



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
June 13, 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=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Board Members

VACANT, District 1	Scottie Richardson, District 5
Kevin Kofchur, District 2	VACANT, District 6
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 [May 23, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-0523 PZB Minutes.docx](#)

ELECTION OF VICE-CHAIRMAN

PUBLIC HEARINGS

- 2 **Subdivision Variance.** The applicant, Coal Bank Holdings, Ltd., through their agent Mark Goodwin & Associates, PA, requests approval of a subdivision variance to Rio Rancho Municipal Code, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the Stonegate Phase 1 Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings.
[Application](#)
[Legal Ad.pdf](#)
[NeighboringPropertyOwnerLetter.pdf](#)
[Postcards.pdf](#)
[Notice Map.pdf](#)
- 3 **Zone Map Amendment.** The applicant, AMREP Southwest, Inc., is seeking approval of a Zone Map Amendment from TZ: Transitional Zoning, to R-4: Single-Family Residential, for the subject

properties legally described as Unit 25, Block 127, Lots 1-24. The lots total a combined 19.25 acres. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

Application Package

Location and Zoning Map

NeighboringPropertyOwnerLetter.pdf

Notice Map.pdf

Legal Ad.pdf

Draft_Ordinance.docx

- 4 Master Plan Amendment.** The applicant, AMREP Southwest Inc., through their agent, Tierra West LLC, request approval of an amendment to the Mountain Hawk West Master Plan for the addition of five lots to the Master Plan. Staff contact is Brian Babyak, and staff recommends approval with findings.

LocationZoneMap.pdf

2022001 04.27.23 Mountain Hawk Master Plan Amendment Submittal.pdf

Draft Resolution.docx

- 5 Zone Map Amendment.** The applicant, AMREP Southwest Inc., through their agent, Tierra West LLC, request approval of a Zone Map Amendment for the property legally described as Unit 25, Block 150, Lots 12-16, to change the zoning from T-Z: Transitional Zoning to R-3: Mixed Residential. Staff contact is Brian Babyak and staff recommends approval with findings.

LocationZoneMap.pdf

ReviewerComments.pdf

ReproductionofNotifications.pdf

2022001 04.27.23 Mountain Hawk West Zone Map Amendment Submittal.pdf

DraftOrdinance_23-100-03.docx

DISCUSSION AND DELIBERATION

- 6 Zoning Interpretation.** Staff is requesting a Zoning Interpretation authorizing “hotels and motels” as a legitimate and permissive commercial use in a SU: Special Use established by Ordinance 86-002 for the property legally at 360 Ridgeway Dr SE, legally described as High Resort Market Place, Block A, Tract B1.

Zoning, Location.pdf

86-002 O.pdf

Draft_Resolution

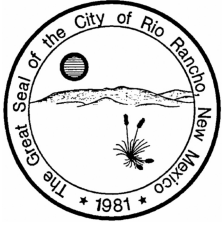
COMMENTS BY BOARD MEMBERS

STAFF REPORTS

- 7** Planning and Zoning Monthly Building Activity Report - MAY 2023
PZ Monthly Building Activity Report - MAY 2023.pdf

- 8** Planning and Zoning Monthly Summary Plat Report - MAY 2023
PZ Monthly Summary Plat Report - MAY 2023.pdf

ADJOURNMENT



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
June 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
May 23, 2023 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: [2023-0523 PZB Minutes.docx](#)



Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

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

MEMBERS PRESENT:

Leonel Gallegos, District 1
Robert Gabaldon, District 4 (*Virtual*)
Scottie Richardson, District 5 (*Virtual*)
Cheryl Baker, District 6, Vice-Chair
Sal Tortorici, At-Large

MEMBERS ABSENT:

Kevin Kofchur, District 2
Fred Radosevich, District 3, Chair

STAFF PRESENT:

Amy Rincon, Development Services Director
Brian Babyak, Planning & Zoning Manager
Michelle Costilla, Planner I
Liz Ruiz Carlos, Planner I
Chris Benson, Planner I
Sharon Bitah, Administrative Assistant

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice-Chair Baker 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.

Vice-Chair Baker called the meeting to order at 6:00 PM and led those in attendance in the Pledge of Allegiance.

PUBLIC FORUM

CONSENT CALENDAR

1) May 9, 2023 Planning and Zoning Board Meeting Minutes

Sal Tortorici moved to approve the Consent Calendar. Seconded by Leonel Gallegos.
The motion carried by a vote of **5 FOR** and **0 AGAINST**.

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

PUBLIC HEARINGS

2) The applicant, José Solano, requested approval of a Variance to the R-1 District 60 ft. minimum lot width requirement, as outlined by Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build a residential home on a lot which has a width of 50 ft. The property is located at 336 Northern Blvd NE, is legally described as Unit 11, Block V, Lot 10, and is zoned R-1: Single Family Residential.

Staff member, Michelle Costilla presented the item, recommending postponement of the item to the June 27, 2023 Planning and Zoning Board meeting to allow for further legal interpretation of the Overlay Zone Ordinance, and stood for questions.

Robert Gabaldon moved to postpone item #2 to the June 27, 2023 Planning and Zoning Board meeting. Seconded by Sal Tortorici.

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

YES: Leonel Gallegos, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

1 **NO:** (None)

- 2
3 **3)** The applicant, BGV Rio Rancho I, LLC, through their agent, Bohannon Huston, Inc., requested approval
4 of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.41 (I) requiring street jogs
5 be offset a minimum of 125 feet, for a 75 foot street jog in the Broadmoor Heights Unit 5 Subdivision.

6
7 Staff member, Brian Babyak presented the item, recommending approval with findings and conditions
8 and stood for questions.

9
10 Applicant, David Beckham, spoke on the item and stood for questions.

11 Sal Tortorici moved to approve Item #3. Seconded by Leonel Gallegos.

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

13 **YES:** Leonel Gallegos, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

14 **NO:** (None)

- 15
16
17 **4)** The applicant, Clear Channel Outdoor, LLC, through their agent, Jacques Chouinard, of Rodey,
18 Dickason, Sloan, Akin & Robb, P.A, requested approval of a Conditional Use Permit Renewal for an off
19 premises digital sign at the subject property legally described as Oakmount Portion of PH, Block2B, Lot
20 B1B, located at 3851 Southern Blvd SE.

21
22 Staff member, Liz Ruiz Carlos presented the item, recommending approval subject to findings and fact,
23 and stood for questions.

24
25 Agent, Jacques Chouinard spoke on the item and stood for questions.

26
27 Staff member, Liz Ruiz Carlos confirmed Commissioner Tortorici's query if the renewal was for ten
28 years.

29 Leonel Gallegos moved to approve Item #4. Seconded by Scottie Richardson.

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

31 **YES:** Leonel Gallegos, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

32 **NO:** (None)

- 33
34
35 **5)** The applicant, LGI Homes New Mexico, LLC, through their agent, Mark Goodwin & Associates, PA, is
36 requesting approval of an extension for the High Range 5 Preliminary Plat.

37
38 Staff member, Liz Ruiz Carlos presented the item, recommending approval with findings and conditions
39 and stood for questions.

40
41 Agent, Diane Hoelzer, after being administered the oath virtually, spoke on the item and addressed a
42 lot owner's access point.

43 Sal Tortorici moved to approve Item #5. Seconded by Leonel Gallegos.

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

45 **YES:** Leonel Gallegos, Robert Gabaldon, Scottie Richardson, Cheryl Baker, Sal Tortorici

46 **NO:** (None)

47
48
49 **DISCUSSION AND DELIBERATION**

50
51 **COMMENTS BY BOARD MEMBERS**

52
53 **STAFF REPORTS**

54
55 Development Services Director, Amy Rincon introduced Brian Babyak as the new Planning and Zoning
56 Manager.

1 **ADJOURNMENT**

2

3 Sal Tortorici moved to adjourn the meeting. Seconded by Leonel Gallegos.

4 Vice-Chair Baker adjourned the meeting at 6:22 PM.

5

6 **APPROVED THIS 13TH DAY OF JUNE, 2023**

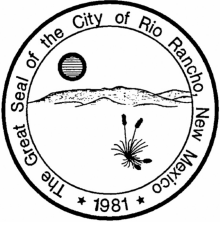
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9

10

Fred Radosevich, Chairman



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-280-
00002**

AGENDA DATE:
June 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
Subdivision Variance. The applicant, Coal Bank Holdings, Ltd., through their agent Mark Goodwin & Associates, PA, requests approval of a subdivision variance to Rio Rancho Municipal Code, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the Stonegate Phase 1 Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:

The applicant, Coal Bank Holdings, Ltd., through their agent Mark Goodwin & Associates, PA, requests approval of a subdivision variance to Rio Rancho Municipal Code, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines, for the Stonegate Phase 1 Subdivision. The subdivision is located on the property legally described as Stonegate, Tracts 2 and 8, and Rio Rancho Estates, Unit 13, Block 47, Tract B. The final plat for Stonegate Phase 1 was heard and approved by the Planning and Zoning Board on April 25, 2023 (case no. 23-210-00005). The applicant requests a subdivision variance to Rio Rancho Code of Ordinances (R.O. 2003) §155.43 which states "Easements of at least five feet in width shall be provided and dedicated on each side of all rear lot lines (except where there are alleys) and along side lot lines where necessary for poles, wires, conduits, storm and sanitary sewers, gas, water and other mains." The applicants states: "We request a Variance to the requirement to place 5' P.U.E.'s on rear and side lot lines since all lots will be serviced from 10' P.U.E.'s across the fronts of all lots." R.O. 2003 § 155.60 (A) addresses subdivision variances, stating "(A) Variance from the strict application of design standards may be allowed in cases where unusual conditions exist, or a variance would provide an improved design. Financial gain, loss or monetary savings cannot be considered solely as a basis for a variance request." The utility easements in the Stonegate Phase 1 subdivision on the front lot lines provide an improved design. The side and rear easements are not needed for this subdivision with the necessary easements located in the front of each property. Conforms.

NOTIFICATIONS: Notice of a pending development application was sent via certified mail to property owners within 100 ft of the subject property and via informational postcard to property owners between 100 ft and 300 ft of the subject property, fifteen days prior to the public hearing date. A legal notice was published in the Rio Rancho Observer on May 29, 2023. A notice sign was posted to the property on June 6, 2023.

IMPACT:
The Development Services Department recommends approval of the subdivision variance request subject to the findings and conditions set forth below:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 §155.60, the Planning and Zoning Board has jurisdiction over approval of the applicant's request for a subdivision variance to the required side and rear five foot easements.
2. Following procedures for approval of a subdivision variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application for a subdivision variance.
4. Due process was provided to the applicant and surrounding property owners.

SPECIFIC FINDINGS OF FACT:

1. A variance to R.O. 2003 § 155.43 requiring "Easements of at least five feet in width shall be provided and dedicated on each side of all rear lot lines (except where there are alleys) and along side lot lines where necessary." is hereby granted.
2. The proposed public utility easement corridors in the Stonegate Phase 1 Subdivision provide an improved design for this subdivision

ALTERNATIVES:

The Planning and Zoning Board may:

1. Approve the subdivision variance with findings
2. Approve the subdivision variance with amendments to the findings and conditions
3. Deny the subdivision variance
4. Postpone action on the subdivision variance to allow for further review and information

DEPARTMENT RECOMMENDATION:

Staff recommends approval with findings.

ATTACHMENT: [Application](#)

ATTACHMENT: [Legal Ad.pdf](#)

ATTACHMENT: [NeighboringPropertyOwnerLetter.pdf](#)

ATTACHMENT: [Postcards.pdf](#)

ATTACHMENT: [Notice Map.pdf](#)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Coal Bank Holdings, Ltd.		Phone: 505.338.1438
Address: PO BOX 1443		E-Mail: athornton@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) MG

Agent Name: Mark Goodwin & Associates, PA		Phone: 505.828.2200
Address: PO BOX 90606		E-Mail: mark@goodwinengineers.com
City: Albuquerque	State: NM	ZIP Code: 87199

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


Subdivision Variance Request for Stonegate Subdivision Phase 1

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Stonegate Subdivision Unit 13	Block(s): 47	Lot(s):
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 84 Lots, 3 Tracts	No. of proposed lots: 84 Lots, 3 Tracts	Total area of site (acres) 38.87 AC

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: Djane Hoelzer, PE	Applicant:	Agent: X
Signature: 		Date: 5/25/2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

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

May 25, 2023

Ms. Amy Rincon
City of Rio Rancho
3200 Civic Center Circle
Rio Rancho, NM 87144

**Re: Stonegate Subdivision Phase 1
Subdivision Variance Request**

Dear Ms. Rincon,

We request a Variance to the requirement to place 5' P.U.E.'s on rear and side lot lines since all lots will be serviced from 10' P.U.E.'s across the fronts of all lots.

Please feel free to contact our office with questions.

Sincerely,
Mark Goodwin & Associates, PA

Diane Hoelzer, PE
Senior Engineer

DLH/kb



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matter at its regularly scheduled meeting on Tuesday, June 13, 2023 at 6:00 pm:

**Subdivision Variance
Case #23-280-00002**

The applicant, Coal Bank Holdings, Ltd., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Subdivision Variance for rear and side 5' Public Utility Easements, as required in 155.43, for a subdivision currently known as Stonegate Phase 1.

**Zone Map Amendment
Case #23-100-00002**

The applicant, AMREP Southwest, Inc., is seeking approval of a Zone Map Amendment from TZ: Transitional Zoning, to R-4: Single-Family Residential, for the subject properties legally described as U25, Blk 127, Lots 1-24. The lots total a combined 19.25 acres.

**Zone Map Amendment
Case #23-100-00003**

The applicant, AMREP Southwest, Inc., through their agent, Tierra West LLC., requests approval of a Zone Map Amendment for the properties legally described as Unit 25, Block 150, Lots 12-16, TZ: Transitional Zoning District to R-3: Mixed Residential Zoning District for 2.50 acres of land.

**Master Plan Amendment
Case #23-410-00003**

The applicant, AMREP Southwest, Inc., through their agent, Tierra West LLC., requests approval of a Master Plan Amendment to the Mountain Hawk West Master Plan to update the Master Plan for the addition of five lots, legally described as Unit 25, Block 150, Lots 12-16 for medium density land use and R-3: Mixed Residential Zoning.

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

Journal: May 29, 2023



The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

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

May 25, 2023

RE: Subdivision Variance,
Case No. 23-280-00002
Stonegate Phase 1 Subdivision

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, Coal Bank Holdings, Ltd., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Subdivision Variance for rear and side 5' Public Utility Easements, as required in 155.43, for a subdivision currently known as Stonegate Phase 1.

The **Planning and Zoning Board** will consider the request and have the final approval on **Tuesday, June 13, 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 red outline.

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

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

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

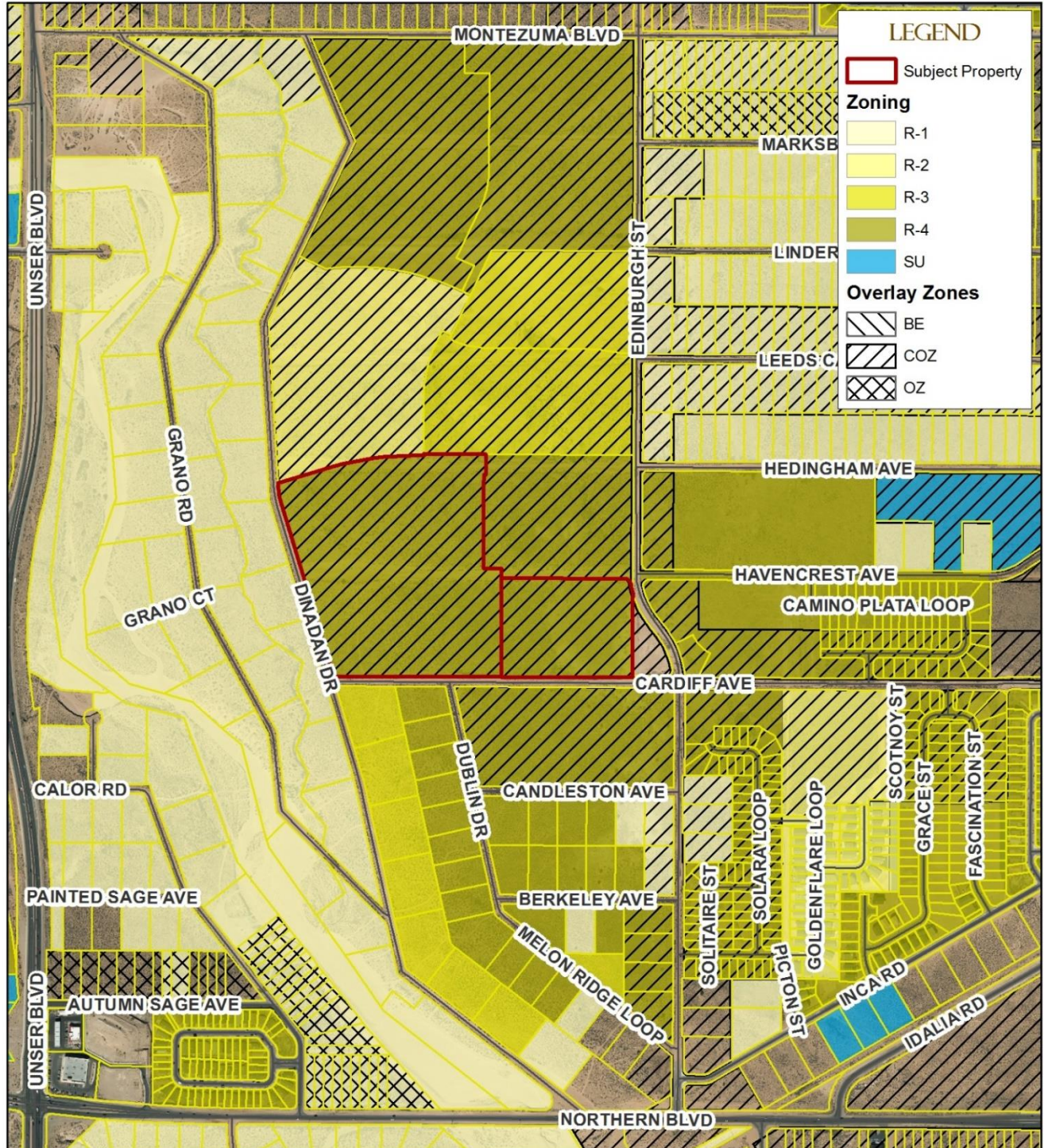
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

Liz Ruiz Carlos

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

STONEGATE PHASE 1



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.



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: **June 13, 2023**
Time: 6:00PM
Staff Contact: Liz Ruiz Carlos (505) 896-8785
lruizcarlos@rrnm.gov



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NOTICE OF PUBLIC HEARING

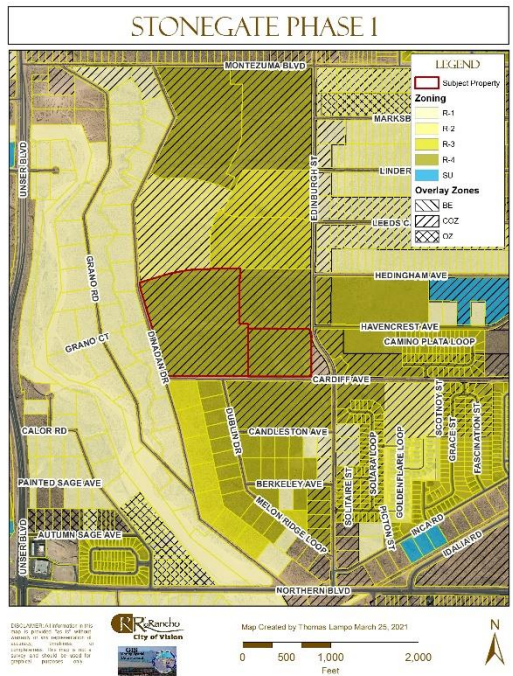
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Location: Virtual (Zoom)/City Hall
Date: **June 13, 2023**
Time: 6:00PM
Staff Contact: Liz Ruiz Carlos (505) 896-8785
lruizcarlos@rrnm.gov

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, Coal Bank Holdings, Ltd., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Subdivision Variance for rear and side 5' Public Utility Easements, as required in 155.43, for a subdivision currently known as Stonegate Phase 1. The PZB will hear the request on June 13, 2023.

