND NORTH OF SARA ROAD SE.

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

Section 1. Regulations

9. SIGNAGE FOR HILLTOP PLAZA SHALL BE LIMITED TO THE FOLLOWING:

A. Five freestanding signs, three along NM528/Pat D'Arco Highway and two along Sara Road;
   - Two existing signs located on NM528/Pat D'Arco Highway. Maximum 100 square feet, maximum height of 15.6 feet.
   - Two existing signs located on Sara Road. Maximum 60 square feet, maximum height 15.6 feet.
   - One new sign to be located on NM528/Pat D'Arco Highway, Tract C-2, Hilltop Plaza per current City Sign Ordinance, Chapter 156. Maximum 150 square feet, maximum height of 24 feet.

B. One wall sign per business per current City Sign Ordinance, Chapter 156.

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 unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 3. Effective Date
This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS 10th DAY OF OCTOBER, 2012.

Thomas E. Swisstack, Mayor

ATTEST:

Stephen Ruger, City Clerk
(S E A L)

BEFORE THE GOVERNING BODY
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT
In the Matter of:
Zone Map Amendment # 12-100-00013

ZONE MAP AMENDMENT, AMENDING ORDINANCE 91-002 AND ORDINANCE 89-008 AS IT PERTAINS TO SIGNAGE: HILLTOP PLAZA SHOPPING CENTER, ALL TRACTS. THE PROPERTIES ARE LOCATED EAST OF NM528/PAT D'ARCO HIGHWAY AND NORTH OF SARA ROAD SE.

Applicants: Hilltop Assoc. LLC, and Peterson Properties

THIS MATTER having come before the Governing Body on this 10th day of October, 2012, the Governing Body having taken evidence and considered the merits;

THE GOVERNING BODY HEREBY FINDS:

GENERAL FINDINGS:

1. The Governing Body has jurisdiction over the applicant's request for a zone map amendment and proper notice of the hearing of this matter was given.
2. The property owner has authority to make application to rezone the property.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS:

1. The property is currently zoned SU/Special Use for C-1/Retail Commercial.
2. The proposed zone map amendment will not change the current zoning designation SU/Special Use for Limited C-1/Retail Commercial.
3. The proposed zone map ordinance will amend Ordinance 91-002 to allow a total of five freestanding signs. Three freestanding signs along NM528/Pat D'Arco Highway and two freestanding signs along Sara Road.
4. The proposed zone map ordinance will allow signage on Tract C-2, Hilltop Plaza to conform to the maximum size (150 square feet) and height (24 feet) allowed per the current City Sign Ordinance, Chapter 156.
5. The proposed zone map ordinance will allow for one wall sign per business to conform to the maximum allowed per the current City Sign Ordinance, Chapter 156.
6. Substantial evidence has been submitted which demonstrates that the zone map amendment meets the requirements of City Ordinance as set forth in Section 150.07 RRO 2003; Requirements for amendments to the Zone Map.

THEREFORE: The application for a Zone Map Ordinance is approved as generally being in conformance with the City of Rio Rancho Ordinances, and the Rio Rancho Comprehensive Plan, as evidenced by adoption of Ordinance No. O29, Enactment No. 12- by the Governing Body of the City of Rio Rancho on October 10, 2012, subject to the conditions, restrictions and stipulations specified therein.

10/15/12
Date

Mayor, Thomas E. Swisstack

RioRancho
City of Vision

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

REFERENCE NO: O-29

HEARING DATE: October 10, 2012

DEPARTMENT: Development Services

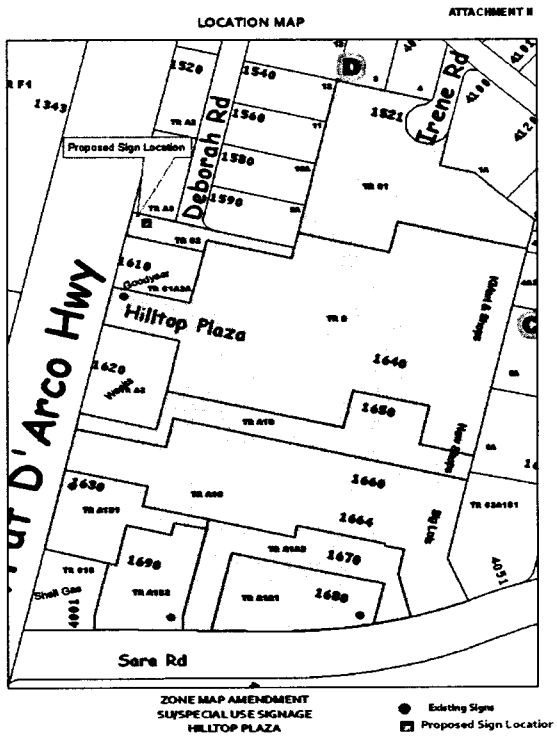
SUBJECT: Zone Map Amendment

PROPERTY: Hilltop Plaza, All Tracts

PURPOSE: To amend Ordinances 91-002 and 89-008 regulating Hilltop Shopping Plaza SU/Signage

APPLICANTS: Hilltop Assoc. LLC, and Peterson Properties

AGENT: Electrical Products Co.



PZB and DEPT. RECOMMENDATION: APPROVAL with Findings

SYNOPSIS:

On September 11, 2012, the Planning and Zoning Board voted to recommend approval of the applicant's request for an amendment to Ordinances 91-002 and 89-008 for the purpose of:

- increasing the number of signs at Hilltop Plaza from (4) freestanding signs to (5) freestanding signs, three along Pat D'Arco Highway (new sign location on Tract C-2), and two along Sara Road; and
- increasing the new sign area to 150 square feet and height to 24 feet per Appendix B, Chapter 156 of the Sign Ordinance; and
- allowing one wall sign per business per current Sign Ordinance, per Appendix B, Chapter 156.

BACKGROUND:

On February 8, 1989, Ordinance No. 89-008 rezoned a 24.82 acre site, now known as Hilltop Plaza. The ordinance addressed land uses, and development requirements and restrictions applicable to the site which included signage. Per Ordinance No. 89-008, the maximum signage allowed was one 100 square foot freestanding sign on NM528 and one 60 square foot freestanding sign on Sara Road; maximum height allowed was 15.6 feet. Additionally, the ordinance allowed one wall sign per business at 40 square feet or 3% of the façade.

On January 9, 1991, the Governing Body adopted Ordinance No. 91-002 as an amendment to Ordinance No. 89-008, to allow additional signage to the site. Per Ordinance No. 91-002, the

maximum signage currently allowed is two 100 square foot freestanding signs on NM528 and two 60 square foot freestanding signs along Sara Road; maximum height allowed remains at 15.6 feet. The ordinance also amended the allowable wall signage to 50 square feet or 5% of the façade.

ANALYSIS:

The applicants, Hilltop Associates, LLC and Peterson Properties, are requesting a recommendation for approval of a zone map amendment to amend Ordinance No. 91-002. The need for additional signage is due to the construction of a new multi-tenant building. The new building does not have adequate site visibility from NM528.

The purpose of this amendment is to allow the maximum square footage (150 square feet area and 24 foot height) allowed for highway commercial freestanding signage and wall signage that is comparable to what is allowed by standard. Ordinance No. 91-002 does not allow the maximum signage per the City's current sign ordinance. The existing signage at Hilltop Plaza's frontage is full, and will not allow for additional exposure along NM528 for new businesses. Should the request be approved, the additional signage allowed on Tract C-2, Hilltop Plaza will be of an adequate size to accommodate the new businesses recently constructed in Hilltop Plaza and future construction on Tract C-1, and the signage will comply with the current ordinance.

ZONING/LAND USE:

The subject property is bound on the north, south, east and west by C-1/Retail Commercial or SU/Commercial enterprises. Tracts C-1 and C-2, Hilltop Plaza and Lot 4A2, Block C-1, Corrales South are currently vacant, all other surrounding lots are developed.

FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES AND REGULATIONS

CONFORMANCE WITH CITY OF RIO RANCHO COMPREHENSIVE PLAN

The ***City of Rio Rancho Comprehensive Plan*** (CCP) implementation considers that all master plan proposals be evaluated based on its level of conformance with the CCP's *Goals, Policies, and Actions.*

Applicable Goals and Policies include:

Economic Development

- Goal EDP-1: Create jobs.
- Goal EDP-2: Retail jobs.
- Goal EDR-1: Expand the economic base of Rio Rancho.
- Goal EDR-2: Reduce sales leakage to other New Mexico cities.

FINDING: This application fulfills the requirements set forth in the Comprehensive Plan with regard to economic development.

CONFORMANCE WITH THE CITY ZONING ORDINANCE

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought.

FINDING: This application conforms.

Pursuant to the criteria provided by City Zoning Code Chapter 150, Ordinance # O-22, Enactment 09-23 (Sections D – G), a request for change in zoning designation must address the following policies for change:

(D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:
The applicants' response to the policies is shown in italics.

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

The proposed zone change does not jeopardize the health, safety, morals, and general welfare of the City. The change will allow signage necessary for commercial enterprise and sales.

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

The area is zoned SU/Special Use Commercial and signage is necessary to attract the community to new commercial development.

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

The proposed zone map amendment is consistent with the policies and goals of the City's Comprehensive Plan.

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 a 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 (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

In this request, both the "changed conditions' and the "more advantageous" reasons apply to the amendment. The changed conditions are a result of new development within the Hilltop Plaza and lack of necessary signage to promote sales for the business.

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

The cost of the land is not a determining factor for the zone map amendment. There are currently other commercial businesses within the Hilltop Plaza.

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

The property is currently zoned SU/Special Use Commercial; therefore additional justification regarding zoning designation is not relevant.

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

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. the area of the proposed zone change is different from surrounding land because it 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 proposed zone change does not create a spot zone. The property is currently zoned SU/Special Use Commercial.

FINDING: The proposed zone map amendment addresses restrictions to the existing SU/Special Use designation. No change in zoning designation is requested; however an amendment is requested to amend the restrictions pertaining to signage. Staff finds the amendment to the zone map appropriate and reasonable. The signage requested is comparable to what is currently allowed in the Sign Ordinance.

NOTIFICATIONS:

On September 19, 2012, certified notices were sent to neighboring property owners within 100 feet of the subject property to provide notice of the Governing Body hearing to be held on October 10, 2012. All notification requirements for this meeting have been met.

DEPARTMENT RECOMMENDATION: The Department recommends **APPROVAL** of the proposed zone map amendment per the proposed amending ordinance (Attached as Exhibit 1). Staff further recommends the following Findings of Fact.

General Findings of Fact:

1. The Governing Body has jurisdiction over the applicant's request for a zone map amendment and proper notice of the hearing of this matter was given.
2. The property owner has authority to make application for a zone map amendment.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

Specific Findings of Fact:

1. The property is currently zoned SU/Special Use for C-1/Retail Commercial.
2. The proposed zone map amendment will not change the current zoning designation SU/Special Use for Limited C-1/Retail Commercial.
3. The proposed zone map ordinance will amend Ordinance 91-002 to allow a total of five freestanding signs. Three freestanding signs along NM528/Pat D'Arco Highway and two freestanding signs along Sara Road.
4. The proposed zone map ordinance will allow signage on Tract C-2, Hilltop Plaza to conform to the maximum size (150 square feet) and height (24 feet) allowed per the current City Sign Ordinance, Chapter 156.
5. The proposed zone map ordinance will allow for one wall sign per business to conform to the maximum allowed per the current City Sign Ordinance, Chapter 156.
6. Substantial evidence has been submitted which demonstrates that the zone map amendment meets the requirements of City Ordinance as set forth in Section 150.07 RRO 2003; Requirements for amendments to the Zone Map.

ALTERNATIVES

The Governing Body has three alternatives on the disposition of this request.

The Governing Body may:

1. Approve the zone map amendment;
2. Deny the zone map amendment, or
3. Postpone its decision to allow for additional review and consideration.

PREPARED BY: _____ **DATE:** 10-1-12

DEPARTMENT DIRECTOR: _____ **DATE:** 10-1-12

ACTING CITY MANAGER: _____ **DATE:** 10/2/12

ATTACHMENT(S)

Attachment I: Proposed Zone Map Ordinance
Exhibit A: Ordinance No. 91-002
Exhibit B: Ordinance No. 89-008, Page 5

Attachment II: Location Map

Attachment III: Planning and Zoning Board Minutes of September 11, 2012

ATTACHMENT I

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. _____ ENACTMENT NO. _____

ZONE MAP AMENDMENT, AMENDING ORDINANCE 91-002 AND ORDINANCE 89-008 AS IT PERTAINS TO SIGNAGE: HILLTOP PLAZA SHOPPING CENTER, ALL TRACTS. THE PROPERTIES ARE LOCATED EAST OF NM528/PAT D'ARCO HIGHWAY AND NORTH OF SARA ROAD SE.

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   - One new sign to be located on NM528/Pat D'Arco Highway, Tract C-2, Hilltop Plaza per current City Sign Ordinance, Chapter 156. Maximum 150 square feet, maximum height of 24 feet.

B. One wall sign per business per current City Sign Ordinance, Chapter 156.

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If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 3. Effective Date

This Ordinance shall take effect in ten (10) days after adoption.

ADOPTED THIS _____ **DAY OF** _____ **2012.**

_____
Mayor

_____
Date

ATTEST:

_____
Stephen Ruger, City Clerk
(S E A L)

EXHIBIT A

CITY OF RIO RANCHO

ORDINANCE NO. 2 **ENACTMENT NO. 91-002**

ORDINANCE

ZONE MAP AMENDMENT; AMENDING APPENDIX G OF CITY CODE; HILLTOP PLAZA SHOPPING CENTER.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO, NEW MEXICO, THAT THE FOLLOWING SHALL AMEND ORDINANCE 89-008, APPENDIX G (ZONE MAP AMENDMENT):

. . .

9. Signage at the development shall be limited to the following:

a. Four freestanding signs, two 100 square feet signs to be located on NMSR 528 and two freestanding signs of 60 square feet to be located on Sara Road. Maximum height of the signs shall be 15' 6". The clear sight triangle shall be maintained.

b. Wall signage per business is as follows: Cumulative signage up to 50 square feet or 5% of the facade.

c. Private traffic directional signs of 4 square feet will be allowed on private property.

APPROVED THIS 9TH DAY OF JANUARY, 1991.

Pat D'Arco, Mayor

Jan 10th 1991

Date

ATTEST:

Tina Gonzales

Tina Gonzales, City Clerk

(SEAL)

CODIFIED

5/91

9. Signage at the development shall be limited to the following:

   a. Two freestanding signs, one 100 square feet sign to be located on NMSR 528 and 60 square feet sign to be located on Sara Road. Maximum height of the signs shall be 15' 6". The clear sight triangle shall be maintained.

   b. One wall sign per business of 40 square feet or 3% of the facade. Wall signage may not be cumulative.

   c. Private traffic directional signs of 4 square feet will be allowed on private property.

10. The applicant must receive written approval from the State of New Mexico Highway Department in respect to access, signalization, acceleration/deceleration lanes, etc. prior to any City Development Department plan approval. Approval is subject to New Mexico Department approval, and City Engineer approval.

11. The above requirements (except for #6) shall be met in compliance with the following schedule:

    With the buildout of Phase I, K-Mart development:

    - NMSR 528 frontage improvements

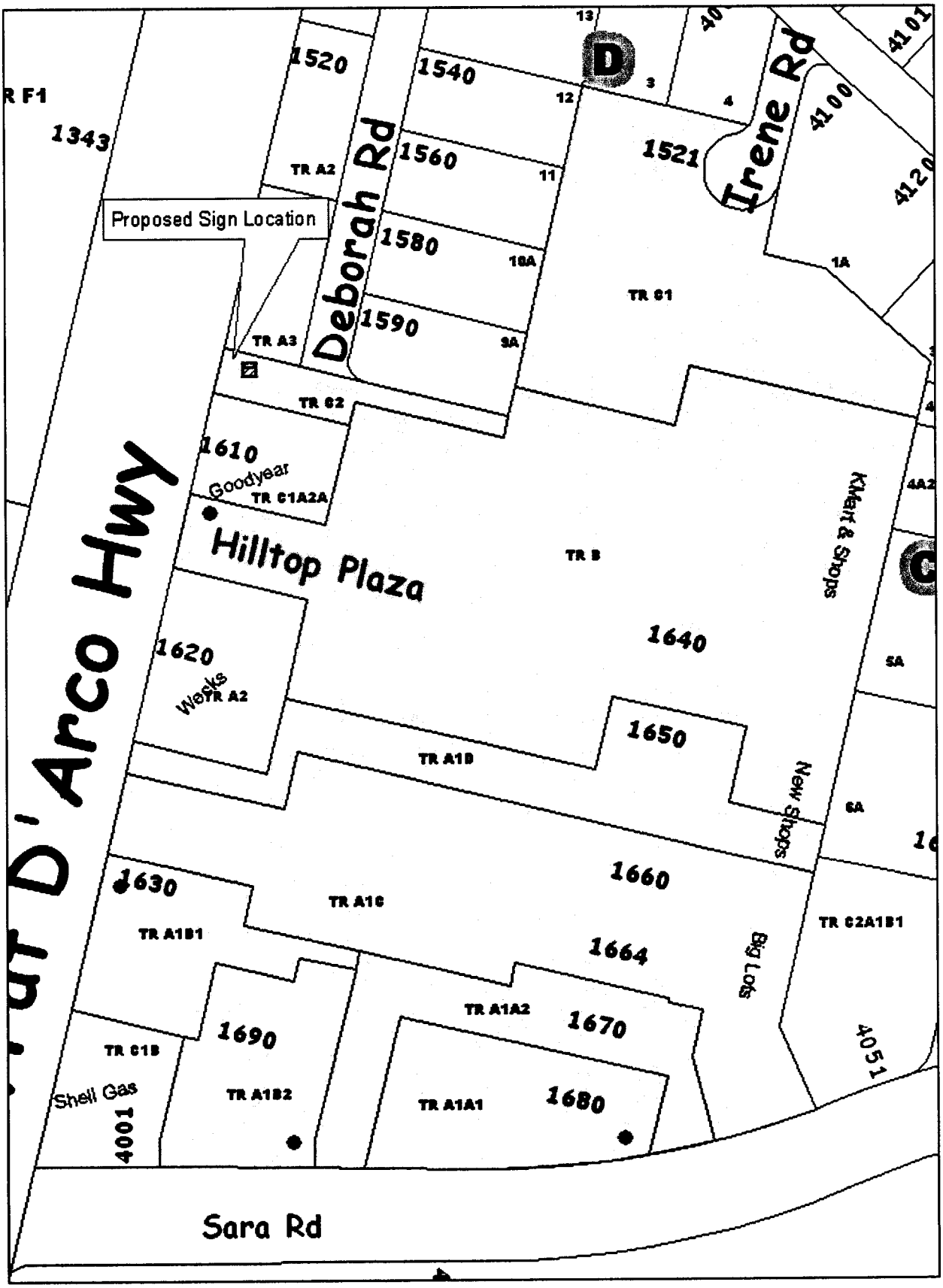
    With the buildout of Phase II, the rest of the development:

    -Sara Road improvements

    -The remainder of NMSR 528 Improvements

ATTACHMENT II

LOCATION MAP



ZONE MAP AMENDMENT
SU/SPECIAL USE SIGNAGE
HILLTOP PLAZA

● Existing Signs
▨ Proposed Sign Location

Planning and Zoning Hearings
of the
City of Rio Rancho

MINUTES

September 11, 2012

Council Chambers, City Hall

David Heil, District 1, Vice Chairman; Patrick McFarlin, District 2; Vacant, District 3; Paul Barabe, District 4; Henry Pacelli, District 5; Ray Johnson, District 6; John Long, At Large

MEMBERS PRESENT:

David Heil, District 1
Patrick McFarlin, District 2
Vacant, District 3
Paul Barabe, District 4
Henry Pacelli, District 5
Ray Johnson, District 6
John Long, At Large

STAFF PRESENT:

John Castillo, Director, Development Services Department
Dolores Wood, Deputy Director, Development Services Department
Joyce Jordan, Staff
Nancy McKinney, Staff

ITEM 1: CALL TO ORDER AND PLEDGE OF ALLEGIANCE:

ITEM 2:

A. APPROVAL OF AGENDA:

Ray Johnson, District 6 moved to **Approve the Agenda**. Seconded by Patrick McFarlin, District 2

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

YES: David Heil, Patrick McFarlin, Paul Barabe, Henry Pacelli, Ray Johnson, and John Long.

NO: (none)

B. APPROVAL OF MINUTES: August 14, 2012

MINUTES 8-14-12

ITEM 4: DISCUSSION & DELIBERATION:

B. ZONE MAP AMENDMENT: The applicant requests approval of a zone map amendment to amend Ordinance 91-002 and Ordinance 89-008 as it pertains to signage for Hilltop Plaza Shopping Center, All Tracts. The properties are located east of NM528/Pat D'Arco Highway and north of Sara Road SE.
Case No.: 12-100-00013
Applicant: Hilltop Associates, LLC and Peterson Properties, LLC
Agent: Electrical Products Company
Staff Contact: Joyce Jordan
Staff Recommendation: Approval with Findings

12-100-00013

Joyce Jordan, Development Services staff, presented the request for a zone map amendment to amend Ordinance 91-002 and Ordinance 089-088 as it pertains to signage. The amendment would allow an additional 150 square foot sign, 24' in height, along NM Hwy 528/Pat D'Arco Highway. The amendment will require wall signage to comply with the current Sign Ordinance Ms. Jordan stated that staff recommends approval of the Zone Map Amendment with findings of fact. Katharine Kelly, Hilltop Plaza Property Manager, agreed with staff's recommendation.

Commissioner Paul Barabe asked whether this request would affect existing signage at the location. Staff affirmed it would not affect existing signage. Commissioner Barabe asked staff whether this request would also appear before the Governing Body. Staff affirmed the request would need to go before the Governing Body. Commissioner Patrick McFarlin asked staff is less than the maximum currently allowed and whether an increase in signage size would be required to appear before the Planning and Zoning Board. Staff explained the existing signage is less than currently allowed and if there was a request to increase the signage, it would be required to appear before the Planning and Zoning Board. Commissioner Ray Johnson asked staff if this application before the Board was to allow for a third sign along NM Hwy 528/Pat D'Arco Highway. Staff affirmed that to be correct.

Ray Johnson, District 6 moved to **recommend Approval of a zone map amendment to amend Ordinance 91-002 and Ordinance 89-008 as it pertains to signage for Hilltop Plaza Shopping Center, All Tracts.**.
Seconded by Paul Barabe, District 4

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

YES: David Heil, Patrick McFarlin, Paul Barabe, Henry Pacelli, Ray Johnson, and John Long.

NO: (none)

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 22-110-00022

REQUEST FOR SPECIAL SIGN EXCEPTION OF THREE (3) ADDITIONAL WALL SIGNS FOR THE PROPERTY LOCATED AT 1640 NM HIGHWAY 528 SE (HILL, TRACT B).

Applicant: Defined Fitness, through their agent, EPNM, Inc/Zeon Signs.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of January, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a special exception to the sign code.
2. Following procedures for a special exception to the sign code, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a special exception to the sign code.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The applicant has adequately addressed the criteria for granting a special exception to the sign code as set forth in R.O. 2003 section 156.32.
2. The proposed additional signs are within the City requirement of maximum 20 percent frontage usage per Chapter 156, Appendix B.
3. This subject sign exception will not adversely affect the public or surrounding properties.
4. Sign and building permits are not granted by approval of the subject special sign exception request.

THEREFORE, the application for a special sign exception of three (3) additional wall signs for the property located at 1640 NM Highway 528 SE, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on January 10, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 22-110-00022

REQUEST FOR SPECIAL SIGN EXCEPTION OF THREE (3) ADDITIONAL WALL SIGNS FOR THE PROPERTY LOCATED AT 1640 NM HIGHWAY 528 SE (HILL, TRACT B).

Applicant: Defined Fitness, through their agent, EPNM, Inc/Zeon Signs.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of January, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

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1. The Planning and Zoning Board has jurisdiction over approval of a request for a special exception to the sign code.
2. Following procedures for a special exception to the sign code, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a special exception to the sign code.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a special sign exception as set forth in R.O. 2003 Section 156.32.

THEREFORE, the application for a special sign exception of three (3) additional wall signs for the property located at 1640 NM Highway 528 SE, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on January 10, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-145-00001

AGENDA DATE:
January 10, 2023

DEPARTMENT:
Development Services

SUBJECT:
Master Sign Plan. The applicant, Enchanted Hills Boulevard 3575, LLC, through their agent, JenkinsGavin Inc., requests approval of The Block Master Sign Plan. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Enchanted Hills Boulevard 3575, LLC, through their agent, JenkinsGavin Inc., is requesting approval of The Block Master Sign Plan which consists a total of up to 66 signs, altogether totaling a maximum of 1184 square feet.

The subject property is located at 7805 Enchanted Hills Blvd. NE, is legally described as Plaza at Enchanted Hills, Tract A1, and consists of approximately 1.34 acres. The area is zoned SU: Special Use per Ordinance No. 8, Enactment No 21-11 which changed previous design standards, established, a Site Plan and updated parking standards. With updated Ordinance, a provision from the previous SU zoning, Ordinance No. 24, Enactment No. 92-023, was removed which prohibited metal buildings. All other standards for land use, zoning, landscaping, and setbacks remained in place. A Site Plan was provided along with the Zone Map Amendment and was approved concurrently on March 25, 2021. The parking standards for the entire Plaza at Enchanted Hills was established using the counts found in Exhibit B the updated Ordinance. An updated Site Plan was approved by the Governing Body on November 10, 2022 which included changes to the original layout, proposed uses, and parking calculations, but maintained the overall concept. This property is currently located within the Plaza at Enchanted Hills Master Sign Plan which regulates the number of allowed monument signs. Due to the unique characteristics of the layout and utilization of shipping container architecture, the applicants have purposed their own Master Sign Plan that is compatible with the approved Site Plan.

Per R.O. 2003 § 156.31 (A) Master Sign Plans, "A master sign plan shall be used to establish criteria for and govern the construction of all signs associated with a use for which a master sign plan has been approved. A permit shall be required for individual signs following or in conjunction with the approval of a master sign plan. Signs constructed in violation of an approved master sign plan shall be considered in violation of this sign code." ...
(C) Submission requirements. An application for master sign plan approval shall be submitted to the Department and shall include":
(1) An accurate site plan of the entire lot(s) on which the use(s) will be located at a scale of not less than one inch to 100 feet; criteria is satisfied.
(2) Location of buildings, parking lots, driveways and landscaped areas on the lot; criteria is satisfied.
(3) A table or tables containing:

a. Computation of the maximum total sign area; criteria is satisfied
b. Maximum area for individual signs; criteria is satisfied
c. Height and number of freestanding signs; criteria is satisfied.
d. Statement of the maximum total sign area and maximum number of signs permitted on the site(s) by this sign code; criteria is satisfied.

(4) An accurate indication on the site plan of the location and orientation of each sign for which a permit is currently being requested, the anticipated location of future signs requiring a permit, and the location of all reasonably anticipated limited permit signs; criteria is satisfied.

(5) A description and illustration of the following shall be required:

a. Sign elevations for all signs; criteria is satisfied.
b. Location of each sign on the building(s) with building elevations if necessary; criteria is satisfied.
c. All sign proportions; criteria is satisfied.
d. Types of illumination. criteria is satisfied.

There are eight sign types in The Block Master Sign Plan. In the following section the types of signs are briefly discussed.

Sign type S01 is 51.3 total square feet and 7.4 feet in height. One (1) S01 wall sign is purposed at the northeast corner of the site attached to a shipping container which faces Enchanted Hills Blvd. and measures 39.6 feet in height. Sign type S02 is 138.67 total square feet and 26 feet in height. It will be attached to a shipping container measuring 39.6 feet in height at an interior location of the site. Signs S01 and S02 are considered monument signs. Per R.O. 2003 § 155.24 Appendix B Signs By Type and Sign District, Freestanding Monument signs within the Commercial District shall be "1 sign per 200 linear feet of street frontage, 70 SF max. sign area, 10 feet max. height." Sign types S01 and S02 may be allowed to exceed these limitations under Chapter 156.31 (E) , which states "The master sign plan may be approved by the Planning and Zoning Board with elements that exceed the permitted height, area, and or number of signs specified in the sign code if the Director recommends that" (2) "The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest or other distinguishing features that represent clear variation from conventional development.

Staff finds that the unique characteristics and shipping container architectural style of the approved Site Plan are compatible and consistent with the purposed style of the shipping container monument signage.

Sign type S04 and S07 are blade signs purposed on the interior buildings of the Site Plan. They measure 4 square feet and 9 square feet respectively. There will be 29 blade signs in total. Blade signs are not currently regulated under R.O. 2003 § 156, but the blade sign type is similar to in style to arcade/hanging signs which are allowed in Appendix B Signs By Type and Sign District to be "12 SF max. per tenant space where a plaza exists". The Block will have a central gathering space/plaza. Also the upcoming update to the Sign Code Chapter 156 will be permit blade signs and the purposed dimensions will be acceptable per the 12 square feet maximum and one sign per establishment will be permitted.

Sign types S03, S05, S06, and S08 are are all wall signs. One (1) S03 sign, measuring 138.67 square feet, will be placed at the south end of the site, at the primary building frontage. S05 and S06 sign types, measuring 18 and 16 square feet respectively, are located at interior locations of the site. Twenty (20) S05 signs are proposed with 20% contingency which allows for 4 extra signs if needed. Five (5) S06 signs are proposed with a 60% contingency which allows for 3 extra signs if needed. One (1) S08 sign, measuring 36 square feet, will be located on the second floor of Building D at the west end of the site.

Staff finds that the overwhelming majority of the signs are within the current sign code regulations

for size and that the signs that are different in type or larger in size fit with the overall atmosphere that is being proposed with The Block development. With the approval of the Master Sign Plan, up to 66 signs will be allowed, totaling to up to 1184 sign area square footage.

IMPACT:

Staff recommends that the Planning and Zoning Board approve The Block Master Sign Plan with the following Findings and subject to the following conditions:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 §156.31, the Planning and Zoning Board has jurisdiction over approval of a Master Sign Plan.
2. The property owner has authority to submit an application for a Master Sign Plan approval for the development.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for establishing a Master Sign Plan as set forth in R.O. 2003 §156.31.
2. The applicant has adequately addressed the criteria for Flexible Criteria as set forth in R.O. 2003 §156.31 (E).
3. The signage in the Master Sign Plan is in character and scale with the development, sized and placed in a manner that will ensure adequate signage for the entire development area.
4. All permanent signs will be erected, placed, constructed and/or maintained in conformance with the master sign plan.
5. Signs shall comply with the applicable building code requirements and permitting process.

If the Planning and Zoning Board find that the Master Sign Plan should be denied than the following findings of fact can be considered:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The applicant has not adequately addressed the criteria for establishing a Master Sign Plan as set forth in O. 2003 §156.31.
2. The applicant has not adequately addressed the criteria for Flexible Criteria as set forth in O. 2003 §156.31 (E).

ALTERNATIVES:

The Planning and Zoning Board may:

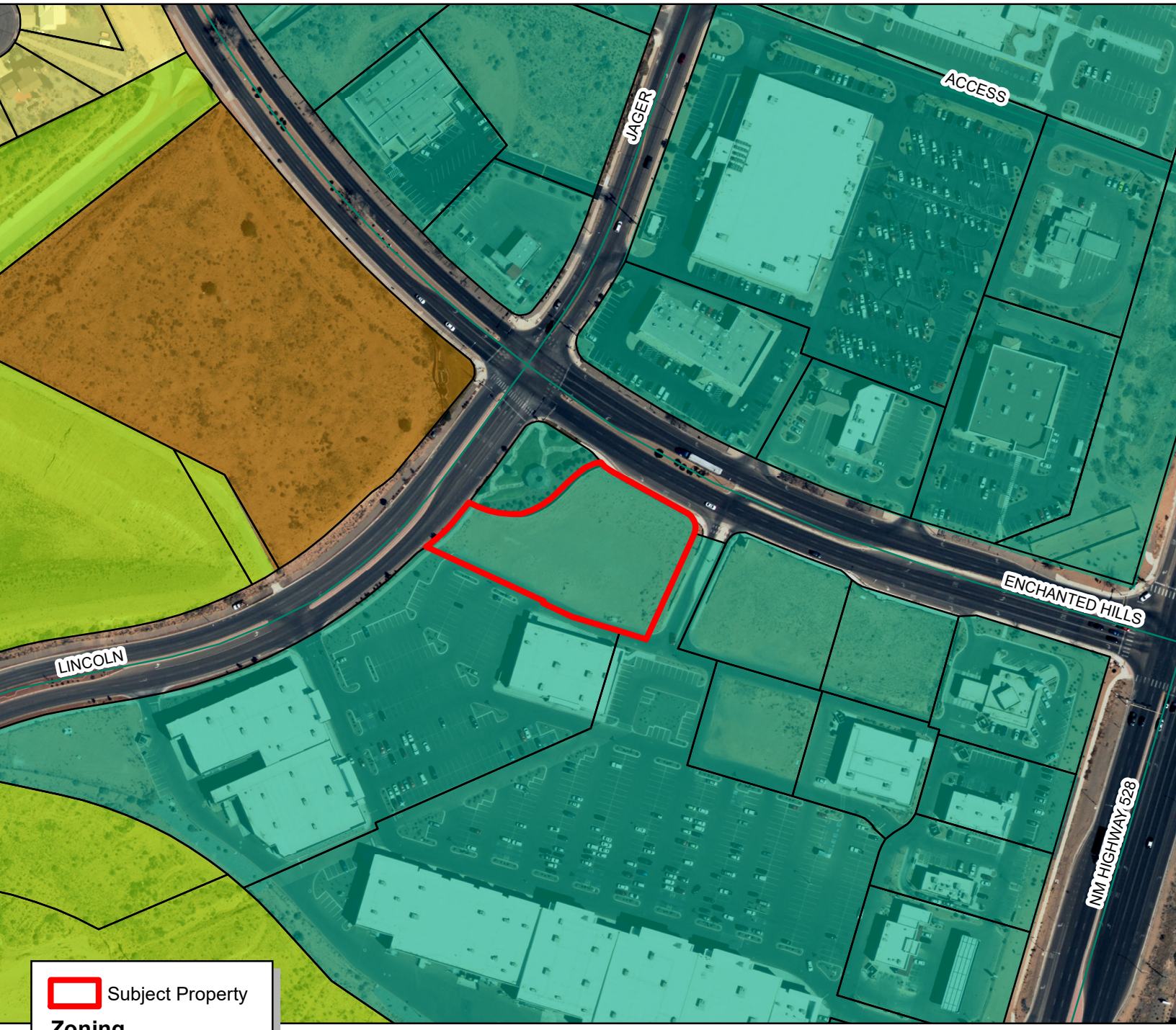
1. Approve the Master Sign Plan with staff recommendations and conditions.
2. Approve the Master Sign Plan with amendments to recommendations and/or conditions.
3. Deny the Master Sign Plan.
4. Postpone the item and continue the public hearing for the Master Sign Plan in order to further review.

