Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
March 25, 2025
6:00 PM
City Hall

BOARD MEMBERS

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

MEETING INFORMATION

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

Join by Computer: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09

Meeting ID: 851 8074 1871

Passcode: 026819

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

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

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

1. March 11, 2025 Planning and Zoning Board Meeting Minutes
2025-0311 PZB Minutes.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

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

2. **Vacation of Plat.** The applicant FNA, LLC request approval of a vacation of right-of-way (ROW) for Isabel Road SE. Staff Contact is Tamarah Martinez and staff recommends approval with findings and conditions.
Location & Zone Map.pdf
Complete Application.pdf
Vacation Plat: Tract 37-A-2-A Block J Unit 10
Reprodution of Notices.pdf
Lots 37-A-1 and 37-A-2 Summary Plat Recorded.pdf
Unit 10 Specific Area Plan_Proposed Roadways_AccessManagement.pdf

3. **Conditional Use Permit.** The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Zoning & Location Map.pdf
Application.pdf
Justification Letter.pdf
Site Plan.pdf
Reviewer Comments_SSCAFCA.pdf
Reviewer Comments_PARKS.pdf
Reproduction of Notices.pdf
Findings_of_Fact_BMB.docx

4. **Master Plan.** The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.
Zoning, Location.pdf
Authorization.pdf
Vista Grande Master Plan.pdf
Vista Grande Master Plan_Combined Redline Comments.pdf
Reproduction of Notices.pdf
Draft_Resolution_bmb.doc

5. **Zone Map Amendment.** The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.
Zoning, Location.pdf
Authorization.pdf
Justification.pdf
Reproduction of Notices.pdf
Draft_Ordinance_BMB.doc

6. **Specific Area Plan Amendment.** The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.
Location Zoning Map.pdf

Application.pdf
Justification Letter.pdf
Reproduction of Notices.pdf
Draft_Resolution_BMB.docx

7. **Master Plan Amendment.** The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.
Location Zoning Map.pdf
Application.pdf
Justification Letter.pdf
Stonegate Master Plan Draft_Redline Markups.pdf
Stonegate Master Plan Draft_Clean.pdf
Reviewer Comments wComments Memo.pdf
Reproduction of Notices.pdf
Draft_Resolution_BMB.doc

8. **Zone Map Amendment.** The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
Location Zoning Map.pdf
Application.pdf
Justification Letter.pdf
Reproduction of Notices.pdf
Draft_Ordinance_BMB.doc

9. **Specific Area Plan Amendment.** The applicant, Tampico Development, LLC, requests approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plan. The proposed amendments to the La Barranca Specific Area Plan and the Comprehensive Plan are to update the Land Use Maps. Staff contact is Ben Isaacs and staff recommends denial with findings.
Maps.pdf
Application.pdf
Letters of Authorization and Explanation.pdf
Reproduction of Notifications.pdf
Existing Tampico North Specific Area Plan
Existing La Barranca Specific Area Plan Proposed Land Use Map.pdf
Draft_Resolution_BMB AR.doc

10. **Zone Map Amendment.** The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B. Staff contact is Ben Isaacs and staff recommends denial with findings.
Maps.pdf
Application.pdf
Letters of Authorization and Explanation.pdf
Notifications.pdf
Reviewer Comments.pdf

2-Vision Element-Development Node Map.pdf
Existing La Barranca Specific Area Plan Proposed Land Use Map.pdf
Draft_Ordinance

11. **Master Plan.** The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend denial to the Governing Body.
Zoning, Location Map
Application & Authorization
Orchard Park Master Plan
Current Zoning Ordinance (98-025 O-24)
Reproduction of Notices, Legal
Reviewer Comments
DRAFT_Resolution_Orchard_Park_MP_BMB.doc
Request for Postponement

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item:

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
March 11, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-0311 PZB Minutes.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

MARCH 11, 2025
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Scottie Richardson, District 1, Vice-Chair (*Virtual*)	Amy Rincon, Development Services Director
Kevin Kofchur, District 2	Brian Babyak, Planning & Zoning Manager
Fred Radosevich, District 3, Chair	Liz Ruiz Carlos, Planner II
Robert Gabaldon, District 4	Ben Isaacs, Planner I
Andrea Hankins, District 5	Sharon Bitah, Administrative Assistant
Lisa Hardisty, District 6	
Sal Tortorici, At-Large	
MEMBERS ABSENT:	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

CONSENT CALENDAR

1) February 25, 2025 Planning and Zoning Board Meeting Minutes

Sal Tortorici moved to approve the Consent Calendar. Seconded by Andrea Hankins.
The motion carried by a vote of **6 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

Commissioner Gabaldon arrived at 6:02 p.m.

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Building Activity Report – February 2025

3) Planning and Zoning Monthly Summary Plat Report – February 2025

PUBLIC HEARINGS

4) The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requested approval of a Subdivision Variance to the Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The subject property is Unit 13, Block 45, Lots 32-38.

Staff member, Ben Isaacs presented items #4 and #5 concurrently, recommending approval with findings, and stood for questions.

Agent Nina Villa stated she reviewed and was in agreement with staff and stood for questions.

Lisa Hardisty moved to approve Item #4. Seconded by Kevin Kofchur.
The motion carried by a vote of **7 FOR** and **0 AGAINST**

YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

5) The applicant, Amestoy Construction and Development II, LLC, through their agent, Huitt-Zollars, Inc., requested approval of a Preliminary/Final Plat for the Tierra del Norte South Subdivision, for the property legally described Unit 13, Block 45, Lots 32-38.

Staff member, Ben Isaacs and agent, Nina Villa had nothing further to add and stood for questions.

Sal Tortorici moved to approve Item #5. Seconded by Andrea Hankins.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

DISCUSSION AND DELIBERATION

6) The applicant, LGI Homes – New Mexico, LLC, through their agent, Coe & Van Loo Consultants, Inc., requested approval of an amendment to the previously approved High Range 5 Preliminary Plat.

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

Agent, Douglas Chubin spoke on the item and stood for questions, after being administered the oath virtually.

Andrea Hankins moved to approve Item #6. Seconded by Sal Tortorici.
The motion carried by a vote of **7 FOR** and **0 AGAINST**
YES: Scottie Richardson, Kevin Kofchur, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Lisa Hardisty, Sal Tortorici
NO: (None)

COMMENTS BY BOARD MEMBERS

Commissioner Tortorici expressed his concern about the problems he has seen and read about regarding traffic control at the ongoing street renovations' sites. He was especially disturbed about the gridlock at the High Resort and Broadmoor intersection and asked if any resolution could be attained by the City.

PUBLIC FORUM

ADJOURNMENT

Sal Tortorici moved to adjourn the meeting. Seconded by Robert Gabaldon.
Chairman Radosevich adjourned the meeting at 6:16 PM.

APPROVED THIS 25th DAY OF MARCH 2025.

_____
Fred Radosevich, Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-230-00001

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Vacation of Plat. The applicant FNA, LLC request approval of a vacation of right-of-way (ROW) for Isabel Road SE. Staff Contact is Tamarah Martinez and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant FNA, LLC request approval of a vacation of right-of-way (ROW) for a portion of Isabel Road SE, west of 12th Street Se north of Black Arroyo Boulevard NW. The subject property is within the Unit 10 Specific Area Plan, amended July 25, 2018 under Resolution No. 128, Enact. No. 19-126, and originally adopted August 24, 2016. All property contained within the subject plat is zoned as C-1: Retail Commercial, under Ordinance No. 83-064.

A Preliminary/Final Plat dedicating right-of-way for a re-aligned Isabel Road SE was recorded in Book 36, Pages 62-64 on June 20, 2023. This request vacates the original platted right-of-way for Isabel Road SE, re-aligned due to the angle in which Isabel Road SE intersects with Black Arroyo Blvd NW.

City Code requires "an authorized representative of the utility involved (having utilities installed within the right of way) agrees in writing to have the rights vacated." The City has not received such written agreement, however signature by the affected utilities on the plat is necessary to finalize this ROW vacation.

GENERAL INFORMATION:
A. Layout: 1 Tract – Unit 10 Block J Lot 37-A-2
B. Acreage: 0.9262 acres.
C. Location: North of Black Arroyo Boulevard NW, west of 12th Street SE
D. Access: The proposed plat will be accessed via Isabel Rd SE from Black Arroyo Boulevard NW
E. Zoning: Properties are currently zoned C-1: Retail Commercial
F. Adjacent Zoning/Land Uses: City boundary and Black Arroyo Blvd NW to the south; R-3 Mixed Residential to the north; R-1 Residential to the east; and C-1: Retail Commercial to the west.
G. Public Utility Easements: 10 ft adjacent to right-of-way and 5 ft on all other sides of the property.
H. Public Dedications: None on plat.
I. Vacation: Portion of Isabel Road.

CONFORMANCE WITH CITY SUBDIVISION ORDINANCE: In the Rio Rancho Municipal Code, Section 155.29 Vacation of Plat (B) it is stated that “Any plat filed in the office of the Sandoval

County Clerk and within the planning and platting jurisdiction of the city may be vacated according to the following procedures:
(1) The subdivider of land proposed to be vacated, exclusive of public rights-of-way, shall sign a duly acknowledged statement declaring the plat or a portion of the plat is to be vacated and shall apply to the Planning Board for approval.

FINDING: The applicant has followed procedures in submitting for the Vacation of Plat and the plat shall include a duly acknowledged statement declaring the vacation of plat.

(2) Where a public right-of-way is proposed to be vacated: (c) In considering the vacation of all or part of a public right-of-way, the Planning Board shall determine whether or not the vacation will adversely affect the interests of persons owning contiguous land or land within the subdivision being vacated.

Staff recommends the Planning and Zoning Board find that the vacation request will not adversely affect the interests of persons owning contiguous land within the subdivision being vacated, as the affected party is the applicant and the other adjacent property owner has signed the plat releasing any interest or claim to north half of the right-of-way being vacated. The request is in conformance with Unit 10 Specific Area Plan.

(3) The rights-of-way of any public or private utility, including drainage, existing prior to the vacation, total or partial, of any plat are not affected by the vacation of a plat unless an authorized representative of the utility involved agrees in writing to have the rights vacated.

Staff recommends the Board finds that authorized representatives shall sign the vacation of plat, which will be their agreement in writing to having rights vacated.

CONFORMANCE WITH MASTER PLAN: Staff recommends that the Board finds that the proposed vacation of right-of-way and plat is within the Unit 10 Specific Area Plan. The Proposed Future Land Use Map (attached) includes the vacation of right-of-way for Isabel Road SE.

REVIEWER COMMENTS: Planning staff received no adverse comments for the proposed vacation plat from DSD Engineering, Fire & Rescue, Mid-Region Council of Governments, SSCAFCA, and Parks, Recreation, and Community Services.

NOTIFICATIONS: Letters were mailed out to the utility companies and property owners with contiguous property to provide notice of the proposed vacation of right-of-way 15 days prior to the hearing. A sign was posted on the property and a legal ad was placed in the March 10, 2025 edition of the Albuquerque Journal.

IMPACT:

IMPACT: The Development Services Department recommends the Planning and Zoning Board approve vacation of plat case no. 25-230-00001 subject to the following findings of fact and conditions of approval:

General Findings of Fact:
1. The Planning and Zoning Board has jurisdiction over the applicant’s request for approval of the vacation of right-of-way.
2. Property owners have the authority to apply for the vacation of right-of-way.

Specific Findings of Fact and Conditions of Approval:
1. The vacation of right-of-way complies with the Rio Rancho Code of Ordinances, Chapter 155.
2. The vacation of right-of-way complies with the Unit 10 Specific Area Plan.

3. The plat shall include a duly acknowledged statement declaring the vacation of plat, signed by the property owner.

ALTERNATIVES:

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board approve the Vacation Plat with findings and conditions.

ATTACHMENT: Location & Zone Map.pdf
ATTACHMENT: Complete Application.pdf
ATTACHMENT: Vacation Plat: Tract 37-A-2-A Block J Unit 10
ATTACHMENT: Reprodution of Notices.pdf
ATTACHMENT: Lots 37-A-1 and 37-A-2 Summary Plat Recorded.pdf
ATTACHMENT: Unit 10 Specific Area Plan_Proposed Roadways_AccessManagement.pdf

ISABEL R.D SE VACATION OF ROW

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

0 0.01 0.01 0.02 Miles

Zoning

- C-1
- R-3

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Tamarah Martinez

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: FNA, LLC		Phone: 505-440-2080
Address: 9600 TENNYSON ST. NE		E-Mail: RILK@BOKAYCONST.COM
City: ALBUQUERQUE	State: NM	Zip: 87122
Proprietary Interest: OWNER	List Owners: FNA, LLC	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: RICK SQUIRES		Phone: 505-440-2080
Address: 9600 TENNYSON ST. NE		E-Mail: RILK@BOKAYCONST.COM
City: ALBUQUERQUE	State: NM	ZIP Code: 87122

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

SUMMARY PLAT APPROVAL

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: RRE UNIT 10	Block(s):	Lot(s):
Existing Zoning: R/W	Proposed Zoning: R-3 ?	
No. of existing lots: 2	No. of proposed lots: 1	Total area of site (acres) 0.9262

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: RICK SQUIRES	Applicant:	Agent:
Signature:		Date: 2/14/25

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

RioRancho
City of Vision

CITY OF RIO RANCHO
SUMMARY PLAT CHECKLIST

Send 1 digital copy to planning@rrnm.gov

The following elements constitute a complete application and are to be submitted to the City Development Department.

	SUBMITTAL ITEMS
✓	Completed Summary Plat Application Form
	~~1 PDF CD disk copy of proposed plat~~
	~~**Two (2) copies each of:** 24"x36" paper copies of the proposed plat (folded to approximately 9"x12") and supporting plat~~
✓	Letters of Authorization from property owner or agent SIGNED PLAT
✓	**Each Summary Plat will have:** Survey tied-in property corners (2 minimum) with references to the New Mexico State Plane Central Meridian Datum '83, or a monument that references the New Mexico State Plane Central Meridian Datum '83. (Reference City of Rio Rancho Code Chapter 155.24 (D), (3), (a), and 155.25,(C), (5)).
✓	Engineering Scale and North Arrow
✓	A Notice of Free Consent with signature line(s) for Property Owner(s)
✓	A Purpose of Plat Statement
✓	The Legal Description
✓	A Plat title
	A City Book and Page Plat Number (as assigned)
✓	A Jurisdictional Affidavit
✓	The Surveyor of Record affidavit and signature
✓	Surveyor of record Stamp and Date
✓	Plat boundary lines. Bearing in degrees, minutes and seconds, with basis or functional reference system; both the record and measured bearings and distances.
✓	Numbers or letters to identify each parcel, tract, lot and block within and abutting the platted area.
	Certification of the Sandoval County Treasurer or by any duly qualified abstract company that the previous 10 years property taxes due and payable have been paid in full.
✓	Subdivision data for the plat containing the gross plat acreage to the nearest thousandths of an acre, the total number of lots, parcels and tracts, and the acreage of street ROW or easements if any created or deleted by this plat.
✓	Lot lines, easement lines and public ROW lines proposed to be eliminated shown as dashed lines. Vacated easements and ROWs are to be shown as hatched areas.
✓	Lot lines and public ROW lines, street names, ROW and street widths, public and proposed; indicate roadways intended to be private; ROWs for public service utilities and any limitations thereof.
✓	Perimeter Public Utility Easements to be dedicated with summary plats unless

	otherwise approved by the Development Services Director or other City approved document. These easements are 10 feet wide adjacent to all Right-of-ways and 5 feet wide adjacent to all other properties. These easements coincide with minimum building setbacks.
✓	Legal descriptions of adjacent land in each direction from the site.
	Notes describing any special conditions or characteristics of the plat, including any PZ or GB actions and property owner agreements referenced in the plats.
✓	**Utility Approval Signatures:** (currently) ~~Cable One~~ Sparklight Century Link New Mexico Gas Company Public Service Company of New Mexico City of Rio Rancho (currently) David Serrano Comcast EZee Fiber
	Administrative Approval Signatures: Development Services Director (currently) Amy Rincon City Clerk's Signature (currently) Noel Davis Sandoval County Treasurer Signature (currently) Jennifer A. Taylor (All Affidavits and Notarizations as necessary)
	City Rio Rancho Mayor's Signature (only as necessary)* Greggory D. Hull
	Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) (only as necessary)*
	New Mexico Department of Transportation (NMDOT) (only as necessary)*
	Payment of Summary Plat Application Fee (See City of Rio Rancho Fee Schedule #)

I have submitted this application for Summary Plat and believe it to be complete to the best of my ability.

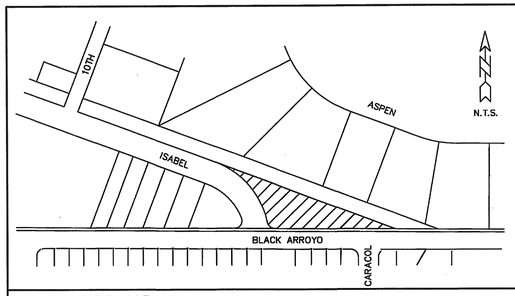
Applicant _____ Date 2/14/25

***The summary plat process will not begin until the application is considered complete.**

I have reviewed the application for Summary Plat and believe it to be complete.

Staff Member _____ Date _____

SUMMARY PLAT FOR
LOT 37–A–2–A
BLOCK J
RIO RANCHO ESTATES, UNIT 10
(BEING A REPLAT OF LOT 37–A–2, BLOCK J, RIO RANCHO ESTATES, UNIT 10 TOGETHER WITH A PORTION OF ISABEL ROAD SE R/W)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2023



LOCATION MAP

PURPOSE OF PLAT
1. To create Lot 37–A–2–A as shown hereon.
2. To grant easements as shown hereon.
3. To vacate public street right–of–way as shown hereon.

SUBDIVISION DATA
1. Total Number of Existing Lots: 1
2. Total Number of Existing Tracts: 1
3. Total Number of Lots Created: 1
4. Total Number of Tracts Created: 0
5. Gross Subdivision Acreage: 0.9262 Acres

RIGHT–OF–WAY VACATION
1. 0.7459 acres

NOTES
1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "SOUTHERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05–13–1968, RRE PLAT BOOK 1, PAGE 75)
   "LOT 37–A, BLOCK J, UNIT 10, RIO RANCHO ESTATES"
   (02–10–2021, VOLUME 3, FOLIO 4647)
   "LOTS 37–A–1 & 37–A–2, BLOCK J, UNIT 10, RIO RANCHO ESTATES"
   (06–20–2023, VOLUME 3, FOLIO 5063)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in May, 2022.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: Lot 37–A–2 = C–1 (OZ OVERLAY)
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 2104 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: None provided
9. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.

DESCRIPTION
A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Lot 37–A–2, Block J, Unit 10, Rio Rancho Estates, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on June 20, 2023, in Volume 3, Folio 5063, together with a portion of Isabel Road SE and containing 0.9262 acres more or less.

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

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

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

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

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

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

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

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

FREE CONSENT AND DEDICATION
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of tract and the elimination of lot line as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right–of–way as shown hereon.
Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): FNA, LLC, a New Mexico limited liability company

William Michael Fletz, Managing Member — Date: 7/2/2024

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 2nd day of JULY, 2024, this instrument was acknowledged before me by William Michael Fletz, Managing Member, FNA, LLC, a New Mexico limited liability company on behalf of said limited liability company.

Notary Public — My Comission Expires: 2/26/2028

STATE OF NEW MEXICO
NOTARY PUBLIC
RICHARD JAMES SQUIRES
Commission Number 1077462
Commission Expires February 26, 2028

RELEASE OF INTEREST/CLAIM
By signing this plat, Amrep Southwest, Inc., a New Mexico corporation, does hereby consent to release any interest or claim to the north one–half (1/2) of the Isabel Road SE right–of–way being vacated hereon.

Owner(s): AMREP SOUTHWEST, INC., a New Mexico corporation

Carey A. Plant, Vice President — Date: 7/19/24

STATE OF NEW MEXICO)
SANDOVAL COUNTY) SS

On this 19th day of July, 2024, this instrument was acknowledged before me by Carey A. Plant, Vice President, Amrep Southwest, Inc., a New Mexico corporation, on behalf of said corpoation.

Notary Public — My Comission Expires: 3/19/2024

STATE OF NEW MEXICO
NOTARY PUBLIC
DANNA HERBERT
Commission # 1014883
My Comm. Exp. March 19, 2028

COUNTY CLERKS RECORDING INFORMATION
This instrument was filed for record on the _____th day of _____, 2024 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume ___, Folio _____, records of said County.

(Rio Rancho Estates Plat Book _____, Page _____)

Anne Brady–Romero, County Clerk and Recorder

By: _____
Deputy

DSD CASE NO. _____

UTILITY APPROVALS

City of Rio Rancho — Date: 9/5/24

New Mexico Gas Company — Date: 09/09/2024
Kathleen Lopez

Lumen — Date: 08/26/2024

Public Service Company of New Mexico — Date: 9/17/2024
Joshua Hester

Sparklight — Date

PLANNING AND ZONING BOARD
Approved on the _____ day of _____, 2024.

Fred Radosevich, Chairman — Date

CITY CLERKS CERTIFICATE
I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the _____ day of _____, 2024.

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

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

Jennifer Taylor, Sandoval County Treasurer — Date

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

Timothy Aldrich, P.S. No. 7719 — Date: 04/06/2024

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

Timothy Aldrich, P.S. No. 7719 — Date: 04/06/2024

Timothy Aldrich Registered Professional Land Surveyor New Mexico 7719

Drawn By:	TA	Date:	04–06–2024
Checked By:	TA	Drawing Name:	22077PL3R.DWG
Job No.:	22–077	Sheet:	1 of 3

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

RRE BOOK PAGE

EXISTING CONDITIONS

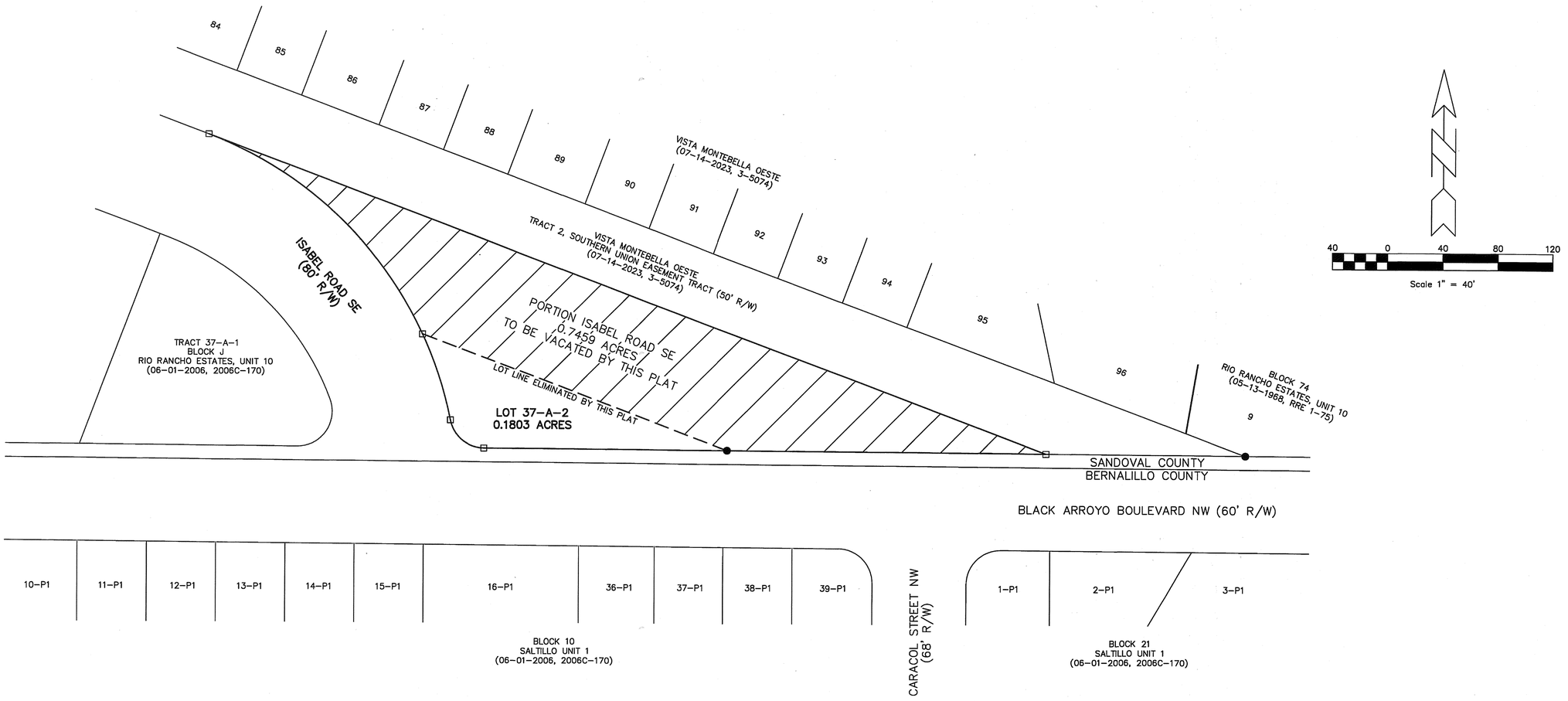
SUMMARY PLAT FOR
LOT 37–A–2–A
BLOCK J
RIO RANCHO ESTATES, UNIT 10
(BEING A REPLAT OF LOT 37–A–2, BLOCK J, RIO RANCHO ESTATES, UNIT 10
TOGETHER WITH A PORTION OF ISABEL ROAD SE R/W)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2023

PROPERTY CORNERS

□ – SET 1/2" REBAR WITH CAP "LS 7719"

○ – FOUND 3/8" REBAR

● – FOUND 3/4" PIPE



PORTION OF EXISTING RIGHT–OF–WAY VACATED BY THIS PLAT

PUBLIC STREET RIGHT–OF–WAY – ISABEL ROAD SE
(05–13–1968, RRE PLAT BOOK 1, PAGE 75)
0.7459 ACRES

Drawn By:	TA	Date:	04–06–2024
Checked By:	TA	Drawing Name:	22077PL3R.DWG
Job No.:	22–077	Sheet:	2 of 3

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
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RRE BOOK PAGE

SUMMARY PLAT FOR
LOT 37–A–2–A
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2023

SCCS MONUMENT
AND BENCHMARK
"SAGE"
N=1545611.580
E=1499264.765
G–G=0.99965468
$\Delta\alpha$=–00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

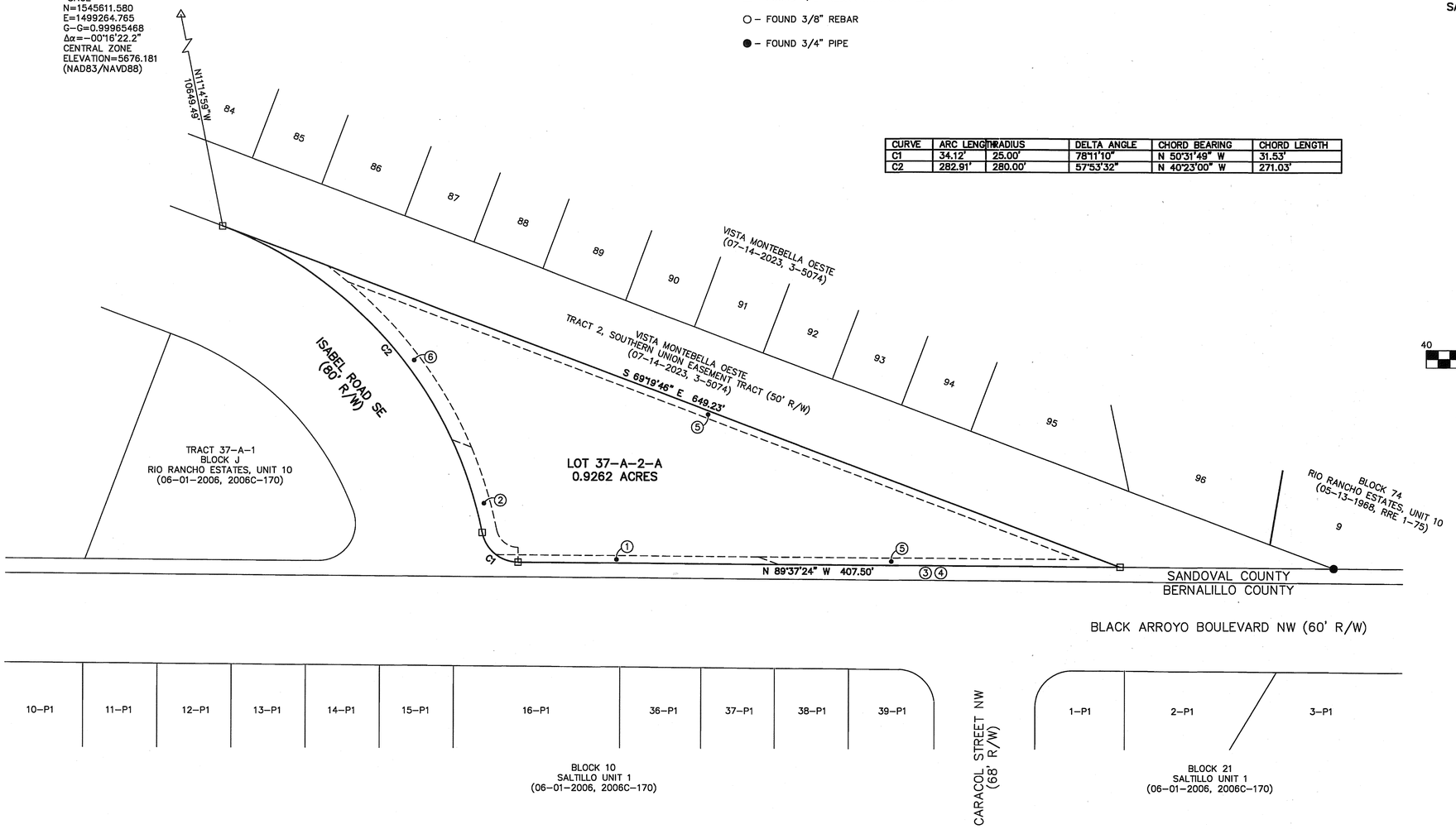
PROPERTY CORNERS

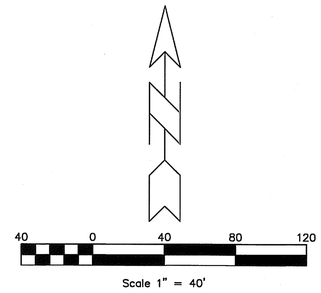
□ – FOUND 1/2" REBAR WITH CAP "LS 7719"

○ – FOUND 3/8" REBAR

● – FOUND 3/4" PIPE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.12'	25.00'	78°11'10"	N 50°31'49" W	31.53'
C2	282.91'	280.00'	57°53'32"	N 40°23'00" W	271.03'





EXISTING EASEMENTS AND LEASE AREAS

① EXISTING 5' PUE
(05–13–1968, RRE 1, PAGE 75)

② EXISTING 10' PUE
(06–20–2023, VOLUME 3, FOLIO 5063)

③ EXISTING 10' BRIDLE PATH
(05–13–1968, RRE 1, PAGE 75)

④ EXISTING 10' DRAINAGE, PEDESTRIAN, BICYCLE AND PUBLIC ACCESS EASEMENT
(08–25–2000, 2000083674)

NEW EASEMENT

⑤ 5' PUE
(GRANTED BY THIS PLAT)

⑥ 10' PUE
(GRANTED BY THIS PLAT)

Drawn By:	TA	Date:	04–06–2024
Checked By:	TA	Drawing Name:	22077PL3R.DWG
Job No.:	22–077	Sheet:	3 of 3

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

RRE BOOK PAGE

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

March 10, 2025

RE: Vacation of Plat, Case No. 25-230-00001

Dear Property Owner Or Utility Franchise:

You are receiving this certified notice because there is an application for the City of Rio Rancho to vacate right-of-way (ROW).

The applicant FNA, LLC request approval of a vacation of right-of-way (ROW) for Isabel Road SE. On the back of this letter is a map of the project, showing the proposed vacation of ROW.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, March 25, 2025** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tamartinez@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

Please do not hesitate to contact me at 505-896-8796 or e-mail me at tamartinez@rrnm.gov if you have any questions about the application or accessing the meeting. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing.

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

Respectfully,

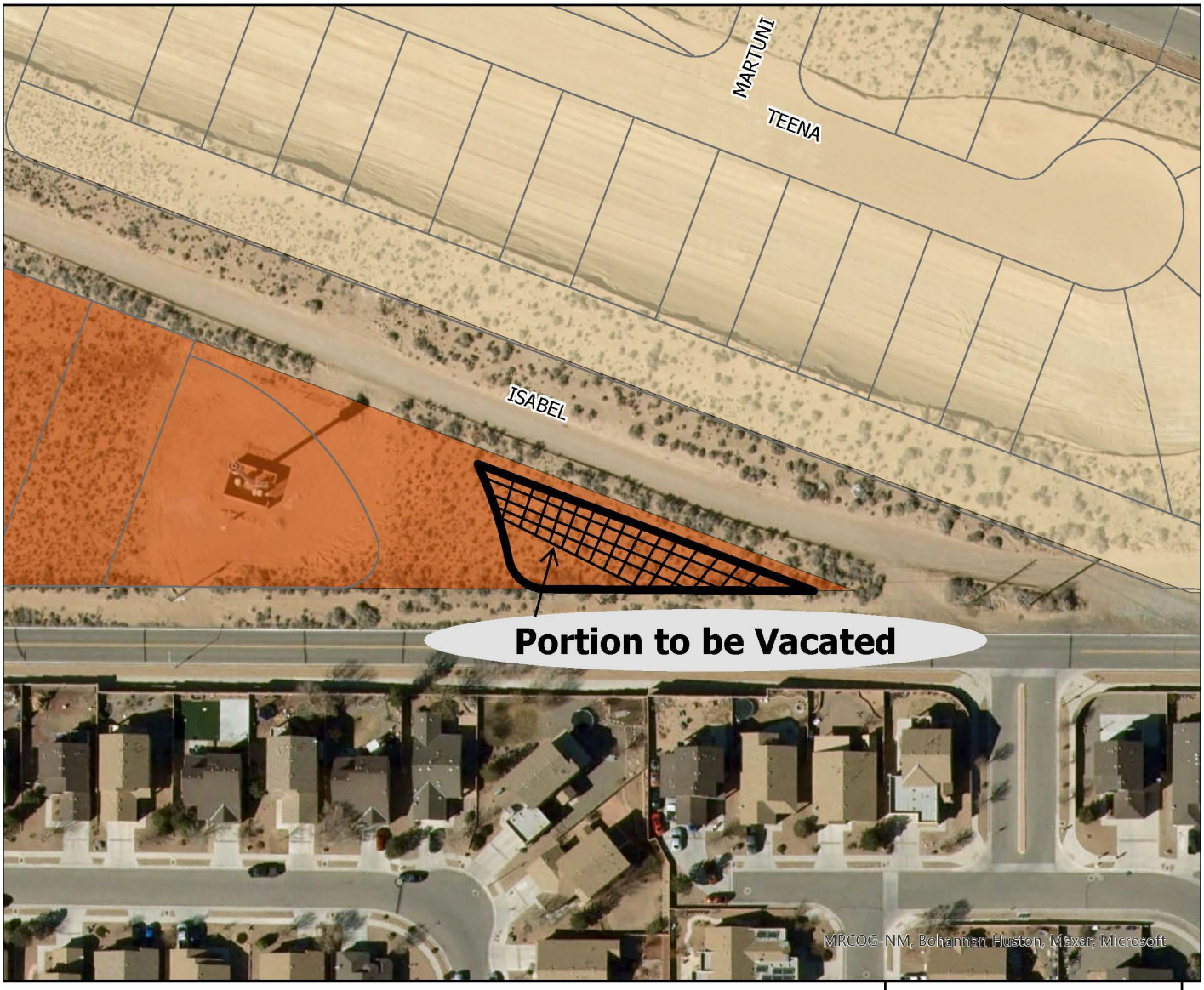
Tamarah Martinez

Tamarah Martinez
Municipal Planner I
Development Services Department
Planning Division
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

ISABEL RD SE VACATION OF ROW



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

0 0.01 0.01 0.02 Miles

Zoning
- C-1
- R-3
- Parcels selection

N
W E
S

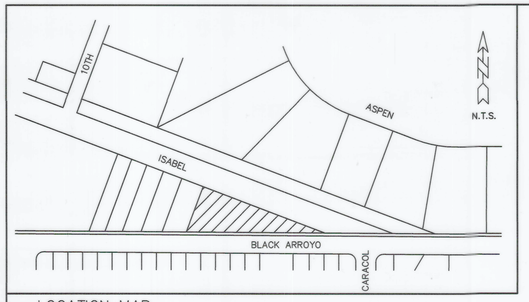
Map courtesy of Tamarah Martinez

Vacation of Plat
Case #25-230-00001

The applicant FNA, LLC request approval of a vacation of right-of-way (ROW) for Isabel Road SE. On the back of this letter is a map of the project, showing the proposed vacation of ROW.

2023P02059 06/20/2023 04:43:16 PM
PLAT Pg 1 of 3
Anne Brady-Romero Sandoval Cnty Clerk B: 3 P: 5063

SUMMARY PLAT FOR
LOTS 37–A–1 & 37–A–2
BLOCK J
RIO RANCHO ESTATES, UNIT 10
(BEING A REPLAT OF LOT 37–A, BLOCK J, RIO RANCHO ESTATES, UNIT 10 TOGETHER WITH A PORTION OF ISABEL ROAD SE R/W)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2023



LOCATION MAP

PURPOSE OF PLAT

1. To create Lots 37–A–1 and 37–A–2 as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate public street right–of–way to the City of Rio Rancho in fee simple with warranty covenants as shown hereon.
4. Vacate portions of easements as shown hereon.

SUBDIVISION DATA

1. Total Number of Existing Lots: 1
2. Total Number of Existing Tracts: 0
3. Total Number of Lots Created: 2
4. Total Number of Tracts Created: 0
5. Gross Subdivision Acreage: 0.8218 Acres

RIGHT–OF–WAY DEDICATION

1. 0.2275 acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
   "SOUTHERLY PORTION UNIT TEN RIO RANCHO ESTATES"
   (05–13–1968, RRE PLAT BOOK 1, PAGE 75)
   "LOT 37–A, BLOCK J, UNIT 10, RIO RANCHO ESTATES"
   (02–10–2021, VOLUME 3, FOLIO 4647)
   all being records of Sandoval County, New Mexico.
5. Field Survey performed in May, 2022.
6. City of Rio Rancho, Sandoval County, New Mexico Zone: Lot 37–A = C–1 (OZ OVERLAY)
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 2104 of 2225, Flood Insurance Rate Map, City of Rio Rancho, Sandoval County, New Mexico,.dated March 18, 2008.
8. Title Commitment: None provided
9. Dedication of public right–of–way includes the use of the roadways and rights–of–way for all uses typically associated with the use of a right–of–way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right–of–way area, and for all other purposes for which a public street and right–of–way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right–of–way.

COUNTY CLERKS RECORDING INFORMATION

This instrument was filed for record on the 20th day of June, 2023 in Rio Rancho, Sandoval County, New Mexico, and was recorded in Volume 3, Folio 5063 records of said County.

(Rio Rancho Estates Plat Book ____, Page ____)

Anne Brady–Romero, County Clerk and Recorder

By: Monica Archibeque
Deputy

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 34, Township 12 North, Range 2 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico, being all of Lot 37–A, Block J, Unit 10, Rio Rancho Estates, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Sandoval County, New Mexico, on February 10, 2021, in Volume 3, Folio 4647, and containing 0.8218 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

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

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

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of tracts and the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of easements and granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right–of–way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right–of–way shown hereon to the City of Rio Rancho in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasable title in fee simple to the property subdivided hereon.

Owner(s): Gravity Pad Partners II, LLC, a Delaware limited liability company

5-26-23
Daniel Hasselman, Co–CEO — Date

STATE OF ~~NEW MEXICO~~ CALIFORNIA
SAN DIEGO COUNTY) SS

On this 26th day of May, 2023, this instrument was acknowledged before me by Daniel Hasselman, Co–CEO, a Delaware limited liability company on behalf of said limited liability company.

Jan 31, 2027
Notary Public FLINT FARRELL — My Comission Expires

FLINT FARRELL
Notary Public - California
San Diego County
Commission # 2436817
My Comm. Expires Jan 31, 2027

DSD CASE NO. 23-230-00001

UTILITY APPROVALS

City of Rio Rancho — 6/7/2023 — Date

New Mexico Gas Company — 4/27/2023 — Date

Lumen — 04/27/2023 — Date

Public Service Company of New Mexico — 5-1-23 — Date

Sparklight — 5/1/23 — Date

PLANNING AND ZONING BOARD

Approved on the 9th day of MAY, 2023.

Fred Radosevich, Chairman — 6/7/23 — Date

CITY CLERKS CERTIFICATE

I, Rebecca A. Martinez, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the 9 day of May, 2023.