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=T3B1SHVpWkp6d3dDRmlHd3k2VzYvUT09>
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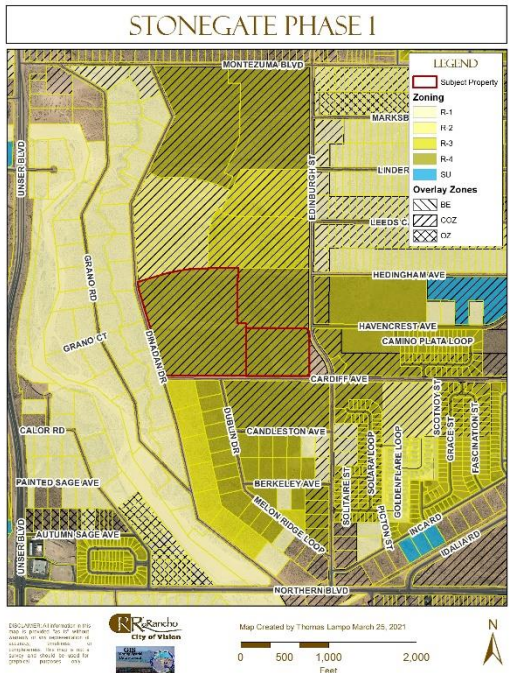


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3200 Civic Center Circle NE, Suite 130
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Location: Virtual (Zoom)/City Hall
Date: **June 13, 2023**
Time: 6:00PM
Staff Contact: Liz Ruiz Carlos (505) 896-8785
lruizcarlos@rrnm.gov



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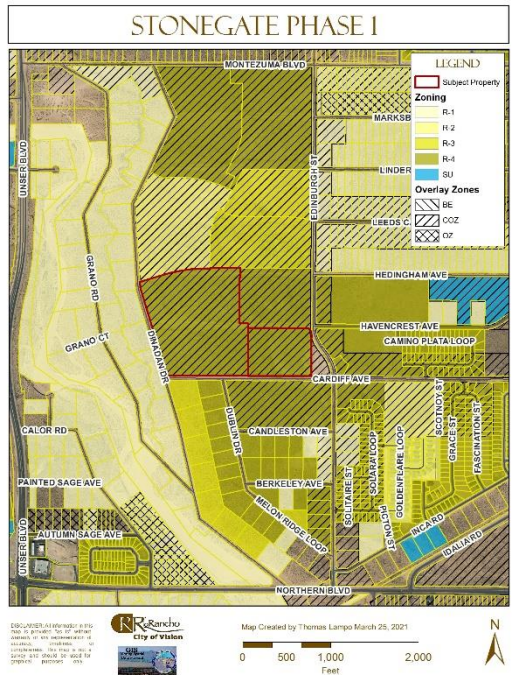
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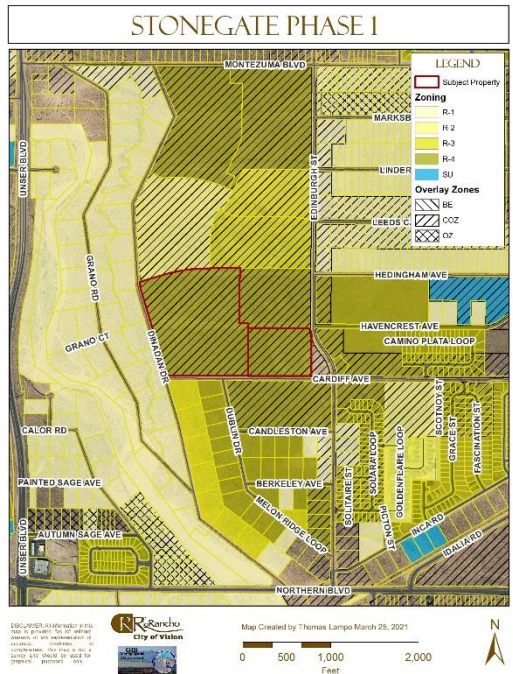
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We are promoting social distancing and running Planning and Zoning Board Meetings as a hybrid virtual and in person. If you'd like to present comments on the case while the meeting is occurring, please join the meeting from your computer, tablet or smartphone:

<https://us06web.zoom.us/j/85180741871?pwd=T3B1SHVpWkp6d3dDRmlHd3k2VzYvUT09>
Meeting ID: 851 8074 1871 Passcode:

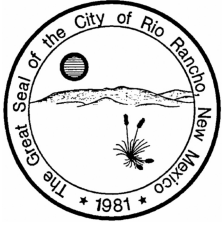
026819 Join via phone: 1-253-215-8782 US





Notice Map:

- - Certified mail to property owners w/in 100ft
- - Postcard to property owners w/in 300ft



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-100-
00002**

AGENDA DATE:
June 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, AMREP Southwest, Inc., is seeking approval of a Zone Map Amendment from TZ: Transitional Zoning, to R-4: Single-Family Residential, for the subject properties legally described as Unit 25, Block 127, Lots 1-24. The lots total a combined 19.25 acres. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:

The applicant, AMREP Southwest, Inc., is seeking approval of a Zone Map Amendment from TZ: Transitional Zoning, to R-4: Single-Family Residential, for the subject properties legally described as U25, Block 127, Lots 1-24. The lots total a combined 19.25 acres and are situated west of Mariposa Pkwy, south of the intersection of Patchogue Rd NE and Westray Ct NE. The adopted Generalized Land Use Map (GLUM) will need to be amended as well, from Future Planning to Low/Medium Density Residential. The subject property is under the Papillon Village Master 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 map amendment is consistent with the health, safety, morals, and general welfare of the city, [as] the proposed ZMA creates the development conditions necessary to construct high quality mixed residential development that will meet the needs of future Papillon Village and Rio Rancho residents," The applicant maintains that the development will allow for more varied housing options, "in what the Rio Rancho Comprehensive Plan defines as a development node and future activity center," and further create a sense of place for current and future residents.

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, and will bring the area in line with the Papillon Master Plan. 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 will allow for stability of land use and zoning [by] allow[ing] the property to be developed in a manner that is in line with the Papillon Village Master Plan and surrounding Rio Rancho Neighborhoods." The applicant also maintains that the development "provides access to housing in a currently undeveloped area" and further the Comprehensive Plan's goal of "providing a variety of housing types that meet the needs of current and future populations within the city."

Staff recommends that the Planning & Zoning Board find that the zone change will bring added stability to the area seeing as how it will implement the zoning proposed in the Papillon Master Plan and allow for development consistent with that of neighborhoods to the north, in Mariposa. 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: "the Rio Rancho Comprehensive Plan has a goal to provide housing near gateways and transportation corridors due to an increasing population, [and] Papillon Village's location off of Mariposa Parkway and Unser Boulevard; a highly utilized transportation corridor and designated gateway, furthers that goal." The applicant further maintains that the ZMA, "is consistent with the goals and policies outlined by the Papillon Village Master Plan."

Staff recommends that the Planning & Zoning Board find that the zone change is consistent with adopted elements of the Comprehensive Plan, in that it promotes development along an existing transportation corridor. by promoting a balance of land uses; The Generalized Land Use Map (GLUM) will need to be amended as well, as it shows the subject property as future planning. 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 that, "the proposed ZMA is more advantageous to the community," as it will allow for development that is consistent with the Papillon Village Master Plan and the surrounding neighborhoods; in an area that is ideally located off of a major transportation corridor and is currently undeveloped.

Staff recommends that the Planning & Zoning Board find that the proposed zoning would be more advantageous for the community, and would bring the area in line with the Papillon Village Master Plan. The existing residential developments to the north 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 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 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.

Staff recommends that the Planning and Zoning Board find that the change in zoning would not be considered a "spot zone" due to the proximity of R-4 zoning to the north of the subject property, and seeing as how the zone change would bring the area in alignment with the Papillon Village Master Plan. Criteria is satisfied.

SURROUNDING LAND USE/ZONING: The neighboring properties to the immediate south and west are also zoned TZ: Transitional Zoning, while the while the properties immediately to the north and east are zoned OS: Open Space. Further to the north lies the Mariposa community, comprised of mainly R-4: 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 on June 6, 2023, as required by ordinance, and a legal notice was published in the Albuquerque Journal on May 29, 2023.

INTERDEPARTMENTAL/INTERAGENCY 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 - No adverse comments.

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 April 26, 2023, 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-4 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.
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 Package](#)

ATTACHMENT: [Location and Zoning Map](#)

ATTACHMENT: [NeighboringPropertyOwnerLetter.pdf](#)

ATTACHMENT: [Notice Map.pdf](#)

ATTACHMENT: [Legal Ad.pdf](#)

ATTACHMENT: [Draft_Ordinance.docx](#)

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest, Inc		Phone: 505-892-9200
Address: 409 NM Hwy 528, NE		E-Mail: Jarrod Likar
City: Rio Rancho	State: NM	Zip: 87124
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:

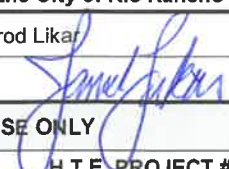
DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 25	Block(s): 127	Lot(s): 1-24
Existing Zoning: TZ	Proposed Zoning: R-4	
No. of existing lots: 24	No. of proposed lots: 119	Total area of site (acres) 19.25

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: Jarrod Likar	Applicant: <input checked="" type="checkbox"/>	Agent:
Signature: 		Date: April 26, 2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

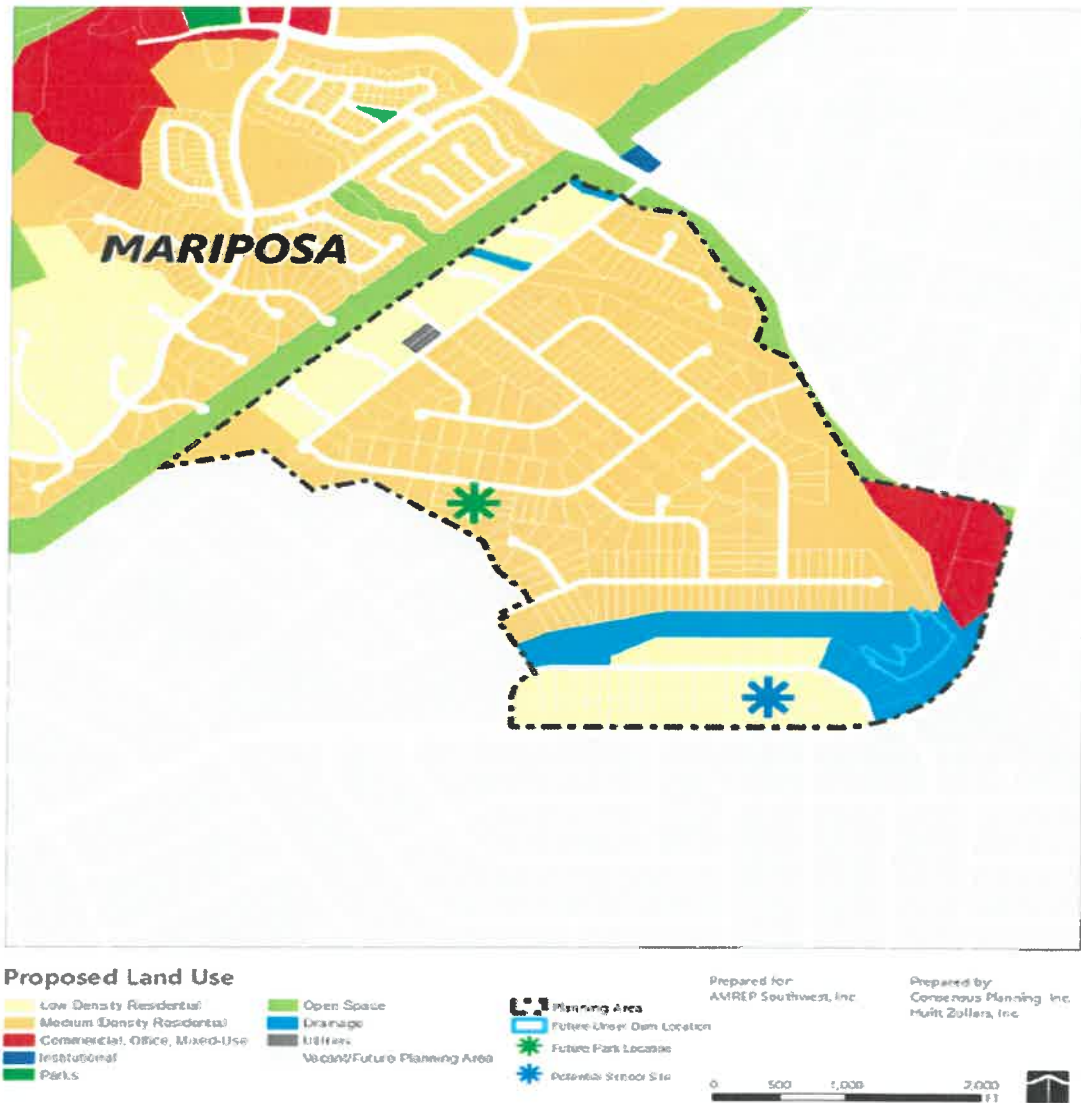
APPLICATION ACCEPTED BY: _____ DATE: _____

The applicant is requesting that Block 127 be rezoned from TZ to R-4. This zone change will place Unit 25, Block 127 in line with the Papillon Village Master Plan adopted on February 12, 2020 by the City's Governing Body.

SITE CONTEXT/ZONE MAP AMENDMENT

The subject property is situated within the existing Papillon Village Master Plan. The surrounding area consists of future residential neighborhoods. The Papillon Village Master Plan extends to the southwest and southeast of the requested ZMA property and it consists primarily of TZ, Transitional Zoning. The subject property is bound on the south by the Venada Arroyo and on the north by a tributary arroyo to the Venada. Proposed zoning around block 127 from the approved Papillon Village Master Plan can be seen below and includes medium density zoning, and low density residential zoning north of the property.

Figure 4. Proposed Land Use



SECTION 150.07 JUSTIFICATION

This section of the request addresses the criteria for a zone map amendment. A justification per Section 150.07 (D-G), Policies for Deciding Zone Map Amendments, is provided below.

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

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

Applicant response: The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City. The proposed ZMA provides the opportunity to further the health and welfare of the City by creating the development conditions necessary to construct high quality mixed residential development that will meet the needs of future Papillon Village and Rio Rancho residents. Additionally, the zone change will allow the properties to be developed consistent with the approved Papillon Village Master Plan. The amendment will complement the existing and surrounding developed residential and commercial areas by allowing a variety of housing options in what the Rio Rancho Comprehensive Plan defines as a development node and future activity center (Page V-11). As described in Section 1.3 Development Nodes, 'The creation of development nodes where higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments helps to develop a sense of place.', the proposed ZMA will further the general welfare of the City by providing this variety of zones thus creating the sense of place for current and future residents within a developing neighborhood within Rio Rancho.

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

Applicant response: This zone change request will allow for stability of land use and zoning as well as improve it. The zone map amendment will allow the property to be developed in a manner that is compatible with and viable for the surrounding Papillon Village Master Plan area and Rio Rancho neighborhoods. The requested amendment will allow for development that is consistent with the Rio Rancho Comprehensive plan goals to provide access to housing in undeveloped areas, due to an increasing population. Additionally, the Comprehensive Plan has identified goals under Section 6: Population and Housing (depicted below) to provide a variety of housing types that meet the needs of current and future populations within the city.

6.4.2 GOALS

Goal PH-1: To ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing.

Goal PH-2: Maintain the strength, vitality, and stability of all residential neighborhoods and types.

Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community.

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

The proposed zoning will not destabilize the land use and zoning in the area, but will strengthen it with a mixture of residential uses that meet the needs of the surrounding community. The requested zone change will allow the Property to be developed in a manner compatible with surrounding uses and consistent with current development possibilities. For this reason, there is sound justification for the requested zone change.

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

Applicant response: The proposed ZMA does not change, but rather furthers the Rio Rancho Comprehensive Plan's intent. The Rio Rancho Comprehensive Plan outlines the Papillon Village Master Plan area and an activity center and development node. The Comprehensive Plan has a goal to provide housing near gateways and transportation corridors due to an increasing population. The Papillon Village is located Mariposa Parkway and Unser Boulevard, a highly utilized transportation corridor and designated gateway in the Comprehensive Plan. In addition, the Comprehensive Plan provides a variety of housing types and mixed-used residential developments to meet the needs of all members of the community. The requested ZMA is consistent with the goals and policies outlined by the Rio Rancho Comprehensive plan and recently approved Papillon Village Master Plan.

4. The applicant must demonstrate the existing zoning is inappropriate because:
 - a) The existing zoning is inappropriate because there was a judgment mistake in the original zoning.
 - c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan.

Applicant response: The proposed ZMA is more advantageous to the community, as articulated in the Comprehensive Plan as demonstrated in section one, two and three above. The applicant is requesting an amendment to the zoning to match the recently approved Papillon Village Master Plan.

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

Applicant response: The cost of land or other economic considerations are not the determining factor for this request. The request is to bring the zoning in alignment with the approved Papillon Village Master Plan.

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

Applicant response: Location on a major street is not the sole justification for this request. The request is to bring the zoning in alignment with the approved Papillon Village Master Plan.

(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 when:

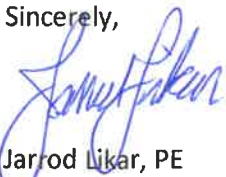
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

(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: The requested zone change will not create a spot zone. The request is to bring the zoning in alignment with the approved Papillon Village Master Plan. The requested change will also accomplish the Vision of Growth in Section 1 and the goals set forth in Section 6 of the Comprehensive Plan.

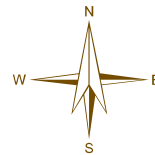
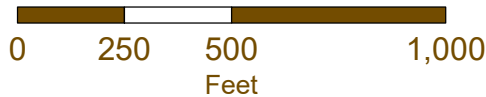
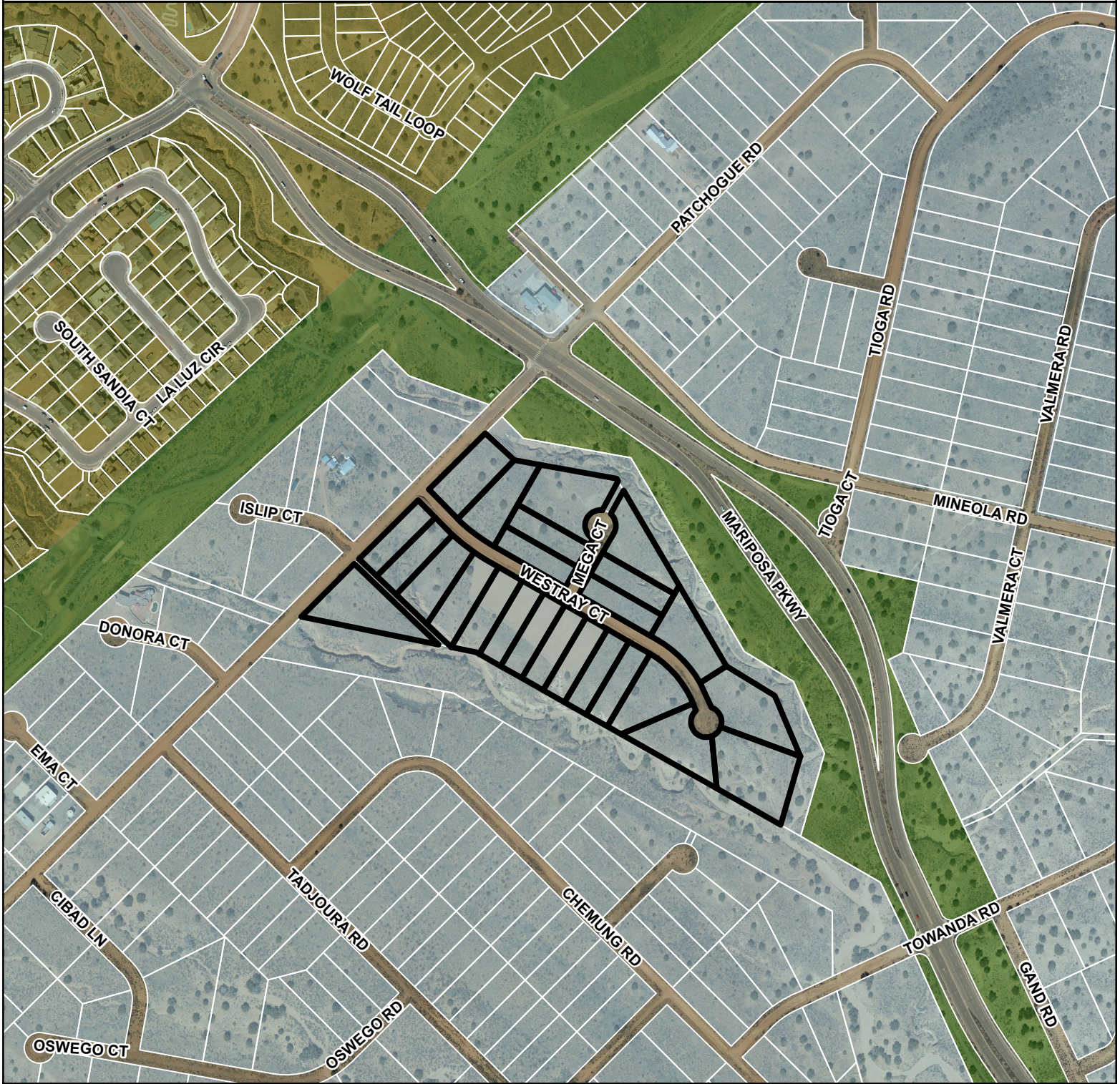
We respectfully request that the Rio Rancho Planning and Zoning Board and Governing Body approve this request for a zone map amendment.

Sincerely,



Jarrod Likar, PE
AMREP Southwest, Inc.
Vice President-Land Development

PAPILLON - ZONE MAP AMENDMENT (U25, BLK 127, LOTS 1-24)



	Subject Property
Zoning	
	OS
	R-4
	TZ

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 5/25/2023



The City of Rio Rancho

Development Services

Planning Division

3200 Civic Center Circle NE

Rio Rancho, NM 87144

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

May 25, 2023

RE: Zone Map Amendment
Case No. 23-100-00002
Unit 25, Block 127, Lot 1-24

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, AMREP Southwest, Inc., is seeking approval of a Zone Map Amendment from TZ: Transitional Zoning, to R-4: Single-Family Residential, for the subject properties legally described as U25, Blk 127, Lots 1-24. The lots total a combined 19.25 acres.

The **Planning and Zoning Board** will consider the request on **Tuesday, June 13, 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.rnm.gov or on Sparklight cable channel 56.