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: The Block Site Plan.pdf
ATTACHMENT: The Block Master Signage Plan.pdf
ATTACHMENT: Findings_of_Fact.pdf

7805 ENCHANTED HILLS BLVD NE



Subject Property

Zoning

- OS
- R-1
- R-6
- SU

GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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.

0 190 380 760
Feet

Map created by: Michelle Costilla 1/4/2023

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

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/Street	☑ 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: Enchanted Hills Boulevard 3575, LLC		Phone: 650-581-6619
Address: 2025 Pioneer Court		E-Mail:
City: San Mateo	State: CA	Zip: 94403
Proprietary Interest:	List Owners: Amy Goldfarb, Vice President	
Deed or Ownership Verification Provided: (Initials) CG	Letter of Authorization Provided: (Initials) CG	
Agent Name: JenkinsGavin Inc.		Phone: 505-820-7444
Address: 130 Grant Ave. Suite 101		E-Mail: colleen@jenkinsgavin.com
City: Santa Fe	State: NM	ZIP Code: 87501

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

This is a request for a Master Sign Plan approval.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit :	Block(s):	Lot(s): Tract A-1 of Plaza at Enchanted Hills
Existing Zoning: SU - Special Use District	Proposed Zoning: No change	
No. of existing lots: 1 lot	No. of proposed lots: 1 lot	Total area of site (acres) 1.3434 acres

ACKNOWLEDGEMENT

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

Print Name: Colleen Gavin	Applicant:	Agent: JenkinsGavin Inc.
Signature:		Date: 12.15.2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: Michelle Costilla **DATE:** 12/16/22

Form revised January 26, 2017

City of Rio Rancho
Planning and Zoning Land Use Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: 7805 Enchanted Hills Blvd. NE
Rio Rancho, NM

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on my behalf with respect to the referenced property regarding land use applications to be submitted to the City of Rio Rancho.

Thank you.

Sincerely,

Amy Goldfarb, Vice President
Enchanted Hills Boulevard 3575 LLC

12/15/22
Date

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

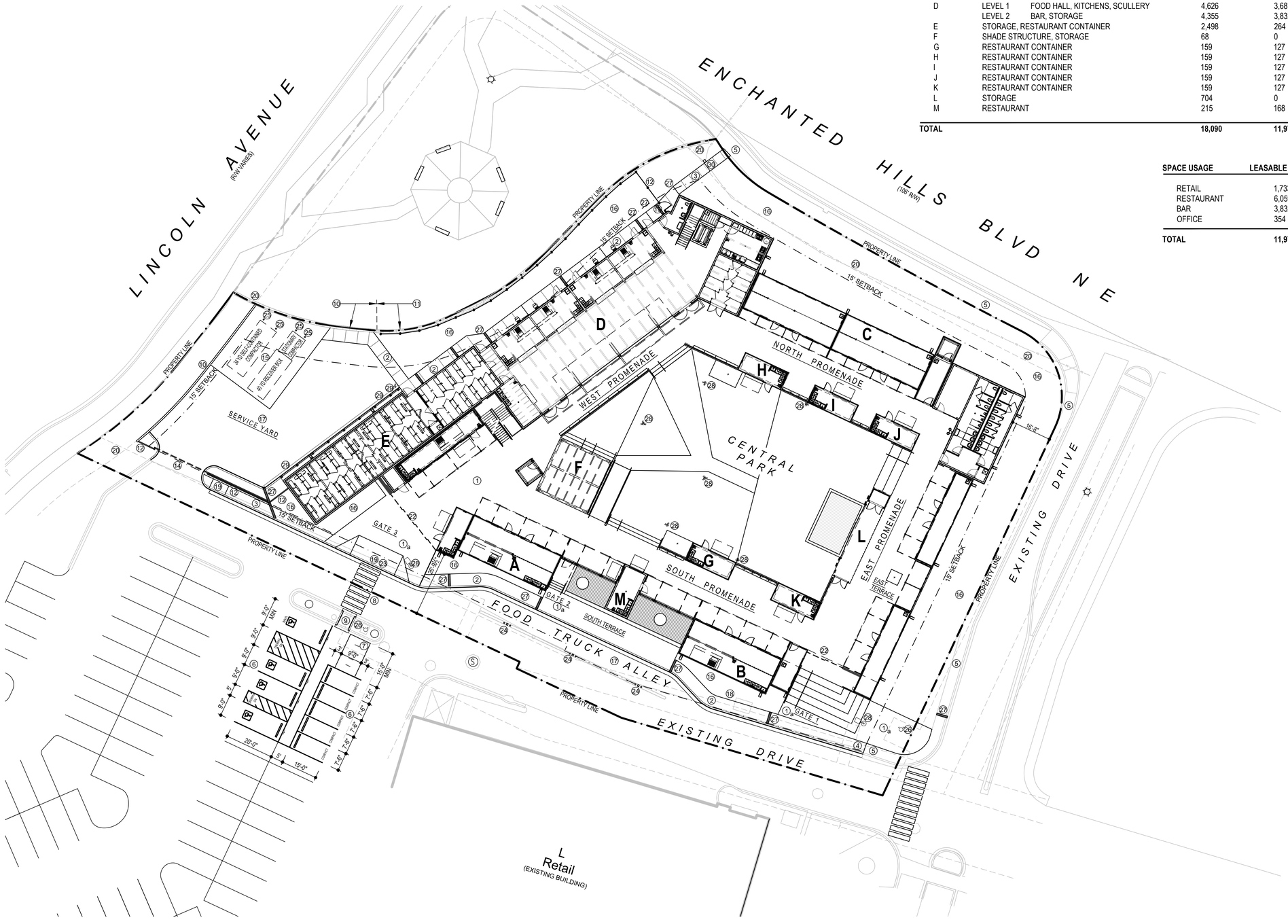
State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 15th day of DECEMBER 2022 by AMY GOLDFARB.

Notary Public

BUILDING	BUILDING USE		GSF	LEASABLE AREA
A	RESTAURANT CONTAINER		799	716
B	RESTAURANT CONTAINER		1,119	982
C	RETAIL CONTAINER, LOCKERS, MANAGEMENT OFFICE		2,911	1,694
D	LEVEL 1	FOOD HALL, KITCHENS, SCULLERY	4,626	3,687
	LEVEL 2	BAR, STORAGE	4,355	3,832
E	STORAGE, RESTAURANT CONTAINER		2,498	264
F	SHADE STRUCTURE, STORAGE		68	0
G	RESTAURANT CONTAINER		159	127
H	RESTAURANT CONTAINER		159	127
I	RESTAURANT CONTAINER		159	127
J	RESTAURANT CONTAINER		159	127
K	RESTAURANT CONTAINER		159	127
L	STORAGE		704	0
M	RESTAURANT		215	168
TOTAL			**18,090**	**11,978**

SPACE USAGE	LEASABLE AREA
RETAIL	1,733
RESTAURANT	6,059
BAR	3,832
OFFICE	354
TOTAL	**11,978**



SITE PLAN KEY NOTES

1. COLORED CONCRETE / STAMPED CONCRETE PAVING. PATTERN 'a'
2. 5' CONCRETE WALK (PER CIVIL)
3. 4' CONCRETE WALK (PER CIVIL)
4. ALIGN AND MATCH CONCRETE WALK WIDTH WITH EXSTG CONC WALK
5. EXISTING CONCRETE WALK
6. NEW ASPHALT PAVEMENT PER CIVIL W/ RESTRIPING
7. BIKE RACKS ON CONC SLAB - INVERTED U PER DETAIL 1D/A504
8. STRIPED PEDESTRIAN CROSSING (PER CIVIL)
9. CURB AND CONCRETE SIDEWALK @ ADA ACCESS (PER CIVIL)
10. 6' HI, 8" CMU YARDWALL (SPLITFACE TO MATCH EXISTING)
11. EXISTING CMU YARDWALL; HEIGHT VARIES
12. 8' HI METAL PICKET FENCING
13. 8' HI, 3'-6" WIDE PEDESTRIAN EGRESS GATE W/ PANIC HARDWARE
14. 8' HI, 25' WIDE MOTORIZED CANTILEVER SECURITY GATE
15. 6" REINFORCED CONCRETE COMPACTOR / DUMPSTER SLAB PER CIVIL
16. PLANTING AREA (PER LANDSCAPING)
17. ASPHALT PAVEMENT (PER CIVIL)
18. RELOCATE UTILITY PEDESTALS (PER ELECTRICAL)
19. ADA CURB RAMP (PER CIVIL)
20. LINE OF 10' WIDE PUBLIC UTILITY EASEMENT (DASHED)
21. SIDEWALK NOT ACCESSIBLE
22. 8' HI, TELESCOPING METAL PICKET GATE. OPEN WHEN FACILITY IS OCCUPIED
23. VEHICULAR ACCESS (TBD)
24. TWO (2) 6" BOLLARDS @ EACH ELEC PEDESTAL (PER ELEC)
25. 6" BOLLARD
26. EXISTING FIRE HYDRANT
27. SIDEWALK CULVERTS PER CIVIL
28. LIGHT POLES PER LIGHTING
29. INDUSTRIAL GUARDRAIL 8'-0" MODULAR LENGTH U.N.O.
30. COORDINATE LOCATION OF SIDEWALK WITH EXISTING CABLE PEDESTAL

SITE PLAN GENERAL NOTES

1. SITE INFORMATION WAS TAKEN FROM A SURVEY OF THE PROPERTY PREPARED BY:
   CSI - CARTESIAN SURVEYS INC.
   P.O. BOX 44414
   RIO RANCHO, NM 87174
   (505) 896-3050
2. EXISTING CONDITIONS INFORMATION INDICATED ON THE DRAWINGS IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. DATA ON INDICATED SUB-SURFACE CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY OR CONTINUITY OF ACTUAL CONDITIONS. THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN FROM THIS DATA BY THE CONTRACTOR.
3. THREE (3) DAYS PRIOR TO ANY EXCAVATION THE CONTRACTOR SHALL CALL LINE LOCATING SERVICE (811) FOR UTILITY MARK-OUT.
4. EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD
5. SEE OVERAL BUILDING PLAN SHEET A101 FOR ADDITIONAL SITE INFORMATION INSIDE THE BUILDING PERIMETER
6. SEE CIVIL ENGINEERING, MEP ENGINEERING AND LANDSCAPE ARCHITECTURE DRAWINGS FOR ADDITIONAL INFORMATION
7. ALL SIDEWALK PAVEMENT ON PROPERTY IS AN ACCESSIBLE ROUTE UNLESS NOTED OTHERWISE

IF THIS SHEET IS NOT 24"x36" THEN THE DRAWINGS ON IT ARE NOT TO SCALE

autotroph
architecture.planning.sustainable design consulting

No.	Description	Date

THE BLOCK
@ Enchanted Hills

RIO RANCHO, NEW MEXICO

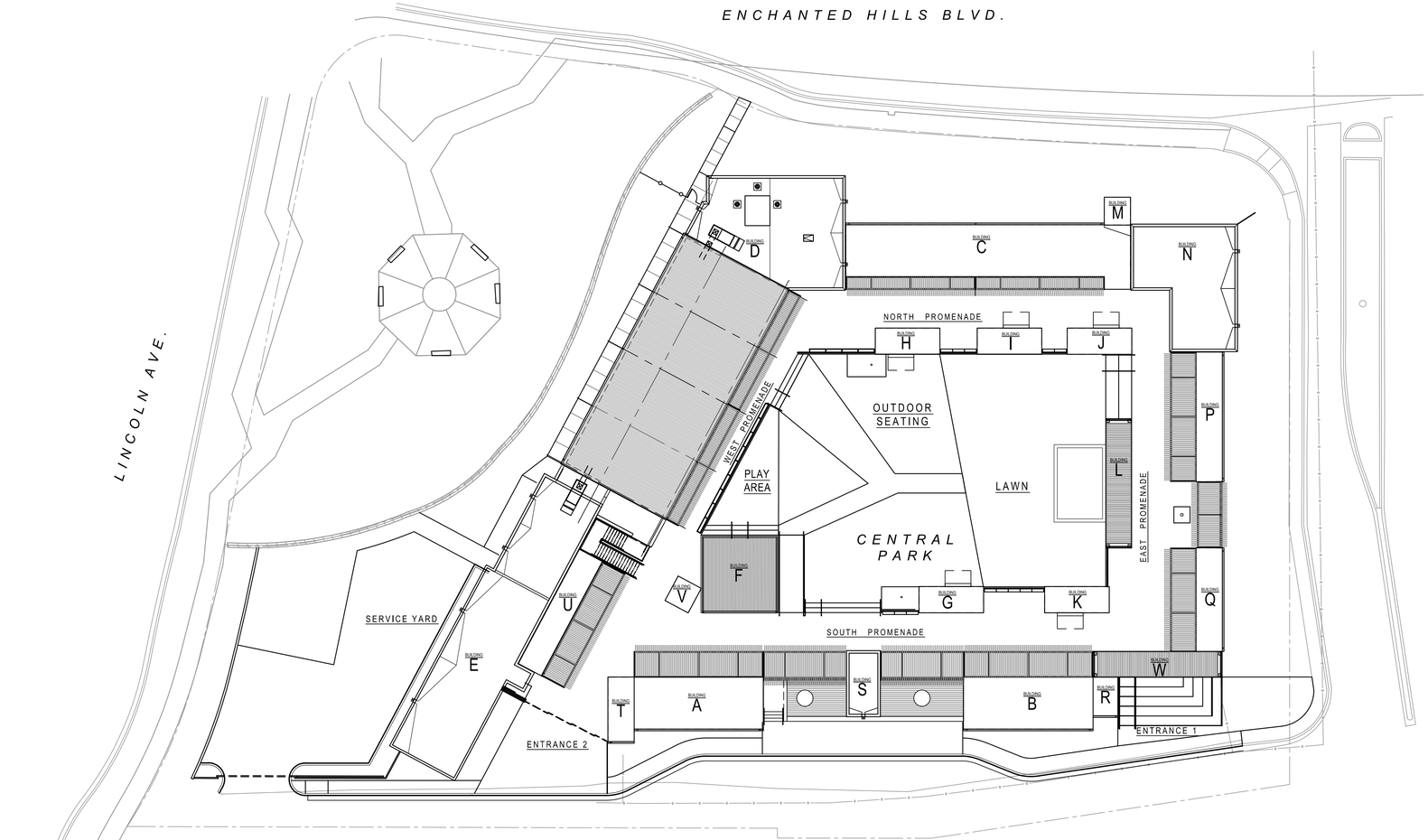
SITE PLAN CALCS

DRAWINGS ISSUED FOR CONTAINER SHOP DRAWING PREPARATION ONLY. OTHER SUPPLEMENTAL INFORMATION INCLUDED TO BE USED FOR REFERENCE ONLY

Project Number	2103
Date	24 OCTOBER 2022

AS101

10/26/2022 4:30 PM PROJECT: 2103 - PLAZA AT ENCHANTED HILLS FILE: AS101 SITE PLAN CALCS.DWG



PROGRAM KEY

A	40' FOOD SERVICE CONTAINER
B	40' FOOD SERVICE CONTAINER
C	(2) 40' RETAIL CONTAINERS
D	EATERY WITH FOOD SERVICE
E	BACK OF HOUSE
F	COVERED SEATING
G	20' CONCESSION CONTAINER
H	20' CONCESSION CONTAINER
I	20' CONCESSION CONTAINER
J	20' CONCESSION CONTAINER
K	20' CONCESSION CONTAINER
L	40' BACK OF STAGE CONTAINER
M	40' VERTICAL SIGNAGE CONTAINER
N	OFFICES AND RESTROOMS
P	40' RETAIL CONTAINER
Q	40' RETAIL CONTAINER
R	20' RETAIL CONTAINER
S	CONCESSION SPACE
T	20' CONCESSION CONTAINER
U	40' FOOD SERVICE CONTAINER
V	40' VERTICAL SIGNAGE CONTAINER
W	OVERHEAD 40' CONTAINER

N

1 SITE PLAN
1"=20'-0"

10 20 40 80

THE BLOCK
7805 ENCHANTED HILLS BLVD. NE

THE BLOCK
MASTER SIGN PLAN

No.	Description	Date

THE BLOCK
@ ENCHANTED HILLS

RIO RANCHO, NEW MEXICO

SITE PLAN

Project Number
Date January 5, 2023

1

1/5/2023 11:15 AM PROJECT: ■■■■ - ■■■■

TOTAL SITE SIGNAGE

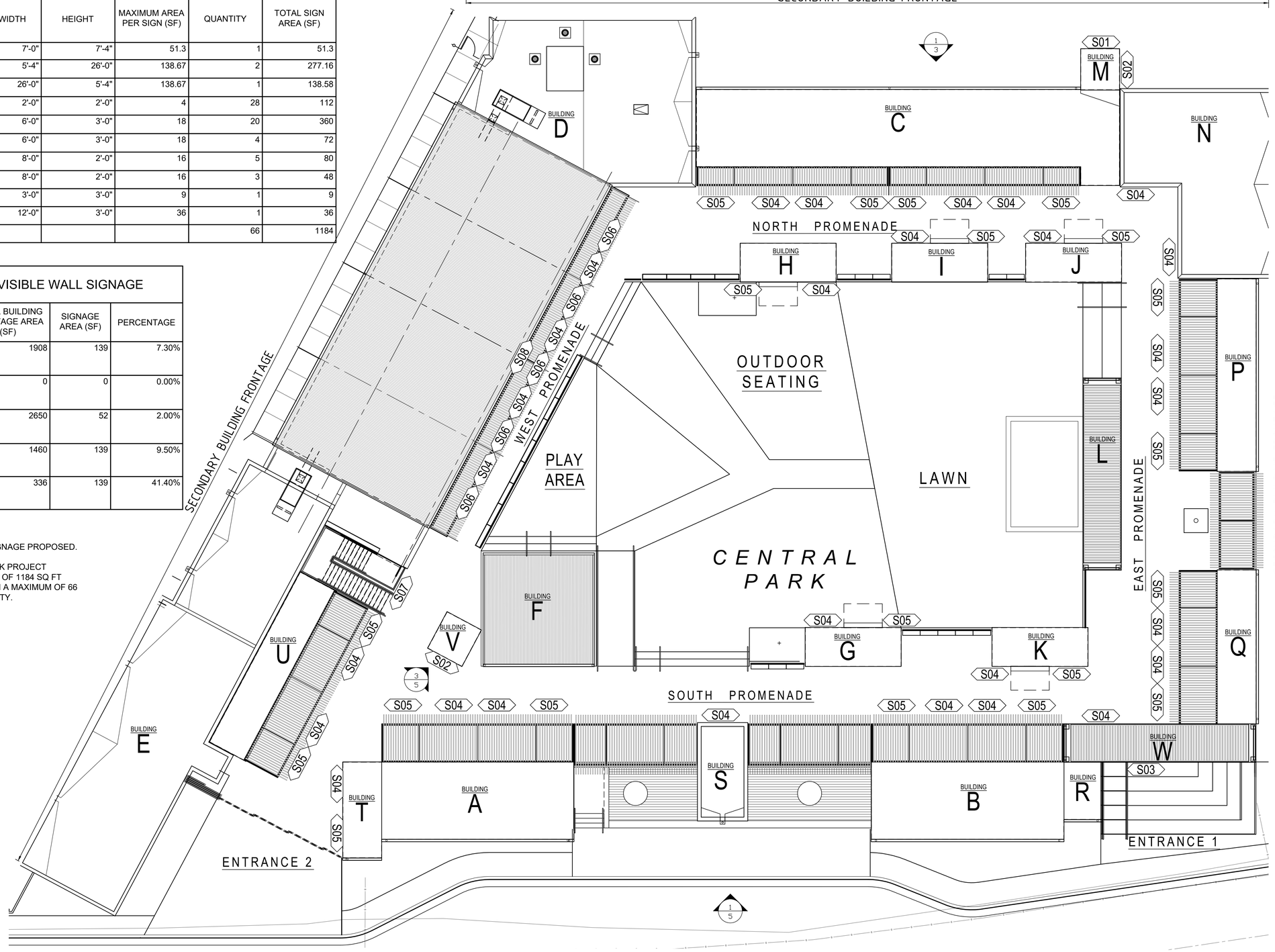
SIGN #	WIDTH	HEIGHT	MAXIMUM AREA PER SIGN (SF)	QUANTITY	TOTAL SIGN AREA (SF)
S01	7'-0"	7'-4"	51.3	1	51.3
S02	5'-4"	26'-0"	138.67	2	277.16
S03	26'-0"	5'-4"	138.67	1	138.58
S04	2'-0"	2'-0"	4	28	112
S05	6'-0"	3'-0"	18	20	360
S05 20% Contingency	6'-0"	3'-0"	18	4	72
S06	8'-0"	2'-0"	16	5	80
S06 60% Contingency	8'-0"	2'-0"	16	3	48
S07	3'-0"	3'-0"	9	1	9
S08	12'-0"	3'-0"	36	1	36
TOTAL				66	1184

PUBLICLY VISIBLE WALL SIGNAGE

BUILDING FRONTAGE	TOTAL BUILDING FRONTAGE AREA (SF)	SIGNAGE AREA (SF)	PERCENTAGE
PRIMARY: SOUTH ELEVATION	1908	139	7.30%
SECONDARY: WEST ELEVATION	0	0	0.00%
SECONDARY: NORTH ELEVATION	2650	52	2.00%
SECONDARY: EAST ELEVATION	1460	139	9.50%
INTERIOR MONUMENT	336	139	41.40%

NO FREE STANDING SIGNAGE PROPOSED.

STATEMENT: THE BLOCK PROJECT PROPOSES A MAXIMUM OF 1184 SQ FT TOTAL SIGN AREA WITH A MAXIMUM OF 66 SIGNS ON THE PROPERTY.



1 ENLARGED SITE PLAN
1"=10'-0"

5 10 20 40

KEY:

SIGN NOTATION

THE BLOCK
MASTER SIGN PLAN

No.	Description	Date

THE BLOCK
@ ENCHANTED HILLS

RIO RANCHO, NEW MEXICO

ENLARGED SITE PLAN

Project Number

Date January 5, 2023

2

1/5/2023 11:49 AM PROJECT: ##### FILE: SIGNAGE MASTER PLAN_SITE PLAN 1.5.23.DWG

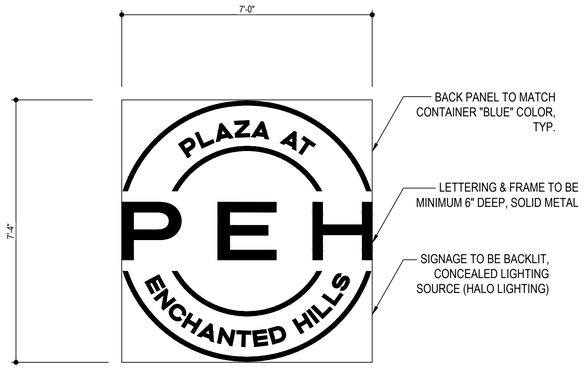
GENERAL SIGNAGE NOTES

1. NO SIGNS ENCROACH ON CITY OR STATE R.O.W.
2. THE FOLLOWING TENANT SIGNAGE IS CONCEPTUAL. GRAPHICS TO CONFORM TO TENANT GRAPHIC STANDARDS.

S01 PEH LOGO SIGN

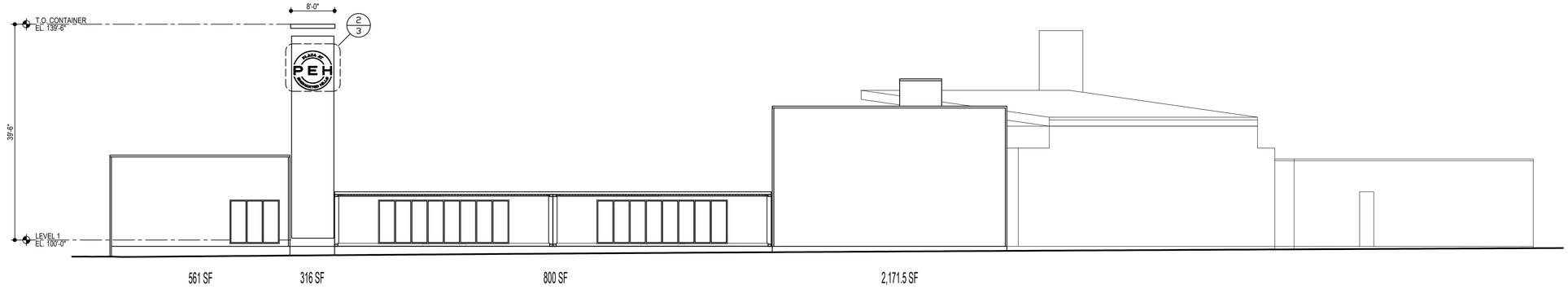
SIGNAGE AREA					
SIGN TYPE	WIDTH	HEIGHT	SIGN AREA (SF)	QUANTITY	TOTAL AREA (SF)
S01	7'-0"	7'-4"	51.3	1	51.3

PUBLICLY VISIBLE WALL SIGNAGE			
	TOTAL FACADE AREA (SF)	SIGNAGE AREA (SF)	PERCENTAGE
NORTH ELEVATION	3848.5	51.3	1.30%



2 S01 SIGN DETAIL

1/2"=1'-0" TOTAL SF = 51.3 SF



1 SECONDARY BUILDING FRONTAGE - NORTH ELEVATION

3/32"=1'-0" S01

THE BLOCK
MASTER SIGN PLAN

No.	Description	Date

THE BLOCK
@ ENCHANTED HILLS

RIO RANCHO, NEW MEXICO

NORTH ELEVATION

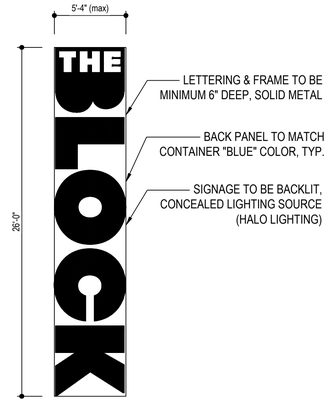
Project Number
Date January 5, 2023

3

1/5/2023 11:12 AM PROJECT: 2103 - PLAZA AT ENCHANTED HILLS FILE: SIGNAGE MASTER PLAN_ELEVATIONS 15.23.DWG

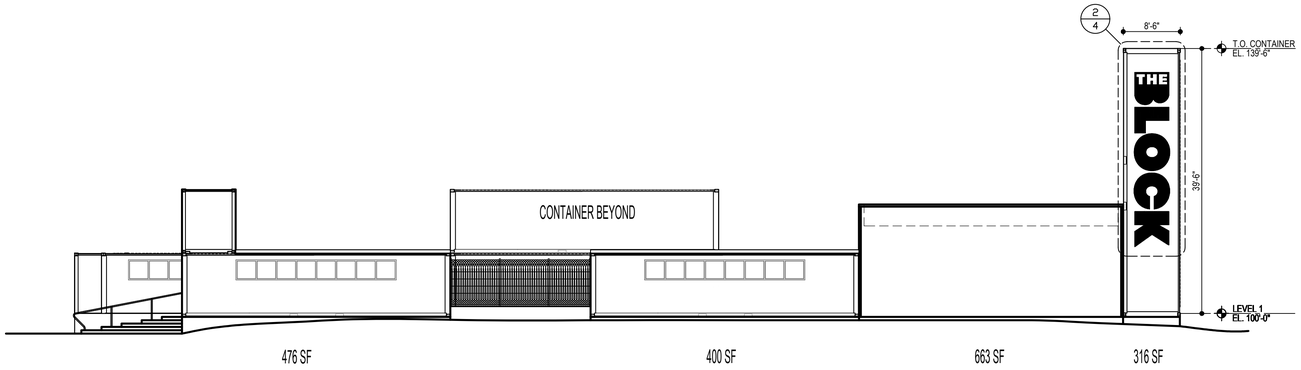
SIGNAGE AREA					
SIGN TYPE	QTY	HEIGHT	WIDTH	AREA (SF)	TOTAL AREA (SF)
S02	1	26'-0"	5'-4"	138.58	138.58

PUBLICLY VISIBLE WALL SIGNAGE			
	TOTAL FACADE AREA (SF)	SIGNAGE AREA (SF)	PERCENTAGE
EAST ELEVATION	1855	138.58	7.50%



2 S02 SIGN DETAIL

3/16"=1'-0" TOTAL SF = 138.58 SF



1 SECONDARY BUILDING FRONTAGE - EAST ELEVATION

3/32"=1'-0" S02

GENERAL SIGNAGE NOTES

1. NO SIGNS ENCROACH ON CITY OR STATE R.O.W.
2. THE FOLLOWING TENANT SIGNAGE IS CONCEPTUAL. GRAPHICS TO CONFORM TO TENANT GRAPHIC STANDARDS.

S02 MONUMENT SIGN

THE BLOCK
MASTER SIGN PLAN

No.	Description	Date

THE BLOCK
@ ENCHANTED HILLS

RIO RANCHO, NEW MEXICO

EAST ELEVATION

Project Number
Date January 5, 2023

4

1/5/2023 11:59 AM PROJECT 2303 - PLAZA AT ENCHANTED HILLS FILE SIGNAGE MASTER PLAN ELEVATIONS 1523.DWG

GENERAL SIGNAGE NOTES

1. NO SIGNS ENCROACH ON CITY OR STATE R.O.W.
2. THE FOLLOWING TENANT SIGNAGE IS CONCEPTUAL. GRAPHICS TO CONFORM TO TENANT GRAPHIC STANDARDS.

S03 MONUMENT SIGN

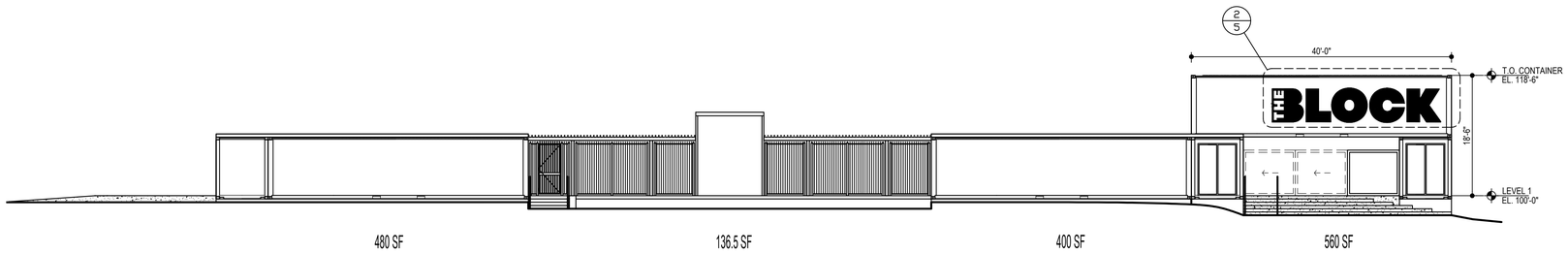
SIGNAGE AREA					
SIGN TYPE	QTY	HEIGHT	WIDTH	AREA (SF)	TOTAL AREA (SF)
S03	1	5'-4"	26'-0"	138.58	138.58

PUBLICLY VISIBLE WALL SIGNAGE			
	TOTAL FACADE AREA (SF)	SIGNAGE AREA (SF)	PERCENTAGE
SOUTH ELEVATION	1576.5	138.58	8.80%



2 S03 SIGN DETAIL

3/16"=1'-0" TOTAL SF = 138.58 SF



1 PRIMARY BUILDING FRONTAGE - SOUTH ELEVATION

3/32"=1'-0" S03

THE BLOCK
MASTER SIGN PLAN

No.	Description	Date

THE BLOCK
@ ENCHANTED HILLS

RIO RANCHO, NEW MEXICO

SOUTH ELEVATION

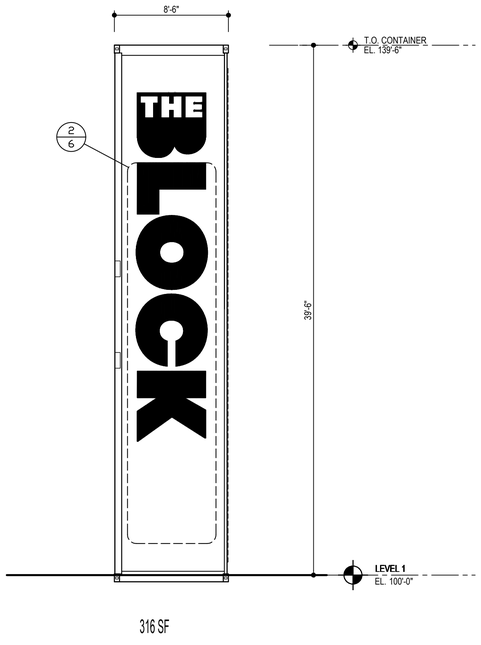
Project Number
Date January 5, 2023

5

1/5/2023 11:13 AM PROJECT: 2103 - PLAZA AT ENCHANTED HILLS FILE: SIGNAGE MASTER PLAN ELEVATIONS 15-23.DWG

SIGNAGE AREA					
SIGN TYPE	QTY	HEIGHT	WIDTH	AREA (SF)	TOTAL AREA (SF)
S02	1	26'-0"	5'-4"	138.58	138.58

PUBLICLY VISIBLE WALL SIGNAGE			
	TOTAL FACADE AREA (SF)	SIGNAGE AREA (SF)	PERCENTAGE
INTERIOR MONUMENT	316	138.58	43.85%

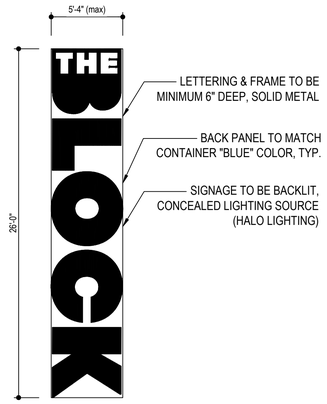


316 SF

1 INTERIOR ELEVATION - SIGNAGE ON CONTAINER 'V'

3/16"=1'-0"

S02



2 S02 SIGN DETAIL

3/16"=1'-0" TOTAL SF = 138.58 SF

GENERAL SIGNAGE NOTES

1. NO SIGNS ENCROACH ON CITY OR STATE R.O.W.
2. THE FOLLOWING TENANT SIGNAGE IS CONCEPTUAL. GRAPHICS TO CONFORM TO TENANT GRAPHIC STANDARDS.