Rebecca A. Martinez, City Clerk, City of Rio Rancho — 6/7/23 — Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer — 6/20/2023 — Date

JURISDICTIONAL AFFIDAVIT

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

Timothy Aldrich, P.S. No. 7719 — 03/27/2023 — Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — 03/27/2023 — Date

Timothy Aldrich — New Mexico — 7719 — Registered Professional Land Surveyor

03–27–23 REV
03–01–23 REV
07–24–22 REV

Drawn By:	TA	Date:	05–27–22
Checked By:	TA	Drawing Name:	22077PL3.DWG
Job No.:	22–077	Sheet:	1 of 3

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

EXISTING CONDITIONS

SUMMARY PLAT FOR
LOTS 37-A-1 & 37-A-2
BLOCK J
RIO RANCHO ESTATES, UNIT 10
(BEING A REPLAT OF LOT 37-A, BLOCK J, RIO RANCHO ESTATES, UNIT 10
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SANDOVAL COUNTY, NEW MEXICO
MARCH, 2023

PROPERTY CORNERS

□ – SET 1/2" REBAR WITH CAP "LS 7719"

○ – FOUND 3/8" REBAR

● – FOUND 3/4" PIPE

SCCS MONUMENT
AND BENCHMARK
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G-G=0.99965468
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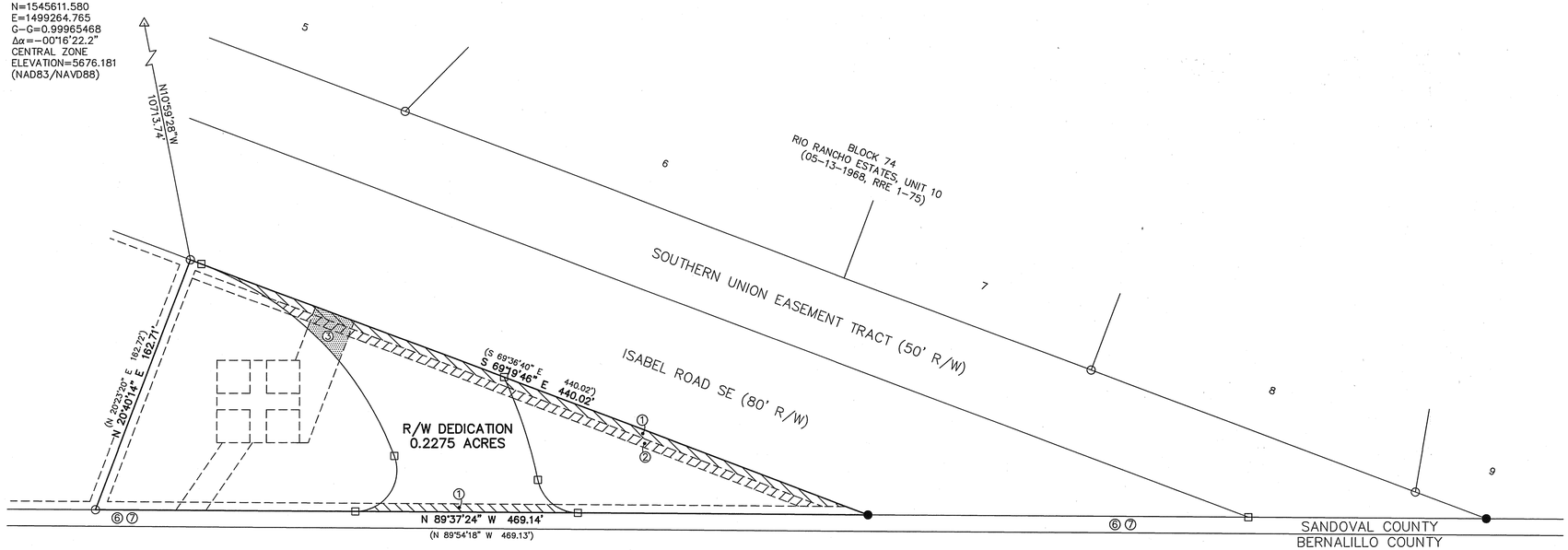
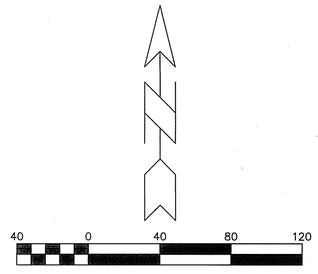




PORTIONS OF EXISTING EASEMENTS VACATED BY THIS PLAT

① EXISTING 5' PUE
(05-13-1968, RRE 1, PAGE 75)

② EXISTING 5' PUE
(02-10-2021, VOLUME 3, FOLIO 4647)

③ EXISTING 25' ACCESS AND PUE
(02-10-2021, VOLUME 3, FOLIO 4647)

03-27-23 REV
03-01-23 REV
07-24-22 REV

Drawn By:	TA	Date:	05-27-22
Checked By:	TA	Drawing Name:	22077PL3.DWG
Job No.:	22-077	Sheet:	2 of 3

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

SUMMARY PLAT FOR
LOTS 37–A–1 & 37–A–2
BLOCK J
RIO RANCHO ESTATES, UNIT 10

(BEING A REPLAT OF LOT 37–A, BLOCK J, RIO RANCHO ESTATES, UNIT 10
TOGETHER WITH A PORTION OF ISABEL ROAD SE R/W)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 34
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2023

PROPERTY CORNERS

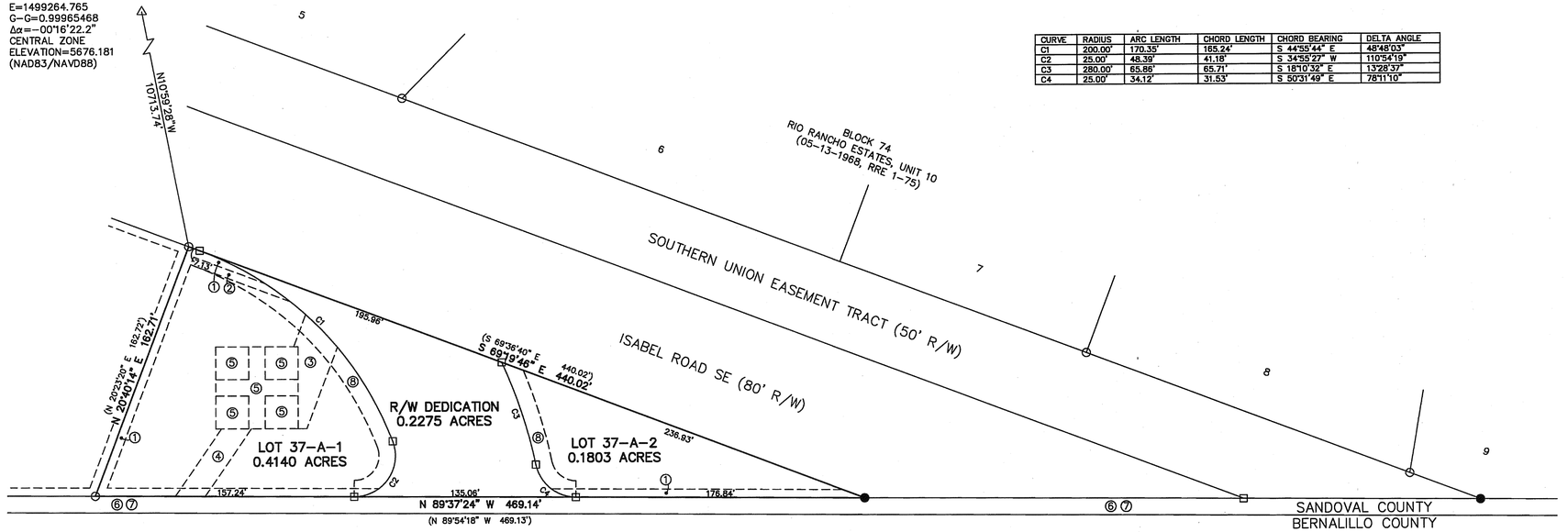
□ – SET 1/2" REBAR WITH CAP "LS 7719"

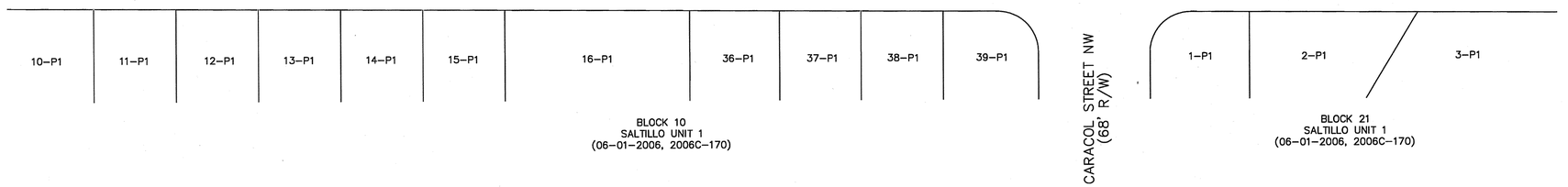
○ – FOUND 3/8" REBAR

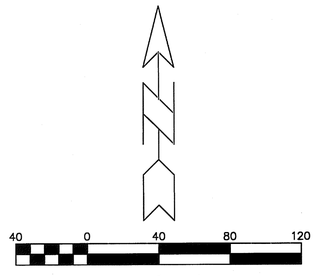
● – FOUND 3/4" PIPE

SCCS MONUMENT
AND BENCHMARK
"SAGE"
N=1545611.580
E=1499264.765
G–G=0.99965468
Δα=–00°16'22.2"
CENTRAL ZONE
ELEVATION=5676.181
(NAD83/NAVD88)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	170.35'	165.24'	S 44°55'44" E	48°48'03"
C2	25.00'	48.39'	41.18'	S 34°55'27" W	110°54'19"
C3	280.00'	65.86'	65.71'	S 18°10'32" E	13°28'37"
C4	25.00'	34.12'	31.53'	S 50°31'49" E	78°11'10"







EXISTING EASEMENTS AND LEASE AREAS

① EXISTING 5' PUE
(05–13–1968, RRE 1, PAGE 75)

② EXISTING 5' PUE
(02–10–2021, VOLUME 3, FOLIO 4647)

③ EXISTING 25' ACCESS AND PUE
(02–10–2021, VOLUME 3, FOLIO 4647)

④ EXISTING 15' PUE
(02–10–2021, VOLUME 3, FOLIO 4647)

⑤ EXISTING LEASE AREAS
(02–10–2021, VOLUME 3, FOLIO 4647)

⑥ EXISTING 10' BRIDLE PATH
(05–13–1968, RRE 1, PAGE 75)

⑦ EXISTING 10' DRAINAGE, PEDESTRIAN, BICYCLE AND PUBLIC ACCESS EASEMENT
(08–25–2000, 2000083674)

NEW EASEMENT

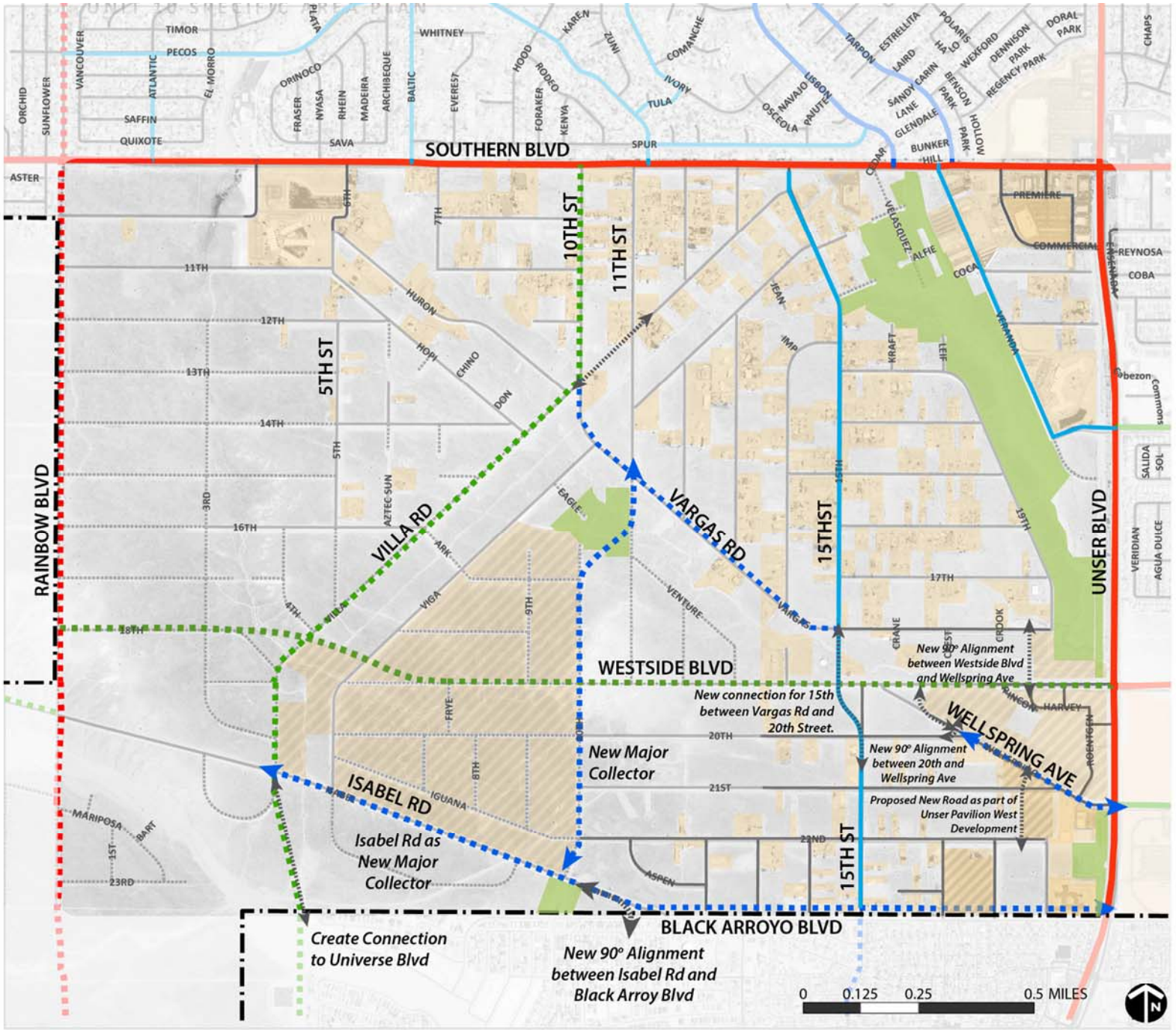
⑧ 10' PUE
(GRANTED BY THIS PLAT)

03–27–23 REV
03–01–23 REV
07–24–22 REV

Drawn By:	TA	Date:	05–27–22
Checked By:	TA	Drawing Name:	22077PL3.DWG
Job No.:	22–077	Sheet:	3 of 3

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

MAP 7: EXISTING & PROPOSED ROADWAYS



UNIT 10 SPECIFIC AREA PLAN

EXISTING & PROPOSED ROADWAYS

LEGEND

- Existing/Proposed Regional Principal Arterial
- Existing/Proposed Minor Arterial
- Existing/Proposed Major Collector
- Existing/Proposed Minor Collector

LOCAL ROAD CONDITION

- Paved
- Unpaved
- Unpaved, unmaintained

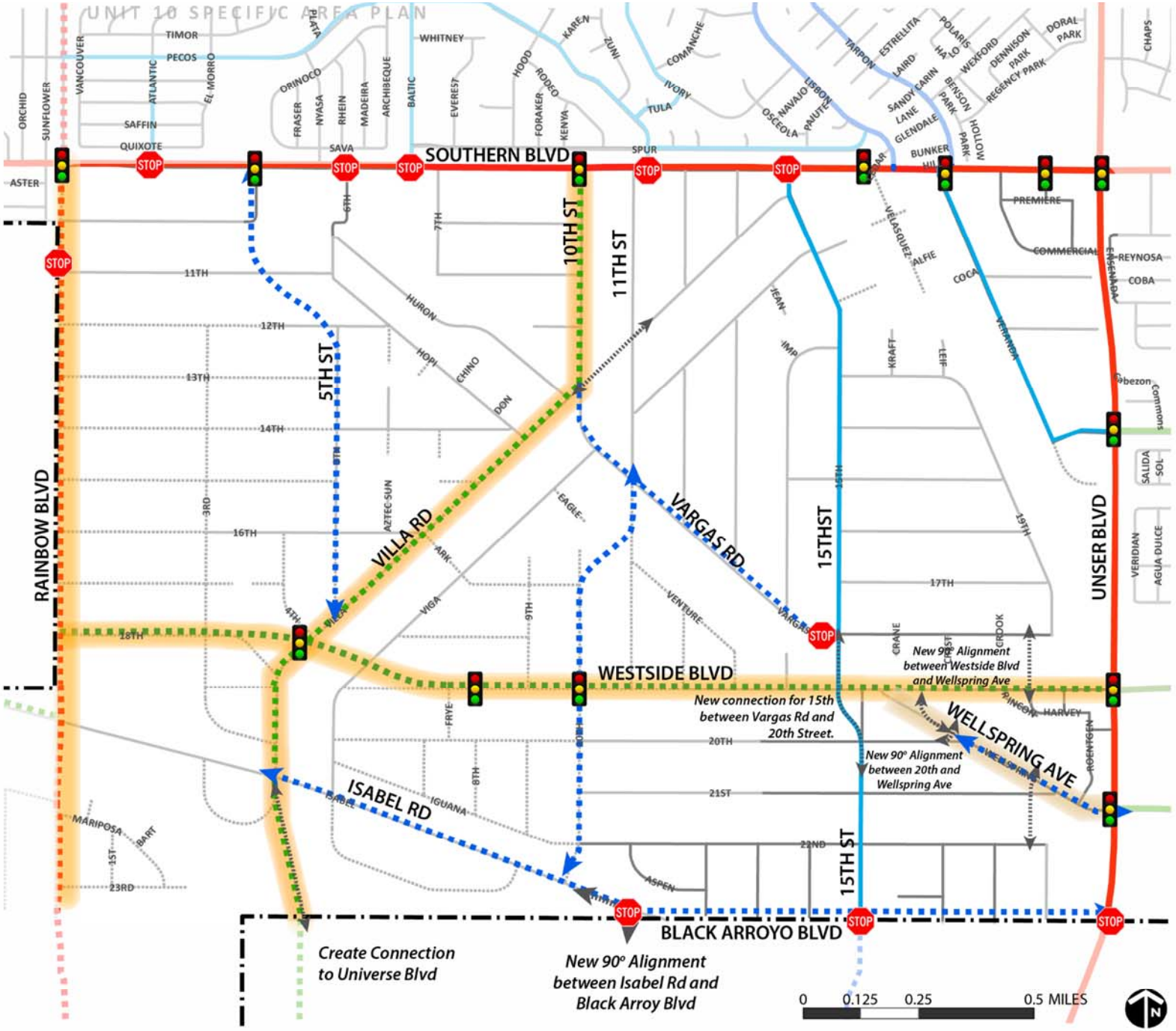
PROPOSED CONNECTIONS

- Extended Connection

DEVELOPMENT

- Existing Single Family
- Existing Development
- Proposed Development
- SSCAFCA Facility

MAP 8: ACCESS MANAGEMENT ZONES



UNIT 10 SPECIFIC AREA PLAN

ACCESS MANAGEMENT

LEGEND

- Existing/Proposed Regional Principal Arterial
- Existing/Proposed Minor Arterial
- Existing/Proposed Major Collector
- Existing/Proposed Minor Collector

LOCAL ROAD CONDITION

- Paved
- Unpaved
- Unpaved, unmaintained

PROPOSED CONNECTIONS

- Extended Connection

ACCESS MANAGMENT

- Access Management Zone
- Signalized Intersection
- Stop Controlled Intersection

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-120-0002

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Conditional Use Permit. The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed storage facility on the property legally described as Unit 13, Block 77, Lots 39 and 40. The property is physically located at 1724 and 1732 Inca Rd SE and is zoned C-1: Retail Commercial per Ordinance No. 4, Enactment No. 25-03. The property consists of approximately 2 acres.

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

The proposed storage facility would consist of a parking lot that would be accessed from two entrances off of Inca Rd NE. The facility would specialize in storage of RV's, boats, trailers, and features 131 total parking spaces. The applicant has also submitted a preliminary site plan that features landscaping.

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

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

The applicant states in their justification letter that, "[he has] observed firsthand the challenges faced by homeowners due to restrictions imposed by homeowners' associations (HOAs) on the parking of recreational vehicles. The rapid growth of new construction homes within a 2-mile radius of our proposed project site has been remarkable. These new developments, while contributing to the expansion of our community, come with stringent HOA regulations that prohibit homeowners from parking rvs, trailers, boat. etc., on their properties. This restriction presents a significant challenge for residents who wish to enjoy recreational activities while adhering to HOA guidelines."

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

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

SURROUNDING LAND USE AND ZONING: The surrounding properties to the north, east, and west are zoned R-4: Single-Family Residential, with the properties to the north and east featuring single-family residences. The properties to the south are zoned R-1: Single-Family Residential and NC: Neighborhood Commercial, and are undeveloped.

NOTIFICATIONS: Notice of the conditional use permit application was sent via certified mail to property owners within 100ft of the subject property. A legal ad was published in the Albuquerque Journal on March 10, 2025. A notice sign was posted on the property one week prior to the hearing.

REVIEWER COMMENTS: Reviewing Agency Comments
CoRR Engineering Comments - No comments provided.
CoRR Fire & Rescue Comments - No comments provided.
CoRR Parks, Recreation, and Community Services Comments - "The landscaping plan is very simple and does not show where the irrigation meter and backflow preventer will be located; the plan shows 51 Dogwood Pine trees – 1) This would be producing a monoculture of vegetation which is susceptible to disease; 2) Dogwood Pine species are not drought hardy and will likely have poor survival – in order to maintain a viable vegetative buffer around the site, it is recommended that a blend of drought tolerant species be planted as the landscaping requirement for this project. PRCS defers to DSD for any other recommendations, requirements or approvals."
CoRR Police - No comments provided.
MRCOG MRMPO - No comments provided.
Rio Rancho Public Schools - No comments provided.
SSCAFCA - "Please note that if you are adding impervious land, you need to address increased stormwater due to the additional impervious area on-site (per City of Rio Rancho DPM) and provide the required stormwater quality volume."

IMPACT:

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

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board has jurisdiction over the approval of a Conditional Use Permit.
2. Following procedures for a conditional use permit, proper notice of hearing was given.

3. The applicant has the authority to apply for a conditional use for a self-storage facility.
4. Due process was provided to the applicant and adjacent property owners.

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

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

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

ALTERNATIVES:

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

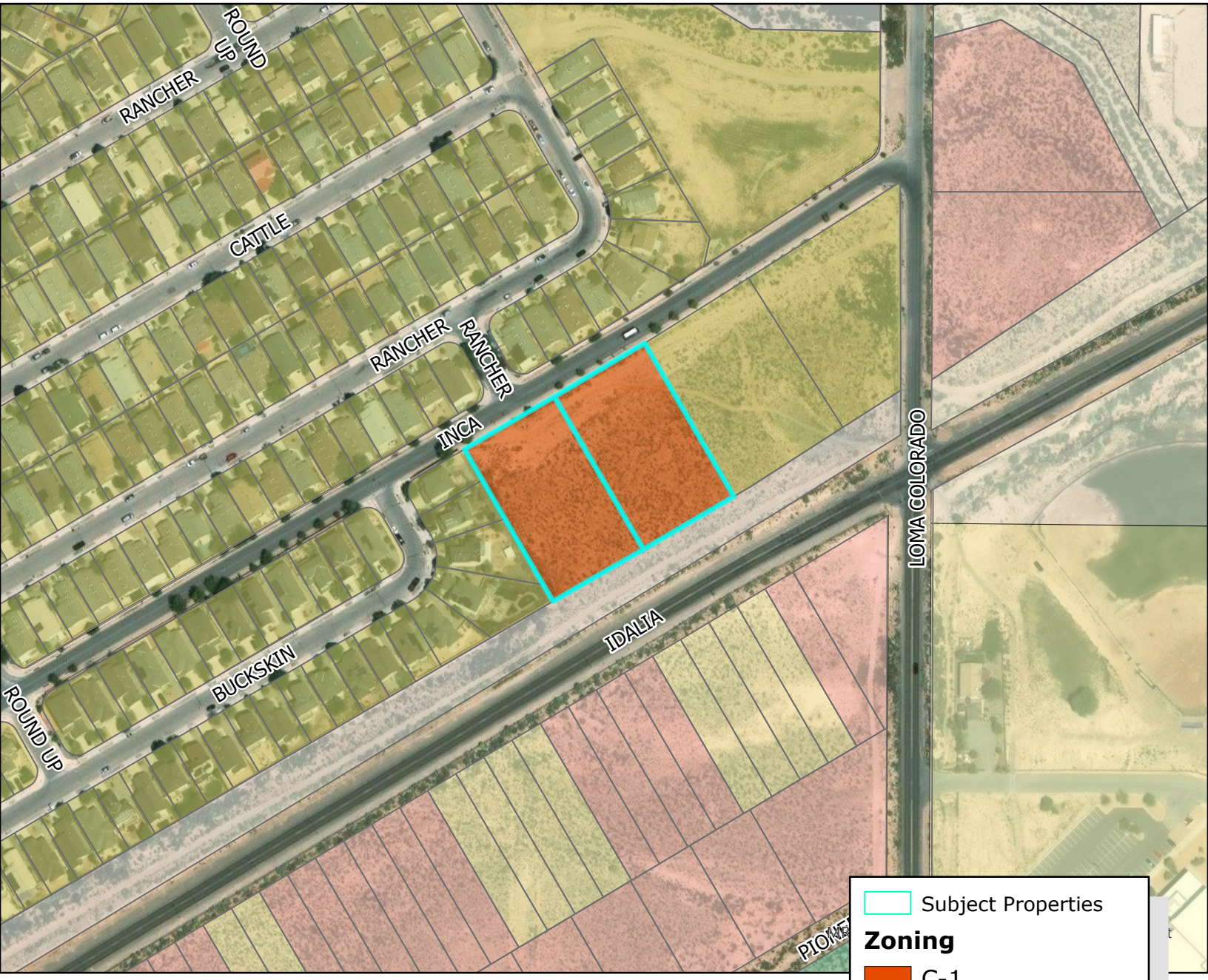
DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the requested Conditional Use Permit, with findings and conditions.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Site Plan.pdf
ATTACHMENT: Reviewer Comments_SSCAFCA.pdf
ATTACHMENT: Reviewer Comments_PARKS.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

1724 & 1732 INCA ROAD

CONDITIONAL USE PERMIT



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

0 0.01 0.03 0.06 Miles

Rio Rancho City of Vision

GIS Moving Spatial Data Forward

N W E S

Map courtesy of Ben Isaacs, 3/17/25

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Devon Amos		Phone: 505-712-2256
Address: 7801 Academy Rd NE Bldg 2 Ste 203		E-Mail: devonamos.real@gmail.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest: Buyer	List Owners: Jason Kent	
Deed or Ownership Verification Provided: (Initials) DA	Letter of Authorization Provided: (Initials) DA	

Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Seeking CUP for develpment of RV Storage

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates	Block(s): 77	Lot(s): 39 & 40
Existing Zoning:	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres) 2

ACKNOWLEDGEMENT

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

Print Name: Devon Amos	Applicant:	Agent:
Signature:		Date: 1/29/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

To Whom it may concern,

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

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

1. Addressing HOA Restrictions: With the surge in new construction homes in Rio Rancho, many residents are finding themselves constrained by homeowners' association regulations prohibiting the storage of recreational vehicles on their properties. Toy Storage offers a solution to this dilemma by providing a secure and compliant storage facility conveniently located near these new developments.

2. Enhancing Property Values: By offering a centralized location for residents to store their recreational vehicles, Toy Storage can help maintain the aesthetic appeal and property values of surrounding neighborhoods. Eliminating the sight of parked RVs and trailers on residential streets contributes to the overall attractiveness of the area.

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

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

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

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

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

Sincerely,

Devon Amos

SITEPLAN

Inca Rd Rancho, NM 87144
Parcel 1 ID: 1013071410389
Parcel 2 ID: 1013071424397
Lot area: 2 Acres
Paper Size: 11"x17"
Type of trees: Dogwood pine trees
Quantity: 51 trees

N

scale 1"=70'

Graphic scale:
0 40 80 160

40' x 12'

20' x 12'

Calculating Landscaping Coverage Percentages

Lot area: 87,040 sq.ft.
Total ladnscaping coverage: 14,452 sq.ft.
Lot Landscaping Coverage Percentage: 14,041 sq.ft / 87,040 sq.ft = 0.16603 = 16.6%

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 7, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Gerard Bauer, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

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

RE: Conditional Use Permit DSD #25-120-00002 (1724 and 1732 Inca Rd NE)

The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial. The applicant has provided a site plan and landscaping plan as part of their submittal.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Thursday, March 7, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Please note that if you are adding impervious land, you need to address increased stormwater due to the additional impervious area on-site (per City of Rio Rancho DPM) and provide the required stormwater quality volume.

Sara Rassa Digitally signed by Sara Rassa Contact Info: srassa@sscafca.com

Reviewer

3/12/25

Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 7, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue – Gerard Bauer, James Wenzel
(X) Police - Justin Garcia
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The landscaping plan is very simple and does not show where the irrigation meter and backflow preventer will be located; the plan shows 51 Dogwood Pine trees – 1) This would be producing a monoculture of vegetation which is susceptible to disease; 2) Dogwood Pine species are not drought hardy and will likely have poor survival – in order to maintain a viable vegetative buffer around the site, it is recommended that a blend of drought tolerant species be planted as the landscaping requirement for this project. PRCS defers to DSD for any other recommendations, requirements or approvals.

Dyane N. Sonier *03/14/2025*

Reviewer Date

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

March 7, 2025

RE: Conditional Use Permit
Case No. 25-120-00002
1724 and 1732 Inca Rd NE

Dear Property Owner:

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

The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

The **Planning and Zoning Board** will consider the request on **Tuesday, March 25, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

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

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

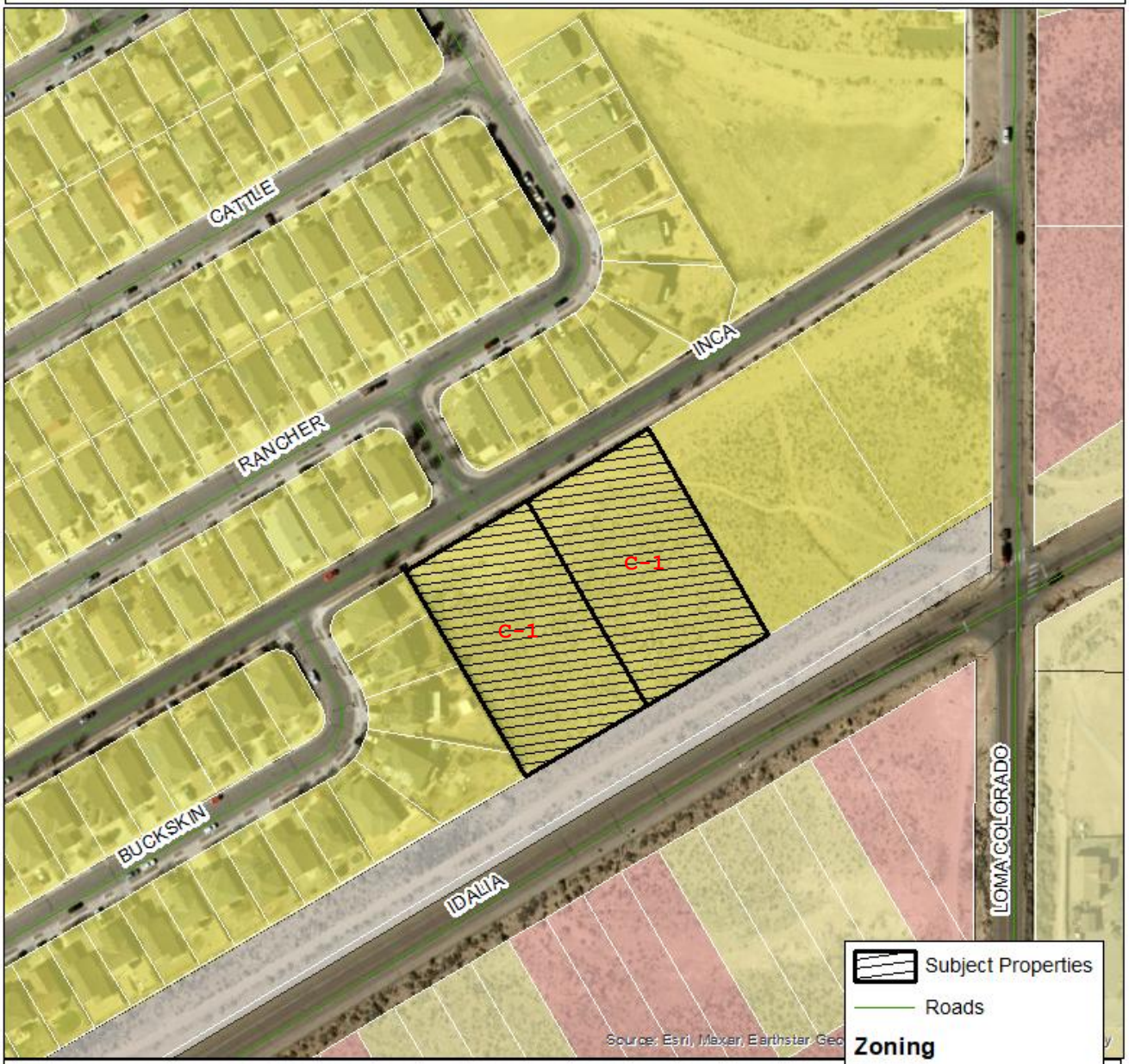
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
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

1724 & 1732 INCA RD NE
U13, BLOCK 77, LOTS 39 & 40
CONDITIONAL USE PERMIT



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 1/10/2025

NEW MEXICO'S LEADING NEWS SOURCE

ALBUQUERQUE JOURNAL

El Defensor Chieftain | Rio Rancho Observer | Valencia County News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 03/07/2025

Account:	**1010956**
Name:	**CITY OF RIO RANCHO**
Company:	**CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT** **ATTN: ACCOUNTS PAYABLE**
Address:	**3200 CIVIC CENTER CIR NE** **RIO RANCHO, NM 87144**
Telephone:	**(505)891-5005**

Ad ID:	**195530**
Description:	
Run Dates:	**03/10/2025 - 03/10/2025**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**614**
Lines:	**170**
Agate Lines:	**245**
Depth:	**17.47**
Blind Box:	

Total Ad Cost **$195.12**

Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	03/10/2025	03/10/2025	1	181.30

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 25, 2025:

Vacation of Plat
Case #25-230-00001
The applicant FNA, LLC requests approval of a vacation of right-of-way (ROW) for Isabel Road SE located at the intersection with Black Arroyo Blvd NW.

Master Plan
Case #24-400-00003
The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan request that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

Zone Map Amendment
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Master Plan Amendment
Case# 24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan.

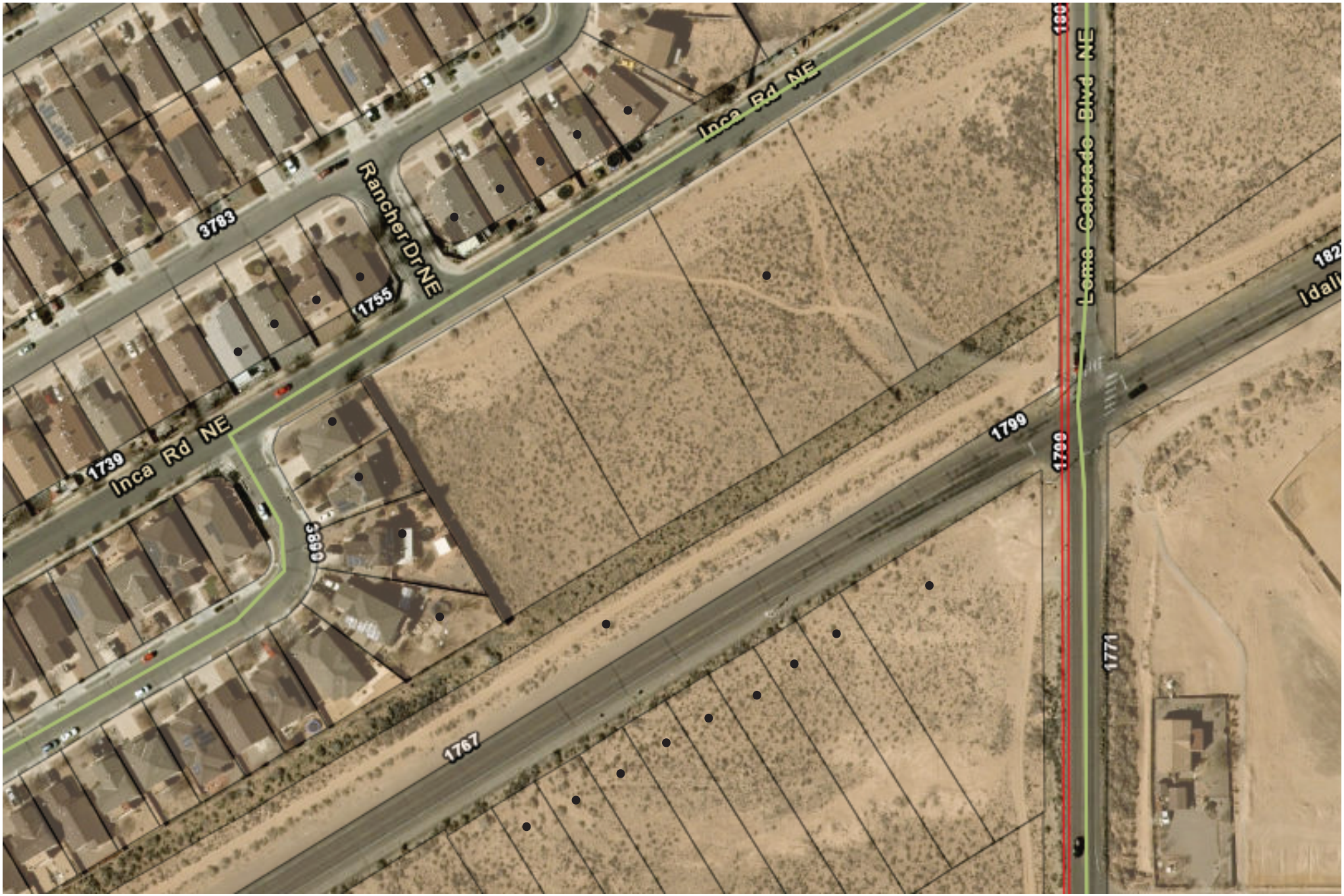
Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and land uses.

Conditional Use Permit
Case #25-120-00002
The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

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

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

Journal: March 10, 2025



Notice Map: • - Certified mail to properties within 100ft

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-120-00002

REQUEST FOR A CONDITIONAL USE PERMIT FOR SELF STORAGE FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 13, BLOCK 77, LOTS 39 AND 40.

Applicant: Devon Amos

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of March, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

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

THEREFORE, the application for a conditional use permit for self-storage for the property legally described as Unit 13, Block 77, Lots 39 and 40, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on March 25, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-120-00002

REQUEST FOR A CONDITIONAL USE PERMIT FOR SELF STORAGE FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 13, BLOCK 77, LOTS 39 AND 40.

Applicant: Devon Amos

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 25th day of March, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

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

SPECIFIC FINDINGS OF FACT:

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

THEREFORE, the application for a conditional use permit for self-storage for the property legally described as Unit 13, Block 77, Lots 39 and 40, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on March 25, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-400-00001

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

BACKGROUND AND ANALYSIS:
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Being heard concurrently with this application is a Zone Map Amendment, under case #25-100-00002.

REVIEW CRITERIA:
The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that they may be developed in unplanned areas and stand in place of a Specific Area Plan.

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

According to the Vista Grande Master Plan, the purpose of the document is to "outline the proposed future land uses for the area; neighborhood access, circulation, and lot layouts; identify the location of community amenities; and conceptual drainage, transportation, and infrastructure plans and utility needs."

In Chapter 3, Goals and Policy Analysis of the proposed Master Plan, some of the following Comprehensive Plan goals are cited:

- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots;
- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner;
- GOAL PH-3: Promote a variety of housing types to meet the needs of all members of the

community.
- Furthermore, the application meets POLICY L-1, which seeks to "Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

Staff recommends the Planning and Zoning Board find that the Vista Grande Master Plan would comply with and further the goals and policies of the Comprehensive Plan.

SITE ANALYSIS:
The subject property is approximately 79 acres, located in the northern part of Rio Rancho, adjacent to the North Hills community, with Unser Boulevard NE to the east and Northern Boulevard NE to the south. It is within the Northern-Unser Specific Area Plan (SAP), which goals are to guide and manage the physical development within the planning area by prescribing land uses and establishing limited access points. The SAP identifies the area being rezoned as Medium-Density Residential.

This area is currently zoned R-1: Single Family Residential, R-4: Single Family Residential, and R-5:Single Family Residential. The Final Plat for Phase 1 of the development was filed on October 20, 2023, and Phase 2 was filed February 26, 2025. There is one more phase proposed for this development. This Master Plan will ensure that proper access, trails, and infrastructure are contemplated for the entire area.

LAND USE:
The proposed land use supports medium density, single-family homes near the Unser Boulevard and Northern Boulevard intersection. Phase 1 and 2 are zoned R-4 and R-5. Phase 3 will be zoned R-4, pending a Zone Map Amendment approval. Some properties in the plan area are out parcels and not part of the Vista Grande Master Plan. They are privately owned and will remain as R-1.

The adopted Generalized Land Use Map (GLUM), Chapter 5, Map L-2 of the City's Comprehensive Plan conceptualizes this area Low and Medium Density Residential. The existing and proposed zoning is in alignment with this.

PARKS & OPEN SPACE:
Approximately 1.6 acres of park space would be required to support the estimated 566 residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals. The Sierra Norte II Park is 7 acres in size and adjacent to the Master Plan Area but not fully developed. The developer has agreed to make improvements to Sierra Norte Park in a form of cash in lieu as an alternative to developing a neighborhood park.

The future residents will have access to a the Sierra Norte II outside the Master Plan area that will be integrated by a network of sidewalks and trail to the regional park. Phase 3 of the Master Plan area will also include a 0.4 acre pocket park, owned and maintained by a homeowners' association.

DEVELOPMENT GUIDELINES:
The Master Plan provides general guidelines for street lighting, landscape design, signage, and home aesthetic. These guidelines are meant to be flexible and all development will be subject to the City of Rio Rancho Municipal Code.

GRADING & DRAINAGE:
According to the Master Plan, "The Vista Grande development adheres to the Sierra Norte II Subdivision Drainage Study. Phases 1 and 2 of the Vista Grande development drain to a pond at the intersection of Acorn Loop and Fig Loop. The pond discharge follows an existing unnamed

arroyo along the west edge of Sierra Norte II Subdivision at the historic/ allowable rate. Phase 3 will utilize a pond at the northwest corner of the subdivision to control the discharge at the historic/allowable rate to the north via surface flow. An alternative drainage solution that will be explored is discharging the subdivision flows from the Phase 3 pond via a storm drain to the Sierra Norte Park."

TRANSPORTATION:
The primary roads that create access to the Master Plan Area are Northern Boulevard, a minor arterial, and Unser Boulevard, a principal arterial. According to the Master Plan, improvements will be made to Acorn Loop, located off of Northern, to allow access to Vista Grande Phases 1 and 2. Improvements to Willow Rd will allow access from Acorn Loop to Phase 3. It will also connect to Pine Road to provide additional connectivity to the existing roadway network. A Traffic Impact Study will be performed to determine if additional improvements are required.

NOTIFICATIONS:
Property owners within 100 feet, excluding right of way, were notified by certified mail. A legal advertisement was placed in the March 10, 2025 edition of the Albuquerque and a notice sign was posted to the property on March 18, 2025. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document and in attached red-line
DSD Engineering	X	Comments included in attached red-line
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	Comments included in attached red-line
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments

IMPACT:
Staff recommends the Planning and Zoning Board recommend approval to the Governing Body of the Vista Grande Master Plan, subject to the following findings of fact and conditions of approval:

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 Master Plan.
2. The applicant has the authority to apply for a Master Plan on the subject property.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The Vista Grande Master Plan complies with the requirements of the Comprehensive Plan and integrates with the Northern-Unser Specific Area Plan.
2.The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers conservation, land use, access, public facilities,

amenities, and design.
3. The applicant shall address all of the staff comments included in the attached red-line document.

ALTERNATIVES:

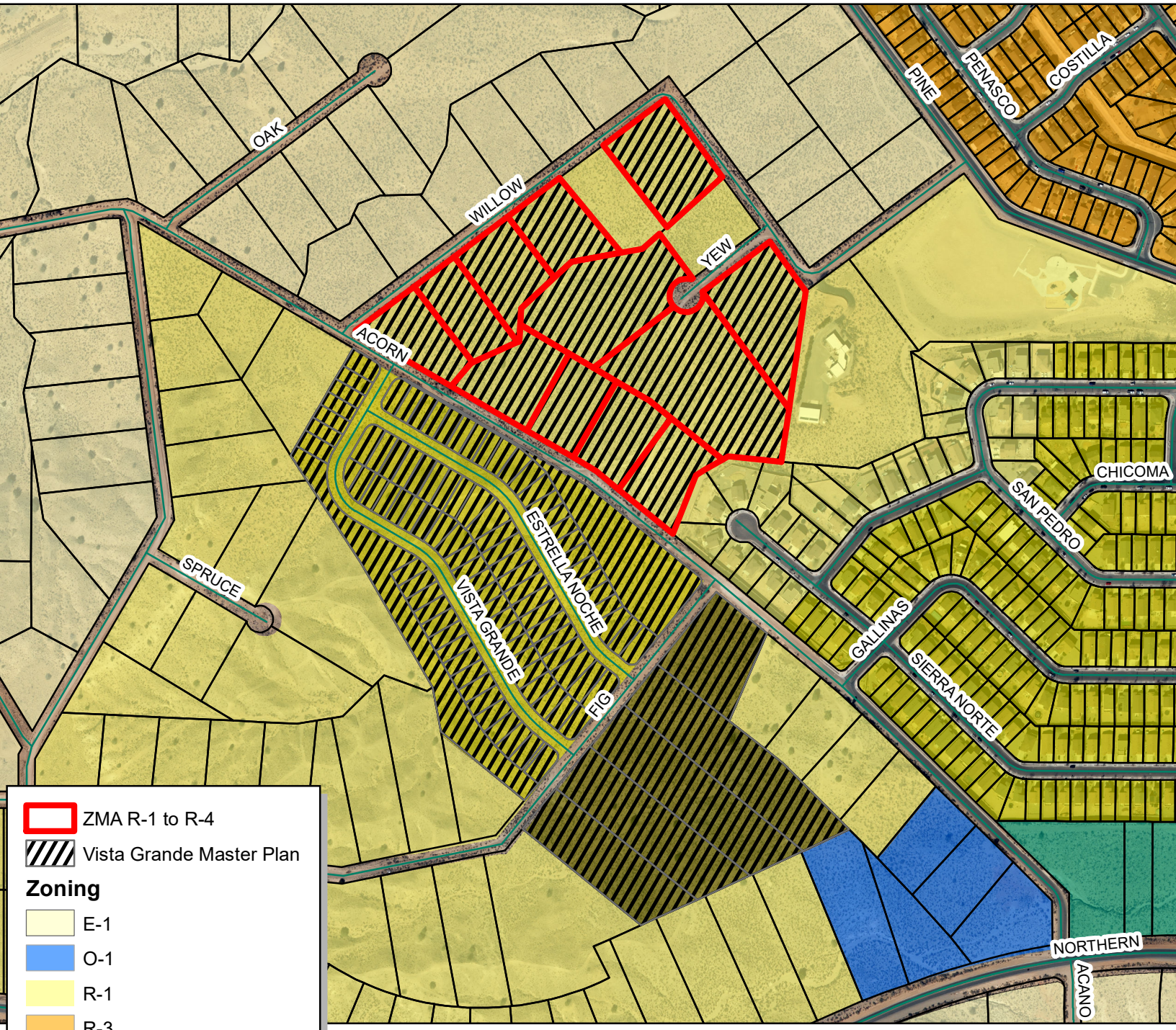
1. The Planning & Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning & Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning & Zoning Board may modify the request and recommend the Governing Body approve such modifications.
4. The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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Vista Grande Master Plan.pdf
ATTACHMENT: Vista Grande Master Plan_Combined Redline Comments.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Draft_Resolution_bmb.doc

VISTA GRANDE



ZMA R-1 to R-4

Vista Grande Master Plan

Zoning

- E-1
- O-1
- R-1
- R-3
- R-4
- R-5
- SU

GIS
Moving Spatial Data Forward

N
W E
S

Rio Rancho
City of Vision

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

0 370 740 1,480
Feet

Map created by: Michelle Costilla 3/7/2025

City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Agent Authorization Letter – City of Rio Rancho – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates)

Please find this letter as Authorization for the action of Master Plan, Zoning Map Amendment, Preliminary Plat, Subdivision Plan Approval and all subsequent Platting and subdividing, and site approvals of – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates).

These actions will be represented by the following entities:

Consensus Planning, and their designated representatives Jim Strozier, Michael Wright or other designated members of Consensus Planning.

Isaacson & Arfman, Inc. and their designated representatives Justin Simenson, Fred Arfman or other designated members of Isaacson and Arfman, Inc.