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

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

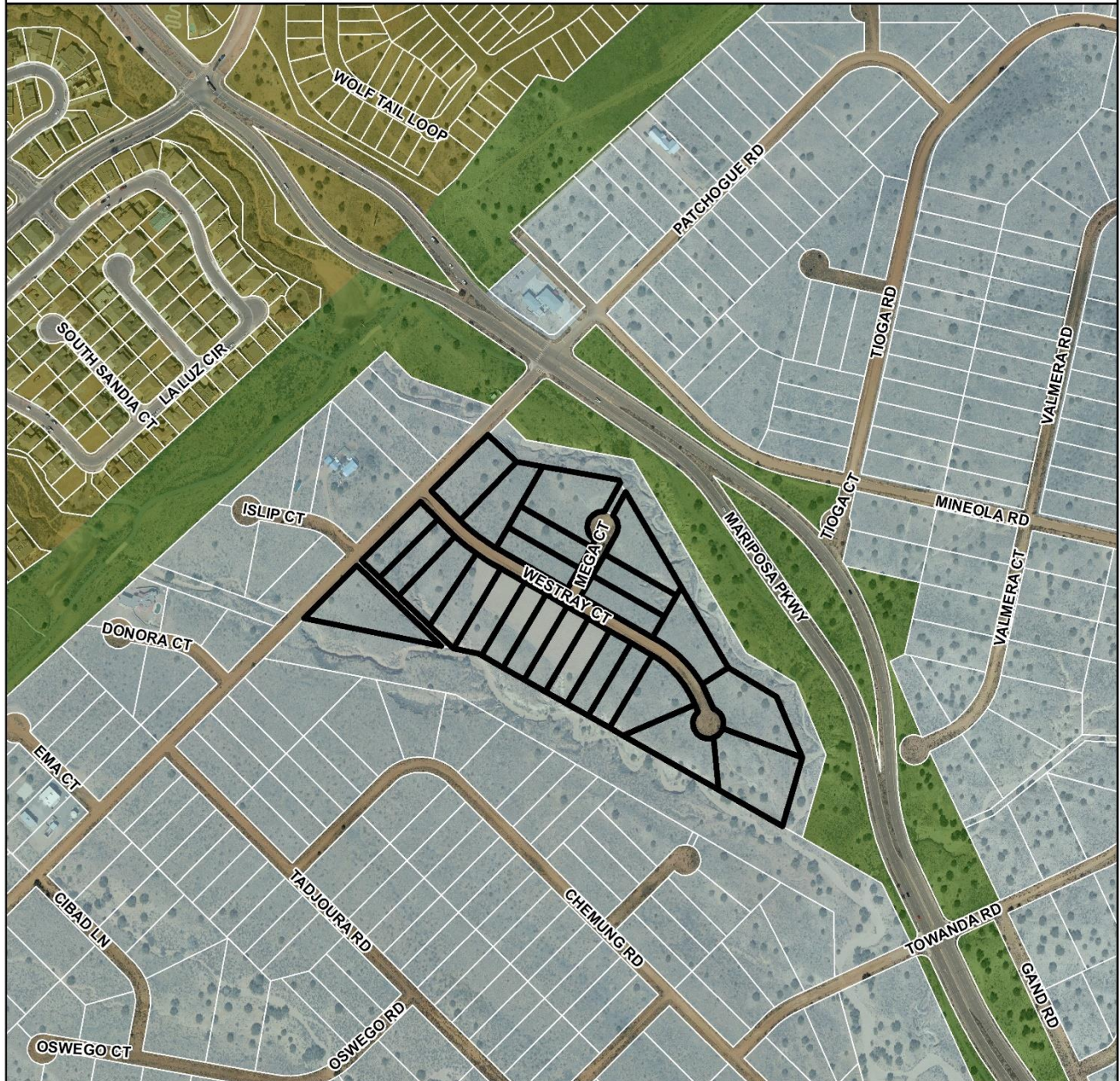
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Please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

Respectfully,

Liz Ruiz Carlos

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

PAPILLON - ZONE MAP AMENDMENT (U25, BLK 127, LOTS 1-24)





Notice Map:

- - Certified Mail, 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 matter at its regularly scheduled meeting on Tuesday, June 13, 2023 at 6:00 pm:

**Subdivision Variance
Case #23-280-00002**

The applicant, Coal Bank Holdings, Ltd., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Subdivision Variance for rear and side 5' Public Utility Easements, as required in 155.43, for a subdivision currently known as Stonegate Phase 1.

**Zone Map Amendment
Case #23-100-00002**

The applicant, AMREP Southwest, Inc., is seeking approval of a Zone Map Amendment from TZ: Transitional Zoning, to R-4: Single-Family Residential, for the subject properties legally described as U25, Blk 127, Lots 1-24. The lots total a combined 19.25 acres.

**Zone Map Amendment
Case #23-100-00003**

The applicant, AMREP Southwest, Inc., through their agent, Tierra West LLC., requests approval of a Zone Map Amendment for the properties legally described as Unit 25, Block 150, Lots 12-16, TZ: Transitional Zoning District to R-3: Mixed Residential Zoning District for 2.50 acres of land.

**Master Plan Amendment
Case #23-410-00003**

The applicant, AMREP Southwest, Inc., through their agent, Tierra West LLC., requests approval of a Master Plan Amendment to the Mountain Hawk West Master Plan to update the Master Plan for the addition of five lots, legally described as Unit 25, Block 150, Lots 12-16 for medium density land use and R-3: Mixed Residential Zoning.

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

Journal: May 29, 2023



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

**ORDINANCE AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING
MAP FOR THE PROPERTY LEGALLY DESCRIBED AS RIO RANCHO ESTATES
UNIT 25, BLOCK 127, LOTS 1-24, FROM TZ: TRANSITIONAL ZONING TO R-4:
SINGLE-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. 23-100-00002; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on July 13, 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 July 27, 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.

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

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

5 A. The Official Zone Ordinance is hereby amended by assigning a zoning designation
6 on approximately 19.25 acres from an TZ: Transitional Zoning District to a R-4:
7 Single-Family Residential District on the land legally described as:

8 Rio Rancho Estates Unit 25, Block 127, Lots 1-24, as shown on "BLOCKS
9 110 THRU 130 A PORTION OF BLOCK 57 COMMERCIAL TRACT "E"
10 MULTIPLE TRACT "CC" UNIT TWENTY-FIVE, RIO RANCHO ESTATES,
11 SANDOVAL COUNTY, NEW MEXICO" filed in the office of the County Clerk
12 of Sandoval County, New Mexico on March 5, 1971 in Volume 2, Folio 52.

13
14 B. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is
15 hereby amended in the land described in Section 1A above, as having a
16 "Low/Medium Density Residential" GLUM designation.

17
18 **Section 2. Land Use, Conditions, Development Standards/Regulations and use**
19 **of PROPERTY:** The property identified in Section 1, above, is subject to all requirements
20 of the R-4: Single-Family Residential District set forth in R.O. 2003 Section 154.11 (as of
21 the effective date of this ordinance or as subsequently amended).

22
23 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
24 this Ordinance, or any section, paragraph, clause, or provision of any regulation
25 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
26 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
27 clause, or provision shall not affect the validity of the remaining portions of this
28 Ordinance or the regulation so challenged.

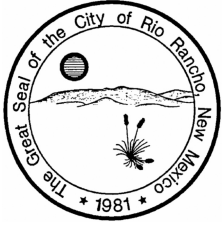
29
30 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
31 adoption.

32
33 ADOPTED THIS _____ DAY OF _____, 2023.

34
35
36 _____
37 Gregory D. Hull, Mayor
38

39
40 ATTEST:

41
42 _____
43 Rebecca A. Martinez, City Clerk
44 (SEAL)



CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-410-
00003**

AGENDA DATE:
June 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, AMREP Southwest Inc., through their agent, Tierra West LLC, request approval of an amendment to the Mountain Hawk West Master Plan for the addition of five lots to the Master Plan. Staff contact is Brian Babyak, and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:

The applicant, AMREP Southwest Inc., through their agent, Tierra West LLC, request approval of an amendment to the Mountain Hawk West Master Plan for the addition of five lots to the Master Plan. A proposed Zone Map Amendment to change the zoning of Unit 25, Block 150, Lots 12-16 is being heard concurrently under case #23-100-00003.

Documents and attachments for this item can be found under the item for Zone Map Amendment request #23-100-00003.

This proposed Master Plan Amendment is updating the Mountain Hawk West Master Plan and all maps and figures contained within, for the addition of five lots to the Master Plan area. These properties, legally described as Unit 25, Block 150, Lots 12-16, will have a "Medium Density Residential" land use with a proposed R-3: Mixed-Residential zoning designation. The properties currently have a land use designation of "Future Planning" and are zoned T-Z: Transitional Zoning District. The proposed lot count in the Master Plan would increase to approximately 385 lots, however this lot count is not final as utility availability and platting has not been secured.

The subject property being added to the Master Plan is bounded by Webster Rd NE to the south and Wyalusing Rd NE to the west. The Mountain Hawk West Master Plan area surrounds the property on the north and west, with the adjacent properties zoned R-3: Mixed Residential. To the South and East are properties zoned T-Z not within the Master Planned area (see attached location map for further detail).

REVIEW CRITERIA:

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

The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. Staff has used the list as the guiding policy on whether the amendments fit with Master Plans in general. Staff finds that the proposed amendment fits into the

development goals and intent of the Mountain Hawk West Master Plan, as well as the City's Comprehensive Plan.

Staff recommends the Planning and Zoning Board finds that the proposed amendment to the Mountain West Master Plan accomplishes several goals of the City Comprehensive Plan by assigning a land use and master planning an area that is currently zoned T-Z and has a "Future Planning" Land Use designation. The amendment to the Mountain Hawk West Master Plan does not adversely affect the intention of the Master Plan as it is not directly affecting any lots currently in the Master Plan area and may lead to further roadway development and linkages within the Master Plan area for Webster Rd NE. The proposed Master Plan Amendment also reduces the number of antiquated platted lots in the City, realizing the goals of the Comprehensive Plan in Section 3.6.2 and Chapter 3 as a whole.

SITE ANALYSIS: The Mountain Hawk West Master Plan was adopted December 15, 2022 under Resolution No. 124, Enactment No. 10-041. The area encompasses approximately 85.8 acres located within Unit 25, west and south of Mountain Hawk Estates, Unit 23. Mountain Hawk West is located south and east of Unser Blvd NE with Columbine Rd NE located on the eastern boundary. Mountain Hawk Unit 28 is also located to the east of the Master Plan area.

The subject property for the proposed amendment would increase the site's area by 2.5 acres to a total of 88.3 acres. The additional acreage is centrally located within the Master Plan area, and will be bounded by Webster Rd NE to the south and Wyalusing Rd NE to the west.

LAND USE: The subject property will be assigned a "Low/Medium Density Residential" land use. Properties within the Master Plan are nearly entirely Low/Medium Density Residential with a small portion of "Parks, Open Space, Drainage". The proposed amendment is updating the Proposed Land Use Map, Figure 4 and assigning the "Low/Medium Density Residential" Land Use in the GLUM, Map L-2.

GRADING AND DRAINAGE: Updates to the total lot count included in this amendment will be implemented in an updated Mountain Hawk Estates Master Drainage Plan per the Master Plan. The result in updated lot layout and increase in lots has resulted in an updated Drainage Concept Map, Figure 6.

CIRCULATION: The additional lots have resulted in additional right-of-way dedication and improved circulation. The properties added will have right-of-way bisecting them in the proposed future subdivision lot layout, and a portion of Webster Rd NE will need to be paved. Possible additional improvements to Webster Rd heading east may be required upon future development per the Master Plan Exhibit.

PHASING AND FINANCING: No proposed changes.

DESIGN STANDARDS: No proposed changes.

NOTIFICATIONS:

Notifications were sent to affected property owners via certified letter, return receipt requested in conjunction with the Zone Map Amendment request. A legal advertisement was placed in the May 29, 2023 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

See comments listed for Zone Map Amendment case #23-100-00003.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board recommend approval of the request to the Governing Body for an amendment to the Mountain Hawk West Master Plan subject to the findings below:

General Findings of Fact:

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

Specific Findings of Fact for Approval:

1. The proposed amendment to the total acreage, boundaries, and associated maps in the Mountain Hawk West Master Plan does not adversely affect the community character of the area under the Master Plan.
2. The proposed amendment to the Mountain Hawk West Master Plan furthers goals and elements of the Area Plan and the Comprehensive Plan by assigning a land use to a presently "future planning" area and T-Z: Transitional Zoning area, and potentially reducing the number of antiquated platted lots in the City.
3. The proposed amendment allows for "Medium Density Residential" development and potentially 2.5 acres of R-3: Mixed-Residential zoned property.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

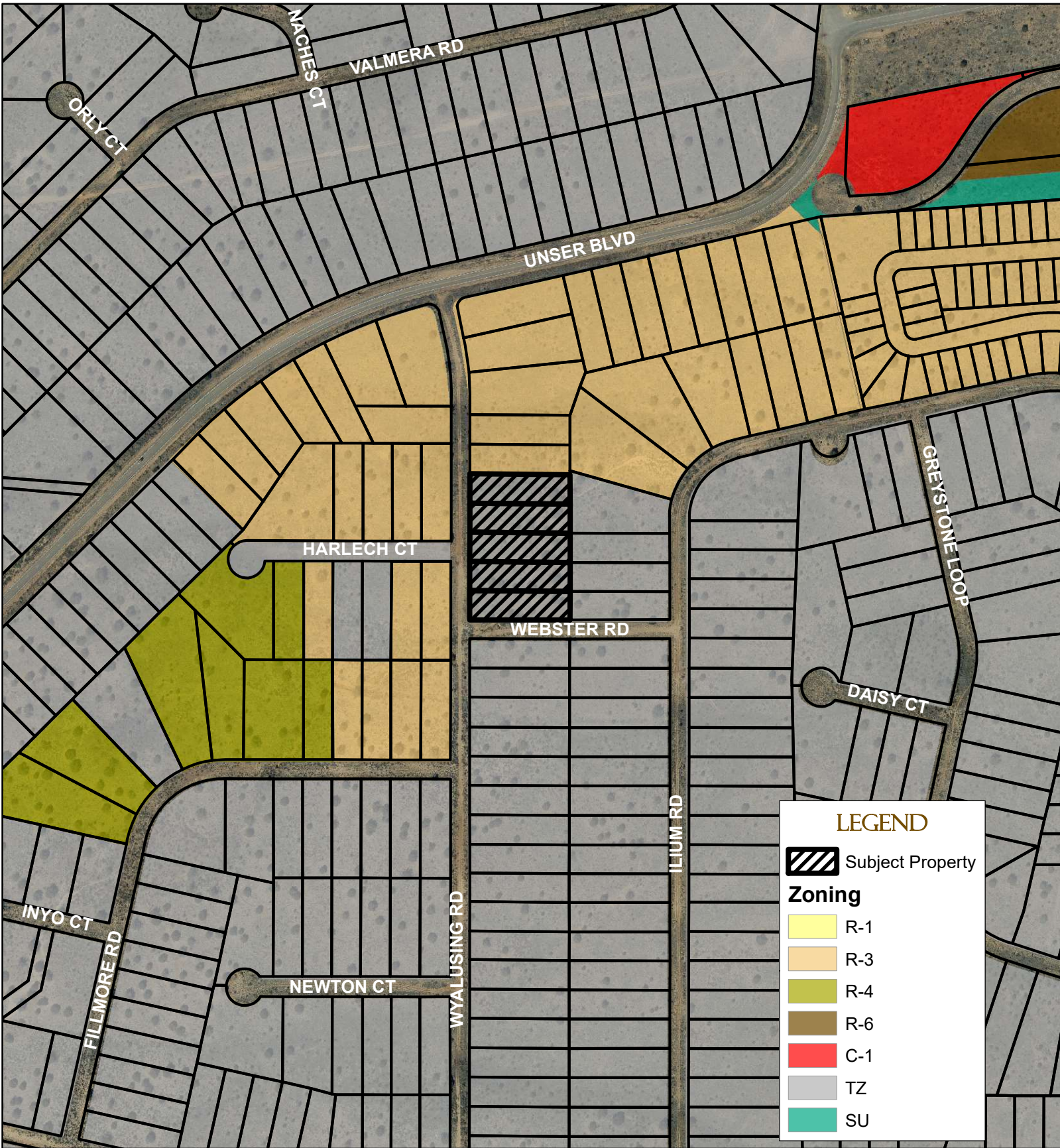
The Development Services Department recommends the Planning and Zoning Board recommend approval of the Master Plan Amendment to the Governing Body.

ATTACHMENT: [LocationZoneMap.pdf](#)


ATTACHMENT: [2022001 04.27.23 Mountain Hawk Master Plan Amendment Submittal.pdf](#)

ATTACHMENT: [Draft Resolution.docx](#)








UNIT 25, BLOCK 150, LOTS 12-16



LEGEND

 Subject Property

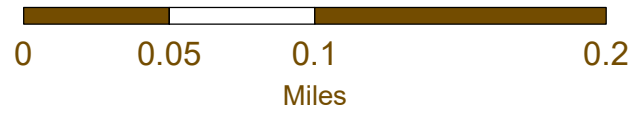
Zoning

-  R-1
-  R-3
-  R-4
-  R-6
-  C-1
-  TZ
-  SU

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



Map Created by Brian Babyak on May 26, 2023



PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest Inc.		Phone: (505) 896-9037
Address: 409 NM HWY 528 NE		E-Mail: bryana@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name: Tierra West LLC		Phone: (505) 858-3100
Address: 5571 Midway Park Place NE		E-Mail: vperea@tierrawestllc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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


Master Plan Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 25	Block(s): 150	Lot(s): 12-16
Existing Zoning: TZ	Proposed Zoning: R3 and R4	
No. of existing lots: 92	No. of proposed lots: 385	Total area of site (acres) 88.27AC

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: Ronald R. Bohannan	Applicant:	Agent: Tierra West LLC
Signature: 		Date: 04.27.2023

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



September 29, 2022

Ms. Amy Rincon
Director of Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: **ZONE MAP AMENDMENT REQUEST**
RIO RANCHO ESTATES UNIT 25 BLK 149 LOTS 1-7, 42-43, 45-54, & 57-65
RIO RANCHO ESTATES UNIT 25 BLK 150 LOTS 1-7 & 17-30

Dear Ms. Rincon:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of AMREP Southwest, Inc. pertaining to any and all submittals made to the City of Rio Rancho for the above-referenced site.

Bryan Aragon

Print Name


Signature

Land Development Coordinator

Title

September 29, 2022

Date

MOUNTAIN HAWK WEST MASTER PLAN



Amended April 2023

PREPARED FOR:



**Mountain Hawk West Development Company
409 NM HWY 528 NE
Rio Rancho, NM 87124**

PREPARED BY:



**Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109**

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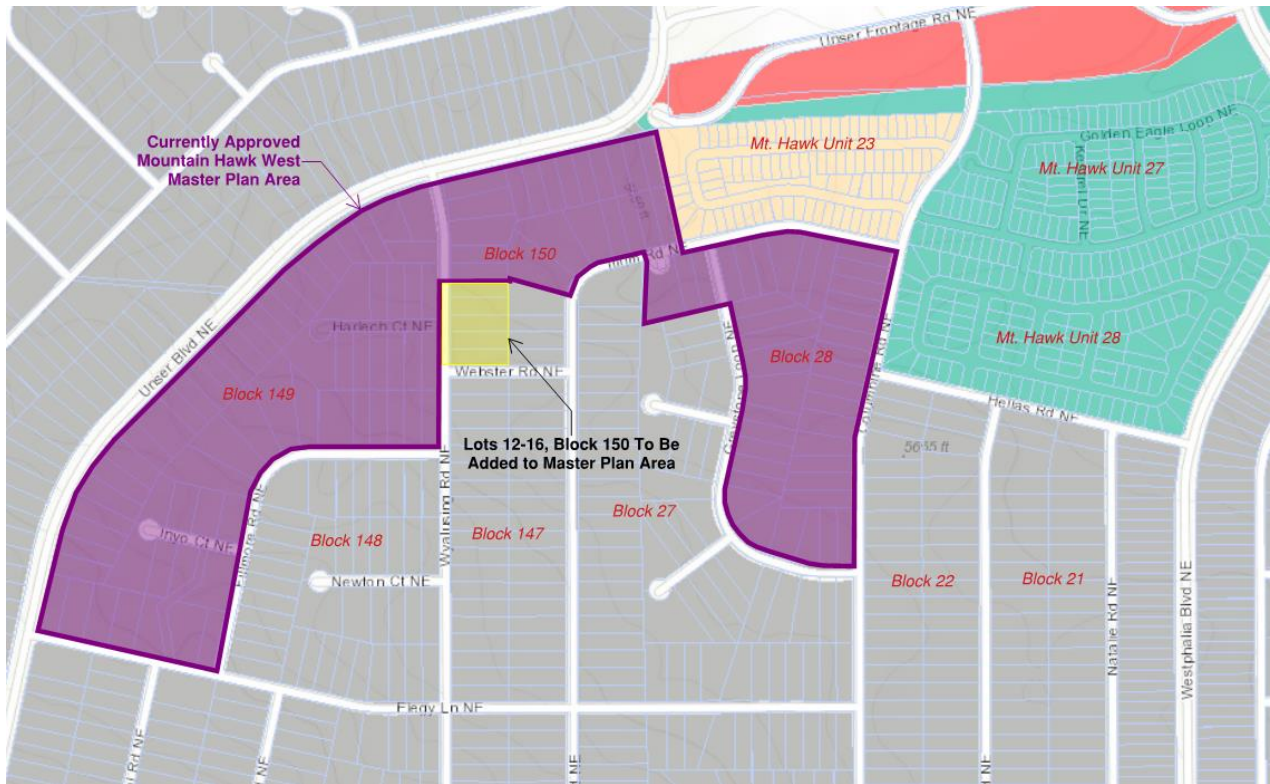
- Figure 1: Site Vicinity Map
- Figure 2: Existing Zone Classification Map
- Figure 3: Existing Utilities Map
- Figure 4: Proposed Land Use Map
- Figure 5: Proposed Bicycle and Pedestrian Paths
- Figure 6: Drainage Concept Map

Appendices

- Appendix A: Master Plan Exhibit

1. April 2023 Amendment

This document is an amendment to the Mountain Hawk West Master Plan that was originally approved by the City of Rio Rancho Governing Body on December 15, 2022. The amendment includes adding 5 additional existing lots (approx. 2.50 acres total) to the Master Plan. The additional lots' legal descriptions are Lots 12-16, Block 150 of Rio Rancho Estates Unit 25. These lots will be medium density residential with a proposed zoning of R-3. The proposed lot count has also been increased to 385 lots however is not final and is subject to change as long as the proposed lot width and area meet the minimum requirements.



2. Introduction

Mountain Hawk West is an approximately +/- 88.3 acre development consisting of moderately dense single-family residential (attached and detached) and detached townhome/patio home residential. Located within Rio Rancho Estates Unit 25, Rio Rancho, New Mexico. The development sits directly southwesterly of the *Mountain Hawk Estates Master Plan*, specifically unit 23 of the master plan. The development can be primarily seen on the *Figure 1: Site Vicinity Map* and in the Appendix A Master Plan Exhibit. The limits of the development are Rio Rancho Estates Unit 25, blocks 28 and 149 in their entirety, lots 1-7 and 12-30 of block 150, and lots 1-3 of Block 27.

As identified in Appendix A, the master plan will consist of four phases for medium density residential developments with open space/parks scattered throughout. Phase 1 consists the Master Plan area east of Wyalusing Road and north of Webster Road and Ilium Road with a total of 128 proposed lots. Phase 2 consists of proposed Blocks 5-9 and a portion of Block 10 of the Master Plan area west of Wyalusing Road with a total of 99 lots. Phase 3 Consists of the remaining Master Plan area west of Phase 2 with a total of 108 lots. Phase 4 consists of existing block 28 and the portion of existing Block 27 within the Master Plan Area with a total of 50 lots. The total proposed lots for the entire Master Plan is 385 lots, however this number is not final and can be subject to change as long as the proposed lots will conform with the minimum lot width and minimum lot area as defined in this Master Plan.