S02 MONUMENT SIGN

THE BLOCK
MASTER SIGN PLAN

No.	Description	Date

THE BLOCK
@ ENCHANTED HILLS

RIO RANCHO, NEW MEXICO

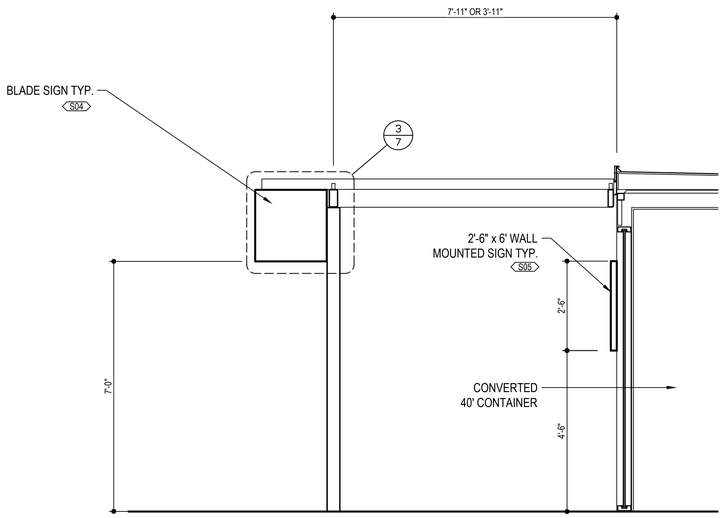
INTERIOR MONUMENT ELEVATION

Project Number

Date January 5, 2023

6

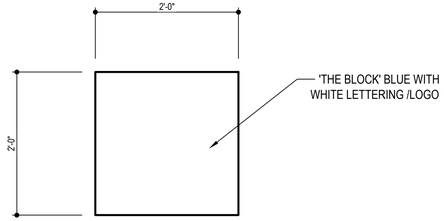
1/5/2023 11:13 AM PROJECT 2083 - PLAZA AT ENCHANTED HILLS FILE: SIGNAGE MASTER PLAN ELEVATIONS 1-23.DWG



2 SECTION - 40' RETAIL CONTAINER

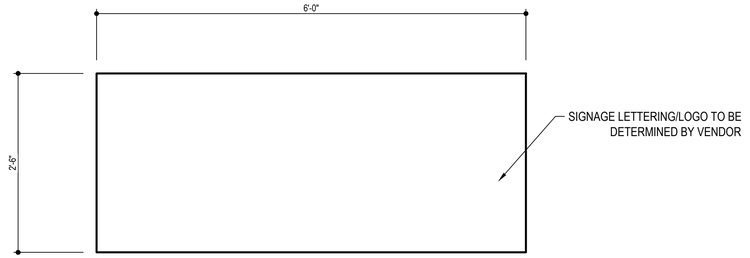
1/2"=1'-0" S04 S05

BUILDINGS C, P, Q, R



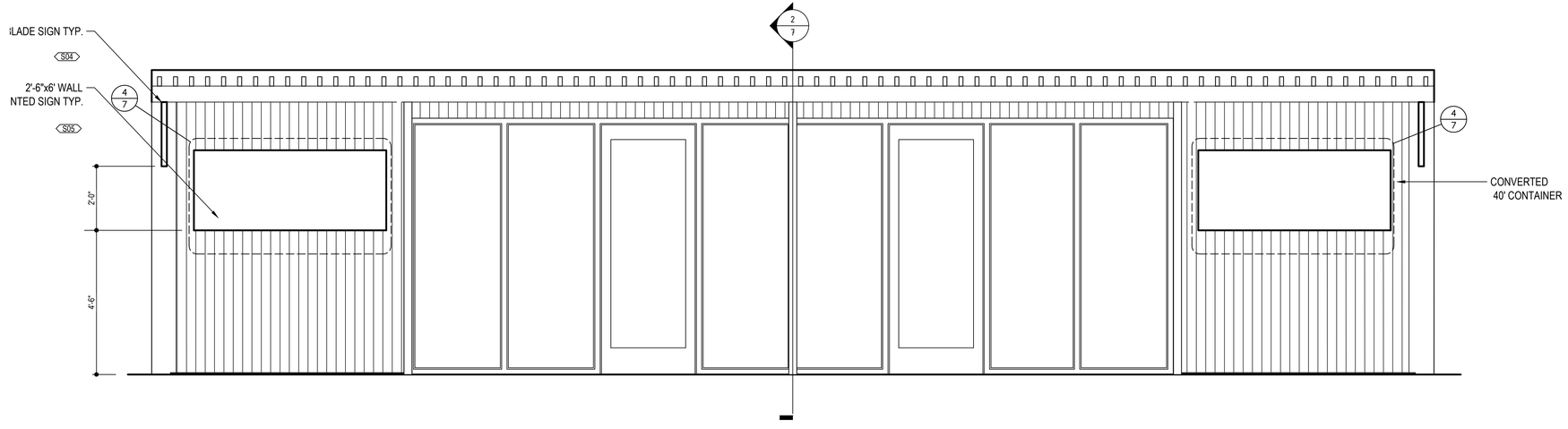
3 S04 - TYPICAL 2 SIDED BLADE SIGN

1"=1'-0" TOTAL SF = 4 SF



4 S05 - TYPICAL 2'-6"X6 WALL MOUNTED SIGN

1"=1'-0" TOTAL SF = 15 SF



1 ELEVATION - 40' RETAIL CONTAINER

1/2"=1'-0" S04 S05

BUILDINGS C, P, Q, R

40' CONTAINER ELEVATION SF	=	400 SF
SIGNAGE SF	=	30 SF
SIGNAGE %	=	7.5%

GENERAL SIGNAGE NOTES

1. NO SIGNS ENCROACH ON CITY OR STATE R.O.W.
2. THE FOLLOWING TENANT SIGNAGE IS CONCEPTUAL. GRAPHICS TO CONFORM TO TENANT GRAPHIC STANDARDS.
   - S04 BLADE SIGN
   - S05 WALL MOUNTED SIGN
3.

No.	Description	Date

THE BLOCK
MASTER SIGN PLAN

THE BLOCK
@ ENCHANTED HILLS

RIO RANCHO, NEW MEXICO

40' RETAIL SIGNAGE

Project Number

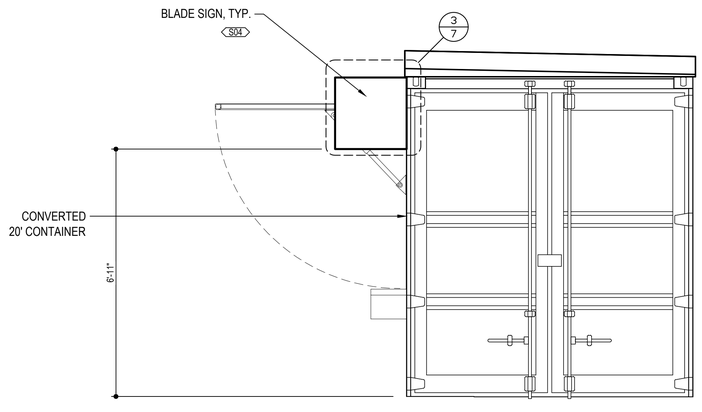
Date January 5, 2023

7

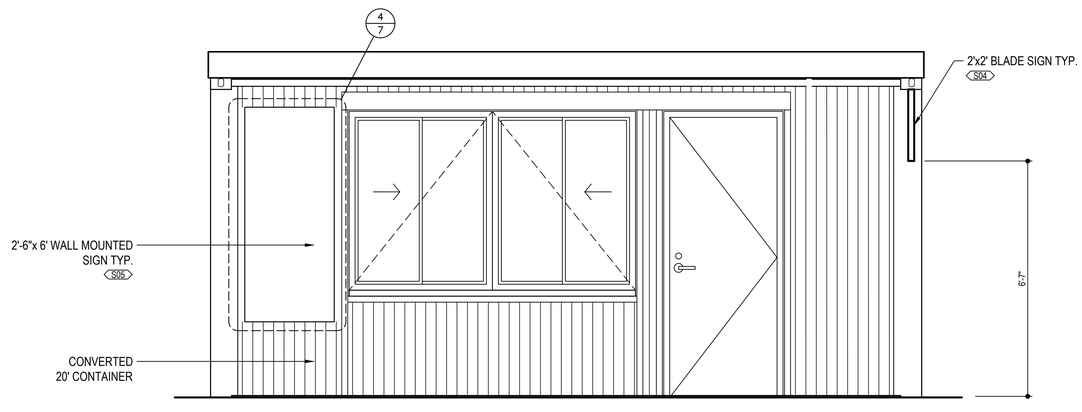
1/5/2023 11:13 AM PROJECT: 2103 - PLAZA AT ENCHANTED HILLS FILE: SIGNAGE MASTER PLAN_ELEVATIONS 15.23.DWG

GENERAL SIGNAGE NOTES

1. NO SIGNS ENCROACH ON CITY OR STATE R.O.W.
2. THE FOLLOWING TENANT SIGNAGE IS CONCEPTUAL. GRAPHICS TO CONFORM TO TENANT GRAPHIC STANDARDS.
   - S04 BLADE SIGN
   - S05 WALL MOUNTED SIGN
3.



1 ELEVATION - 20' AND 40' FOOD CONTAINER
1/2"=1'-0" S04
BUILDINGS A, B, G, H, I, J, K, T, U



2 ELEVATION - 20' AND 40' FOOD CONTAINER
1/2"=1'-0" S04 S05
BUILDINGS A, B, G, H, I, J, K, T, U

20' CONTAINER ELEVATION SF	=	200 SF
SIGNAGE SF	=	15 SF
SIGNAGE %	=	7.5%

40' CONTAINER ELEVATION SF	=	400 SF
SIGNAGE SF	=	15 SF
SIGNAGE %	=	3.75%

THE BLOCK
MASTER SIGN PLAN

No.	Description	Date

THE BLOCK
@ ENCHANTED HILLS

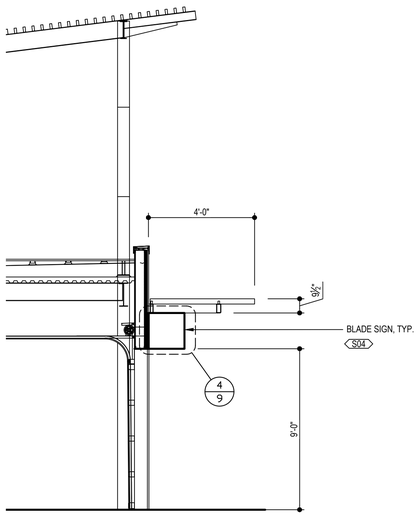
RIO RANCHO, NEW MEXICO

20' AND 40' FOOD CONTAINER SIGNAGE

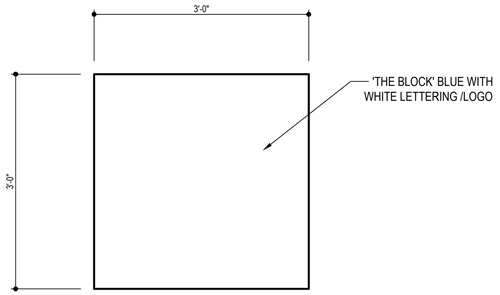
Project Number
Date January 5, 2023

8

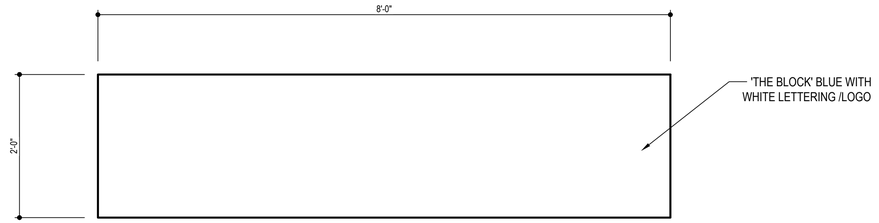
1/5/2023 11:14 AM PROJECT: 2103 - PLAZA AT ENCHANTED HILLS FILE: SIGNAGE MASTER PLAN_ELEVATIONS 15:23.DWG



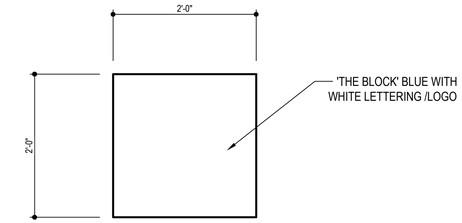
2 SECTION - CONTAINER "D" EATERY
1/4"=1'-0"



5 S07 - TYPICAL 3' x 3' BLADE SIGN
1"=1'-0" TOTAL SF = 9 SF



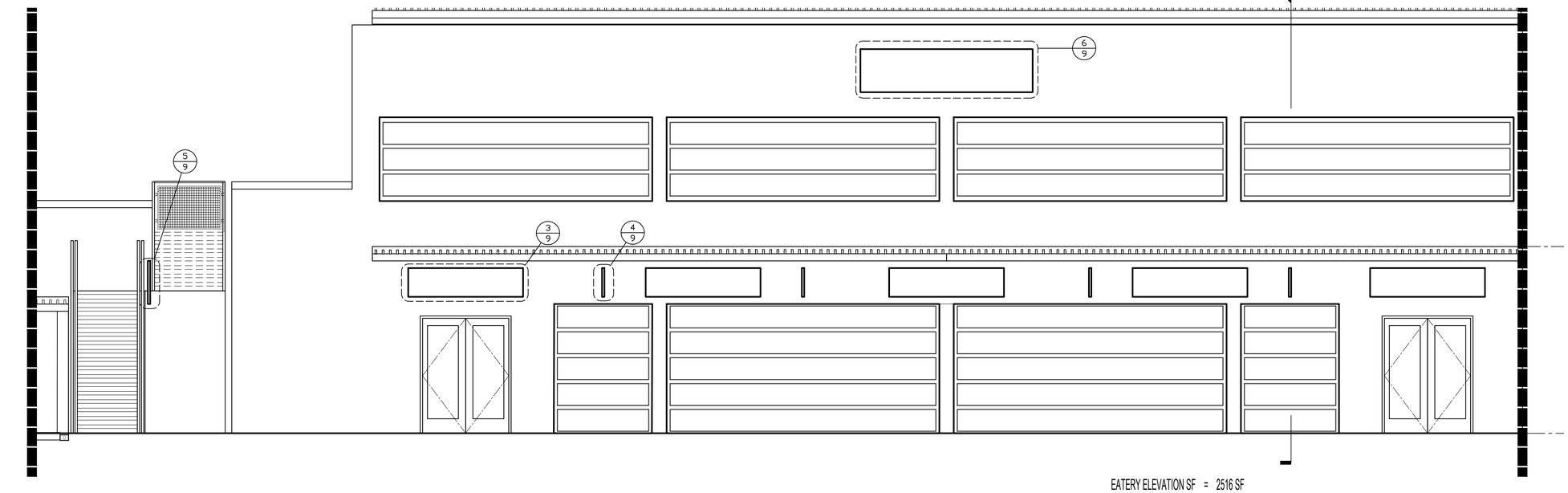
3 S06 - TYPICAL 2'x8' WALL MOUNTED SIGN
1"=1'-0" TOTAL SF = 16 SF



4 S04 - TYPICAL 2'X2' BLADE SIGN
1"=1'-0" TOTAL SF = 4 SF



6 S08 - TYPICAL 3'X12' WALL MOUNTED SIGN
1"=1'-0" TOTAL SF = 36 SF



EATERY ELEVATION SF = 2516 SF
SIGNAGE SF = 116 SF
SIGNAGE % = 4.6%

1 ELEVATION - CONTAINER "D" EATERY/UPPER DECK
1/4"=1'-0"

GENERAL SIGNAGE NOTES

1. NO SIGNS ENCROACH ON CITY OR STATE R.O.W.
2. THE FOLLOWING TENANT SIGNAGE IS CONCEPTUAL. GRAPHICS TO CONFORM TO TENANT GRAPHIC STANDARDS.
   - S04 2X2 BLADE SIGN
   - S06 WALL MOUNTED SIGN
   - S07 BANNER SIGN
   - S08 3x3 BLADE SIGN

THE BLOCK
MASTER SIGN PLAN

No.	Description	Date

THE BLOCK
@ ENCHANTED HILLS

RIO RANCHO, NEW MEXICO

EATERY SIGNAGE

Project Number
Date January 5, 2023

9

1/5/2023 11:16 AM PROJECT 2103 - PLAZA AT ENCHANTED HILLS FILE: SIGNAGE MASTER PLAN_ELEVATIONS 15-23.DWG

BEFORE THE PLANNING AND ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 22-145-00001

REQUEST FOR APPROVAL OF A MASTER SIGN PLAN TO ALLOW FOR 59 SIGNS, TOTALING IN 1064.27 SQUARE FEET FOR THE PROPERTY LOCATED AT 7805 ENCHANTED HILLS BLVD. NE (PLAZA AT ENCHANTED HILLS, TRACT A1)

Applicant(s): Enchanted Hills Boulevard 3575, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of January, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 §156.31, the Planning and Zoning Board has jurisdiction over approval of a Master Sign Plan.
2. The property owner has authority to submit an application for a Master Sign Plan approval for the development.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The applicant has adequately addressed the criteria for establishing a Master Sign Plan as set forth in R.O. 2003 §156.31.
2. The applicant has adequately addressed the criteria for Flexible Criteria as set forth in R.O. 2003 §156.31 (E).
3. The signage in the Master Sign Plan is in character and scale with the development, sized and placed in a manner that will ensure adequate signage for the entire development area.
4. All permanent signs will be erected, placed, constructed and/or maintained in conformance with the master sign plan.
5. Signs shall comply with the applicable building code requirements and permitting process.

THEREFORE, the application for a Master Sign Plan for the property located at 7805 Enchanted Hills NE, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on January 10, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING AND ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 22-145-00001

REQUEST FOR APPROVAL OF A MASTER SIGN PLAN TO ALLOW FOR 59 SIGNS, TOTALING IN 1064.27 SQUARE FEET FOR THE PROPERTY LOCATED AT 7805 ENCHANTED HILLS BLVD. NE (PLAZA AT ENCHANTED HILLS, TRACT A1)

Applicant(s): Enchanted Hills Boulevard 3575, LLC

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 10th day of January, 2023, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 §156.31, the Planning and Zoning Board has jurisdiction over approval of a Master Sign Plan.
2. The property owner has authority to submit an application for a Master Sign Plan approval for the development.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF DENIAL:

1. The applicant has not adequately addressed the criteria for establishing a Master Sign Plan as set forth in R.O. 2003 §156.31.
2. The applicant has not adequately addressed the criteria for Flexible Criteria as set forth in R.O. 2003 §156.31 (E).

THEREFORE, the application for a Master Sign Plan for the property located at 7805 Enchanted Hills NE, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on January 10, 2023, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-100-00029

AGENDA DATE:
January 10, 2023

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential. The subject property consists of approximately 1.76 acres and is situated at the southwest corner of the intersection between Eileen Rd SE, a residential road, and Meadowlark Ln SE, a minor arterial road. The adopted Generalized Land Use Map (GLUM) will need to be amended as well, from Undeveloped to High Density Residential. The subject property is under the Urban Center Specific Area Plan.

CONFORMANCE WITH THE CITY ZONING ORDINANCE: City of Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed zoning request. Criteria is satisfied.
Pursuant to the criteria provided by R.O. 2003 Section 150.07 (D) through (G), a request for change in zoning designation must address the following policies and criterion for a zone map change:
(D) The following policies for deciding zone map change applications pursuant to the City zoning code are hereby adopted:
(1) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.
The applicant states: "the proposed zone will be consistent with the health, safety, morals, and general welfare of the residents of Rio Rancho [as the] category will allow for a variety of housing options, especially multi-family development (as depicted on submitted renderings)." The applicant maintains that, "the subject site is an ideal location for higher residential given the proximity to existing R-6 zoning located immediately south of the subject site, and the mixture of residential zones to the east and north."
Staff recommends that the Planning & Zoning Board find that the proposed zoning and development that it will bring are consistent with the health, safety, morals and general welfare of

the City, particularly given the similar development immediately south of the site. Criteria is satisfied.
(2) Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should be made.
The applicant states: "the zone change request will allow for stability of land use and zoning [as the] ZMA will allow the site to be developed in a manner that is consistent with the development of the adjacent residential area." They go on to explain that "the proposed amendment will allow a cohesive development along Meadowlark Lane SE that will allow for shared access and and off-street parking." Last, they maintain "the proposed ZMA will meet Section 6 of the Comprehensive plan, Population and Housing, [in that it will] provide a variety of housing types that meet the needs of current and future populations."
Staff recommends that the Planning & Zoning Board find that the zone change will bring added stability to the area due to similar development in the vicinity, as well as a predominantly residential neighborhood, with the exception of the commercial lots to the west. The proposed zoning will be consistent for an entire block. Criteria is satisfied.
(3) A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.
The applicant states: "Changing the subject site's commercial zoning to a residential zoning will allow for a balance of land uses within this area, [in accordance] with Goal L-3 of the Comprehensive Plan" in that "the proposed application will allow for higher density development next to community commercial zoning." The applicants continues on to elaborate how the neighboring single-family residential development might be "[negatively] impacted by some of the allowed uses within the [existing] C-2 zone [permissive uses]," whereas the intended high density development would provide a "variety of housing types to meet the needs of all members of the community;" in accordance with Goal PH-3 of the comprehensive plan. Per the attached renderings, they maintain that the intended development also furthers Policy PH-1 of the Comprehensive Plan, to promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity; in that it "will have internal pedestrian connections that will [connect to] public sidewalks along the streets." Finally, in regards to the subject properties' inclusion in the Urban Center Specific Area Plan, the applicant explains how the plan was adopted in 2002 and intended to serve as a "Growth Node Activity Plan and an Infill Plan." While the subject property was assigned a commercial zoning designation, it has remained undeveloped since then. However, the ZMA to R-6: Multi-Family Residential would allow for the "site to be developed as an infill intention" as was the original intention of the area plan.
Staff recommends that the Planning & Zoning Board find that the zone change is consistent with adopted elements of the Comprehensive Plan, it is a change that would move towards Goal L3 of 5.6.2 Goals, by promoting a balance of land uses; with Rio Rancho being predominantly single-family residences, adding higher density housing opportunities would help achieve a better balance of land uses. The Generalized Land Use Map (GLUM) will need to be amended as well, as it shows the subject property as undeveloped. Criteria is satisfied.
(4) The applicant must demonstrate that the existing zoning is inappropriate because: 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 Changed neighborhood or community conditions justify the change; or 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 states: "the underlying zoning is no longer appropriate for the subject site [as the site] has not been developed for commercial purposes [in the twenty years] since the site was zoned C-2

in 2002." They go on to elaborate how "the immediate area has been developed as residential, ranging from single-family to high density, and allowing commercial uses, especially those allowed within the C-2 zone would not be appropriate for the surrounding area." Additionally, there are "changed neighborhood conditions in the area, including the zone map amendment from C-2 to residential for the property north of the subject site," as well as the zone change "from C-2 to R-6 [for the] property immediately south of the subject site" which further support a residential zoning designation vs a commercial designation. Finally, the proposed higher density residential zoning designation "would serve as a buffer between [the existing] commercial uses west of the subject site and the existing residential development to the east."
Staff recommends that the Planning & Zoning Board find that the existing zoning is inappropriate because a different zoning type would be more advantageous for the community. The existing zoning of C-2: Wholesale and Warehousing Commercial District may not be the most compatible zoning for this parcel, given the surrounding residential properties. The existing high density residential development to the south of the subject property also demonstrates that such a use is a viable one within this neighborhood. Criteria is satisfied.
(5) The cost of land or other economic considerations pertaining to the applicant shall not be a determining factor for a change of zone.
Staff recommends that the Planning and Zoning Board find that the cost of land or other economic considerations pertaining to the applicant is not considered a determining factor in the change in zoning designation. Criteria is satisfied.
(6) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.
Staff recommends that the Planning and Zoning Board find that the location of the subject site is not along a collector or major street, and is not justification for the change. Criteria is satisfied.
(7) 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: The change will clearly facilitate realization of the comprehensive Plan and any applicable adopted sector development plan or area development plan; or The area of the proposed zone change is different form 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.
Staff recommends that the Planning and Zoning Board find that the change in zoning would not be considered a "spot zone" due to the subject property being bordered by other residential uses and the neighboring property immediately to the south is already zoned R-6: Multi-Family Residential. Criteria is satisfied.

SURROUNDING LAND USE/ZONING: The neighboring property to the south is zoned R-6: Multi-Family Density Residential, while the properties to the west are zoned C-2: Wholesale and Warehousing Commercial. To the north is R-4: Single-Family Residential Zoning and to the west is SU: Special Use for R-1:Single-Family Residential zoning.

NOTIFICATIONS: In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a certified letter containing a notice of action and impending Planning and Zoning Board hearing, with return service requested. A notice sign was placed on the subject properties by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on January 3, 2022.

INTERDEPARTMENTAL/INTERAGENCY REVIEW: Reviewing Agency Received Application for Review
DSD Planning and Zoning - Comments within document
DSD Engineering - No adverse comments provided

Rio Rancho Public Schools - No comments provided Fire and Rescue - No adverse comments Police Department - No comments provided
SSCAFCA - SSCAFCA has reviewed and has the following comment: With the change in zoning, ensure all drainage density requirements are being followed.
MRCOG - No adverse comments Parks, Recreation, and Community Services - No adverse comments

IMPACT:

Staff finds that no adverse impacts are likely to occur as a result of the approval of this zone map amendment. Staff recommends the Planning and Zoning Board recommend approval of the zone map amendment to the Governing Body, subject to the following 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 a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:
1. The proposed ordinance change would be consistent with the health, safety, morals, and general welfare of the City.
2. The applicant has provided sound justification, in a narrative dated December 1, 2022, for the proposed zone change and the zone map amendment would provide for stability of zoning.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The applicant has demonstrated that the R-6: High Density Residential zoning designation would be more advantageous zoning for the subject property.
5.The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The applicant has provided sufficient justification that the zone map amendment request is not solely based on the properties' location on Golf Course Rd.
7. The requested zone map amendment would not create a "spot zone", as the proposed zone change is in line with surrounding zoning.

If the Board determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

The Planning and Zoning Board may:
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Application Packet.pdf
ATTACHMENT: Location and Zoning Map
ATTACHMENT: NeighboringPropertyOwnerLetter.pdf
ATTACHMENT: Notice Map.pdf
ATTACHMENT: Legal Ad.pdf
ATTACHMENT: Urban Center Specific Area Plan.pdf
ATTACHMENT: Draft Ordinance.docx

Rio Rancho
City of Vision

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

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/Street	☐ 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: **Eric Meyerhofer, Bosque Properties, EXT, LLC**		Phone: **(505) 362-8903**
Address: **265 S. Meridith Ave**		E-Mail: ej.meyerhofer@gmail.com
City: **Pasadena**	State: **CA**	Zip: **91106**
Proprietary Interest: **Purchaser of Land**	List Owners: **Alfredo and Nancy Magana**	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: **Andrew or Juanita Garcia, JAG Planning & Zoning**		Phone: **(505) 362-8903**
Address: **P.O. Box 7857**		E-Mail: **jag@jagpandz.com**
City: **Albuquerque**	State: **NM**	ZIP Code: **87194**

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

Zone Map Amendment for Lot 8, Block 1, Corrales South from C-2 to R-6.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: **Corrales South**	Block(s): 1	Lot(s): **Lot 8**
Existing Zoning: **C-2**	Proposed Zoning: **R-6**	
No. of existing lots: **One (1)**	No. of proposed lots: **No Change**	Total area of site (acres) **1.83 Acres**

ACKNOWLEDGEMENT

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

Print Name: **Juanita Garcia**	Applicant: Eric Meyerhofer	Agent: **JAG Planning & Zoning**
Signature: Juanita Garcia		Date: 12/01/2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

WEST WOOD REALTY

~~November 5~~, 2021 ~~December 17, 2021~~ January 8, 2022

~~Alfredo and Nancy Magana~~ Eric Meyerhofer or Assigns
C/O E-MAIL DELIVERY

RE: Letter of Intent to purchase approximately 1.778 acres of vacant land in Rio Rancho, New Mexico.

Dear ~~Alfredo and Nancy~~, Eric / Nancy & Alfredo Magana ~ seller

On behalf of ~~Eric Meyerhofer or Assigns~~ ("~~Buyer~~"), we are pleased to present this Letter of Intent to express interest in entering negotiations, which if successful, will lead to a Purchase and Sale Agreement for the above-referenced property. The terms and conditions are hereinafter defined as:

1. **Property:** Upon the terms and conditions contained herein, Buyer agrees to purchase from Seller and Seller agrees to sell to Buyer that certain real property known as lot 8 Block 1 of the subdivision development known as Corrales South per attached exhibit (the "Property") situated in the City of Rio Rancho, Sandoval County, State of New Mexico. The property is 77,363 + - square feet, or appx. 1.778 acres. $6.14 $ 475,000

2. **Purchase Price :** The purchase price for the land shall be ~~$5.82~~ PSF, or ~~$450,000~~ cash at closing.

3. **Buyer's Deposit:** An escrow shall be opened with Karla Walker at Old Republic Title Company (the "Title Company"). The buyer will deposit into escrow ~~Ten~~ Twenty Thousand Dollars ($20,000.00) cash within 5 days of execution of a formal Purchase and Sale Agreement. The Earnest Money Deposit shall be held by the title company pending closing as hereinafter defined. The Earnest Money Deposit shall remain fully refundable to buyer until the end of the due diligence period. Upon Closing, the Earnest Money Deposit shall be applied to the Purchase Price.

4. **Property Due-Diligence Materials:** Within Twenty-One (21) days of execution of the Purchase Contract, Seller shall provide the following items and materials for Purchaser's review and approval:
   a. A New Title Binder
   b. Maps and other materials in Seller's possession
   c. Buyer shall order ALTA Survey at Buyer's expense. Seller shall reimburse Seller 1/2 of ALTA Expense at closing. ALTA cost estimated at $ 3,000 TOTAL.

5. **Due Diligence Period:** The Due Diligence period shall be 120 calendar days from Contract Date. As the property will require rezoning to approve an expansion of Buyer's adjacent apartment complex a longer due diligence period is requested. Seller shall cooperate with this effort provided that final zone change is not in effect prior to closing. To assist in Buyer's due diligence efforts, Buyer shall be granted access to all information in Seller's possession relating to the Property as reasonably requested by buyer. During the term of the Purchase Agreement, Buyer and its agents, employees and independent contractors shall have the right and privilege to enter upon the property at any or all times to inspect the Property and to conduct soil and other geological, engineering, environmental, wetlands, archaeological and related tests, and studies in connection

with determining the condition and suitability of the property for Buyer's intended use. All such tests shall be at buyer's sole expense. Buyer shall covenant and agree to indemnify and hold harmless Seller from all liability, costs, claims, demands, damages, actions, causes of action and suits arising out of the exercise by Buyer of its rights under this Paragraph 5.

6. **1031 Exchange:** Seller and buyer will cooperate shall either implement a 1031 exchange.

7. **Close of Escrow:** Escrow shall close 30 days from expiration of due diligence period.

8. **Closing Costs:** These fees will be paid as is customary in Sandoval County. See additional details below

9. **Brokerage:** West Wood Realty is the Transaction Broker in the proposed sale transaction and is acting as a Licensee for both the Buyer and the Seller to facilitate the sale of the subject property. Seller agrees to pay a sales commission per a separate commission agreement upon the closing of the subject transaction.

This letter shall not constitute a formal and binding agreement. This letter reflects the terms and conditions of the proposed transaction, and we expect that the definitive agreement which is negotiated will be generally consistent with this letter. This letter shall not, however, create any legal rights or obligations between us. It is intended that all legal rights and obligations of each of us shall then only be those which are set forth in the definitive agreement.

We look forward to your earliest reply.

8. Closing Costs: Environmental Assessments/Soil Testing - Buyer; Survey-Buyer ; Warranty Deed - Seller; Closing Fee, Pro-rata Data Search, Legal Document Prep, Special Assessment Search - 50% Buyer/50% Seller
Seller Initial: njm Buyer Initial: _____

Sincerely,
West Wood Realty

John Morrow

Rod Smith

AGREED AND ACCEPTED - **PURCHASER:**
Eric Meyerhofer or Assgns

By: John Morrow For Eric Meyerhofer
Its: Transaction Broker
By: _____
Its: _____
Date: _____

AGREED AND ACCEPTED - **SELLER:**
Alfredo and Nancy Magana

By: _____
Its: _____
By: _____
Its: _____
Date: _____

Authentisign ID: 748AE425-676B-ED11-ADE6-0050F2765AB1

REALTORS® ASSOCIATION OF NEW MEXICO/
COMMERCIAL ASSOCIATION OF REALTORS® NEW MEXICO
ADDENDUM - COMMERCIAL – 2020

This Addendum is part of the Agreement dated MARCH 22, 2022, covering the Property at
LAND Eileen & Meadowlark Rio Rancho NM 87124.

The parties further agree as follows:
Seller authorizes Buyer to apply to the City of Rio Rancho for a zone map amendment.
END----------

SELLER

Authentisign
By Nancy Magana, a _____

11/29/2022 1:43 PM
Execution Date Time

Alfredo & Nancy Magana Sellers
Name (Print) Its

PO Box 866 Chickasha OK 73023-0866
Address City State Zip Code

Phone Fax nmagana@omnicorporation.com
Email Address

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Authentisign ID: 748AE425-676B-ED11-ADE6-0050F2765AB1

REALTORS® ASSOCIATION OF NEW MEXICO/
COMMERCIAL ASSOCIATION OF REALTORS® NEW MEXICO
ADDENDUM - COMMERCIAL – 2020

BUYER

_____, a _____

By: Authentisign Eric Meyerhofer 11/23/2022 12:50 PM

Execution Date Time

Bosque Properties EXT, LLC — Eric Meyerhofer, Managing Member

Name (Print) Its

265 S Meridith Ave — Pasadena — CA — 91106

Address City State Zip Code

ej.meyerhofer@gmail.com

Phone Fax Email Address

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Initials: Buyer Authentisign EM Seller Authentisign MGM

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LETTER OF AUTHORIZATION

Subject Property: Lot 8, Block 1, Corrales South, Containing approximately 1.83 acres.

I, the undersigned owner of subject property, hereby designate JAG Planning & Zoning, LLC to be my authorized representative for all Planning & Zoning matters associated with this property.

E Meyerhofer — 11/30/22

Eric Meyerhofer
Bosque Properties EXT, LLC

Date

JAG PLANNING & ZONING

December 1, 2022

Ms. Amy Rincon
Director of Development Services
City of Rio Rancho
3200 Civic Center Circle, NE
Rio Rancho NM 87144

Dear Ms. Rincon,

JAG Planning & Zoning, LLC on behalf of Eric Meyerhofer of Bosque Properties EXT, LLC, is requesting a Zone Map Amendment (ZMA) for Lot 8, Block I, Corrales South Subdivision, located at the Southwest corner of Meadowlark Lane SE and Eileen Road SE, and containing approximately 1.76 acres. The subject site is located within the Urban Center Specific Area Plan that was adopted in 2004 (Enactment No. 04-006). The applicant is requesting that Lot 8 be rezoned from C-2 (Wholesale and Warehousing Commercial District) to R-6 (Multi-Family Residential).

The applicant intends on developing the property with multi-family dwelling units, as shown on the attached rendering, to allow for a cohesive development with the property to the south that is currently under development by the applicant. The proposed development will contain four separate buildings, with each building containing 6 dwelling units, for a total of 24 dwelling units. The subject site will have two vehicular access points, off-street parking to accommodate the proposed use, six-foot wide concrete sidewalks between the buildings, landscaping, ponding areas and locations for refuse containers. If granted approval, the site will be developed within the maximum density allowance of 32 dwelling units per acre.

History of the property

The subject site is vacant and has never been developed. The site currently contains natural vegetation that is commonly found throughout undeveloped areas of Rio Rancho. The subject site is generally located east of NM Highway 528 SE and north of Sara Road SE.