Feel free to contact me if you have any questions or concerns.
Respectfully,

Hoech Real Estate Corporation (Owner)

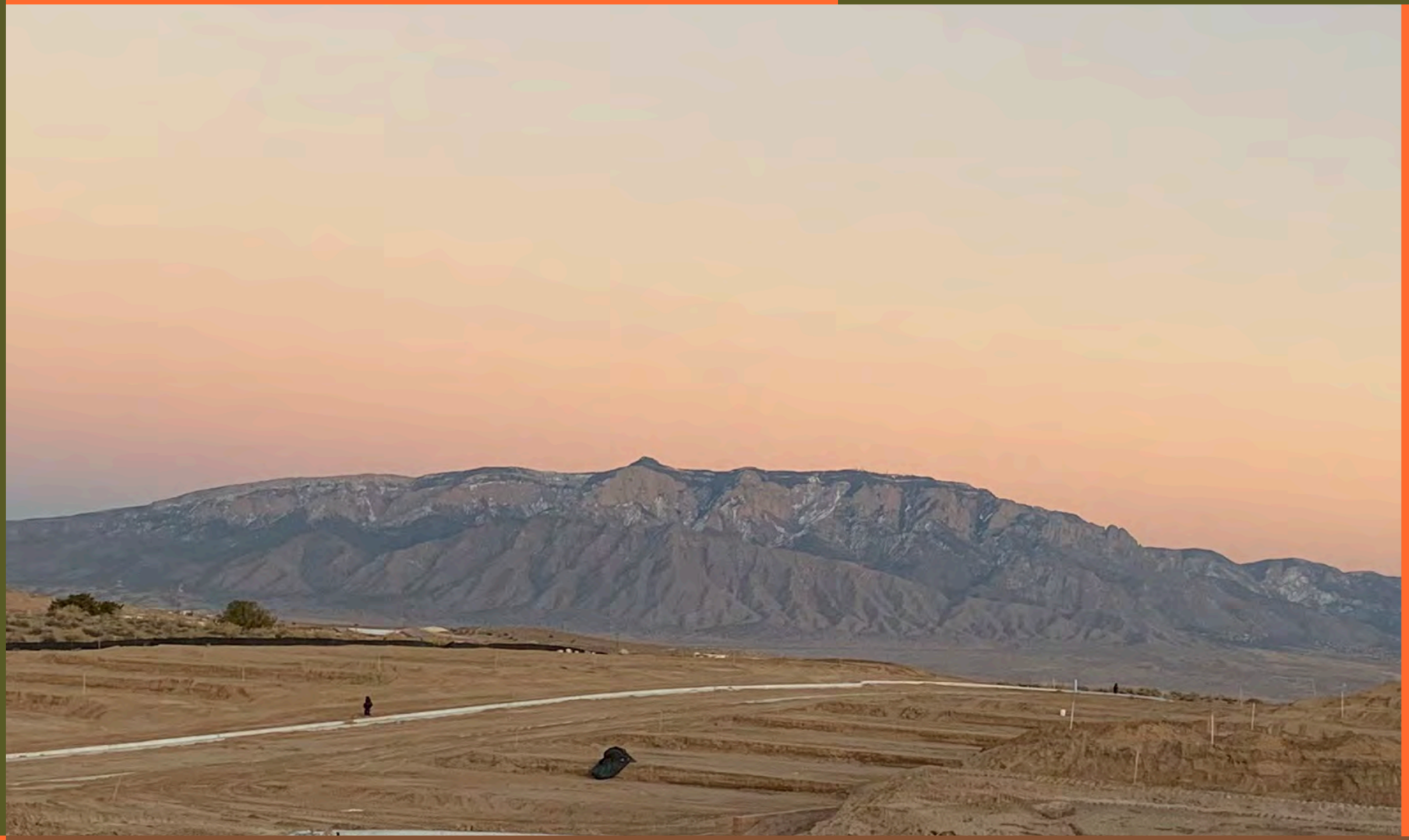
By: Donald D Hoech

Donald Hoech
President

DR Horton (Applicant)

By:

Xavier Garcia
Xavier Garcia
Land Development Project Manager



VISTA GRANDE
MASTER PLAN

Prepared for: DR HORTON
Prepared by: Consensus Planning, Inc.
Isaacson & Arfman, Inc.

Adopted: 2025

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VISTA GRANDE

MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED XX

PREPARED BY:

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108

PREPARED FOR:

D R HORTON
8440 Wyoming Blvd NE, Suite A
Albuquerque, NM 87113

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Table of Contents

Chapter 1. Introduction 1

Chapter 2. Existing Conditions 5

Chapter 3. Goals and Policy Analysis 17

Chapter 4. Proposed Land Use 21

Chapter 5. Development Guidelines 27

Chapter 6. Community Facilities 33

Chapter 7. Transportation Plan 37

Chapter 8. Conceptual Drainage Plan 41

Chapter 9. Conceptual Utility Plan 43

Chapter 10. Implementation & Phasing 47

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Introduction

This document is a Master Plan for a 79-acre residential community within Rio Rancho, New Mexico to the east of Unser Boulevard NW and north of Northern Boulevard (see FIGURE 1: CONTEXT MAP). The community, Vista Grande, is planned to support families with a wide range of incomes and lifestyles. The subdivisions in the with Vista Grande will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area; neighborhood access, circulation, and lot layouts; identify the location of community amenities; and conceptual drainage, transportation, and infrastructure plans and utility needs.

PLANNING PROCESS

The planning process was initiated in 2023 by DR HORTON, one of the major housing developers in the area. DR HORTON hired consultants, Consensus Planning, Inc. and Isaacson & Arfman, Inc., to develop the Vista Grande Master Plan and supplemental information regarding drainage, transportation, infrastructure improvements, community facility needs, and land use. The Vista Grande Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

PLAN BOUNDARY

The Master Plan boundary is within the Northern-Unser Specific Area Plan (SAP). The Northern-Unser Specific Area Plan encompasses an area of approximately 1,472 acres and is bounded by Idalia Road, Abrazo Road, 10th Street, 8th Street, Pine Road, 23rd Avenue, and the east edge of the Los Montoyas Arroyo (Map 1). This area encompasses parts of Units 11, 12, 13 and various subdivisions. Northern Boulevard and Unser Boulevard, the two major roads within the planning area, intersect in the southeast region of the planning area. Northern Boulevard is the principal north-south boundary between Units 11 and 12, within the planning area. Unser

Boulevard is the principal east-west boundary between Unit 13 and Units 11 and 12, within the planning area. The majority of the planning area is comprised of large, undeveloped lots currently zoned E-1 Estate Residential. The largest existing development within the planning area is the North Hills subdivision which makes up the majority the northern area, north of Pine Road. The North Hills community is to north and Sierra North to east. The Master Plan is divided by Acorn Loop NE with Phase 1 & 2 to south and Phase 3 to the north.

The proposed planning area is well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Northern Boulevard intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Sierra Norte and North Hill has developed existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 12 will remain unable to develop anything other than large single homes on existing platted lots without adequate infrastructure. There is a steady rate of new residential construction. Exploring opportunities such as Vista Grande will ensure adequate land is available for needed housing development in the foreseeable future.

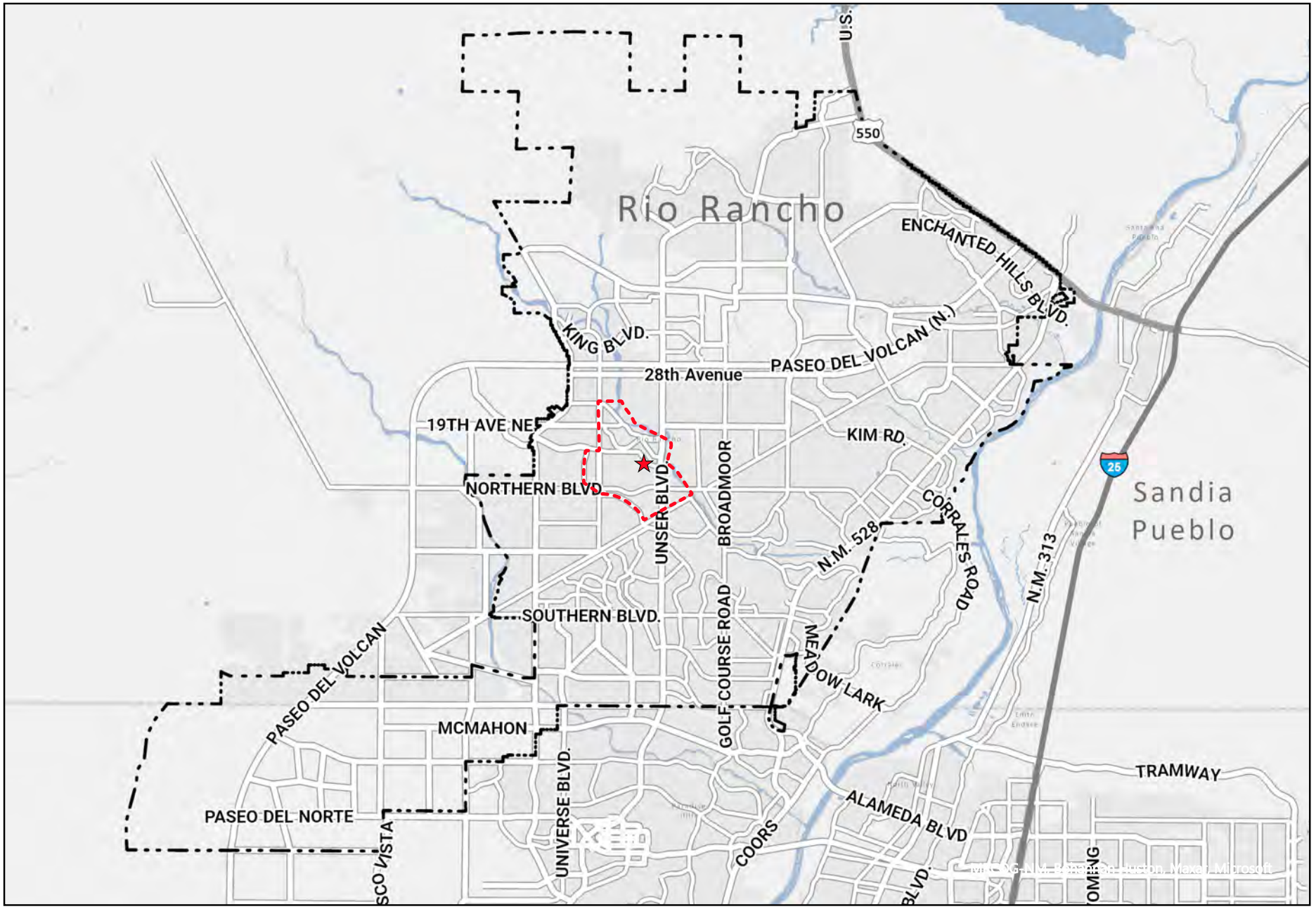
The boundaries include two major roadways, Unser Boulevard on the east sides and Northern Boulevard to the south. Pine Road is the north boundary and Willow Road to the west. Acorn Loop serves as the main entrance of the Vista Grande community with subdivision on both sides (see Figure 1). Lastly, the Sierra Norte community separates Vista Grande from Northern and Unser Boulevard which mimics character and density.

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes near the Unser Boulevard and Northern Boulevard intersection.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways.
- Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

FIGURE 1: LOCATION MAP



LOCATION MAP

Rio Rancho City Limit

Norther-Unser Specific Area Plan Boundary

Vista Grande Master Plan

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Existing Conditions

The Master Plan Area is partially developed. To the south of Acorn Road, Phase One development has single-family residences constructed but the land is vacant to the north and south, for phase two and three. Apart from the residential communities in North Hills to the north and Sierra Norte the east, the Planning Area has few residents. The estimated population at full build out will be 549 people. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Unser Boulevard and Nothern Boulevard.

LOCATION

Vista Grande is located at the northern part of Rio Rancho, adjacent to the North Hills community and bordered by Unser Boulevard and Northern Boulevard. The planning area is situated about 3 miles NM 528, and 2 miles south of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

DEMOGRAPHICS

In 2022, Rio Rancho population was 110,660. Rio Rancho is the fastest growing and third largest municipality in New Mexico with the statewide population of 2,114,371. It is expected that the City will increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from Mid-Region Council of Government (MRCOG) the percent growth from 2016 to 2040 is expected to be 24.1%.

The 2022 Census Bureau American Community Survey (ACS) 5-year estimates the median age for residents in Rio Rancho was 39.0 years of which 21.6% of the residents are under 18 years of age and 17.0% are 65 and over. Comparatively statewide median age was 39.9, with 21.2% under 18 and 19.9% 65 and over, respectively.

The average household size in Rio Rancho has 2.72 persons, similar but slightly higher than the statewide estimate of 2.55 persons. Rio Rancho had a total of 38,190 households in 2022. Of these, 55.5 % were married family households, and 30.7 percent of those families had children under 18 years of age living in the house. Furthermore,

26.1% of the households were occupied by non-family households, of which 75.6% were living alone, and 35.4% were living alone and over 65 years old.

The state as a whole, where 42.0% of households are family households, of which 19.0% have children under 18 years. Non-family residents occupied 38.1% of the households; of that, 82.9% were living alone, and 34.7% were over 65 and living alone.

Rio Rancho is not as ethnically diverse as the rest of the state, with 55.0% of the population being white, 28.6% multi-racial, 4.6% Native American, 3.3% Black, and 1.9% Asian. Of these, 40.5% are Hispanic. New Mexico consists of 47.5% White, 2.0% Black, 9.3% Native American, 1.8% Asian, and 28.6% multi-racial. In comparison, 48.6% of the state population is Hispanic.

Rio Rancho residents are better educated than the state as a whole. 94.6% of the Rio Rancho population has a high school diploma. Of these, 26% have some college education, 12.1% have an associate degree, 20.9% have a bachelor's degree, and 12.3% have a graduate degree. In comparison, New Mexico statewide had 87.1% high school graduates or higher, 23.1% some college, 9.0% associate, 16.1% bachelor's, and 13.0% graduate in 2022.

The Rio Rancho labor force was comprised of 51,406 (62.4%)workers in 2022. The unemployment rate for the city was 5.5%. In 2022, jobs, such as in the Educational services, health care, and social assistance sector, made up almost one-quarter of the employment in Rio Rancho. Retail jobs made up 11.5% and Professional, scientific, management, administrative, and waste management service jobs made up 11.6% of employment in the city ranking second and third, respectively.

Over half of Rio Rancho's households earned between $50,0000 and $149,999 in 2022. The community is predominately middle class, unlike most of the state. The median household income for the City is $78,978 compared to New Mexico statewide of $58,722.The average listing price of an existing home in Rio Rancho was $420,000 in 2025. The median sold price was $328,500 estimated by Realtor.com comparatively to Zillow.com that estimates the average home value at $344,701.

According to the 2023 Affordable Housing Plan, the majority of Rio Rancho's existing housing inventory consists of single-family detached home, the nature of Rio Rancho's early (pre-incorportion) development is negatively impacting its potential to develop new housing units in a a cost-effective manner, and Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" were constructed poorly and are beginning to experience significant repair needs.

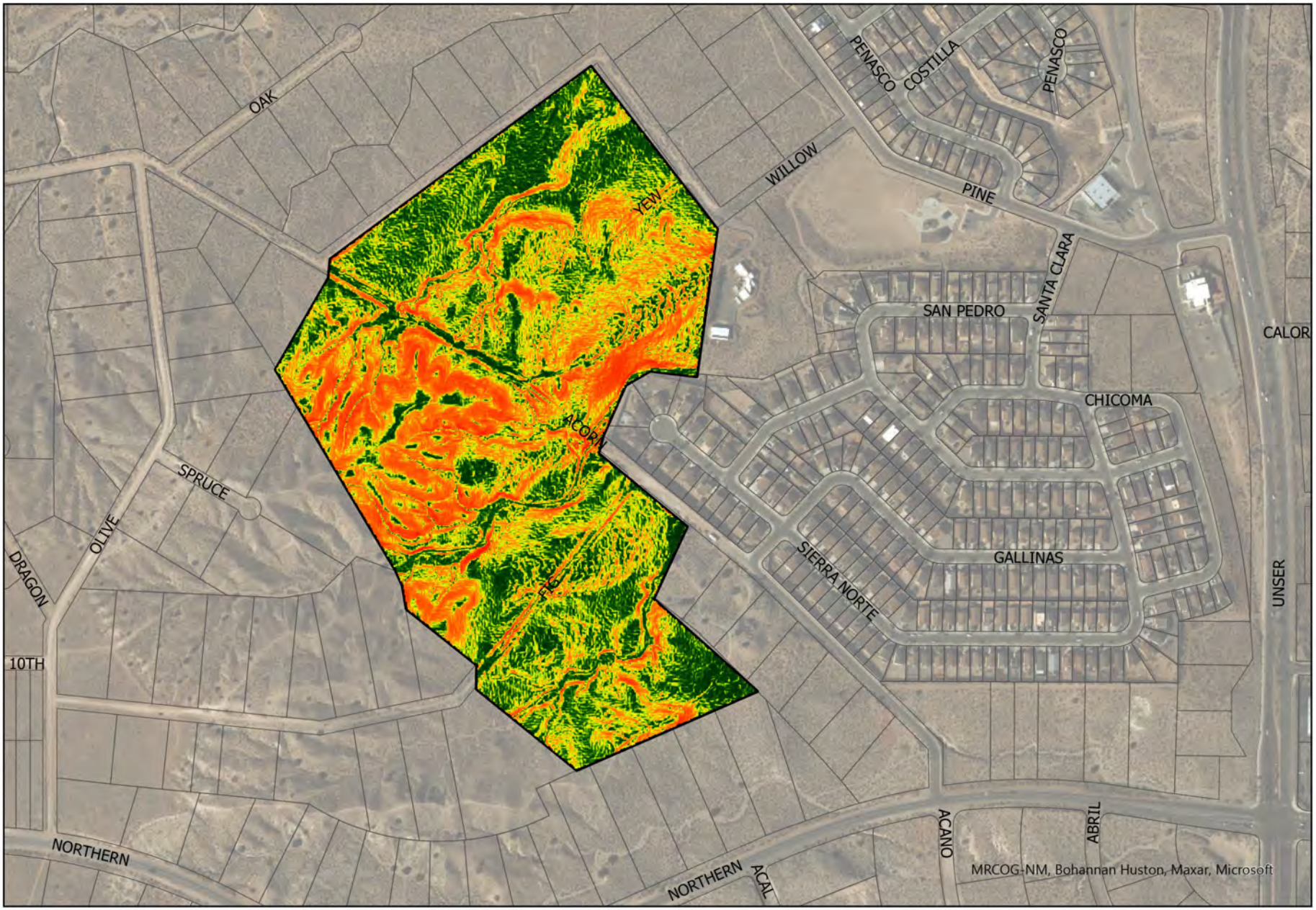
DRAINAGE

As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Vista Grande Master Plan aims to create a water detention pond to manage stormwater flows through the site and merge at the northwest corner of the master plan area. The stormwater will continue downstream into the proposed water detention pond location at the southeast corner of the subdivision, enhancing both sustainability and aesthetic proposed. Isaacson & Arfman, Inc. has conducted a drainage study that demonstrates the existing run-off and how the proposed development will incorporate improvements and update the proposed volumes and directional pattern.

SITE TOPOGRAPHY

The terrain in the contributing basins is generally characterized by various slopes, typically ranging from 11% to 45%, interspersed with brief, steep ridges where slopes can reach up to 71% (see Figure 1). Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,660 feet at the northwest boundary to about 5,530 feet at the southern edge.

FIGURE 2: EXISTING SLOPE ANALYSIS



PLANTS & WILDLIFE

The natural plant habitat of the planning area is marked by riparian conditions along arroyos with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. The majority of this existing residential development is in the North Hills subdivision, north of Pine Road. Currently, the planning area wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.

Vista Grande Master Plan - Phase 3 looking north.

FIGURE 3: EXISTING SOIL ANALYSIS

SOIL ANALYSIS

- Shepard loam 8 to 15% Slope
- Shepard loam 3 to 8% Slope
- Grieta loam 1% to 4% Slope
- Master Plan Boundary

FLOODPLAIN

Although the existing Montoya arroyo running through the site, Vista Grande is not encumbered by any existing floodplains as designated by FEMA. The arroyo crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described the Conceptual Drainage Plan.

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

ACCESS AND CIRCULATION

The existing network of dirt roads, established in the antiquated subdivision process along the 50-foot wide rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

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

Pine Road which is outside of the Master Plan but adjacent is a collector street carrying traffic from local streets to arterial streets. Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit.

Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way widthof 68 feet.

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

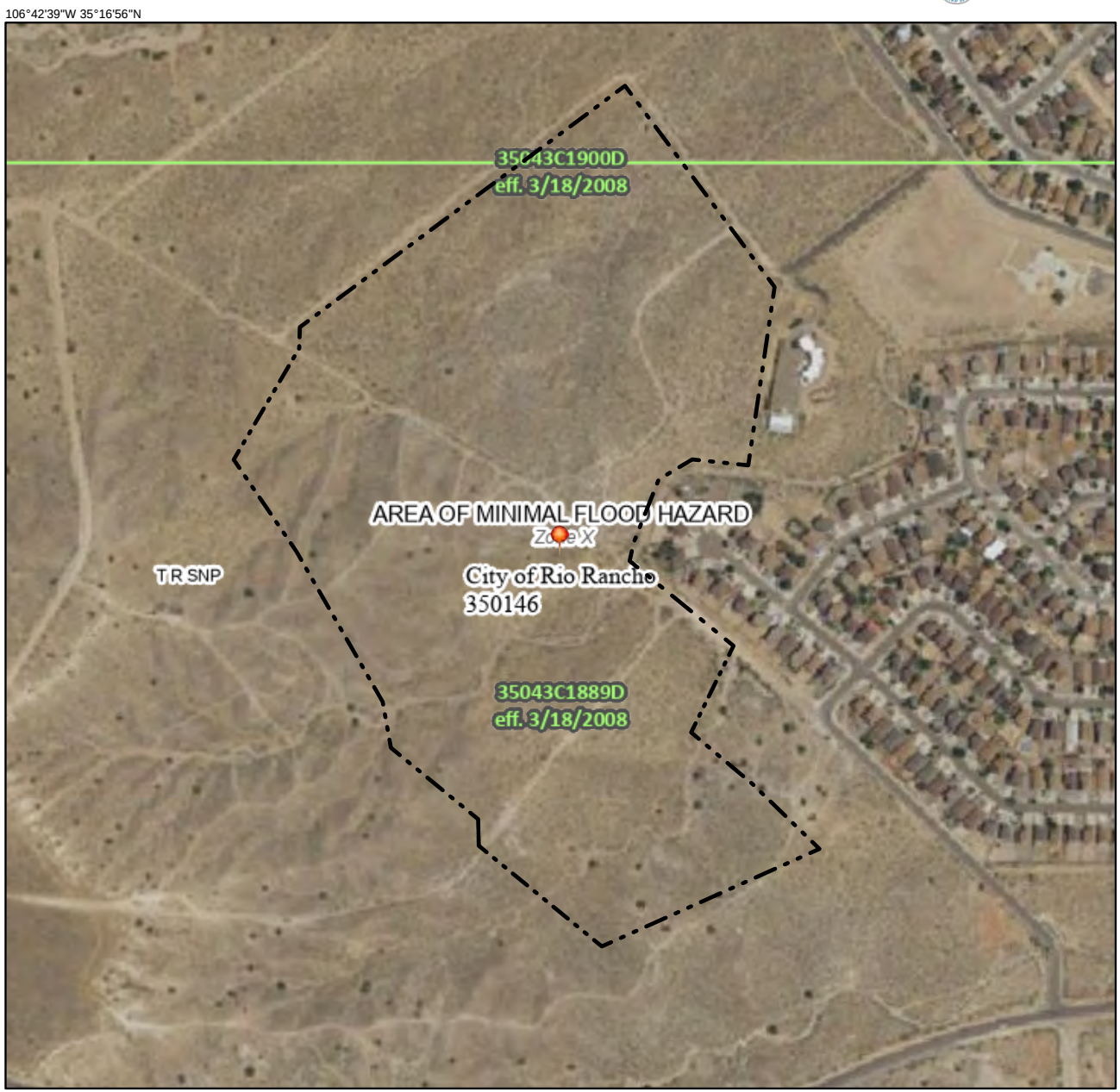
As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

FIGURE 4: EXISTING FLOODPLAIN ANALYSIS

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/6/2025 at 10:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXISTING LAND USE

The property within the Vista Grande Master Plan is mostly vacant, however, there are some adjacent existing land uses that impact the master plan (see Figure 5). One is that Siera Norte Park captures existing drainage and surface runoff generally creates ponding in the area. The Northern-Unser Specific Area Plan contains proposed land use categories that are consistent with and promote the goals and policies of the Vision 2020 – Integrated Comprehensive Plan. Each of the categories indicate the range of suitable uses for that area. The overall land use orientation reflects nodal-oriented development that ensures there is appropriate compatibility between uses. Also, the land use plan ensures that proposed future uses will be well integrated with existing development.

Low-Density Residential

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

Density: Maximum 4 DU/AC

Compatible Zoning Districts:
- A-R Agricultural Residential
- E-1 Estate Residential
- R-1 Single-Family Residential

Medium-Density Residential

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

Density: 4.01 – 10.99 DU/AC

Compatible Zoning Districts:
- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Multi-Family Residential
- R-4 Single-Family Residential

High-Density Residential

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

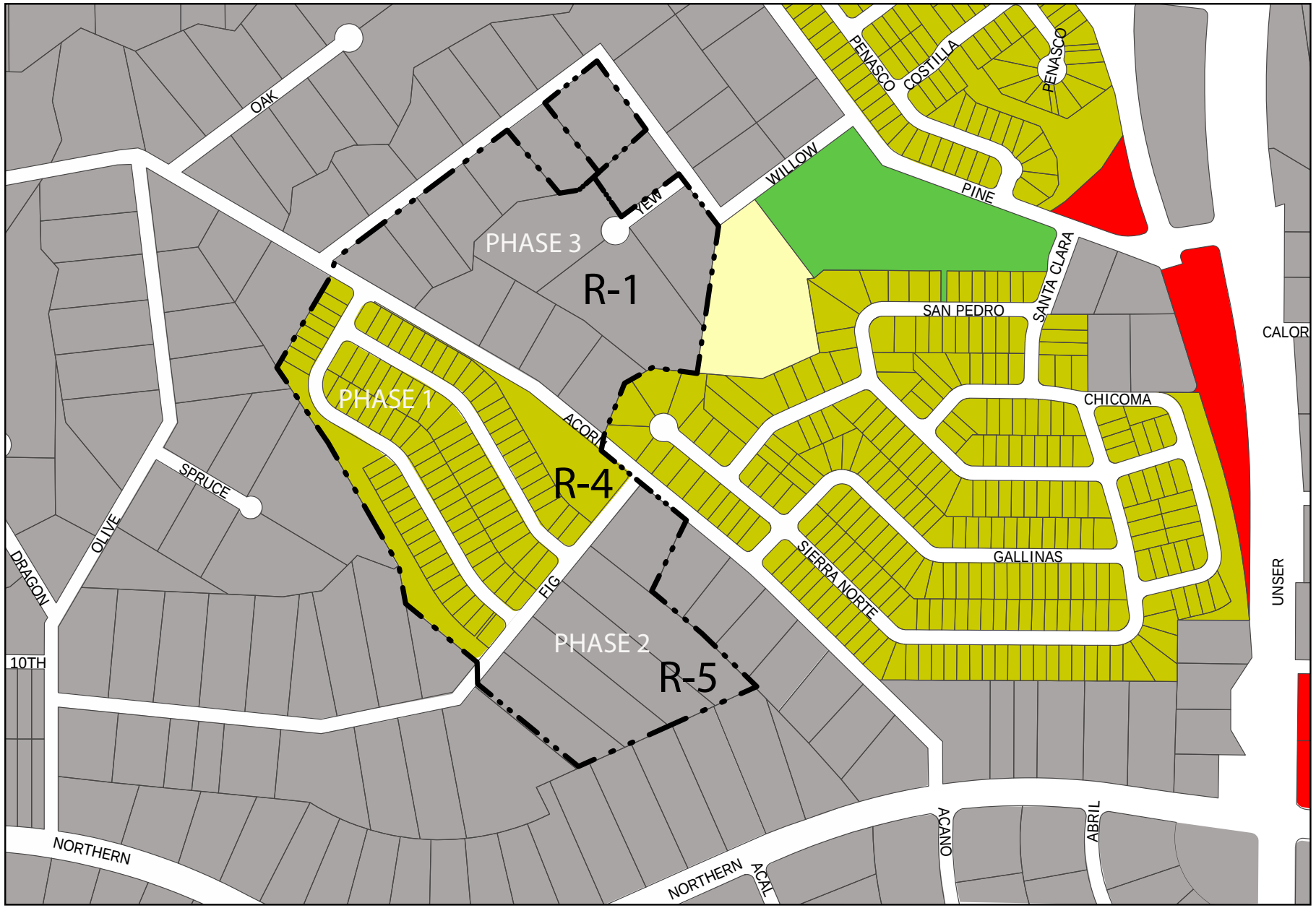
Density: Minimum 11 DU/AC

Compatible Zoning Districts:
- R-3 Multi-Family Residential
- R-5 Single-Family Residential
- R-6 Multi-Family Residential

TABLE 1:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1) VACANT	31.02	39.5
Medium Density Residential (R-4)	23.40	29.5%
Medium/High Density Residential (R-5) VACANT	15.94	19.9%
Roads/Right-of-Way	8.37	11.1%
Total	78.73	100%

FIGURE 5: EXISTING LAND USE AND PHASES



LAND USE

- Low Density Residential
- Moderate Density Residential
- Commercial
- Park/Open Space/Drainage
- Vacant
- Master Plan Boundary

EXISTING ZONING

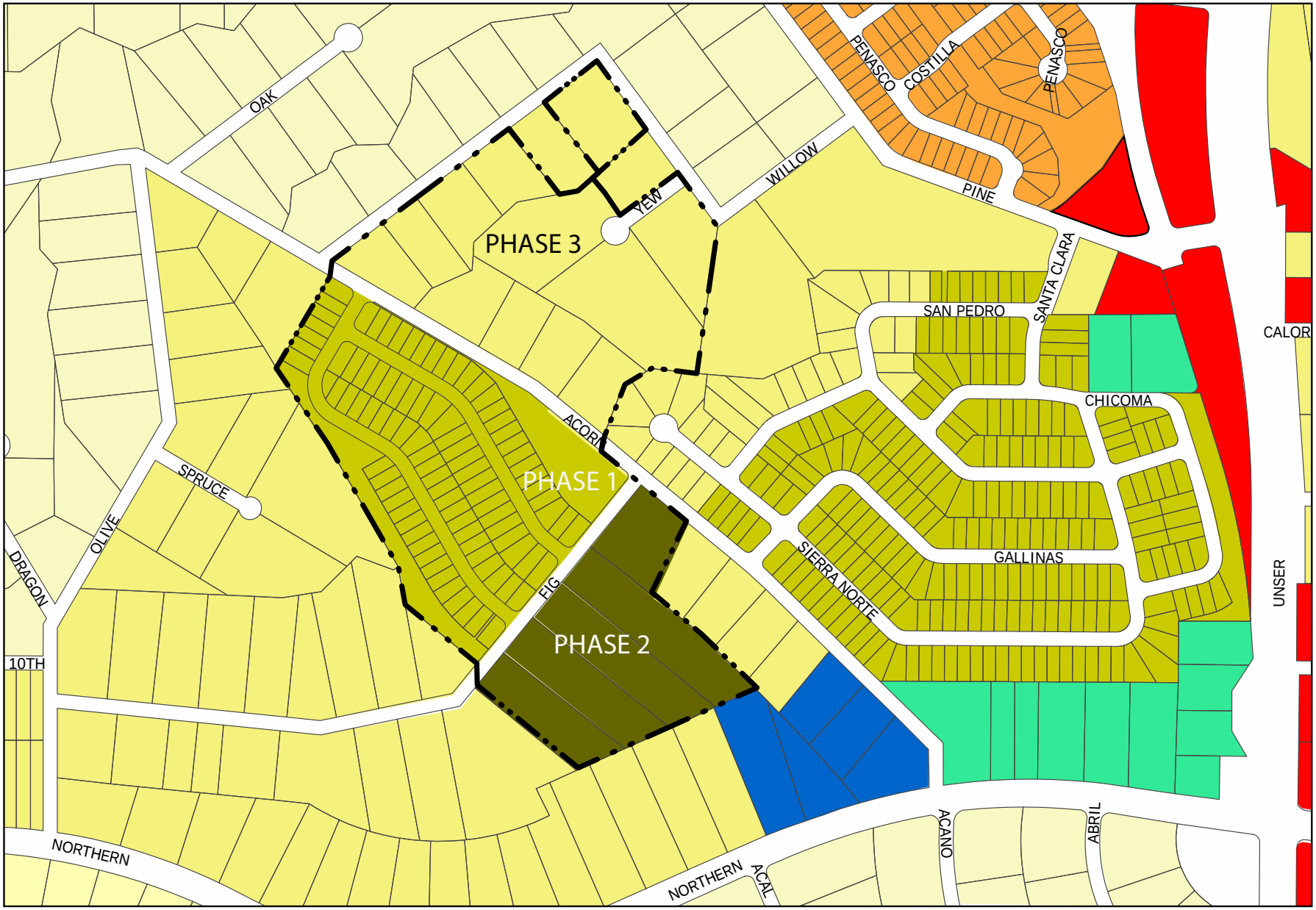
The existing zoning for the site is zoned: R-1 Single-Family Residential, R-4 Single-Family Residential, and R-5 Single-Family Residential. As per the Rio Rancho Municipal Code, the R-1 district allows low-density residential development, the zoning for phase 3 needs to be changed in the future to accommodate medium-density single-family development in the area and near the Unser Boulevard Northern Boulevard intersection.

Some properties in the plan area are out parcels and not part of the Vista Grande Master Plan. They are privately owned and will remain as R-1, in the future.

Adjacent zoning within Sierra Norte allows for medium density single-family homes (R-4) at the northeast corner, along with higher density single-family residential uses (R-3). The North Hill community zoned Special Use (SU) also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The area the west, adjacent to Vista Grande is currently vacant and zoned Estate Residential E-1.

Vista Grande Master Plan - Phase 3 looking east.

FIGURE 6: EXISTING ZONING AND PHASES



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Goals and Policy Analysis

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Vista Grande. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the northwest corner of the master plan area, a 2-acre and 1-acre water retention ponds has been designated to retain drainage on site. This effort supports the following goals and policies of the Comprehensive Plan:

- GOAL CON-1: Preserve water resources.

- GOAL CON-2: Preserve vegetation and natural resources.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. The plan also includes water detention ponds with landscape design, along with access leading to Sierra Norte park. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- 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 multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add 201 housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that access Vista Grande: Northern Boulevard and Unser Boulevard. Acorn Street bisects the Vista Grande development. The master plan also proposes pedestrian trail leading to the regional park. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
- GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
- GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
- POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

All new proposed infrastructure within Vista Grande will be mproved to City of Rio Rancho Standards. See CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- GOAL PR-4: Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.
- POLICY PR-7: Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.
- POLICY CON-9: Preserve and enhance native strategies that address the many contributors to air vegetation along arroyos identified in SSCAFCA's quality pollution. POLICY CON-12: Develop and protect a public open space network.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of sidewalks and a crusher fines trail segment that connects to the regional park, Sierra Norte park that is outside the Vista Grande Master Plan boundary. Within the boundary, is pocket park almost 2 acres in size that is maintained by the HOA see CHAPTER 6: COMMUNITY FACILITIES.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
- GOAL UD 3: Create street patterns with development that fosters human interaction.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.
- POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Design features in future residential subdivisions will establish a community identity to foster human interaction that effectively integrates the larger regional landscape. There are three subdivisions that offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth with higher density housing options.

Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as Low/Medium Density Residential and High Density Residential land uses. As a result, the area is zoned R-4 moderate density and R-5 moderately high density development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 2 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land use areas and their respective percentages.

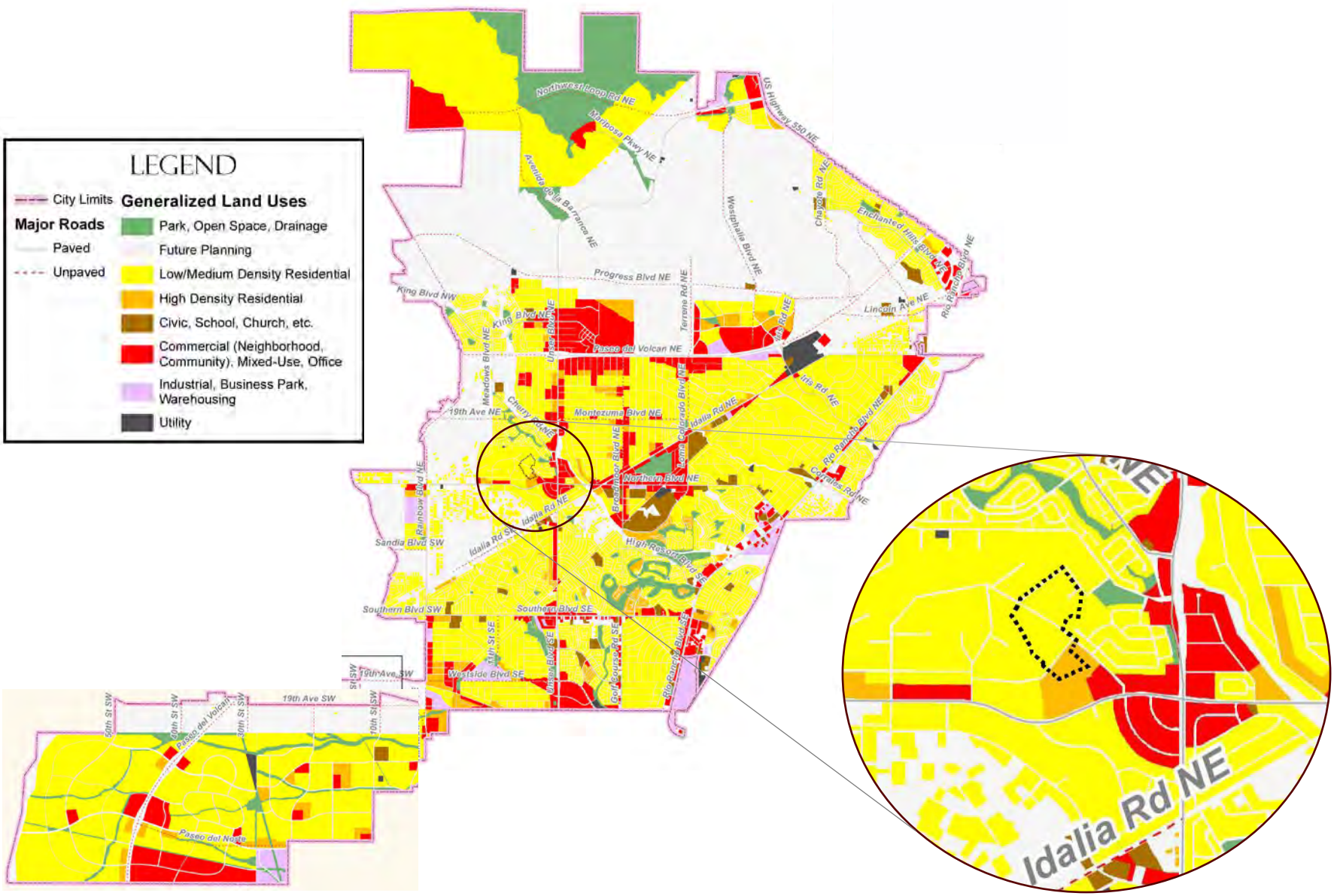
PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.64 people and the potential number of future residential lots, (200) the Master Plan Area is projected to have a population of approximately 528 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 549people could call Vista Grande home.

Overall, medium density residential areas occupies 36.3 acres (68.8%) of the site, moderate density residential areas cover 10.5 acres (19.9%) and, (6.0%) of road/right-of-way. The Vista Grande Master Plan will dedicate parkland in for the form of cash in lieu of and create a small HOA owned and maintained pocket park.

TABLE 2:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1)	0.0	0.0
Medium Density Residential (R-4)	54.42	69.1%
Medium/High Density Residential (R-5)	15.94	20.3%
Roads/Right-of-Way	8.37	10.6%
Total	78.73	100%



GENERALIZED LAND USE (EXISTING AND PLANNED)

FIGURE 4: PROPOSED LAND USE AND PLATING

PROPOSED LAND USE

- Low Density Residential
- Moderate Density Residential
- Mod./High Density Residential
- Park/Open Space/Drainage
- Vacant
- Drainage
- Master Plan Boundary
- Commercial

PARKS & OPEN SPACE

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space outside the Master Plan area that will be integrated by a network of sidewalks and trail to the regional park. Given the expected number of lots after full build out, approximately 1.6 acres of park space would be required to support the estimated 566 residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals. Vista Grande planning area is adjacent to Sierra Park and existing open space for drainage. Coordination with the City of Rio Rancho and developer agreed to support improvements at Sierra Norte Park in a form of cash in lieu as an alternative to developing a neighborhood park. Sierra Norte Park can be utilitzed by North Hills, Sierra Norte, and Vista Grande residents.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are two drainage ponds within the Phase 3 build out. The existing run-off flows north towards the Sierra Norte Park. Potential drainage improvement are proposed that would follow the emergency access/pedestrian access towards the park.

MODERATE HIGH-DENSITY RESIDENTIAL (R-5)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the Vista Grande Master Plan has approximately 19.9% within planning area zoned R-5: Medium density residential use to allow higher population density to develop/grow within Rio Rancho.

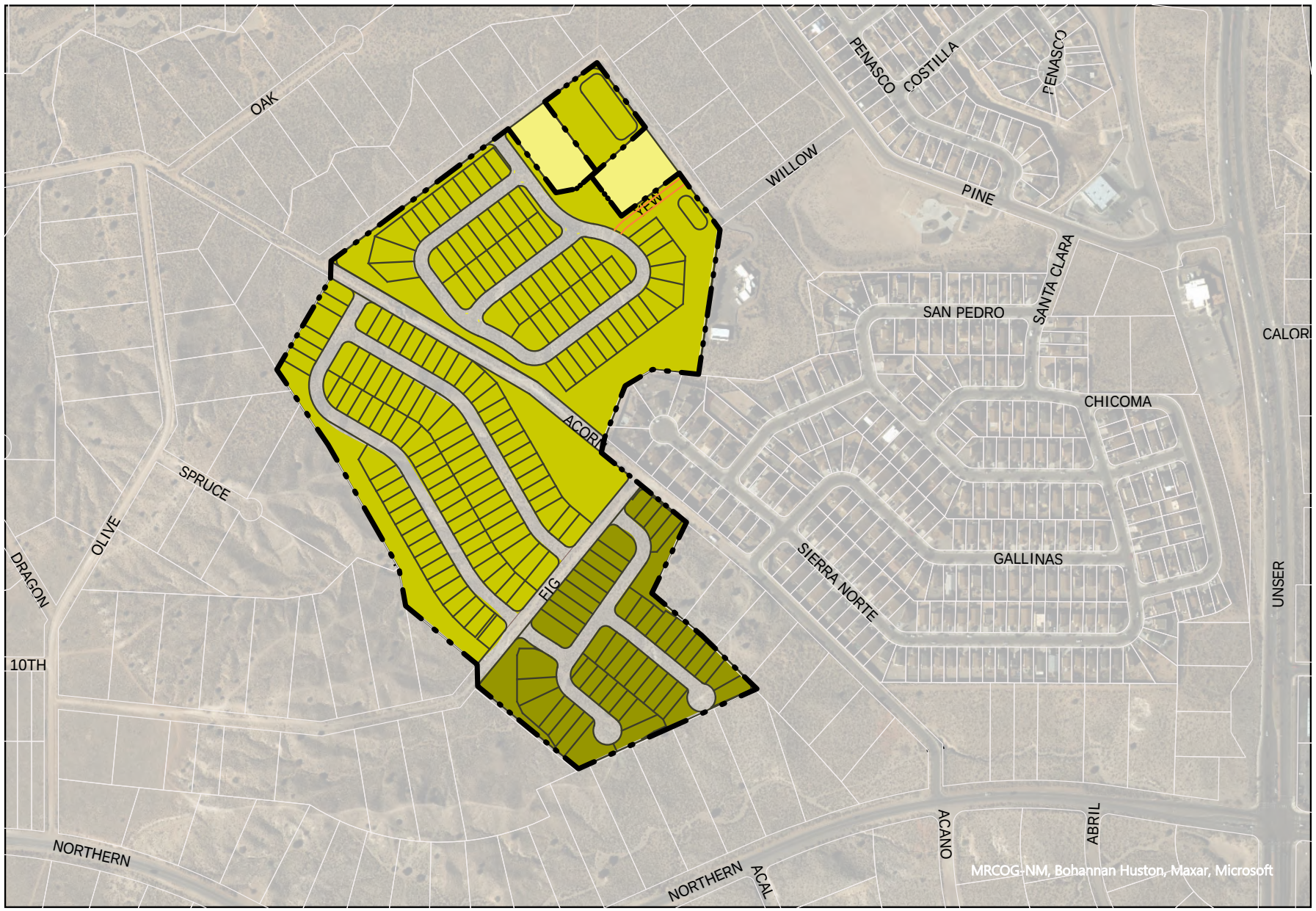
FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for moderate density housing near the Northern Boulevard and Unser Boulevard intersection.

MODERATE-DENSITY RESIDENTIAL (R-4)

Phases One and Three are bisected by Acorn Road that are designated for Moderate density residential use. The proposed land use aligns with the existing neighborhoods and follows development patterns. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zoning in Phase 3 supports low-density single-family homes, with a typical density of about one dwelling unit per lot. The proposed zoning for Phase 3 increases density to R-4 that mirrors the Sierra Norte, the adjacent community.