This development will provide a high quality of life offering common spaces with walking trails and landscape areas for community residents. Although the development does not sit within the *Mountain Hawk Estates Master Plan*, this Master Plan will provide similar guidance to the developer, future homebuilders and the City of Rio Rancho Development Services for the desired lot layout, amenities, and design standards.

Intent of the Master Plan is to:

- Identify the existing and proposed conditions of the development.
- Designate the preferred zoning and land use of the development.
- Implement goals and policies of the City of Rio Rancho Comprehensive Plan and Development Code.

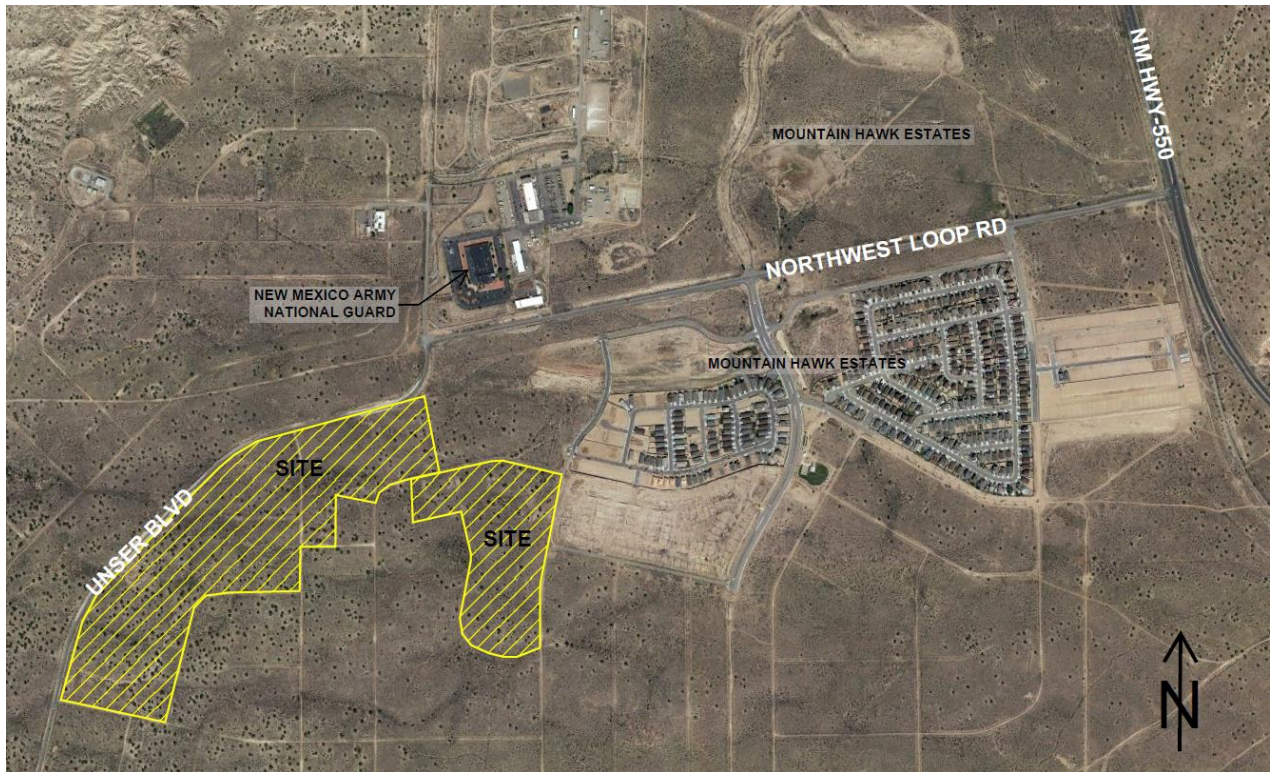


Figure 1: Site Vicinity Map

3. Existing Conditions

3.1. Zoning & Land Use

The master plan area consists of Transitional Zoning (TZ). This is per the City of Rio Rancho’s Vision View GIS map, therefore a zoning certification may be required to determine the official zoning designation prior to any requests for zone amendments. This zoning permits low density residential uses on an interim basis for newly annexed areas, applying all provisions of the R-1: Single Family Residential District except as noted in Section 154.44(F) of the Rio Rancho Municipal Code.

The adjacent zoning of the site consists of Mixed Residential (R-3) for Mountain Hawk Unit 23, and Special Use (SU) for Mountain Hawk Units 27 and 28. All other surrounding properties of Mountain Hawk West consist of Transitional Zoning (TZ). The local zoning classifications are presented on *Figure 2: Existing Zone Classification Map*. There are no overlay zones within the boundaries of Mountain Hawk West nor in the surrounding area.



Figure 2: Existing Zone Classification Map

3.2. Soils & Vegetation

According to information referenced from the NRCS Web Soil Survey, an online data source, soils across the site consists predominantly of Grieta-Sheppard loamy fine sand and also contains Grieta fine sandy loam. These soils have a low erosivity k-value and have a hydrologic soil classification of Group B.

Vegetation across the site remains in a natural undisturbed state and vegetation could be described as Desert Shrub (i.e. scrub pine, creosote, greasewood, native grasses) with less than 30% ground cover. Although there is no environmental study completed for this area, due to previous development of the surrounding area, we don't anticipate any significant environmental or archaeological impacts to the development area.

3.3. Infrastructure & Roadways

The site lies southwesterly and just outside of Mountain Hawk Estates, particularly Units 23, 27 and 28 of Mountain Hawk Estates. The infrastructure construction has been completed for these units and are currently in service. Unit 23 contains water, sanitary sewer, and storm sewer main stubs out of the western boundary of the subdivision to be utilized and extended for Mountain Hawk West blocks 149 and 150. Existing water, sanitary sewer, and storm sewer main stubs are also located at Columbine Rd/Ilium Rd intersection and at Columbine Rd/Hellas Rd intersection that can be utilized and extended for Mountain Hawk West Units 27 and 28. The existing utility infrastructure can be seen on *Figure 3: Existing Utilities Map*. A water/wastewater availability request for utilities will be required for the utility infrastructure development.

Prior to the development of construction plans and re-platting of the master plan, a Traffic Impact Study will need to be completed to determine the connection of the proposed access points from the master plan area to the developed roads. The existing developed roads around the site include Columbine Road from Unser Frontage to Ilium Road, and Unser Boulevard. The existing undeveloped public rights-of-way that are in place and will need to be constructed for the access to the proposed lots within the Master Plan area are Columbine Road (extension), Ilium Road, Greystone Loop, Wyalusing Road, Fillmore Road, and Harlech Court. New public right-of-way will need to be dedicated for the proposed lots through Blocks 149 and 150 of the master plan area, Harlech Court will also require a re-alignment. Per the Unser Blvd Transportation Study, Unser Blvd is a limited access facility and the existing lots fronting it will be required to dedicate 28 feet of right of way and access will have to be worked out with the City. Webster Road may need to be improved pending future TIA and development.

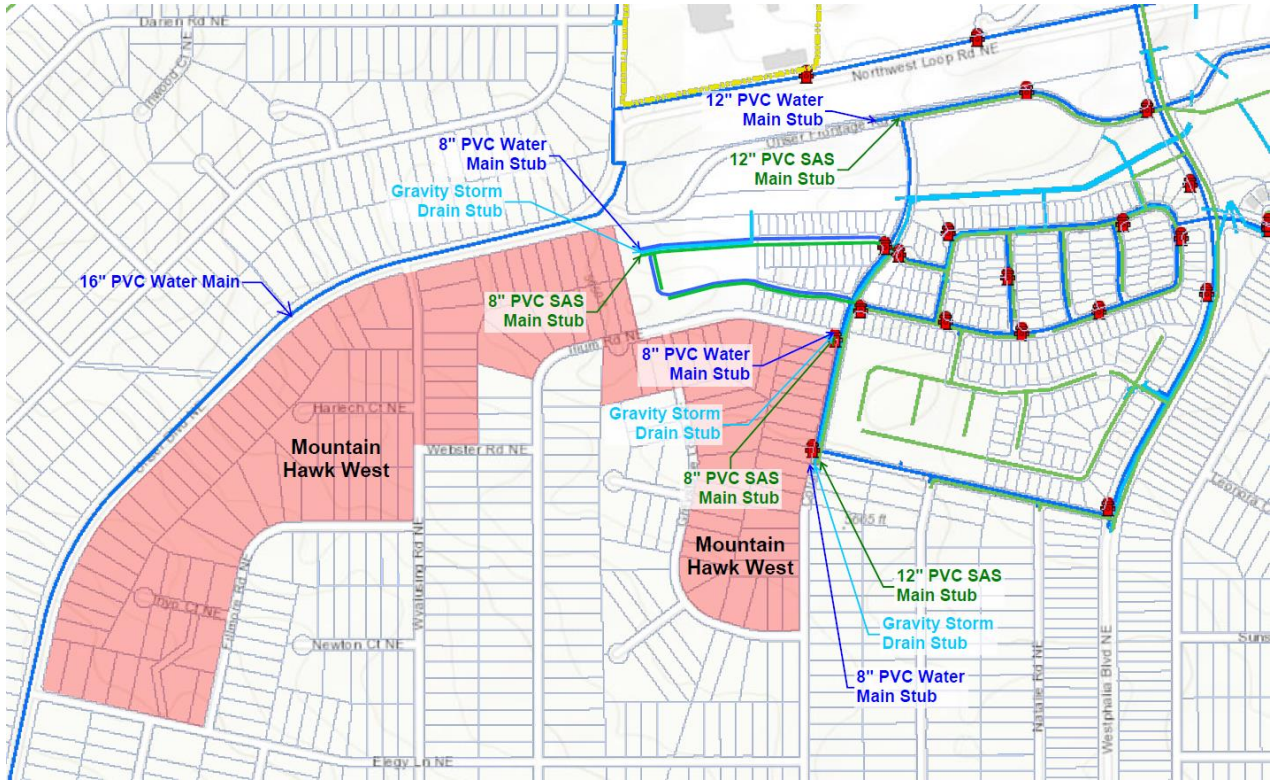


Figure 3: Existing Utilities Map

4. Proposed Land Use

The proposed developed land use will consist of low/medium residential use. A western portion of Block 149 will consist of R-4 Zoning while the remaining eastern portion will consist of R-3 zoning. All of Block 150 within the plan area will consist of R-3 Zoning. A portion of Block 27 within the plan area and all of Block 28 will consist of R-4 Zoning. These proposed zonings and land uses would remain consistent with the adjacent Mountain Hawk Estates area being medium density residential. The proposed land use can be seen on *Figure 4: Proposed Land Use Map*.

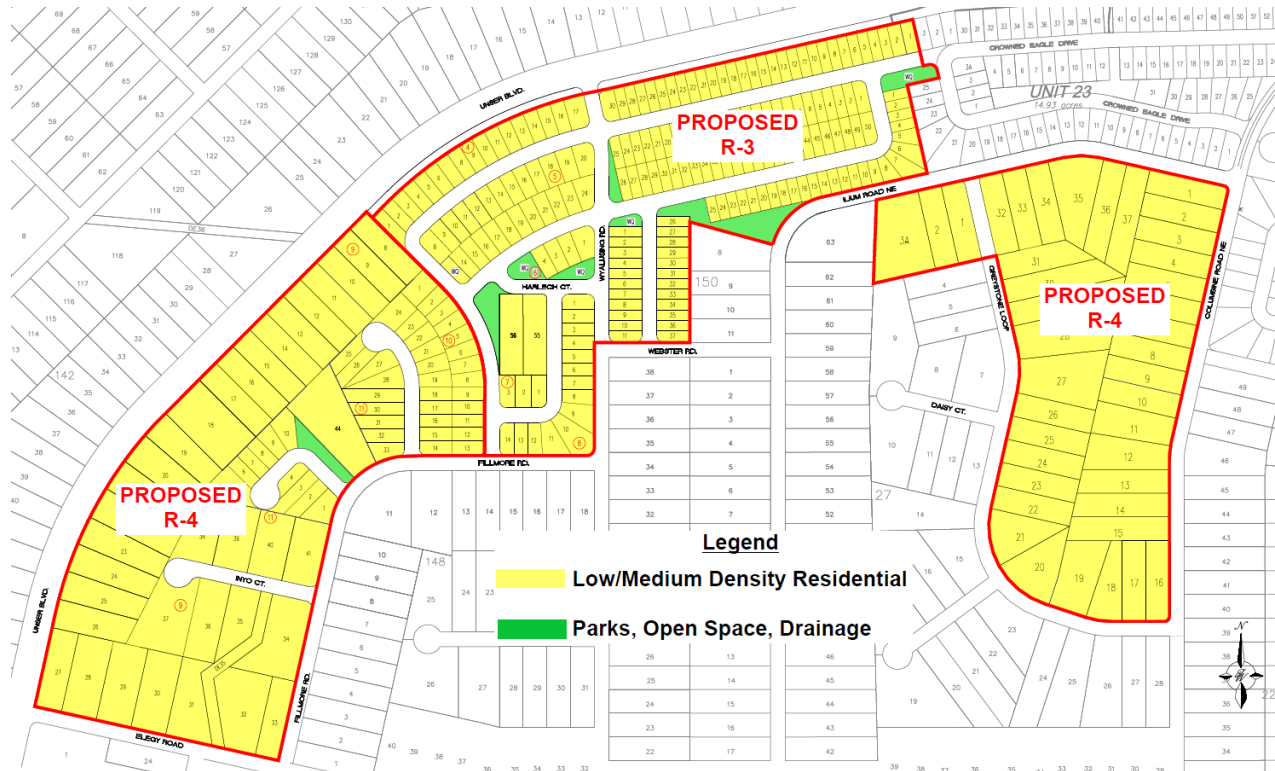


Figure 4: Proposed Land Use Map

5. Development Guidelines

Development guidelines for any and all design elements throughout Mountain Hawk West will follow the City of Rio Rancho standard guidelines that can be found in the *Development Process Manual*. Any design elements for main entries and signage shall all be conforming in materials and style throughout the master plan to be unique to Mountain Hawk West.

6. Community Amenities

The development of Mountain Hawk West will include open space areas identified as such in the Master Plan Exhibit in Appendix A and in the *Figure 4: Proposed Land Use Map*, which will serve as common park areas for community residents and drainage detention/water quality basins. These park areas will offer meandering walking paths/trails and open landscape areas, benches, and playgrounds where feasible. Specific plans and details of these parks are to be determined during the platting process where construction plans are required to be completed.

The Mountain Hawk Estates master plan includes a Proposed Pedestrian and Bicycle Path exhibit which identifies various paths throughout the master plan area, Figure 3 on page 25 of that master plan identifies these paths. Potential bike paths as shown from the Mountain Hawk Estates Master Plan can be extended through Mountain Hawk West. The major roadways within the planning area will be built to the City of Rio Rancho standards to include bike lanes and sidewalks. These paths and potential bike routes will be determined or confirmed following review of a Traffic Impact Analysis for potential collector roads and bicycle infrastructure. Similar to Mountain Hawk Estates Master Plan, local/residential streets within Mountain Hawk West will also be designated as bike routes to provide adequate bicycle circulation.

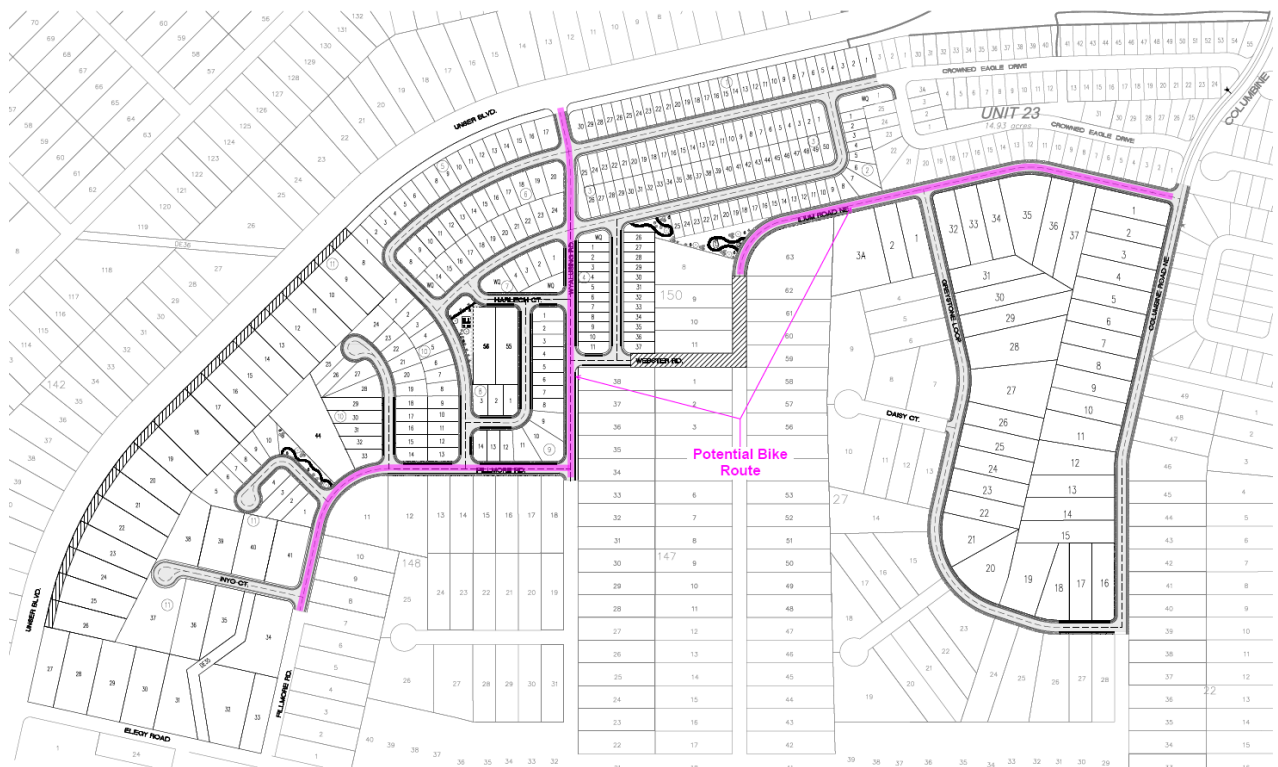


Figure 5: Potential Bicycle and Pedestrian Paths

As a dual purpose, the open landscape spaces will also function as drainage ways for stormwater run-off detention and water quality retention to limit the potential for erosion as flows are conveyed through the development as shown in *Figure 6: Drainage Concept Map*.

The developer will be responsible for installations associated with the landscape and common areas as designed in coordination with the city engineering departments during the design phase of the project. Maintenance of these areas and amenities will be the responsibility of the Mountain Hawk West Homeowners Association, which will be established as part of this development.

7. Transportation Plan

There are several public right-of-way corridors established through the site but are not currently constructed. These rights-of-way include Columbine Road, Greystone Loop, Ilium Road, Wyalusing Road, Harlech Court, Inyo Court, and Fillmore Road. These existing rights-of-way will remain with the exception of Harlech Court, which will have a realignment from a cul-de-sac to a traditional road. There will also be various new right-of way dedications through blocks 149 and 150 within the site.

There are multiple existing lots along Unser Blvd within the master plan which currently only have access from Unser Blvd. Per the Unser Blvd Transportation Study, Unser Blvd is a limited access facility and the existing lots fronting it will be required to dedicate 28 feet of right of way and access will have to worked out with the City.

The roadways within the Master Plan Area shall be designed and constructed per the City of Rio Rancho Standard Details for Local Roads. The existing platting of the lots and Right-of-Way provides connectivity with Webster Rd and Ilium Rd future construction, these spans of ROW will provide connectivity from the eastern side of the Master Plan to the western side.

A trip generation study was prepared for the project using the *ITE Trip Generation Manual, 11th Edition* for Single-Family Detached Housing Use (Land Use Code 210). The total proposed lots of 385 gives an AM Peak Hour of 254 trips and a PM Peak Hour of 353 trips. This exceeds the 100-trip threshold as outlined Vol II Chapter II.3 of the of the Rio Rancho Design Process Manual, so a traffic impact study will be required with this development. A traffic scoping study/meeting with the City Development Services will be required prior to starting the traffic impact study in order to determine the project study area for the development.

8. Conceptual Drainage Plan & Topography

The development's topography slopes from southwest to northeast towards the *Mountain Hawk Estates Master Plan* area. The terrain consists of native vegetation and undeveloped land coverage, with drainage runoff surface flowing to the *Mountain Hawk Estates Master Plan* area. The master drainage plan for Mountain Hawk Estates encumbers the Mountain Hawk West Area into its plan. Upland flows from southwest of the development flow across the site as well and towards Mountain Hawk Estates, these flows will need to be handled in the new drainage master plan and assumed for fully developed conditions during the drainage design. The existing average slope across the development is 3 to 3.5% from southwest to northeast.

As mentioned, the site falls within the Mountain Hawk Estates Master Drainage Plan Amendment, dated January 2021, as offsite basins that flow through the Mountain Hawk Estates site. The construction of Mountain Hawk Estates Units 23 and 28 have provided three storm drain stubs to be utilized for this site's drainage conveyance. These storm drain stubs are located at the Columbine/Illium intersection, the Columbine/Hellas intersection, and at the NW corner of Unit 23.

The Mountain Hawk Estates Master Drainage Plan storm drain conveyance has been sized for the fully developed offsite basins, assuming the existing platted lots of R-1 (1/2-acre lots) remain the same. Any changes to the land use of Mountain Hawk West through either densifying lots or moving to a non-residential use will require to revisit the hydrology and assure that the stormwater discharge to these existing storm drain stubs will be equivalent to or less than what is allowed at the discharge points outlined in the Mountain Hawk Estates Master Drainage Plan Amendment. These changes in zoning and lot density of Mountain Hawk West will need to be implemented into an updated Mountain Hawk Estates Master Drainage Plan.

Mountain Hawk West will need to handle its own Stormwater Quality prior to entering Mountain Hawk Estates. This will need to be handled by conveying drainage into stormwater quality retention ponds (shaded in light blue in Figure 6) in various landscaped areas throughout the site and prior to the remaining runoff entering the storm drain stubs previously mentioned. Each water quality retention pond will require a standpipe with raised outfall to connect to the proposed storm drain system. *Figure 6: Drainage Concept Map* shows visually the concept of the proposed drainage plan solution of a conceptual layout that densifies some of the existing lots.