The applicant attended a DRC meeting with Rio Rancho staff to discuss the proposed ZMA and a letter was provided to the applicant dated May 13, 2022. A copy of the notes from the DRC meeting have been provided with the application, which demonstrates all comments from the affected agencies regarding this specific request. The applicant has read all the comments and if granted approval of this proposed ZMA, the applicant will address the comments as part of the building permit process.

P.O. BOX 7857, ALBUQUERQUE, NM 87194
(505) 362-8903 & (505) 363-5613
JAG@JAGPANDZ.COM

Surrounding Areas

The area immediately surrounding the subject site is mostly developed with townhouse development, single family residential development and commercial development to the west.

Criteria for Zone Map Amendment

The City of Rio Rancho Code, General Provisions Ordinance, Section 150.07 reads:

> ***A rezoning must be consistent with the health, safety, morals and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made justification should be made.***

(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.

The proposed zone change will be consistent with the health, safety, morals and general welfare of the residents of City of Rio Rancho. The subject site is an ideal location for higher residential given the proximity to existing R-6 zoning located immediately south of the subject site and a mixture of residential zones to the east and north.

The proposed zone category will allow for a variety of housing options, especially multi-family development, as depicted on the renderings that have been provided by the applicant. The subject site will need to adhere to the design standards and regulations identified within the Urban Center Specific Area Plan and the Zoning Code associated with setbacks, off-street parking, landscaping and supplementary height and area regulations. Adhering to these regulations will allow the request to be consistent with the health, safety, morals and general welfare of the residents of Rio Rancho.

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

The zone change request will allow for stability of land use and zoning. The ZMA will allow the site to be developed in a manner that is consistent with the development of the adjacent residential area. The proposed amendment will allow a cohesive development along Meadowlark Lane SE that will allow for shared access and off-street parking. The proposed ZMA will meet Section 6 of the Comprehensive Plan: Population and Housing, to provide a variety of housing types that meet the needs of current and future populations within the city.

The proposed ZMA will not destabilize the land use and zoning in the area, since development to the east, south and north are all residential development.

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.

Comprehensive Plan

The proposed Zone Map Amendment adheres to the Rio Rancho Comprehensive Plan goals and policies as follows:

Land Use Element

Policy 5.3.2.4: High Density Residential, is described as, "Areas that either have higher-density or multi-family residential development, or are generally planned for higher-density or multi-family residential uses." Density: Maximum 32 DU/AC

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

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

The proposed application will allow for higher density development next to community commercial zoning. Changing the subject site's commercial zoning to a residential zoning will still allow for a balance of land uses within this area, as preferred in Goal L-3 of the Comprehensive Plan. The site's commercial zoning is directly across the street from single-family residential development, which could be impacted by some of the allowed uses within the C-2 zone. The area currently has a large amount of commercial zoning and SU zoning that allows for commercial uses that have been developed.

The proposed development, as shown on the architect's rendering, will include residential units with public sidewalks along the streets and pedestrian connections that lead to the public sidewalks. The proposed development will also have internal pedestrian connections that will also provide for pedestrian connections and encourage walkability, as supported by Policy L-3.

Population and Housing Element

Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

Policy PH-1: Promote quality, community-friendly multifamily development, through features such as enhanced open space and pedestrian connectivity.

The proposed ZMA will allow for a variety of housing types to meet the needs of all members of the community, as preferred in Goal PH-3. The applicant intends on providing High Density development, which would provide a different option for housing within the immediate area. The attached rendering for development of the subject site demonstrates a quality, community-friendly multi-family

development with enhanced open space and pedestrian connectivity, as encouraged in Policy PH-1 of the Comprehensive Plan.

Urban Center Specific Area Plan

The subject site is also located within the Urban Center Specific Area Plan that was approved in 2002 which has been identified as a "Growth Node Activity Plan and an Infill Plan." The Urban Center Specific Area Plan was adopted after the development of Intel and the surrounding commercial zoning was designated on sites, such as the subject site, to accommodate contractors associated with Intel. However, given that the Urban Center Specific Area Plan was adopted in 2002, and the site has not been developed for commercial purposes, it is unclear if the site will or could be developed as commercial, especially given the size of the subject site. The applicant is seeking this ZMA to develop high density residential similar to what is being developed south of the subject site, allowing the site to be developed as an infill development.

The Urban Center Specific Area Plan contains design standards that will apply to the subject site and future development on the subject site will address those standards. The Urban Center Specific Area Plan does not contain any specific goals or policies that would prohibit or discourage zone map amendments from C-2 to R-6.

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 patter was created, including the placement of a 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 (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.**

The underlying zoning is no longer appropriate for the subject site. The site was zoned C-2 with the adoption of the Urban Center Specific Area Plan in 2002 and the site has not been developed for commercial purposes. The immediate area has been developed as residential, ranging from single-family residential to high density and allowing commercial uses, especially those allowed within the C-2 zone may not be appropriate for the surrounding area. The proposed zone category of R-6, will allow high

density residential, up to 32 DUs per acres, which is also consistent with the Comprehensive Plan's description of High Density Residential (See Page L-7 of the Comprehensive Plan).

There are several significant changed neighborhood conditions in the area including the zone map amendments from C-2 to residential for the property north of the subject site and across Eileen Road (Ordinance 04-006). The property immediately south of the subject site also had its zone category changed from C-2 to R-6 (Ordinance 13-018). The approval of this zone map amendment will complete a line that will clearly divide the properties with commercial zoning to the west of the subject site and the residential development within this area. These adjacent zone changes demonstrate a changed neighborhood condition.

The subject site is across the street from single family residential and commercial zoning to the west. Since there is commercial zoning west of the subject site, the proposed zone category will serve as a buffer between those commercial uses and the existing residential development to the east. The proposed zoning will strengthen the land use and the zoning in the area by allowing a variety of residential uses that will complement the area and existing uses.

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

The cost of the land or other economic consideration pertaining to the applicant is not a determining factor for this request. The applicant's intent is to develop the site with a similar residential development located immediately south of the subject site.

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

The location of the property is adjacent to a Minor Arterial (Meadowlark Lane) and a Local Street (Eileen Road), as identified on Map T-1, Roadway Functional Classification System Map of the Comprehensive Plan. This designation alone does not justify a zone change for the subject site, but does demonstrate the expectations for development within this area.

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

a. **the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or**
b. **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 subject request does not result in a 'spot zone' since a large parcel located immediately south of the subject site is currently zoned R-6.

Conclusion

This request is not in significant conflict with adopted policies of the Comprehensive Plan or the Urban Center Specific Area Plan. The application meets or furthers the Goals and Policies as articulated in General Provisions Ordinance, Section 150.07 and in the Rio Rancho Zoning Ordinance. The proposed zone is appropriate for the subject property. We respectfully request the approval of the Zone Change from C-2 to R-6 zone as identified in the City of Rio Rancho Zoning Ordinance.

Thank you for your consideration on this matter.

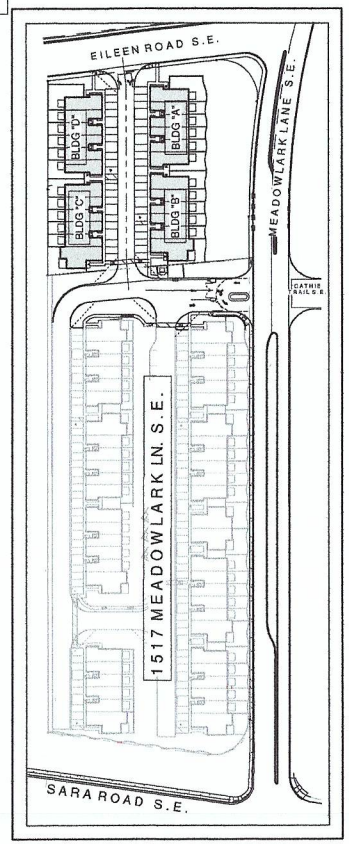
Sincerely,

Juanita Garcia
Principal
JAG Planning & Zoning, LLC

24 UNIT TOWNHOUSE DEVELOPMENT 1501 MEADOWLARK RD S.E.



1 .SITE PLAN - PRESENTATION
Scale: 1" = 20'-0"



2 REFERENCE PLAN
Scale: 1" = 80'-0"

Cinelli ARCHITECTS / Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
TOWNHOMES FOR JASON
FOR FAIR & SQUARE
1501 MEADOWLARK LANE S.E.
RIO RANCHO, NEW MEXICO

DRAWING TITLE:
SITE PLAN

DATE: NOVEMBER 2022
PROJECT NO.: BUCH30

DRAWING NO.:
PRESENTATION101

24 UNIT TOWNHOUSE DEVELOPMENT 1501 MEADOWLARK RD S.E.



1 AERIAL VIEW

Cinelli / ARCHITECTS
Roger Cinelli & Assoc.
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
TOWNHOMES FOR JASON
FOR FAIR & SQUARE
1501 MEADOWLARK LANE S.E.
RIO RANCHO, NEW MEXICO

DRAWING TITLE:
AERIAL VIEW

DATE	PROJECT NO.
NOVEMBER 2022	BUCH30

DRAWING NO.

PRESENTATION102

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

May 13, 2022

TO: JAG Planning

RE: DRC (22-250-000025) ZMA Corrales South, Block I, Lot 8 (C-2->R-6)

The following are the comments and feedback received in regards to the DRC application.

Planning and Zoning Division:

- Part of the Urban Center Specific Area Plan: offers additional design and landscaping guidelines →plan accessible here: https://gis.rrnm.gov/webrecords/DSD/Plans/Urban%20Center%20Specific%20Area%20Plan.pdf

→plan does not address housing, only to extent of providing minimal disruption to surrounding neighborhoods

- ZMA will not require MPA to specific area plan
- If pursuing ZMA, need especially strong justification letter...we don't want to lose a C-2 zoned lot; we would want to see a site plan for the proposed development/pictures/exhibits
- Need to take into account traffic/access points, kickback from neighbors

- Can avoid ZMA if applicant chooses to pursue multi-family above first floor
- Zone C-2: Wholesale and Warehousing Commercial...lists hotel/motel, R-3 or R-6 multi-family if located above the first floor, as permissive uses
- Setbacks for C-2: generally F: 10ft, S: 0ft, R: 0ft....slightly different when abutting residential F:10ft, S:0ft, R:10ft with landscaped buffer (for buildings over 35 ft, additional 1ft setback for each additional foot of height)
- Buffer Wall: shall be a min. of 6ft in height, constructed of masonry, sealed adobe, brick, or chain link w/winged slats or other solid material
- Buffer Landscaping: shall be a min. of 10ft in width, and located inside the buffer wall
- Landscaping: at least 10% of the lot to be landscaped, no less than ¼ of it to be located on the front

- R-6 Guidelines if ZMA is approved:
    1. Setbacks (F:20ft, S: 7.5ft, R:15ft)
    2. Height Restrictions: 78ft or 6 stories
    3. Landscaping for multi-family dwellings: (2) Multi-family dwellings. All multi-family residential development shall include the installation and maintenance of landscaping throughout the site. A minimum of two trees, each of a minimum one and one-half inches in caliper (deciduous trees) or eight feet high (evergreen trees), and three five-gallon shrubs or the equivalent thereof per dwelling unit in accordance with a written plan submitted to and approved by the Director of Development Services, or that person's official designee, shall be installed within a reasonable time after occupation of

the dwelling unit not to exceed 120 days. Cool season turf grass shall be limited to areas designated for recreational use and shall be limited to a maximum of 15% of the total lot area. Cool season turf grasses include but are not limited to the following species: Poa pratensis (Kentucky Bluegrass), Festuca spp. (Fescues), and Lolium spp. (Ryegrasses). Plant materials shall be limited to species that are not listed as high water use in the City of Rio Rancho plant list. Existing turf and other plants installed prior to October 31, 2011, are exempt from this regulation. Effective the date of the ordinance codified in this chapter, homeowner association bylaws or new restrictive covenants shall not mandate a minimum amount of live grass.

- Building Permit applications should be submitted to permits@rrnm.gov and planning@rrnm.gov

Engineering Division:

The following are future development requirements:

1. A Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.3.
2. A Water / Waste Water Availability statement from the Utility Division is required. Contact Robert Lujan (891-5061) or Steve Gallegos (896-8715) for additional information. Waterline easements may be required for public waterlines.
3. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2.
4. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.
5. Link to the City website to request as-built/engineering records: https://www.rrnm.gov/FormCenter/Public-Works-Forms-11/Engineering-Records-Request-62

Parks, Community & Recreation Services:

- No comments on ZMA. If approved, it is assumed that shared open or recreation space will be allocated on the site to serve residents. Park and trail impact fees would be paid.

Fire & Rescue Department: RRFR Comments: Per- International Fire Code 2015 shall be followed.

1. Confirm fire hydrants are in approved distances and locations
2. Turning radius shall be 28 feet, IFC Appendix D
3. No crash gates shall be allowed. No dead ends shall be approved.
4. No construction is to begin until fire hydrants are fully operational.
5. IFC Appendix D107- exceeds 30 units shall be provided with two separate and approved fire apparatus access roads.

Utilities Department: no comments

Police Department: no comments

Rio Rancho Public Schools: no comments

Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA):
1) This property appears to have a 25' drainage easement along the north side of the property and large variable width
drainage easement along the east side of the property both of which belong to SSCAFCA.
2) It is difficult to determine the exact alignment of an existing 24" storm drain lines which crosses the property. It is
possible the lines are not within the drainage easement.
3) Verify the assumptions used in approved governing drainage reports for the area and, if applicable restrict stormwater
discharge to historic rate. Tie into storm system as shown in drainage reports for the area.
4) Low impact development is encouraged.

Building: no comments

Mid-Region Council of Governments (MRCOG):
MRMPO has no adverse comments. For informational purposes:

1. Meadowlark Ln is functionally classified as a Minor Arterial.
2. An Existing Bike Lane is identified on Meadowlark Ln in the Long Range Bikeway System (LRBS).
3. Appendix G of the MTP recommends the following as it relates to the subject property:
4. Promote a healthy jobs housing balance west of the river through preserving commercially zoned land, site-readiness programs, etc.

New Mexico Department of Transportation (NMDOT): no comments

New Mexico Gas Company (NMGC): NMGC has no issues with this request.

Public Works: no comments

Respectfully,

Liz Ruiz Carlos
Municipal Planner I
Development Services Department
City of Rio Rancho
(505)-896-8785, lruizcarlos@rrnm.gov

Attachments: Plat(s)

CS, BLK I, LOT 8 - ZONE MAP AMENDMENT



RioRancho City of Vision

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

Map Created by Liz Ruiz Carlos on 12/19/2022

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

December 19, 2022

RE: Zone Map Amendment
Case No. 22-100-00029
CS, Blk I, Lot 8

Dear Property Owner:

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

The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential.

The **Planning and Zoning Board** will consider the request on **Tuesday, January 10, 2022** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

Respectfully,

Liz Ruiz Carlos

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

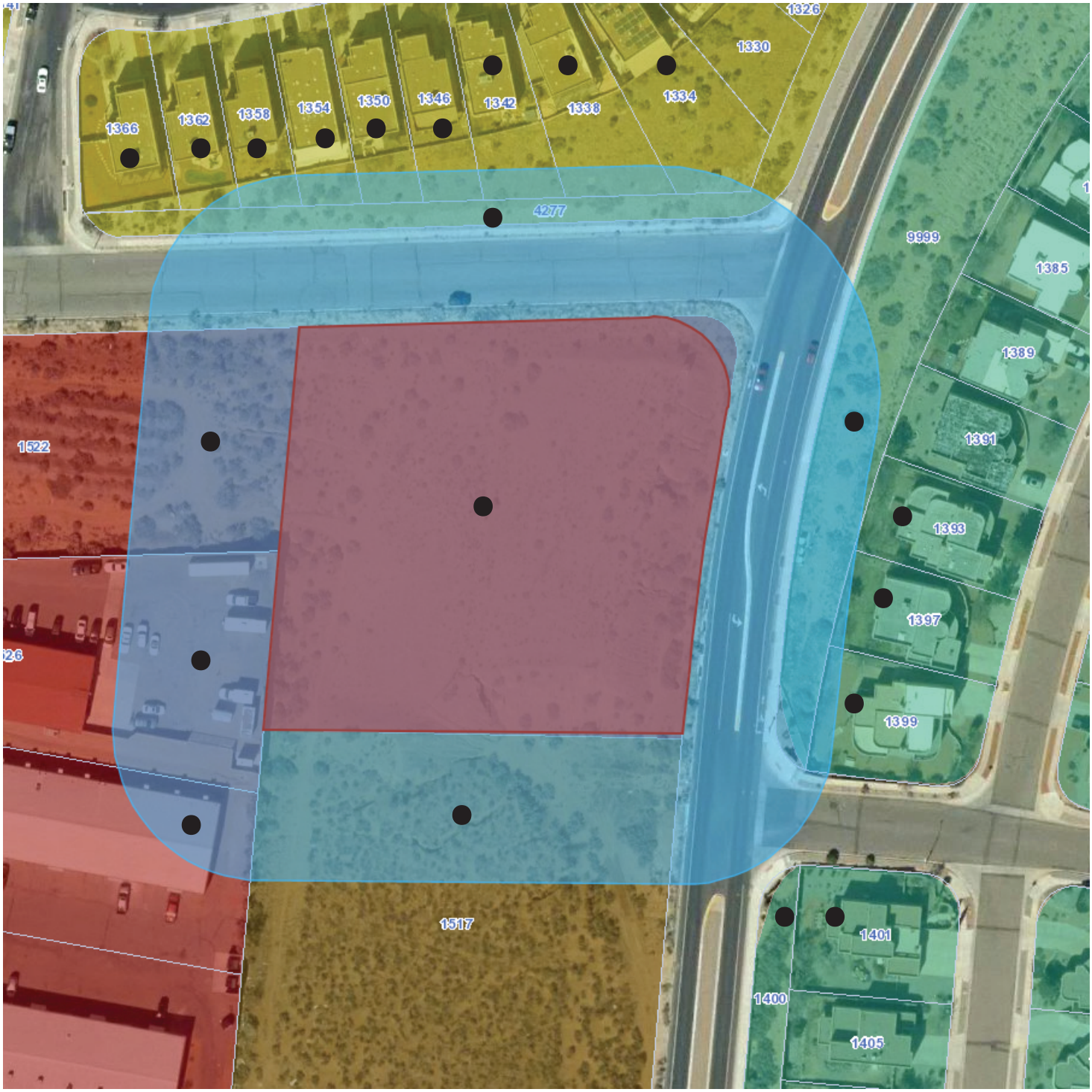
The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

CS, BLK I, LOT 8 - ZONE MAP AMENDMENT



Notice Map:



- Certified Letter (return receipt requested)

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, January 10, 2023 at 6:00 pm:

Preliminary/Final Plat
Case #22-220-00018
The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed.

Zone Map Amendment
Case #22-100-00028
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

Zone Map Amendment
Case #22-100-00029
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential market. The subject property is located within the Del Norte Specific Area Plan and is approximately 0.9947 acres.

Special Exception to the Sign Code
Case #22-110-00022
The applicant, Defined Fitness, through their agent, EPNM, INC., requests approval of a special exception to the sign code (variance) to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres.

Preliminary Plat Extension
Case #21-210-00023
The applicant, Butterfly Holdings LLC. requests approval for a Preliminary Plat Extension for Baltic Park to create 8 single-family residential lots on approximately 1.90 acres, zoned for R-1: Single-Family Residential. The subject property is legally described as Siesta Hills II, Lot Park.

Preliminary Plat Extension
Case #21-210-00025
The applicant, Norwhich Cove Development, LLC. requests approval for a Preliminary Plat Extension for Carriage Estates to create 43 single-family residential lots and 1 tract on approximately 5.9401 acres, zoned for R-4: Single-Family Residential. The subject property is legally described Unit 13, Block BB, Lots 1-19.

The meeting is scheduled in

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

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

Journal: December 26, 2022

CITY OF RIO RANCHO

RESOLUTION NO. 6 **ENACTMENT NO. 04-006**

AMENDING SPECIFIC AREA PLAN BOUNDARY FOR THE URBAN CENTER, LOCATED GENERALLY NORTH OF SARA ROAD BETWEEN BARBARA LOOP AND MEADOWLARK LANE WITHIN THE CITY OF RIO RANCHO.

WHEREAS, The State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting and zoning pursuant to 3-19-1, NMSA, 1978; and

WHEREAS, The Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that determines that the Hierarchy of Plan Development, Level 5: Specific Area Plans, consider a smaller geographical area of the City (min. 20 acres) and be consistent with community-scale development or a specific transportation corridor. These plans address specific issues such as land use, architectural control and design standards or buffering and transportation access elements; and

WHEREAS, The Governing Body of the City of Rio Rancho seeks to remove 11.5 acres, known as Tract C, from the Urban Center Specific Area Plan for the purpose of allowing the property to develop independent of the said Plan.

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

That Specific Area Plan Boundary is hereby amended to exclude Tract C.

ADOPTED THIS 11TH DAY OF FEBRUARY 2004.

Jim Owen, Mayor

2/13/04
Date

ATTEST:

Tina Gonzales, City Clerk
SEAL

CITY OF RIO RANCHO

RESOLUTION NO. 33 **ENACTMENT NO. 02-032**

ADOPTING A SPECIFIC AREA PLAN FOR THE URBAN CENTER, APPROXIMATELY 36 PLATTED ACRES, LOCATED NORTH OF SARA ROAD BETWEEN BARBARA LOOP AND MEADOWLARK LANE WITHIN THE CITY OF RIO RANCHO

WHEREAS, the State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS, The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the Hierarchy of Plan Development Level 5: Specific Area Plans consider a smaller geographical area of the City (min. 20 acres) and be consistent with community-scale development or a specific transportation corridor. These plans address specific issues such as architectural control and design guidelines or buffering and transportation access elements; and

WHEREAS, The Governing Body of the City of Rio Rancho has determined that the Specific Area Plan for the Urban Center is in conformance with the Vision 2020 Integrated Comprehensive Plan.

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

That the Governing Body does hereby approve a Specific Area Plan as attached hereto, for the project area known as the Urban Center consisting of approximately 33 acres as per the following:

Section 1. Requirements/Restrictions:

1. Land Use: Any development on the lots defined in the Urban Center Specific Area Plan shall be required to follow the design guidelines found in the Plan and as per the Specific Area Plan description found in the Vision 2020 Integrated Comprehensive Plan.

2. Utilities: Any development will request a water availability statement and sewer availability statement from the City Utilities Department.

3. Parks and Recreation: All landscaping will be done following the Rio Rancho Recommended Plants List found in the Plan and all development will be required to follow the Urban Center Pedestrian Access Plan also found within the Plan.

Adopted this 8th day of May, 2002

Jim Owen, Mayor

Date 5/13/02

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE#: R-33

DEPARTMENT: City Development **AGENDA DATE:** 05/08/2002

SUBJECT: Urban Center Specific Area Plan
PURPOSE: To create a plan which responds to current market and development pressure in the area generally north of Intel and along Stephanie Road.
APPLICANT: City of Rio Rancho

SYNOPSIS:

- The Department has received two formal requests for and several inquiries about changing the zoning in this area.
- An appropriate Land Use Plan as is included in this item is necessary in order to tie the zoning requests together and insure that appropriate design guidelines and site development criteria are in place before the zoning occurs - if that is the wish of the Governing Body.
- Activities at Intel have created a need for these land uses.
- There are "opportunity costs" to the City which should be discussed.

I. BACKGROUND AND ANALYSIS:

The department has received two formal requests to rezone from C-1 to C-2 in an area North of Intel along Stephanie Road. This zone map amendment is required to accommodate uses which include contractor yards and office warehouse type activities. These are typical C-2 uses. Before accomplishing this type of zone map amendment it is appropriate to have in place a land use plan which delineates criteria within which future development should occur. This is particularly true in this area as there are more traditional C-1 uses such as professional offices not too far away. Therefore it is important to interject design criteria which will make these "heavier" uses compatible not only with existing uses but also with the character of that part of the City and how we want that area to look into the future.

Much of the work that is accomplished at Intel is done by contractors. They have contractors for construction to cleaning to software development and everything in between. There are quite a few of them. It is our understanding that these contractors have been asked to house themselves "offsite." Therefore this development pressure has been created in this area.

There are opportunity costs to the City which should be mentioned. This is a downzone from C-1 to C-2. Although C-2 does have the potential to generate gross receipts, C-1 certainly has greater potential. C-2 zoning may make it more difficult in the future to create a true "urban center" core type activity center in this area. Juxtaposed to that is, of course, the fact that this property has been zoned C-1 for 20 years and no one has done anything with it. We now have people who want to develop in the area. It's also important to note that we have not recommended that all of the existing C-1 in the area be rezoned. Therefore those opportunity costs may be somewhat minimized.

II. FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS:

CONFORMANCE WITH THE CITY ZONING ORDINANCE

City Development is asking that the zoning of specific lots be changed from C-1 to C-2. This area is depicted as a mixed commercial area within a Growth Node Activity Center, as noted in the Comprehensive Plan.

FINDING: The Urban Center Specific Area Plan conforms to the City Zoning Ordinance.

CONFORMANCE WITH THE VISION 2020 INTEGRATED COMPREHENSIVE PLAN

This Plan is a Specific Area Plan, a Growth Node Activity Plan and an Infill plan. As such, it has a number of considerations that have to be met to satisfy the Comprehensive Plan.

A Specific Area Plan covers a small geographic area of the City or a specific transportation corridor and usually address specific issues such as architectural control and design guidelines or buffering and transportation access elements. These plans generally detail principals, policies and actions as well as many components of the comprehensive plan but are specific to a small area within the City.

FINDING: This plan covers approximately 36 acres of land located in Corrales South. It provides architectural controls, design guidelines, wall, parking and landscaping standards, signage criteria, and embellishes the Urban Center Pedestrian Access Plan. This Plan complies with the specific area plan criteria.

The Growth Node Activity Center Plan is based on fiscal requirements for infrastructure, an open development process that addresses neighborhood concerns and property owner rights and flexibility that employs design guidelines rather than regulations. Development should demonstrate a positive cost benefit to fund City capital improvements and cover municipal operations and services.

FINDING: This plan involves an area already served with infrastructure improvements. The fiscal impact would involve hook-ups and possible upgrades. Through the design guidelines listed in the plan, protection is offered to the neighborhood and adjacent property owners. The location of new businesses and development within the area should provide a positive cost benefit to the City. This Plan follows criteria for a growth node activity plan.

An Infill Plan is advantageous for equitable distribution of utilities and transportation facilities and should be encouraged in undeveloped areas within the municipal boundaries, particularly where vacant land has immediate access to community utilities. New infill development shall be designed with consideration for existing, adjacent neighborhood properties.

FINDING: This plan is located in an area with available utilities and roadways and the areas proposed for a zone change is vacant land. Design guidelines have been incorporated within this plan to protect and buffer existing properties and neighborhoods. This Plan complies with criteria for infill areas.

The Specific Area Plan for the Urban Center has been written:

* to comply with the Comprehensive Plan in three specific areas of Land Use,
* to propose design guidelines to accommodate future development and protect existing development,
* to suggest zone changes for lots on or close to existing transportation facilities and existing utilities,
* to promote sustainability by utilizing existing City facilities for infill within the Urban Center,
* to protect existing housing by establishing strict developmental guidelines, and
* to provide for economic development by the suggestion of zone changes to accommodate new businesses into the area.

FINDING: The Urban Center Specific Area Plan does conform to the Vision 2020 Integrated Comprehensive Plan.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE):

- We believe that the greatest impact of this type of development in this area will be the increase in truck traffic as many of the contractors will indeed be utilizing large trucks for various aspects of their operation. This may very well impact the intersection of Sara Road and Rio Rancho Blvd. It is important to note that all of the developers in this area will be paying full impact fees which are intended to mitigate those impacts.

ALTERNATIVES:

- Deny the plan and redirect the department to plan for the use of existing zoning in this area.
- Modify the plan as the Governing Body sees fit.
- Approve the plan and move forward with the rezoning of this area.

DEPARTMENT RECOMMENDATION:

- The Development Department recommends approval of this plan and the subsequent zoning.

REVIEWED BY:

CITY ATTORNEY_____	DPS_____	PARKS & REC._____	SENIOR CTR._____
CITY CLERK_____	FINANCE_____	PERSONNEL_____	OTHER _____
CITY DEV_____	LIBRARY _____	PUBLIC WORKS_____	

OTHER DEPARTMENT'S RECOMMENDATIONS:

DEPARTMENT DIRECTOR: _____ **DATE:** 4/25/02

CITY ADMINISTRATOR: _____, ACTING **DATE:** 4.29.02

Attachment I:

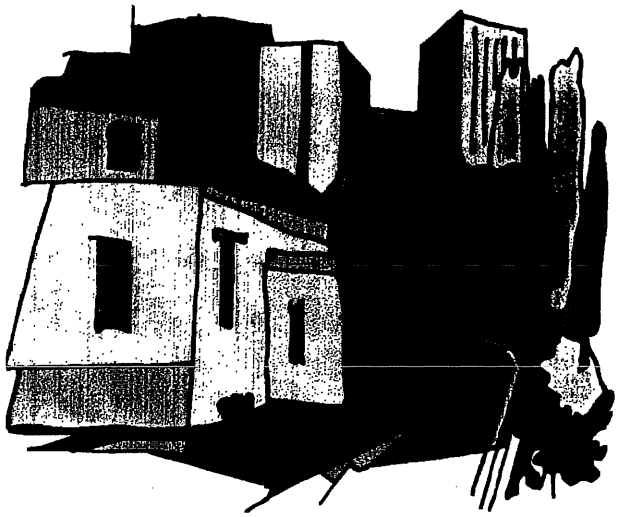
A

Specific Area Plan

for the

Urban Center

Rio Rancho, New Mexico

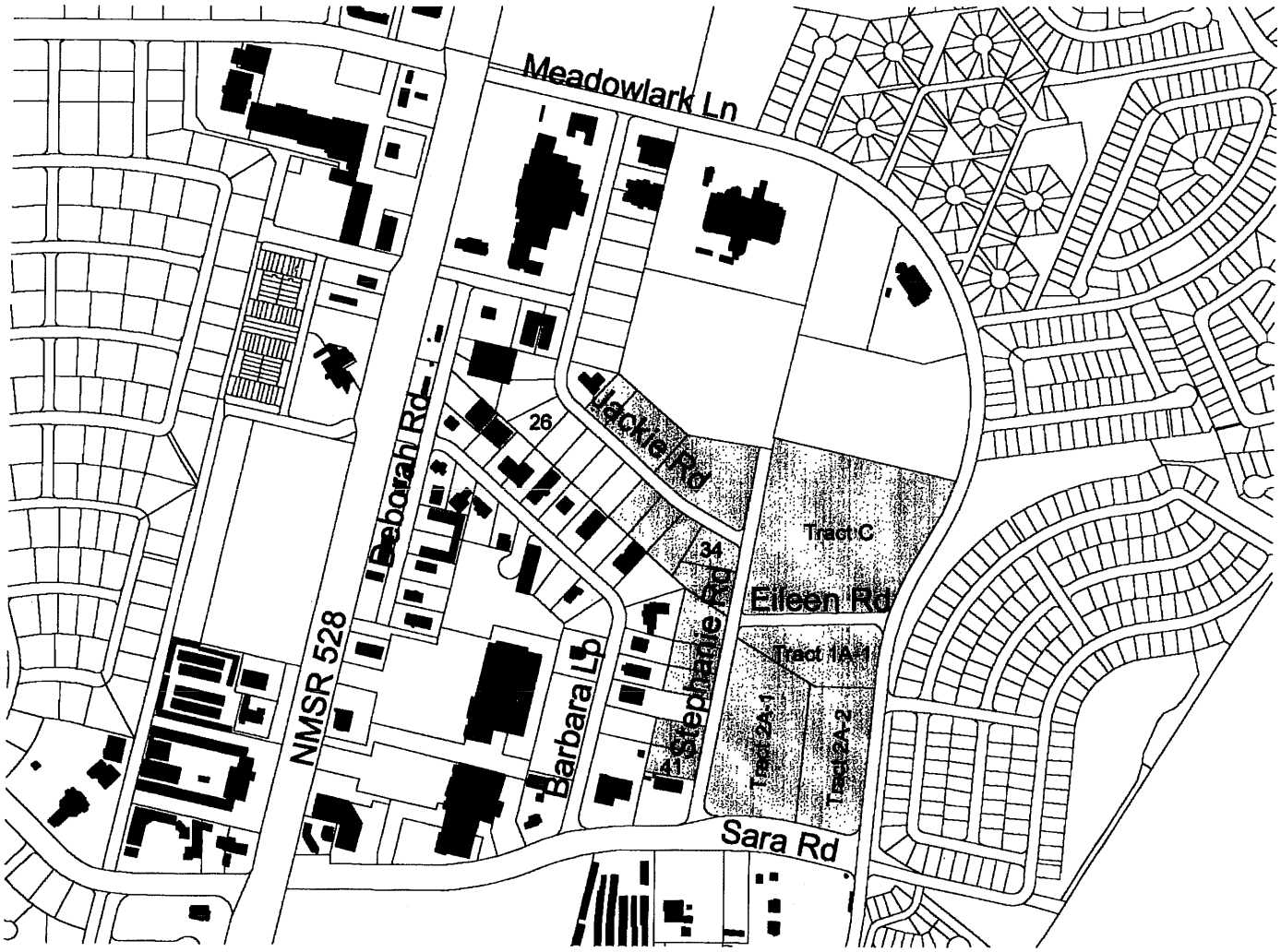


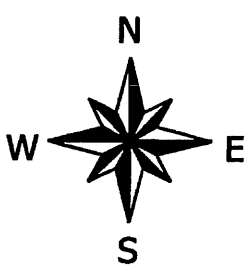
Jim Owen, Mayor
Michael J. Williams, Councilor District 1
Patricia Thomas, Councilor District 2
Robert J. Radosevich, Councilor District 3
Howard W. Balmer, Councilor District 4
Arturo Boniello, Councilor District 5
David Bency, Councilor District 6

Planning and Zoning Commission
David Heil, District 1
Mark Werkmeister, District 2
Lynn B. Thurgood, District 3
Colin Smith, District 4
Charles F. Vaccaro, District 5
Gary Michael Moors, District 6
Erik Briones, At Large

Urban Center Specific Area Plan
City Development Department
Planning Division
April 2002

Urban Center
Specific Area Plan





C-2
Existing Bldgs
Parcels
County
City

0.3 0 0.3 Miles

Urban Center Specific Area Plan
Rio Rancho, NM

Table of Contents:

Section 1. Vision Statement

Section 2. Plan Area

Section 3. Property Ownership

Section 4. Land Use and Zoning

Section 5. Urban Design

Section 6. Access and Circulation

Section 7. Principals, Policies and Actions

Section 8. Implementation

Attachments

Vision Statement

This Plan is intended to provide an area within a designated Growth Node where a growing number of contractors, subcontractors and businesspeople can house and develop their business and stay within close reach of their clients. The plan will promote and integrate wholesale and warehouse land uses into an area already zoned for commercial activity and urban infill. The area is envisioned to develop in a way that meets the planning and economic development goals of the City and stay responsive to environmental constraints, appropriate to available supporting infrastructure and consistent with the Integrated Comprehensive Plan. This Wholesale and Warehouse Commercial District will be guided by the policies of this plan that will minimize their impact on the surrounding properties.