FIGURE 5: PROPOSED ZONING



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Development Guidelines

The Vista Grande Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines are meant to be flexible and operate as a general framework to be considered during the development and subdivision process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants will beset up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, the existing park, Sierra Norte II will serve as regional park. With the added homes, the development will increase in amenities with park improvements dedicated from Vista Grand Master Plan development agreement. Residential development will have easy access to these amenities. The network of sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Unser Boulevard.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and comply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution.

LANDSCAPE DESIGN

The Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

The landscape within the Vista Grande Master Plan shall provide for the preservation and integration of native vegetation and materials creating a sense of place on the for a community located in the High Desert in the environment of central New Mexico. This objective provides habitat enhancement and strives to reduce irrigation water requirements for plant material in parks, streetscape and open space areas. All design guidelines are subject to City of Rio Rancho Codes, ordinances, and policies.

Landscaping Design Examples

Landscaping Design Examples

General guidelines for landscape design include:

- All Disturbed areas will require native re-vegetation with native plant seeding procedures;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Xeriscape landscapes shall be utilized for public rights-of-way and open space areas;
- Water harvesting principles (GSI) will be employed in public ROW and development-wide to augment irrigation water requirements; and
- To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.

Grading and Drainage Design

1.Green stormwater infrastructure (GSI) techniques shall be integrated into grading and drainage plans to maximize water harvesting techniques from paved surfaces and rooftops to lessen downstream water detention facility requirements, and augment irrigation water requirements.

2.Guidelines such as the NMDOT NPDES manual (2020) are useful guides to the development of GSI features and maintenance.

3.Plant material for GSI features may follow the GSI plant list to maximize the benefits of GSI construction and water harvesting/ treatment capabilities.

4.All steep slopes (over 4:1) shall be stabilized with aggregate and/or native grass seeding.

Landscaping Design Examples

Plant Material

1.Cool Season turfgrass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.

2.Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every lot.

3.All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

4.Minimum plant sizes at time of installation shall be as follows:

- Trees 2.5" inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.
- Shrubs & Groundcovers 1 gallon.

5.Clear sight triangles and plant material heights shall be maintained at all intersections.

Irrigation Systems

1.A fully automated irrigation system, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.

2.Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.

ENTRY MONUMENTS

DR Horton has developed monument signage to enhance community identity. The entry monument signage will be located at the primary entrance s to Vista Grande. One will be at the intersection of Acorn Loop and Willow Road plus a second at Acorn Loop and Fig Loop/ Spruce Place. The entry monument will feature a variety of materials including stucco, concrete, and steel to create wayfinding for residents and guest through the community to their home. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural tones with an accent steel monuments.

RESIDENTIAL DESIGN

In order to promote consistency within Vista Grande and with surrounding development, homes will have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged.

If perimeter walls are proposed for all future phases of development, pedestrian openings will be provided where appropriate and allowed with site grading at the end of cul-de-sacs and stub streets to promote connectivity, provide trails, and improved circulation throughout the Master Plan area.

Vista Grande Master Plan - Monument Sign at Phase 1

FIGURE 6: MODEL HOMES

The Tesuque
1,274 SQ. FT. | 3 BED 2 BATH 1 STORY 2 CAR

1ST FLOOR PLAN

Elevation A

Elevation B

The Gabrielle
1,791 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR

First Floor Plan

Elevation A

Elevation B

The Chama
1,537 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR

First Floor Plan

Elevation A

Elevation B

Elevation C

The San Juan
2,452 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR

First Floor Plan

Second Floor Plan

Elevation A

Elevation B

Elevation C

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Community Facilities

The Master Plan Area will include a pocket park of 0.4 acres and improvements to the Community Park and adjacent Open Space areas. The Vista Grande planning area meets or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents) through developer agreement and cash in lieu alternative. In addition, the Master Plan proposes a pedestrian trail segment that connect to the existing City Park facilities.

SCHOOLS

The children in the planning area will attend the closest schools to include:

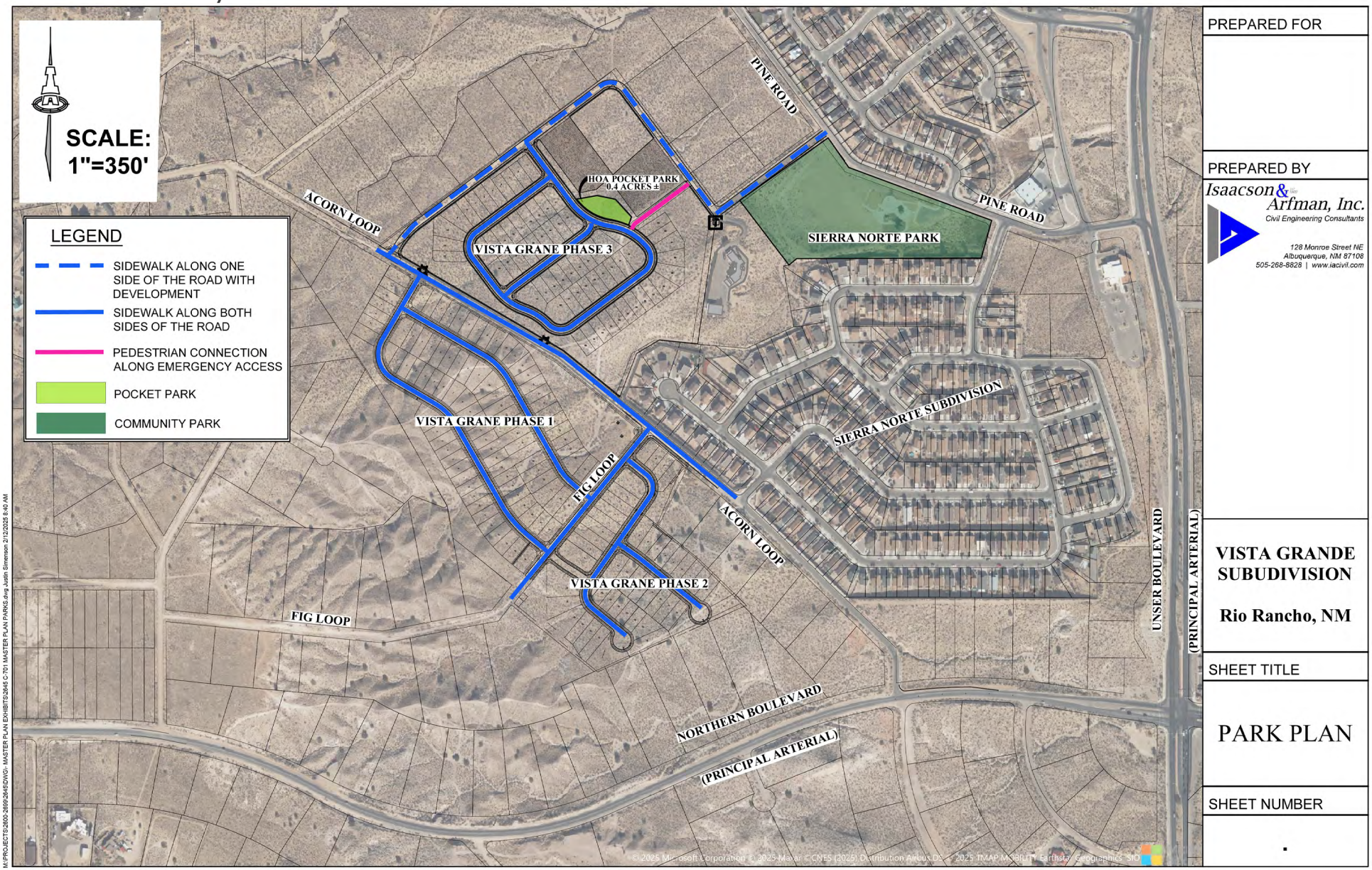
- Colinas del Norte Elementary School (2.3 miles)
- Eagle Ridge Middle School (1.5 miles)
- V. Sue Cleveland High School (5.9 miles)

With a projected population of approximately 549 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 110 students that will need to be served by area schools after full build out. This Master Plan acknowledges that an increased population leads to a new potential school site. As development and subdivision occurs within Vista Grande and the neighboring Sierra Norte and North Hills Community, coordination shall occur with the Rio Rancho Public School District to determine the need.

OPEN SPACE AND TRAILS

There is open space adjacent to the Vista Grande planning area and Montoya Arroyo. The Open Space provides runoff retention for the surrounding communities. A significant number of improvements are dedicated to provide new amenities and drainage facilities. The trail system within the development area was established based on the existing Sierra Norte Park II and the multi-use trail along Unser Boulevard. The approximately 549 potential residents in this community have access to a network of sidewalks and access to regional trails. The Vista Grande Master Plan includes an emergency access to Pine Road as a secondary egress. The emergency access ROW will include a crusher fines trail segment that leads to the Sierra Norte Park and ultimately to the paved multi-use trail along Unser Boulevard via Pine Road.

FIGURE 7: Primary and Pocket Parks



Pocket Park Design Examples

Pocket Park Design Examples

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 549 people. This translates to about 1.6 acres of park land and 2.2 acres of open space per the City's Subdivision Ordinance.

The primary park Sierra Norte II is 7.2 acres and outside the planning area to the northeast. The Community park has easy access via a network of sidewalks. The emergency access to Pine Road contains a crusher fines trail within the ROW as one segment, of tehaccess to the Sierra Norte II Park. The location for this park is outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The Community park is strategically placed near the middle of the North Hills, Vista Grande, and Sierra Norte neighborhoods. A Homeowner's Association, which will be established along with future redevelopment of the Vista Grande area, will be responsible for maintenance of crusher fines trail and pocket park.

Pocket Park Design Examples

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Transportation Plan

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to Northern and Unser Boulevard intersection, which will function as two of the primary access roads to the Vista Grande neighborhoods. The primary access is Acorn Loop which bisects the development, described below, will also enable access to future neighborhoods.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Northern Boulevard and Unser Boulevard. Unser Boulevard, adjacent to the eastern boundary of the Plan Area, is a four-lane regional principal arterial road with bike lanes that had an average weekday daily traffic of 13,506 cars per day in 2019 The roadway has bike lanes on both sides and a trail along the eastern side that connects to the trail network. Northern Boulevard is currently a two-lane regional principal arterial that had an average weekday daily traffic of 5,504 cars per day in 2023. Both roads are currently well below the design capacity based on the functional classification. Additionally, Pine Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Vista Grande exists, and access is available without adverse traffic impacts.

Future improvements to Acorn Loop allows access to Vista Grande subdivision and a connection to the North Hills community via Willow Road to Pine Road. Pine Road is an existing collector that services North Hills and Los Pinons to the north and west of planning area. To the west of the planning area, 10th Street is proposed as a minor arterial that will connect Pine Road to Northern Boulevard to ultimately provide a connected perimeter loop that serves to carryout vehicle trip more efficiently. Willow Road has undergone roadway improvements that allows access to phase three of the Vista Grande planning area. In the event of an emergency, a secondary access road can be used to move residents out safely.

SUBDIVISION ACCESS & ENTRYWAYS

The Vista Grande development is located approximately half-a-mile northeast of the intersection of Unser Boulevard, (limited-access principal arterial) and Northern Boulevard. (principal arterial). Vista Grande is bounded by Willow Road (local road) along the north and west.

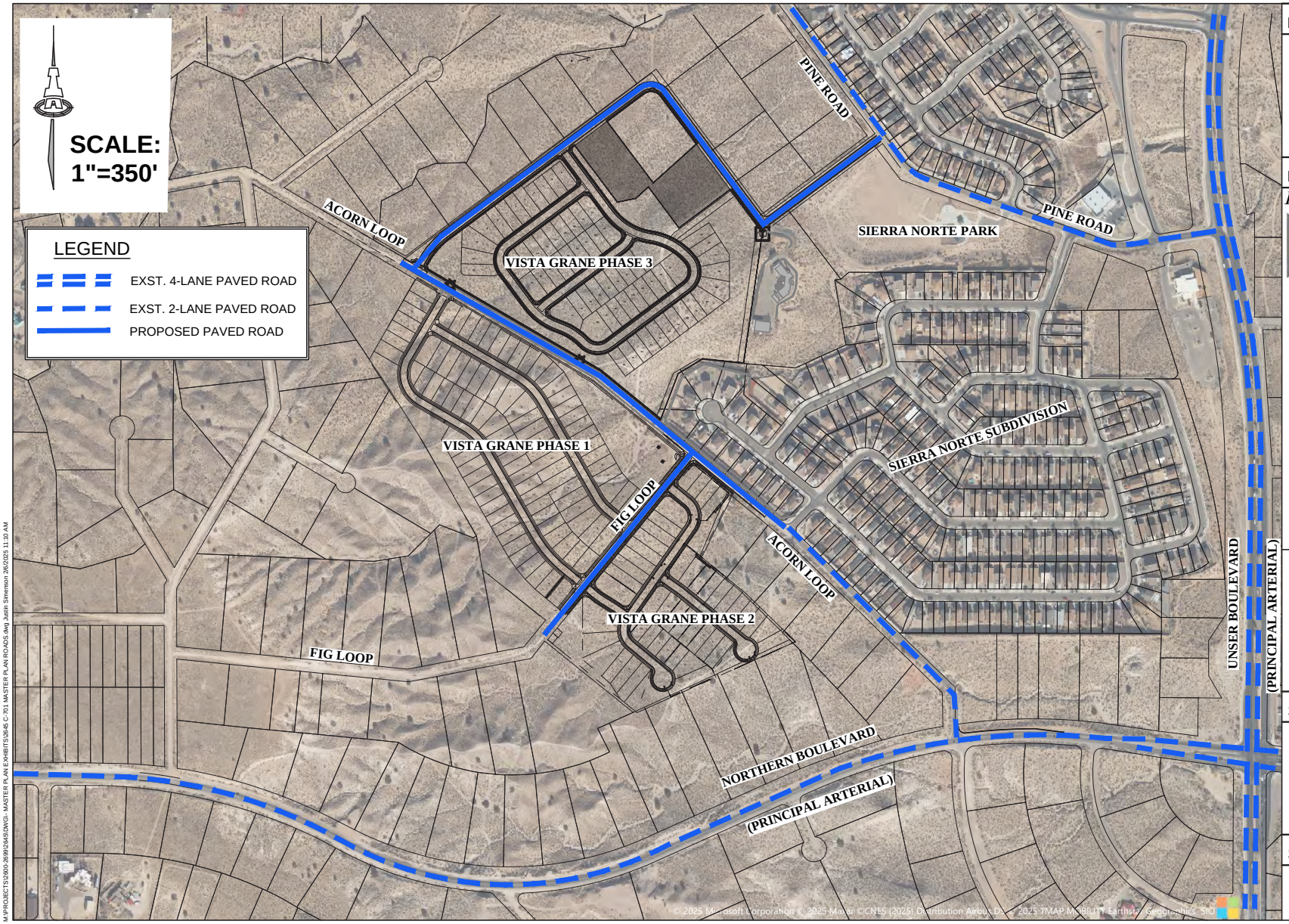
Acorn Loop (local road) provided the principal access to and from the site for Phase 1 and Phase 2. A westbound right turn lane was constructed at Northern and Acorn Loop (local road) with Phase 1.Fig Loop (local road) divides Phase 1 and Phase 2 and has been constructed along the project frontage with Phase 1. Acorn Loop (local road) was also constructed along the Phase 1 frontage.

Phase 3 will construct the Willow Road (local road) from Acorn Loop (local road) to Pine Road (local road) to provide additional connectivity to the existing roadway network. A TIS is being performed to determine the anticipated impacts of the development on the City's infrastructure and will determine if additional improvements are required.

All new streets proposed within Vista Grande will be local roadways, improved to City of Rio Rancho Standards. Each of these access points ultimately connects to Unser Boulevard and Northern Boulevard that will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing.

Phase 2 Subdivision access

FIGURE 7: PROPOSED ROADWAYS



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VISTA GRANDE SUBUDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER ROADWAY PLAN

SHEET NUMBER

.

M:\PROJECTS\2800-2899\2845\DWGs - MASTER PLAN EXHIBITS\2845 C-701 MASTER PLAN ROADS.dwg, Justin Simmons 2/6/2025 11:10 AM

Existing Acorn Avenue

TRIP GENERATION STUDY

Bohannan Huston Inc. (BHI) will conduct a Traffic Impact Analysis (TIA) for the proposed Vista Grande subdivision. Key intersections within the study area include unsignalized intersection at Unser Boulevard and Acorn Drive and signalized intersections along Unser Boulevard and Northern Boulevard. The development includes approximately 194 single-family residential lots. The trip generation rates for the Vista Grande subdivision calculation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis for Vista Grande Master Plan will be available in a separate document.

PROPOSED LOCAL ROADS

Existing platted roadways within Vista Grande will be improved to City of Rio Rancho Standards. Develop of all new intersections along Acorn Loop to include Fig Street and Willow Road. Willow Road will become the primary access into phase three. It will serve as an additional access to Unser Boulevard via Pine Road to mitigate anticipated traffic impacts. Furthermore, Fig Loop will reduce the traffic impacts on Acorn Loop by making it the primary entrance for phase two and give phase one a secondary access.

The development of an emergency access was provided as a second egress to safely direct residents out of the subdivision while providing ingress/egress for the Fire Depart.

The additional vehicle trips along Acorn Loop may warrant the installation of traffic signals at Unser Boulevard. The widening of Northern Boulevard to meet full Principal Arterial standards, will play an impact on accessibility.

Conceptual Drainage Plan

This chapter outlines the proposed conceptual drainage solution for Vista Grande. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

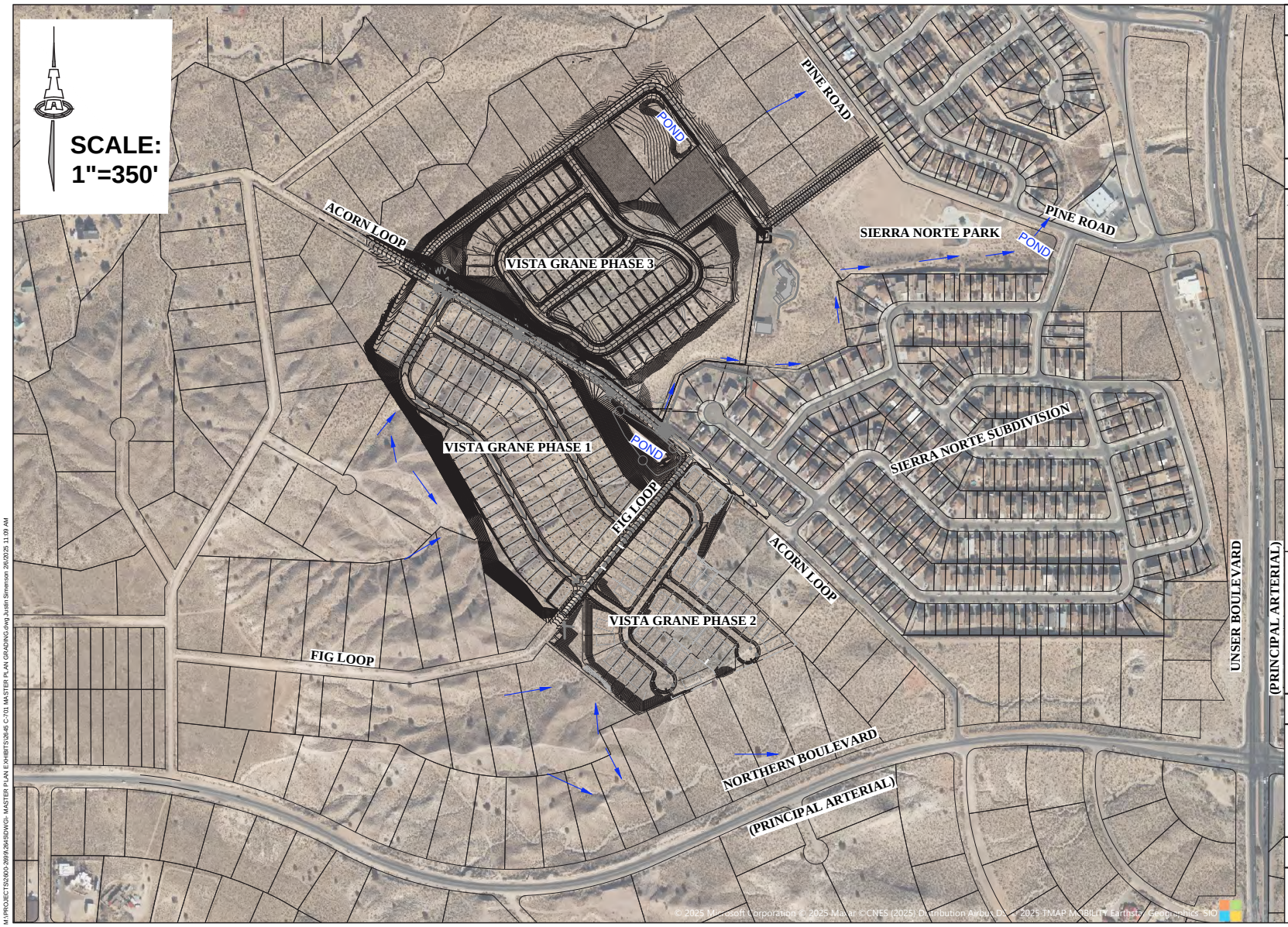
STORMWATER MANAGEMENT

The Vista Grande development lies within the boundaries of the Sierra Norte II Subdivision Drainage Study performed by Tierra West, LLC on 02/24/2004. More specifically, the site lies within the basins ED2-A, ED3-A, & ED-3B. These basins all drain to the drainage pond within the Sierra Norte II Park. The site slopes from the southwest to the northeast.

Detention Pond Example

The Vista Grande development adheres to the Sierra Norte II Subdivision Drainage Study. Phases 1 and 2 of the Vista Grande development drain to a pond at the intersection of Acorn Loop and Fig Loop. The pond discharge follows an existing unnamed arroyo along the west edge of Sierra Norte II Subdivision at the historic/allowable rate. Phase 3 will utilize a pond at the northwest corner of the subdivision to control the discharge at the historic/allowable rate to the north via surface flow. An alternative drainage solution that will be explored is discharging the subdivision flows from the Phase 3 pond via a storm drain to the Sierra Norte Park.

FIGURE 8: CONCEPTUAL DRAINAGE PLAN



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VISTA GRANDE SUBUDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER DRAINAGE PLAN

SHEET NUMBER

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Conceptual Utility Plan

This chapter provides an overview of planned infrastructure improvements to serve future residents of Vista Grande. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

Water system connections are available to the 10" waterline in Acorn Loop and the 8" waterline in Pine Road . The onsite waterlines will be standard 8" mains with 6" fire hydrant legs, 4' bury fire hydrants, and single & double meter services.

Water system expansion as required for the development of the Vista Grande subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement.

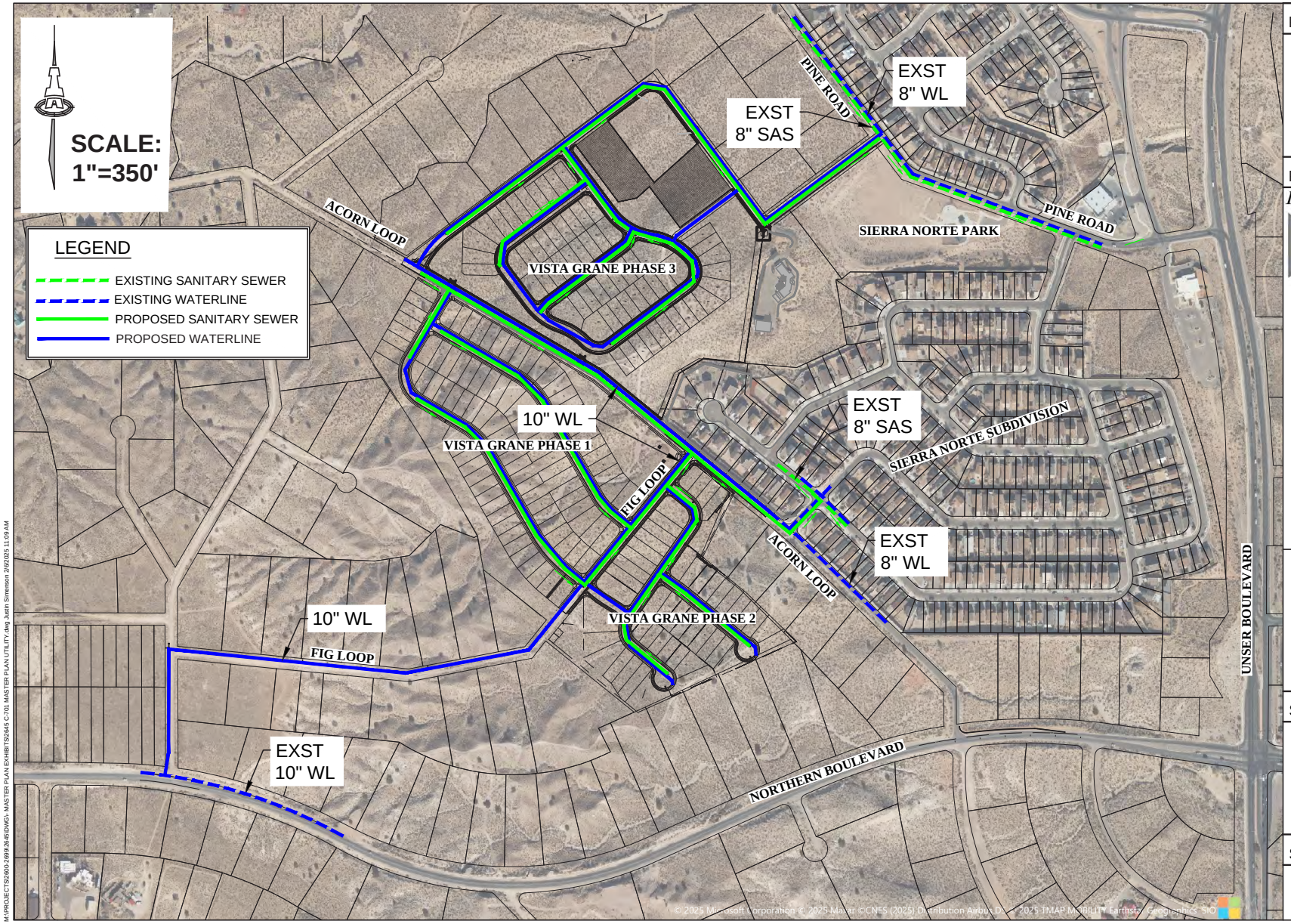
A waterline extension along Fig Loop to Northern Blvd was required and constructed with Phase 1. The anticipated requirement for Phase 3 is a waterline along Willow Road to create a loop from Acorn Loop to Pine Road.

SEWER

Sanitary sewer connection can be made to the existing sanitary sewer in Pine Road. Onsite sanitary sewer lines will be standard 8" mains, 4' diameter manholes, and 4" service lines.

The sanitary sewer outfall for Phase 1 & 2 of the Vista Grande subdivision ties to the existing 8" line in Sierra Norte II Subdivision at the intersection of Sierra Norte Loop and Gallinas Rd. The outfall for Phase 3 will be to the existing 8" at the intersection of Willow Road and Pine Road.

FIGURE 9: PROPOSED UTILITY PLAN



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VISTA GRANDE SUBDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER UTILITY PLAN

SHEET NUMBER

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UTILITIES

Electricity

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

Natural Gas

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

Communications

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

Cable Television

Cable ONE is the cable television service provider in Rio Rancho.

Internet Service

Internet service is provided by Comcast, Cable One, and smaller providers that deliver high speed internet with speeds up to 1 Gbps. Conventional telephone services are provided by CenturyLink.

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Implementation and Phasing

The implementation of the Vista Grande Master Plan will occur during future replatting. It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including detention ponds.

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 12 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into the future will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with phases one completed in 2024. The completion of phase two and beginning stages of Phase 3 occurred in 2025

Phase 1: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 2: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 3: Rezoning of the land and replatting of existing lots into new layout. Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

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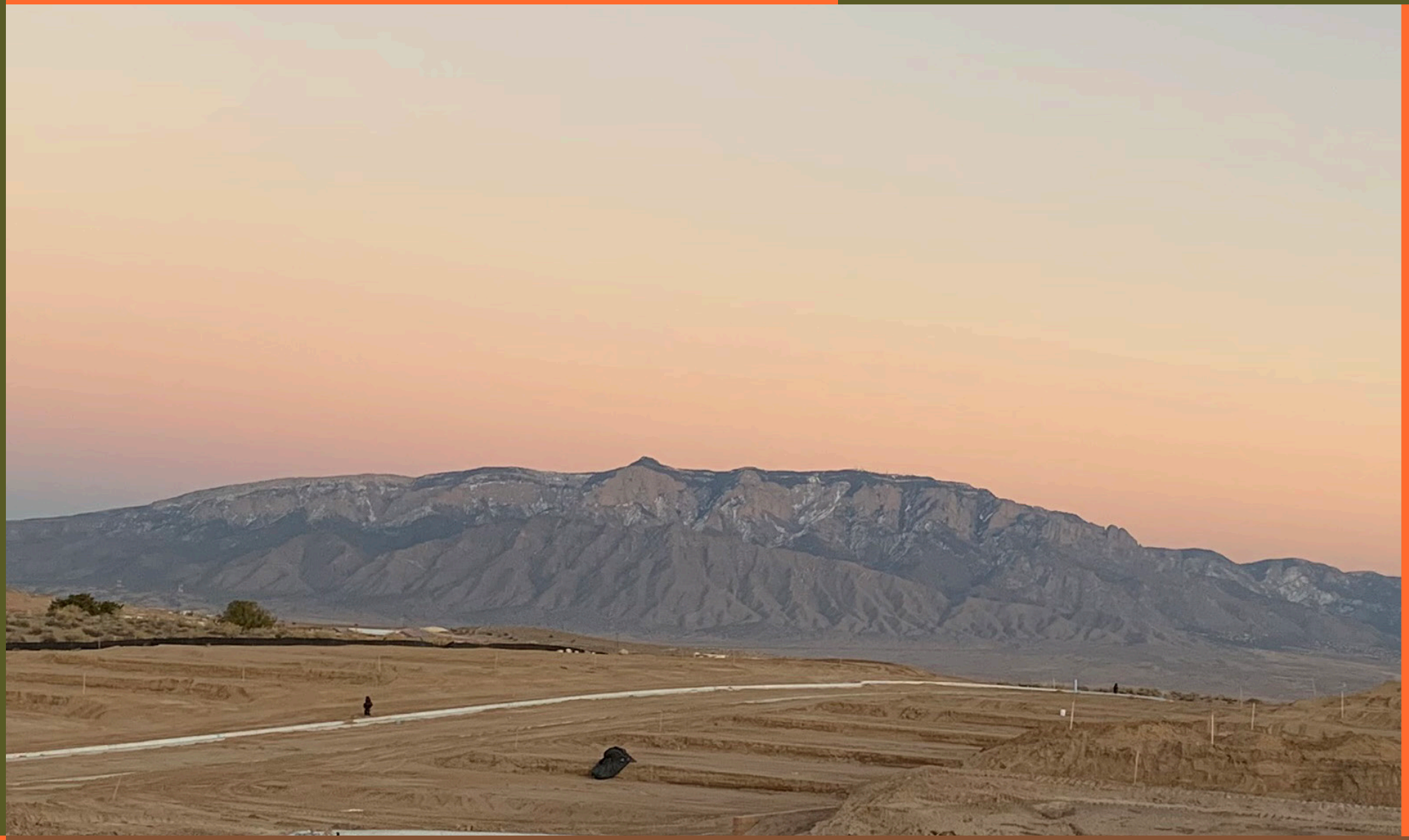
END



VISTA GRANDE
MASTER PLAN

Prepared for: DR HORTON
Prepared by: Consensus Planning, Inc.
Isaacson & Arfman, Inc.

Adopted: 2025

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VISTA GRANDE

MASTER PLAN

CITY OF RIO RANCHO, NEW MEXICO ADOPTED XX

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Table of Contents

Chapter 1. Introduction 1

Chapter 2. Existing Conditions 5

Chapter 3. Goals and Policy Analysis 17

Chapter 4. Proposed Land Use 21

Chapter 5. Development Guidelines 27

Chapter 6. Community Facilities 33

Chapter 7. Transportation Plan 37

Chapter 8. Conceptual Drainage Plan 41

Chapter 9. Conceptual Utility Plan 43

Chapter 10. Implementation & Phasing 47

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Introduction

This document is a Master Plan for a 79-acre residential community within Rio Rancho, New Mexico to the east of Unser Boulevard NW and north of Northern Boulevard (see FIGURE 1: CONTEXT MAP). The community, Vista Grande, is planned to support families with a wide range of incomes and lifestyles. The subdivisions in ~~the with~~ Vista Grande will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area; neighborhood access, circulation, and lot layouts; identify the location of community amenities; and conceptual drainage, transportation, and infrastructure plans and utility needs.

PLANNING PROCESS

The planning process was initiated in 2023 by DR HORTON, one of the major housing developers in the area. DR HORTON hired consultants, Consensus Planning, Inc. and Isaacson & Arfman, Inc., to develop the Vista Grande Master Plan and supplemental information regarding drainage, transportation, infrastructure improvements, community facility needs, and land use. The Vista Grande Master Plan was developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

PLAN BOUNDARY

The Master Plan boundary is within the Northern-Unser Specific Area Plan (SAP). The Northern-Unser Specific Area Plan encompasses an area of approximately 1,472 acres and is bounded by Idalia Road, Abrazo Road, 10th Street, 8th Street, Pine Road, 23rd Avenue, and the east edge of the Los Montoyas Arroyo (Map 1). This area encompasses parts of Units 11, 12, 13 and various subdivisions. Northern Boulevard and Unser Boulevard, the two major roads within the planning area, intersect in the southeast region of the planning area. Northern Boulevard is the principal north-south boundary between Units 11 and 12, within the planning area. Unser

Boulevard is the principal east-west boundary between Unit 13 and Units 11 and 12, within the planning area. The majority of the planning area is comprised of large, undeveloped lots currently zoned E-1 Estate Residential. The largest existing development within the planning area is the North Hills subdivision which makes up the majority the northern area, north of Pine Road. The North Hills community is to north and Sierra North to east. The Master Plan is divided by Acorn Loop NE with Phase 1 & 2 to south and Phase 3 to the north.

The proposed planning area is well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Northern Boulevard intersection as a growth node and there is new infrastructure to enhance the property's development potential. Adjacency to Sierra Norte and North Hill has developed existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from new development. More information about this is described in CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION and CHAPTER 9: CONCEPTUAL UTILITY PLAN.

In order to facilitate future growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 12 will remain unable to develop anything other than large single homes on existing platted lots without adequate infrastructure. There is a steady rate of new residential construction. Exploring opportunities such as Vista Grande will ensure adequate land is available for needed housing development in the foreseeable future.

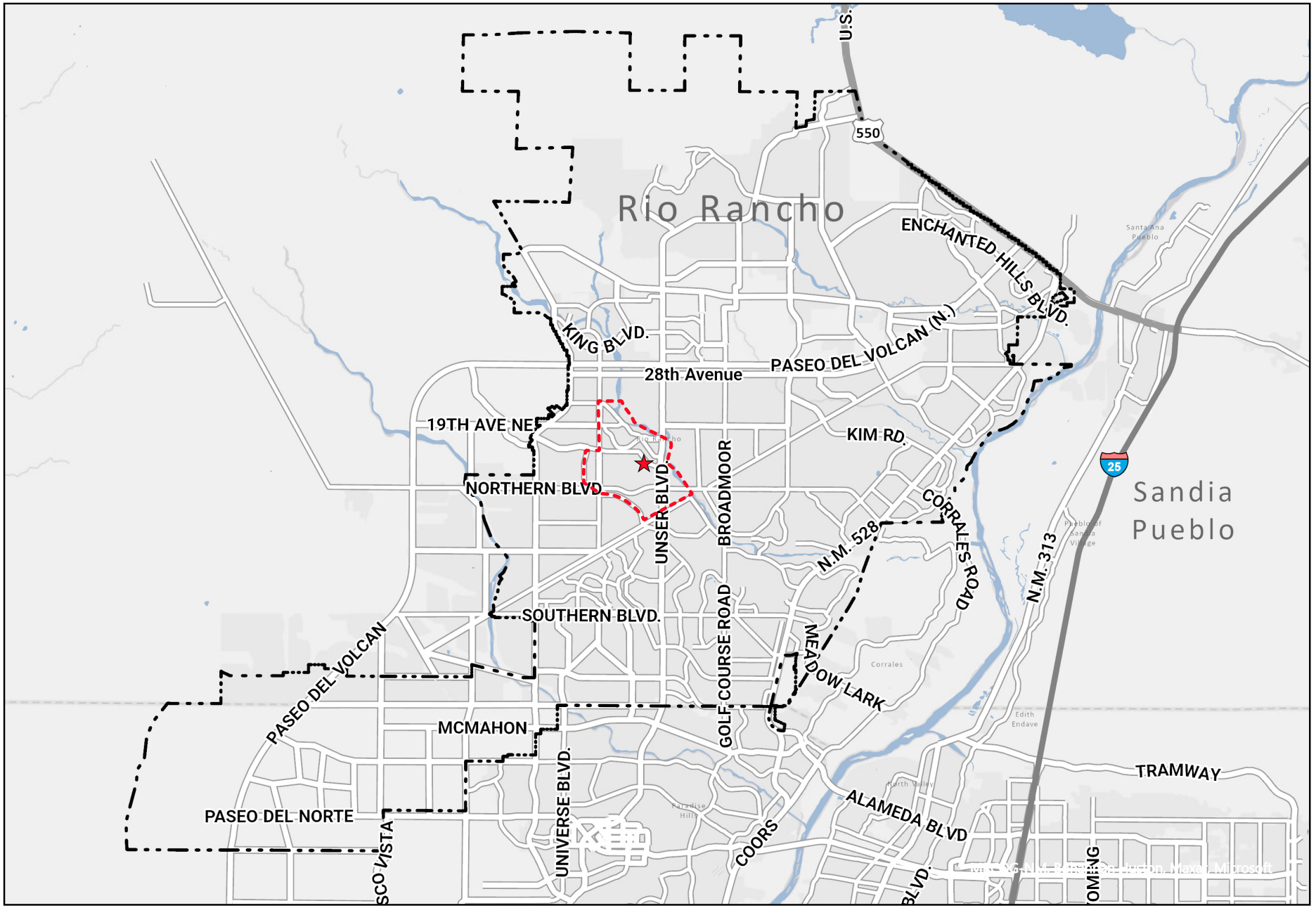
The boundaries include two major roadways, Unser Boulevard on the east sides and Northern Boulevard to the south. Pine Road is the north boundary and Willow Road to the west. Acorn Loop serves as the main entrance of the Vista Grande community with subdivision on both sides (see Figure 1). Lastly, the Sierra Norte community separates Vista Grande from Northern and Unser Boulevard which mimics character and density.

PLAN OBJECTIVES

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes near the Unser Boulevard and Northern Boulevard intersection.
- Develop a detailed transportation strategy that improves traffic circulation, grants access to pedestrian walkways and bicycle trails, and ensures connectivity both within the planning area and to adjacent roadways.
- Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

FIGURE 1: LOCATION MAP



LOCATION MAP

- Rio Rancho City Limit
- Northern-Unser Specific Area Plan Boundary
- Vista Grande Master Plan

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Existing Conditions

The Master Plan Area is partially developed. To the south of Acorn Road, Phase One development has single-family residences constructed but the land is vacant to the north and south, for phase two and three. Apart from the residential communities in North Hills to the north and Sierra Norte the east, the Planning Area has few residents. The estimated population at full build out will be 549 people. Despite its distance from the center of Rio Rancho, this area is strategically positioned to accommodate new housing development, given its proximity to Unser Boulevard and Nothern Boulevard.

LOCATION

Vista Grande is located at the northern part of Rio Rancho, adjacent to the North Hills community and bordered by Unser Boulevard and Northern Boulevard. The planning area is situated about 3 miles NM 528, and 2 miles south of City Center. This strategic location offers easy access to main roads, facilitating commutes to work, schools, shopping centers, and recreational facilities.

DEMOGRAPHICS

In 2022, Rio Rancho population was 110,660. Rio Rancho is the fastest growing and third largest municipality in New Mexico with the statewide population of 2,114,371. It is expected that the City will increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from Mid-Region Council of Government (MRCOG) the percent growth from 2016 to 2040 is expected to be 24.1%.

The 2022 Census Bureau American Community Survey (ACS) 5-year estimates the median age for residents in Rio Rancho was 39.0 years of which 21.6% of the residents are under 18 years of age and 17.0% are 65 and over. Comparatively statewide median age was 39.9, with 21.2% under 18 and 19.9% 65 and over, respectively.

The average household size in Rio Rancho has 2.72 persons, similar but slightly higher than the statewide estimate of 2.55 persons. Rio Rancho had a total of 38,190 households in 2022. Of these, 55.5 % were married family households, and 30.7 percent of those families had children under 18 years of age living in the house. Furthermore,

26.1% of the households were occupied by non-family households, of which 75.6% were living alone, and 35.4% were living alone and over 65 years old.

The state as a whole, where 42.0% of households are family households, of which 19.0% have children under 18 years. Non-family residents occupied 38.1% of the households; of that, 82.9% were living alone, and 34.7% were over 65 and living alone.

Rio Rancho is not as ethnically diverse as the rest of the state, with 55.0% of the population being white, 28.6% multi-racial, 4.6% Native American, 3.3% Black, and 1.9% Asian. Of these, 40.5% are Hispanic. New Mexico consists of 47.5% White, 2.0% Black, 9.3% Native American, 1.8% Asian, and 28.6% multi-racial. In comparison, 48.6% of the state population is Hispanic.

Rio Rancho residents are better educated than the state as a whole. 94.6% of the Rio Rancho population has a high school diploma. Of these, 26% have some college education, 12.1% have an associate degree, 20.9% have a bachelor's degree, and 12.3% have a graduate degree. In comparison, New Mexico statewide had 87.1% high school graduates or higher, 23.1% some college, 9.0% associate, 16.1% bachelor's, and 13.0% graduate in 2022.

The Rio Rancho labor force was comprised of 51,406 (62.4%)workers in 2022. The unemployment rate for the city was 5.5%. In 2022, jobs, such as in the Educational services, health care, and social assistance sector, made up almost one-quarter of the employment in Rio Rancho. Retail jobs made up 11.5% and Professional, scientific, management, administrative, and waste management service jobs made up 11.6% of employment in the city ranking second and third, respectively.

Over half of Rio Rancho's households earned between $50,0000 and $149,999 in 2022. The community is predominately middle class, unlike most of the state. The median household income for the City is $78,978 compared to New Mexico statewide of $58,722.The average listing price of an existing home in Rio Rancho was $420,000 in 2025. The median sold price was $328,500 estimated by Realtor.com comparatively to Zillow.com that estimates the average home value at $344,701.

According to the 2023 Affordable Housing Plan, the majority of Rio Rancho's existing housing inventory consists of single-family detached home, the nature of Rio Rancho's early (pre-incorportion) development is negatively impacting its potential to develop new housing units in a a cost-effective manner, and Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" were constructed poorly and are beginning to experience significant repair needs.

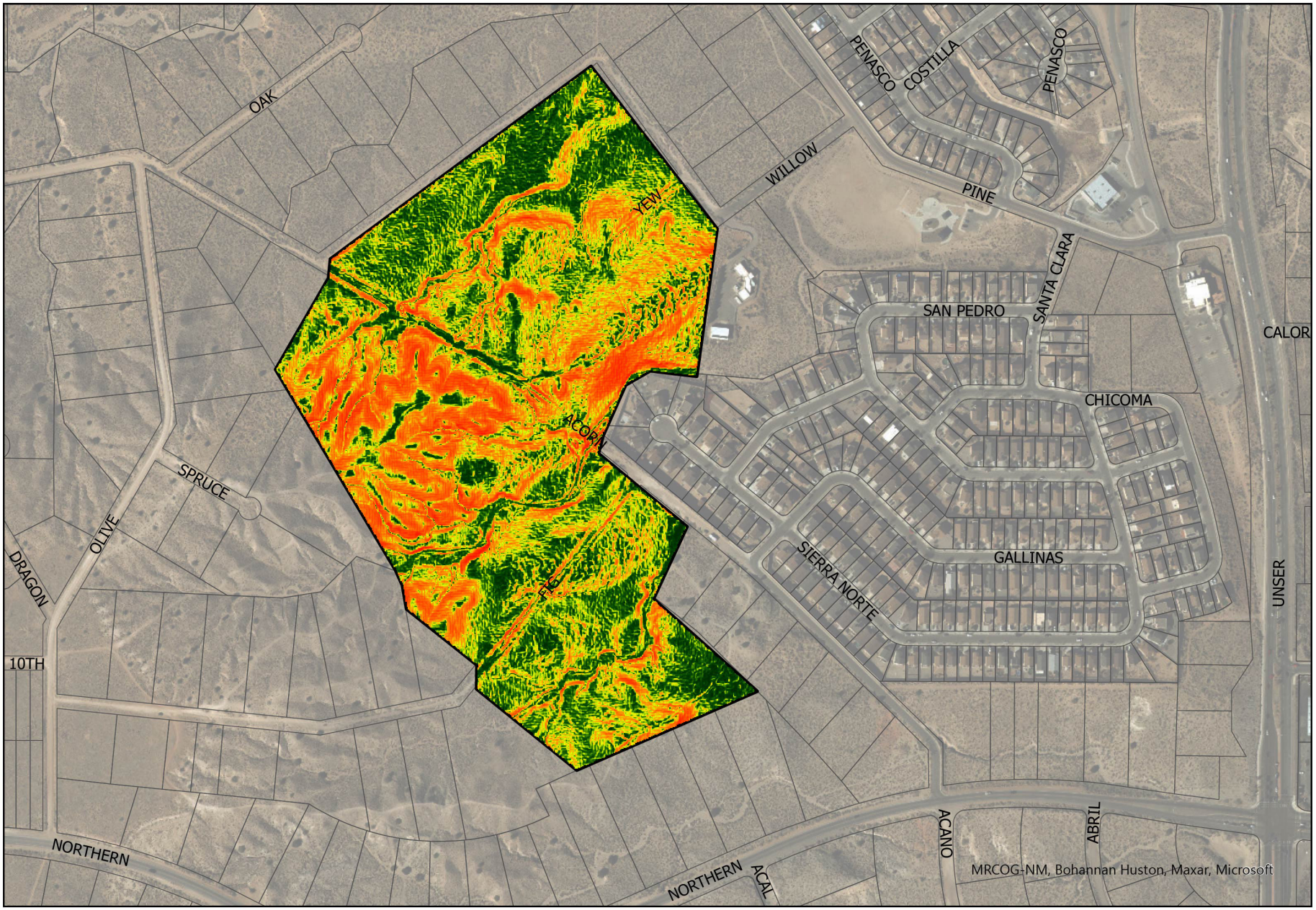
DRAINAGE

As detailed in CHAPTER 8: CONCEPTUAL DRAINAGE PLAN. The Vista Grande Master Plan aims to create a water detention pond to manage stormwater flows through the site and merge at the northwest corner of the master plan area. The stormwater will continue downstream into the proposed water detention pond location at the southeast corner of the subdivision, enhancing both sustainability and aesthetic proposed. Isaacson & Arfman, Inc. has conducted a drainage study that demonstrates the existing run-off and how the proposed development will incorporate improvements and update the proposed volumes and directional pattern.