For this particular layout shown, detention ponds (shaded in orange on Figure 7) will be needed at the outfall locations in order to maintain the developed offsite basin flows stated in both the *Mountain Hawk Estates Master Drainage Plan Amendment* and the *Mountain Hawk Estates Drainage Implementation Plan Amendment*. Due to how the existing basins are drawn and the sizing of the existing storm drain pipes, a majority of the site will need to be conveyed to the storm drain stubs in Columbine Road after the required stormwater quality volume has been retained. Storm Drain will also need to be extended to the extents of

construction of Columbine Road, Ilium Road, and Fillmore Road in order to capture the remaining upland offsite drainage that will need to pass through the site and to Mountain Hawk Estates.

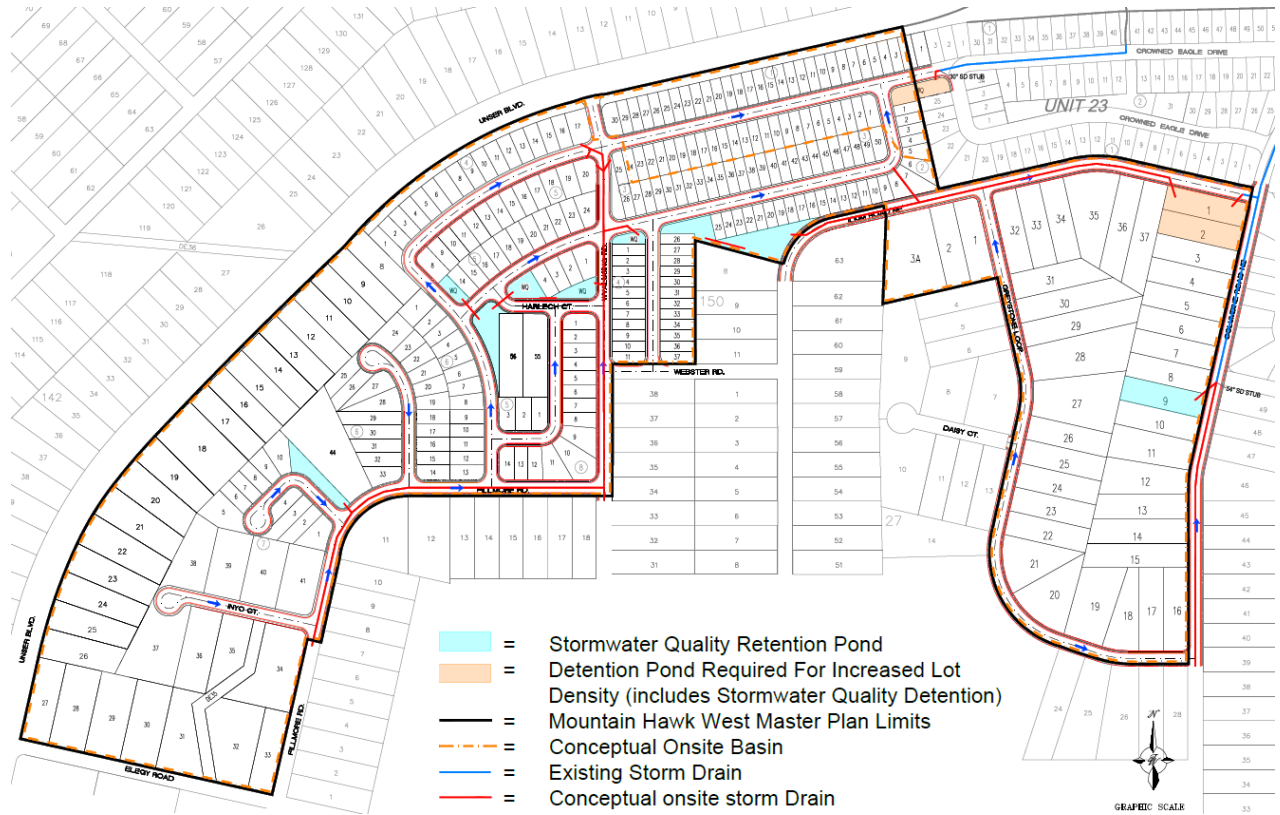


Figure 6: Drainage Concept Map

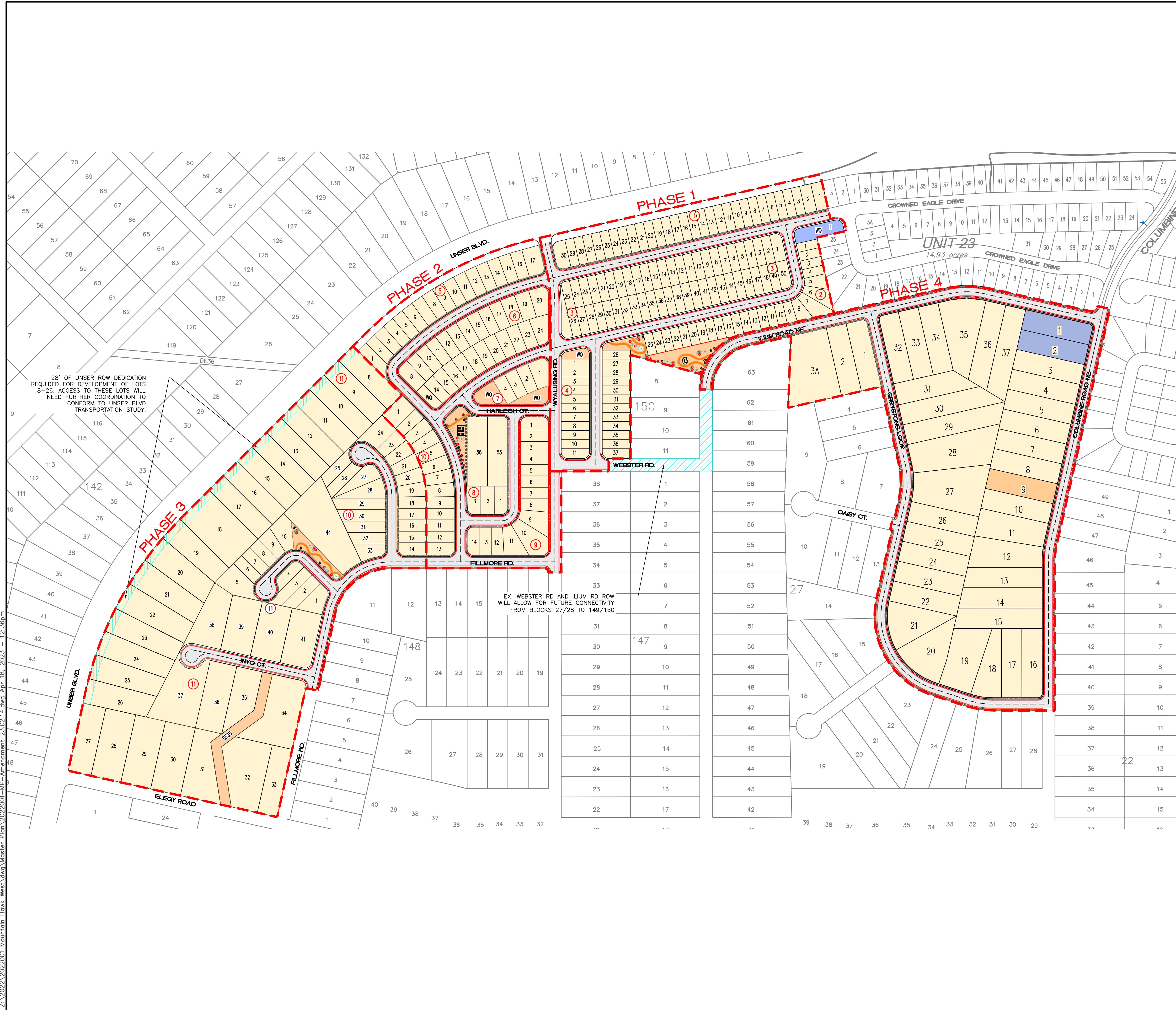
9. Conceptual Utility Plan

The following discussion describes the proposed improvements associated with water and sanitary sewer utilities that will be provided to serve the proposed development from the existing utility infrastructure as previously mentioned in the existing conditions section.

Water main line extensions will be located within the existing and proposed public right-of-way and tie-ins will be made at the stubs located at the NW corner of Mountain Hawk Estates Unit 23, and the stubs located in Columbine Road. The proposed main line installation will facilitate installations of individual water service laterals and meters as well as provide adequate pressures and flow capacities to support fire

hydrants during emergency fire flow demand conditions. Water main stubs will also be provided in Fillmore Road, Wyalusing Road, Ilium Road, Greystone Loop, and Columbine Road at the boundaries of the Mountain Hawk West development to provide main line connection points for future extension for the offsite development to the south.

Sanitary Sewer collection systems will all be gravity driven. Main lines will be located within the existing and proposed public right-of-way and individual service laterals will be provided to each of the proposed lots. A new sewer main collection system will serve all of the new lots and will discharge into the manholes located in the NW corner of Mountain Hawk Estates Unit 23, and the stubs located in Columbine Road. Sanitary Sewer main stubs will also be provided in Fillmore Road, Wyalusing Road, Ilium Road, Greystone Loop, and Columbine Road at the boundaries of the Mountain Hawk West development to provide main line connection points for future extension for the offsite development to the south. Sewer availability will need to be verified with the City's Utilities Department for capacity at the receiving treatment plant prior to the completion of any development plans.



VICINITY MAP

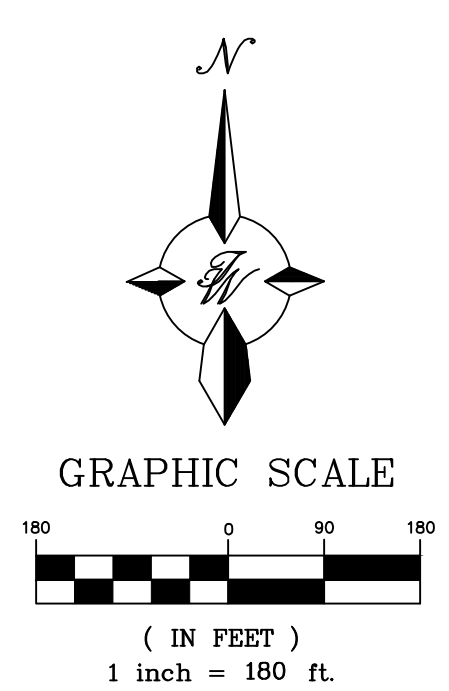
LEGEND

- PROPOSED LOT
- PROPOSED PARK LAND
- PROPOSED DETENTION POND AREA

Site Data

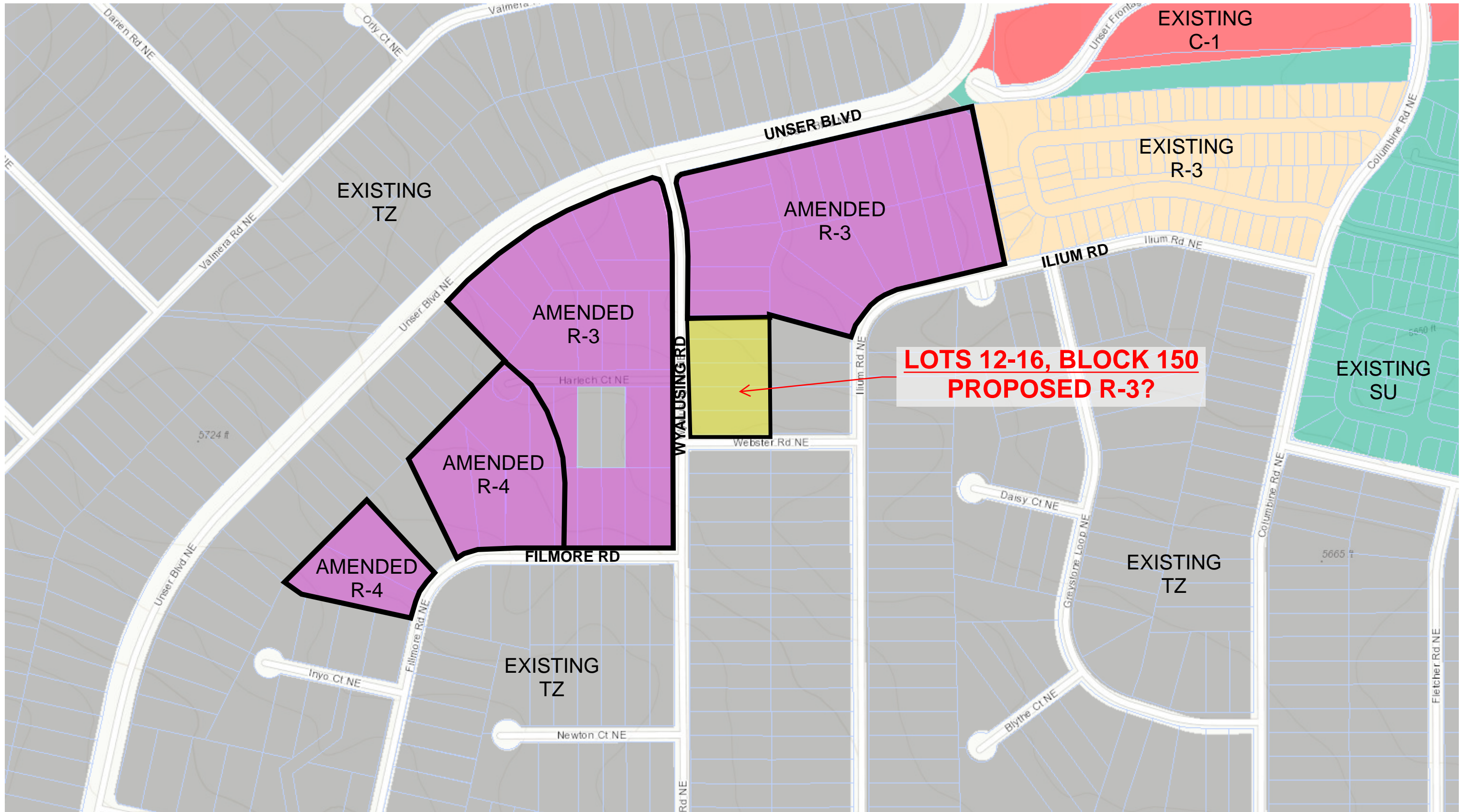
CURRENT ZONING:	TZ TRANSITIONAL ZONING
PROPOSED ZONING:	R-3 MIXED RESIDENTIAL AND R-4 SINGLE FAMILY RESIDENTIAL
SITE AREA:	PHASE 1: 17.29 ACRES PHASE 2: 16.36 ACRES PHASE 3: 30.74 ACRES PHASE 4: 23.88 ACRES
TOTAL SITE AREA:	APPROXIMATELY 88.27 acres
EXISTING NUMBER OF LOTS:	97
PROPOSED NUMBER OF LOTS*:	PHASE 1: 128 PHASE 2: 99 PHASE 3: 108 PHASE 4: 50 TOTAL: 385
AVERAGE DENSITY:	4.6 dwelling units/acre
MINIMUM LOT WIDTH:	35 feet
MINIMUM LOT AREA:	3,000 square feet
PROPOSED PARKS AREA:	1.566 acres

*Proposed lot number is approximate and may be subject to change as long as the proposed lots meet the minimum required width and area.



Z:\2022\20220001 Mountain Hawk West.dwg Master Plan_V0220001-MP-Amendment_23.02.14.dwg Apr 18, 2023 12:36pm

ENGINEER'S SEAL	MOUNTAIN HAWK WEST RIO RANCHO, NM	DRAWN BY
	MASTER PLAN EXHIBIT	DATE 04-17-23
RONALD R. BOHANNAN P.E. #7866	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING AMENDMENT 23.02.14
		SHEET # M1
		JOB # 2022001



LOTS 12-16, BLOCK 150
PROPOSED R-3?



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.

ENACTMENT NO.

RESOLUTION AMENDING THE MOUNTAIN HAWK WEST MASTER PLAN

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Mountain Hawk West Master Plan on December 15, 2022 with Resolution No. 124, Enactment No. 22-125; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Mountain Hawk West Master Plan at their meeting held on June 13, 2023, and following public hearing recommends approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 23-410-00003) to the Mountain Hawk West Master Plan at their meeting held on July 27, 2023, and following public hearing and receipt of the Planning and Zoning Board's report and recommendation, has determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

Section 1. The Governing Body hereby approves and adopts the amendments and modifications to the Mountain Hawk West Master to update the Master Plan for the addition of 5 lots and 2.5 acres, with the updated Master Plan attached as Exhibit A.

Section 2. Effective Date:

This Resolution shall take effect immediately upon adoption.

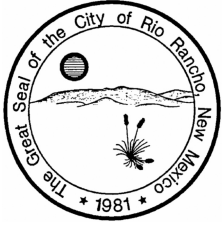
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ADOPTED THIS _____ DAY OF _____, 2022.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)



**CITY OF RIO RANCHO
COVER PAGE**

**Legislation Item: 23-100-
00003**

AGENDA DATE:
June 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, AMREP Southwest Inc., through their agent, Tierra West LLC, request approval of a Zone Map Amendment for the property legally described as Unit 25, Block 150, Lots 12-16, to change the zoning from T-Z: Transitional Zoning to R-3: Mixed Residential. Staff contact is Brian Babyak and staff recommends approval with findings.

BACKGROUND AND ANALYSIS:

The applicant, AMREP Southwest Inc., through their agent, Tierra West LLC, request approval of a Zone Map Amendment for the property legally described as Unit 25, Block 150, Lots 12-16, to change the zoning from T-Z: Transitional Zoning to R-3: Mixed Residential. The subject property is 32.72 acres and is zoned T-Z: Transitional Zoning under Ordinance No. 24, Enactment No. 98-025.

The subject property has an underlying land use of "Future Planning" in the Generalized Land Use Map L-2 (GLUM) of the City Comprehensive Plan. Concurrent with this application, is a request to amend the Mountain Hawk West Master Plan, adopted December 15, 2022 under Resolution No. 124, Enactment No. 22-125, to add the subject property to the Master Plan. The Master Plan Amendment, case #23-410-00003, is assigning the property a "Low/Medium Density" land use with a proposed zoning of R-3: Mixed Residential ("Figure 4: Proposed Land Use Map" in Mountain Hawk West Master Plan).

REVIEW CRITERIA:

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

The zone map amendment application was submitted to the Development Services Department and received on April 27, 2023, for review by the Governing Body through the Planning and Zoning Board. Conforms.

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

Proper notice was provided for the request, and the Board is studying the request at the June 13, 2023 meeting to submit recommendations to the Governing Body. Conforms.

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

The applicant has submitted a justification letter that states: "The proposed zone map amendment

is consistent with the health, safety, morals, and general welfare of the City. The proposed amendment provides the opportunity to further the health and welfare of the City by enabling development standards and conditions that provide flexibility in dimensional standards for mixed residential lot development. This will provide developers and builders multiple opportunities and avenues to maximize high quality mixed residential developments to future Mountain Hawk West and Rio Rancho residents.

The surrounding area consists of mixed residential, special use, and C-1 uses and is located at a Development Node as stated in the Rio Rancho Comprehensive Plan. The comprehensive plan states "In order for a node to function as a vibrant and diverse development, nodes tend to be created with a mixture of land use types..." This zone map amendment transitioning from a TZ district to R-3 district would help to add further mixed land use types within this development node by adding more permissive and conditional uses to the area, such as townhomes, single family attached, boarding/lodging houses, hospitals, and child care facilities."

Staff recommends the Planning and Zoning Board find the proposed zone map amendment would be consistent with the health, safety, morals, and general welfare of the City by assigning a residential zoning designation to properties currently zoned as "Transitional Zoning" and allowing for more flexibility in single family residential development. The proposed Zone Map Amendment may be consistent with the zoning and land use designated in the Mountain Hawk West Master Plan should the proposed Master Plan Amendment being heard concurrently be approved, and provide for a residential development that improves the welfare and morals of the City. The subject property is currently limited to antiquated platting, and the proposed Zone Map Amendment allows for the subdivision of property in this area with the potential for a diversity of lot sizes.

R.O. 2003 § 150.07(D)(2) states: "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made."

The applicant's justification letter states: "This zone change request will allow for stability of land use and zoning as well as improve it. The current zoning of the subject property is Transitional Zoning, which has a total of 16 permissive uses and no conditional uses allowed. Changing to an R-3 zone would allow the same uses as the TZ district, while adding 3 additional permissive uses in single-family attached homes, boarding/lodging houses, and townhomes. The proposed zone district would include conditional uses which are not considered unstable from the existing land uses, these conditional uses include hospitals, family child care and foster care, senior care facilities and multi-family dwellings. Because the subject property is located along the fringes of the city limits and in an area where residential development is growing in Mountain Hawk Estates, these conditional uses would actually be a need for this growing area, in providing health and care facilities to this growing residential community. The requested zone change will not destabilize the land use and zoning in the area, but will strengthen it with a mixture of residential uses and care and health facility conditional uses that meet the needs of the surrounding community."

Staff recommends the Planning and Zoning Board find that the proposed zone map amendment provides for a stability of land use by providing for the R-3: Mixed-Residential zoning designation and the potential for a variety of lot sizes and residential development in an area currently limited by antiquated platting on Transitional Zoned properties. The proposed zoning designations will provide for a stability of land use by meeting housing needs of the community in an area of similarly zoned properties, adjacent to the Mountain Hawk Subdivision. The proposed Zone Map Amendment may conform and be consistent with the land use, zoning, and goals of the Mountain Hawk West Master Plan for the area, should the Master Plan Amendment request (#23-410-03) being heard concurrently be approved.

R.O. 2003 § 150.07(D)(3) states: " A proposed change shall generally be consistent with adopted

elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City."

The applicant's justification letter states: "The proposed zone map amendment will be consistent with the adopted Population & Housing elements of the comprehensive plan. This element has a goal to ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing (Goal PH-1). The current TZ district of the subject property would limit the housing to only single family detached units. A zone amendment to R-3 would expand the permissive uses to help increase density with multi-family and single-family attached units allowed. The supply of housing would be allowed to be increased and consequently help to keep costs down due to the law of supply and demand.