Plan Area

The Plan Area will utilize certain undeveloped properties found in the Corrales South vicinity. They include properties fronting onto Jackie and Stephanie Roads containing portions of Block F, Lots 31 through Lot 38, Lots 40 and 41, and Block H, Lots 12A-1 through 14A. Also included in the Plan Area will be Block H, Tract C, and Block I, Tracts 1A-1, 2A-1 and 2A-2. These properties consist of approximately 36 acres of undeveloped land.

Property Ownership

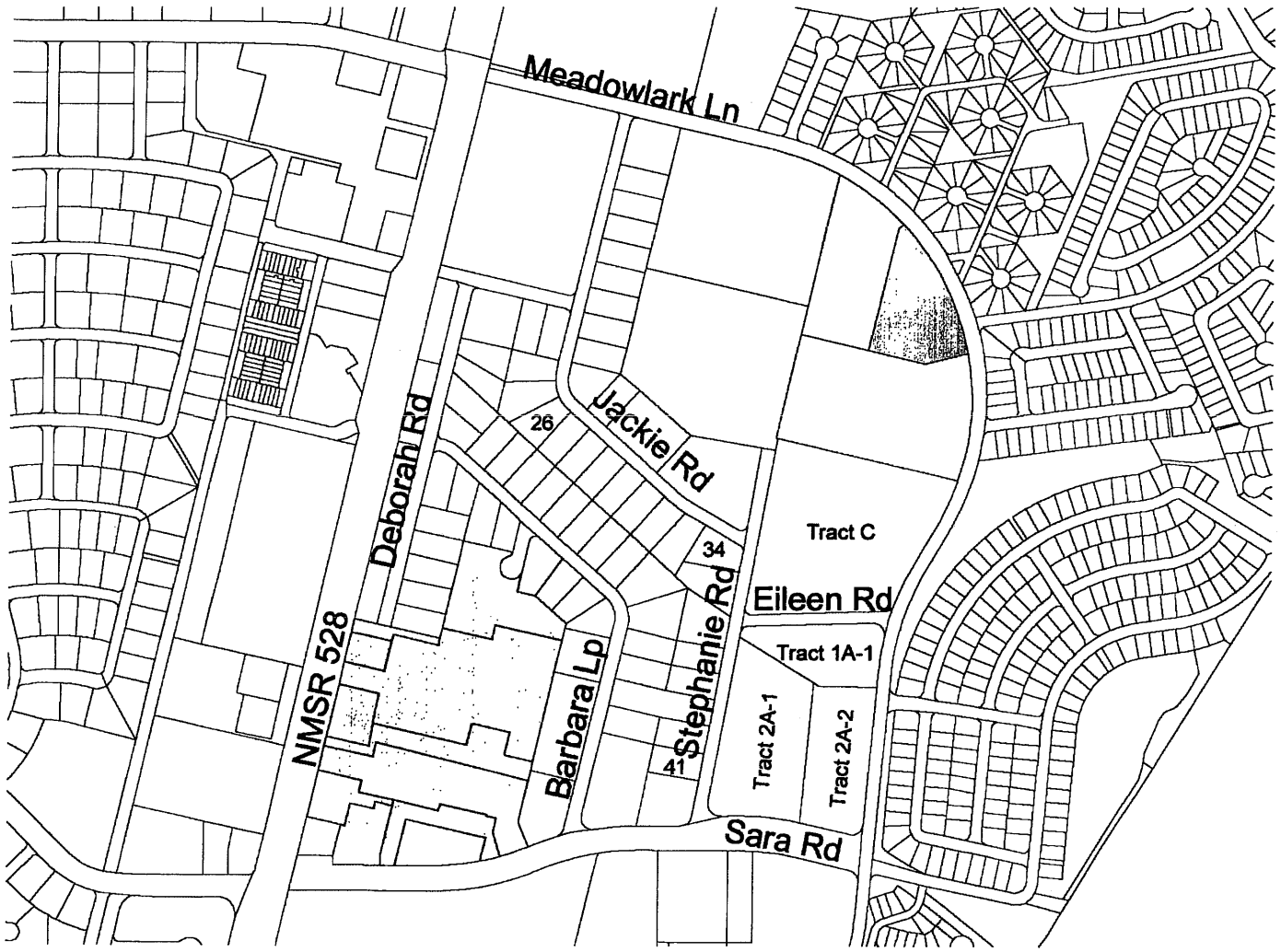
The properties described are owned by Vista West Development LLC, Amrep Southwest, Dale Seymour, Recorp Mortgage Investors and SSCAFCA.

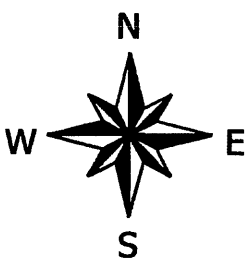
Land Use & Zoning

As found in the Vision 2020 Integrated Comprehensive Plan, the land uses of this plan area are defined as mixed commercial. Adjacent to NMSR 528 in this same locale, the Comprehensive Plan has depicted a Growth Node Activity Center. Most of the development that has led to this Activity Center predates the Comprehensive Plan and has been the result of market driven forces, such as the location of Intel Corporation, City Hall and large retail developments at Southern Blvd and NMSR 528. This activity has evolved progressively outward to include office spaces, eating establishments, a Senior Center and a multi-storied Retirement Home. It has also established a City Resolution approving an Urban Center Pedestrian Access Plan that promotes sidewalks and bicycle lanes to enhance access for the surrounding residential communities. This Area Plan will integrate existing land uses with new ones utilizing design standards appropriate for the area and found in the Vision 2020 ICP.

Land uses in the immediate area include the Italian-American Club, the American Legion, the Elks Club, the Masonic Lodge, a scaffold yard and business,

Current Zoning





SU/RES
SU/In
SU
C-1
SU/NR
Parcels
County
City

0.3 0 0.3 Miles

professional office buildings, a Home Builder, a daycare facility, a fast food establishment and a bowling alley. The Buena Vista Retirement Home, the Senior Center and more professional offices are to the north and Intel, Water Treatment Plant and the Vista Verde Memorial Park are to the south. To the east across Meadowlark Lane are residential subdivisions and to the west are more commercial/retail developments, many of which front onto NMSR 528.

There are paved roadways connecting all the properties listed. NMSR 528 is the main north/south highway in Rio Rancho and is approximately a quarter mile to the west of the property. As mentioned earlier, most of these properties would front onto Jackie or Stephanie Roads. Jackie Road moves south from Meadowlark and swings east to meet Stephanie, which continues south to Sarah Road. Eileen Road connects Stephanie to Meadowlark and sits between the larger parcels of property involved in this plan.

Water and wastewater infrastructure improvements are present for businesses wishing to locate in the area. Availability and capacities will have to checked for specific requests. Easements and pipes are in place for storm water drainage on certain properties and there are existing retention and detention ponds located in the area. Some of the properties in use at this time are not City facilities and would require further improvements.

The zoning districts found in the area consist of retail commercial (C-1), special use for non-residential (SU/NR) and special use for residential (SU/RES). The SU/RES applies to the Senior Center and Buena Vista Retirement Home. The remaining properties are all C-1 or SU/NR. The properties identified in this plan for more intensive use are zoned retail commercial.

As mentioned previously, this Area Plan will change the zoning for the properties described to a Wholesale and Warehouse Commercial District (C-2). The intent is to encourage and maintain a more intensive land use while maintaining a high standard of visual integration into the built environment and minimizing negative impacts on neighboring uses. To help stimulate infill in the area and to achieve stronger economic growth, these more intensive uses will offer opportunities for business, warehousing or small contractor yards, especially for contractors working with Intel or other established businesses in the area.

Because this is a Specific Area Plan, it can and will address issues that affect the area and neighboring properties. This Plan will delineate architectural controls for new buildings, as well as design guidelines to keep the proposed more intensive uses in compliance with the Vision 2020 Integrated Comprehensive Plan.

Urban Design

The design standards for this Plan area will focus particularly on architectural control for new buildings, wall standards, access and circulation for vehicular traffic as well as pedestrian and bicycle, parking standards and signage criteria. The Vision 2020 Integrated Comprehensive Plan has established a wealth of design criteria for activity centers, gateways, arroyos, multi-use trails, street corridors, landscaping, transit opportunities and residential development. Applicable to this Plan will be criteria for Mixed Use Community centers. These criteria should be used for any future projects that may be forthcoming as a result of this plan.

General design standards specific to this Plan are:

1. All access ways from commercial or industrial development shall control and minimize curb cuts onto the public roadway. Entrances and exits shall be clearly marked. Where possible, exits shall be located on minor rather than major streets or highways. The developer shall be responsible for the construction of any necessary traffic control devices or additional lanes required in the case of egress onto the street.

2. Parking lots and service areas shall be placed behind or to the sides of buildings. The buildings shall be the primary focus of the site.

3. Cross easement parking shall be encouraged between uses. A permanent cross access easement shall be granted by all parties within the commercial site that allows access to full-service intersections.

4. Visitor parking shall be clearly marked and shall have pedestrian and bicycle access apart from on-site circulation.

5. On-site circulation shall emphasize safety and efficiency and be designed to accommodate movement. Interior drives within any commercial or industrial development shall be designed to prevent blockage of vehicles entering or leaving the site. Areas provided for loading and unloading of delivery trucks and other vehicles, and for the servicing of shops by refuse collection, fuel and other service vehicles shall be adequate in size and shall be designed to be used without blocking or interfering with access ways or automobile parking facilities.

6. Along all roads, the building setback shall be per the existing Zoning Ordinance and Subdivision Regulations for Rio Rancho.

7. Maximum lot coverage for building area shall be 20,000 square feet per acre, 75% lot coverage with impervious surfaces and a minimum of 15%

of a site landscaped containing no buildings, structures, off-street parking or loading or storage areas.

8. All business, servicing, manufacturing or processing of materials, goods or products shall be conducted within completely enclosed buildings. Outdoor storage, work areas and equipment shall be screened with evergreen plant materials and/or masonry walls with 100% opacity.

9. All new or relocated utility lines, including water, sanitary sewer, electricity, telephone, gas, cable and related connections or feeder lines shall be placed underground.

10. All mechanical equipment or other utility hardware on roofs shall be screened from public view with architecturally compatible materials.

11. All waste and refuse shall be containerized in vermin proof containers and fully screened from view by a solid masonry wall with materials that are harmonious with the building architecture. No chain-linked fencing will be allowed.

12. No noises, smoke, odors, vibrations or other nuisances shall be permitted adjacent to residential structures or uses.

13. All landscaping will be required to follow standards found in the Zoning Ordinance and in all other applicable City codes or regulations.

14. A landscaped buffer shall separate off-street parking areas from the road right-of-way and office portions of commercial buildings.

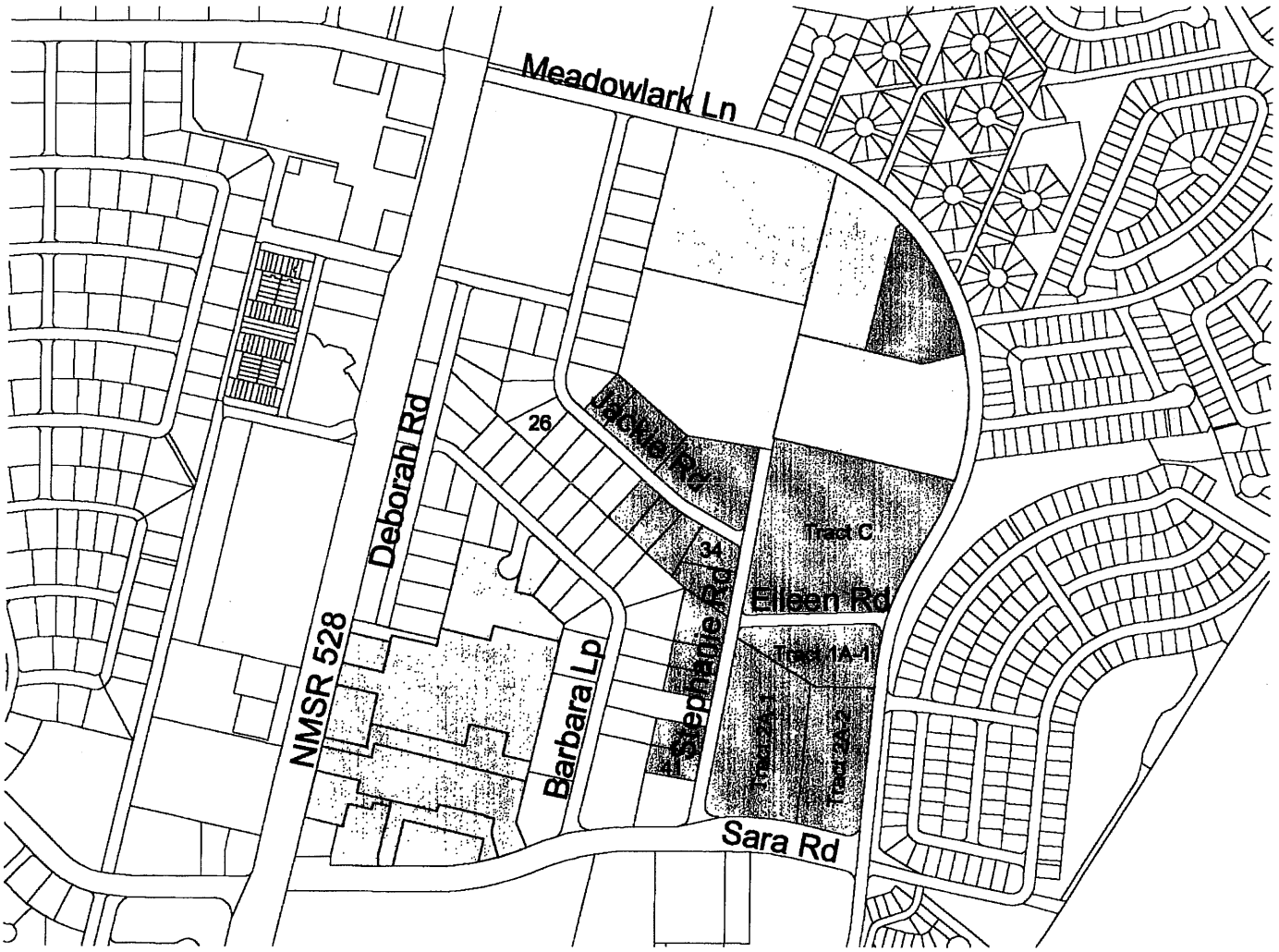
15. All signs shall follow the applicable sections found in Chapter 9, Article 5 of the Planning, Zoning, and Land Use Management Code. Signs for commercial and industrial uses shall be ground-mounted, monument type. The sign shall be designed to have an overall theme and reflect the architectural style of the site buildings.

16. Building facades shall be broken either horizontally or vertically through varying setbacks to avoid monotonous facades.

17. All loading and unloading is to take place within the site.

18. All developments shall be designed and operated so that large semi-trucks are able to leave the site in a forward direction without impacting parking areas, buildings and landscaping.

Proposed Zoning



Access & Circulation

Because this area is provided with an Urban Center Pedestrian Access Plan, greater consideration is afforded to walkways and bicycle routes. The area does have paved streets to all the properties listed in this plan. The area also has access to and from Meadowlark Lane and NMSR 528. It is assumed that any large truck traffic would use NMSR 528 for access. Sara Road is of sufficient width to accommodate the traffic and the right-of-way could be expanded if necessary. Should transit opportunities become a reality in the City, appropriate space should be provided along Stephanie Road. The areas designated in this plan for more intensive zoning will be required to share parking facilities, share landscaping responsibilities and limit walking distances among the businesses. All sidewalk and curb design shall conform to ADA requirements, including a minimum unobstructed width of 6 feet. All pedestrian and bicycle circulation shall be linked to the citywide open space and trail system.

Principals, Policies & Actions

The new Comprehensive Plan spells out what can be done to improve the City of Rio Rancho in the years ahead by describing principals, policies and actions. The eight principles, land use, urban design, transportation and circulation, infrastructure, environmental sustainability, housing, community services and economic development, have been addressed in this plan, where applicable. Furthermore, this Plan area is close to a Growth Node Activity Center and reflects the criteria for a mixed use community center, contains an existing Resolution for addressing better pedestrian access and proposes specific architectural controls and design guidelines for new development.

Land Use

With regards to actions dealing with Land Use and Activity Centers, this plan has considered the land use mix, intensification of the area and infill of vacant properties. The distribution of utilities is in-place for future development and consideration has been provided for existing properties in the area.

Urban Design

The Urban Design element has received attention in the earlier pages of this plan and will receive these additional guidelines. Walls will be required to screen storage yards and outdoor work areas. Their appearance will follow the standards mentioned here:

- All walls will be indented, offset or in serpentine form to break up long facades,

- Materials allowed include textured or ribbed concrete, stucco (textured or smooth) over CMU block, curved interlock block, split block, slump block, stabilized adobe, brick or masonry block,
- An exposed gray color CMU wall should not be used,
- Walls will be designed to complement the architectural character of existing walls or structures and any new building constructed on the property.
- With regards to safety, walls should be designed to permit areas of penetration.

Landscaping standards for new development shall include:

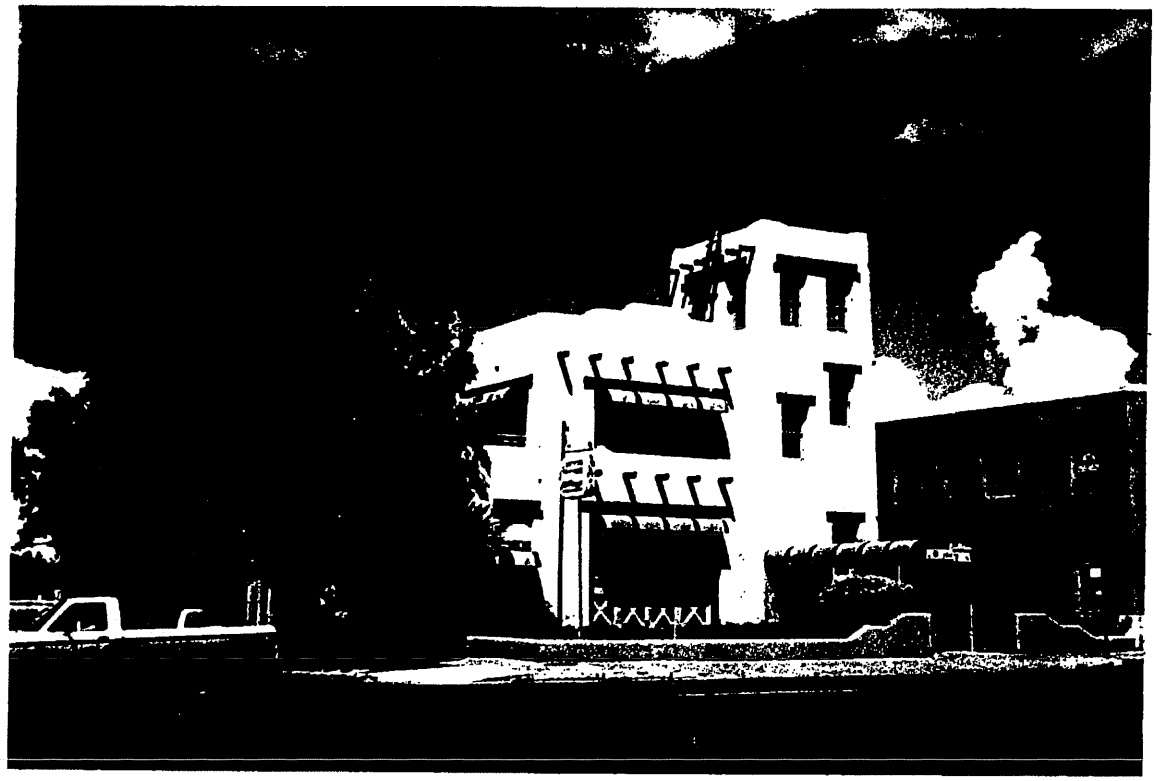
- 15% of gross acreage to be landscaped – to be maintained in perpetuity,
- front landscaping will consist of 35% of the gross acreage requirement,
- live plant material will make up 80% of the total landscaping at maturity,
- non-plant materials will be 20% of the total landscaping,
- shrubs to be planted will be 5 gallon in size,
- trees will be planted at 1 per 1,000 sq. ft. of the total landscaped site, trees will be 30" boxed or 3" caliper, 12' high
- parking lot landscaping will require 1 tree per 10 parking spaces,
- 4% of the total landscaping for the site will be maintained in the parking lot.

A landscaping buffer of 10' will be placed on nonresidential property where it is adjacent to residential property. A landscaped buffer shall separate each project from the existing road right-of-way. It will include a 6' high masonry wall located on the property line with 3" cal. evergreen trees, planted behind the wall, 25' apart. All landscaping and landscape buffers are intended to promote water conservation by encouraging the use of drought tolerant plants and xeriscape principles. A recommended plant list is included in the Attachment. All landscaping for any project must be coordinated and approved through the Parks and Recreation Department.

Building styles shall consist of the following southwestern architectural styles: Pueblo, Territorial, Mission and New Mexico Vernacular. For information regarding these required styles and elements, refer to *New Mexico Historic Building Inventory Manual, Section VI. Introduction to New Mexico Architectural Styles.* The following illustrations provide a guide for compliance. The building styles for each individual project shall be subject to review and approval by the City Development Department.

Transportation & Circulation

The request for a change in zoning is partially based on the existing roadways and infrastructure already established. As mentioned earlier, the roadways are paved and have access to NMSR 528 and Meadowlark Lane. Stephanie Road combines with Jackie Road to provide access to Meadowlark to the north and



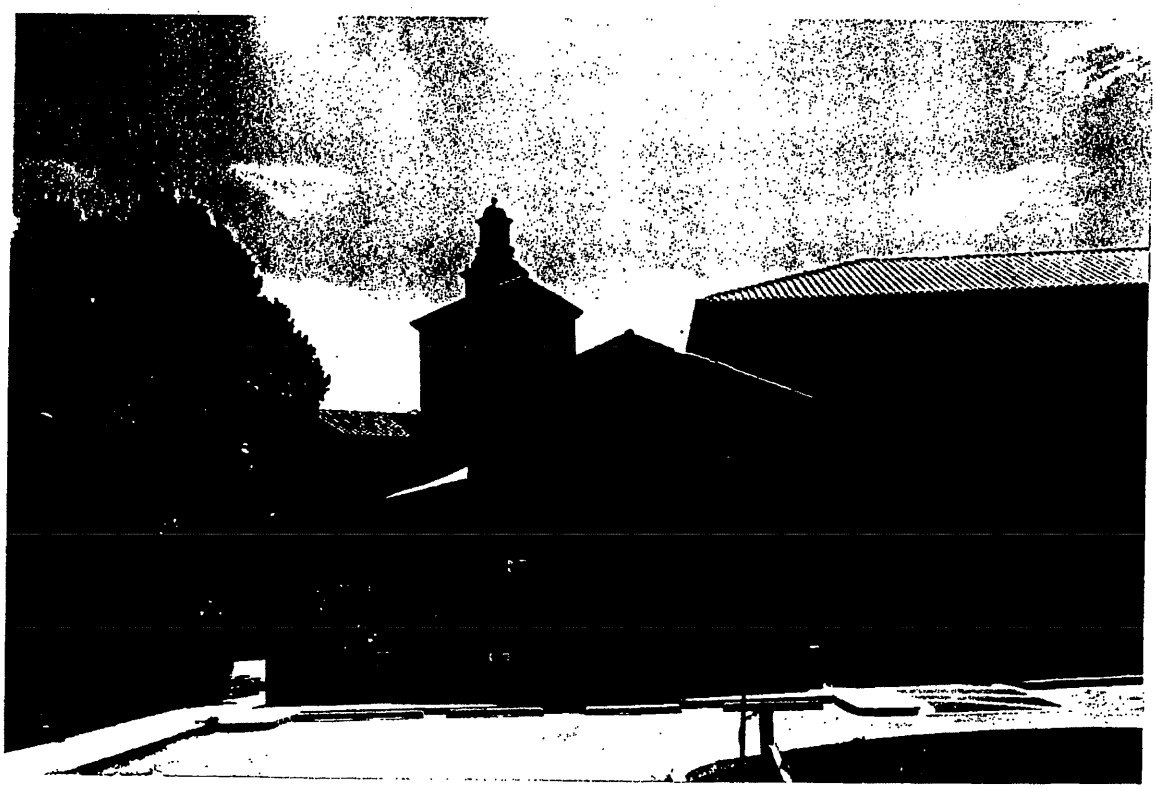


PUEBLO STYLE



TERRITORIAL STYLE





MISSION STYLE





NORTHERN NEW MEXICO STYLE

combines with Eileen Road to provide access to Meadowlark on the east. Bicycle and pedestrian access have been outlined in Resolution No. 20, Enactment No. 94-020 which is added as a supplement to this Plan.

Infrastructure

Basic Infrastructure is in-place as depicted on C-6 of the water and sewer City of Rio Rancho atlas. Some upgrading of existing facilities can be anticipated.

Environmental Sustainability

All of the properties within the plan boundaries are undeveloped. When development occurs, these lots will be required to follow City water regulations and landscaping standards, plus standards defined in this Plan. The regulations and standards require adherence to low water use and xeriscaping following the dictates of the Comprehensive Plan. Any new development will not exceed the level of existing infrastructure.

Housing

This plan does not address housing, only to the extent of providing minimal disruption to surrounding neighborhoods.

Community Services

This plan does not address community services.

Economic Development

This Plan's primary purpose is to create an environment where economic development and growth can continue. By intensifying land uses, it is hoped many of the smaller trade businesses can utilize the space and convenience of these undeveloped properties. One of the goals of this Plan is to keep business in the City of Rio Rancho rather than sending it to surrounding municipalities. The plan has provided standards that should provide adequate safeguards for the community and reasonable requirements for new business.

Implementation

The implementation plan for this area can be accomplished by promoting the rezoning of certain described properties listed within this plan. This Plan has designated specific design criteria to ensure the development of properties in a way that will enhance the Urban Center Growth Node and protect the existing land uses already established. By following the design standards, new applications for development will be processed quickly through the City and construction can begin in a relatively short period of time. Since this area is

served by City utilities and roads, it will be the responsibility of City Development to review new plans expeditiously and to ensure compliance with the Plan's specific design standards.