SITE TOPOGRAPHY

The terrain in the contributing basins is generally characterized by various slopes, typically ranging from 11% to 45%, interspersed with brief, steep ridges where slopes can reach up to 71% (see Figure 1). Topographically, the landscape slopes downward from northwest to southeast, decreasing from an elevation of approximately 5,660 feet at the northwest boundary to about 5,530 feet at the southern edge.

FIGURE 2: EXISTING SLOPE ANALYSIS



SLOPE ANALYSIS

0 - 11%	18 - 28%	45 - 71%
11 - 18%	28 - 45%	Master Plan Boundary

PLANTS & WILDLIFE

The natural plant habitat of the planning area is marked by riparian conditions along arroyos with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, broom snakewood, cholla cacti, prickly pear cacti, four-wing saltbrush, yucca, buckwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper. The majority of this existing residential development is in the North Hills subdivision, north of Pine Road. Currently, the planning area wildlife includes mammals, reptiles, and birds such as coyotes, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

SOILS & VEGETATION

According to the United States Department of Agriculture survey, the primary soil type in the planning area is Sheppard loamy fine sands. These soils generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as "somewhat limited" for paths and trails, due to the sandy composition of the soil, which necessitates additional trail stabilization.

The vegetation in the planning area comprises various grasses, shrubs, and small tree species typical to this part of New Mexico. These include oneseed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and various forms of cacti.

Vista Grande Master Plan - Phase 3 looking north.

FIGURE 3: EXISTING SOIL ANALYSIS

SOIL ANALYSIS

- Shepard loam 8 to 15% Slope
- Shepard loam 3 to 8% Slope
- Grieta loam 1% to 4% Slope
- Master Plan Boundary

FLOODPLAIN

Although the existing Montoya arroyo running through the site, Vista Grande is not encumbered by any existing floodplains as designated by FEMA. The arroyo crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described the Conceptual Drainage Plan.

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

ACCESS AND CIRCULATION

The existing network of dirt roads, established in the antiquated subdivision process along the 50-foot wide rights-of-way. Over time, many of these roads have become eroded or overgrown with vegetation. In certain instances, the original roadway alignments no longer provide optimal access or connectivity, particularly considering the arroyos mentioned below. Site grading will be necessary to facilitate future development.

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

Pine Road ~~which~~ is outside of the Master Plan but adjacent is a collector street carrying traffic from local streets to arterial streets. Accessibility and mobility are balanced relative to land use with speed limits generally between 25 and 35 MPH. Residential collectors with driveways are generally 25 MPH, while those with more limited access have a higher posted speed limit. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way widthof 68 feet.

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

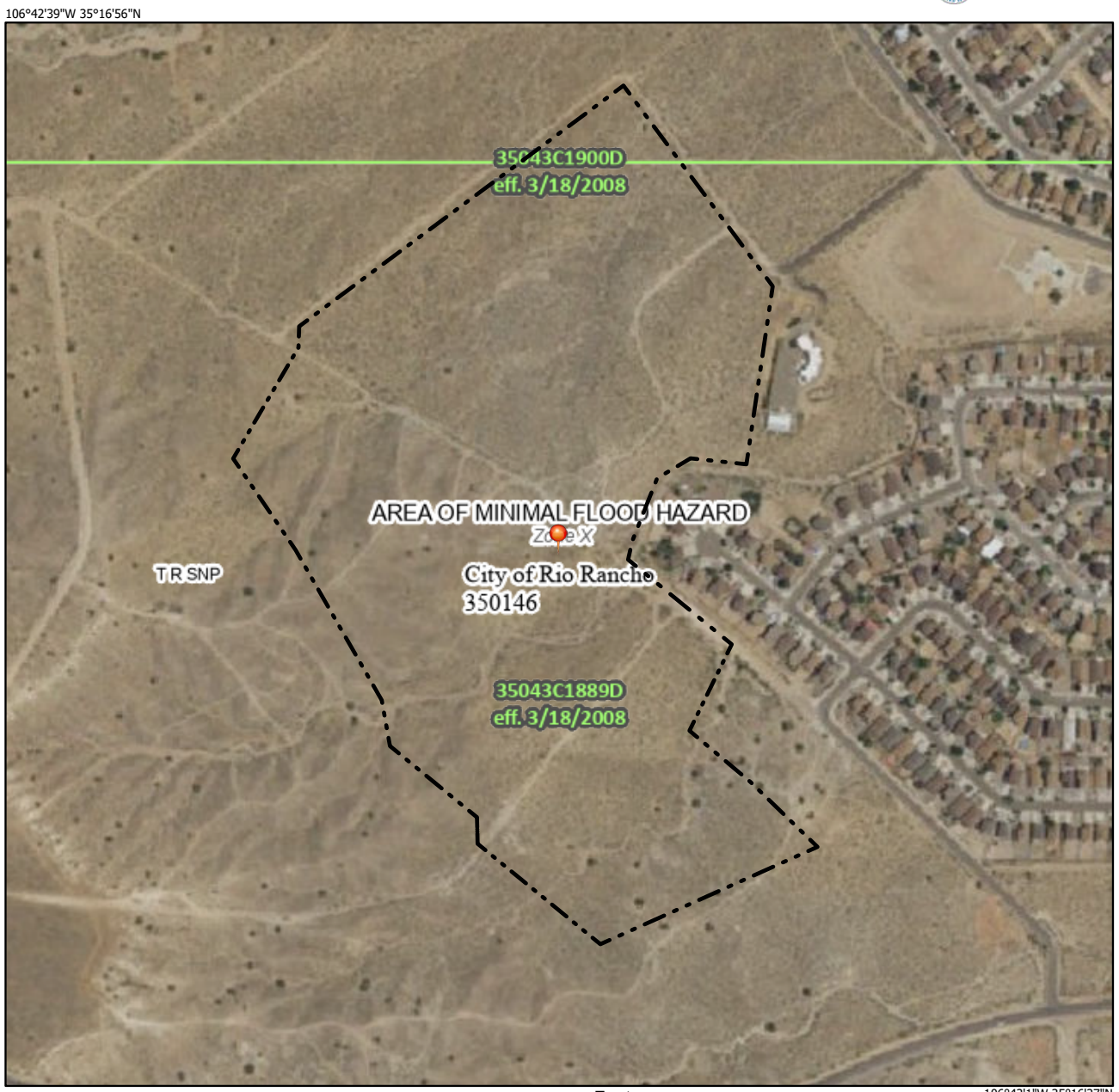
As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in CHAPTER 7: TRANSPORTATION PLAN

ANTIQUATED PLATTING

Antiquated platting is one of the primary issues across the undeveloped portions of northwestern Rio Rancho. Beginning in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network of 50-feet rights-of-way. These areas were platted before Rio Rancho's subdivision controls mandated improvements such as parks, open spaces, and roadway access. Consequently, some areas facing developmental challenges due to the poorly connected roadway network, inefficient lot layouts, limited site access, a lack of infrastructure, and an absence of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

FIGURE 4: EXISTING FLOODPLAIN ANALYSIS

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/6/2025 at 10:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXISTING LAND USE

The property within the Vista Grande Master Plan is mostly vacant, however, there are some adjacent existing land uses that impact the master plan (see Figure 5). One is that Siera Norte Park captures existing drainage and surface runoff generally creates ponding in the area. The Northern-Unser Specific Area Plan contains proposed land use categories that are consistent with and promote the goals and policies of the ~~Vision 2020 – Integrated~~ Comprehensive Plan. Each of the categories indicate the range of suitable uses for that area. The overall land use orientation reflects nodal-oriented development that ensures there is appropriate compatibility between uses. Also, the land use plan ensures that proposed future uses will be well integrated with existing development.

Low-Density Residential

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

Density: Maximum 4 DU/AC

Compatible Zoning Districts:
- A-R Agricultural Residential
- E-1 Estate Residential
- R-1 Single-Family Residential

Medium-Density Residential

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

Density: 4.01 – 10.99 DU/AC

Compatible Zoning Districts:
- R-1 Single-Family Residential
- R-2 Single-Family Residential
- R-3 Multi-Family Residential
- R-4 Single-Family Residential

High-Density Residential

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

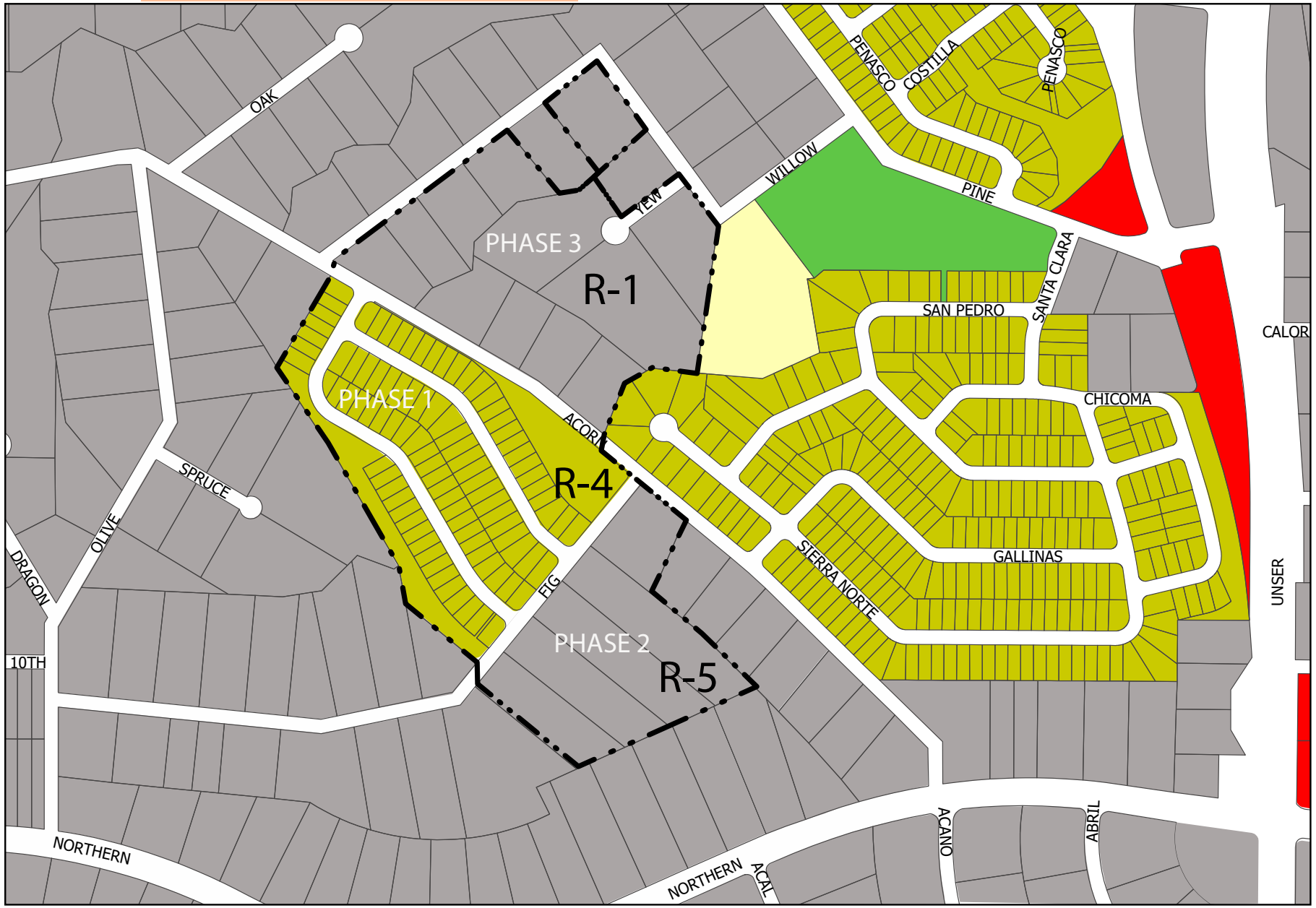
Density: Minimum 11 DU/AC

Compatible Zoning Districts:
- R-3 Multi-Family Residential
- R-5 Single-Family Residential
- R-6 Multi-Family Residential

TABLE 1:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1) VACANT	31.02	39.5
Medium Density Residential (R-4)	23.40	29.5%
Medium/High Density Residential (R-5) VACANT	15.94	19.9%
Roads/Right-of-Way	8.37	11.1%
Total	78.73	100%

FIGURE 5: EXISTING LAND USE AND PHASES



EXISTING ZONING

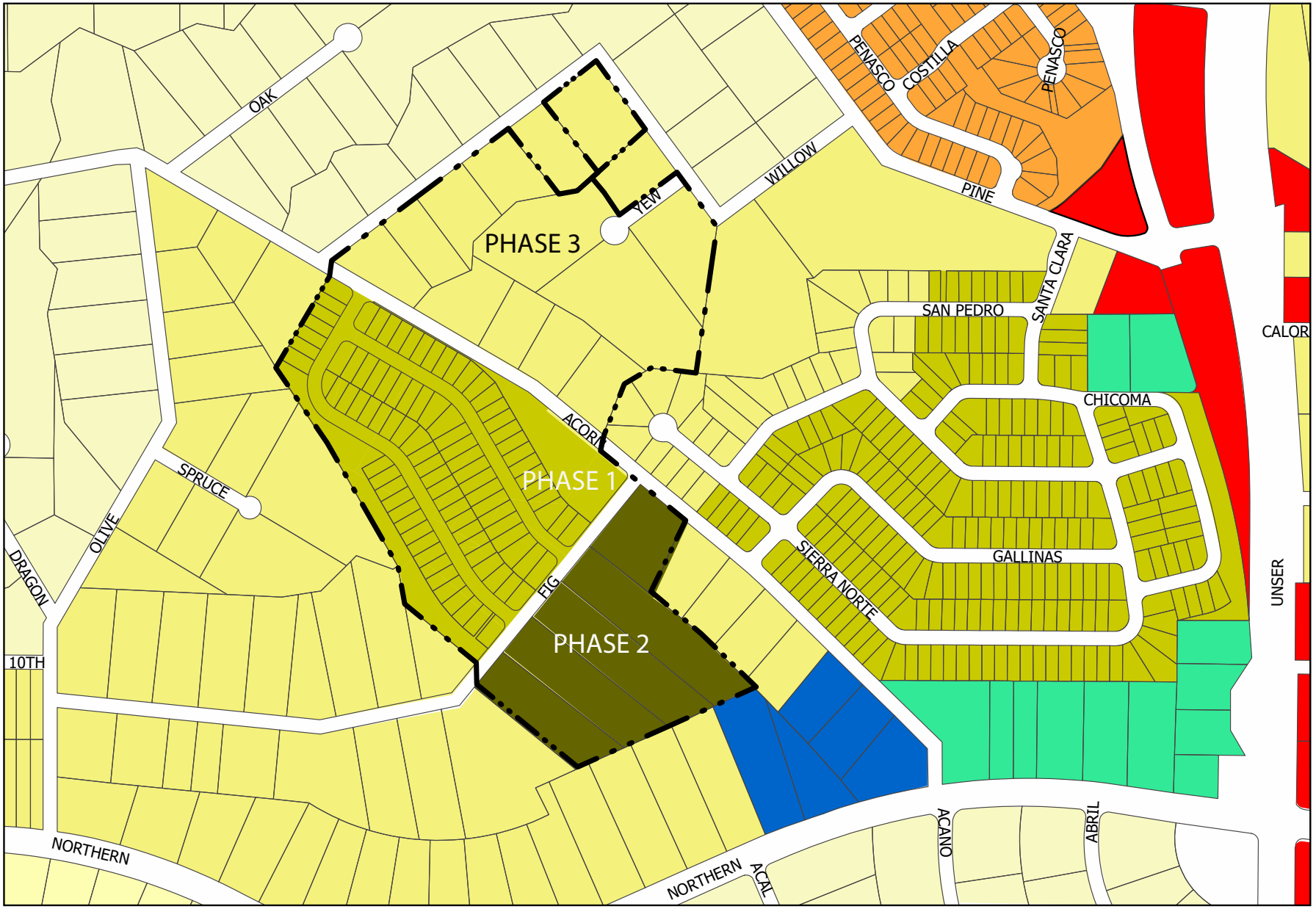
The existing zoning for the site is zoned: R-1 Single-Family Residential, R-4 Single-Family Residential, and R-5 Single-Family Residential. As per the Rio Rancho Municipal Code, the R-1 district allows low-density residential development, the zoning for phase 3 needs to be changed in the future to accommodate medium-density single-family development in the area and near the Unser Boulevard Northern Boulevard intersection.

Some properties in the plan area are out parcels and not part of the Vista Grande Master Plan. They are privately owned and will remain as R-1, ~~in the future.~~

Adjacent zoning within Sierra Norte allows for medium density single-family homes (R-4) at the northeast corner, along with higher density single-family residential uses (R-3). The North Hill community zoned Special Use (SU) also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities. The area the west, adjacent to Vista Grande is currently vacant and zoned Estate Residential E-1.

Vista Grande Master Plan - Phase 3 looking east.

FIGURE 6: EXISTING ZONING AND PHASES



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Goals and Policy Analysis

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect the development of Vista Grande. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

ANTIQUATED PLATTING

Given the large amount of antiquated platting in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of obsolete subdivisions. Specific provisions that this Master Plan furthers include:

- GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
- POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
- Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.

The Master Plan facilitates the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

CONSERVATION & NATURAL ENVIRONMENT

The Master Plan aims to preserve and enhance natural features wherever possible, with a special focus on open spaces, naturalized drainage systems, and water reuse. At the northwest corner of the master plan area, a 2-acre and 1-acre water retention ponds has been designated to retain drainage on site. This effort supports the following goals and policies of the Comprehensive Plan:

- GOAL CON-1: Preserve water resources.

- GOAL CON-2: Preserve vegetation and natural resources.

LAND USE

As described in Chapter 3: Land Use, the planning area primarily supports medium-density single-family residential development. The plan also includes water detention ponds with landscape design, along with access leading to Sierra Norte park. These proposed land uses align with the following goals and policies of the Comprehensive Plan:

- GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.

As stated above, the amended Master Plan promotes consolidation of existing lots and the development of new single-family homes at a density that works with the natural environment. Several other sections of the Plan address specific land use related elements, including circulation, building locations, and lot layouts.

POPULATION AND HOUSING

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The 2022 5-year (ACS) estimates the City of Rio Rancho with 104,351 residents and which has doubled the number since 2000. The city is once again poised to grow, which will require the development of a variety of additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- 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 multifamily residential neighborhoods provide an attractive living environment.
- POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
- POLICY PH-7: Support residential developments with appropriate amenities for families with children.

The Master Plan proposes to add 201 housing units at full build out. The development of these homes will provide new housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

TRANSPORTATION

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. There are two main roadways that access Vista Grande: Northern Boulevard and Unser Boulevard. Acorn Street bisects the Vista Grande development. The master plan also proposes pedestrian trail leading to the regional park. The proposed transportation plan described in CHAPTER 7: TRANSPORTATION PLAN supports many of the Comprehensive Plan's goals and policies including:

- GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
- POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways development and the installation of needed infrastructure.

PUBLIC FACILITIES

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). The Master Plan supports the following Comprehensive Plan goals and policies:

- GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
- GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
- GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
- POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

All new proposed infrastructure within Vista Grande will be mproved to City of Rio Rancho Standards. See CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

PARKS AND RECREATION

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks, create trail and recreation facilities including:

- GOAL PR-1: Establish new and maintain existing recreation, senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- POLICY PR-1: Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.
- GOAL PR-4: Modify existing parks and recreation facilities as needed to ensure safety, accessibility, and optimum use.
- POLICY PR-7: Develop a culture of sustainability by designing and constructing facilities that maximize long term conservation and stewardship of the city's human, financial and natural resources.
- POLICY CON-9: Preserve and enhance native strategies that address the many contributors to air vegetation along arroyos identified in SSCAFCA's quality pollution. POLICY CON-12: Develop and protect a public open space network.

The City of Rio Rancho Development Department and the Planning and Zoning Board require that the land dedication for park acreage in the Master Plan Area be based on three acres per 1,000 persons and 2.83 persons per dwelling in single-family areas as well as other areas within the Master Plan. In addition, the Master Plan proposes an integrated system of sidewalks and a crusher fines trail segment that connects to the regional park, Sierra Norte park that is outside the Vista Grande Master Plan boundary. Within the boundary, is pocket park almost 2 acres in size that is maintained by the HOA see CHAPTER 6: COMMUNITY FACILITIES.

URBAN DESIGN

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. The Master Plan furthers the following urban design goals of the Comprehensive Plan:

- GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
- GOAL UD-7: Create subdivision linkages to open space recreational facilities.
- GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
- GOAL UD 3: Create street patterns with development that fosters human interaction.
- POLICY UD-1: Identify specific areas within the city where growth should be focused.
- POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.

Design features in future residential subdivisions will establish a community identity to foster human interaction that effectively integrates the larger regional landscape. There are three subdivisions that offer a wide range of housing types for a diverse number of families.

ECONOMIC DEVELOPMENT

The City of Rio Rancho has sought to diversify its economy and attract business activities and working opportunities by increasing the number of households. In addition, the City has sought to increase the amount of local retail and educational opportunities within Rio Rancho, as well as increase the local population to expand the overall tax base.

- GOAL EDP-3: Enhance the tax base.
- Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
- POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth with higher density housing options.

Proposed Land Use

The Generalized Land Use Map (Glum) for the City of Rio Rancho identifies the Planning Area as Low/Medium Density Residential and High Density Residential land uses. As a result, the area is zoned R-4 moderate density and R-5 moderately high density development purposes. To provide guidance for future land use, this Plan proposes the land use shown in Table 2 and Figure 5: PROPOSED LAND USE AND ZONING, which show the location of the anticipated land use areas and their respective percentages.

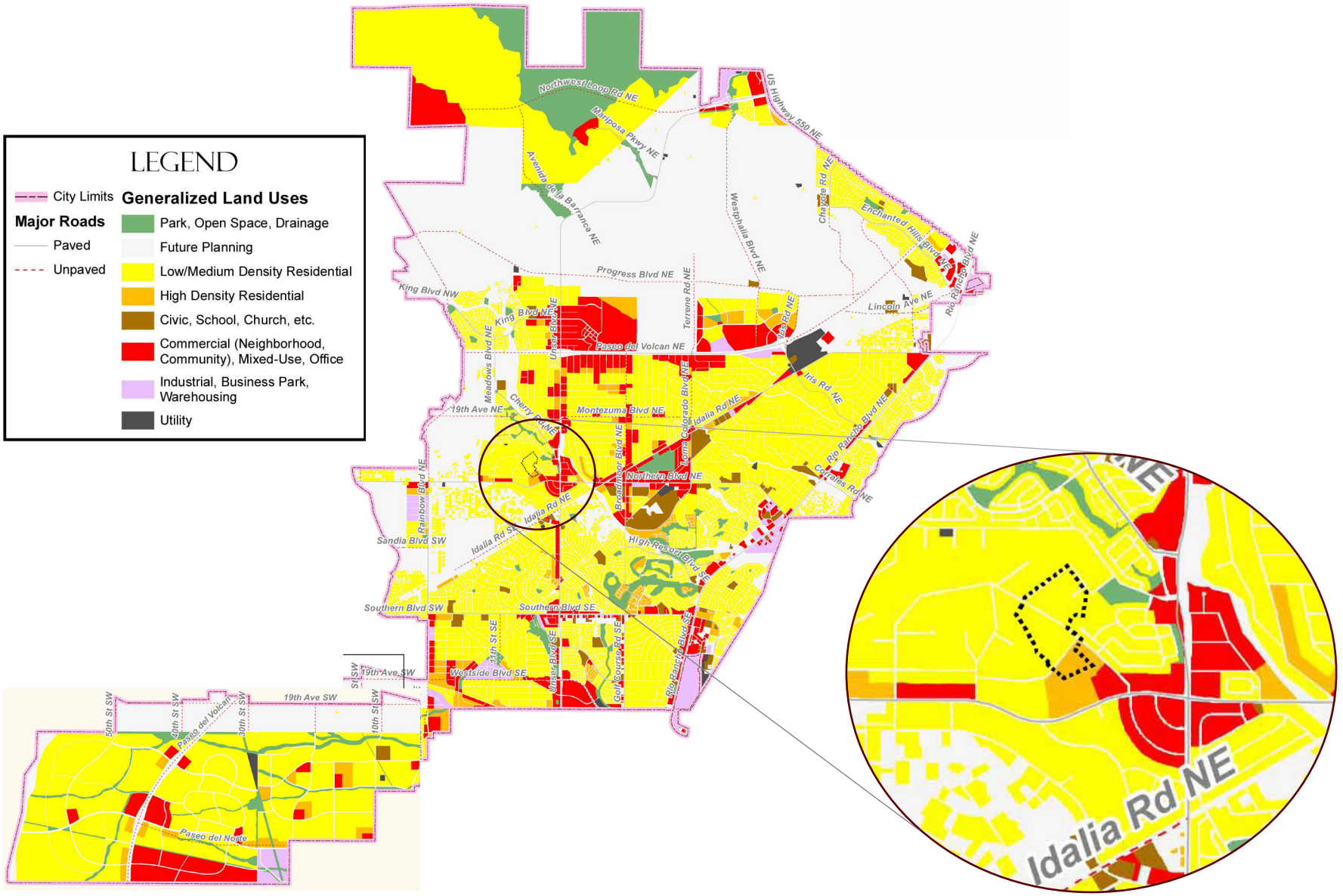
PROJECTED POPULATION

Based on the American Community Surveys (ACS) 2022 estimate of average household size of 2.64 people and the potential number of future residential lots, (200) the Master Plan Area is projected to have a population of approximately 528 residents full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 549people could call Vista Grande home.

Overall, medium density residential areas occupies 36.3 acres (68.8%) of the site, moderate density residential areas cover 10.5 acres (19.9%) and, (6.0%) of road/right-of-way. The Vista Grande Master Plan will dedicate parkland in for the form of cash in lieu of and create a small HOA owned and maintained pocket park.

TABLE 2:

Land Use/ Zoning	Acreage	Percentage
Low Density Residential (R-1)	0.0	0.0
Medium Density Residential (R-4)	54.42	69.1%
Medium/High Density Residential (R-5)	15.94	20.3%
Roads/Right-of-Way	8.37	10.6%
Total	78.73	100%



GENERALIZED LAND USE (EXISTING AND PLANNED)

FIGURE 4: PROPOSED LAND USE AND PLATING

PROPOSED LAND USE

- Low Density Residential
- Moderate Density Residential
- Mod./High Density Residential
- Park/Open Space/Drainage
- Vacant
- Drainage
- Master Plan Boundary
- Commercial

PARKS & OPEN SPACE

As described in more detail in CHAPTER 6: COMMUNITY AMENITIES, the Planning Area will have ample parks space outside the Master Plan area that will be integrated by a network of sidewalks and trail to the regional park. Given the expected number of lots after full build out, approximately 1.6 acres of park space would be required to support the estimated 566 residents in accordance with City of Rio Rancho standards of 3 acres of parkland per 1,000 individuals. Vista Grande planning area is adjacent to Sierra Park and existing open space for drainage. Coordination with the City of Rio Rancho and developer agreed to support improvements at Sierra Norte Park in a form of cash in lieu as an alternative to developing a neighborhood park. Sierra Norte Park can be utilitzed by North Hills, Sierra Norte, and Vista Grande residents.

DRAINAGE

As described in CHAPTER 2: EXISTING CONDITIONS, and CHAPTER 9: CONCEPTUAL UTILITY PLAN, there are two drainage ponds within the Phase 3 build out. The existing run-off flows north towards the Sierra Norte Park. Potential drainage improvement are proposed that would follow the emergency access/pedestrian access towards the park.

MODERATE HIGH-DENSITY RESIDENTIAL (R-5)

As proposed detail showed in FIGURE 5: PROPOSED LAND USE AND PLATTING, the Vista Grande Master Plan has approximately 19.9% within planning area zoned R-5: Medium density residential use to allow higher population density to develop/grow within Rio Rancho.

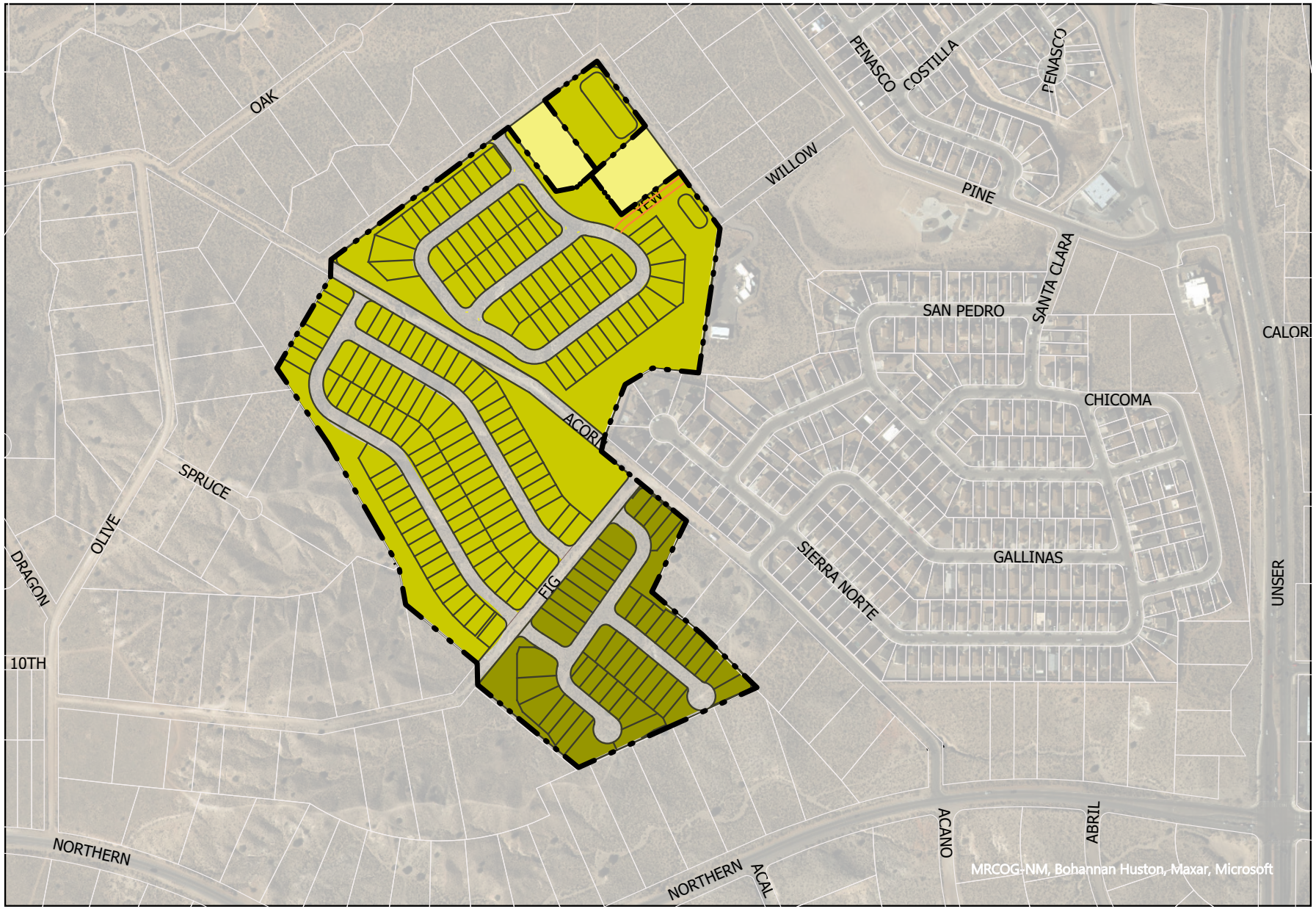
FUTURE ZONING

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for moderate density housing near the Northern Boulevard and Unser Boulevard intersection.

MODERATE-DENSITY RESIDENTIAL (R-4)

Phases One and Three are bisected by Acorn Road that are designated for Moderate density residential use. The proposed land use aligns with the existing neighborhoods and follows development patterns. The proposed land use, as shown in FIGURE 5. PROPOSED LAND USE AND PLATTING. The current zoning in Phase 3 supports low-density single-family homes, with a typical density of about one dwelling unit per lot. The proposed zoning for Phase 3 increases density to R-4 that mirrors the Sierra Norte, the adjacent community.

FIGURE 5: PROPOSED ZONING



ZONING

- R-1
- R-4
- R-5
- Master Plan Boundary

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Development Guidelines

The Vista Grande Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines are meant to be flexible and operate as a general framework to be considered during the development and subdivision process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants will beset up by the developer and enforced through a homeowner's association and/or architectural review committee.

COMMUNITY AMENITIES

As described in more detail in CHAPTER 6: COMMUNITY FACILITIES, the existing park, Sierra Norte II will serve as regional park. With the added homes, the development will increase in amenities with park improvements dedicated from Vista Grand Master Plan development agreement. Residential development will have easy access to these amenities. The network of sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Unser Boulevard.

STREET LIGHTING

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and comply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as near major intersections. Fixtures will be fully shielded and down lit to minimize light pollution.

LANDSCAPE DESIGN

The Master Plan aims to follow the landscape guidance associate with proposed zoning from the Rio Rancho Comprehensive Plan. The landscaping is mandated in the front and street facing side yards of single-family residences to enhance both aesthetic appeal and privacy. Each home is required to plant a minimum of two trees and three shrubs, selecting species from an approved list that prioritizes low water usage to support environmental conservation efforts. The use of cool season turf grass is strictly prohibited in front yards and is restricted to a maximum of 1,000 square feet or 20% of the total area inside and rear yards, whichever is less.

The landscape within the Vista Grande Master Plan shall provide for the preservation and integration of native vegetation and materials creating a sense of place ~~on the~~ for a community located in the High Desert in the environment of central New Mexico. This objective provides habitat enhancement and strives to reduce irrigation water requirements for plant material in parks, streetscape and open space areas. All design guidelines are subject to City of Rio Rancho Codes, ordinances, and policies.

Landscaping Design Examples

Landscaping Design Examples

General guidelines for landscape design include:

- All Disturbed areas will require native re-vegetation with native plant seeding procedures;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Xeriscape landscapes shall be utilized for public rights-of-way and open space areas;
- Water harvesting principles (GSI) will be employed in public ROW and development-wide to augment irrigation water requirements; and
- To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.

Grading and Drainage Design

1.Green stormwater infrastructure (GSI) techniques shall be integrated into grading and drainage plans to maximize water harvesting techniques from paved surfaces and rooftops to lessen downstream water detention facility requirements, and augment irrigation water requirements.

2.Guidelines such as the NMDOT NPDES manual (2020) are useful guides to the development of GSI features and maintenance.

3.Plant material for GSI features may follow the GSI plant list to maximize the benefits of GSI construction and water harvesting/ treatment capabilities.

6:1

4.All steep slopes (over 4:1) shall be stabilized with aggregate and/or native grass seeding.

Landscaping Design Examples

Plant Material

1.Cool Season turfgrass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.

2.Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every lot.

correct formatting

3.All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.

4.Minimum plant sizes at time of installation shall be as follows:

- Trees 2.5" inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.
- Shrubs & Groundcovers 1 gallon.

5.Clear sight triangles and plant material heights shall be maintained at all intersections.

Irrigation Systems

1.A fully automated irrigation system shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.

side

2.Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.

who will maintain the irrigation system?

ENTRY MONUMENTS

DR Horton has developed monument signage to enhance community identity. The entry monument signage will be located at the primary entrance s to Vista Grande. One will be at the intersection of Acorn Loop and Willow Road plus a second at Acorn Loop and Fig Loop/ Spruce Place. The entry monument will feature a variety of materials including stucco, concrete, and steel to create wayfinding for residents and guest through the community to their home. The primary color scheme for the monument, and all other visual aspects throughout the Master Plan development, will be natural tones with an accent steel monuments.

RESIDENTIAL DESIGN

In order to promote consistency within Vista Grande and with surrounding development, homes will have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged.

If perimeter walls are proposed for all future phases of development, pedestrian openings will be provided where appropriate and allowed with site grading at the end of cul-de-sacs and stub streets to promote connectivity, provide trails, and improved circulation throughout the Master Plan area.

Vista Grande Master Plan - Monument Sign at Phase 1

FIGURE 6: MODEL HOMES

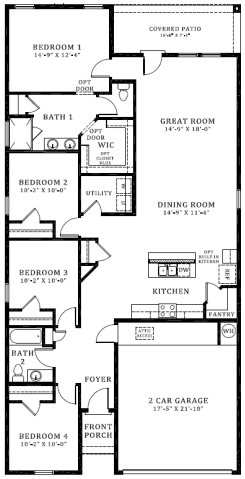
The Tesuque
1,274 SQ. FT. | 3 BED 2 BATH 1 STORY 2 CAR

1ST FLOOR PLAN

Elevation A

Elevation B

The Gabrielle
1,791 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR

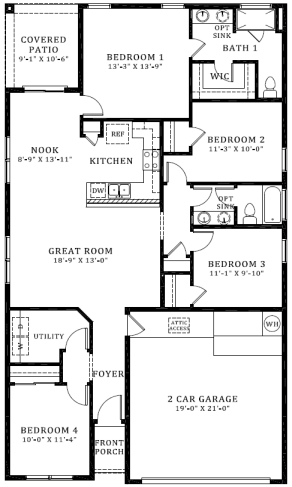


First Floor Plan

Elevation A

Elevation B

The Chama
1,537 SQ. FT. | 4 BED 2 BATH 1 STORY 2 CAR



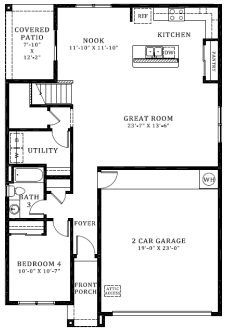
First Floor Plan

Elevation A

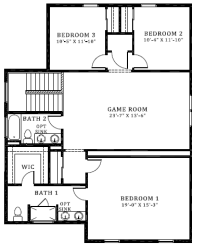
Elevation B

Elevation C

The San Juan
2,452 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR



First Floor Plan



Second Floor Plan

Elevation A

Elevation B

Elevation C

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Community Facilities

The Master Plan Area will include a pocket park of 0.4 acres and improvements to the Community Park and adjacent Open Space areas. The Vista Grande planning area meets or exceed the City of Rio Rancho's Parks and Recreation standards (3 acres of park land and 4 acres of open space per 1,000 residents) through developer agreement and cash in lieu alternative. In addition, the Master Plan proposes a pedestrian trail segment that connect to the existing City Park facilities.

SCHOOLS

The children in the planning area will attend the closest schools to include:

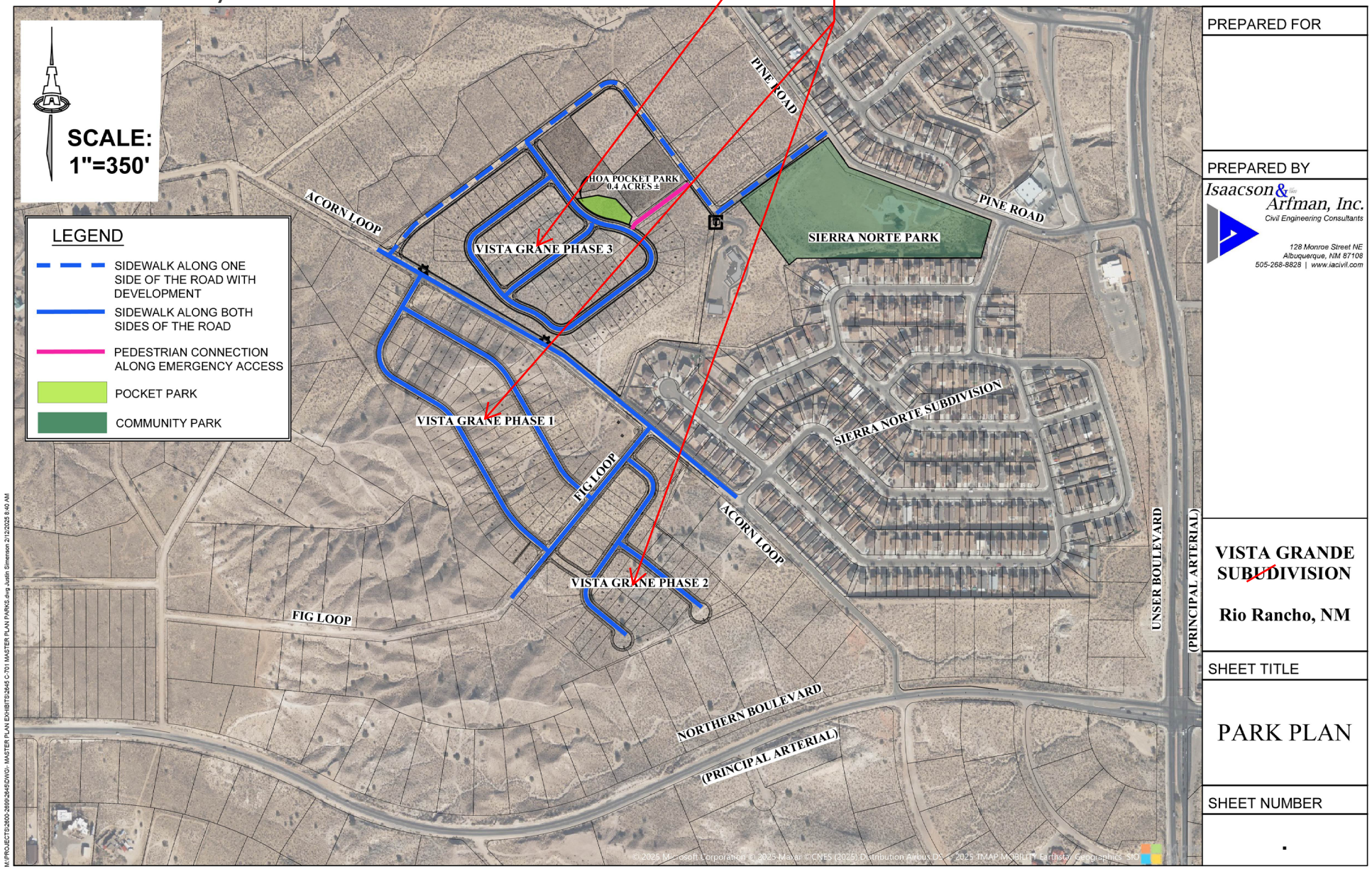
- Colinas del Norte Elementary School (2.3 miles)
- Eagle Ridge Middle School (1.5 miles)
- V. Sue Cleveland High School (5.9 miles)

With a projected population of approximately 549 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 110 students that will need to be served by area schools after full build out. This Master Plan acknowledges that an increased population leads to a new potential school site. As development and subdivision occurs within Vista Grande and the neighboring Sierra Norte and North Hills Community, coordination shall occur with the Rio Rancho Public School District to determine the need.

OPEN SPACE AND TRAILS

There is open space adjacent to the Vista Grande planning area and Montoya Arroyo. The Open Space provides runoff retention for the surrounding communities. A significant number of improvements are dedicated to provide new amenities and drainage facilities. The trail system within the development area was established based on the existing Sierra Norte Park II and the multi-use trail along Unser Boulevard. The approximately 549 potential residents in this community have access to a network of sidewalks and access to regional trails. The Vista Grande Master Plan includes an emergency access to Pine Road as a secondary egress. The emergency access ROW will include a crusher fines trail segment that leads to the Sierra Norte Park and ultimately to the paved multi-use trail along Unser Boulevard via Pine Road.