The comprehensive plan's Population & Housing element also has a goal to promote a variety of housing types to meet the needs of all members of the community (Goal PH-3). The change to R-3 would allow for a variety of homes for families and residents with variable incomes, ranging from single family attached/detached to townhome and multi-family dwelling developments and senior care facilities.

The comprehensive plan's Population & Housing element also has a Policy to support residential developments with appropriate amenities for families with children (Policy PH-7). This policy would be supported with this zone amendment. The existing zoning of TZ for the subject property only allows childcare facilities with capacities of six or less. Amending to R-3 zone would allow conditional uses for childcare facilities with capacities of seven or more. With the size of the future Mountain Hawk West Development and the current development of the residential subdivision in Mountain Hawk Estates, it will become inevitable that families with children that move into these developments will be greater than six and will demand a need for childcare facilities in the community. This zone change would give the opportunity to provide a fill for that need."

Staff recommends the Planning and Zoning Board find that the proposed Zone Map Amendment is consistent with the adopted elements of the Comprehensive Plan by promoting housing goals and policies through a single family zoning designation that allows for a flexibility of lot sizes. The proposed Zone Map Amendment allows for the flexibility of smaller, varying lot sizes. The proposed zone change will remove the T-Z: Transitional Zoning Designation, allowing for subdivision of lots from the currently antiquated platted lots. Staff recommends the Board finds that the proposed Zone Map Amendment accomplishes Goal A-1 and Policy A-3 of the City Comprehensive Plan through the re-zoning of the subject property for the potential subdivision of property within the Mountain Hawk West Master Plan, and the potential elimination of an antiquated platted, non-planned area.

Staff recommends the Planning and Zoning Board find that the proposed Zone Map Amendment may be consistent with and meets the intent of the adopted Mountain Hawk West Master Plan, should the proposed Master Plan Amendment (#23-410-03) being heard concurrently be approved. The Mountain Hawk West Master Plan amendment would designate the subject property as "Low/Medium Density Residential" and the zoning designation of R-3: Mixed-Residential follows the proposed zoning designation in the amended plan for the subject property.

R.O. 2003 § 150.07(D)(4) states: The applicant must demonstrate that the existing zoning is inappropriate because:

- (a) There was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, including the placement of an R-1 or transitional zone on an antiquated plat filed before the City's incorporation and adoption of its own zoning code or on land annexed by the City; or
- (b) Changed neighborhood or community conditions justify the change; or
- (c) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (D)(1) or (2) does not apply.

Applicant's reliance on this provision requires proof that (i) there is a public need for a change of the kind in question, and (ii) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

The applicant's justification letter states: "Section (D)(4)(a) applies in the sense that a Transitional Zone is currently in place for the subject property. Section 154.44(E) of the City Municipal Code also states that "A permanent zoning district for the annexed territory shall be adopted by the Governing Body when long-term land use and development policies consistent with the city's comprehensive plan have been determined." This goes along with stating that Section (D)(4)(a) above also applies, in the sense that the R-3 use category is more advantageous to be consistent with the comprehensive plan due to the reasoning in the applicant responses for Sections D(2) and D(3) of this justification."

Staff recommends the Planning and Zoning Board find that the existing zoning is no longer appropriate pending approval of the proposed amendment to the Mountain Hawk West Master Plan, which will include the "Low/Medium Density Residential" land use, and that the proposed Zone Map Amendment is justified because the subject property is a transitional zone on an antiquated plat filed before the City's incorporation. It may be more advantageous to the City Comprehensive Plan to zone the property with the approval of the proposed amendment to the Master Plan with proposed zoning and land use established. The subject property's T-Z zoning will be inappropriate and the adoption of the R-3 zoning designation will follow the land use assigned to the property, should the Master Plan Amendment being heard concurrently be approved. The proposed zoning is more advantageous to the community by assigning a zoning designation and variety of zoning types with flexibility for lot sizes to a property currently zoned as Transitional Zoning. Staff recommends the Board find that the proposed zoning will be more advantageous to the Comprehensive Plan housing and land use goals and meet the public's housing needs.

R.O. 2003 § 150.07(E) states: "The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone."

The applicant's justification letter states: "The cost of land or other economic considerations are not the determining factor for this request. The request is to bring the zoning in alignment with the proposed Mountain Hawk West Master Plan Amendment."

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

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

The applicant's justification letter states: "The location on a major street is not the sole justification for this request. The request meets other comprehensive plan goals and policies as well as brings the subject property in alignment with the proposed Mountain Hawk West Master Plan."

Staff recommends the Planning and Zoning Board find that the location is not the sole justification for the request. The subject property is not on a major street, and the applicant seeks to amend the zoning to conform to the proposed amendment to the Mountain Hawk West Master Plan and adjacent zoning within the Master Plan.

R.O. 2003 § 150.07(G) states: "A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

(1) The change will clearly facilitate realization of the comprehensive plan and any applicable

adopted sector development plan or area development plan; or

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

The applicant's justification letter states: "Applicant Response: The requested zone change will not create a spot zone. The request is to bring the zoning in alignment with the proposed Mountain Hawk West Master Plan Amendment. Mountain Hawk West is currently zoned R-3 and R-4, Mountain Hawk Estates Unit 23 is currently zoned R-3, and Unit 28 is zoned SU-for single family residential. These areas are adjacent to the subject property and the zone amendment to R-3 will help to extend R-3 zoning and provide a gradual transition back to TZ zoning of the surrounding undeveloped property to the southeast."

Staff recommends that the Planning and Zoning Board finds that the proposed zone change is not a spot zone for the subject properties as the requested zoning is similar in zoning to adjacent properties to the west and north within the Mountain Hawk West Master Plan area. Staff recommends the Board finds that the request follows the proposed amendment to the Mountain Hawk West Master Plan for the proposed Land Use and Zoning for the subject property.

SURROUNDING LAND USE/ZONING:

Properties to the north and west are zoned R-3 in the Mountain Hawk West Master Plan Area. Immediately adjacent to the east, properties are zoned T-Z: Transitional Zoning, and two blocks over are zoned R-4: Single-Family Residential. To the south are T-Z zoned properties.

REVIEWER COMMENTS:

Development Services - Planning & Zoning, Fire and Rescue, Parks, Recreation, and Community Services, MRCOG, and SSCAFCA reviewed the application. Police and Rio Rancho Public Schools also received the application but did not send in comments. Compiled reviewer comments are attached.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, subject to the findings set forth below:

General Findings of Fact:

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

Specific Findings of Fact:

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

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by providing a mix of residential zoning designations to properties currently zoned as Transitional Zoning.

2. The applicant has provided sound justification, in a narrative dated April 27, 2023, that the proposed zone map amendment would provide stability of zoning, as the use will provide a residential development compatible with the adjacent Mountain Hawk Subdivision and eliminate a transitional zone on antiquated platted lots.
3. The proposed zone map amendment accomplishes goals and elements of the City Comprehensive Plan and may be compatible with the concurrent amendment to the Mountain Hawk West Master Plan (#23-410-03), should the amendment request be approved.
4. The applicant adequately demonstrates that a different zoning category is advantageous due to the Transitional Zone designation on antiquated platted lots, and by meeting housing goals and community needs for a variety of sized lots for residential housing.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed zone map amendment.
6. The applicant has provided sufficient justification that zone map amendment request is not based on the location of the subject property.
7. The requested zone map amendment does not create a spot zone, as it is similar to and compatible with adjacent zoning and may be in conformance with the proposed amendment request to the Mountain Hawk West Master Plan, should the request be approved.

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment request to the Governing Body.

ATTACHMENT: [LocationZoneMap.pdf](#)

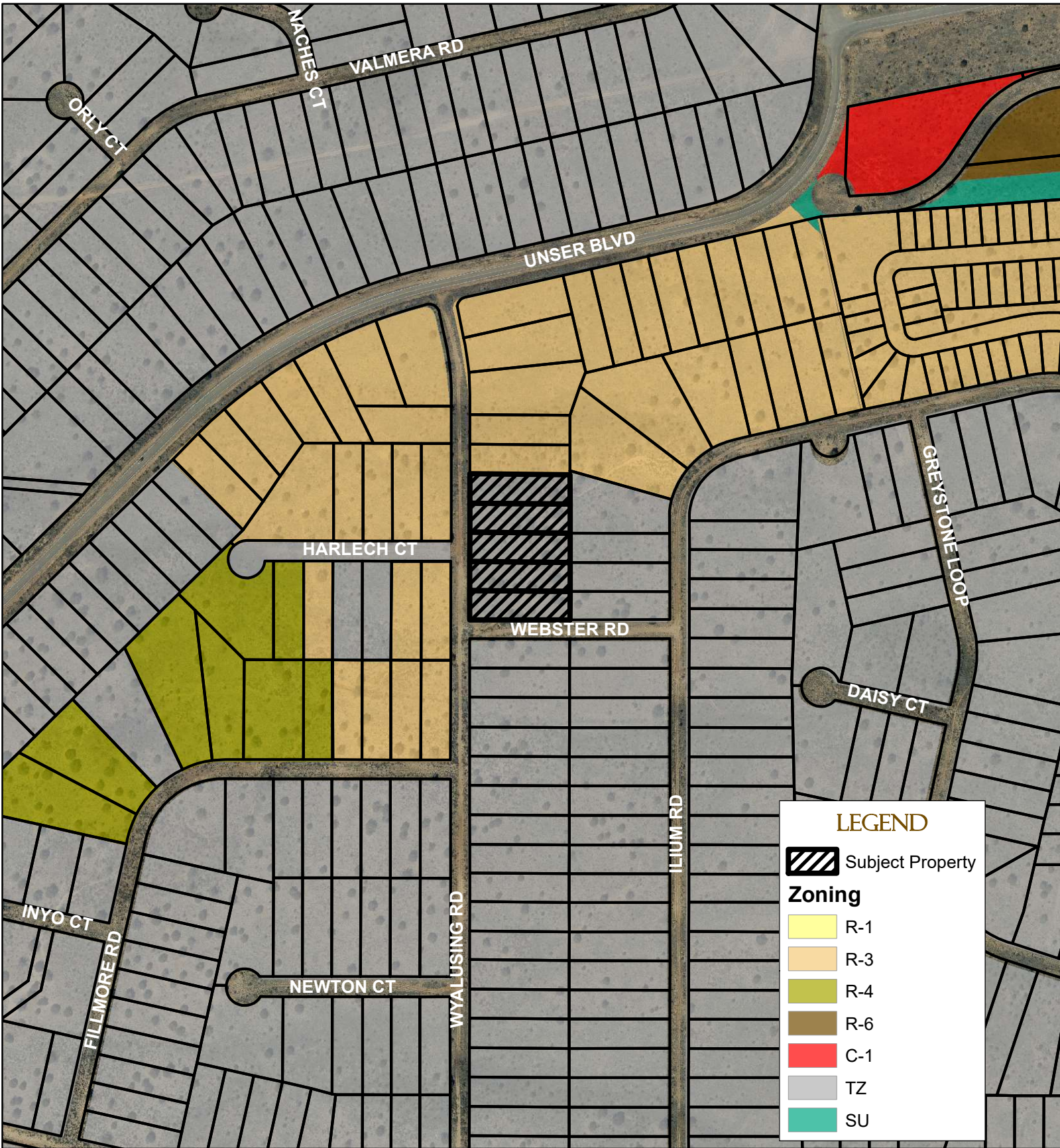
ATTACHMENT: [ReviewerComments.pdf](#)

ATTACHMENT: [ReproductionofNotifications.pdf](#)

ATTACHMENT: [2022001 04.27.23 Mountain Hawk West Zone Map Amendment Submittal.pdf](#)

ATTACHMENT: [DraftOrdinance_23-100-03.docx](#)

UNIT 25, BLOCK 150, LOTS 12-16



LEGEND

Subject Property

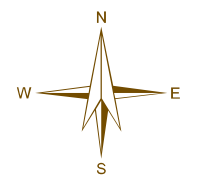
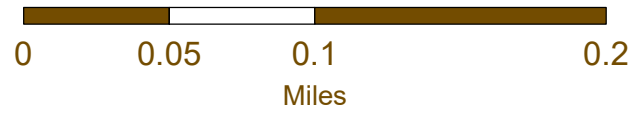
Zoning

- R-1
- R-3
- R-4
- R-6
- C-1
- TZ
- SU

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



Map Created by Brian Babyak on May 26, 2023





DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 27, 2023

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

FROM: Development Services Department, Planning & Zoning Division

RE: Master Plan Amendment & Zone Map Amendment: DSD #23-100-00003 and #23-410-00003 (please reference this # with any correspondence) Mountain Hawk West; Unit 25, Block 150, Lots 12-16

This is a transmittal for a Master Plan Amendment and Zone Map Amendment for Lots 12-16, Block 150, Unit 25. The ZMA is request is from T-Z: Transitional Zoning to R-3: Mixed Residential Zoning. The Master Plan Amendment request is to add the 5 additional lots to the Mountain Hawk West Master Plan and assign a “Medium-Density Residential” land use with an R-3 proposed zoning.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Thursday, **May 11, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Brian Babyak at 505-896-8756 or e-mail bbabyak@rrmm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

- (X) RECOMMENDED FOR APPROVAL
- () RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- () RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

No Adverse comments.

Peter Prukop
Reviewer

5/5/2023
Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 27, 2023

TO: (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith, Peter Prukop
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia, Andrew Rodriguez
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(X) MRCOG – Peach Anderson-Tauzer

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This item has been reviewed and is hereby:

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

Fire does not have any comments at this time. Requirements shall be necessary upon development.

Gerard Bauer
Reviewer

5/8/2023
Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 27, 2023

TO: (X) Development Services – Matt Geisel, David Serrano, Amy Rincon, Cedric Smith, Peter Prukop
(X) Fire and Rescue - Jessica Duron-Martinez, Gerard Bauer
(X) Police - Justin Garcia, Andrew Rodriguez
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(X) MRCOG – Peach Anderson-Tauzer

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RE: Master Plan Amendment & Zone Map Amendment: DSD #23-100-00003 and #23-410-00003 (please reference this # with any correspondence) Mountain Hawk West; Unit 25, Block 150, Lots 12-16

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This item has been reviewed and is hereby:

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

MRMPO has no adverse comments. For informational purposes:

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

- Combine land redevelopment with enhancements to existing transportation facilities to better incorporate bicyclists and pedestrians.
- Encourage networks that improve connectivity (i.e., those with shorter block lengths and fewer dead ends/cul-de-sacs).
- Fill in gaps in the bicycle and pedestrian networks, first targeting improvements near activity centers, schools, and parks.
- Improve the user experience for cyclists, pedestrians, and transit riders with thoughtful connections and design.

Peach Anderson-Tauzer
Reviewer

5-11-2023
Date



DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: April 27, 2023

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

FROM: Development Services Department, Planning & Zoning Division

RE: Master Plan Amendment & Zone Map Amendment: DSD #23-100-00003 and #23-410-00003 (please reference this # with any correspondence) Mountain Hawk West; Unit 25, Block 150, Lots 12-16

This is a transmittal for a Master Plan Amendment and Zone Map Amendment for Lots 12-16, Block 150, Unit 25. The ZMA is request is from T-Z: Transitional Zoning to R-3: Mixed Residential Zoning. The Master Plan Amendment request is to add the 5 additional lots to the Mountain Hawk West Master Plan and assign a “Medium-Density Residential” land use with an R-3 proposed zoning.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by Thursday, **May 11, 2023**. If redline comments are made on the plat, please also provide me with a copy. Please contact Brian Babyak at 505-896-8756 or e-mail bbabyak@rmm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:

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

[Type Comments Here or use separate sheet]

As stated on page 12 of the Mountain Hawk Master Plan Amendment these changes will require an updated drainage plan be submitted for review.

Reviewer

Date



**CITY OF RIO RANCHO
PUBLIC HEARING NOTICE**

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO, NM will consider the following matter at its regularly scheduled meeting on Tuesday, June 13, 2023 at 6:00 pm:

**Subdivision Variance
Case #23-280-00002**

The applicant, Coal Bank Holdings, Ltd., through their agent, Mark Goodwin & Associates, PA, is requesting approval of a Subdivision Variance for rear and side 5' Public Utility Easements, as required in 155.43, for a subdivision currently known as Stonegate Phase 1.

**Zone Map Amendment
Case #23-100-00002**

The applicant, AMREP Southwest, Inc., is seeking approval of a Zone Map Amendment from TZ: Transitional Zoning, to R-4: Single-Family Residential, for the subject properties legally described as U25, Blk 127, Lots 1-24. The lots total a combined 19.25 acres.

**Zone Map Amendment
Case #23-100-00003**

The applicant, AMREP Southwest, Inc., through their agent, Tierra West LLC., requests approval of a Zone Map Amendment for the properties legally described as Unit 25, Block 150, Lots 12-16, TZ: Transitional Zoning District to R-3: Mixed Residential Zoning District for 2.50 acres of land.

**Master Plan Amendment
Case #23-410-00003**

The applicant, AMREP Southwest, Inc., through their agent, Tierra West LLC., requests approval of a Master Plan Amendment to the Mountain Hawk West Master Plan to update the Master Plan for the addition of five lots, legally described as Unit 25, Block 150, Lots 12-16 for medium density land use and R-3: Mixed Residential Zoning.

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

Journal: May 29, 2023



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

June 7, 2023

RE: Zone Map Amendment Case No. 23-100-00003
Master Plan Amendment Case No. 23-410-00003
Unit 25, Block 150, Lots 12-16 from TZ: Transitional Zoning District to R-3: Mixed-Residential Zoning District for 2.50 acres of land.
Amending Mountain Hawk West Master Plan for additional properties

Dear Property Owner:

You are receiving this certified notice because your property is **within 100 ft** of a site where a land development decision is required by the Governing Body.

The applicant, AMREP Southwest, Inc., through their agent, Tierra West LLC., requests approval of a Zone Map Amendment for the properties legally described as Unit 25, Block 150, Lots 12-16, TZ: Transitional Zoning District to R-3: Mixed Residential Zoning District for 2.50 acres of land. The applicant is also requesting approval of a Master Plan Amendment to the Mountain Hawk West Master Plan for the addition of the five lots above, for medium density land use and R-3: Mixed Residential Zoning.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, June 13, 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 Parcels proposed for the Zone Change.

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

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

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

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

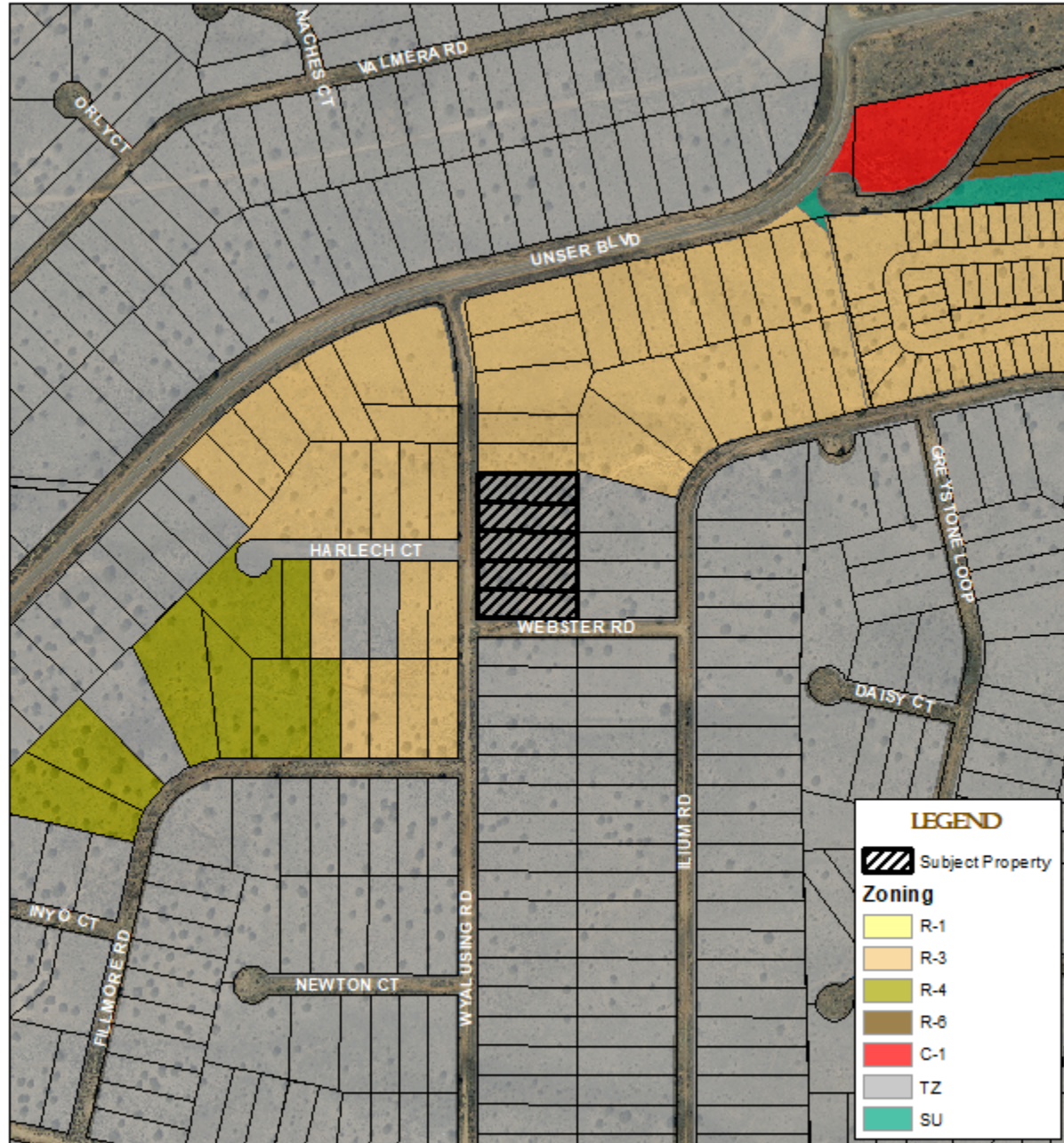
Respectfully,

Brian Babyak
Planning and Zoning Division Manager
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








UNIT 25, BLOCK 150, LOTS 12-16



LEGEND

 Subject Property

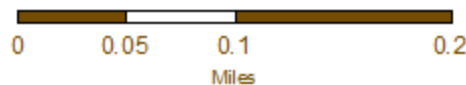
Zoning

-  R-1
-  R-3
-  R-4
-  R-6
-  C-1
-  TZ
-  SU

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



Map Created by Brian Babyak on May 26, 2023



PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

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

Please Print In Ink Only or Type

Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP Southwest Inc.		Phone: (505) 896-9037
Address: 409 NM HWY 528 NE		E-Mail: bryana@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest:	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	

Agent Name: Tierra West LLC		Phone: (505) 858-3100
Address: 5571 Midway Park Place NE		E-Mail: vperea@tierrawestllc.com
City: Albuquerque	State: NM	ZIP Code: 87109

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 25	Block(s): 149, 150	Lot(s): 12-16
Existing Zoning: TZ	Proposed Zoning: R3 and R4	
No. of existing lots: 48	No. of proposed lots: 48	Total area of site (acres) 2.50AC

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: Ronald R. Bohannon	Applicant:	Agent: Tierra West LLC
Signature: 	Date: 04.27.2023	

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____



September 29, 2022

Ms. Amy Rincon
Director of Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: **ZONE MAP AMENDMENT REQUEST**
RIO RANCHO ESTATES UNIT 25 BLK 149 LOTS 1-7, 42-43, 45-54, & 57-65
RIO RANCHO ESTATES UNIT 25 BLK 150 LOTS 1-7 & 17-30

Dear Ms. Rincon:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of AMREP Southwest, Inc. pertaining to any and all submittals made to the City of Rio Rancho for the above-referenced site.