ATTACHMENTS

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Shrubs							
Amelanchier utahensis	Serviceberry, Utah	1	D	9'	12'	White	sun
Amorpha canescens	Leadplant	1	D	3'	4'	Purple	sun
Amorpha fruticosa	Indigo Bush	1	D	8'	8'	Lavender	sun
Artemisia abrotanum	Southernwood	1	D	3'	3'	N/A	sun
Artemisia absinthium	Wormwood, Common	1	D	2'	3'	N/A	sun
Artemisia bigelovi	Sagebrush, Bigelow	1	D	1'	2'	N/A	sun
Artemisia filifolia	Sagebrush, Sand	1	E,W	3'	3'	N/A	sun
Artemisia ludoviciana	Sagebrush, Prairie	1	D	30"	3'	N/A	sun
Berberis x mentorensis	Barberry, Mentor	2	E,F,W	5'	6'	Yellow	sun
Caesalpinia gilliesii	Bird of Paradise	1	D	6'	6'	Yellow	sun
Caragana pygmaea	Peashrub, Pygmy	1	D	42"	5'	Yellow	sun
Caryopteris clandonensis	Spirea, Blue Mist	2	D,W	42"	3'	Blue-violet	sun
Ceanothus fendleri	Deerbrush	1	E,W	10"	4'	White	sun
Ceratoides lanata	Winterfat	0	E,W	3'	30"	N/A	sun
Cercocarpus ledifolius	Mountain Mahogany, Curlleaf	1	E,W	10'	10'	N/A	sun
Cercocarpus ledifolius intricatus	Mountain Mahogany, Littleleaf	1	E,W	3'	4'	Yellow	sun
Cercocarpus montanus	Mountain Mahogany	0	D	5'	6'	Cream	sun/pt shd
Chamaebatieria millefolium	Fernbush	1	E,W	4'	6'	White	sun
*Chrysothamnus nauseosus albicaulis	Rabbitbrush, Tall Blue	0	E,F,W	4'	6'	Yellow	sun
*Chrysothamnus nauseosus graveolens	Rabbitbrush, Tall Green	0	E,F,W	4'	6'	Yellow	sun
*Chrysothamnus nauseosus nauseosus	Rabbitbrush, Dwarf Blue	0	E,F,W	30"	4'	Yellow	sun
Cornus stolonifera	Dogwood, Redtwig	3	D,W	8'	8'	White	adapt
Cotinus coggygria	Smokebush	2	D	12'	15'	Pink	sun/pt shd
Cotoneaster congestus	Cotoneaster, Pyrenees	2	E,W	3'	6'	N/A	sun/pt shd
Cotoneaster glaucophyllus	Cotoneaster, Grayleaf	2	E,W	3'	6'	Pink	sun/pt shd
Cotoneaster lacteus parneyi	Cotoneaster, Parney	2	E,W	8'	8'	White	sun/pt shd
Cotoneaster various	Cotoneaster, various	2	E,W	3'	6'	White	
Cowania mexicana	Cliffrose	1	D,W	7'	6'	Cream	sun
Cytisus scoparius 'Moonlight'	Broom, Moonlight	1	D	5'	6'	Yellow	sun
Cytisus x 'Lena'	Broom, Lena	2	D	30"	4'	Yellow-rust	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Dalea formosa	Dalea, Feather	0	E,W	18"	2'	Burgundy	sun
Dasylirion wheeleri	Sotol	0	E,W	4'	5'	Cream	sun
Eleagnus pungens 'Fruitlandi"	Silverberry	1	E,W	12'	12'	White	sun
Ephedra viridis	Mormon Tea	0	E,W	4'	4'	N/A	sun
*Fallugia paradoxa	Apache Plume	0	D,F,W	5'	6'	White	sun
Fendlera rupicola	Cliff Fendlerbush	1	D	5'	4'	White	sun
Forestiera neomexicana	Privet, New Mexico	0	D,F	10'	8'	N/A	sun
Forsythia sp.	Forsythia	3	D	7'	10'	Yellow	sun
Fouqueria splendens	Ocotillo	0	E,W	10'	10'	Scarlet	sun
Hesperole parviflora	Yucca, Red	0	E,W	42"	4'	Coral	sun
Hippophae rhamnoides	Sea Buckthorn	0	D,F	13'	12'	Yellow	sun
Holodiscus dumosus	Spirea, Rock	0	D,F	54"	6'	Cream	sun/pt shd
Ilex vomitoria	Holly, Yaupon	2	E,F,W	18'	12'	N/A	sun/pt shd
Juniperus chinensis 'Armstongii'	Juniper, Armstong	1	E,W	42"	4'	N/A	sun
Juniperus chinensis 'Holbert'	Juniper, Holbert	1	E,W	30"	10'	N/A	sun
Juniperus chinensis 'Keteleeri'	Juniper, Keteleeri	1	E,W	18'	15'	N/A	sun
Juniperus chinensis 'Sea Green'	Juniper, Sea Green	1	E,W	4'	4'	N/A	sun
Juniperus horizontalis 'Blue Chip'	Juniper, Blue Chip	1	E,W	10"	8'	N/A	sun
Juniperus sabina 'Broadmoor'	Juniper, Broadmoor	1	E,W	15"	8'	N/A	sun
Juniperus sabina 'Buffalo'	Juniper, Buffalo	1	E,W	15"	8'	N/A	sun
Juniperus scopulorum	Juniper, Rocky Mountain	2	E,W	25'	12'	N/A	sun
Juniperus scopulorum sp.	Juniper, Scopulorum species	1	E,W	18'	6'	N/A	sun
Juniperus virginiana sp.	Cedar, Eastern Red species	1	E,W	18'	6'	N/A	sun
Lonicera korkolkowii v. Floribunda 'Blue Velvet'	Honeysuckle, Blue Velvet Bush	2	D,F	10'	8'	Orchid-pink	sun
Nolina microcarpa	Beargrass	1	E,W	30"	30"	N/A	sun
Nolina texana	Beargrass	0	E,W	2'	3'	N/A	sun
Opuntia macrocentra	Purple Prickly Pear Cactus	0	E,F,W	3'	4'	Yellow	sun
Parryella filifolia	Dune Broom	1	D	30"	4'	Yellow	sun
Parthenium incanum	Mariola	1	E,W	3'	3'	White	sun
Periphyllum ramosissum	Common Squawapple	2	D,F	7'	8'	Pink	sun
Perovskia atriplicifolia	Sage, Russian	1	D,W	42"	30"	Lavender	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Philadelphus microcarpa	Mockorange, Littleleaf	2	D	5'	5'	White	sun
Photinia fraseri	Photinia, Fraser	3	E,F,W	15'	8'	N/A	sun
Pinus mugo	Pine, Mugo	2	E,W	12'	20'	N/A	sun/pt shd
Prunus americana	Plum, American	2	D,F	15'	12'	White	sun
Prunus armeniaca	Apricot	2	D,F	20'	20'	White	sun
Prunus besseyi	Cherry, Western Sand	2	D,F	5'	6'	White	sun
Prunus x cistena	Plum, Purpleleaf	2	D,F	7'	6'	Orchid	sun
Psorothamnus scoparius	Broom Dalea	0	D,F,W	3'	3'	Purple	sun
Purshia tridentata	Antelope Bitterbrush	0	D	6'	6'	Cream	sun
Quercus gambelii	Oak, Gambel	1	D	14'	12'	N/A	sun/pt shd
Raphiolepis indica	Hawthorn, Indian	3	D,W	5'	5'	White	sun
Rhamnus frangula 'Columnaris'	Buckthorn, Tall Hedge	2	D,F	10'	4'	N/A	sun
Rhus aromatica 'Gro-Low'	Sumac, Dwarf	1	D,F	30"	8'	N/A	sun/pt shd
*Rhus glabra	Sumac, Smooth	1	D,F	12'	10'	N/A	sun
*Rhus glabra 'Cismontana'	Sumac, Rocky Mountain	2	D,F	30"	3'	N/A	sun
Rhus lanceolata	Sumac, Prairie Flameleaf	1	D,F	25'	15'	N/A	sun/pt shd
*Rhus microphylla	Sumac, Little Leaf	1	D,F	8'	14'	White	sun
*Rhus trilobata	Sumac, Three-Leaf	1	D,F	54"	4'	Yellow	sun
Ribes aureum	Currant, Golden	2	D	5'	6'	Yellow	sun
*Ribes cereum	Currant, Squaw	1	D	3'	4'	White	sun/pt shd
Rosa foetida 'Bicolor'	Rose, Austrian Copper	2	D,F	8'	8'	Orange	sun
Rosa foetida 'Persiana'	Rose, Persian Yellow	2	D,F	5'	6'	Yellow	sun
Rosa glauca	Rose, Red Leaved	2	D,F	6'	6'	Pink	sun
Rosa x 'Blanc Double DeCoubert'	Rose, White Shrub	2	D,F	6'	6'	White	sun
Rosa x 'Hansa'	Rose, Purple-Red Shrub	2	D,F	5'	6'	Red-violet	sun
Rosa x 'Linda Campbell'	Rose, Rugosa Red	2	D,F	5'	6'	Crimson	sun
Rosa x 'Therese Bugnet'	Rose, Rugosa Pink	2	D,F	5'	6'	Pink	sun
Rubus deliciosus	Raspberry, Boulder	2	D	5'	6'	White	sun
Sapindus saponaria	Soapberry, Western	2	D,F,W	20'	15'	N/A	sun
Seriphidium tridentadum	Sage, Tall Western	0	E,W	8'	6'	N/A	sun
Shepherdia argentea	Buffaloberry, Silver	1	D,F	12'	9'	N/A	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Shepherdia rotundifolia	Buffaloberry, Roundleaf	0	D,F	5'	6'	N/A	sun
Spartium junceum	Broom, Spanish	1	E,W	8'	6'	Yellow	sun
Syringa meyeri 'Palibin'	Lilac, Dwarf Korean	2	D	5'	6'	Lavender	sun
Syringa vulgaris	Lilac, Common Hybrids	2	D	15'	12'	Varied	sun
Syringa x prestoniae	Lilac, Canadian Hybrids	2	D	8'	10'	Varied	sun
Vauquelinia californica	Arizona Rosewood	1	D	15'	8'	White	sun
Viburnum lentago	Viburnum, Nannyberry	2	D,F	12'	8'	White	sun
Yucca baccata	Yucca, Banana	0	E,F,W	21"	3'	Cream	sun
Yucca glauca	Soapweed	0	E,F,W	3'	4'	White	sun
Trees							
Acer saccharum grandidentatum	Maple, Bigtooth	2	D,F	25'	30'	Yellow	sun
Albizzia julibrissin	Silk Tree	2	D	12'	20'	Pink	sun
Calocedrus decurrens	Cedar, Incense	2	E,W	80'	15'	N/A	sun
Celtis occidentalis	Hackberry, Western	1	D	55'	50'	N/A	sun
Celtis reticulata	Hackberry, Netleaf	2	D,W	25'	25'	N/A	sun
Cercis canadensis 'Mexicana'	Redbud, Mexican	2	D,F	10'	10'	Pink	sun/pt shd
Cercis reniformis 'Oklahoma'	Redbud, Oklahoma	3	D,F	20'	20'	Pink	sun
Chilopsis linearis	Willow, Desert	1	D,F	14'	15'	Orchid	sun
Chitalpa x tashkentensis	Chitalpa	1	D,F	25'	20'	Pink	sun
Crataegus ambigua	Hawthorn, Russian	2	D,F	20'	20'	White	sun/pt shd
Crataegus crus galli	Hawthorn, Thornless	2	D,F	25'	25'	White	sun/pt shd
Crataegus x lavaliel	Hawthorn, Lavalle	2	D,F	22'	20'	White	sun/pt shd
Cupressus arizonica	Cypress, Arizona	1	E,W	30'	20'	N/A	sun
Fraxinus cuspidata	Ash, Fragrant	1	D,F	20'	15'	White	sun
Fraxinus oxycarpa	Ash, Claret	3	D,F	35'	20'	N/A	sun
Fraxinus pennsylvanica 'Cimmaron'	Ash, Cimmaron	3	D,F	60'	30'	N/A	sun
Fraxinus pennsylvanica 'Marshall's Seedless'	Ash, Marshall's Seedless	3	D,F	50'	40'	N/A	sun
Fraxinus pennsylvanica 'Patmore'	Ash, Patmore	3	D,F	45'	35'	N/A	sun
Fraxinus velutina	Ash, Velvet	2	D,F	40'	30'	N/A	sun/pt shd
Gleditsia triacanthos inermis	Honey Locust , various	2	D	40'	40'	N/A	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Gymnocladus dioica	Coffee Tree, Kentucky	1	D	55'	50'	Yellow	sun
Juglans major	Walnut, Arizona	1	D	50'	50'	N/A	sun/pt shd
Koelreuteria paniculata	Rain Tree, Golden	2	D,F	25'	25'	Yellow	sun
Malus 'Davidi'	Crabapple, David	3	D	18'	20'	White	sun
Malus 'Spring Snow'	Crabapple, Spring Snow	3	D	22'	25'	White	sun
Melia azadarach	Chinaberry	2	D	25'	25'	Lilac	sun
Pinus edulis	Pine, Pinon	0	E,W	20'	20'	N/A	sun
Pinus flexilis	Pine, Limber	2	E,W	40'	30'	N/A	sun/pt shd
Pinus heldreichii	Pine, Bosnian	2	E,W	12'	10'	N/A	sun
Pinus nigra	Pine, Austrian	2	E,W	50'	40'	N/A	sun
Pinus parviflora glauca	Pine, Japanese White	2	E,W	45'	50'	N/A	sun
Pinus strobiformis	Pine, Southwestern White	2	E,W	45'	30'	N/A	sun
Pinus sylvestris	Pine, Scots	2	E,W	40'	30'	N/A	sun/pt shd
Pistacia chinensis	Pistache, Chinese	1	D,F	35'	30'	N/A	sun
Platanus racemosa 'Wrightii'	Sycamore, Arizona	3	D,W	80'	80'	N/A	sun/pt shd
Prunus cerasifera 'Krater Vesuvius'	Plum, Purpleleaf	2	D,F	25'	20'	White	sun/pt shd
Prunus cerasifera 'Thundercloud'	Plum, Purpleleaf	2	D,F	25'	20'	White	sun/pt shd
Prunus maackii	Chokecherry, Amur	2	D,F	25'	25'	White	sun/pt shd
Prunus padus	Mayday tree	2	D,F	25'	25'	White	sun/pt shd
Prunus virginiana melanocarpa	Chokecherry, Native	1	D,F	14'	12'	White	sun/pt shd
Pyrus calleryana 'Stonehill'	Pear, Stonehill	2	D,F	35'	16'	White	sun
Quercus macrocarpa	Oak, Bur	1	D,F	65'	80'	Yellow	sun
Quercus robur	Oak English	2	D,F,W	50'	60'	Yellow	sun
Quercus robur 'Fastigiata'	Oak, Skyrocket	2	D,F,W	50'	20'	Yellow	sun
Quercus shumardii	Oak, Shumard	2	D,F	60'	60'	N/A	sun
*Robinia neomexicana	Locust, New Mexico	1	D	13'	9'	Pink	sun
*Robinia pseudoacacia	Locust, Black	1	D	40'	30'	Purple	sun
Robinia x ambigua	Locust, Idaho	2	D	40'	25'	Rose-pink	sun
Sophora japonica	Japanese Pagoda Tree	2	D	60'	60'	Cream	sun/pt shd
Sophora secundiflora	Texas Mountain Laurel	1	D	12'	12'	Blue-violet	sun
Tilia cordata	Linden, Glenleven	3	D	60'	30'	Yellow	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Tilia cordata 'Greenspire'	Linden, Greenspire	3	D	35'	35'	Yellow	sun
Tilia tomentosa 'Sterling Silver'	Linden, Sterling Silver	2	D	45'	35'	Cream	sun
Vitex agnus-castus	Chastetree	1	D	15'	15'	Blue	sun
Ornamental Grasses							
Bouteloua curtipendula	Grama Grass, Side Oats	1	F,W	30"	1'	N/A	sun
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1	F,W	4'	2'	N/A	sun
Helictotrichon sempervirens	Oat Grass, Blue	2	F,W	30"	2'	N/A	adapt
Muhlenbergia porteri	Bush Muhly	1	F,W	1'	2'	N/A	sun
Oryzopsis hymenoides	Indian Ricegrass	0	F,W	18"	1'	N/A	sun
Pennisetum alopecuroides 'Hameln'	Fountain Grass, Dwarf	1	F,W	18"	18"	N/A	sun
Stipa tenuissima	Thread Grass	1	F,W	30"	2'	N/A	sun
Lawn Alternatives							
Buchloe dactyloides	Buffalo Grass	1	F,W	5"	N/A	N/A	sun
Bouteloua gracilis	Blue Gramma grass	1	F,W	18"	2'	N/A	sun
Delosperma cooperii	Iceplant, Purple	1	D	4"	24"	Magenta	sun
Delosperma floribundum 'Starburst'	Iceplant, Starburst	1	D	5"	12"	Rose/white	sun
Delosperma nubigenum	Iceplant, Yellow	1	E,F,W	2"	24"	Yellow	sun
Gazania linearis 'Colorado Gold'	Hardy Gazania	2	D	3"	10"	Yellow-orange	sun/pt shd
Helianthemum nummularium Yellow	Sunrose, Yellow	1	D	6"	18"	Yellow	sun
Helianthemum 'Orange'	Sunrose, Orange	1	D	6"	18"	Orange	sun
Helianthemum 'St Mary'	Sunrose, White	1	D	6"	24"	White	sun
Helianthemum 'Wisley Pink'	Sunrose, Pink	1	D	6"	18"	Pink	sun
Helianthemum Light Pink	Sunrose, Light Pink	1	D	6"	18"	Orchid-pink	sun
Iberis sempervirens	Candytuft, Evergreen	2	E,W	10"	24"	White	sun
Juniperus chinensis procumbens nana	Juniper, Green Mound Dwarf	1	E,W	12"	30"	N/A	sun
Juniperus horizontalis 'Blue Chip'	Juniper, Blue Chip	1	E,W	10"	8'	N/A	sun
Juniperus horizontalis 'Icee Blue'	Juniper, Icee Blue	2	E,W	3"	8'	N/A	sun
Juniperus sabina 'Broadmoor'	Juniper, Broadmoor	1	E,W	15"	8'	N/A	sun
Juniperus sabina 'Buffalo'	Juniper, Buffalo	1	E,W	15"	8'	N/A	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Juniperus sabina 'Calgary Carpet'	Juniper, Calgary Carpet	1	E,W	15"	8'	N/A	sun/pt shd
Mahonia repens	Holly, Creeping Colorado	1	E,F,W	15"	18"	Yellow	shade
Rosmarinus officinalis 'Irene'	Rosemary, Irene	1	D	18"	4'	Blue-violet	sun
Sagina subulata	Pearlwort	2	D	1/2"	12"	White	shade
Santolina chaemaecyparissus	Lavender Cotton	1	D	15"	18"	Yellow	sun
Santolina rosmarinifolia	Lavender Cotton, Green	1	D	15"	18"	Yellow	sun
Thymus citriodorus 'Doone Valley'	Thyme, Doone Valley Lemon	2	E,W	3"	18"	Pink	sun
Thymus lanuginosus	Thyme, Woolly	1	E,W	2"	18"	N/A	sun
Thymus praecox arcticus	Thyme, Mother of	2	E,W	3"	18"	Pink	sun/pt shd
Thymus praecox 'Minus'	Thyme, Dwarf Creeping	2	E,W	1"	12"	Pink	sun/pt shd
Thymus praecox 'Pink Chintz'	Thyme, Pink Chintz Creeping	1	E,W	1"	18"	Pink	sun
Thymus praecox skorpilii	Thyme, Lavender Creeping	2	E,W	1"	6"	Lavender	sun
Thymus 'Reiter'	Thyme, Reiter Creeping	1	E,W	3"	30"	Salmon	sun
Thymus serpyllum 'Albus'	Thyme, Creeping White	2	E,W	1"	18"	White	sun/pt shd
Veronica allionii	Speedwell, Allioni	2	D	5"	18"	Lavender-blue	sun
Veronica filiformis	Speedwell, Birdseye	1	D	1"	18"	Blue	sun
Veronica liwanensis	Speedwell, Turkish	1	D	1"	8"	Blue	sun
Veronica pectinata	Speedwell, Blue Woolly	1	D	1"	18"	Blue	sun
Veronica pectinata 'Rubra'	Speedwell, Pink Woolly	1	D	1"	18"	Pink	sun
Veronica prostrata 'Blue Danube'	Speedwell, Blue Creeping	2	D	6"	12"	Blue	pt shade
Veronica prostrata 'Heavenly Blue'	Speedwell, Creeping	2	D	6"	12"	Blue	pt shade
Veronica repens	Speedwell, Creeping	2	D	1/2"	18"	Blue	pt shade
Veronica spicata incana	Sppedwell, Silver	1	D	1"	18"	Blue	sun
Vinca major	Periwinkle, Big-Leaf	2	D	9"	18"	Blue	pt shade
Vinca minor 'Bowles Variety'	Periwinkle, Bowles	2	D	5"	18"	Blue	adapt

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure

KEY

*=Appropriate for drainages

Water

0=No supplemental water after establishment

1=Low supplemental water after establishment

2=Moderate supplemental water after establishment

3=High supplemental water after establishment

Foliage

D=Deciduous

E=Evergreen

F=Fall color

W=Winter interest

EXHIBIT A

URBAN CENTER PEDESTRIAN ACCESS PLAN
OUTLINE

1. PUBLIC PARTICIPATION - The Department recommends that a citizens committee be formed so that any plans formulated are relevant to the eventual users.

2. NEEDS ANALYSIS - This will include a demographic profile of the potential users, input from the area businesses, and observed travel patterns. For example, will the facilities need to address use by bicycles and skateboards?

3. ROUTE EVALUATION - Of utmost concern is where to encourage the crossing of NM528 and also where to discourage the same activity. This also includes the evaluation of where users enter the system from surrounding neighborhoods and dovetails with the Needs Analysis as to where the predominant destinations occur. This step also evaluates areas of physical constraint where building sidewalks will be difficult.

4. RELATIONSHIP TO OTHER PLANS - Of particular concern will be the relationship of this plan to the Transit Development Plan, the Pedestrian Access component of the Gateway North and South Development Plan, and the currently adopted Bikeways Master Plan.

5. DESIGN CRITERIA - A consistent design element throughout the area will promote community identity. If done in an aesthetically pleasing manner then it will also promote a higher degree of use. On a more practical note, design criteria will also specify minimum lighting standards, appropriate widths of sidewalks, signal timing, and, of course, handicap access.

6. FUNDING REQUIREMENTS - This may be the most sensitive item on the list. The area in question is diverse in ownership, level of development, and potential responsibility. Recent developments have had to install pedestrian access, but older developments did not have this requirement. Transportation Enhancement funds of the Intermodal Surface Transportation Efficiency Act may be available to fund much of the project. Should phasing be considered?

7. CAPITAL IMPROVEMENT PROGRAMMING - Once funding levels and responsibilities are determined then inserting the projects into the CIP will be essential if State or Federal funding is to be requested. Federal funds in particular are programmed far in advance. This will need to be addressed as soon as possible.

URBAN CENTER PEDESTRIAN ACCESS PRELIMINARY PLAN

The Urban Center Pedestrian Access Plan (UCPAP) is intended to serve as a Level IV Specific Plan within the hierarchy of the City of Rio Rancho's Comprehensive Plan. A Specific Plan is defined within the Comprehensive Plan as follows:

> "Specific Planning Areas detail specific guidance within areas subordinate to the Comprehensive Planning Area and applicable Master Planning Areas. Specific Planning Areas are well defined areas within the municipal boundaries. These areas are defined in order to address areas which share certain commonalities such as a street or a defined neighborhood or activity center."

The Comprehensive Plan addresses sidewalk policy as an element of the City's transportation system. Guidance from the Comprehensive Plan is derived from the following statement: "Bikeways and walkways should be provided for safe and efficient access to all parts of the City for both commuter and recreation needs."

NEEDS ANALYSIS

The purpose of this plan is as follows:

* To encourage pedestrian travel in an efficient and safe manner within a high density commercial area.

* Integrate the provision of sidewalks in an area of the City which presently has a substantial number of pedestrians.

* Provide for a network of sidewalks which attempt to reduce the potential for traffic/pedestrian conflicts.

* Coordinate sidewalk placement as per the Comprehensive Plan, Subdivision Ordinance and all other applicable ordinances, laws and regulations.

* Develop general design guidelines for typical and atypical walkway placement.

Project Area

The Urban Center Planning Area generally comprises the area bounded by Southern Boulevard on the north, Meadowlark Lane on the east, Sara Road on the south, and NM 528 on the west. The "Urban Center" area was defined as that area which more closely resembles the classic Central Business District. The Central Business District may be defined as:

> "That part of a city or town, usually centrally located, where most of its commercial activities are concentrated, such as financial, service, retail, government, entertainment, and office. It is distinguished from shopping centers by the wider range of business activities, multiple ownership of property, more intense development, and the traditional street pattern."

ROUTE EVALUATION

The attached maps generally evaluate where most of the pedestrian traffic originates and where most of that traffic is going. It's important to note that many seniors walk for fun and fitness. They don't necessarily have a specific destination in mind. Therefore the plan should anticipate loops or circuits at build out in order to encourage effective recreational usage. Trip originations and destinations are on both sides of NMSR 528. The initial phase of this project must address movement along and across the highway.

RELATIONSHIP TO OTHER PLANS AND REGULATIONS

Comprehensive Plan

The Comprehensive Plan provides general placement criteria guidance in the form of establishing policy identifying the need for such pedestrian-oriented facilities as an alternative mode of transportation.

Transit Development Plan

The City is currently working with the Council of Governments toward the development of a plan which upon implementation will bring mass transit to the City. Park and Ride (also Walk and Ride) lot(s) will likely be in the Urban Center.

Intermodal Surface Transportation Efficiency Act

This Act provides for Federal funding. Within the act "Transportation Enhancement" funds can be used if the facility is to be used for commuter traffic. Pedestrian traffic to a park and ride sight may qualify.

Bikeways Master Plan

The Bikeways Master Plan was prepared for the purpose of establishing a bikeway plan consisting of routes, lanes, paths, trails and overcrossings throughout the Rio Rancho Planning Area. Of these five types of facilities paths, trails and overcrossings lend themselves to use by pedestrians as they maintain a physical separation from motorized vehicular traffic. Therefore, the UCPAP shall maintain consistency of facility use by creating a network of pedestrian-oriented facilities coordinated with the Bikeways Master Plan.

Crosstown Bikeway Project

This project marked the first in a program to implement the City's Bikeways Master Plan. The project consisted of 9.2 miles of lanes, paths and routes. The paths are constructed to specifications which allow pedestrian use and are handicapped accessible. The southern termini of the project is located at the intersection of NM 528 and Meadowlark Lane. It is intended that the UCPAP shall continue the extension of the path through the Urban Center Planning Area for continuity of a multi-use facility.

Sara Road East Specific Landscaping Plan

The Sara Road East Specific Landscaping Plan as adopted on January 10, 1991, requires the construction of a six foot (6') sidewalk within the right-of-way north of the existing roadway. This Plan shall be incorporated into UCPAP for the purpose of coordinating the development of existing and proposed walkways within the Urban Center Planning Area.

Subdivision Ordinance

The Subdivision Ordinance sets up minimum standards for sidewalk placement and design in what is commonly known as the "Sidewalk and Streetlighing Ordinance". Requirements can go beyond these minimum requirements when special circumstances are identified. Because of the density of the housing in the Urban Area and the amount of non-residential development most of the sidewalks in this area will probably be designed to standards above and beyond the minimum.

Zoning Ordinance

Pursuant to Chapter 9, "Planning, Zoning, Land Use Management" Section of the City of Rio Rancho's Revised Ordinances, all plans for proposed new construction within the zoning jurisdiction of the City shall be in accordance with the "Construction Standards of the City of Rio Rancho." These construction standards insure compliance with zoning, subdivision and Building Plan Review regulations of the City.

American Disabilities Act

The established purpose of this Act is to provide equal access to individuals with disabilities. New construction of pedestrian facilities i.e., sidewalks and wheel chair ramps shall be built in accordance with the American Disabilities Act specifications.

Gateway North & Gateway South Development Plan

This Development Plan was created for the purpose of establishing strict private construction and development guidelines while maintaining existing public requirements. The Gateway parcels are located south and west of the Urban Center Planning Area but establish a multi-use path consistent with the goals of the UCPAP. Therefore, design considerations shall be maintained on a coordinated basis within and around the Urban Center Planning Area.

DESIGN CRITERIA

Generally the design criteria will evolve from a number of various input sources. Obviously actual engineering requirements must be met. Input from the potential users will also enhance the viability of the design. There are, along several stretches of the proposed planning area, existing sidewalks. When appropriate these existing facilities will be folded into the overall design. Physical impediments such as drainage swales will provide the need for some level of protection in some stretches. This plan merely outlines some of the criteria. Specific criteria will be developed in future phases of implementation.

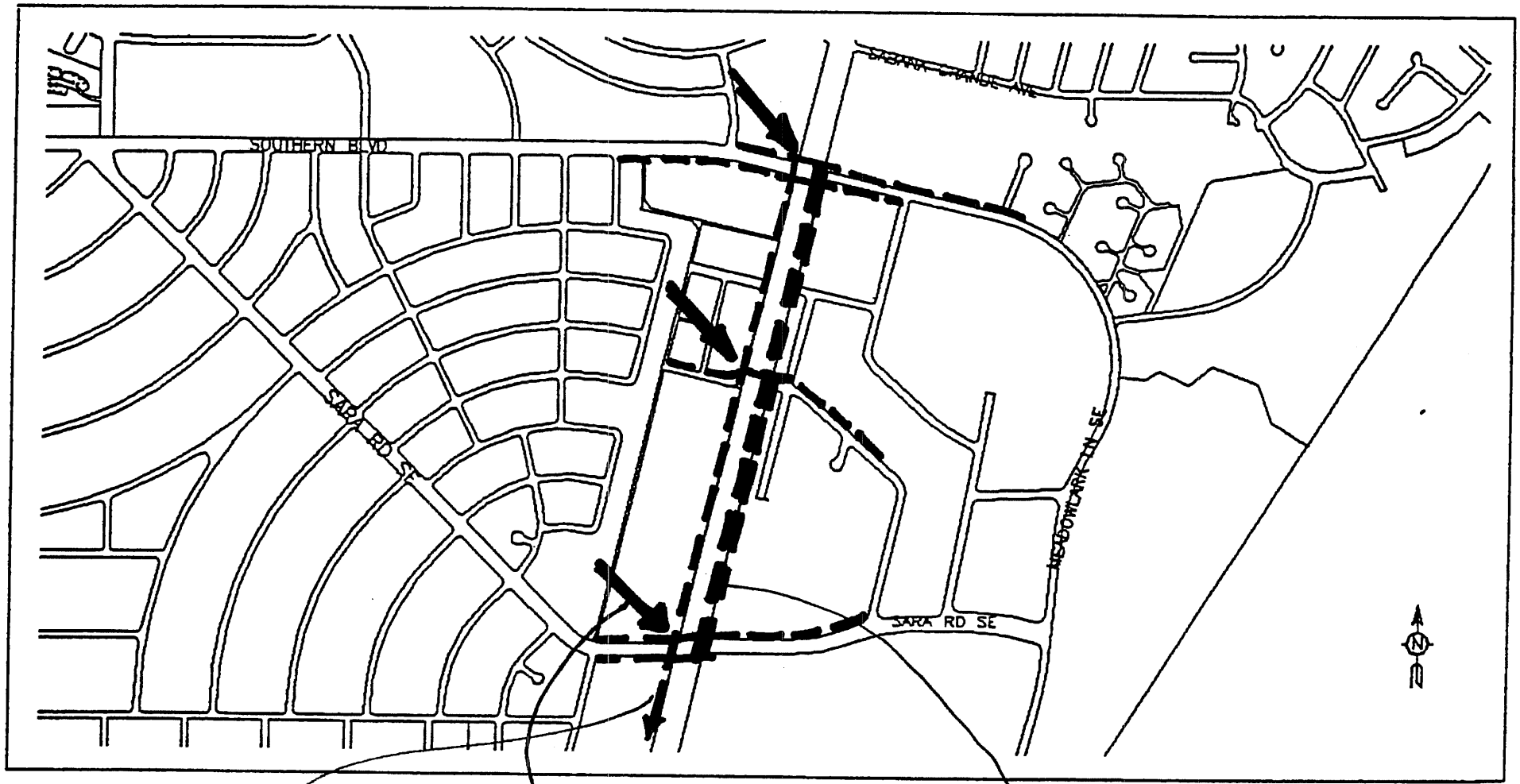
FUNDING REQUIREMENTS

Naturally, the actual cost of the project can't be determined/estimated until further design work has been accomplished. That will also help to evaluate where the funding will come from, i.e. Federal, State, County, City, or Private. Further work to be done by consulting Engineers, Architects, Planners, or Designers can be funded through the Professional Services line item in the Planning or Administration Divisions of the Development Department

CAPITAL IMPROVEMENT PROGRAMMING

This is, of course, a function of the cost of the project and the funding sources. As mentioned above we currently have monies programmed to continue work on this project. As the costs and funding sources are identified modifications to the Capital Improvement Program can be made as necessary.

URBAN CENTER



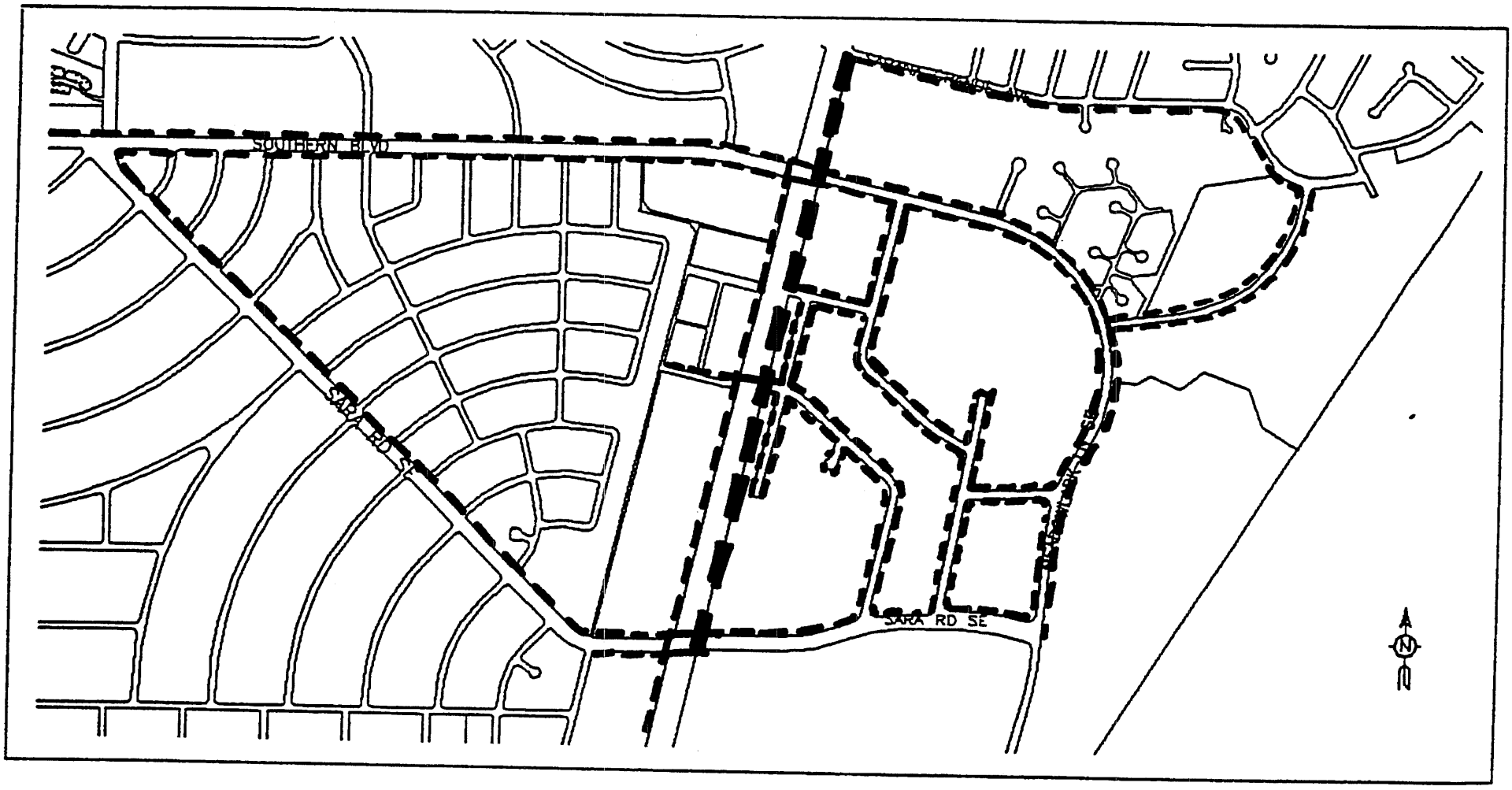
NMSR 528 Crossings

Connects to Gateway Pedestrian Access (Haynes Park)

Continuation of crosstown bikeways

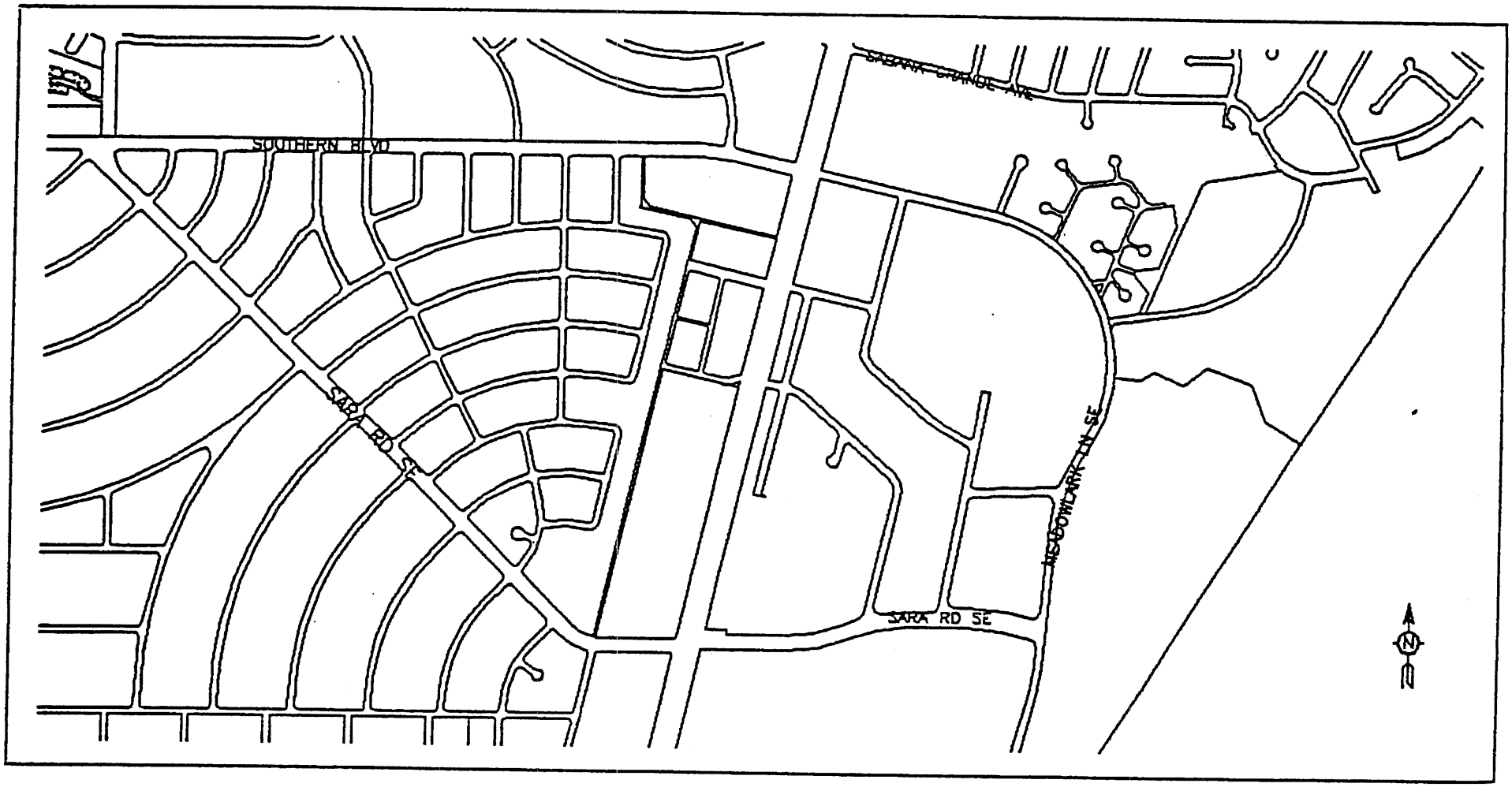
Initial Phase

URBAN CENTER



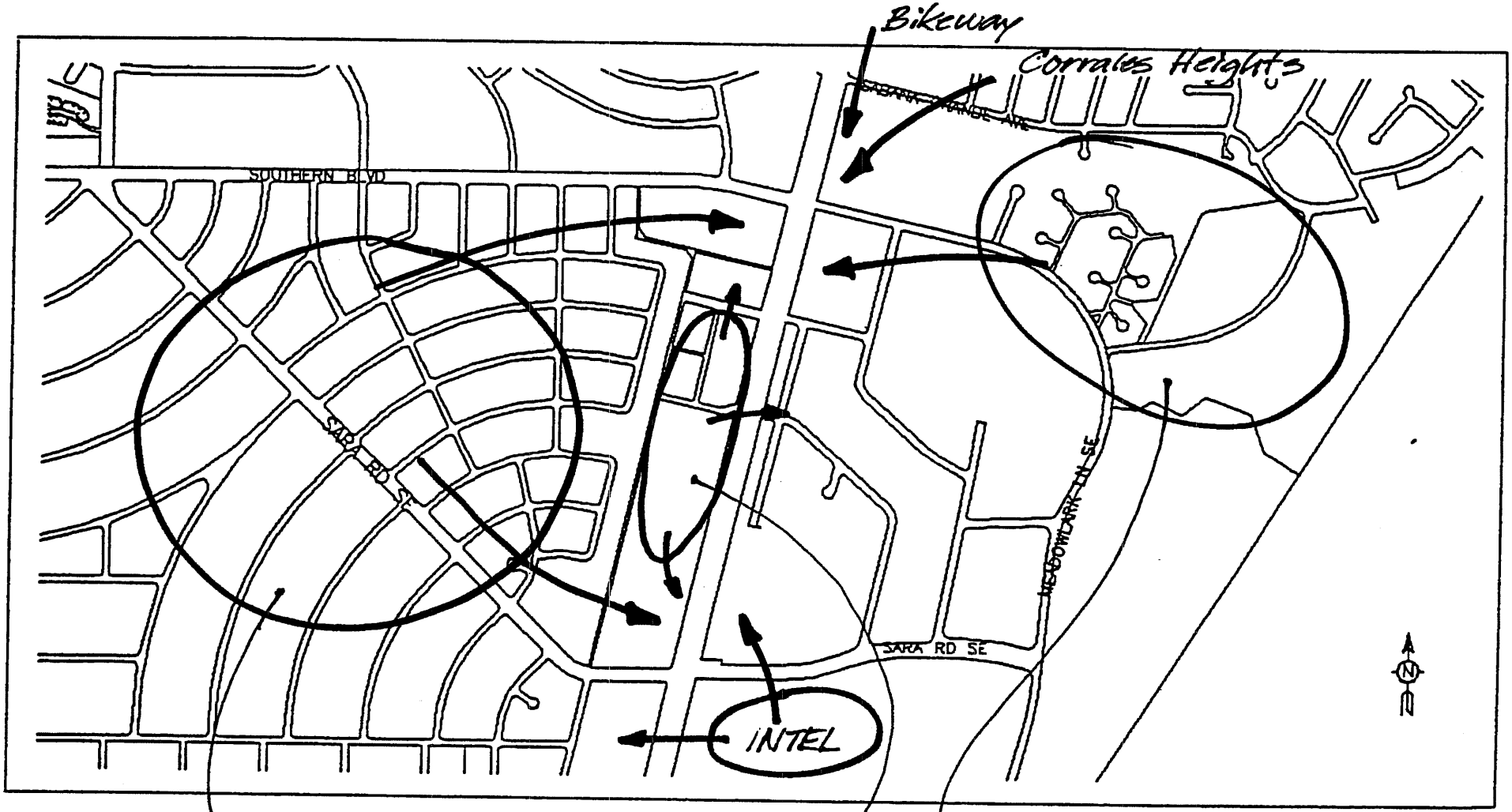
Final Phase

URBAN CENTER



Planning Area

URBAN CENTER



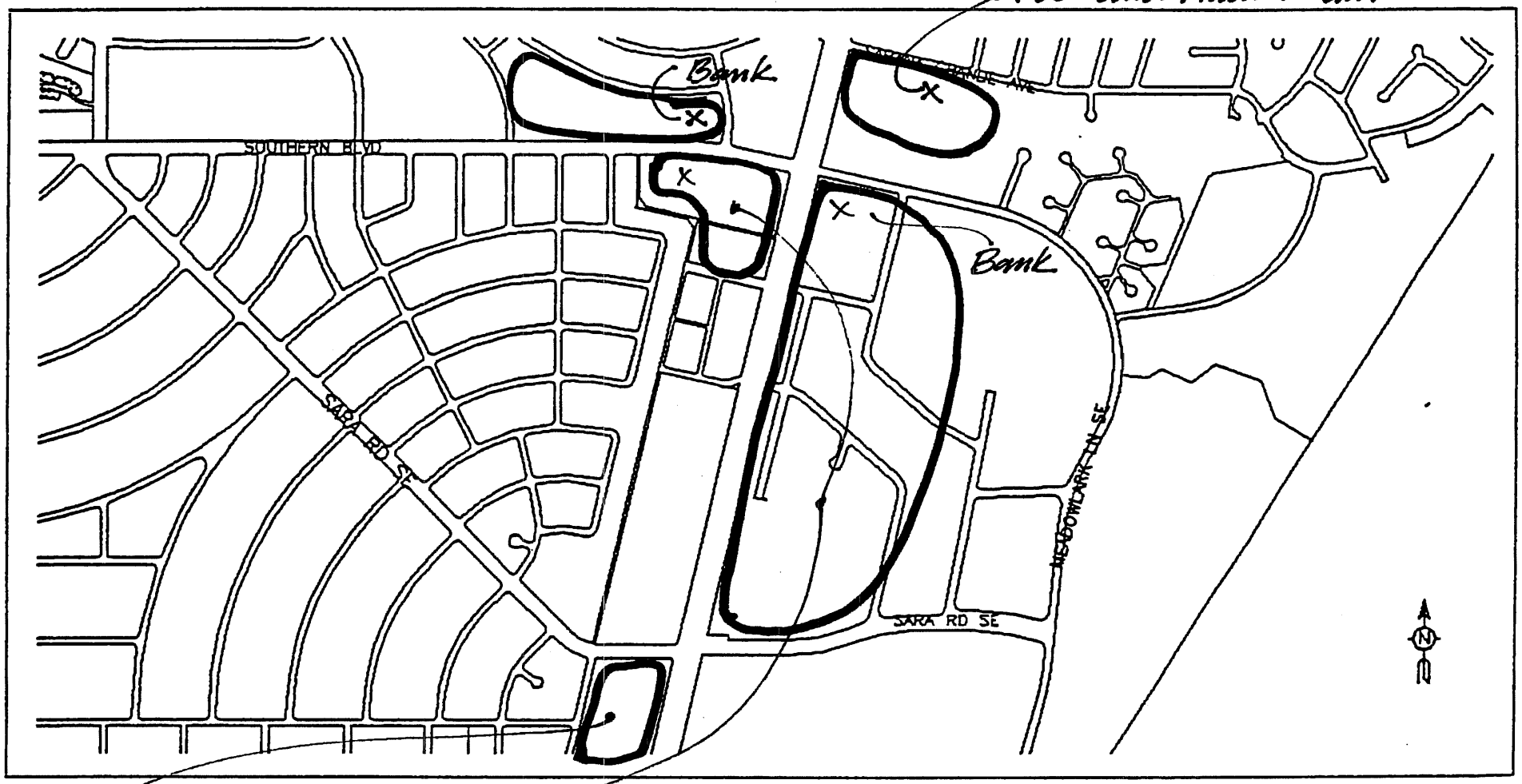
Medium density residential seniors and kids