FIGURE 7: Primary and Pocket Parks



Pocket Park Design Examples

Pocket Park Design Examples

PARKS

At full build-out, the total population in the Planning Area is expected reach approximately 549 people. This translates to about 1.6 acres of park land and 2.2 acres of open space per the City's Subdivision Ordinance.

The primary park Sierra Norte II is 7.2 acres and outside the planning area to the northeast. The Community park has easy access via a network of sidewalks. The emergency access to Pine Road contains a crusher fines trail within the ROW as one segment, of tehaccess to the Sierra Norte II Park. The location for this park is outlined in Figure 7 of CHAPTER 6: COMMUNITY AMENITIES. The Community park is strategically placed near the middle of the North Hills, Vista Grande, and Sierra Norte neighborhoods. A Homeowner's Association, which will be established along with future redevelopment of the Vista Grande area, will be responsible for maintenance of crusher fines trail and pocket park.

Pocket Park Design Examples

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Transportation P

Access will need to comply with SAMM spacing, and the Design Process Manual (DPM) Vol II Chapter II.3. Compliance with the subdivision ordinance is required. Access may be restricted during plan review.

This chapter outlines the major transportation elements to support the , including access, internal circulation, and the results of a traffic study. The Planning Area is adjacent to the Northern and Unser Boulevard intersection, which will function as two of the primary access roads to the Vista Grande neighborhoods. The primary access is Acorn Loop which bisects the development, described below, will also enable access to future neighborhoods.

MAJOR ROADWAYS

The primary roads that create access to the Master Plan Area are Northern Boulevard and Unser Boulevard. Unser Boulevard, adjacent to the eastern boundary of the Plan Area, is a four-lane regional principal arterial road with bike lanes that had an average weekday daily traffic of 13,506 cars per day in 2019. The roadway has bike lanes on both sides and a trail along the eastern side that connects to the trail network. Northern Boulevard is currently a two-lane regional principal arterial that had an average weekday daily traffic of 5,504 cars per day in 2023. Both roads are currently well below the design capacity based on the functional classification. Additionally, Pine Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Vista Grande exists, and access is available without adverse traffic impacts.

Future improvements to Acorn Loop allows access to Vista Grande subdivision and a connection to the North Hills community via Willow Road to Pine Road. Pine Road is an existing collector that services North Hills and Los Pinons to the north and west of planning area. To the west of the planning area, 10th Street is proposed as a minor arterial that will connect Pine Road to Northern Boulevard to ultimately provide a connected perimeter loop that serves to carryout vehicle trip more efficiently. Willow Road has undergone roadway improvements that allows access to phase three of the Vista Grande planning area. In the event of an emergency, a secondary access road can be used to move residents out safely.

Phase 3

SUBDIVISION ACCESS & ENTRYWAYS

The Vista Grande development is located approximately half-a-mile northeast of the intersection of Unser Boulevard, (limited-access principal arterial) and Northern Boulevard (principal arterial). Vista Grande is bounded by Willow Road (local road) along the north and west.

Acorn Loop (local road) provided the principal access to and from the site for Phase 1 and Phase 2. A westbound right turn lane was constructed at Northern and Acorn Loop ~~(local road)~~ with Phase 1.Fig Loop (local road) divides Phase 1 and Phase 2 and has been constructed along the project frontage with Phase 1. Acorn Loop ~~(local road)~~ was also constructed along the Phase 1 frontage.

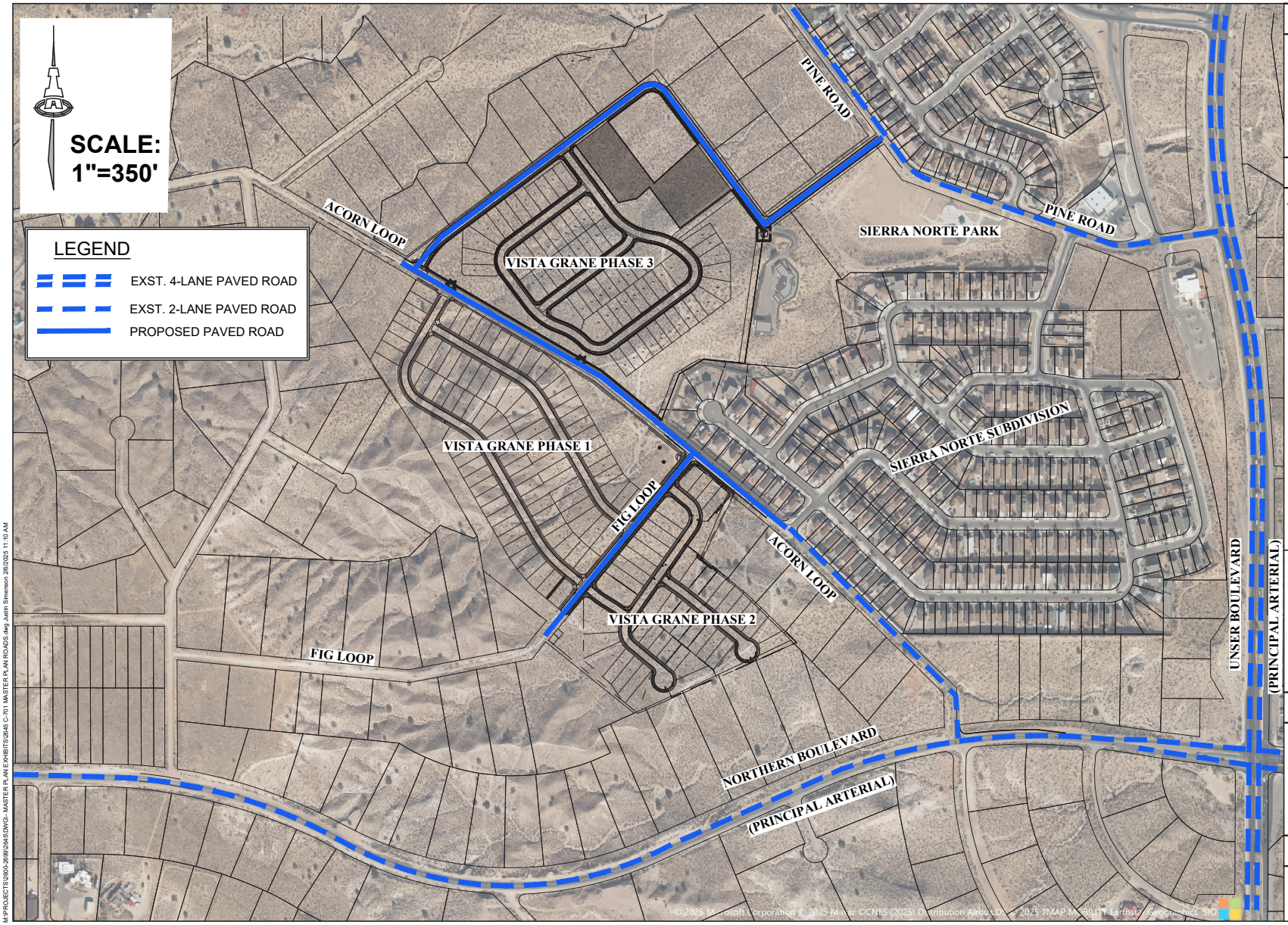
Phase 3 will construct the Willow Road ~~(local road)~~ from Acorn Loop ~~(local road)~~ to Pine Road (local road) to provide additional connectivity to the existing roadway network. A TIS is being performed to determine the anticipated impacts of the development on the City's infrastructure and will determine if additional improvements are required.

All new streets proposed within Vista Grande will be local roadways, improved to City of Rio Rancho Standards. Each of these access points ultimately connects to Unser Boulevard and Northern Boulevard that will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing.

Phase 2 Subdivision access

FIGURE 7: PROPOSED ROADWAYS

correct spelling throughout



PREPARED FOR

PREPARED BY

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

VISTA GRANDE SUBDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER ROADWAY PLAN

SHEET NUMBER

.

M:\PROJECTS\2800-2899\2845\DWGs - MASTER PLAN EXHIBITS\2845 C-701 MASTER PLAN ROADS.dwg Justin Simmons 2/6/2025 11:10 AM

Existing Acorn Avenue

some missing

TRIP GENERATION STUDY

Bohannan Huston Inc. (BHI) will conduct a Traffic Impact Analysis (TIA) for the proposed Vista Grande subdivision. Key intersections within the study area include unsignalized intersection at Unser Boulevard and Acorn Drive and signalized intersections along Unser Boulevard and Northern Boulevard. The development includes approximately 194 single family residential lots. The trip generation rates for the Vista Grande subdivision calculation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual. The analysis for Vista Grande Master Plan will be available in a separate document.

PROPOSED LOCAL ROADS

Existing platted roadways within Vista Grande will be improved to City of Rio Rancho Standards. Develop of all new intersections along Acorn Loop to include Fig Street and Willow Road. Willow Road will become the primary access into phase three. It will serve as an additional access to Unser Boulevard via Pine Road to mitigate anticipated traffic impacts. Furthermore, Fig Loop will reduce the traffic impacts on Acorn Loop by making it the primary entrance for phase two and give phase one a secondary access.

Phase 3

Phase 2

Phase 1

The development of an emergency access was provided as a second egress to safely direct residents out of the subdivision while providing ingress/egress for the Fire Department.

The additional vehicle trips along Acorn Loop may warrant the installation of traffic signals at Unser Boulevard. The widening of Northern Boulevard to meet full Principal Arterial standards, will play an impact on accessibility.

Storm water drainage and water quality discharge will need to be addressed per the City of Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2. and City ordinance Chapter 153 EROSION CONTROL; STORM DRAINAGE AND STORMWATER QUALITY

age Plan

This chapter outlines the proposed conceptual drainage solution for Vista Grande. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

STORMWATER MANAGEMENT

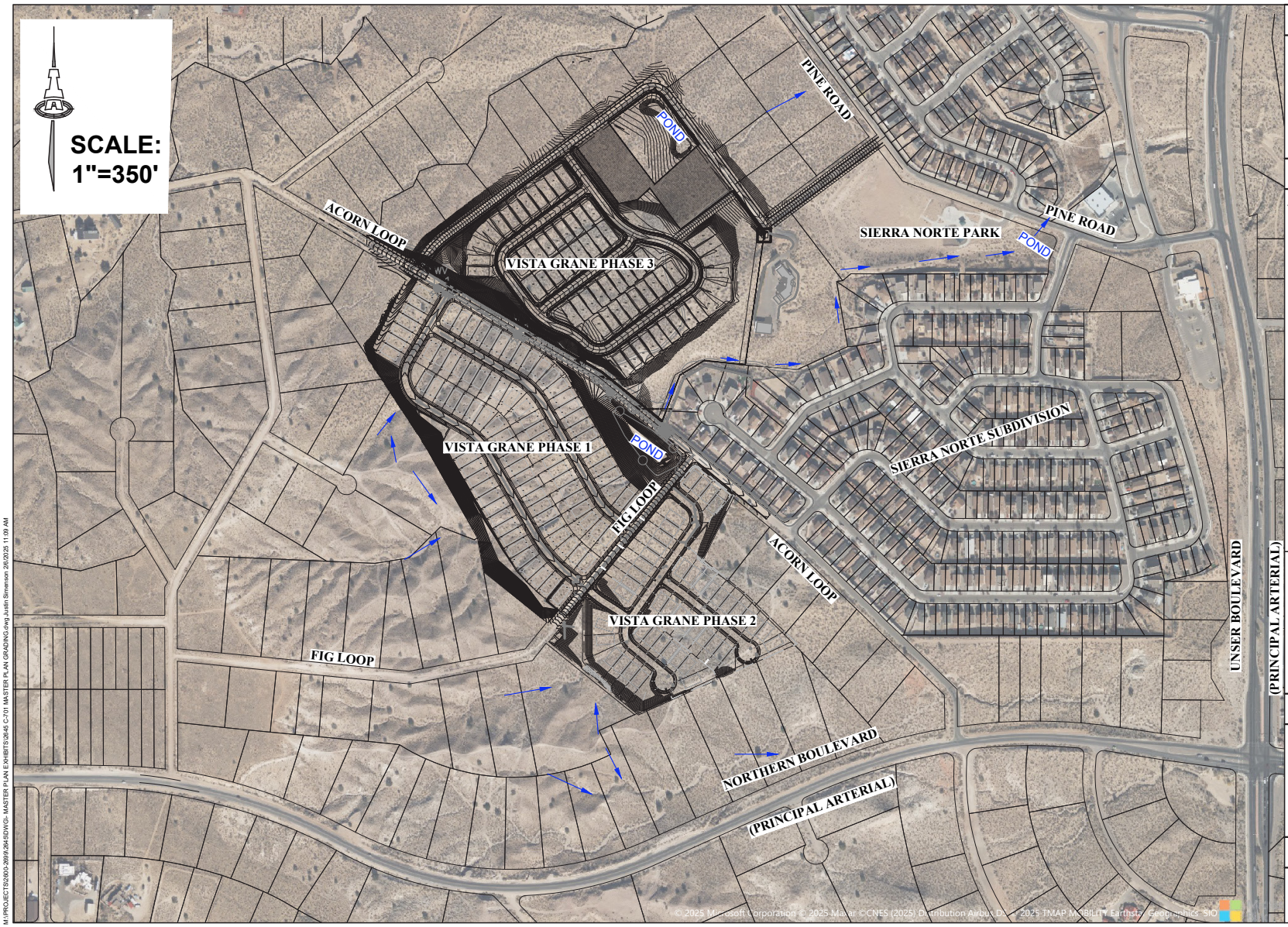
The Vista Grande development lies within the boundaries of the Sierra Norte II Subdivision Drainage Study performed by Tierra West, LLC on 02/24/2004. More specifically, the site lies within the basins ED2-A, ED3-A, & ED-3B. These basins all drain to the drainage pond within the Sierra Norte II Park. The site slopes from the southwest to the northeast.

Detention Pond Example

The Vista Grande development adheres to the Sierra Norte II Subdivision Drainage Study. Phases 1 and 2 of the Vista Grande development drain to a pond at the intersection of Acorn Loop and Fig Loop. The pond discharge follows an existing unnamed arroyo along the west edge of Sierra Norte II Subdivision at the historic/allowable rate. Phase 3 will utilize a pond at the northwest corner of the subdivision to control the discharge at the historic/allowable rate to the north via surface flow. An alternative drainage solution that will be explored is discharging the subdivision flows from the Phase 3 pond via a storm drain to the Sierra Norte Park.

FIGURE 8: CONCEPTUAL DRAINAGE PLAN

correct spelling throughout



PREPARED FOR

PREPARED BY

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

VISTA GRANDE SUBUDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER DRAINAGE PLAN

SHEET NUMBER

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M:\PROJECTS\2600-2899\2845\DWG\- MASTER PLAN EXHIBITS\08-45 C-701 MASTER PLAN GRADING.dwg Justin Simerson 2/6/2025 11:09 AM

Conceptual Utility Plan

Compliance with the Design Process Manual (DPM) Vol II Chapter II.4. and City ordinance Title V is required.

This chapter provides an overview of planned infrastructure improvements to serve future residents of Vista Grande. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

WATER

Water system connections are available to the 10" waterline in Acorn Loop and the 8" waterline in Pine Road . The onsite waterlines will be standard 8" mains with 6" fire hydrant legs, 4' bury fire hydrants, and single & double meter services.

Water system expansion as required for the development of the Vista Grande subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement.

A waterline extension along Fig Loop to Northern Blvd was required and constructed with Phase 1. The anticipated requirement for Phase 3 is a waterline along Willow Road to create a loop from Acorn Loop to Pine Road.

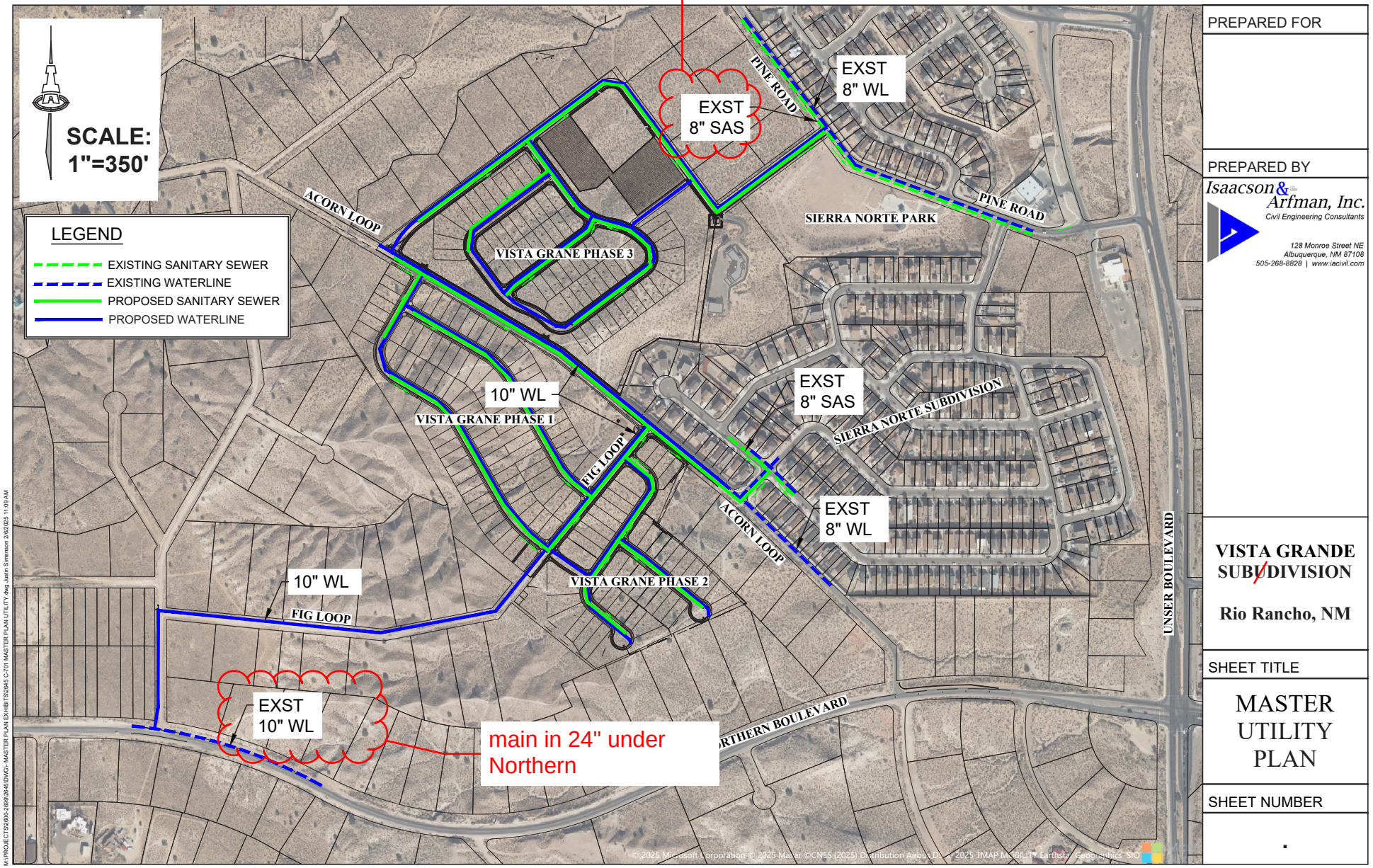
SEWER

Sanitary sewer connection can be made to the existing sanitary sewer in Pine Road. Onsite sanitary sewer lines will be standard 8" mains, 4' diameter manholes, and 4" service lines.

The sanitary sewer outfall for Phase 1 & 2 of the Vista Grande subdivision ties to the existing 8" line in Sierra Norte II Subdivision at the intersection of Sierra Norte Loop and Gallinas Rd. The outfall for Phase 3 will be to the existing 8" at the intersection of Willow Road and Pine Road.

correct spelling throughout

FIGURE 9: PROPOSED UTILITY PLAN



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VISTA GRANDE SUBDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER UTILITY PLAN

SHEET NUMBER

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UTILITIES

Electricity

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

Natural Gas

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

Communications

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

Cable Television

Cable ONE is the cable television service provider in Rio Rancho.

Internet Service

Internet service is provided by Comcast, Cable One, and smaller providers that deliver high speed internet with speeds up to 1 Gbps. Conventional telephone services are provided by CenturyLink.

Ezee Fiber?

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Implementation and Phasing

The implementation of the Vista Grande Master Plan will occur during future replatting. It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build out of the Planning Area.

IMPLEMENTATION ACTIONS

Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.

The developer will coordinate construction of stormwater management solutions with SSCAFCA, including detention ponds.

To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 12 into smaller, more developable parcels that support the land use plan outlined in CHAPTER 3.

The incorporation of any design standards into the future will be enforced by a new Homeowner's Association (HOA).

PHASING

Development of the Planning Area will occur in approximately three phases over the next several years, with phases one completed in 2024. The completion of phase two and beginning stages of Phase 3 occurred in 2025

Phase 1: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 2: Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

Phase 3: Rezoning of the land and replatting of existing lots into new layout. Construction of major infrastructure, drainage, and transportation improvements. Home building and community development.

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END

The City of Rio Rancho

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

RE: Master Plan, Zone Map Amendment
Case No. 25-400-00001, 25-100-00002
Vista Grande

Dear Property Owner:

You are receiving this certified notice because your property is within 100 feet a site where a land development decision is required by the Planning & Zoning Board.

The applicant, DR Horton, through their agent, Consensus Planning Inc., request approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B. Concurrent with this is a Zone Map Amendment request for approximately 18.49 acres from R-1 Single Family Residential to R-4, Single Family Residential.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, March 25, 2025** 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 hashed lines.

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

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

Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, 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.

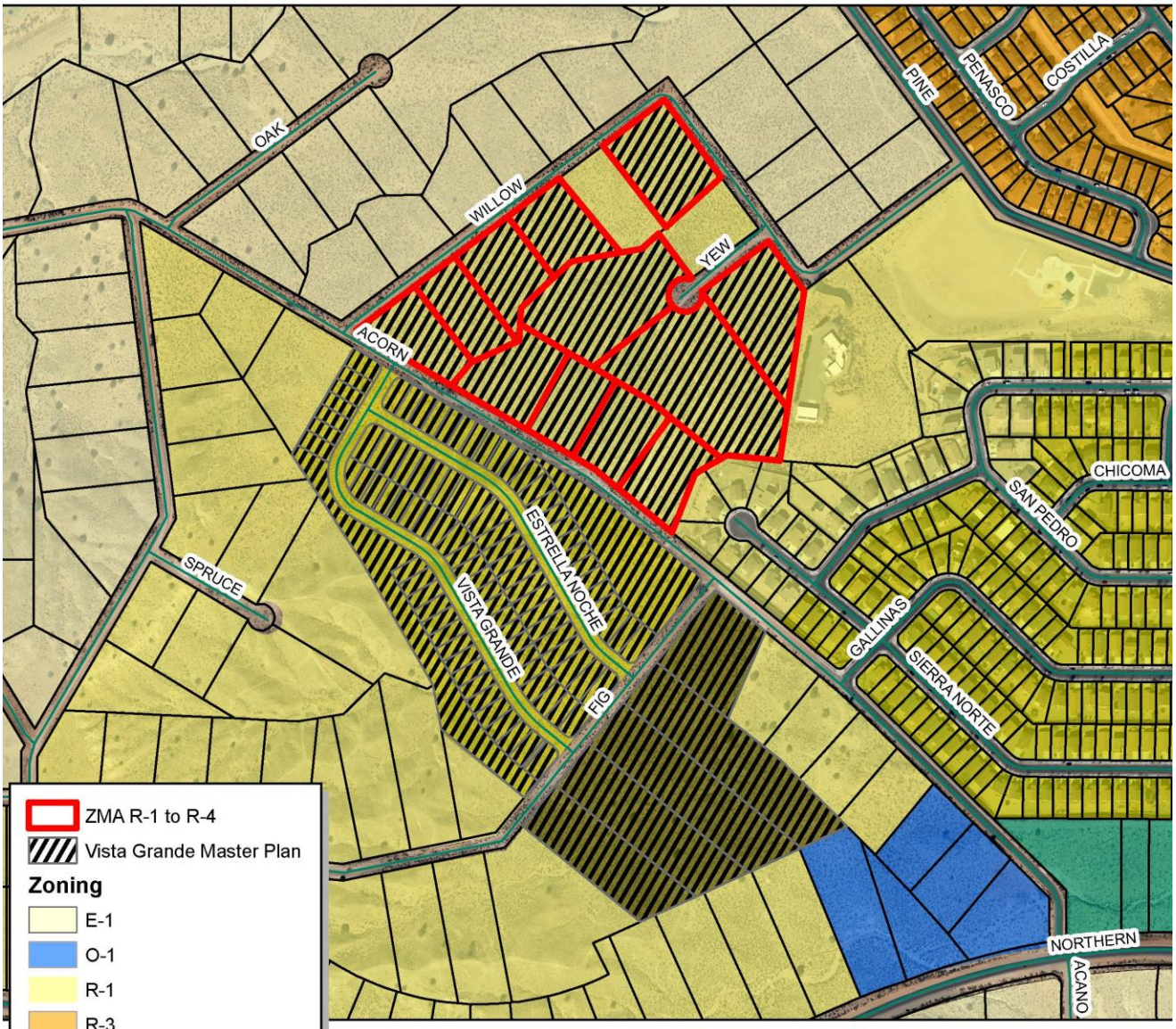
Respectfully,

Michelle Costilla
Municipal Planner II
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

VISTA GRANDE



Map created by: Michelle Costilla 3/7/2025

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 25, 2025:

Vacation of Plat
Case #25-230-00001
The applicant FNA, LLC requests approval of a vacation of right-of-way (ROW) for Isabel Road SE located at the intersection with Black Arroyo Blvd NW.

Master Plan
Case #24-400-00003
The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10 and 33-36.

Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan request that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

Zone Map Amendment
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Master Plan Amendment
Case# 24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan.

Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and land uses.

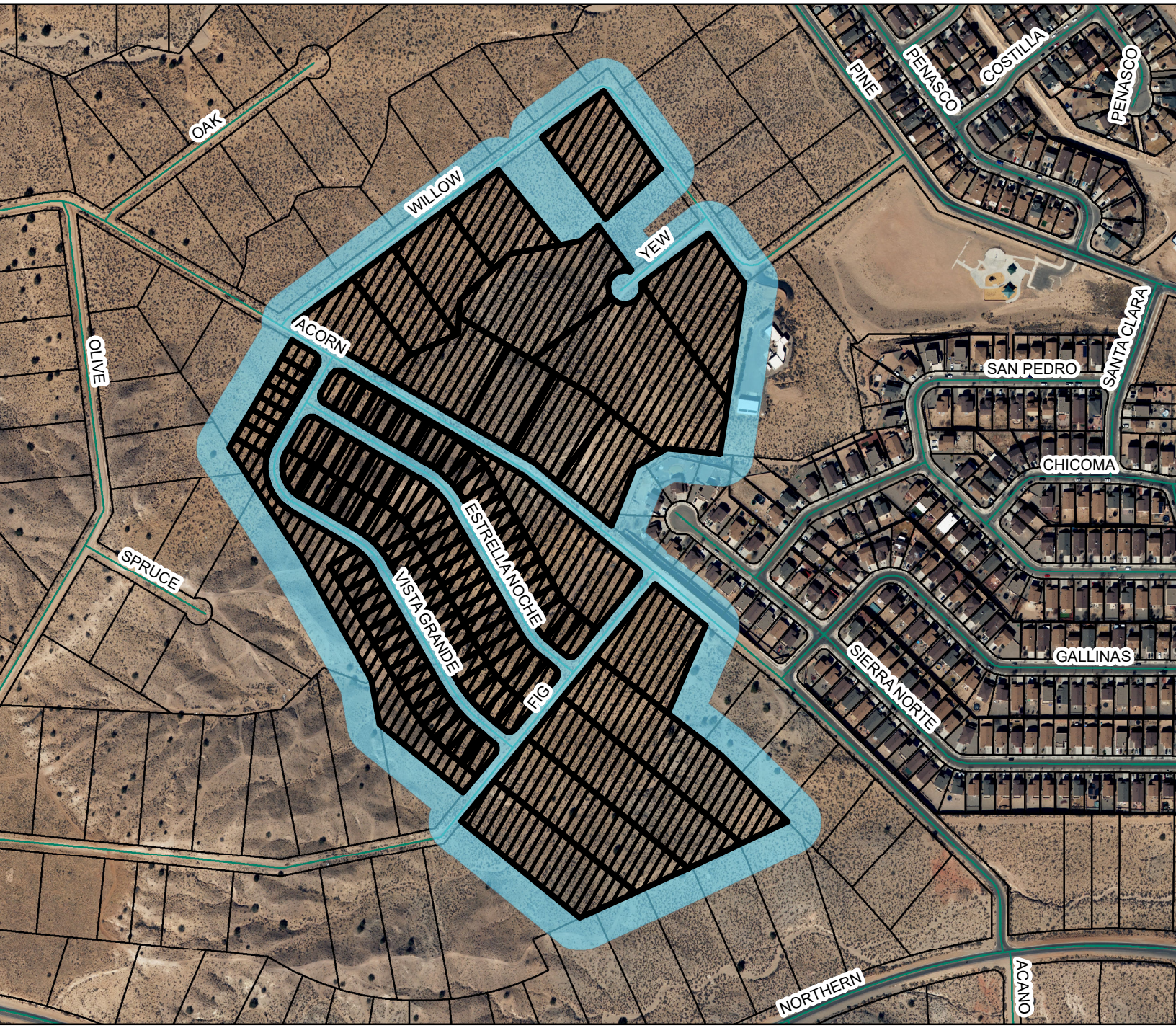
Conditional Use Permit
Case #25-120-00002
The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

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

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

Journal: March 10, 2025

VISTA GRANDE



Vista Grande Master Plan

100 ft.

GIS
Moving Spatial
Data Forward

N
W
E
S

RioRancho
City of Vision

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

0 370 740 1,480

Feet

Map created by: Michelle Costilla 3/7/2025

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE VISTA GRANDE MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, and zoning pursuant to 3-19-1, NMSA, 1978; and

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

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend, and carry out a general municipal plan, Rio Rancho Comprehensive Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted the Northern-Unser Specific Area Plan on April 28, 2010, pursuant to Resolution No. 37, Enactment No.10-041 and as amended on April 13, 2023, pursuant to Resolution No.58, Enactment No. 23-060; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho, at their meeting held on March 25, 2025, reviewed the proposed Vista Grande Master Plan and have made recommendation to the Governing Body on the adoption of the proposed Master Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on April 24, 2025, reviewed the proposed Vista Grande Master Plan and determined that the 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 Vista Grande Master Plan (planning area comprising approximately 79 acres), attached hereto.

Section 2. This Resolution shall become effective ten days after adoption

ADOPTED THIS _____DAY OF _____, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00002

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

BACKGROUND AND ANALYSIS:
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36. The subject property is approximately 18.49 acres, located in the northern part of Rio Rancho, adjacent to the Sierra Norte Unit 2 subdivision to the east, and bounded by Acorn Lp. to the south, and Willow Rd. to the west and north. This area is currently zoned R-1: Single Family Residential per Ordinance No. 22, Enactment No. 95-020. It is within the Northern-Unser Specific Area Plan (SAP), which goals are to guide and manage the physical development within the planning area by prescribing land uses and establishing limited access points. The SAP identifies the area being rezoned as Medium-Density Residential.

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 and Zoning Board when a change in zoning designation is sought.

The application, presented as an attachment, meets the minimum submittal requirements for the proposed zoning request; conforms.

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

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

In the justification letter provided as an attachment to this item the applicant states: "The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City through the implementation of these zone changes to allow for future development of residential housing and improving public infrastructure in a growing part of the city. This future development

within the Vista Grande Master Plan through the implementation of the zone changes will support housing needs and economic development in the north part of the city currently experiencing rapid growth."

Staff recommends the Planning and Zoning Board find that the proposed zone map amendment would be consistent with the health, safety, morals, and general welfare of the City by furthering the goals and polices of the Comprehensive Plan such as Goal L-2: "Encourage consolidation of lots to promote a variety of land uses in a planned manner" and Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

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

The applicant's justification letter states: "The proposed Zone Map Amendment, if granted, will change the existing R-1 zone to R-4 for the future development of residential housing and the expansion of transportation network, and other public infrastructure in the Vista Grande Master Plan."

Staff recommends the Planning and Zoning Board find the proposed zone map amendment provides stable and desirable land use as the surrounding area continues to develop as single family residential subdivisions (Vista Grande Phases 1 and 2, and Sierra Norte). The proposed zone change will be in alignment with the Northern-Unser Specific Area Plan, and the Vista Grande Master Plan if the item is approved. Staff finds that the Vista Grande Master Plan which would guide development for this zone request, should it be approved, will allow for the proposed zoning to achieve stability of land use and zoning.

(D)(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 in their justification letter: "The proposed Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the following ways: it ensures a land use pattern that Encourages the Comprehensive Plan’s vision of this areas being a Growth node with increasing housing supply, link to neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho."

Staff recommends the Planning and Zoning Board find the proposed zone map amendment is in alignment with the Comprehensive Plan. The Vista Grande Master Plan, if approved, serves as a framework for guiding the growth of the development by providing details for the land uses, access, circulation, lot layouts, amenities, conceptual drainage, transportation, infrastructure plans and utility needs.

(D)(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 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: "The existing zoning is inappropriate due to the changed neighborhood or community conditions near the North Hills and Sierra Norte. The public need will be best served by changing the zoning to align with goals and policies of the Comprehensive Plan and support the Affordable Housing Plan to provide housing for various income levels."

While staff does not find that the zoning is necessarily inappropriate as is, the applicant has described some reasons in which this zone change will align with the Comprehensive Plan such as promoting a variety of housing types to meet the needs of all members of the community. Staff recommends the Board finds that the request will be advantageous to the community by providing a master planned area that addresses the needs of connectivity, amenities, and infrastructure.

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

The applicant's justification letter states: "The cost of land or other economic considerations are not the determining factor behind this request. The proposed Zone Map Amendment clearly furthers the Comprehensive Plan’s goals and policies to develop a master planned community that balances land uses, provides housing, park improvements and amenities in a growing area of the city. These zone changes will allow for development that will support the adjacent neighborhoods and increase the housing supply and economic revenue in the city."

Staff recommends the Board find that the cost of land or other economic consideration were not a determining factor for this request, and the provided reasoning for the request is sufficient.

(F) 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 proposed Zone Map Amendment will allow the development of new residential housing options in a growing area of the city. The subject site is adjacent to Unser Boulevard, a regional principal arterial road, Northern Boulevard, a community principal arterial road, muti-modal trials, and bike paths that connect through to the surrounding North Hill and Sierra Norte neighborhoods. The proposed zone changes will allow for the development of residential housing, park improvements and amenities in a growing area of the city, and expansion of infrastructure for future development."

Staff recommends the Board finds that the proximity to the principal arterial road, Unser Blvd NE, is not being used as the primary factor and justification for the change to zoning, and the requested zoning is not apartment, office, or commercial.

(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.

The applicant's justification letter states: "The proposed Zone Map Amendment to change the R-1 zone to the R- 4 zone will not create a temporary spot zone. The subject property is adjacent to R-4 zoning to the south and east surrounded by E-1 to the north and R-1 zoning to the west. The only development that surrounds the subject property currently is the North Hills and Sierra Norte Development, while the rest of the surrounding land is vacant. The purpose of the R-1 zone is to have large one acres lots that cost more to development and less affordable. Smaller size lots with a higher density provide housing options are more affordable and consistent with the City's Comprehensive Plan and a growing area of the City of Rio Rancho."

Staff recommends the that Board finds that the requested zone map amendment would not create a spot zone, as R-4 zoning is found with adjacent properties to the south and within areas of close proximity to the east.

SURROUNDING LAND USE:
Adjacent properties to the south are zoned R-4: Single-Family Residential per Ordinance No. 15, Enactment 18-15. To the east, properties are zoned R-1: Single-Family Residential per Ordinance No. 8, Enactment 02-008 and R-4: Single-Family Residential per Ordinance No. 10, Enactment 13-15 which is the Broadmoor Heights Subdivision. To the north and west, the properties are zoned E-1: Estate Residential per Ordinance No. 22, Enactment 95-020.

NOTIFICATIONS:
Property owners within 100 feet, excluding right of way, were notified by certified mail. A legal advertisement was placed in the March 10, 2025 edition of the Albuquerque and a notice sign was posted to the property on March 18, 2025. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Provided within this document
DSD Engineering	X	Comments included with Master Plan request
Rio Rancho Public Schools	X	No comments provided
Fire and Rescue	X	No adverse comments
Police Department	X	No comments provided
SSCAFCA	X	Comments included with Master Plan request
MRCOG	X	No comments provided
Parks, Recreation and Community Services	X	No adverse comments

IMPACT:

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

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 AND CONDITIONS FOR APPROVAL:
1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by promoting implementation of the City's Comprehensive Plan and the Northern-Unser Specific Area Plan in approving an R-4 Single Family Residential zoning that will compliment and benefit the growing community, as guided by the pending approval of the Vista Grande Master Plan.
2. The applicant has provided sound justification in a narrative dated February 19, 2025 for the proposed zone change which provides stability of zoning along with providing for adequate compatibility with surrounding zoning and future uses, pending approval of the Vista Grande Master Plan.
3. The cost of the land or other economic considerations is not the main justification for the proposed zone map amendment.
4. The applicant has provided sufficient justification that the zone map amendment request is not solely based on the location of the subject property.
5. The requested zone map amendment integrates with the surrounding zoning and is not a "spot zone."
6. Approval of this request is contingent upon approval of the Vista Grande Master Plan.

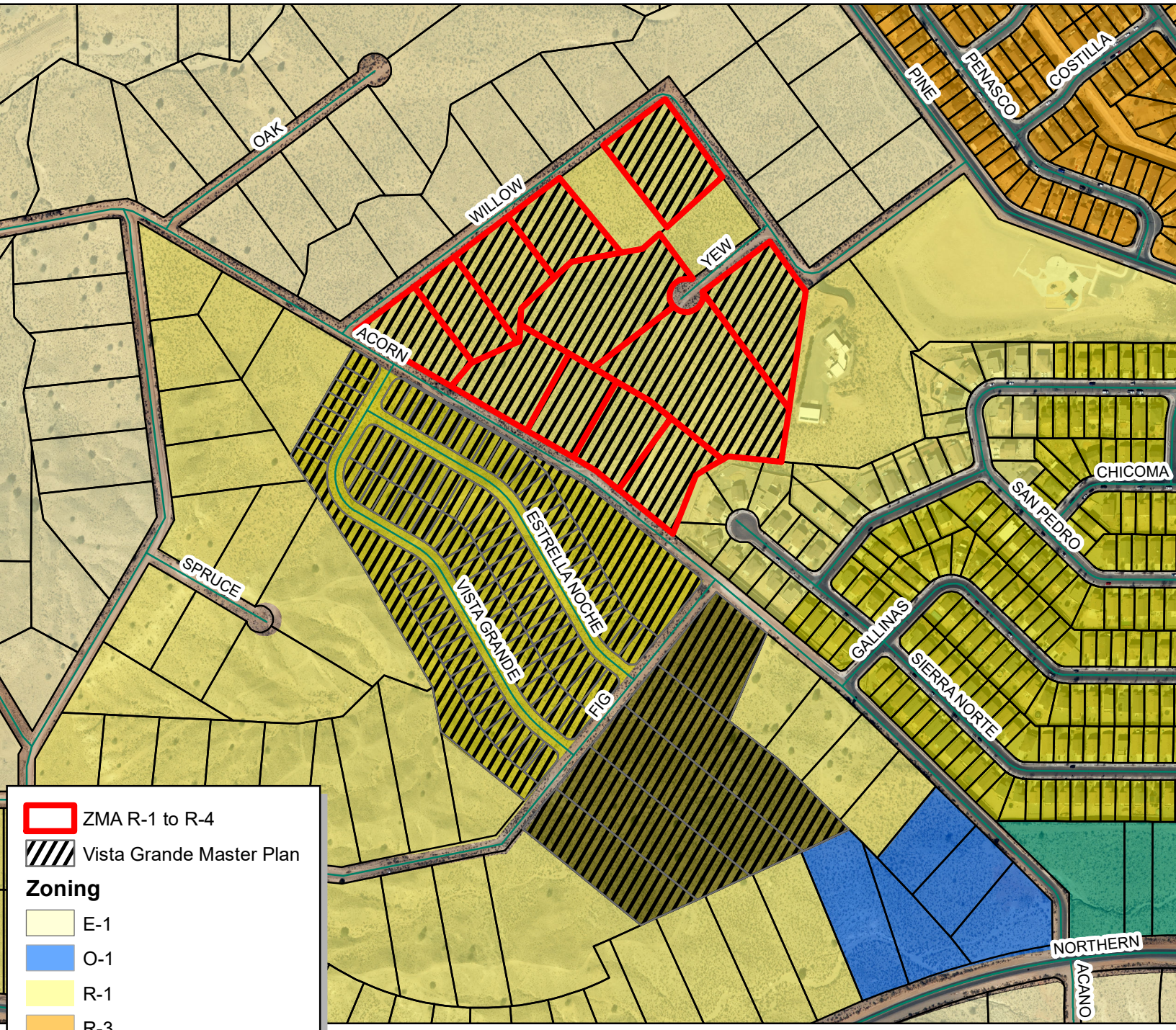
If the Board determines the proposed zone map amendment is not justified, the following findings are recommended for any denial:
SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.
2. The applicant has not provided sufficient justification to warrant a zone change from R-1: Single-Family Residential District, to R-4: Single-Family Residential District.

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 for the preliminary plat in order to further review.

DEPARTMENT RECOMMENDATION:
Staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body with findings and conditions.

ATTACHMENT: Zoning, Location.pdf
ATTACHMENT: Authorization.pdf
ATTACHMENT: Justification.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Draft_Ordinance_BMB.doc

VISTA GRANDE



ZMA R-1 to R-4

Vista Grande Master Plan

Zoning

- E-1
- O-1
- R-1
- R-3
- R-4
- R-5
- SU

GIS
Moving Spatial Data Forward

N
W E
S

Rio Rancho
City of Vision

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

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Feet

Map created by: Michelle Costilla 3/7/2025

City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Agent Authorization Letter – City of Rio Rancho – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates)

Please find this letter as Authorization for the action of Master Plan, Zoning Map Amendment, Preliminary Plat, Subdivision Plan Approval and all subsequent Platting and subdividing, and site approvals of – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates).

These actions will be represented by the following entities:

Consensus Planning, and their designated representatives Jim Strozier, Michael Wright or other designated members of Consensus Planning.

Isaacson & Arfman, Inc. and their designated representatives Justin Simenson, Fred Arfman or other designated members of Isaacson and Arfman, Inc.

Feel free to contact me if you have any questions or concerns.
Respectfully,

Hoech Real Estate Corporation (Owner)

By: Donald D Hoech

Donald Hoech
President

DR Horton (Applicant)

By:

Xavier Garcia
Xavier Garcia
Land Development Project Manager

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

February 19, 2025

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

Re: **Request for Master Plan and Zone Map Amendment**

Dear Chair Radosevich,

The purpose of this letter is to provide justification for a Master Plan and Zone Map Amendment to the Vista Grande Master Plan.

The boundary area will consist of 70.02 acres of parcels acreage and including ROW the total area is 78.73 acres. Additionally, this request is to rezone within the Vista Grande Master Plan from R-1: Single-Family Residential to R-4: Single-Family. The request will allow for the development of future housing, public facilities, and infrastructure expansions in a rapidly growing part of the city.

The legal description of the parcels that are proposed for the Vista Grande Master Plan are shown in Appendix A and the Zone Map Amendment request are as shown in Appendix B.

SITE HISTORY

The Vista Grande Master Plan area is within the Northern-Unser Specific Area Plan encompasses an area of approximately 1,472 acres and is bounded by Idalia Road, Abrazo Road, 10th Street, 8th Street, Pine Road, 23rd Avenue, and the east edge of the Los Montoyas Arroyo. This area encompasses parts of Units 11, 12, 13 and various subdivisions. Northern Boulevard and Unser Boulevard, the two major roads within the planning area, intersect in the southeast region of the planning area. Northern Boulevard is the principal north-south boundary between Units 11 and 12, within the planning area. Unser Boulevard is the principal east-west boundary between Unit 13 and Units 11 and 12, within the planning area.

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

In 2021, DR Horton acquired raw land from Hoech Real Estate Corp to develop 92 single-family lots (Phase 1). During the development of these lots, we meet with Mr. Hoech about the possibility of purchasing an adjacent set of parcels (Phase 2). After successfully developing and selling homes in Phase 1, we felt confident in our decision to proceed with Phase 2 development.

With only 45 lots in the Phase 2 development, DR Horton reached out to Mr. Hoech for additional nearby parcels close to Phases 1 and 2. As we begin the entitlement process for Phase 3, we also plan to start building homes in Phase 2. The Vista Grande subdivisions have been well-received by homeowners.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

On May 9, 2024, a DRC meeting was held to discuss a zoning map amendment and consolidation of lots. The City of Rio Rancho requested a Master Plan be created to identity proposed land uses, layout and conceptual drainage.

VISTA GRANDE MASTER PLAN

On January 15, 2025, the City of Rio Rancho Development Review Committee (DRC) met to discuss the Vista Grande Master Plan, a Zoning Map Amendment, and improvements to Sierra Horte Park.

PLANNING CONTEXT

The site is currently zoned for R-1 residential. The site must be rezoned to R-4 to reach the density of 89 lots (4.2 du/ac) as shown in the layout. These tracts are intended to be private HOA-maintained tracts.