Bryan Aragon

Print Name



Signature

Land Development Coordinator

Title

September 29, 2022

Date

April 25, 2023

Ms. Amy Rincon
Director of Development Services
City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

**RE: REQUEST FOR ZONE MAP AMENDMENT
RIO RANCHO ESTATES UNIT 25 BLK 150 LOTS 12-16**

Dear Ms. Rincon,

Tierra West, LLC, on behalf of AMREP Southwest, Inc., respectfully requests a zone map amendment for the subject property from a Transitional Zone (TZ) to Mixed Residential (R-3). This subject property for zone map amendment request is for approximately 2.50 acres and lies just outside of the currently approved Mountain Hawk West Master Plan. More particular, the site is located just east of Wyalusing Road and north of Webster Road (see Figure 1 below). The Master Plan is being amended concurrently with this request to include these subject lots. The proposed zone map amendment is in line with the proposed land uses outlined in that master plan amendment.

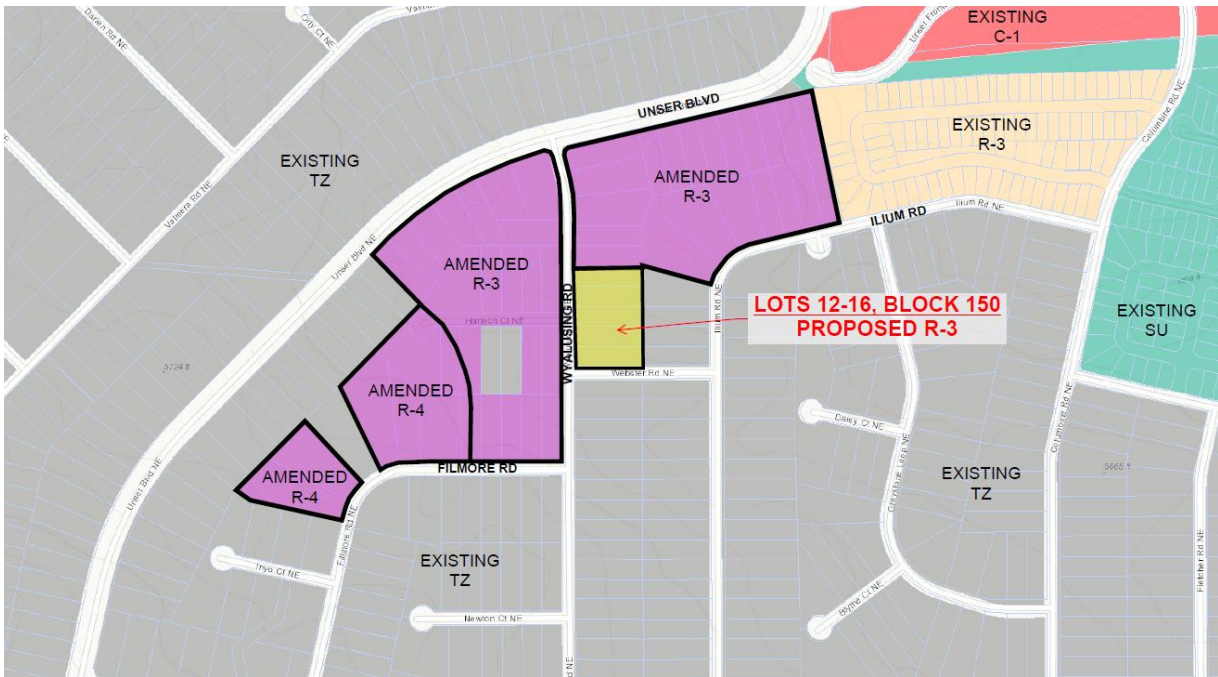


Figure 1: Proposed Zoning Amendment Map – Existing Lots

SITE CONTEXT/ZONE MAP AMENDMENT

The subject property is situated within a proposed Master Plan Amendment to Mountain Hawk West that is being requested through the Planning and Zoning Board and Governing Body concurrently with this request. The surrounding area consists of Mountain Hawk West to the north and west, and future residential developments to the south and east. The surrounding existing zoning is TZ in the future residential developments to the east and south, and R-3 to the north and west in the currently approved Mountain Hawk West Master Plan. Figure 2 below shows the extents of the proposed Mountain Hawk West Master Plan Amendment and its associated land uses.

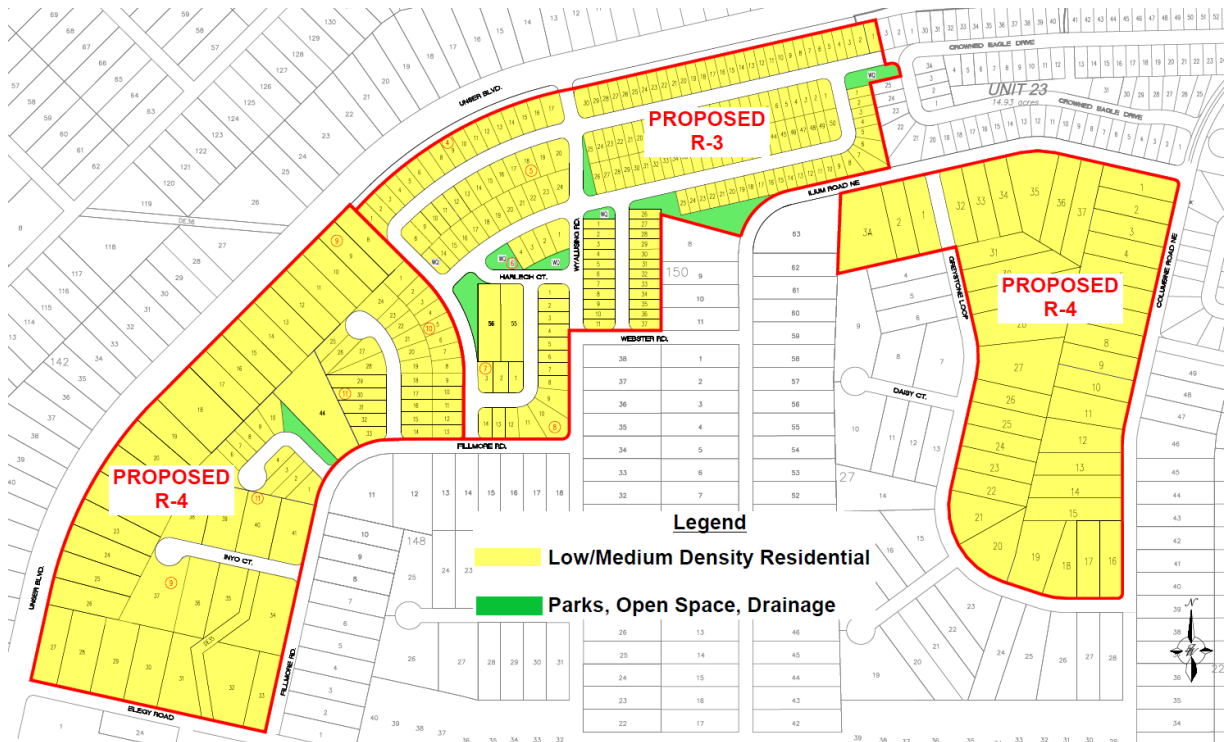


Figure 2: Mountain Hawk West Master Plan Limits and Proposed Lots and Land Use

SECTION 150.07 JUSTIFICATION

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

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

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

Applicant Response: The proposed zone map amendment is consistent with the health, safety, morals, and general welfare of the City. The proposed amendment provides the opportunity to further the health and welfare of the City by enabling development standards and conditions that provide flexibility in dimensional standards for mixed residential lot development. This will provide developers and builders multiple opportunities and avenues to maximize high quality mixed residential developments to future Mountain Hawk West and Rio Rancho residents.

The surrounding area consists of mixed residential, special use, and C-1 uses and is located at a Development Node as stated in the Rio Rancho Comprehensive Plan. The comprehensive plan states "In order for a node to function as a vibrant and diverse development, nodes tend to be created with a mixture of land use types..." This zone map amendment transitioning from a TZ district to R-3 district would help to add further mixed land use types within this development node by adding more permissive and conditional uses to the area, such as townhomes, single family attached, boarding/lodging houses, hospitals, and child care facilities.

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 change request will allow for stability of land use and zoning as well as improve it. The current zoning of the subject property is Transitional Zoning, which has a total of 16 permissive uses and no conditional uses allowed. Changing to an R-3 zone would allow the same uses as the TZ district, while adding 3 additional permissive uses in single-family attached homes, boarding/lodging houses, and townhomes. The proposed zone district would include conditional uses which are not considered unstable from the existing land uses, these conditional uses include hospitals, family child care and foster care, senior care facilities and multi-family dwellings. Because the subject property is located along the fringes of the city limits and in an area where residential development is growing in Mountain Hawk Estates, these conditional uses would actually be a need for this growing area, in providing health and care facilities to this growing residential community. The requested zone change will not destabilize the land use and zoning in the area, but will strengthen it with a mixture of residential uses and care and health facility conditional uses that meet the needs of the surrounding community.

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

Applicant Response: The proposed zone map amendment will be consistent with the adopted Population & Housing elements of the comprehensive plan. This element has a goal to ensure that regulations do not have an unreasonable negative impact on the cost or supply of housing (Goal PH-1). The current TZ district of the subject property would limit the housing to only single-family detached units. A zone amendment to R-3 would expand the permissive uses to help increase density with multi-family and single-family attached units allowed. The supply of housing would be allowed to be increased and consequently help to keep costs down due to the law of supply and demand.

The comprehensive plan's Population & Housing element also has a goal to promote a variety of housing types to meet the needs of all members of the community (Goal PH-3). The change to R-3 would allow for a variety of homes for families and residents with variable incomes, ranging from single family attached/detached to townhome and multi-family dwelling developments and senior care facilities.

The comprehensive plan's Population & Housing element also has a Policy to support residential developments with appropriate amenities for families with children (Policy PH-7). This policy would be supported with this zone amendment. The existing zoning of TZ for the subject property only allows childcare facilities with capacities of six or less. Amending to R-3 zone would allow conditional uses for childcare facilities with capacities of seven or more. With the size of the future Mountain Hawk West Development and the current development of the residential subdivision in Mountain Hawk Estates, it will become inevitable that families with children that move into these developments will be greater than six and will demand a need for childcare facilities in the community. This zone change would give the opportunity to provide a fill for that need.

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

Applicant Response: Section (D)(4)(a) applies in the sense that a Transitional Zone is currently in place for the subject property. Section 154.44(E) of the City Municipal Code also states that "A permanent zoning district for the annexed territory shall be adopted by the Governing Body when long-term land use and development policies consistent with the city's comprehensive plan have been determined." This goes along with stating that Section (D)(4)(a) above also applies, in the sense that the R-3 use category is more advantageous to be consistent with the comprehensive plan due to the reasoning 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. The request is to bring the zoning in alignment with the proposed Mountain Hawk West Master Plan Amendment.

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

Applicant Response: The location on a major street is not the sole justification for this request. The request meets other comprehensive plan goals and policies as well as brings the subject property in alignment with the proposed Mountain Hawk West Master Plan.

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

1. The change will clearly facilitate realization of the comprehensive plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: The requested zone change will not create a spot zone. The request is to bring the zoning in alignment with the proposed Mountain Hawk West Master Plan Amendment. Mountain Hawk West is currently zoned R-3 and R-4, Mountain Hawk Estates Unit 23 is currently zoned R-3, and Unit 28 is zoned SU-for single family residential. These areas are adjacent to the subject property and the zone amendment to R-3 will help to extend R-3 zoning and provide a gradual transition back to TZ zoning of the surrounding undeveloped property to the southeast.

We respectfully request that the Rio Rancho Planning and Zoning Board and Governing Body approve this request for a zone map amendment from TZ zoning to R-3 of the subject property. If you have any questions, please feel free to contact me at (505) 858-3100 or rrb@tierrawestllc.com.

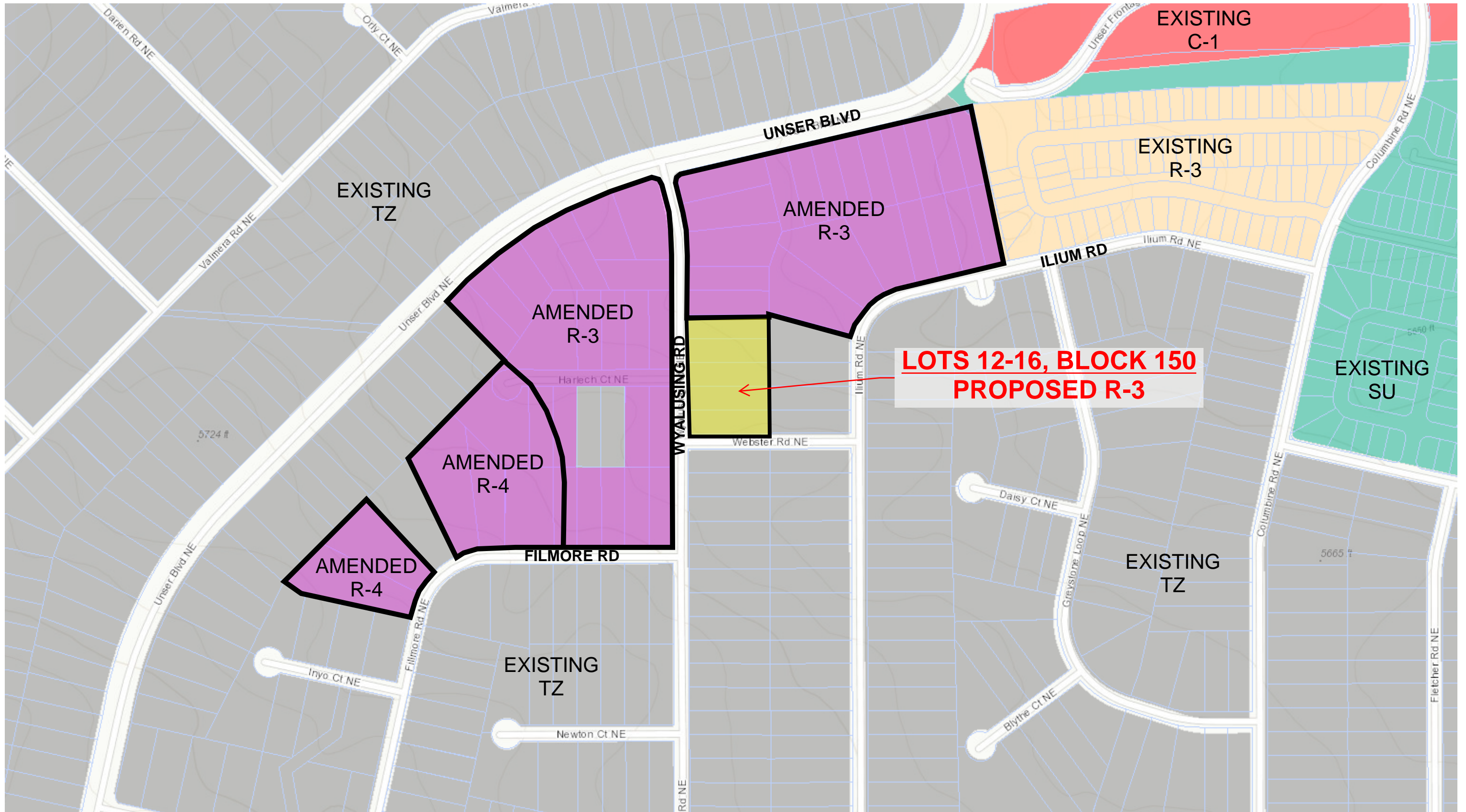
Sincerely,



Ronald R. Bohannon, P.E.

cc: Jarrod Likar, P.E., AMREP SW, Inc.
Bryan Aragon, P.E., AMREP SW Inc.
Carey Plant, AMREP SW, Inc.

JN: 2022001
RRB/vp/



**LOTS 12-16, BLOCK 150
PROPOSED R-3**



**CITY OF RIO RANCHO
ORDINANCE**

ORDINANCE NO.

ENACTMENT NO.

**ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE
ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY
LEGALLY DESCRIBED AS UNIT 25, BLOCK 150, LOTS 12-16 FROM T-Z:
TRANSITIONAL ZONING TO R-3: MIXED-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 Priority Development, Inc., and assigned City Case No. 23-100-00003; and

WHEREAS: the Governing Body adopted the Mountain Hawk West Master Plan on December 15, 2022 with Resolution No. 124, Enactment No. 22-125, and amended the Mountain Hawk West Master Plan on July 27, 2023 with Resolution No. ___, Enactment No. 23-___; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on June 13, 2023, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on July 27, 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

1 property and determining the proposed amendment is consistent with the
2 policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G),
3 the Governing Body finds the amendments promote the health, safety,
4 morals, and general welfare of the City.
5

6 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
7 **RIO RANCHO:**
8

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

10 The Official Zone Map is hereby amended by assigning a zoning designation
11 on approximately 2.50 acres from T-Z: Transitional Zoning to R-3: Mixed-
12 Residential on the land legally described as:

13 Unit 25 Rio Rancho Estates, Block 150, Lots 12-16, as shown on the
14 plat entitled "Blocks 131 Thru 141 & 143 Thru 150 Portions of Blocks
15 25, 26, 27, & 142 Unit Twenty-Five Rio Rancho Estates Sandoval
16 County, New Mexico Section 13, T13N, R2E NMPM And Sections 7,
17 8, & 18, T13N, R3E, NMPM", filed in the office of the County Clerk
18 March 5, 1971, in volume 2, folio 53, (R.R.E. Book 2, Page 53).
19

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

- 22 A. The property identified in Section 1, above, is subject to all requirements of
23 the R-3: Mixed-Residential Zoning District set forth in R.O. 2003 Section
24 154.11 (as of the effective date of this ordinance or as subsequently
25 amended).
26 B. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2
27 is hereby amended for the property identified, as having a "Low/Medium
28 Density Residential" GLUM designation.
29

30 **Section 3. Severability Clause.** If any section, paragraph, clause, or provision of
31 this Ordinance, or any section, paragraph, clause, or provision of any regulation
32 promulgated hereunder shall for any reason be held to be invalid, unlawful, or
33 enforceable, the invalidity, illegality, or unenforceability of such section, paragraph,
34 clause, or provision shall not affect the validity of the remaining portions of this
35 Ordinance or the regulation so challenged.
36

37 **Section 4. Effective Date.** This Ordinance shall become effective ten days after
38 adoption.
39

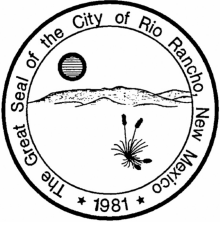
40 ADOPTED THIS _____ DAY OF _____, 2023.
41
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43 _____
44 Gregory D. Hull, Mayor
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47 ATTEST:
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49 _____

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

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CITY OF RIO RANCHO COVER PAGE

**Legislation Item: 23-150-
00001**

AGENDA DATE:
June 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
Zoning Interpretation. Staff is requesting a Zoning Interpretation authorizing "hotels and motels" as a legitimate and permissive commercial use in a SU: Special Use established by Ordinance 86-002 for the property legally at 360 Ridgeway Dr SE, legally described as High Resort Market Place, Block A, Tract B1.

BACKGROUND AND ANALYSIS:

BACKGROUND AND ANALYSIS:

Staff is requesting a Zoning Interpretation authorizing "hotels and motels" as a legitimate and permissive commercial use in an SU: Special Use District. The subject property is legally described as High Resort Market Place, Block A, Tract B1 and is zoned SU: Special Use per Ordinance 86-002. This Ordinance states that a "Conceptual Development Plan be granted and the entire development area reflect SU (Special Use) for the designated uses as presented on the attached map. According to the attached Master Zoning Map, the subject property is within the C-1 Regional Shopping Center.

Per the definition set forth in the Rio Rancho Municipal Code (R.O. 2003) 154.03, a shopping center is "two or more tenants or occupants of a structure or structures used for commercial purposes on a single parcel, or more than one parcel within a common commercial subdivision, of at least five acres that typically includes shared parking, access, and sidewalks under common management." Staff finds that the area defined as C-1 Regional "Shopping Center" in the High Resort Master Zoning Map has multiple properties that have developed with businesses not fitting the definition of a shopping center. Businesses in the surrounding area not fitting this description include medical offices on singular lots. Since the adoption of this SU Ordinance, multiple lots, including the subject property, have been subdivided into smaller lots amounting to less than five acres, which does not conform to the minimum size of a shopping center per the definition established by the Municipal Code. Another hotel has been developed within this area after receiving a Zone Map Amendment to SU for hotels and motels. This ZMA had to be done at the time however due to hotels and motels only being permissive in SU zones per Ordinance 81-15, which was later amended by Ordinance 18-20 where hotels and motels were added to the permissive uses of C-1. Staff recommends the Planning and Zoning Board find that hotels and motels are a permissive use within the C-1 Regional Shopping Center of the SU zone under Ordinance 86-002, as the surrounding businesses have been developed in a manner reflecting permissive uses consistent with the current C-1 zoning.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board authorize that hotels and motels are permitted uses on land subject to SU: Special Use regulations established by Ordinance 86-002, subject to the findings set forth below:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the authorization of a zoning interpretation.
2. The Development Services Department has the authority to request a zoning interpretation.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

1. Staff has adequately addressed the reasoning for authorizing hotels and motels as a legitimate and permissive commercial use in an SU: Special Use District, established by Ordinance 86-002.
2. The proposed use of hotels and motels is not likely to be detrimental to the public welfare, safety, health, morals, and convenience of the surrounding area of the subject property.