High density multi-family seniors and kids

Multi-family (seniors only)

Pedestrian trip originations

URBAN CENTER



Gateway

General shopping and fast food
hopefully someday also Park and Ride

Pedestrian trip destinations

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS CORRALES SOUTH, BLOCK I, LOT 8 FROM C-2: WHOLESALE AND WAREHOUSING COMMERCIAL TO R-6: MULTI-FAMILY RESIDENTIAL, IDENTIFYING CONDITIONS OF DEVELOPMENT, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 22-100-00029; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on January 10, 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 zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on February 9, 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.

A. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 1.76 acres from an C-2: Wholesale and Warehousing Commercial District to a R-6: Multi-Family Residential District on the land legally described as:

Corrales South, Block I, Lot 8, as shown on "SUMMARY PLAT, LOTS 7 AND 8, BLOCK I, CORRALES SOUTH (BEING A REPLAT OF LOY 1A-1A, BLOCK I, CORRALES SOUTH) SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 29, TOWNSHIP 12 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF RIO RANCHO SANDOVAL COUNTY, NEW MEXICO SEPTEMBER 2010" filed in the office of the County Clerk of Sandoval County, New Mexico on December 13, 2010 in Volume 3, Folio 3270.

B. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended in the land described in Section 1A above, as having a "High-Density Residential" GLUM designation.

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 R-6: Multi-Family Residential District set forth in R.O. 2003 Section 154.13 (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)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-100-00028

AGENDA DATE:
January 10, 2023

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77, consisting of 1.41 acres. The property is currently Unzoned and the applicant is seeking a zoning change to E-1: Estate Residential. The subject property is on the west side of Rainbow Blvd NE, near 15th Ave NW. The subject property was annexed into the City by Ordinance No. 22 Enactment No. 95-020. The same ordinance assigned the zoning designations for the annexed property on the east side of Rainbow Blvd as R-1: Single-Family Residential and E-1: Estate-Residential. The annexed properties on the west side of Rainbow Blvd were not assigned a zoning designation and have remained Unzoned since their annexation.

CONFORMANCE WITH THE CITY ZONING ORDINANCE: Rio Rancho Municipal Code (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.”
Staff recommends the Planning and Zoning Board find the proposed E-1: Estate Residential zoning would be consistent with the health, safety, morals, and general welfare of the city. By providing a zoning district designation zoning regulations can be established and enforced.
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.”
Since there is no existing zoning on the property, a justification from the applicant for a change in zoning is not required. The applicant is requesting that zoning be assigned to the property.
Staff recommends the Planning and Zoning Board find this criterion has been met.
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 Generalized Land Use Map of the 2015 Comprehensive Plan designates the future land use of the subject property as “future planning”. The Comprehensive Plan defines future planning in 5.3.2.2 “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.” The requested E-1: Estate Residential would allow the low-density development specified in the Comprehensive Plan.

Staff recommends the Planning and Zoning Board find the proposed zone map amendment would meet the intent of the comprehensive plan.
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.” Since there is no existing zoning, a justification letter demonstrating that the existing zoning is inappropriate is not required.
Staff recommends the Planning and Zoning Board find this criterion has been met. R.O. 2003 § 154.07(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.”
Staff recommends the Planning and Zoning Board find that the cost of the land or other economic considerations do not appear to be a justification for the proposed zone map amendment.
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.” Staff recommends the Planning and Zoning Board find that the request does not involve office, multi-family, or commercial zoning.
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 properties to the east side of Rainbow Blvd are zoned E-1: Estate Residential. The properties to the west are zoned CD-RRE: Rio Rancho Estates Community District by Sandoval County; that designation allows for rural residential development. This application should not be considered a “spot zone” because the surrounding land uses are also low-density residential. Staff recommends that the Planning and Zoning Board find that the requested zone map amendment does not constitute a spot zone.

SURROUNDING LAND USE/ZONING The properties to the west are vacant land outside of the City of Rio Rancho city limits, in Sandoval County. The Sandoval County zoning designation for those properties is CD-RRE: Rio Rancho Estates Community District. That designation allows for rural residential development. The adjacent properties to the north and south are vacant and are Unzoned. The properties on the east side of Rainbow are vacant land zoned E-1:
Estate Residential.

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

INTERDEPARTMENTAL/INTERAGENCY REVIEW: Reviewing Agency Received Application for Review

DSD Planning and Zoning - Comments within document
DSD Engineering - No comments provided
Rio Rancho Public Schools - No comments provided
Fire and Rescue - No adverse comments
Police Department - No comments provided
SSCAFCA - SSCAFCA has reviewed and has the following comment: With the change in zoning, ensure all drainage density requirements are being followed.
MRCOG - No adverse comments Parks, Recreation, and Community Services - No comments

IMPACT:

Staff finds that no adverse impacts are likely to occur as a result of the approval of this zone map amendment. Staff recommends the Planning and Zoning Board recommend approval of the zone map amendment to the Governing Body, subject to the following 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 a zone map amendment.
2. The applicant has the authority to apply for a zone map amendment on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. The proposed ordinance change would be consistent with the health, safety, morals, and general welfare of the City.
2. Since there is no existing zoning on the property, a justification from the applicant for a zoning change is not required.
3. The proposed zone map amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan.
4. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
5. The zone map amendment request does not involve office, multi-family, or commercial zoning.
6. The requested zone map amendment would not create a "spot zone," as the proposed zone change is in line with surrounding zoning.

If the Board determines the proposed zone map amendment is not justified, the following findings are recommended for denial:

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment

to the Governing Body, with findings and conditions.

ATTACHMENT: Application Packet
ATTACHMENT: 95-020_O-22.pdf
ATTACHMENT: Location and Zoning Map
ATTACHMENT: NeighboringPropertyOwnerLetter.pdf
ATTACHMENT: Notice Map.pdf
ATTACHMENT: Legal Ad.pdf
ATTACHMENT: Draft_Ordinance.doc

Rio Rancho
City of Vision

Development Services Department

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

   (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.

   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.

   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.

   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 patter was created, including the placement of a 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 (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

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

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

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

   1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
   2. the area of the proposed zone change is different from surrounding land because it 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.

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- [x] Completed application
- [x] Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- [x] Letter of authorization from the property owner if application is submitted by an agent
- [ ] Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested)
- [ ] List of any original or related file numbers on the cover application
- [ ] Fee

Applicant Signature: _____ Date: 12-1-22

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____ Date: _____

Hearing Date Assigned: _____

Form revised October 2010

Rio Rancho
City of Vision

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: Lee G. Ramirez		Phone: 210-365-2814
Address: 5606 Tempest Ct		E-Mail: LeeGramirez@gmail.com
City: Bulverde	State: TX	Zip: 78163
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Zone Map Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 7	Block(s): 69	Lot(s): 77
Existing Zoning: Unzoned	Proposed Zoning: Estate Residential E-1	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 1.42

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: Lee G Ramirez	Applicant:	Agent:
Signature:		Date: 12/1/2022

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: **DATE:**

Authentisign ID: A747339F-726B-ED11-ADE6-0050F2765AB1

Douglas March
March Enterprises Profit Sharing Plan and Trust
Douglas March, Trustee
PO Box 610
Pagosa Springs, CO 81147

November 23, 2022

City of Rio Rancho
Development Department
3200 Civic Center Drive NE #130
Rio Rancho, New Mexico 87144

Re: Authorization for Zone Change

To Whom It May Concern,

I, Douglas March, Trustee of the March Enterprises Profit Sharing Plan and Trust, authorize Lee G. Ramirez to act as my agent to change the zoning at 16 Vista Drive NW, Rio Rancho, NM 87144 Unit 7 Block 69 Lot 77 from "Unzoned" to "E-1 Estate Residential".

If you have questions or comments that need my attention, please contact my Realtor Stephanie Granfors. She will relay any information to me for my response.

Thank you,

Authentisign
Douglas March, Trustee 11/23/22

Douglas March, Trustee
c/o Stephanie Granfors
Granfors Realty, LLC
505-821-1309
Stephanie@sgrnm.com

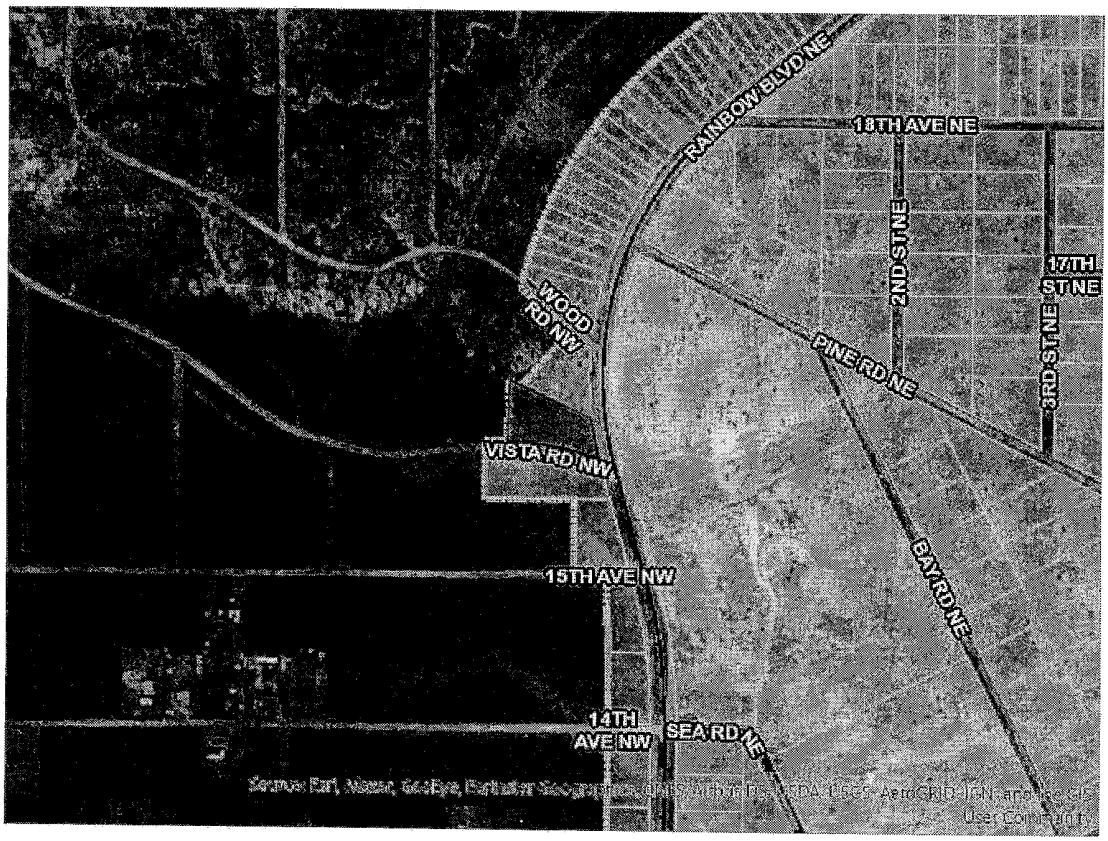
December 1, 2022

Ms. Lizbeth Ruiz Carlos
Municipal Planner I
Development Services / Planning and Zoning
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Zone Map Amendment Request for 16 Vista Unit 7 block 69 Lot 77

Dear Ms. Ruiz Carlos,

I Lee G. Ramirez respectfully request a zone map amendment for the subject property from Unzoned to Estate Residential E-1. This request is for 1.42 acres of land located on the corner of Vista and Rainbow Blvd NE.



Ownership

The subject property is owned by March Enterprises, Douglas March Trustee and is currently under contract by myself Lee Ramirez. The Property Owner has signed a Letter of Authorization (attached) authorizing me to act as the Agent for this Zone Amendment.

Surround Zoning

Adjacent to the subject property to the west is Unit 7 block 69 Lot 78 which is also under contract by me. Lot 78 is in Sandoval County and is zoned CD-RRE as are lots to the north and south. Surrounding lots in Rio Rancho to the east are zoned Estate Residential E-1.

Section 150.07 JUSTIFICATION

The following addresses Zone Map Amendment criteria per Section 150.07 (D-G).

(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: The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City. The zone change of the subject property will ensure productive use of the land that has remained undeveloped since its annexation in 1985.

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: This zone map amendment to E-1: Estate Residential will have a positive effect on the stability of land use and zoning joining several other parcels already zoned Estate Residential E-1 and CD-RRE in Sandoval County.

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

Applicant Response: This zone map amendment supports the Land Use Element Growth Node scenario by developing residence on a large lot in an outlying area. The Existing Land use identity and or current zones around this lot are also Low-Density residential.

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 patter was created, including the placement of a 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 (1) or (2) above do not apply.

Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Applicant Response: Section D-4-a applies from a standpoint that the current zone is "Unzoned" and the E-1: Estate Residential zone is consistent with the Comprehensive Plan due to the reasons stated in the applicant responses for sections D-2 and D-3 of this justification.

(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. This zone map amendment is consistent with adjacent zoning stated in the applicant responses for sections D-2 and D-3 of this justification.

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

Applicant Response: This zone map amendment is not based on its location next to a collector or major street. This zone map amendment is more compatible than the current "Unzoned" zoning for the subject property as stated in the applicant responses for sections D-2 and D-3 of this justification.

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

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

2. the area of the proposed zone change is different from surrounding land because it 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 Response: This zone map amendment will not create a spot zone. This zone map amendment is consistent with adjacent zoning stated in the applicant responses for sections D-2 and D-3 of this justification.

I respectfully request that the Rio Rancho Planning and Zoning Board and Governing Body approve this request for a zone map amendment from Unzoned to Estate Residential E-1 of the subject property. If you have any questions, please feel free to contact me at 210-365-2814 or LeeGramirez@gmail.com.

Sincerely,

Lee G. Ramirez

CITY OF RIO RANCHO

ORDINANCE NO. 22 **ENACTMENT NO. 95-020**

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF REAL PROPERTY INTO THE CORPORATE BOUNDARIES OF THE CITY OF RIO RANCHO, NEW MEXICO, AND FURTHER PROVIDING FOR AMENDING ORDINANCE 87-1, APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP, PARTICULARLY AS FOLLOWS:

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO, NEW MEXICO:

ARTICLE 1. INTENT

It is the intent of this Ordinance to show the approval and acceptance by the Governing Body, of the annexation of real property to the corporate boundaries of the City of Rio Rancho, as requested in Annexation Petition AP95-01, AM95-01.

ARTICLE 2. LEGAL REQUIREMENTS MET

The Annexation Petition for annexation area (AP95-01, AM95-01) having been presented to the Governing Body of the City of Rio Rancho, in full compliance with state law as set forth in 3-7-17 NMSA 1978, and the Governing Body having considered the Petition and presentations of petitioner, the Governing Body finds as follows:

A. The Annexation petition seeks to have annexed to the corporate boundaries of the City of Rio Rancho territory which is contiguous to the municipality.
B. The Annexation petition is signed by the owners of a majority of the property in acres in the contiguous territory sought to be annexed.
C. The Annexation Petition has been presented to the Governing Body by petitioners pursuant to the requirements of state and local law.

ARTICLE 3. CONSENT AND APPROVAL

By passage of the Ordinance, the Governing Body hereby expresses its desire to annex the property described in Annexation Petition AP95-01, AM95-01 and hereby does express its consent to an approval of the annexation of such contiguous territory being more particularly described in metes and bounds attached hereto and incorporated herein by reference in its entirety.

ARTICLE 4. ZONE MAP AMENDMENT

Purpose: That the property described as Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, Parcel A, Town of Alameda Grant, Sandoval County, comprising portions of Units 7, 12, 13, 21, and 22 Rio Rancho Estates, consisting of 3,410 acres shall be annexed into the City of Rio Rancho and have the zoning designation of SU/Special Use (Exhibit A) for the following land uses and with the following conditions:

1. A development agreement must be reached prior to any development occurring on site.

LAND USE ("Northern Meadows"):

SU/Special Use for Single Family Residential: (526) acres will accommodate single family detached homes with a maximum density of (7) dwelling units per acre (3,682 dwelling units). The development consists of both one and two-story homes. Lot sizes will vary between 40 and 860 foot widths, with a minimum of 4,000 square feet. The architectural style will vary.

A. Permissive Uses:
   1. Single family detached dwellings;
   2. Parks, open space, and public utilities;
   3. Swimming pools, tennis courts;
   4. Schools;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-1/Single Family Residential District.

C. Area:
   1. Every lot must have an area of not less than 4,000 square feet and a width of not less than 40 feet along the front yard setback line, with a minimum depth of not less than 100 feet;

D. Setbacks:
   1. Front - (25) feet
   2. Side - (5) feet each side, (10) feet between building walls
   3. Rear - (20) feet

E. Density: may not exceed (7) dwelling units per acre.

F. Height: one or two stories, not to exceed (32) feet in total height.

G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

SU/Special Use for Townhomes and Apartments: (55) acres will accommodate attached residential units developed as townhomes or apartments. Typical densities for the townhomes will average (10) dwelling units per acre (500 dwelling units). The product envisioned will be attached four-unit townhomes. The proposed apartment developments will have a maximum density of (18) dwelling units per acre.

A. Permissive Uses:
   1. Attached townhomes;
   2. Attached apartments
   3. Parks, open space, and public utilities;
   4. Swimming pools, playgrounds, tennis courts;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-3/Multi Family Residential District.

C. Area: minimum lot area:
   1. Apartments: (6,000) square feet.
      Row Townhomes: (2,200) square feet.
      Clustered Townhomes sharing common area: (1,100) square feet.

D. Setbacks:
   1. Front - (25) feet, except driveways shall not be less than (20) feet long for townhomes.
   2. Side - (5) feet, except:

a. There shall be a (10) feet on the street side of corner lots.
b. There shall be no required side-yard setback from internal lot lines for townhomes.

3. Rear - (15) feet

Setbacks for clustered townhome products which share a common courtyard and parking area are as follows:

1. A front yard setback of (25) feet is required adjacent to public right-of-way.
2. There shall be a minimum of a fifteen foot setback for either the side-or rear-yard (depending on building orientation), with no setback along internal lot lines of attached units.

E. Density: may not exceed (18) dwelling units per acre.

F. Height: three stories, not to exceed (32) feet in total height.

G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

The applicant has imposed a maximum total of (4,200) residential units allowed to be developed in the area. This is inclusive of single-family detached and attached housing developments, as well as multifamily units.

C-1/Retail Commercial: (17) acres of commercial development are proposed. The development envisioned includes such neighborhood retail services as a pharmacy, dry cleaners and grocery.

A. All Uses, Area, Setback, Density, Height and Parking requirements:

1. Same as those articulated in the C-1/Retail Commercial District

The applicant proposes additional community services such as police, fire stations and library sites be located in the southern portion of the annexation area in the "Contiguous Lands" area.

The remaining (253) acres includes natural physical land features such as an arroyo (Arroyo de los Montoyas), a drainage easement, and open space, as well as a trail, school, park, and roadways.

School: (10) acres will accommodate the proposed school site to be located on 10th Street, north of King Boulevard.

LAND USE ("Contiguous Lands"):

All land uses and requirements as those provided in the R-1/Single Family Residential District and E-1/Estate District, more specifically:

A. R-1/Single Family Residential (Unit 12):

Block 1A	Block AA	Block H	Blocks 4-28
Block 2A	Block EE	Block J	Blocks 31-39
Block 3A	Block FF	Block K	Block 52
Block 6A	Block GG	Block L	Block 59
Block 21A	Block HH	Block M	Blocks 54-57
			Blocks 60-67
			Blocks 69-71
			Blocks 85-89

B. E-1/Estate Residential Residential (Unit 12):

Block 68	Blocks 72-76	Block 90

Signage: All signage shall comply with Article 5 of the Zoning Ordinance.

The applicant is subject to any and all additional Federal, State and Local laws, rules and regulations.

The applicant shall comply with all existing and future plans, policies, etc. directly related to this property.

ARTICLE 5. SAVING CLAUSE

If any of the sections, sentences, clauses, or phrases of this Ordinance or any exhibit or attachment thereto are for any reason held unconstitutional or invalid, the validity of the remaining portions of this Ordinance shall not thereby be affected inasmuch as it is the intent of the Governing Body of the City to pass each phrase, paragraph, and word separately.

ADOPTED THIS 12TH DAY OF JULY, 1995.

Thomas E. Swisstack, Mayor

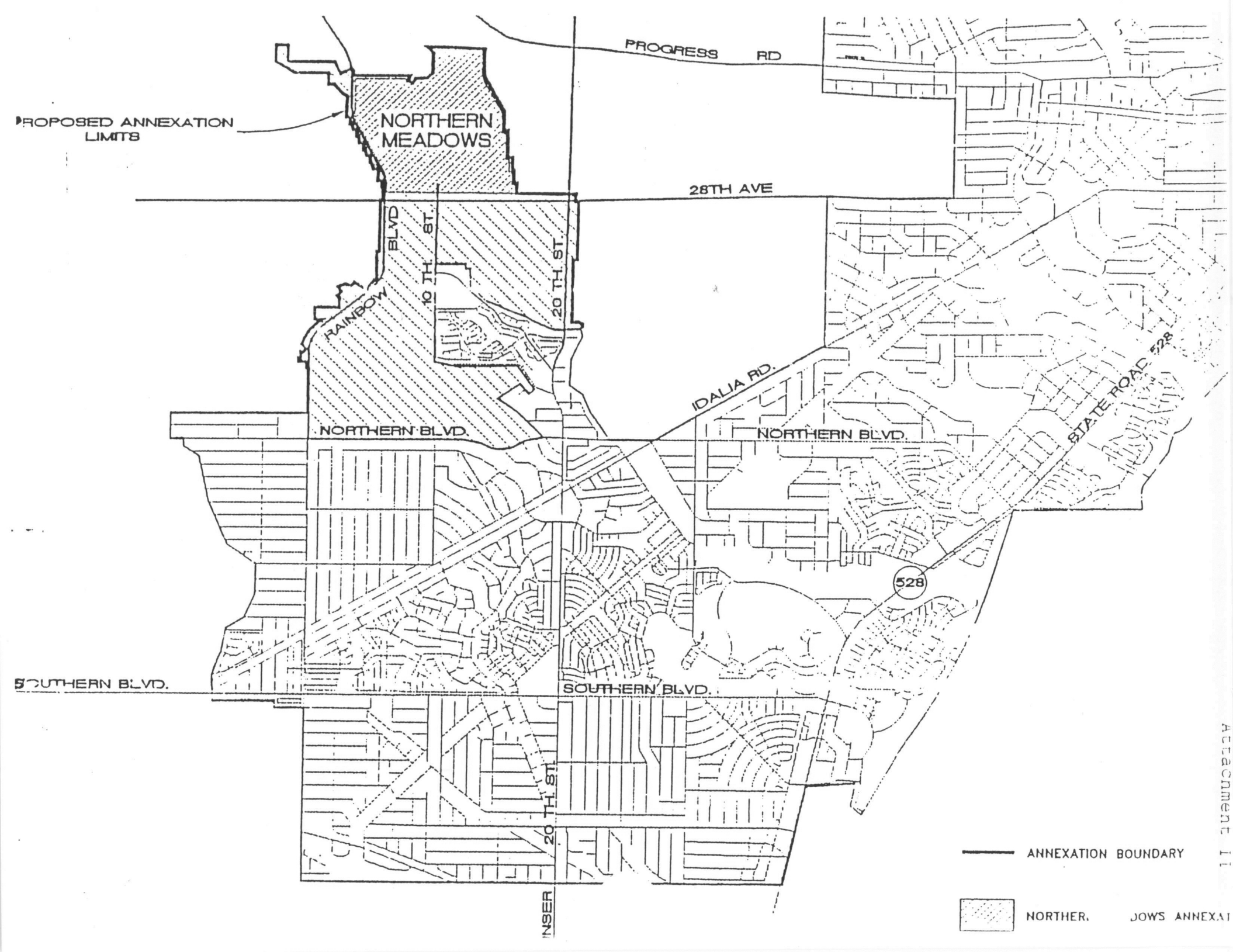
7-14-95.

Date

ATTEST:

Tina Gonzales, City Clerk

(SEAL)



Attachment 11

CITY OF RIO RANCHO2
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

REFERENCE #: O-22

DEPARTMENT: City Development AGENDA DATE: 7/12/95

O-22

SUBJECT: Second Reading of Proposed Zone Map Ordinance

Purpose: Annexation and establishment of special use zoning, Special Use for Single Family Residential, Townhomes/Apartments, and C-1/Retail Commercial for those land uses in the planned development area. All other land uses shall include either R-1/Single Family or E-1/Estate Residential **(Attachment I).**

Property: Sections 27, 28, 29, 33, 34, and 35, Township 13 North, Range 2 East, and with exterior boundaries of the Town of Alameda Grant, Sandoval County comprising portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) **(Attachment II).**

Location: North of Northern Boulevard, East of Rainbow boulevard.

Applicant: Amrep Southwest Inc.

BACKGROUND AND ANALYSIS:

This is a second reading of the proposed annexation ordinance. At their regularly scheduled meeting of 6/28/95, the Governing Body approved the first reading of the proposed ordinance.

The Sandoval County property is currently zoned agricultural. This request involves annexing the property with the zoning designations for the northern portion of the area as follows: SU/Special Use for Single Family Residential, Townhomes/Multi-Family and C-1/Retail Commercial. The southern portion of the area will include R-1/Single Family and E-1/Estate Residential zoning.

Pursuant to NMSA 3-7-17, the petition method consists of a petition signed by the owners of a majority of the property in the contiguous territory and is accompanied by a map showing the external boundary of the territory proposed to be annexed. The Governing Body shall by ordinance express its consent or rejection pursuant to a recommendation prepared by the Planning and Zoning Commission. If approved, a copy of the ordinance and plat shall be filed with the County Clerk. The Clerk shall send copies of the ordinance to the Secretary of Finance and Administration and to the Secretary of Taxation and Revenue. After filing, the contiguous territory is part of the City. If no appeal is filed in district court within thirty (30) days after the filing of the petition package in the clerk's office, the annexation shall be deemed complete.

RECEIVED
JUL 6 1995
CITY CLERKS OFFICE

ALTERNATIVES:

The Governing Body may select not to approve this request thereby allowing the property to remain under Sandoval County jurisdiction. Assuming this development continues, the City will lose out on desired property and gross receipts tax revenue. Approval of this request will result in the development of various residential and commercial land uses. Not only will the Governing Body have control over specific development issues such as height and setback requirements, but also over zoning and land use in the southern portion of the annexation area.