The site slopes from the south at elevation of 5615 to the north at an elevation of 5530. There is an existing drainage easement along the east property line that conveys flows from the south to the Sierra Norte Park which also functions as a stormwater pond.

Infrastructure for Vista Grande Phase 1 subdivision to the south has been installed and homes are currently under construction. Vista Grande Phase 1 diverted historic flow from the south and there are currently no offsite flows impacting the site.

The layout allows for significant slope transitions along the south and north sides of the proposed lots with ponding along Willow Road at the north of the site. The schematic grading study utilizes 5% roadway slopes along lot frontages and 8% roadway slope at the north end of the site. Some retaining walls are anticipated along the perimeter of the development. Side yard retaining walls will likely be required where roadway slopes are 5% along the lot frontages.

Storm drains will convey the developed flows from the site along Willow Rd to the Sierra Norte park. Improvements to Sierra Norte park pond the may be required with this development.

TABLE 1: SURROUNDING ZONING AND LAND USE

Direction	Zoning	Land Use
North	E-1: Estimate Residential R-3 Single-Family Housing SU-Special Use	Vacant Single-Family Housing Single-Family Housing
South	E-1: Estimate Residential R-1 Single-Family Housing	Vacant Vacant
East	E-1: Estimate Residential	Vacant
West	R-3 Single-Family Housing SU: Special Use O-1: Office	Single-Family Housing Vacant Vacant

THE REQUESTS

The request is seeking approval for Vista Grande Master Plan that includes proposed zoning and land uses, transportation plan, conceptual drainage, project theming, and utility plans. The existing 114 parcels totaling approximately 70.02 acres will become Vista Grande Master Plan with a total boundary of 78.73 acres. Vista Grande Master Plan Master Plan will be constructed in three phases. Phase One will have 92 Lots, Phase Two 45 Lots, and Phase Three will have 57 lots for a total of 194 homes (see Figure 1).

Figure 1 – Vista Grande Master Plan with Three Phases

The Zone Map Amendment request is seeking approval to change the Phase Three current R-1: Single-Family Residential to R-4: Single-Family Residential less two holdout lots on the north boundary. The approval of the Zone Map Amendment will allow for the implementation of the development specified in Vista Grande Master Plan.

Parcels	Acreage
Lot 1	1.1
Lot 2	1.03
Lot 3	1.19
Lot 4	1.13
Lot 6	1.59
Lot 8	2.56
Lot 9	3.54
Lot 10	1.80
Lot 33	1.14
Lot 34	1.12
Lot 35	1.00
Lot 36	1.29
Total	18.49

CONSENSUS PLANNING

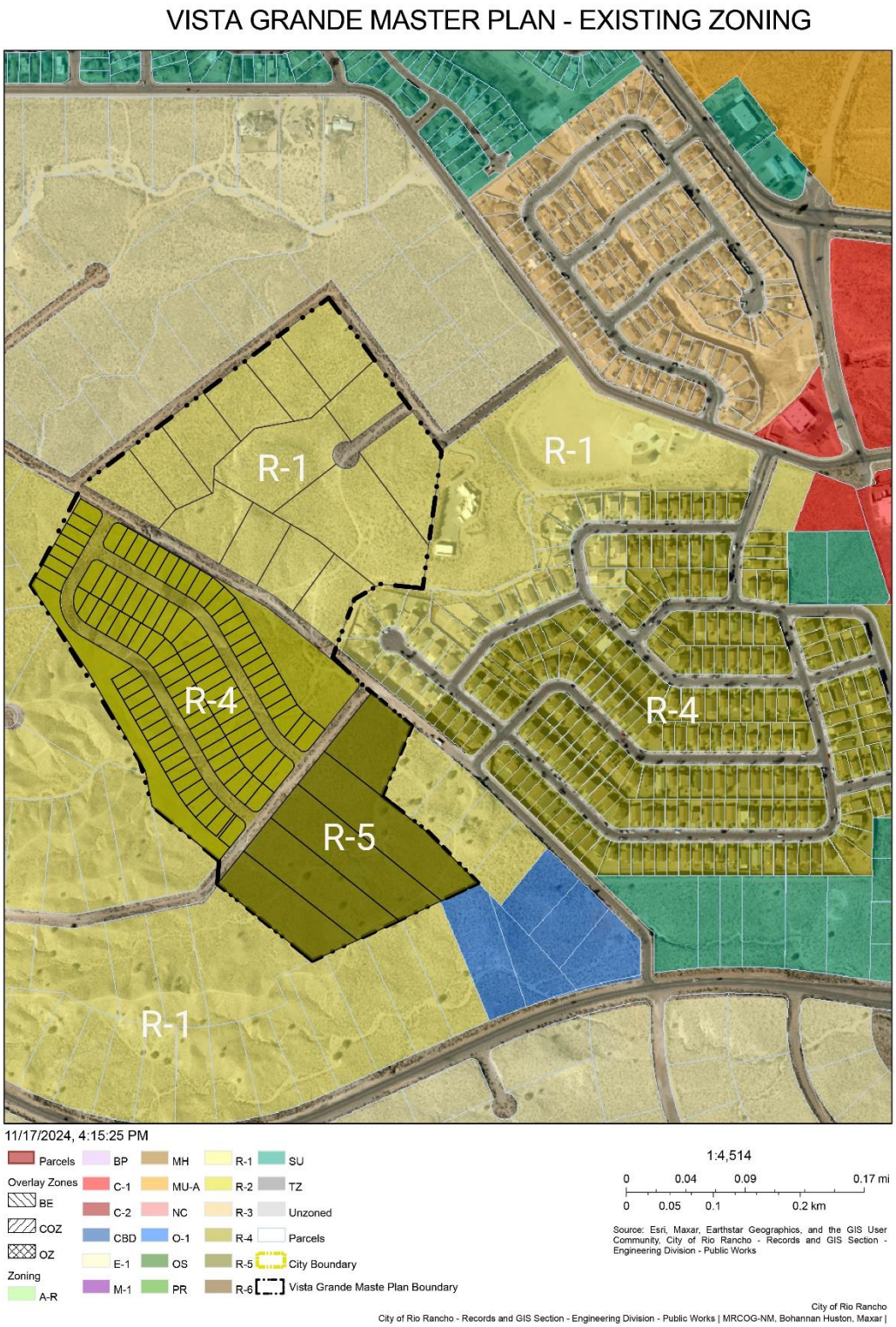


Figure 2 - Existing Zoning

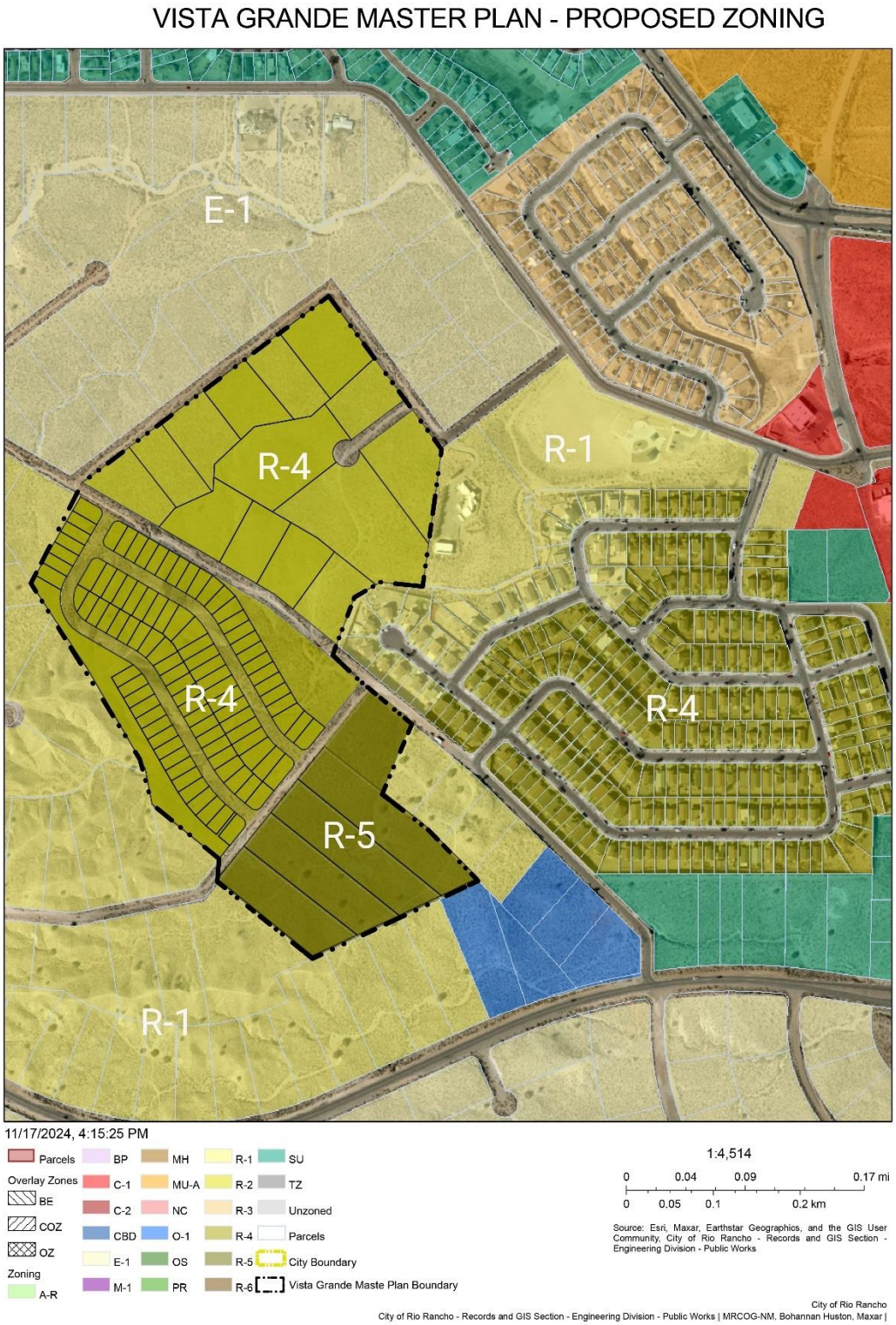


Figure 3 – Master Plan Proposed Zoning, non-DR Horton ownership will need to apply for Zone Map Amendment separately.

The Master Plan will support additional growth in this area of Rio Rancho, which is located adjacent to the North Hills and Sierra Norte Communities with convenient access to Northern Boulevard and Unser Boulevard. The Master Plan and Zone Map Amendment will allow for the planning and implementation of infrastructure funding and replating of the antiquated lots. The Master Plan proposes integrating naturalized arroyos, trails, and water quality ponds to enhance aesthetics. The master plan focus heavily on open space, trails, and pocket parks connecting between residential neighborhoods.

RIO RANCHO COMPREHENSIVE PLAN JUSTIFICATION CRITERIA

The following responses justify how the request for a Master Plan t and Zone Map Amendment to the property aligns with the goals and policies of the City of Rio Rancho Comprehensive Plan.

GOAL A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.
POLICY A-2: Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
POLICY A-3: Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.
Action A-4: Process Street name Change applications to address numbered streets that conflict with the street naming policy.
Applicant Response: *The adopted Vista Grande Master plan provides a framework to consolidate, and re-plat prematurely developed lots in the planning area. The Zone Map Amendment will allow the Applicant to address issues of antiquated platting by* removing the R-1 zone and replacing it with R-4.

GOAL CON-5: Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution
Applicant Response: *These requests will meet federal, state, regional, and local water quality standards through corradiated, long-term strategies through the implementation of an approved master drainage plan as part of the Vista Grande Master Plan. The master drainage plan will ensure that all future development meets water requirements and water quality standards.*

GOAL L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.
POLICY L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
Applicant Response: *These requests encourage the master planning of developments that establish a community character because the Master Plan will enhance the design standards of the community, lay out proposed zoning to support residential, commercial, and education development, and adopt a drainage master plan for the area. The master plan will ensure that all future development meets all water quality requirements and develops storm water infrastructure for the existing arroyos. The amendment will also update theming for the master plan development, transportation plans, and trail system.*

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 multifamily residential neighborhoods provide an attractive living environment.
POLICY PH-5: Encourage mixed-use and mixed-income housing opportunities in designated growth nodes throughout the city.
POLICY PH-7: Support residential developments with appropriate amenities for families with children.
Applicant Response: *These requests support residential development with appropriate amenities for families with children because the Zone Map Amendment with implement single-family zoning that will be appropriate for the future development of a school. The Master Plan will include an proposed land use map to show where future locations of residential and school development will be and how there will be an expansion of transportation network to support families with children's lifestyles.*

GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
POLICY TR-11: Ensure all rights-of-way and transportation facilities are ADA-compliant
POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.
Applicant Response: *The Master Plan supports a balanced transportation system that provides access to a variety of transportation options by including a transportation plan in the Master Plan to meet future development. The master plan includes the development of residential roads throughout the proposed neighborhoods, a continuation of the existing sidewalks, and develop a connection of paths throughout the area to support all modes of transportation.*

GOAL PF-3: Provide public facilities that meet or exceed constituents expectations.
GOAL PF-4: Current demand on public facilities should not overburden City public facilities beyond what the City can reasonably provide for future demand.
GOAL PF-5: Construct new public facilities to meet demands at least 10 years into the future.
POLICYPF-3: Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.
Applicant Response: *These requests will provide a broad range of services and public facilities that meet the needs of current and future City residents by incorporating a Vista Grande Master Plan. The master plan will incorporate drainage and sewer infrastructure that is suitable for all development within the planned area. There will also be streets, sidewalks, and multi-use path within the planned area that are supported by the SSCAFCA Quality of Life Plan and will support the quality of life for all future residents.*

GOAL UD-1: Create focused growth areas where existing public infrastructure can support higher density development.
GOAL UD 2: Create traditional neighborhood patterns that support a sense of place.
GOAL UD 3: Create street patterns with development that fosters human interaction.
GOAL UD-7: Create subdivision linkages to open space recreational facilities.
POLICY UD-1: Identify specific areas within the city where growth should be focused.
POLICY UD 2: Provide development incentives for developments that create a sense of place, foster human interaction, and discourage crime.
Applicant Response: *The Vista Grande Master Plan created and supports a growth area and provides a framework for future public infrastructure in one of the rapidly growing*

areas of the City of Rio Rancho. The Zone Map Amendment and Master Plan will create the opportunity to meet housing needs in the city, create a new school for the growing population, and expand public infrastructure to support new development. These requests is also an opportunity for the Vista Grande Master Plan to meet the current zoning standards set by the City of Rio Rancho. The current R-1 zone is not a zone that supports affordable housing development therefore, the proposed zoning will allow for development to occur with correct density and access to transportation.

GOAL EDP-3: Enhance the tax base.
Policy EDP-6: Continue to support Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) and ensure the City and SSCAFCA have a collaborative relationship to ensure both entities' needs are met.
POLICY EDP-8: Work with Sandoval County to enhance its website with land ownership data consistent with Bernalillo County's system
Applicant Response: *These requests will enhance the tax base because the Zone Map Amendment for the R-4 zone will bring residential development, however this residential development is adjacent to Northern Boulevard and Unser Boulevard which provides access and links to surrounding communities were economic development, jobs and needed services can be obtained. The Master Plan also provides needed growth to an area with existing underutilized infrastructure and facilities.*

ZONE MAP AMENDMENT POLICY COMPLIANCE
(D) The following policies for deciding zone map change applications pursuant to the City Zone Code are:

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

Applicant Response: *The proposed Zone Map Amendment is consistent with the health, safety, morals, and general welfare of the City through the implementation of these zone changes to allow for future development of residential housing and improving public infrastructure in a growing part of the city. This future development within the Vista Grande Master Plan through the implementation of the zone changes will support housing needs and economic development in the north part of the city currently experiencing rapid growth.*

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

Applicant Response: *The proposed Zone Map Amendment, if granted, will change the existing R-1 zone to R-4 for the future development of residential housing and the expansion of transportation network, and other public infrastructure in the Vista Grande Master Plan.*

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

Applicant Response: *The proposed Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. The Comprehensive Plan policy analysis is included in a prior section of this letter. It furthers the goals and policies of the Comprehensive Plan in the*

following ways: it ensures a land use pattern that Encourages the Comprehensive Plan's vision of this areas being a Growth node with increasing housing supply, link to neighborhoods as the site is located adjacent to major thoroughfares and a multi-use trail that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho.

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

Applicant Response: *The existing zoning is inappropriate due to the changed neighborhood or community conditions near the North Hills and Sierra Norte. The public need will be best served by changing the zoning to align with goals and policies of the Comprehensive Plan and support the Affordable Housing Plan to provide housing for various income levels.*

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

Applicant Response: *The cost of land or other economic considerations are not the determining factor behind this request. The proposed Zone Map Amendment clearly furthers the Comprehensive Plan's goals and policies to develop a master planned community that balances land uses, provides housing, park improvements and amendities in a growing area of the city. These zone changes will allow for development that will support the adjacent neighborhoods and increase the housing supply and economic revenue in the city.*

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

Applicant Response: *The proposed Zone Map Amendment will allow the development of new residential housing options in a growing area of the city. The subject site is adjacent to Unser Boulevard, a regional principal arterial road, Northern Boulevard, a community principal arterial road, muti-modal trials, and bike paths that connect through to the surrounding North Hill and Sierra Norte neighborhoods. The proposed zone changes will allow for the development of residential housing, park improvements and amenities in a growing area of the city, and expansion of infrastructure for future development.*

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

1. the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; OR
2. the area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones; because the site is not suitable for the use allowed in any adjacent zone due to topography, 7 | Page traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Applicant Response: *The proposed Zone Map Amendment to change the R-1 zone to the R-4 zone will not create a temporary spot zone. The subject property is adjacent to R-4 zoning to the south and east surrounded by E-1 to the north and R-1 zoning to the west. The only development that surrounds the subject property currently is the North Hills and Sierra Norte Development, while the rest of the surrounding land is vacant. The purpose of the R-1 zone is to have large one acres lots that cost more to development and less affordable. Smaller size lots with a higher density provide housing options are more affordable and consistent with the City's Comprehensive Plan and a growing area of the City of Rio Rancho..*

CONCLUSION

The Vista Grande Master Plan is an important next step for this part of Rio Rancho. On behalf of DR Horton, we respectfully request the Planning and Zoning Board approve this request to update the Master Plan for the subject area and implement zoning that helps realize the goals and visions of the Master Plan. Thank you for your consideration.

Sincerely,

James K. Strozier, FAICP
Principal

City of Rio Rancho
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Agent Authorization Letter – City of Rio Rancho – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates)

Please find this letter as Authorization for the action of Master Plan, Zoning Map Amendment, Preliminary Plat, Subdivision Plan Approval and all subsequent Platting and subdividing, and site approvals of – Vista Grande Subdivision Unit 3 (being a replat of lots 1 thru 10 and 33 thru 36 in block 85, unit 12, Rio Rancho Estates).

These actions will be represented by the following entities:

Consensus Planning, and their designated representatives Jim Strozier, Michael Wright or other designated members of Consensus Planning.

Isaacson & Arfman, Inc. and their designated representatives Justin Simenson, Fred Arfman or other designated members of Isaacson and Arfman, Inc.

Feel free to contact me if you have any questions or concerns.
Respectfully,

Hoech Real Estate Corporation (Owner)

By: Donald D Hoech

Donald Hoech
President

DR Horton (Applicant)

By:

Xavier Garcia
Xavier Garcia
Land Development Project Manager

Appendix A: ista rande Master Plan Parcel ist

PropertyNa	Tr	Block	Lot	Acres
RR ESTATES UNIT 12	1			3.151072
RR ESTATES UNIT 12	2			3.106381
RR ESTATES UNIT 12	3	4		0.113208
RR ESTATES UNIT 12		1	1	0.212854
RR ESTATES UNIT 12		1	2	0.163132
RR ESTATES UNIT 12		1	3	0.163132
RR ESTATES UNIT 12		1	4	0.163131
RR ESTATES UNIT 12		1	5	0.163131
RR ESTATES UNIT 12		1	6	0.163131
RR ESTATES UNIT 12		1	7	0.203113
RR ESTATES UNIT 12		2	1	0.199555
RR ESTATES UNIT 12		2	2	0.170917
RR ESTATES UNIT 12		2	3	0.170916
RR ESTATES UNIT 12		2	4	0.170917
RR ESTATES UNIT 12		2	5	0.170916
RR ESTATES UNIT 12		2	6	0.170916
RR ESTATES UNIT 12		2	7	0.170916
RR ESTATES UNIT 12		2	8	0.170915
RR ESTATES UNIT 12		2	9	0.184654
VISTA GRANDE		2	10	0.191752
VISTA GRANDE		2	11	0.194115
VISTA GRANDE		2	12	0.195166
VISTA GRANDE		2	13	0.169429
VISTA GRANDE		2	14	0.170929
VISTA GRANDE		2	15	0.170929
VISTA GRANDE		2	16	0.170929
VISTA GRANDE		2	17	0.170928
VISTA GRANDE		2	18	0.170927
VISTA GRANDE		2	19	0.170927
VISTA GRANDE		2	20	0.170927
VISTA GRANDE		2	21	0.170926
VISTA GRANDE		2	22	0.243195
VISTA GRANDE		2	23	0.186299
VISTA GRANDE		2	24	0.226518
VISTA GRANDE		3	1	0.23268
VISTA GRANDE		3	2	0.194244
VISTA GRANDE		3	3	0.194242
VISTA GRANDE		3	4	0.194246
VISTA GRANDE		3	5	0.194269
VISTA GRANDE		3	6	0.194241
VISTA GRANDE		3	7	0.19448
VISTA GRANDE		3	8	0.194003
VISTA GRANDE		3	9	0.260982
VISTA GRANDE		3	10	0.282256
VISTA GRANDE		3	11	0.206667
VISTA GRANDE		3	12	0.206664

VISTA GRANDE		3	13	0.206664
VISTA GRANDE		3	14	0.206662
VISTA GRANDE		3	15	0.206662
VISTA GRANDE		3	16	0.206662
VISTA GRANDE		3	17	0.206661
VISTA GRANDE		3	18	0.206661
VISTA GRANDE		3	19	0.211578
VISTA GRANDE		3	20	0.220537
VISTA GRANDE		3	21	0.274946
VISTA GRANDE		3	22	0.237938
VISTA GRANDE		3	23	0.256758
VISTA GRANDE		4	1	0.15521
VISTA GRANDE		4	2	0.163145
VISTA GRANDE		4	3	0.163164
VISTA GRANDE		4	4	0.163132
VISTA GRANDE		4	5	0.163163
VISTA GRANDE		4	6	0.173048
VISTA GRANDE		4	7	0.190421
VISTA GRANDE		4	8	0.214919
VISTA GRANDE		4	9	0.16432
VISTA GRANDE		4	10	0.163155
VISTA GRANDE		4	11	0.163155
VISTA GRANDE		4	12	0.163155
VISTA GRANDE		4	13	0.163154
VISTA GRANDE		4	14	0.163154
VISTA GRANDE		4	15	0.163153
VISTA GRANDE		4	16	0.163153
VISTA GRANDE		4	17	0.163149
VISTA GRANDE		4	18	0.172659
VISTA GRANDE		4	19	0.192556
VISTA GRANDE		4	20	0.192747
VISTA GRANDE		4	21	0.174949
VISTA GRANDE		4	22	0.197617
VISTA GRANDE		5	1	0.158139
VISTA GRANDE		5	2	0.169821
VISTA GRANDE		5	3	0.170912
VISTA GRANDE		5	4	0.170911
VISTA GRANDE		5	5	0.170911
VISTA GRANDE		5	6	0.170911
VISTA GRANDE		5	7	0.17091
VISTA GRANDE		5	8	0.17091
VISTA GRANDE		5	9	0.17091
VISTA GRANDE		5	10	0.170909
VISTA GRANDE		5	11	0.178431
VISTA GRANDE		5	12	0.188108
VISTA GRANDE		5	13	0.190547
VISTA GRANDE		5	14	0.189324

VISTA GRANDE		5	15	0.182074
VISTA GRANDE		5	16	0.206809
VISTA GRANDE		85	1	1.639505
VISTA GRANDE		85	2	1.545885
VISTA GRANDE		85	3	1.787387
VISTA GRANDE		85	4	1.701841
VISTA GRANDE		85	5	1.723566
VISTA GRANDE		85	6	2.377743
VISTA GRANDE		85	7	1.568953
VISTA GRANDE		85	8	3.845245
VISTA GRANDE		85	9	5.32643
VISTA GRANDE		85	10	2.705771
VISTA GRANDE		85	33	1.705483
VISTA GRANDE		85	34	1.670361
VISTA GRANDE		85	35	1.494395
VISTA GRANDE		85	36	1.926729
VISTA GRANDE		88	9	2.811676
VISTA GRANDE		88	10	3.187627
VISTA GRANDE		88	11	3.635467
VISTA GRANDE		88	12	4.030753
VISTA GRANDE		88	13	2.281583
				70.53072

Appendix B: Zone Map Amendment Parcels

Sub	Block	Lot	Owner_List	Edited_dat
RIO RANCHO ESTATES	85	1	HOECH REAL ESTATE CORPORATION	1.10
RIO RANCHO ESTATES	85	2	HOECH REAL ESTATE CORPORATION	1.03
RIO RANCHO ESTATES	85	3	HOECH REAL ESTATE CORPORATION	1.19
RIO RANCHO ESTATES	85	4	HOECH REAL ESTATE CORPORATION	1.13
RIO RANCHO ESTATES	85	6	HOECH REAL ESTATE CORPORATION	1.58
RIO RANCHO ESTATES	85	8	HOECH REAL ESTATE CORPORATION PROFIT SHARING PLAN	2.56
RIO RANCHO ESTATES	85	9	HOECH REAL ESTATE CORPORATION PROFIT SHARING PLAN	3.54
RIO RANCHO ESTATES	85	10	HOECH REAL ESTATE CORPORATION PROFIT SHARING PLAN	1.80
RIO RANCHO ESTATES	85	33	HOECH REAL ESTATE CORPORATION	1.14
RIO RANCHO ESTATES	85	34	HOECH REAL ESTATE CORPORATION	1.12
RIO RANCHO ESTATES	85	35	HOECH REAL ESTATE CORPORATION	1.00
RIO RANCHO ESTATES	85	36	HOECH REAL ESTATE CORPORATION PROFIT SHARING PLAN	1.29
				18.48

The City of Rio Rancho

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

RE: Master Plan, Zone Map Amendment
Case No. 25-400-00001, 25-100-00002
Vista Grande

Dear Property Owner:

You are receiving this certified notice because your property is within 100 feet a site where a land development decision is required by the Planning & Zoning Board.

The applicant, DR Horton, through their agent, Consensus Planning Inc., request approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B. Concurrent with this is a Zone Map Amendment request for approximately 18.49 acres from R-1 Single Family Residential to R-4, Single Family Residential.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, March 25, 2025** 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 hashed lines.

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

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

Please contact me via e-mail me at mcostilla@rrnm.gov or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, 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,

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

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 25, 2025:

Vacation of Plat
Case #25-230-00001
The applicant FNA, LLC requests approval of a vacation of right-of-way (ROW) for Isabel Road SE located at the intersection with Black Arroyo Blvd NW.

Master Plan
Case #24-400-00003
The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan request that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

Zone Map Amendment
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Master Plan Amendment
Case# 24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan.

Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and land uses.

Conditional Use Permit
Case #25-120-00002
The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

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

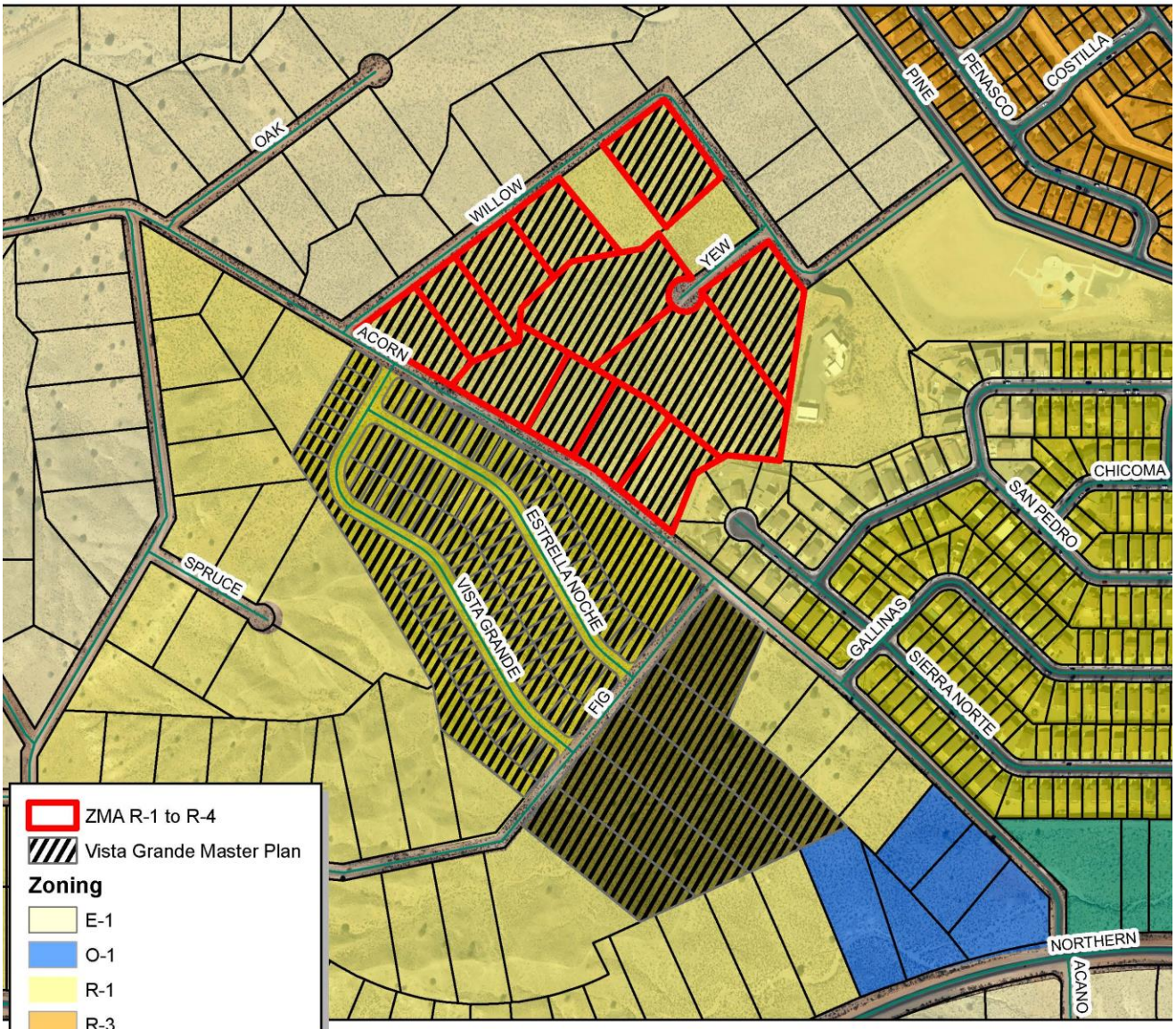
If you would like to comment on any of these applications, you are encouraged to submit a written comment to planning@rrnm.gov. Written comments will be inserted into the public record.

Journal: March 10, 2025

The City of Rio Rancho

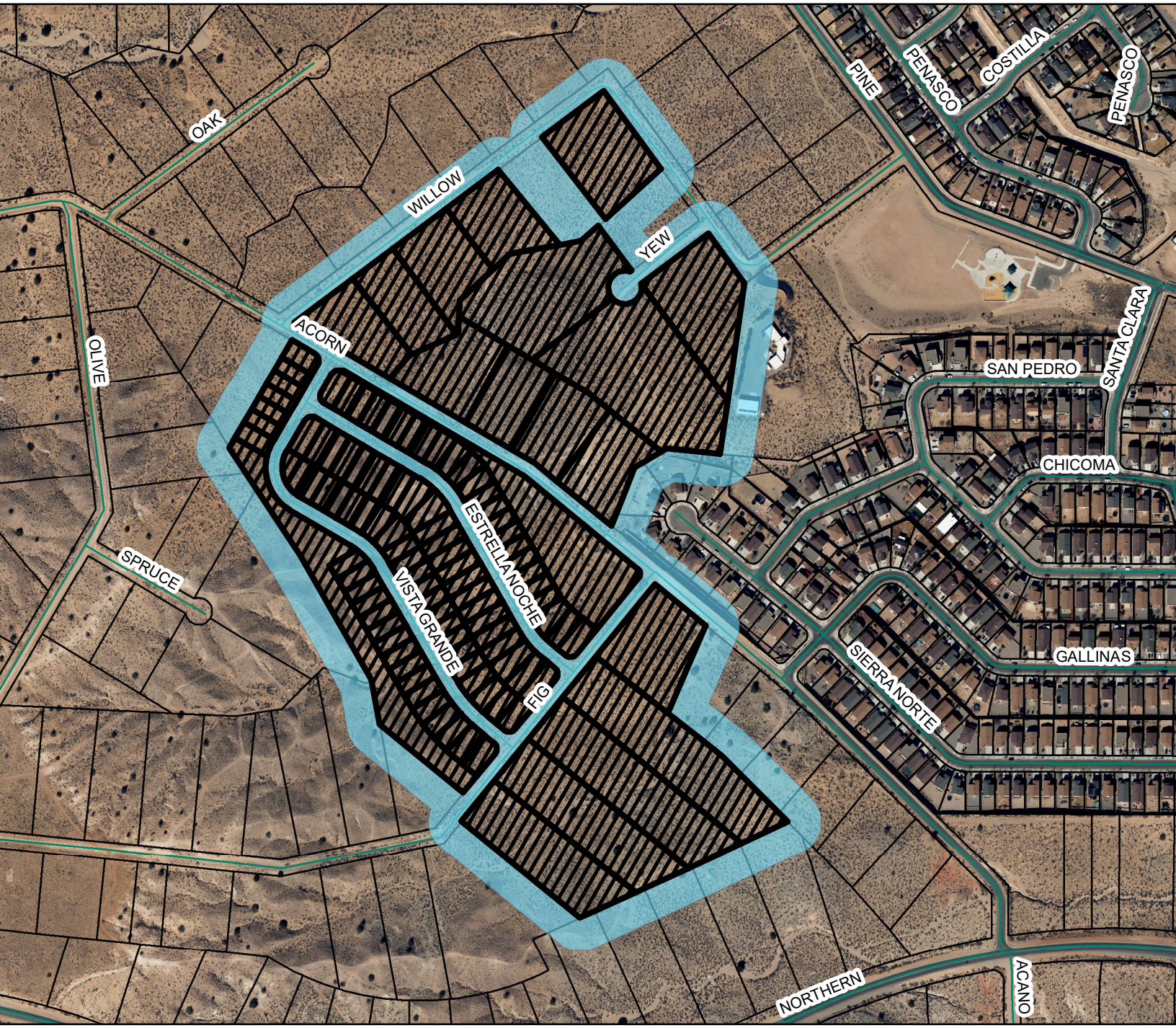
Development Services
Planning Division
3200 Civic Center Circle NE
Rio Rancho, NM 87144
Phone (505) 891-5005 ● Fax (505) 896-8994

VISTA GRANDE



Map created by: Michelle Costilla 3/7/2025

VISTA GRANDE



Vista Grande Master Plan

100 ft.

GIS
Moving Spatial
Data Forward

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W
E
S

RioRancho
City of Vision

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

0 370 740 1,480

Feet

Map created by: Michelle Costilla 3/7/2025

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS RIO RANCHO ESTATES UNIT 12, BLOCK 85, LOTS 1-4, 6, 8-10, AND 33-36, FROM R-1: SINGLE-FAMILY RESIDENTIAL TO R-4: SINGLE FAMILY RESIDENTIAL; 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. 25-100-00002; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Vista Grande Master Plan on April 24, 2025, pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on March 25, 2025, 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 April 24, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and,

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and

criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

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

Section 1. Rezoning of Property. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 18.49 acres from R-1: Single-Family Residential to R-4: Single-Family Residential on the land legally described as:

> Rio Rancho Estates Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36, as shown on the plat entitled "S.E. PORTION OF UNIT TWELVE RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO," filed in the office of the County Clerk of Sandoval County, New Mexico in Book 1, Page 57A.

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

a. The properties identified in Section 1A, above, are subject to all requirements of the R-4: Single-Family Residential District as set forth in R.O. 2003 Section 154.11 (as of the effective date of this ordinance or as subsequently amended).
b. The properties identified in Section 1A, above, are subject to all land use and development standards and regulations per the Vista Grande Master Plan.

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

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

ADOPTED THIS 24th DAY OF APRIL, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-410-00005

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Specific Area Plan Amendment. The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan to change the Land Use Map and Future Land Use Table. A proposed Zone Map Amendment to change the zoning for the properties legally described as Stonegate, Tracts 3 and 5, from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses, is being heard concurrently under case #24-100-00015. An amendment to the Stonegate Master Plan, case #24-410-00004, is also being heard concurrently.

This proposed Specific Area Plan Amendment is to update the Land Use Map (Exhibit 13) and Exhibit 12: Future Land Use Table, in the Lomas Negras Specific Area Plan (LNSAP); to allow for compliance with the proposed Zone Map Amendment. The amendment requests the proposed Land Use be amended from "Medium Density Residential" to Mixed Use, as well as to update the Future Land Use Table and Map.

The properties total 27.7748 acres and the area is bounded by Edinburgh St NE (a residential road) to the east, and Stonegate Phases 2 and 3 to the south. The LNSAP was adopted June 25, 2008 under Resolution No. 56, Enactment No. 08-51; amended on July 8, 2009, pursuant to Resolution No. 75 Enactment 09-74; and again on February 23, 2011, pursuant to Resolution No. 15 Enactment 11-17.

Updates to the LNSAP Land Use Map were made under Resolution No. 54, Enactment No. 21-53, Resolution No. 69, Enactment No. 21-068, Resolution No. 123, Enactment No. 23-124, and Resolution No. 34, Enactment No. 24-033. The updated Land Use Map for the LNSAP is attached, as well as the updated Land Use Table.

REVIEW CRITERIA:
The City's Comprehensive Plan states that "the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan.

Staff has used the list as the guiding policy on whether the amendments fit with Specific Area Plans in general.

The applicant states: “The SU Zone meets several goals of the Lomas Negras Specific Area Plan including providing a mix of uses that are pedestrian oriented along a refined urban streetscape for Leeds Castle. The SU zone encourages mixed-uses and pedestrian-oriented design by incorporating higher density-residential and neighborhood commercial into Stonegate Village, which is currently zoned R-3 allowing only residential permissively. Stonegate Village’s primary corridor is Leeds Castle Avenue, which connects Edinburgh Drive to the east and Stonegate Drive to the west. Leeds Castle Avenue is proposed for maximum walkability with landscape buffers, wide sidewalks, narrow setbacks, and street landscaping. It will create a small neighborhood-scale activity center within the Stonegate Master Plan to develop mixed-uses and a pedestrian-oriented “main street” type of development."

Staff recommends the Planning and Zoning Board find that the proposed amendment to the Land Use Map in the LNSAP meets the intent, Goals and Objectives of the Specific Area Plan by enabling a variety of housing, accomplishing the Land Use goal of the LNSAP to, "develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards." The request allows for a diversity of housing with the introduction of R-3 and R-6 zoning, in an area that is otherwise dominated by R-1, R-2, and R-4 zoning.

Staff recommends that the Planning and Zoning Board find that the proposed amendment also accomplishes Goal PH-3 of the Comprehensive Plan: "Promote a variety of housing types to meet the needs of all members of the community." The proposed amendment also furthers goals and policies of the Land Use Element of the City Comprehensive Plan, particularly Goal-L1: "Encourage mixed uses - retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads."

Staff recommends the Planning and Zoning Board recommend approval of the request to amend the Land Use Map and Future Land Use Table of the Lomas Negras Specific Area Plan, as the request conforms with and furthers the goals, policies, and objectives of the Lomas Negras Specific Area Plan and City Comprehensive Plan.

SITE ANALYSIS: The Lomas Negras Specific Area Plan was adopted June 25, 2008 under Resolution No. 56, Enactment No. 08-51; amended on July 8, 2009, pursuant to Resolution No. 75 Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment 11-17, May 27, 2021 pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021 pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023 pursuant to Resolution No. 123, Enactment No. 23-124, and on April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033.

The plan encompasses an area of 981 acres located in Unit 13, containing the Mirador del Sol, High Range 1-6, Tierra del Oro, Tierra del Norte, Solcito, Melon Ridge, Stonegate, and Scottish Isle Master Plan areas. It is bounded by Montezuma Blvd NE on the north, Loma Colorado Blvd NE on the east, Montoyas Arroyo on the west, and Idalia Rd NE on the south. The subject property is bounded by Edinburgh St NE (a residential road) to the east, and Stonegate Phases 2 and 3 to the south.

LAND USE: The subject property being amended in the Specific Area Plan currently has a "Medium Density" land use in the Lomas Negras Specific Area Plan (Exhibit 13), and a "Low/Medium Density Residential" Land Use in the Generalized Land Use Map, Map L-2 in the City Comprehensive Plan. The proposed amendment would update the Specific Area Plan to reflect a Mixed Use land use and the GLUM, Map L-2, to the "High Density Residential" and "Commercial (Neighborhood,

Community), Mixed-Use, Office" land uses.

GRADING AND DRAINAGE: No proposed changes.
CIRCULATION: No proposed changes.
PHASING AND FINANCING: No proposed changes.
DESIGN STANDARDS: No proposed changes.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests. A legal advertisement was placed in the March 25, 2025 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 item #24-410-00004 for staff comments.

IMPACT:

Staff recommends that the Planning and Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.

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 Lomas Negras Specific Area Plan.
2. The applicant has the authority to make an application to request an amendment to the Lomas Negras Specific Area Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present view was given.

SPECIFIC FINDINGS OF FACT AND CONDITONS FOR APPROVAL:
1. The change of Land Use from Medium Density Residential to Mixed Use does not adversely affect the goals and objectives of the Lomas Negras Specific Area Plan.
2. The change of Land Use to Mixed Use will be consistent with the goals and policies of the Comprehensive Plan.

ALTERNATIVES:

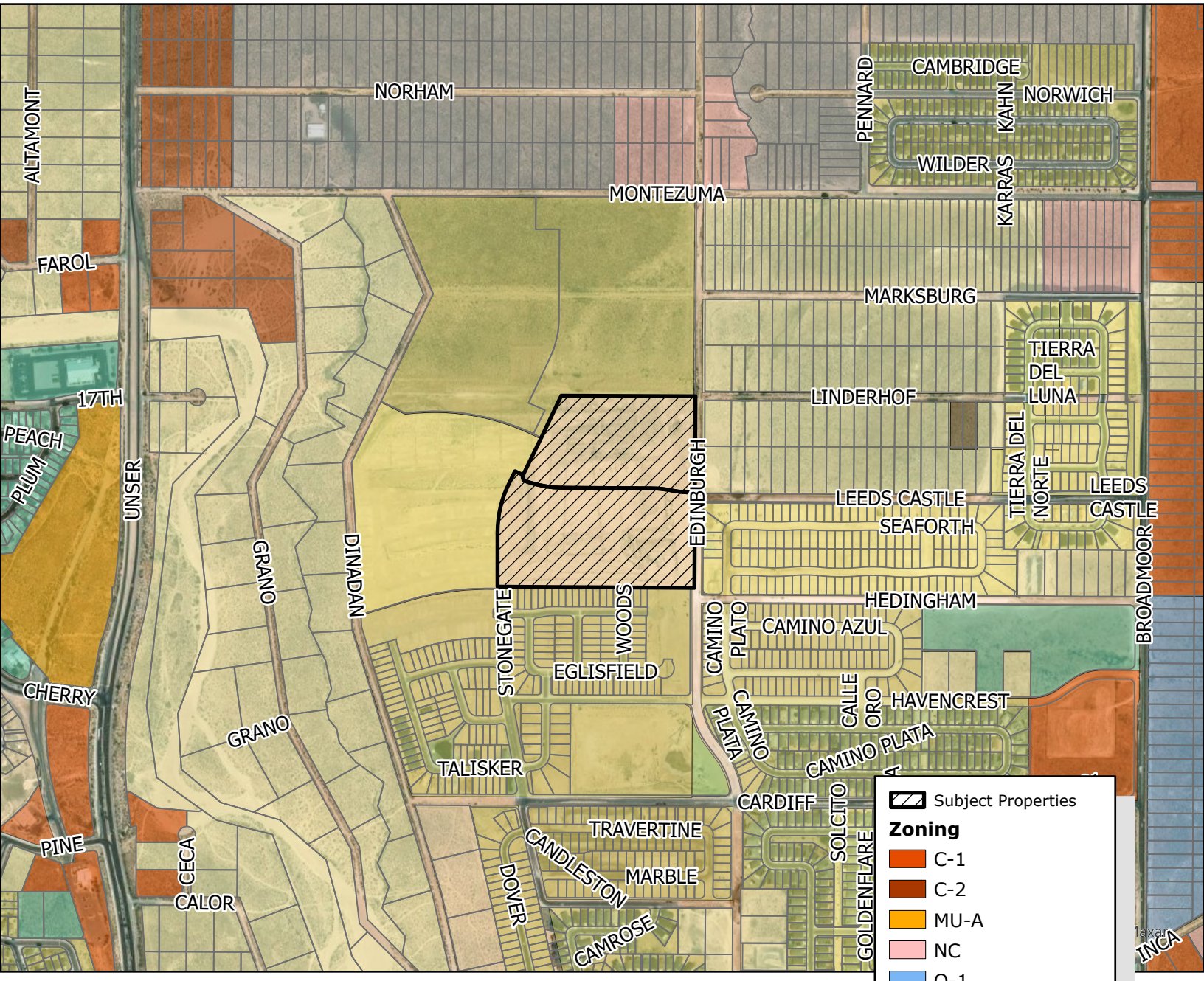
The Planning and Zoning Board may:
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Location Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Draft_Resolution_BMB.docx

STONEGATE, TRACTS 3 & 5:
ZONE MAP AMENDMENT (R-3 TO SU: SPECIAL USE)
STONEGATE MASTER PLAN AMENDMENT
LOMAS NEGRAS SPECIFIC AREA PLAN AMENDMENT



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

0 0.05 0.1 0.2 Miles

Rio Rancho City of Vision
GIS Moving Spatial Data Forward

N
W E
S

Map courtesy of Ben Isaacs, 3/17/25

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Coal Bank, Ltd.		Phone: 505 764-9801
Address: PO Box 1443		E-Mail: athornton@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest: Property owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) CJ	

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 Eighth Street, NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Zone Map Amendment from R-3 to Special Use (SU), Stonegate Master Plan Amendment,

and Lomas Negras Specific Area Plan Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Stonegate	Block(s):	Lot(s): Tracts 3, 4, 5, 6, 7, 2A-1, 1-A
Existing Zoning: R-3	Proposed Zoning: Special Use (SU)	
No. of existing lots: 8	No. of proposed lots: N/A	Total area of site (acres) 34 acres +/-

ACKNOWLEDGEMENT

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

Print Name: Charlene Johnson, AICP	Applicant: Coal Bank Holdings	Agent: Consensus Planning, Inc.
Signature:		Date: December 6, 2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Coal Bank Holdings Ltd.