SPECIFIC FINDINGS OF FACT FOR DENIAL:

1. Staff has not adequately addressed the reasoning for authorizing hotels and motels as a legitimate and permissive commercial use in an SU: Special Use District, established by Ordinance 86-002.

ALTERNATIVES:

The Planning and Zoning Board may:

1. Authorize the request, in whole or in part;
2. Deny the request, in whole or in part;
3. Modify the request and approve such modifications;
4. Continue the zoning interpretation to request additional information.

DEPARTMENT RECOMMENDATION:

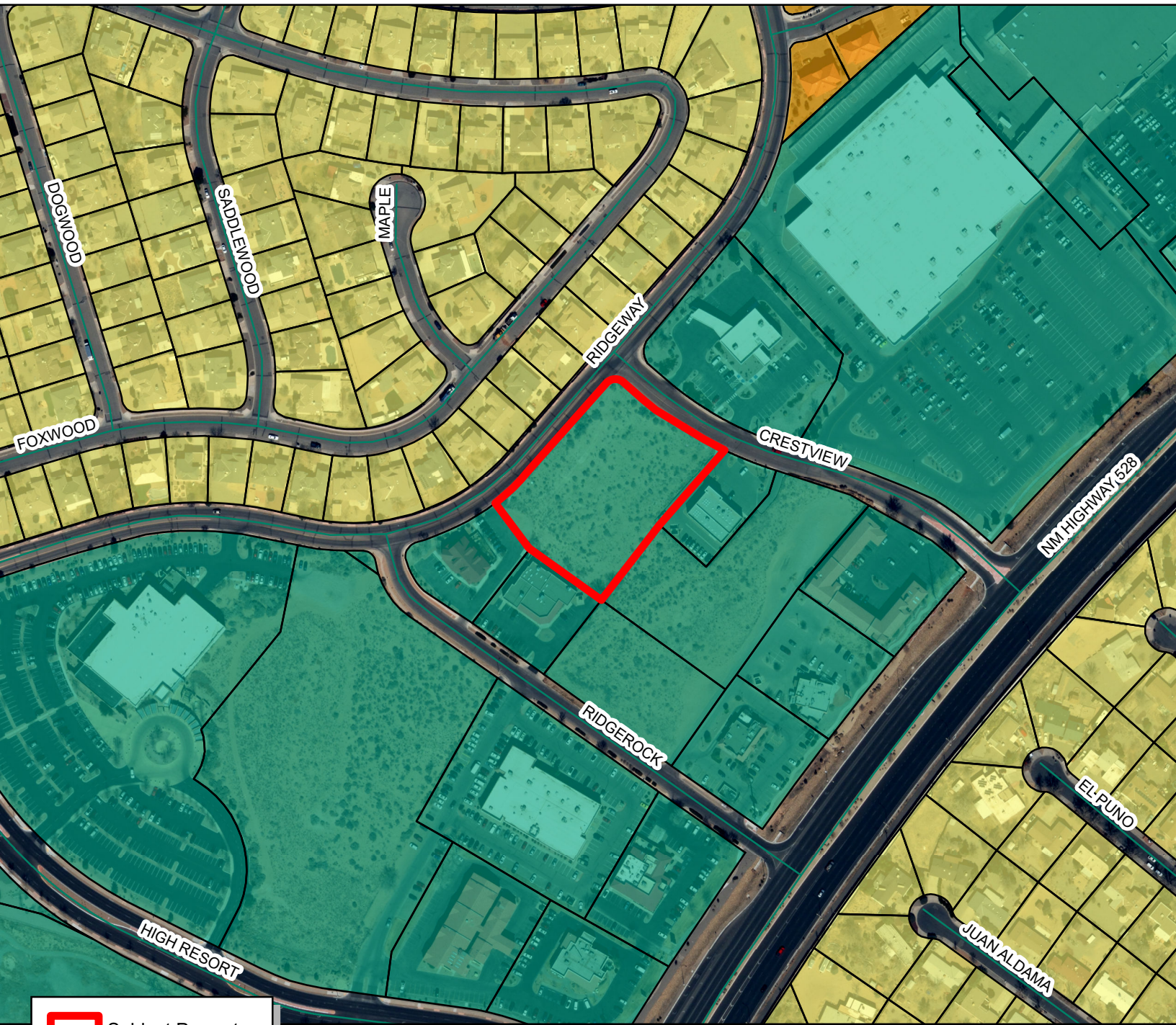
Development Services Department recommends that the Planning and Zoning Board authorize that hotels and motels are permitted uses on land subject to SU: Special Use regulations established by Ordinance 86-002.


ATTACHMENT: [Zoning, Location.pdf](#)

ATTACHMENT: [86-002 O.pdf](#)




ATTACHMENT: [Draft_Resolution](#)

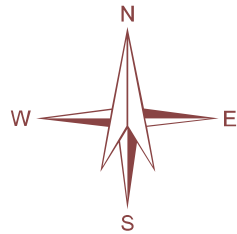
360 RIDGEWAY DR SE



 Subject Property

Zoning

-  R-1
-  R-3
-  SU



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



ORDINANCE NO. 80-002

ZONE MAP AMENDMENT TO ORDINANCE NO. 81-15

PANORAMA HEIGHTS NORTH, UNIT 1

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

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

TERMS:

Approval of Zone Map Amendment to read the following;

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

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

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ORDINANCE NO. 85-002, Page 2

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

APPROVED AND ADOPTED THIS 26TH DAY OF FEBRUARY, 1986



ATTEST:

Richard S. Wiles, Mayor



Leeda Pacotti, City Clerk

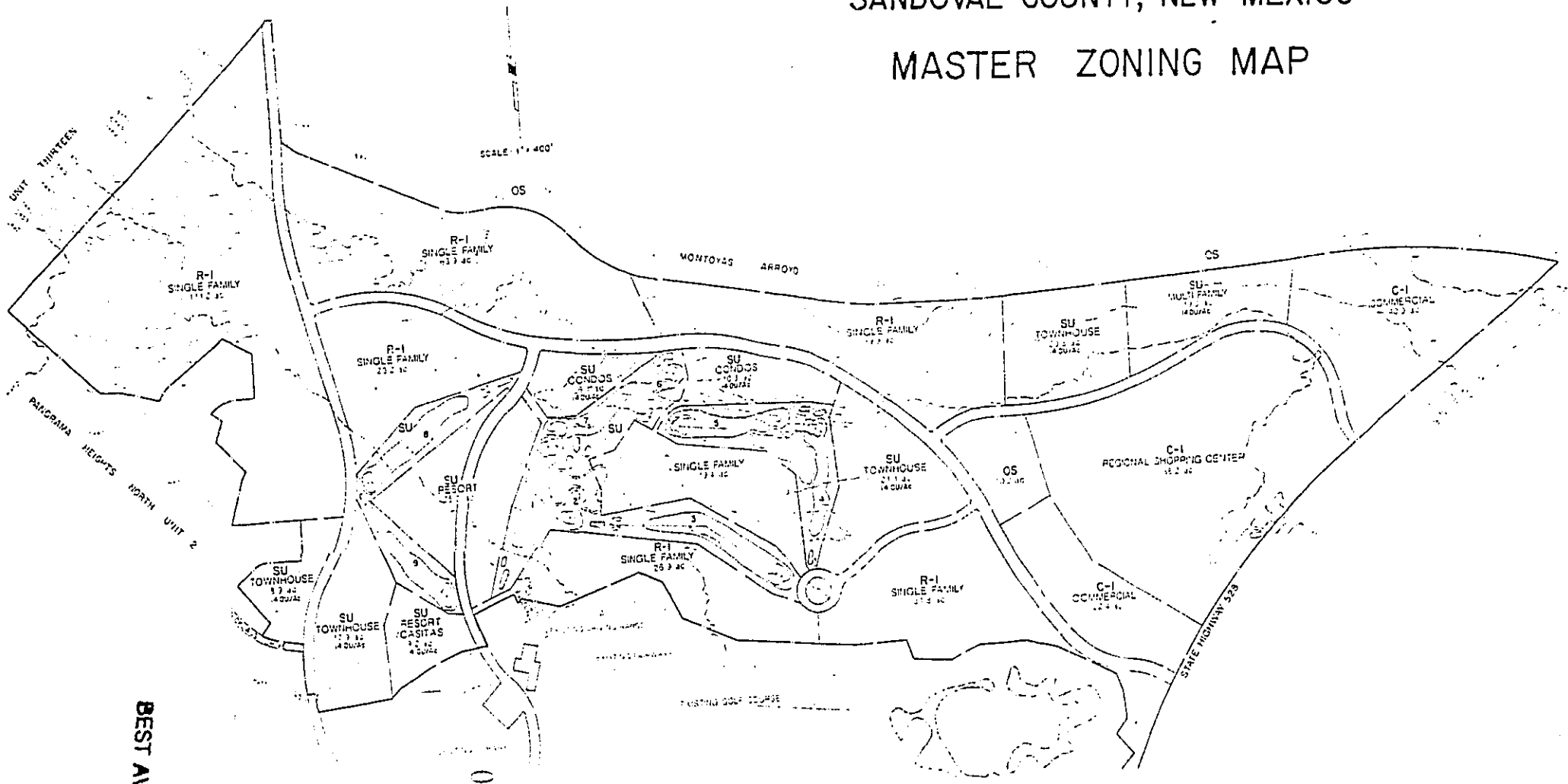
(S E A L)

0001131

THE HIGH RESORT

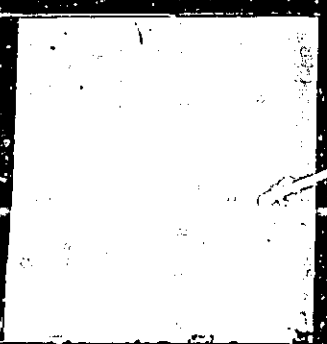
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO

MASTER ZONING MAP



BEST AVAILABLE COPY.

0035713





**PLANNING AND ZONING BOARD
RESOLUTION**

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING AND ZONING BOARD ACCEPTING AND
APPROVING THE STAFF INTERPRETATION THAT “HOTELS AND MOTELS” BE
CONSIDERED A PERMISSIVE USE ON THE LAND SUBJECT TO SU: SPECIAL
USE REGULATIONS ESTABLISHED BY ORDINANCE 86-002, AND PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS: the Rio Rancho Code of Ordinances (R.O. 2003) Section 154.02 establishes an Official Zoning Map and provides for application of the Zoning Chapter 154; and,

WHEREAS: R.O. 2003, Section 154.02(G) states that “Any legitimate commercial use not prohibited in the established commercial zoning districts of this code, but not falling within the specific permitted or conditional uses and which is shown to be compatible with listed permitted and/or conditional uses and furthers the interests of the citizens of Rio Rancho in order to secure the advantages of local self-government with paramount consideration given to the health, comfort, wellbeing, and quality of life for the citizens, may be authorized as a permitted or conditional use by the Director of the City Development Department or his/her designee following notification and approval by the Planning and Zoning Board as an agenda item at a regular or special meeting”; and

WHEREAS: the Special Use Ordinance 86-002 states that a “Conceptual Development Plan be granted and the entire development area reflect SU (Special Use) for the designated uses as presented on the attached map, and according to the attached Master Zoning Map, the subject property is within the C-1 Regional Shopping Center; and

WHEREAS: the Development Services Department has determined that hotels and motels to be considered a permissive use on the land subject to SU: Special Use regulations established by Ordinance No. 86-002; and

WHEREAS: at a regular meeting held on June 13, 2023, the Planning and Zoning Board was notified of the interpretation and authorization; and

WHEREAS: the Planning and Zoning Board, having considered this authorization, has determined that this determination and authorization is in accordance with the requirements of R.O. 2003, and furthers the interests of the citizens of Rio Rancho in order to secure the advantages of local self-government and also promotes the health, safety, and general welfare of those citizens.

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

4
5 **Section 1.** In accordance with Rio Rancho Code of Ordinances (R.O. 2003)
6 Section 154.02(G), and in support of the Director of Development Services
7 determination and authorization, the following permissive use is approved:

8
9 Hotels and motels are permitted uses on lands subject to SU: Special Use
10 District regulations established by Ordinance No.86-002. Applicants shall
11 provide a site plan which includes all requirements set forth in R.O. 2003
12 Section 154.43.

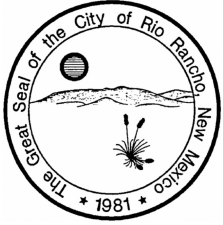
13
14 **Section 4. Effective Date.** This Resolution shall become effective immediately after
15 adoption.

16
17 ADOPTED THIS 27th DAY OF JUNE, 2023.

18
19
20
21 _____
22 Fred Radosevich, Chairman

23
24 ATTEST:

25
26 _____
27 Amy Rincon, Director of Development Services
28



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
June 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Building Activity Report - MAY 2023

BACKGROUND AND ANALYSIS:

IMPACT:

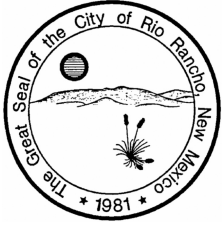
ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [PZ Monthly Building Activity Report - MAY 2023.pdf](#)

2023 BUILDING ACTIVITY COMPARISON

PERMIT TYPES	JAN	JANUARY	FEB	FEBRUARY	MAR	MARCH	APR	APRIL	MAY	MAY	ANNUAL TOTALS	
	#s	VALUATION	#s	VALUATION	#s	VALUATION	#s	VALUATION		VALUATION		
Single Family	43	\$8,951,141	46	\$8,364,417	94	\$18,383,028	79	\$15,752,821	50	\$11,907,856	312	\$63,359,263
Additions/Residential	12	\$274,745	11	\$312,161	17	\$294,273	16	\$520,653	11	\$245,100	67	\$1,646,932
New Commercial	1	\$946,598	2	\$11,050,000	0	\$0	0	\$0	0	\$0	3	\$11,996,598
New Office/Institution	0		0		0		0		2	\$907,251	2	\$907,251
New Industrial	0		0		0		0		0	\$0	0	\$0
Non-Residential Interior Tenant Improvement	5	\$713,692	7	\$771,650	5	\$491,649	4	\$1,766,469	3	\$574,451	24	\$4,317,911
Office/Institution Addition	0		0		0		0		0	\$0	0	\$0
Industrial Addition	0		0		0		0		0	\$0	0	\$0
New Multi-Family	0		0		3	\$4,643,322	1	\$1,170,798	0	\$0	4	\$5,814,120
Telecommunication Tower	1	\$15,000	1	\$27,500	2	\$50,000	2	\$35,000	1	\$25	7	\$127,525
Demolition - Non-Residential	0		0		0		1	\$20,000	0	\$0	1	\$20,000
Demolition - Residential	0		0		0		0		0	\$0	0	\$0
Fence	11	\$166,500	6	\$25,880	11	\$148,800	7	\$100,200	14	\$69,805	49	\$511,185
Garages	3	\$89,290	6	\$293,155	7	\$223,032	7	\$362,879	3	\$105,034	26	\$1,073,390
Pool	9	\$685,336	6	\$470,945	5	\$279,466	13	\$863,213	6	\$505,284	39	\$2,804,244
Reroofs/Windows/ Doors	41	\$648,357	44	\$528,563	77	\$938,804	96	\$1,561,036	86	\$914,383	344	\$4,591,143
Retaining Wall	11	\$1,322,675	9	\$348,001	17	\$10,050,500	4	\$150,676	12	\$801,303	53	\$12,673,155
Small Shed (120 sq.ft. or less)	11	\$49,837	20	\$84,063	16	\$59,157	20	\$94,109	16	\$55,685	83	\$342,851
Sheds	3	\$24,467	3	\$48,682	8	\$90,729	8	\$501,902	7	\$132,789	29	\$798,569
Solar (Rooftop & Ground Mount)	60	\$1,297,854	57	\$984,071	75	\$1,499,106	81	\$32,273,073	147	\$1,926,052	420	\$37,980,156
Business Registrations (Occupancy Inspection)	13		9		15		14		16		67	\$0
Building Inspections	2,781		2,080		2,716		2,559		2,807		12,943	\$0
Engineering Inspections	143		136		142		138		165		724	\$0
R.O.W. Permits (Fees)	21	\$6,424	25	\$4,037	25	\$6,091	36	\$8,009	37	\$12,765	144	\$37,325
TOTALS:	3,169	\$15,191,916	2,468	\$23,313,125	3,235	\$37,157,957	3,086	\$55,180,838	3,383	\$18,157,783	15,341	\$149,001,618



**CITY OF RIO RANCHO
COVER PAGE**

Legislation Item:

AGENDA DATE:
June 13, 2023

DEPARTMENT:
Development Services

SUBJECT:
Planning and Zoning Monthly Summary Plat Report - MAY 2023

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:

ATTACHMENT: [PZ Monthly Summary Plat Report - MAY 2023.pdf](#)

**SUMMARY PLAT ACTIVITY
MAY 2023**

CASE #	RECEIVED	LOCATION	COMMENTS	RECORDED
20-200-00010	03/23/20	12A, 16A, 16B, BLOCK 22, U10	Under Review	
21-200-00003	01/27/21	UNIT 16 BLOCK 91 TRACT A SPLIT	RECORDING	
21-200-00004	02/01/21	LOT COMBO U10, BLK 25, LOTS 57 & 58	Awaiting Signatures	
21-200-00010	03/03/21	UNIT 20 BLOCK 142 LOTS 14 AND 15	Under Review	
21-200-00011	03/08/21	MOUNTAIN HAWK 27 - VACATION OF EASEMENTS	Under Review	
21-200-00014	03/11/21	UNIT 20-INDUSTRIAL PARK, BLK A, PARCEL	Under Review	
21-200-00016	03/23/21	U16, BLOCK M, LOT 6A GRANTING EASEMENTS	Under Review	
21-200-00017	04/01/21	RIDGELINE ESTATES, BLK A, LOT 20	Under Review	
21-200-00018	04/13/21	EH2 BLOCK 1 PARCEL C - SPLIT INTO PARCEL C-1 & PARCEL C-2	RECORDED	X
21-200-00027	06/04/21	U10 B36 L21 AND 22 COMBINATION	Under Review	
21-200-00033	07/30/21	UNIT 16, BLOCK 18A, LOTS 9 & 10	Awaiting Signatures	
21-200-00035	08/19/21	UNIT 17, BLOCK 104, LOTS 7,8 & 9 COMBO	Awaiting Signatures	
21-200-00037	08/24/21	MOUNTAIN HAWK 38-A & 40-A	Under Review	
21-200-00045	09/01/21	BROADMOOR HEIGHTS 4-A VACATING/GRANTING EASEMENTS	Under Review	
22-200-00007	03/03/22	UNIT 17, BLOCK 113, LOTS 32 AND 33A LOT	Awaiting Signatures	
22-200-00008	03/17/22	UNIT 16, BLOCK F, LOTS 6 & 7 COMBO	Awaiting Signatures	
22-200-00012	04/18/22	UNIT 16, BLOCK F, LOTS 2A, 4, 5 COMBINATION	Under Review	
22-200-00013	04/19/22	UNIT 11, BLK 34, LOTS 23 & 24 COMBO	Awaiting Signatures	
22-200-00016	05/12/22	LA PLAZUELA, TRACTS 2A & 2B	Under Review	
22-200-00024	08/17/22	MARIPOSA TCT 4, 2, 3A, & NW LOOP (TRACT CONSOLIDATION)	RECORDED	
22-200-00027	09/14/22	RIO WEST BUSINESS PARK, BLK A, LOTS 4A-1	RECORDED	
22-200-00029	09/26/22	UNIT 11, BLOCK BB, LOTS 32-37 LOT COMBINATION	RECORDED	X
22-200-00031	10/12/22	LOT COMBO U17, BLK 105, LOT 4A-1 (lot 4A & 5)	Awaiting Signatures	
22-200-00033	10/19/22	RR Estates Unit 16, Blk J, Lot 1	Under Review	
22-200-00034	10/19/22	Unit 12, Blk C, Lots 67 & 68 - LOT COMBINATION	RECORDED	X
22-200-00035	11/09/22	Unit 20, Block 106, Lot 4 Vacation of Easement	Awaiting Signatures	
22-200-00040	12/08/22	UNIT 11, BLOCK V, LOT 34-A; COMBO OF LOTS 34 & 35	Under Review	
23-200-00001	01/10/23	UNIT 11, BLOCK P, LOTS 15 AND 16 COMBO, SUMMARY PLAT	Under Review	
23-200-00004	02/14/23	PETROGLYPH MEDICAL PLAZA, BLOCK A, LOTS 6A1A AND 7A1 COMBINATION SUMMARY PLAT	Under Review	
23-200-00005	02/21/23	UNIT 13, BLOCK 143, LOTS 23A & 23B LOT SPLIT	Awaiting Signatures	
23-200-00007	03/03/23	SUMMARY PLAT, LOT SPLIT (TRACT P-1C), CARTESIAN SURVEYS, INC.	Under Review	
23-200-00008	03/08/23	U11, BLK10, LOTS 66 & 67 (LOT COMBO)	Awaiting Signatures	
23-200-00010	03/13/23	UNIT 17, TRACT U SPLIT	Under Review	
23-200-00011	03/28/23	MELON RIDGE, BLK 2, TRACT B AND LOTS 2, 3 LOT LINE ADJUSTMENT	Under Review	
23-200-00012	04/14/23	U10, BLK B, LOTS 20, 21, AND 22 (LOT COMBO)	Under Review	
23-200-00013	04/17/23	UNIT 17, BLOCK 148, LOTS 10-11, LOT COMBINATION	Under Review	
23-200-00014	04/24/23	SUMMARY PLAT - RRE UNIT 11, BLOCK 9, LOTS 9+10 (512-508 8TH ST NE) LOT COMBO	Under Review	
23-200-00015	05/08/23	UNIT 17, BLOCK 72, LOTS 16 & 17 COMBO	Under Review	
TOTAL TO DATE: 38				

GREEN = NEW ITEMS