RECOMMENDATIONS:

At their regularly scheduled meeting of April 25, 1995, the Planning and Zoning Commission recommended **APPROVAL** of the proposed annexation **(Attachment VI).**

REVIEWED BY:

CITY ATTORNEY	____	DPS	____	PARKS & REC	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE	____	PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV.	____	LIBRARY	____	PUBLIC WORKS	____		

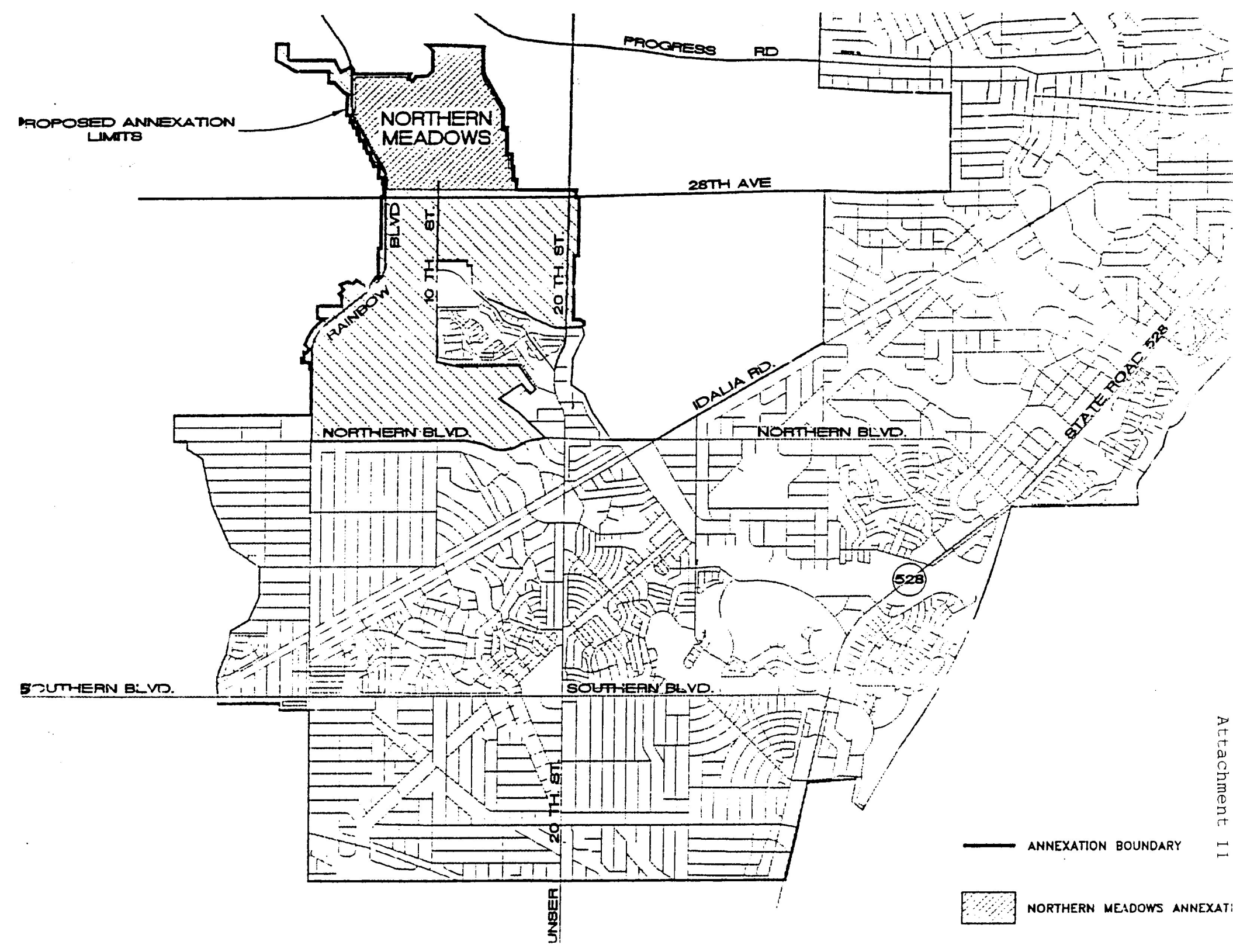
PREPARED BY: _____ **DATE:** 7/5/95

DEPARTMENT DIRECTOR: _____ **DATE:** 7/5/95

CITY ADMINISTRATOR: _____ **DATE:** 7/7/95

Attachment I: Draft Annexation Zone Map Ordinance
Attachment II: Location Map
Attachment III: Staff Report
Attachment IV: Utility Company Letter of Service Capability
Attachment V: Development Order
Attachment VI: Minutes; P & ZC meeting of April 25, 1995
Attachment VII: Minutes; Governing Body meeting of June 28, 1995

annex.abm



Attachment 11

Attachment III

RIO RANCHO CITY DEVELOPMENT DEPARTMENT
PETITION FOR ANNEXATION
ZONE MAP AMENDMENT
STAFF REPORT

Date:	April 25, 1995
Property Owner:	Amrep Southwest Inc.
Applicant/Agent:	Amrep Southwest Inc./Easterling and Associates
Present Zone:	Sandoval County Agricultural
Proposed Zone:	Special Use for Single-Family Residential, Townhouse/Apartments, C-1/Retail Commercial for planned development, R-1/Single Family outside planned area.
Property:	Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, exterior boundaries of the Town of Alameda Grant, Sandoval County comprising portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres)

I. FINDINGS OF FACT:

A. Application Information:
- Site is located north of Northern Boulevard, east of Rainbow Boulevard.

B. Access: Access to site is via 10th Street, Unser and Rainbow Boulevard.

C. Utilities/Infrastructure: All utilities will be made available.

D. Land Use:
- North: Undeveloped County property
- South: Undeveloped County/City Single-Family Residential
- East: Undeveloped County property
- West: Undeveloped County property

E. Zoning:
- North: Sandoval County Agricultural/Residential
- South: City of Rio Rancho Special Use P.U.D. (North Hills)
- East: Sandoval County Agricultural/Residential
- West: Sandoval County Agricultural/Residential

F. Slope: Relatively level, mildly sloping in the southern and far eastern portions.

G. Acreage: 3,410 acres.

H. Drainage: Addressed during platting/subdivision and plan review processes.

II. CONFORMANCE WITH CITY PLANS, POLICIES AND REGULATIONS

A. Conformance to Comprehensive Plan

1. Objective (4.1A3) states, "Consider the annexation of lands to the municipal corporate limits when: a) there is a major potential for increasing municipal revenue generation."
FINDING: This request allows the City to benefit from the anticipated revenue generated from the proposed development. **CONFORMS.**

2. Objective (4.1A4) "Coordinate and cooperate with all other municipalities who share common boundaries with Rio Rancho for major development plans along such common boundaries."
FINDING: This project allows the potential for major area development projects in the future. **CONFORMS.**

3. Objective (4.1A6) "Continue to develop an economic strategy, implemented to accomplish the goal of a self-sustaining community."
FINDING: This project would benefit the city economically by increasing the tax base and providing additional jobs and commercial services. **CONFORMS.**

4. Objective (4.1B1) states, "Encourage the development of a select number of dispersed "Activity Centers" throughout the Rio Rancho Planning Area, allowing concentrations of nonresidential land uses to develop at medium to high density."
FINDING: Project contains nonresidential land uses developed at medium density. **CONFORMS.**

5. Objective (4.1B8) states, "Provide for widespread distribution of open space for public parks, recreation, or visual relaxation available to all residents of Rio Rancho."
FINDING: Project contains large public park sites available to all residents of the City. **CONFORMS.**

6. Goal B: Encourage the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space areas.
FINDING: This project provides single family, multifamily residential and commercial land uses, while also offering schools, parks and trails. **CONFORMS.**

7. Objective (4.1C1) states, "Protect unique or sensitive natural features within the Rio Rancho Planning Area by promoting development patterns which respect the arroyos, steep terrain, geologic formations, and scenic attributes."
   FINDING: This project contains a development pattern which is situated adjacent to the existing Arroyo De Los Montoyas without harboring this natural feature. **CONFORMS.**

B. Conformance to Zoning Ordinance: N/A.
C. Conformance to Other Adopted Plans for the Area: N/A.
D. Conformance to Policies and Regulations: Section 3-7-17 New Mexico Statutes Ann. (1978) requires that a petition be signed by the owners of a majority of the property. The Governing Body shall express its consent and if approved, the petition shall be filed with the County Clerk.

III. STAFF RECOMMENDATION

This is a request for annexation and the establishment of special use zoning. The general annexation area is located north of Northern Boulevard, east of Rainbow Boulevard. The total acreage of the area to be annexed is 3,410. The northern portion of the annexation area will contain a planned unit development and will include the zoning designations of: SU/Special Use for Single Family Residential, Townhouse, Apartments, and Commercial. The southern portion of the annexation area will remain as existing in terms of land use and will include the zoning designation of R-1/Single Family Residential.

The northern portion of the annexation area contains 851 acres and is identified as "Northern Meadows". This area contains the planned development. The southern portion of the annexation area contains 2,559 acres and is identified as "Contiguous Lands". The southern portion, or "Contiguous Lands", is included in order to: (1) form an abutting area between "Northern Meadows" and the existing City of Rio Rancho North Hills Subdivision, and (2) to exercise City land use control over future development in this area, and (3) to provide a reasonably logical geographic boundary.

The annexation area can be characterized as being predominately undeveloped. There are however, incidences of scattered residential development in the form of mobile homes in the area (7). In terms of terrain, the northern portion of the annexation area ("Northern Meadows") is relatively level and contains the Arroyo De Los Montoyas. The eastern and southern portions of the annexation area ("Contiguous Lands") contain mild slopes and more varied topography than the remainder of the site.

Attachment III

LAND USE
("Northern Meadows")

1. SU/Special Use for Single Family Residential:

   (526) acres will accommodate single family detached homes with a maximum density of (7) dwelling units per acre (3,682 dwelling units). The development consists of both one and two-story homes. Lot sizes will vary between 40 and 60 foot widths, with a minimum of 4,000 square feet. The architectural style will vary.

   A. Permissive Uses:
      1. Single family detached dwellings;
      2. Parks, open space, and public utilities;
      3. Swimming pools, tennis courts;
      4. Schools;
      5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

   B. Conditional Uses:
      1. As those provided in the R-1/Single Family Residential District.

   C. Area:
      1. Every lot must have an area of not less than 4,000 square feet and a width of not less than 40 feet along the front yard setback line, with a minimum depth of not less than 100 feet;

   D. Setbacks:
      1. Front - (25) feet
      2. Side - (5) feet each side, (10) feet between building walls
      3. Rear - (20) feet

   E. Density: may not exceed (7) dwelling units per acre.
   F. Height: one or two stories, not to exceed (32) feet in total height.
   G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

2. SU/Special Use for Townhomes and Apartments:

   (55) acres will accommodate attached residential units developed as townhomes or apartments. Typical densities for the townhomes will average (10) dwelling units per acre (500 dwelling units). The product envisioned will be attached four-unit townhomes. The proposed apartment developments will have a maximum density of (18) dwelling units per acre.

A. Permissive Uses:
   1. Attached townhomes;
   2. Attached apartments
   3. Parks, open space, and public utilities;
   4. Swimming pools, playgrounds, tennis courts;
   5. Accessory buildings or structures, but not to include structures for domestic livestock or fowl.

B. Conditional Uses:
   1. As those provided in the R-3/Multi Family Residential District.

C. Area: minimum lot area:
   1. Apartments: (6,000) square feet.
      Row Townhomes: (2,200) square feet.
      Clustered Townhomes sharing common area: (1,100) square feet.

D. Setbacks:
   1. Front - (25) feet, except driveways shall not be less than (20) feet long for townhomes.
   2. Side - (5) feet, except:
      a. There shall be a (10) feet on the street side of corner lots.
      b. There shall be no required side-yard setback from internal lot lines for townhomes.
   3. Rear - (15) feet

   Setbacks for clustered townhome products which share a common courtyard and parking area are as follows:

   1. A front yard setback of (25) feet is required adjacent to public right-of-way.

   2. There shall be a minimum of a fifteen foot setback for either the side-or rear-yard (depending on building orientation), with no setback along internal lot lines of attached units.

E. Density: may not exceed (18) dwelling units per acre.
F. Height: three stories, not to exceed (45) feet in total height.
G. Off-Street Parking: As provided in section 9-1-18 of Zoning Ordinance.

* The applicant has imposed a maximum total of (4,200) residential units allowed to be developed in the area. This is inclusive of single-family detached and attached housing developments, as well as multifamily units.

3. C-1/Retail Commercial:

Staff is concerned with the ability to provide retail and other commercial related services to the area. The development envisioned includes such neighborhood retail services as a pharmacy, dry cleaners and grocery. While the 17 acres the applicant has proposed appears adequate, the location of the site is of main concern. Staff is satisfied with the proposed location as it is within the proposed community center at the intersection of King Boulevard and 10th Street. This location does help disburse these services, and will provide convenient access to internal residents.

A. All Uses, Area, Setback, Density, Height and Parking requirements:
   1. Same as those articulated in the C-1/Retail Commercial District

The applicant proposes additional community services such as police, fire stations and library sites be located in the southern portion of the annexation area in the "Contiguous Lands" area. The specific locations of these services will be determined when the development agreement is approved.

The remaining (253) acres includes natural physical land features such as an arroyo (Arroyo de las Montoyas), a drainage easement, and open space, as well as a trail, school, park, and roadways.

4. School:

(10) acres will accommodate the proposed school site to be located on 10th Street, north of King Boulevard.

LAND USE
("Contiguous Lands")

The land use designation in this area contains both R-1/Single Family Residential and E-1/Estate Residential land uses. These zoning designations permit low density population in which the principal land use is single family dwelling units. However, E-1/Estate Residential zoning allows the placement of horses on parcels of a size greater than one acre. Horses are allowed on parcels of one (1) acre for the first horse, thereafter, each additional horse shall require one-half acre per horse in addition to the minimum. Therefore, staff is recommending that a portion of the larger parcels within the "Contiguous Lands" area be zoned E-1/Estate Residential. The specific properties targeted for the E-1/Estate Residential zoning designation were determined in part by individual property owners who desired this zoning designation for their property. In order to maintain consistency and avoid "spot zoning", staff then included the entire block surrounding the individual parcels. The specific parcels are legally identified as:

A. R-1/Single Family Residential (Unit 12) in which the following is inclusive of all blocks and lots listed below and further identified legally as:

Block 1A	Block AA	Block H	Blocks 4-28
Block 2A	Block EE	Block J	Blocks 31-39
Block 3A	Block FF	Block K	Block 52
Block 6A	Block GG	Block L	Block 59
Block 21A	Block HH	Block M	Blocks 54-57
			Blocks 60-63
			Blocks 69-71
			Blocks 85-87

B. E-1/Estate Residential (Unit 12) in which the following is inclusive of all blocks and lots listed below and further identified legally as:

Block 68	Blocks 64-67	Blocks 72-76*	Blocks 88-90

* Block 76, exclusive of "Tract F" which will remain R-1/Single Family Residential.

DENSITY:

The existing density classes within the comprehensive planning area have been established with strict concern for city-wide environmental and transportation potential. There are specific transportation issues raised by this proposal. Again this request proposes to add an additional 3,410 acres into the corporate city limit boundary, thereby necessitating the need to update the comprehensive plan's density area figures. The new density evaluation area (# 11), would include the following population and available dwelling unit data:

	POPULATION		DWELLING UNITS	
CENSUS TRACT	MAXIMUM	AVAILABLE	MAXIMUM	AVAILABLE
11	17,543	6,076	6,426	2,226

These figures were composed by compiling the number of parcels in the proposed annexation area, subtracting the number of proposed dwelling units which again is 4,200. The entire 4,200 dwelling units proposed to be constructed are not single family dwelling units. A portion of the dwelling units will be multi family, thus was taken into account when these density figures were established. As a point of information, the number of people per dwelling unit is assumed to be 2.73 persons per dwelling unit for the purposes of this table.

Attachment III

ARCHITECTURAL INTEGRITY

The architectural integrity of this subdivision must be protected at all cost. With densities ranging from 7 to 18 dwelling units per acre, physical amenities must be assured. For all parcels within the P.U.D., staff is recommending the enforcement of minimum landscaping requirements, of which 50% shall be drought tolerant. Exterior walls shall be maintained in compliance with other architectural styles. Maximum height requirement (32 feet) minimize tall or massive structures which might dominate their environment and reduces visual disruption of common view areas.

WATER and SEWER:

The entire annexation area is located within the United Water New Mexico franchise. The applicant indicates the utility company is prepared to provide water and sanitary sewer service to "Northern Meadows" **(Attachment IV)**. In the past however, the Governing Body has indicated that it desires assurance from an independent source as to whether there is enough water available to service large development projects. The Development Department has identified several independent sources in order to provide such a service. Regarding the sewer service, Plant #2 is proposed to treat the wastewater flow from "Northern Meadows". All infrastructure is proposed to be built to City standards. A development agreement must be approved in order to address the specifics of this portion of the project.

ACCESS:

The proposed access point for the initial portion of development in "Northern Meadows" is 10th Street. The planned road will be paved from Cherry Road on the southern edge, north into "Northern Meadows". As "Northern Meadows" develops, access points will be Unser Boulevard on the east and Rainbow Boulevard on the west. Sandoval County has indicated that it will improve Unser Boulevard from the North Hills Subdivision to NMSR 44. The time frame anticipated is two years. King Boulevard will be utilized as the major east-west connection through "Northern Meadows". Additional internal roads will also serve the development and will be identified at the subdivision stage. As a point of information, the existing road pattern platted underlying "Northern Meadows" is proposed to be vacated. The development agreement will outline the details of the project.

PARKS and OPEN SPACE:

In staff's opinion, the applicant provides an adequate amount of passive as well as active open space within this development. (36) acres of developed park space is combined into (2) regional-size community parks. These community parks are (11) and (15) acres respectively. The three remaining smaller parks range

from (1) to (7) acres in size and will be built by the applicant and maintained by a homeowners association. The exact locations of the park spaces will be addressed at the development agreement and subdivision portions of the development process.

Stan Ford, Director of Parks and Recreation, has indicated the two smaller parks are not feasible due to issues such as poor access. He prefers to the two smaller sites be merged into the (7) acre park parcel located south of King Boulevard, west of 10th Street. The revised park alignment is reflected in the information brochure.

A trail will run parallel to King Boulevard within the a dedicated drainage easement and should provide adequate pedestrian and bicycle access through the P.U.D.

The Arroyo De Los Montoyas will provide the majority of open space for future residents. The proposed parks have also been strategically placed to preserve views.

TRANSPORTATION:

This development project has the potential to generate large amounts of vehicular traffic. The City Development Department is concerned with the short term impacts of introducing a relatively higher speed of traffic onto Cherry Road, a residential area. Another concern, and perhaps even more immediate, is the long term impact of introducing the vehicular traffic onto the existing transportation network (Unser and Northern Boulevards and NMSR 528). With the number of dwelling units proposed to be developed (4,200), as well as other nonresidential land uses, it is reasonable to anticipate over 8,000 vehicles will be added to the existing transportation network.

Suggestions regarding the impact of adding to the already overburdened transportation network involve upgrading the capacity these systems can handle and directing the vehicular traffic to alternative routes. The specific improvements may be needed for the segment of Unser Boulevard from Northern to where the pavement ends adjacent to North Hills, 10th Street (North Hills), Rainbow Boulevard south to Northern Boulevard, and Northern Boulevard from Rainbow to Unser.

Transportation travel forecast data, compiled by the Middle Rio Grande Council of Governments of New Mexico, presents traffic model counts for anticipated growth in certain areas of the City. This data, however, does not account for this proposed annexation area development, nor does it recognize the proposed Unser Boulevard extension from North Hills to NMSR 44. Therefore, at this time it is difficult to place definite projected data figures regarding this proposal due to the number of variables that exist. Short term issues such as reducing the speed of vehicular traffic may be rectified in part by the utilization of various traffic control measures. The specific measures utilized should be determined by the Traffic Advisory Council. The long

term issues are partly addressed by the proposed improvement of Unser Boulevard by Sandoval County. The project as proposed, will include the construction and paving of a two lane roadway, to be located from North Hills to NMSR 44. The anticipated completion date is fall of 1996. The exact timetable for the construction of the remaining portion of the roadways will be determined via the development agreement.

PUBLIC FACILITIES

Based on a density figure of 2.73 persons per dwelling unit, the "Northern Meadows" development project is proposing a population of approximately 11,500 persons. Staff is concerned whether assurances and provisions have been made to adequately provide for the education, health, safety, and welfare of the citizens not only of "Northern Meadows", but the entire Rio Rancho community.

1. Educational Facilities:

   Issues such as the exact number and locations of school sites will be determined by the development agreement. Based on discussions with Rio Rancho Public School System representatives, a density figure for schoolaged children is .7 children per household. Therefore, assumptions based on discussions with school officials and the applicant are:

   A. 2,940 school aged children will live in the "Northern Meadows" area.
   B. The project allows for a 10 acre site for a school facility.
   C. At present, five elementary and two middle schools exist.
   D. Proposed is a high school tentatively located at the Loma Colorado site, Unit 13, Tract P.
   E. Approximate distances from project area to nearest educational facility:
      1. Nearest elementary school (Enchanted Hills) - 6 miles
      2. Nearest middle school (Mountain View) - 7 miles
      3. Nearest high school (Cibola) - 15 + miles

2. Public Safety Facilities:

   This request does not include sites for police, fire and emergency personnel services. The project is proposing to utilize existing police, fire, and emergency personnel services at current locations within the City of Rio Rancho. The areas deemed appropriate for these uses are along 28th Boulevard between 10th and 20th Streets, as well as along 10th Street Between Northern and 28th Boulevard. The exact location of the D.P.S. substation will be addressed at the development agreement stage.

annex.rec

United Water

United Water New Mexico
4100 Southern Boulevard, Suite 100
PO Box 44010
Rio Rancho, NM 87174-2072
telephone 505 891 1200
facsimile 505 891 1222

April 7, 1995

Mr. Richard Costales, Engineer
AMREP Southwest Inc.
333 Rio Rancho Dr. NE
Rio Rancho, NM 87124

RE: Water & Sewer Availability: Northern Meadows

Dear Mr. Costales:

This is to advise that water and wastewater service can be made available to Northern Meadows located in Unit 22; subject to the following conditions:

1) Prior to the design and installation of any services or the extension of any mains, we request hydraulic data pertinent to the project be provided to us for our Engineering Department review and approval.

2) If, as a result of such review, it is decided that any extension of any mains or pipes or modification of other facilities is required in order to meet the hydraulic needs of the project, those mains or facilities will be installed or extended by the developer in accordance with the terms and conditions of this Company's agreements for extension.

3) Service will be provided in accordance with the terms and conditions set forth in the Company's filed Tariff, as amended or modified from time to time.

If you have any questions, please call us at 891-1200.

Sincerely,

Alan W. O'Brien, P.E.

AOB/ms

cc: Chris Phillips, Easterling & Assoc.
File: Unit 22

Attachment V

CITY OF RIO RANCHO
CITY DEVELOPMENT DEPARTMENT
Development Order #

DATE: April 11, 1995 **APPLICATION NO.:** ZMA0411955_

APPLICANT: Amrep Southwest Inc.
OWNER: same as above/333 Rio Rancho Drive, Rio Rancho, New Mexico 87174

APPLICATION DESCRIPTION:

Petition For Annexation and Zone Map Amendment Sections 27, 28, 29, 33, 34, 35, Township 13 North, Range 2 East, Town of Alameda Grant, Sandoval County comprising portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) and establishment of special use zoning, SU/Special Use for Single Family Residential, Townhouse/Apartments, and C-1/Retail Commercial land uses. All additional land uses shall have the zoning designation of R-1/Single Family or E-1/Estate Residential.

KEY ISSUE:

1. Annexation and establishment of special use zoning, SU/Special Use for Single Family Residential, Townhouse/Apartments, and C-1/Retail Commercial land uses for the planned unit development identified as "Northern Meadows". All additional land uses shall have the zoning designation of R-1/Single Family or E-1/Estate Residential.

DATE OF P&Z MEETING(S): April 11, 1995, April 25, 1995

PLANNING & ZONING COMMISSION DECISION: RECOMMENDATION OF APPROVAL

DATE OF GOVERNING BODY MEETING(S): June 28, and July 12,1995

GOVERNING BODY DECISION:

APPROVED THIS _____ DAY OF _____,1995.

_____
Harold Donovan, City Administrator

_____
Art Corsie, Department Director

_____
Applicant

annex.dev

CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION
MINUTES

APRIL 25, 1995

ITEM 4: PUBLIC HEARINGS:

TABLED APRIL 11, 1995

A. PETITION FOR ANNEXATION AND REQUEST FOR SPECIAL USE ZONE: Applicant requests approval of annexation and zoning ordinance for the purpose of zoning certain properties R-1/Single and certain properties as SU/Special Use for Single Family Residential, Townhouse\Apartments and C-1\Retail Commercial landuses on the property legally described as Sections 27, 28, 29, 33, 34, and 35, Township 13 North, Range 2 East, and with exterior boundaries of the Town of Alameda Grant, Sandoval County comprising of portions of Units 7, 12, 13, 21, and 22, Rio Rancho Estates (3,410 acres) located north of Northern Boulevard, East of Rainbow Boulevard. Applicant: Amrep Southwest Inc.

Chuck Easterling, Easterling & Associates, stated he is representing Amrep Southwest and is requesting approval of an annexation and special use zoning and that he has provided the Commission with the information requested and that the plans for Unser Boulevard are being worked on.

Commissioner Cunningham asked Mr. Corsie if any updates have been made on the impact of the annexation regarding roads and school construction. Mr. Corsie stated there was no word from the State Engineer as far as the construction of the roads but alternative financing looks promising for the construction of new schools. Mr. Corsie added development will not occur until a development agreement is approved.

Commissioner Ramaeker addressed concerns for police and fire protection in the area. Mr. Corsie stated these concerns will also be addressed in the development agreement.

Commissioner Donnel stated he will abstain from voting due to a potential conflict in interest.

PZC0425954A: COMMISSIONER HAWLEY MOVED THAT THE REQUEST OF ANNEXATION AND ZONING ORDINANCE FOR THE PURPOSE OF ZONING CERTAIN PROPERTIES R-1/SINGLE AND CERTAIN PROPERTIES AS SU/SPECIAL USE FOR SINGLE FAMILY RESIDENTIAL, TOWNHOUSE/APARTMENTS AND C-1/RETAIL

COMMERCIAL LANDUSES ON THE PROPERTY LEGALLY DESCRIBED AS SECTIONS 27, 28, 29, 33, 34 AND 35, TOWNSHIP 13 NORTH, RANGE 2 EAST, AND WITH EXTERIOR BOUNDARIES OF THE TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY COMPRISING OF PORTIONS OF UNITS 7, 12, 13, 21, AND 22, RIO RANCHO ESTATES (3,410 ACRES) LOCATED NORTH OF NORTHERN BOULEVARD, EAST OF RAINBOW BOULEVARD, BE APPROVED. SECONDED BY COMMISSIONER BLOMBERG. MOTION CARRIED BY A VOTE OF 4 FOR, 1 ABSTENTION, 0 AGAINST, AND 2 ABSENT.

YES: BLOMBERG, CUNNINGHAM, HAWLEY, RAMAEKER
ABSTAIN: DONNELL
ABSENT: GAHL, SOTO

CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION
MINUTES

APRIL 25, 1995

ITEM 4: PUBLIC HEARINGS:

TABLED APRIL 11, 1995

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YES: BLOMBERG, CUNNINGHAM, HAWLEY, RAMAEKER
ABSTAIN: DONNELL
ABSENT: GAHL, SOTO

U7, BLK 69, LOT 77 - ZONE MAP AMENDMENT



Rio Rancho
City of Vision

0 100 200 400
Feet

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

Map Created by Liz Ruiz Carlos on 12/19/2022

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Subject Property
Zoning
E-1
R-1
Unzoned

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

December 19, 2022

RE: Zone Map Amendment
Case No. 22-100-00028
Unit 7, Block 69, Lot 77

Dear Property Owner:

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

The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

The **Planning and Zoning Board** will consider the request on **Tuesday, January 10, 2023** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

For the **Planning and Zoning Board meeting**, to participate virtually: Join via computer: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: **026819** Join via phone: 1-253-215-8782 US

Please do not hesitate to contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505-896-8785, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

Respectfully,

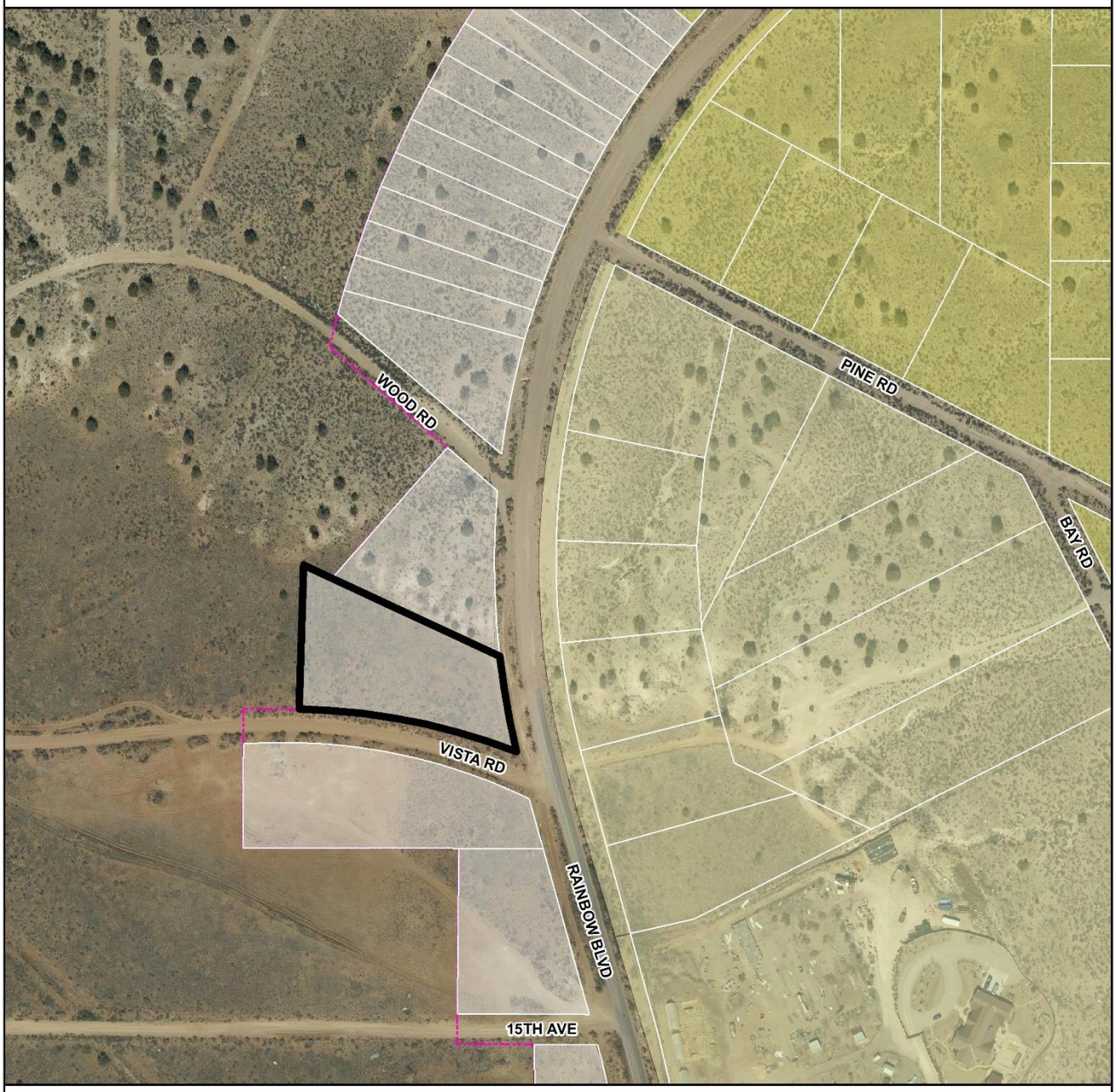
Liz Ruiz Carlos

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

The City of Rio Rancho

Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

U7, BLK 69, LOT 77 - ZONE MAP AMENDMENT



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Feet

N
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Subject Property

Zoning

E-1

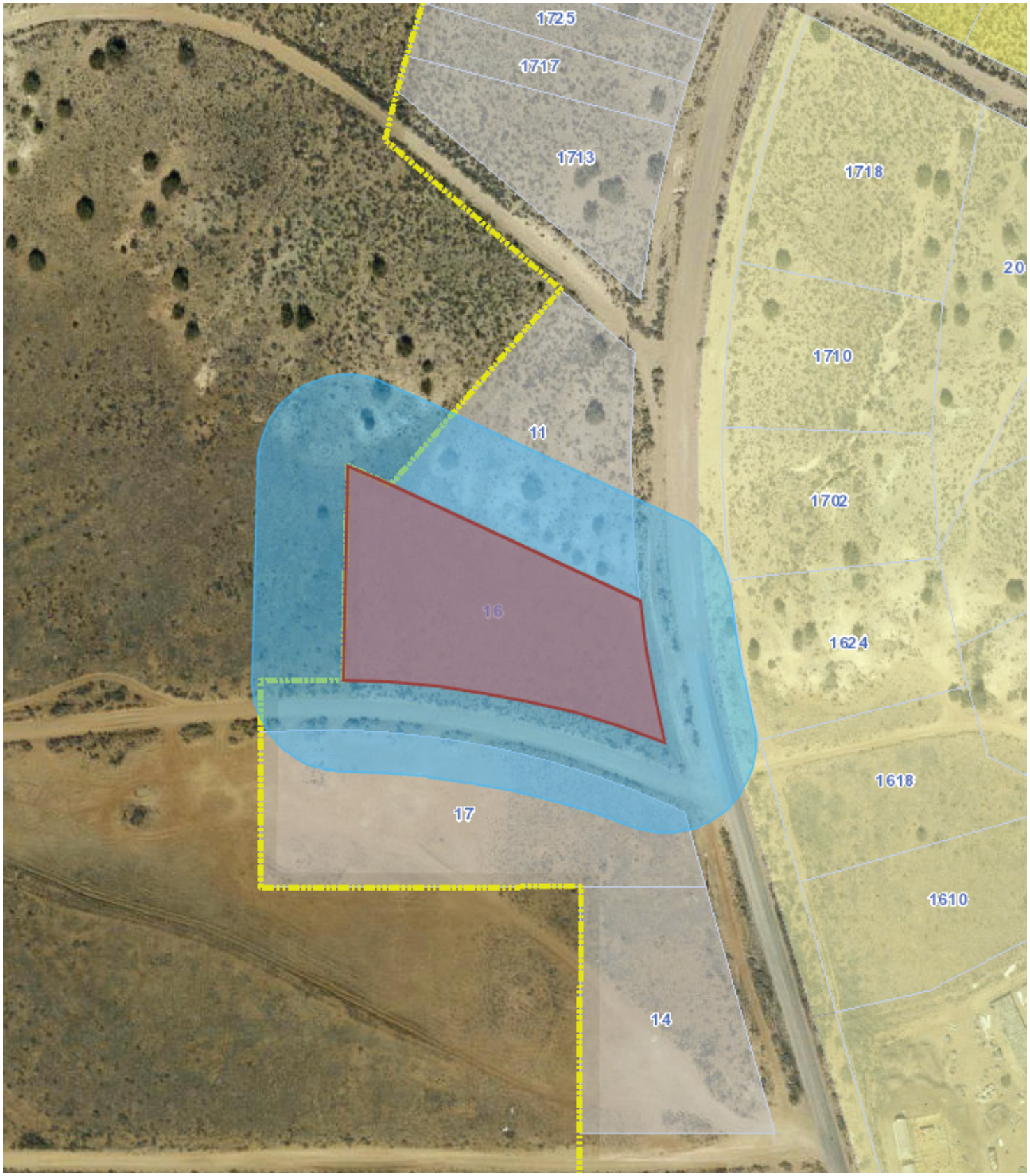
R-1

Unzoned

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

Map Created by Liz Ruiz Carlos on 12/19/2022

Notice Map:



● - Certified Letter (return receipt requested)


Wood Rd NW
Rainbow Blvd NW
1810
Vista Rd NW
15th Ave NW

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matters at its regularly scheduled meeting on Tuesday, January 10, 2023 at 6:00 pm:

Preliminary/Final Plat
Case #22-220-00018
The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed.

Zone Map Amendment
Case #22-100-00028
The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. The property is currently Unzoned and is seeking a zoning change to E-1: Estate Residential.

Zone Map Amendment
Case #22-100-00029
The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential market. The subject property is located within the Del Norte Specific Area Plan and is approximately 0.9947 acres.

Special Exception to the Sign Code
Case #22-110-00022
The applicant, Defined Fitness, through their agent, EPNM, INC., requests approval of a special exception to the sign code (variance) to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres.

Preliminary Plat Extension
Case #21-210-00023
The applicant, Butterfly Holdings LLC. requests approval for a Preliminary Plat Extension for Baltic Park to create 8 single-family residential lots on approximately 1.90 acres, zoned for R-1: Single-Family Residential. The subject property is legally described as Siesta Hills II, Lot Park.

Preliminary Plat Extension
Case #21-210-00025
The applicant, Norwhich Cove Development, LLC. requests approval for a Preliminary Plat Extension for Carriage Estates to create 43 single-family residential lots and 1 tract on approximately 5.9401 acres, zoned for R-4: Single-Family Residential. The subject property is legally described Unit 13, Block BB, Lots 1-19.

The meeting is scheduled in

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

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

Journal: December 26, 2022

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS LOT 77, BLOCK 69, RIO RANCHO ESTATES UNIT 7 FROM UNZONED TO E-1: ESTATE RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 22-100-00028; and,

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on January 10, 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 zoning district and Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on February 9, 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 The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 1.41 acres from Unzoned to E-1: Estate Residential on the land legally described as: Rio Rancho Estates Unit 7 Block 69 Lot 77, as shown on "NE Portion of SE Portion of Unit 7, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County, New Mexico on May 12, 1966, Book 1 Page 54, and as amended on, "Replat of Lots Within Units Seven and Thirteen Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County, New Mexico on June 6,1966, Book 1, Page 69.

Section 2. Land Use, Conditions, Development Standards/Regulations and use of PROPERTY: The properties identified in Section 1A, above, is subject to all requirements of the E-1: Estate Residential District as set forth in R.O. 2003 Section 154.05 (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 9th DAY FEBRUARY, 2023.

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Greggory D. Hull, Mayor

ATTEST:

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Rebecca A. Martinez, City Clerk
(SEAL)