June 29, 2023

Development Services Department
City of Rio Rancho
3200 Civic Plaza Circle NE
Rio Rancho, New Mexico 87144

Re: Tracts 3 and 5 Stonegate Subdivision

To whom it may concern:

As owner of the subject property, I hereby authorize Consensus Planning, Inc. to act as the agent for Coal Bank, Ltd. Regarding any entitlements related to the property that encompasses portions of Tracts 3 and 5 Stonegate located within the approved Stonegate Master Plan. This approval covers all applications and meetings related to required amendments to the Zoning Map, Specific Area Plan, Master Plan, and site plans with City staff, Planning and Zoning Board, Development Review Committee, and Governing Body.

Please contact me if you have any questions or require any additional information.

Sincerely,

Adam Thornton, President
Coal Bank Holdings Ltd.
C/O: C. Adam Thornton - President
PO Box 1443
Corrales, NM 87048

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

March 7, 2025

Fred Radosevich, Chair
Rio Rancho Planning and Zoning Board
Rio Rancho City Hall
3200 Civic Center Circle, 87144

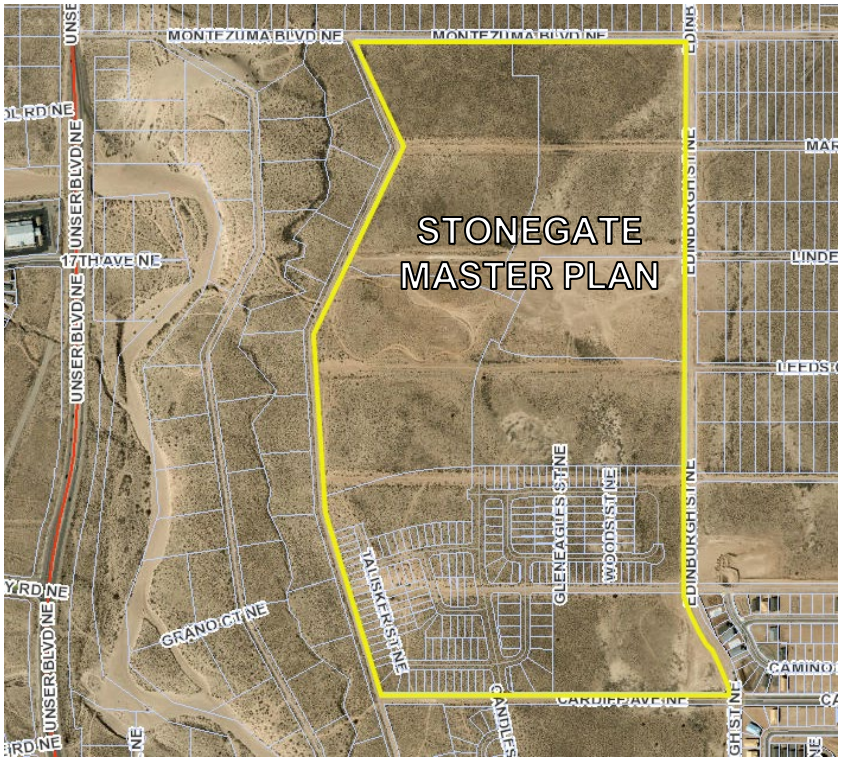
RE: Stonegate Zone Map Amendment, Amendment to Stonegate Master Plan, and Amendment to Lomas Negras Specific Area Plan

Dear Mr. Radosevich,

The purpose of this letter is to request three items related to the Stonegate Master Plan as follows:

- Zone Map Amendment from R-3 to Special-Use (SU) for R-3 Mixed Residential (12.9 acres), R-6 Multi-family Residential (8.2 acres), and Neighborhood Commercial (2.2 acres)
- Amendment to the Stonegate Master Plan to reflect the change of zoning and proposed multi-family, townhomes, and neighborhood commercial uses; and
- Amendment to the Lomas Negras Specific Area Plan.

The current configuration and zoning of the Stonegate Master Plan was approved through *Ordinance Number 10-100-00008* on February 23, 2011. Most of the Stonegate Master Plan is platted as bulk tracts, that are legally described as *Stonegate Tracts 1-A, 2A-1, 3, 4, 5, 6, and 7*. Tracts At the southwest corner of Stonegate are currently under construction as single-family homes for Phase 1 and 2.



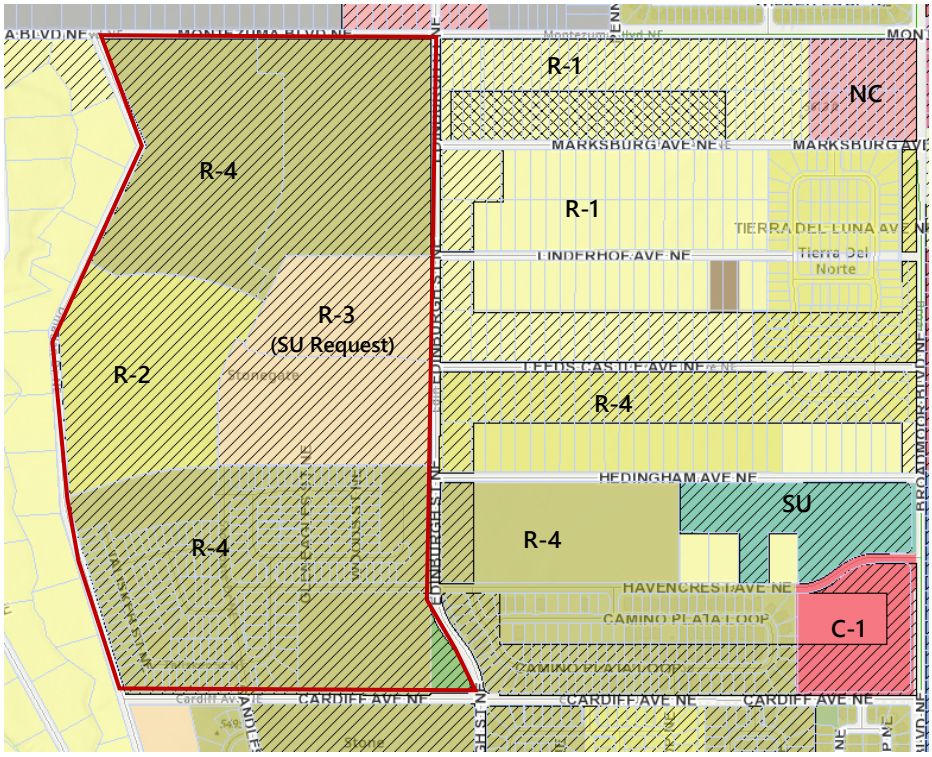
Stonegate Master Plan Aerial.

PLANNING CONTEXT

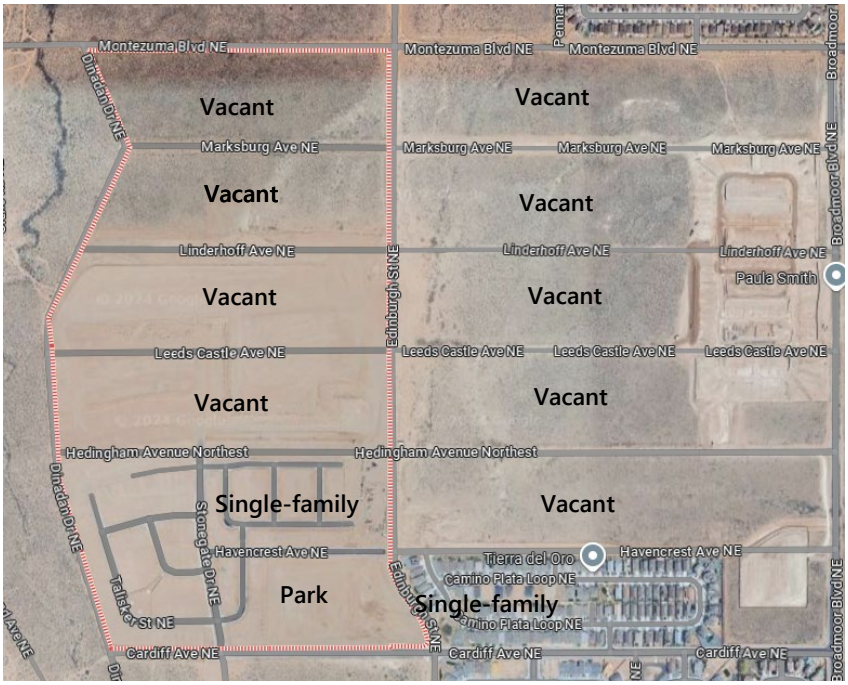
Stonegate Master Plan is located on the northwest side of Rio Rancho west of Edinburgh Street between Cardiff Avenue and Montezuma Boulevard. The master plan area is approximately 149.7 acres. Stonegate is mostly vacant except for the single-family development currently under construction in Phases 1 and 2. Subdivisions adjacent to Stonegate include Stone Mountain, Tierra del Oro, and Tierra del Norte. Each are in various stages of development.

Zoning and Land Use

The Stonegate Master Plan is currently zoned R-4, R-2, and R-3. Surrounding zoning includes R-4, R-1, SU, NC, and C-1 (*see Surrounding Zoning exhibit*). A Corridor Overlay Zone (*Ordinance No. 57)* encompasses Stonegate and surrounding corridors. The COZ provides requirements for design standards within the COZ. Stonegate and surrounding properties are primarily vacant. As mentioned above, there are some areas that are platted and ready for development but are in various stages.



Surrounding Zoning

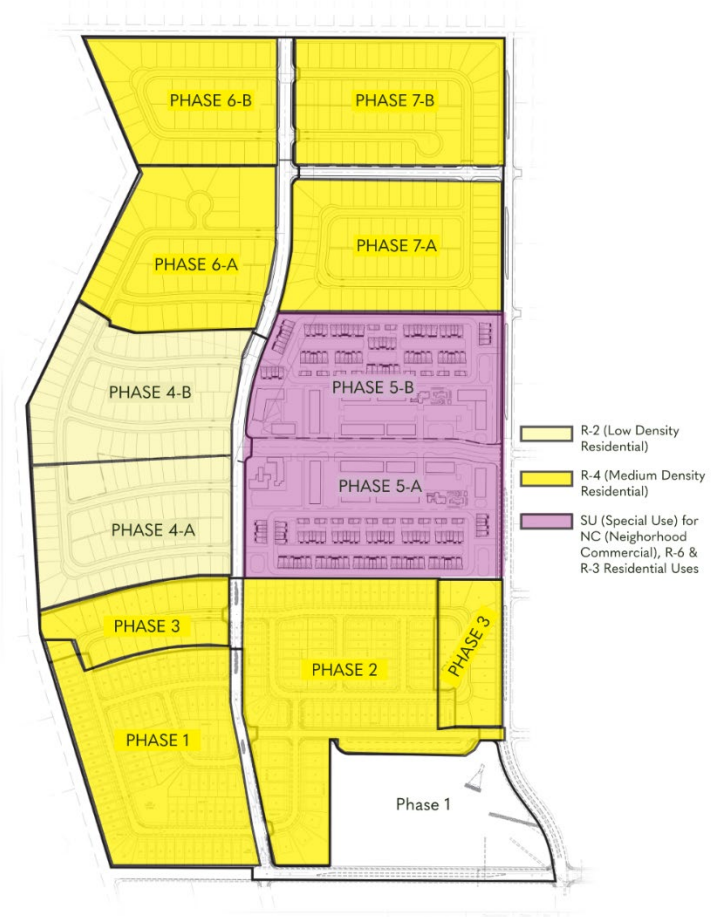


Surrounding Land Use

REQUEST

Zone Map Amendment

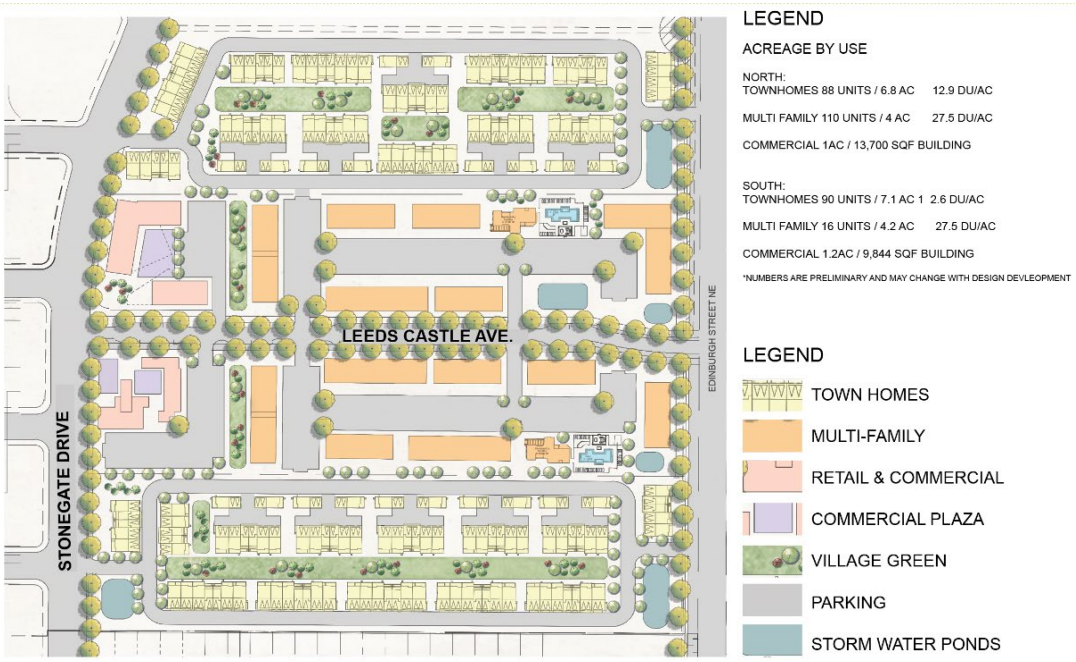
The SU zone area will be called Stonegate Village and includes portions of the tracts legally described as *Stonegate Village Tracts 3 and Tract 5*. The area is located to the west of Edinburgh Street and is bisected by the future Leeds Castle Avenue. The zone change from R-3 to SU is designed to create a unique mixed-use development and will include multi-family/mixed-use along Leeds Castle Avenue and townhouse and village greens to the north and south of the multi-family. To the west of the residential area adjacent to Stonegate Drive will be neighborhood commercial to accommodate small shops, cafés, and office uses. The intent of Stonegate Village is to create an urban high-density environment that



accommodates a variety of residential styles and neighborhood commercial prioritizing walkability and active streetscapes. The Proposed Zoning Graphic shows the area proposed for SU zoning in pink and the existing zoning in the Stonegate Master Plan area which will remain unchanged.

Stonegate Maser Plan Amendment

The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to the current conditions of Stonegate related to drainage and transportation. It also includes Design Guidelines for the Stonegate Village SU Zone. The Design Guidelines are based on the City's Residential-Mixed (R-3), Residential Multi-family (R-6), and Neighborhood Commercial (NC) zones tailored to the unique design anticipated for Stonegate Village. The goal of these amendments is to create a focal point and sense of place for the Master Plan that provides for higher densities, a walkable urban street with unique gathering spaces.



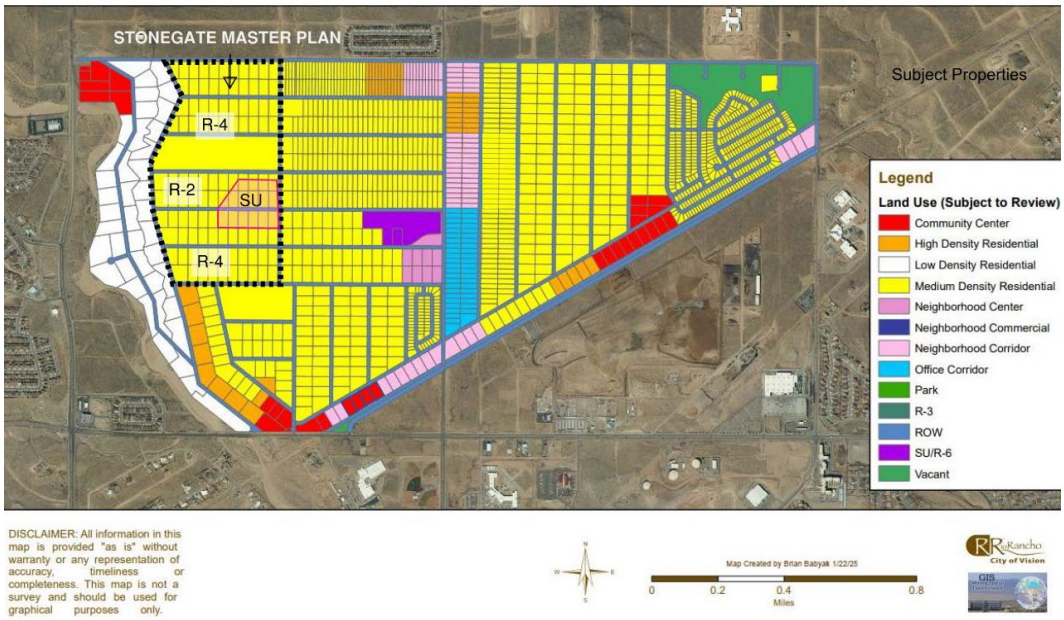
Stonegate Village Design

Lomas Negras Area Plan Amendment

The SU Zone meets several goals of the Lomas Negras Specific Area Plan including providing a mix of uses that are pedestrian oriented along a refined urban streetscape for Leeds Castle. The Lomas Negras Area Plan amendment below shows a change of zoning on the subject property and reclassifying the land use as mixed-use.

CONSENSUS PLANNING

LOMAS NEGRAS AREA LAND-USE EXHIBIT



ZONE MAP AMENDMENT POLICY COMPLIANCE

The following is an analysis of the compliance with city-adopted regulatory documents.

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

Applicant Response: This request aligns with the City's focus on promoting the health, safety, and overall well-being of its residents. It aims to improve residents' quality of life by creating more densely populated residential areas and neighborhood commercial spaces that are easily accessible by walking or biking from their homes. By fostering a walkable urban environment, the proposal seeks to reduce the amount of vehicle travel within the community, promoting physical activity and a healthier lifestyle. This reduction in vehicle travel can significantly contribute to the city's sustainability objectives outlined in the Comprehensive Plan, particularly in terms of lowering carbon emissions. Overall, this request reflects the City's dedication to prioritizing the health, safety, and welfare of its residents.

The language in the SU ordinance ensures that Stonegate Village will be a high-quality semi-urban neighborhood development that promotes the general welfare of Rio Rancho residents. Stonegate Village will provide a unique higher-density housing option that is missing from this area of Rio Rancho and is desirable to buyers and renters. Neighborhood commercial will provide jobs, promote entrepreneurship, community gathering spaces, and support sustainable commercial development in this growing part of the city.

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

Applicant Response: The entire Stonegate Master Plan area is approximately 149.7-acres in size with only medium and low-density residential land uses designated as permissive. The lack of commercial and higher density residential zoning creates an unbalanced system where the community cannot support itself and instead must rely on personal vehicles or other modes of transport to meet their daily needs. The City of Rio Rancho has been working diligently to create plans that help to address historical and current issues related to unstable development patterns largely caused by antiquated platting. One of the solutions to this challenge is to promote mixed-use development and pedestrian-oriented design.

The requested zone change will facilitate the development of higher density residential, providing housing options to perspective residents. This will diversify housing stock in Rio Rancho and provide a unique environment with commercial and residential in a central location creating a complete neighborhood that increases the quality of life for all that live in or near it. Providing access to commercial and retail land uses within proximity to residents of the Stonegate community will ensure the community grows in a sustainable fashion while promoting biking and walking as means of accessing the newly established amenities.

(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.*

Rio Rancho Comprehensive Plan

The request for a zone change from R-3 to Special Use (SU) is consistent with numerous goals set out in the City of Rio Rancho Comprehensive Plan which seeks to grow the tax base for the city by recruiting, retaining, and/or expanding large and small businesses, ensuring land use regulations are conducive to Rio Rancho being a desirable place to live and operate a business, as well as promoting and exploring opportunities that facilitate mixed-use projects.

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

Applicant Response: This proposal promotes the development of mixed-use that includes residential and commercial spaces. The SU zone allows for various residential densities and neighborhood commercial activities. Although the proposed development is not located along a principal arterial, it will be close to Unser Boulevard, to the west of the Stonegate Master Plan area. Stonegate Village is bisected by Leeds Castle Avenue, and is adjacent to Stonegate Drive, both designated minor collector streets. Leeds Castle

has a unique urban cross section with sidewalks, on-street parking, and street trees to create a welcoming, walkable district.

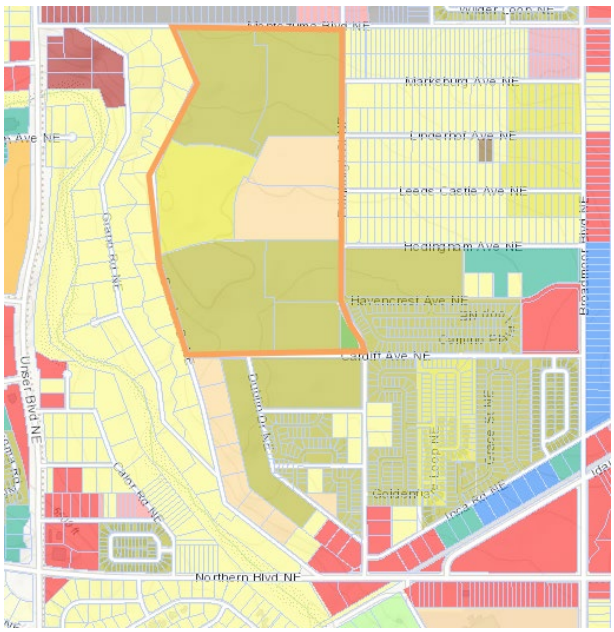
Goal-L3: Maintain a balance of land uses throughout the city.

Applicant Response: This request helps to maintain a balance of land uses throughout the city because currently, the Stonegate Master Plan area only allows low-density residential land uses. The requested SU zone will ensure there is a balance of land uses within 149.7-acre master planned community and surrounding area. Stonegate Village will provide a mix of high-density residential and neighborhood commercial, in an area which overwhelmingly low-density residential.

The proposed commercial and high-density residential land uses will contribute to the balance of land uses not only for Stonegate but also for the surrounding communities like Tierra del Oro, Stone Mountain, and Melon Ridge. Stonegate Village increase residents' access to amenities and will expand the land use options to allow restaurants, shops, townhouses, and multi-family development.

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

Applicant Response: The request aims to support and promote small-scale retail activities that align with residential development. This is achieved through the Special Use zone district, which allows for commercial, and retail uses within a short walking or biking distance from a variety of residential. The surrounding areas are primarily zoned for residential use, with some also incorporating commercial zone districts, as shown to the right (the subject site is outlined in orange). By including commercial activities in the SU zone, the Stonegate Village will improve residents' access to neighborhood scale commercial services while maintaining consistency with the expected character and development patterns of the surrounding neighborhoods.



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

Applicant Response: The request encourages and supports development that prioritizes walkability through the combination of the SU Zone Ordinance

and Stonegate Village Design Guidelines. These guidelines include wide sidewalks, street landscaping, development up to the sidewalk, and a shared bike lane (sharrow). The design of Stonegate Village ensures that retail and commercial businesses are located within a short walk or bike ride from future residential development. Residents from surrounding neighborhoods will also have connections to Stonegate Village, helping to create more complete neighborhoods.

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

Applicant Response: The request will strengthen the vitality and stability of all residential neighborhoods in this area of Rio Rancho by incorporating a mixed-use neighborhood that will ensure residential development has access to daily goods and services and a mix of residential types compatible with the character of the area. The multi-family and townhouse developments will be located along Leeds Castle Avenue, a throughfare which can support higher density development and will be designed with amenities to promote walkability and community interaction, contributing to the vitality of the neighborhood.

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

Applicant Response: The proposed zone change will allow for the development of multi-family residential units and higher-density single-family housing through townhouse development. The Stonegate Village Design Guidelines detailed in the Stonegate Master Plan, outline the requirements for development to ensure that the multi-family and townhouse units are designed to create an attractive living environment for residents and visitors. The Design Guidelines cover aspects such as streets, landscaping, open space, amenities, and the design of residential and commercial buildings and are grounded in the Rio Rancho Zone Code development standards for the Mixed-Residential (R-3), Multi-family (R-6), and Neighborhood Commercial (NC) zones.

Goal UD 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: Traditional neighborhood patterns are characterized by residential development coupled with lively main streets that feature mixed-uses and walkability to public spaces, parks, and greenspace. Stonegate Village includes these features and will support a sense of place by incorporating a lively streetscape, greenspace through the Village Green, high-density residential, and neighborhood commercial development.

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

Applicant Response: This request supports development that links neighborhoods and encourages the use of all modes of transportation including pedestrian, bicycle, and vehicular. The development of Leeds Castle Avenue as part of Stonegate Village will create a link between

Stonegate and surrounding developing communities and the Montoya Arroyo Trail, developed to the east of Stonegate. The shared bike lane (sharrow) on Leeds Castle will support connections to those on Northern and Broadmoor Boulevards, a portion of Edinburgh Street and Cardiff Avenue, and the multi-use trail on Unser Boulevard. As Stonegate and the other surrounding residential communities near the major streets become more developed, additional linkages between the existing bicycle and pedestrian systems can be established. The SU design standards for a multi-modal Leeds Castle Avenue, will incentivize the expansion of the bicycle and pedestrian infrastructure in the area.

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

Applicant Response: This request expands the economic base of Rio Rancho because the requested SU zoning will allow business development including retail, restaurants, and shops to be established thereby contributing to the economic health and tax base of the City. Stonegate Village will be a unique community that can catalyze other types of mix-use, small-scale commercial to be developed in Rio Rancho.

Goal ED -2: Reduce retail sales leakage to other New Mexico cities.

Applicant Response: This request reduces retail sales leakage because through the establishment of the SU zone, a unique commercial environment will be encouraged in Rio Rancho. Access to neighborhood commercial within the Stonegate Village will have a direct impact on reducing sales leakage to other cities by encouraging support of local commercial retail and services on a neighborhood scale in a comfortable, lively, and attractive environment in Rio Rancho.

Goal ED-4: Improve the quality of life.

Applicant Response: The requested zone change to SU will improve the quality of life for existing and future residents because it is a complete neighborhood with access to land uses that meet the daily needs of residents. It will expand housing options for future residents and provide appropriate neighborhood commercial to the area. The development will provide a comfortable living environment with opportunities for the community to live, shop, and play together.

Lomas Negras Specific Area Plan

The Zone Map Amendment request is consistent with the goals of the Lomas Negras Specific Area Plan. It will encourage mixed-uses with pedestrian-oriented development. The following details are how Stonegate Village will further the Lomas Negras Specific Area Plan.

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

Applicant Response: The SU zone encourages mixed-uses and pedestrian-oriented design by incorporating higher density-residential and neighborhood commercial into Stonegate Village, which is currently zoned R-3 allowing only

residential permissively. Stonegate Village's primary corridor is Leeds Castle Avenue, which connects Edinburgh Drive to the east and Stonegate Drive to the west. Leeds Castle Avenue is proposed for maximum walkability with landscape buffers, wide sidewalks, narrow setbacks, and street landscaping. It will create a small neighborhood-scale activity center within the Stonegate Master Plan to develop mixed-uses and a pedestrian-oriented "main street" type of development.

Goal 3: Discourage strip commercial development and single-use development oriented exclusively around automobile access.

Applicant Response**:** Stonegate Village is intentionally designed to incorporate multi-uses along a pedestrian and bicycle-oriented urban streetscape of Leeds Castle. The design of Stonegate Village discourages strip commercial development oriented around automobile access. Rather, it is oriented to mixed-use development with high-density residential and neighborhood commercial uses within a walkable environment. The intent is that Stonegate Village will draw a variety of neighborhood commercial uses such as café, breweries, services, and offices easily accessible for pedestrians and bicyclists.

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

Applicant Response: The SU zone will establish a neighborhood center and establish an walkable urban corridor along Leeds Castle Avenue. The SU zone provides for a balance of uses including multi-family, retail, services, and office. All uses will be located along Leeds Castle Avenue, creating a dense vibrant urban environment.

(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 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.

Applicant Response: The existing zoning is inappropriate for this area and is justified because a different use category is more advantageous to the community as demonstrated in the policy analysis shown in this letter.

There is a public need for the proposed Stonegate Village in Rio Rancho, which will be made possible by the SU zone change. The subject site is part of the broader 149.7-acre Stonegate Master Plan area which currently does not incorporate any high-density residential or commercial into the plan area. Most of the Stonegate Master Plan and surrounding residentially zoned parcels are undeveloped, but as these neighborhoods become established access to commercial and retail land uses within close proximity to homes will be important to their health and sustainability. It is advantageous for Rio Rancho to incorporate residential variety and commercial uses that can meet daily needs and provide places for community connection and recreation. This particular piece of property is ideal for the type of development made possible by the SU zone, because it is located near collector corridors and is bisected by Leeds Castle Avenue, which will serve as a convenient primary connection for residents and visitors.

(5) *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 and other economic considerations are not the determining factor for requesting the SU zone change. The SU zone district will allow the development of a unique mixed-use neighborhood, unique to this area of Rio Rancho. The determining factor for this request is to provide for the overall health and sustainability of the City and to benefit future residents and the surrounding neighborhoods.

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

Applicant Response: The location of the SU zone along Leeds Castle Avenue as a minor collector is not itself justification for this zone change request. However, multi-family and commercial development adjacent to the street is appropriate and will benefit future development in this part of Rio Rancho. Leeds Castle will be the primary connection between uses and will be developed as a vibrant, walkable, and active streetscape, benefiting future residents and visitors.

(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:*

(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 SU zone is different from surrounding zoning in this area which is currently zoned R-4 and R-2. However, as shown in the policy analysis of this letter, this zone will clearly facilitate the realization of the Rio Rancho Comprehensive Plan and Lomas Negras Specific Area Plan, by providing a mix of higher-density residential types, neighborhood commercial, development of streets and sidewalks, and by creating an attractive, unique development for the City. There is precedent for an SU zone spot zone shown at the corner of Hedingham Avenue and Broadmoor Boulevard (*see Surrounding Zoning graphic*). The City clearly understands the benefits of a SU zone that can accommodate a variety of uses in areas of overwhelmingly residential zoning.

Conclusion

The requested Zone Map Amendment, and the amendments to the Stonegate Master Plan and Lomas Negras Specific Area Plan will further the desired growth in Rio Rancho and support the intended land use for this area. Stonegate Village will provide a unique mixed-use development that will be attractive to a variety of residents. Based on the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of these requests.

Sincerely,

James K. Strozier, FAICP
Principal

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

March 7, 2025

RE: Zone Map Amendment, Master Plan Amendment, Specific Area Plan Amendment
Case No. #24-100-00015/#24-410-00004/#24-410-00005
STNG, Tracts 3 and 5

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, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, Master Plan Amendment, and Specific Area Plan Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses. The Master Plan Amendment is to the Stonegate Master Plan, and the Specific Area Plan Amendment is to the Lomas Negras Specific Area Plan to reflect the change of zoning and land uses.

The **Planning and Zoning Board** will consider the request on **Tuesday, March 25, 2025** 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.rrnm.gov or on Sparklight cable channel 56.

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

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

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

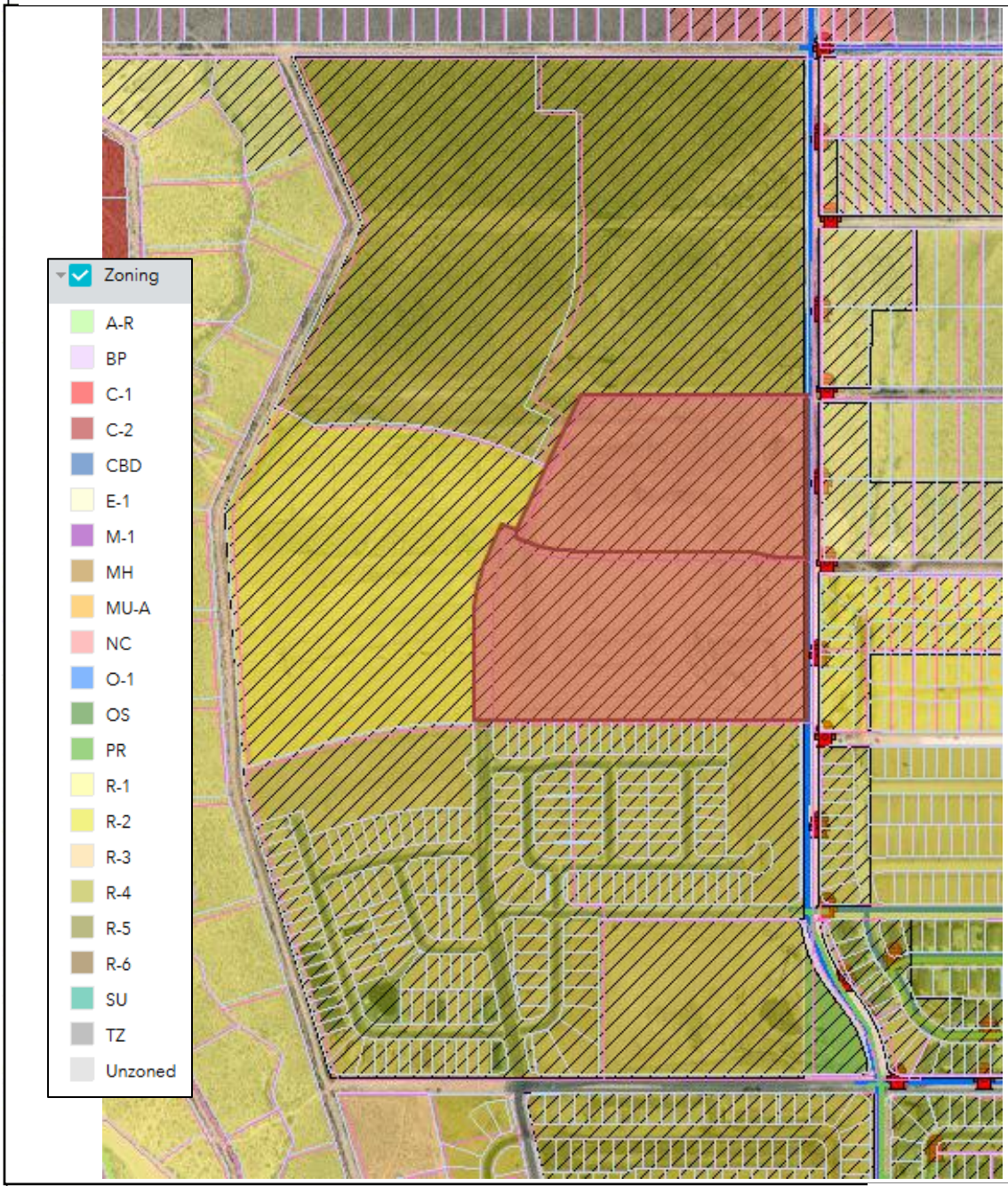
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
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

ZONE MAP AMENDMENT, MASTER PLAN AMENDMENT, SPECIFIC AREA PLAN AMENDMENT STNG, TRACTS 3 AND 5



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 1/10/2025

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 25, 2025:

Vacation of Plat
Case #25-230-00001
The applicant FNA, LLC requests approval of a vacation of right-of-way (ROW) for Isabel Road SE located at the intersection with Black Arroyo Blvd NW.

Master Plan
Case #24-400-00003
The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan request that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

Zone Map Amendment
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Master Plan Amendment
Case# 24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan.

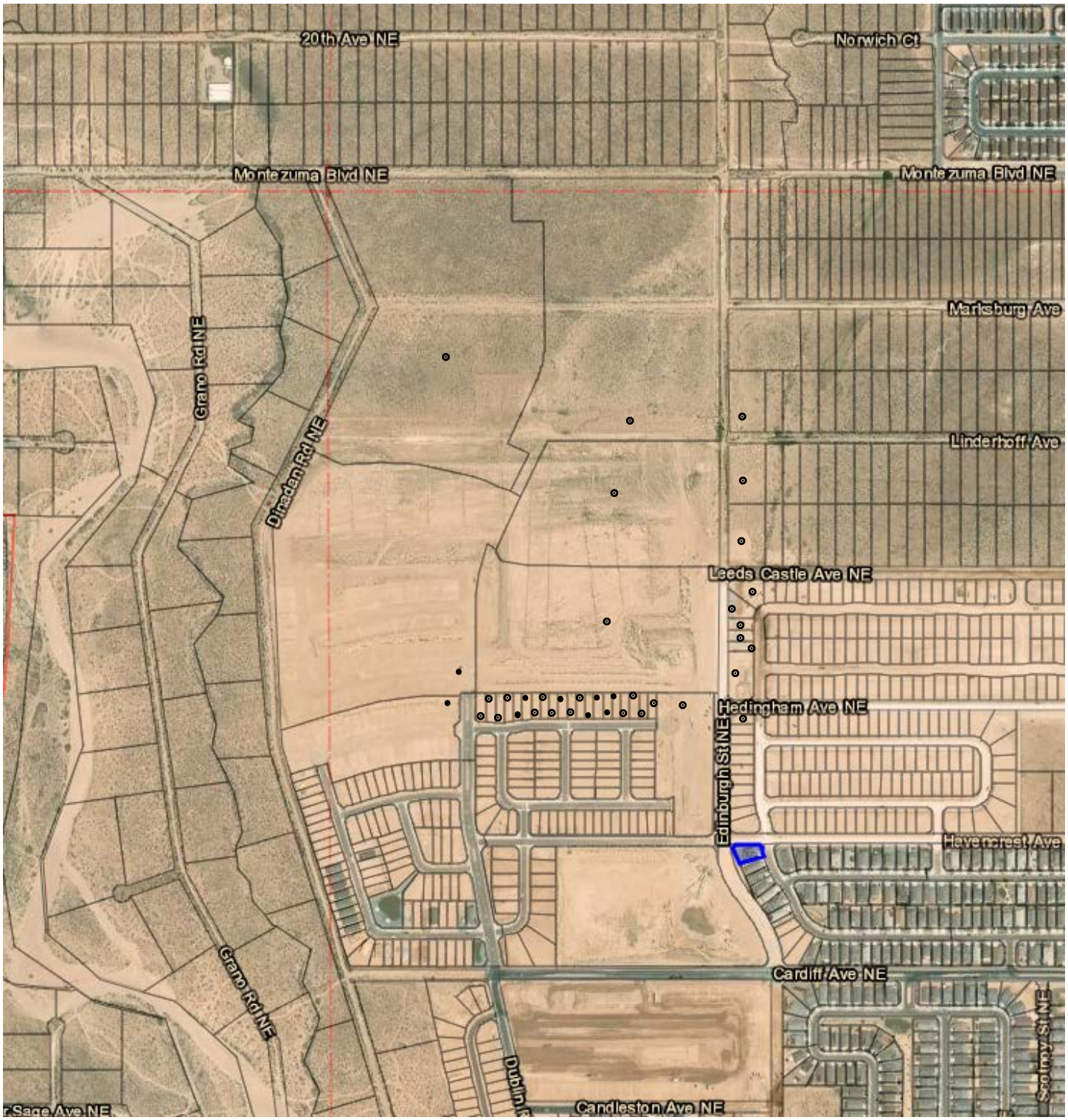
Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and land uses.

Conditional Use Permit
Case #25-120-00002
The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

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

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

Journal: March 10, 2025



FIRST CLASS MAIL TO PROPERTY OWNERS WITHIN 100FT

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION AMENDING THE LOMAS NEGRAS SPECIFIC AREA PLAN TO UPDATE THE LAND USE MAP (EXHIBIT 13) AND THE FUTURE LAND USE TABLE (EXHIBIT 12)

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 Lomas Negras Specific Area Plan on June 25, 2008, under Resolution No. 56, Enactment No. 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No.75 Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment No. 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; and October 12, 2023, pursuant to Resolution No. 123, Enactment No. 23-124; and Resolution No. 34, Enactment No. 24-033;

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Lomas Negras Specific Area Plan at their meeting held on March 25, 2025, 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. 24-410-00005) to the Lomas Negras Specific Area Plan at their meeting held on April 24, 2025, 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 Lomas Negras Specific Area Plan as shown as Exhibit A to this Resolution.

Section 2. Effective Date: This Resolution shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-410-00004

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan to reflect the change of zoning and proposed multi-family, townhomes, and neighborhood commercial uses, for the subject property legally described as Stonegate, Tracts 3 and 5. The Stonegate Master Plan amendment also updates the previous Stonegate Master Plan to the current conditions of Stonegate in regards to drainage and transportation. Lastly, the amendment also includes Design Guidelines for the Stonegate Village SU: Special Use Zone.

The original Stonegate Master Plan was adopted on February 23, 2011. A concurrent Zone Map Amendment to rezone the subject property from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multifamily is being heard under case #24-100-00015. A concurrent amendment to the Lomas Negras Specific Area Plan, to change the Land Use Map and Future Land Use Table, is being heard under case #24-410-00005.

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

Policy L-1 (5.6.3) of the Comprehensive Land Use Plan states: "Encourage master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan."

The current boundaries of the Master Plan will remain the same, regardless of the proposed zoning

and land use changes. The exhibits have been updated to reflect the new zoning and land use and are included as an attachment.

In their justification, the applicant states: "The goal of these amendments is to create a focal point and sense of place for the Master Plan that provides for higher densities, a walkable urban street with unique gathering spaces."

Staff concurs and recommends the Planning and Zoning Board finds that the proposed amendments maintain the character of the existing approval in that residential development is still at the forefront of the proposed development, though with more varied housing options versus strictly single-family residential. Additionally, the amendments further improve upon the existing site design by incorporating mixed-use and pedestrian-oriented development, in an area that is currently lacking such development. Offering more varied housing options and encouraging mixed-use and pedestrian-oriented development are goals of both the Lomas Negras Specific Area Plan and the Comprehensive Plan.

Staff recommends the Board finds that the amendment is in compliance with both the Comprehensive Plan and the Lomas Negras Specific Area Plan.

SITE ANALYSIS: The Stonegate Master Plan currently comprises approximately 149.7 acres, with an intended build-out of over 936 dwelling units. Current zoning consists of R-2 and R-4: Single-Family Residential, as well as R-3: Mixed Residential. The site is bounded on the north by Montezuma Blvd. (formerly 19th Ave.), on the east by Edinburgh St. (formerly 26th St.), on the south by Cardiff Ave. (formerly 13th Ave.), and on the west by Dinadan Rd. (formerly Fruta Rd.).

LAND USE: The proposed amendment is updating the Future Land Use Map (existing page 18) and Table 1 (existing page 24), and assigning a Mixed Use land use for the subject properties. The subject properties will be updated to the "High Density Residential" and "Commercial (Neighborhood, Community), Mixed-Use, Office" land uses in the GLUM, Map L-2.

GRADING & DRAINAGE: The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to the proposed conditions of this Master Plan request in regards to drainage and transportation.

CIRCULATION: The Stonegate Master Plan amendment updates previous street section details and exhibits (pgs. 35 and 36) to incorporate a "sharrow" into Leeds Castle Ave. Further street section details and access spacing will be determined with City Staff during the traffic study and scoping of the development.

PHASING AND FINANCING: The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to include seven phases instead of 6.

DESIGN STANDARDS: The Stonegate Master Plan amendment updates the design standards section to include a new subsection for Stonegate Village, i.e.. the newly rezoned Tracts 3 and 5, and speaks to specific design criteria for each area (R-3, NC, R-6).

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests. A legal advertisement was placed in the March 25, 2025 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:
DSD Planning and Zoning - Comments within document.
DSD Engineering - No outstanding adverse comments; earlier comments have been addressed and

additional discussions with staff will be had regarding traffic study and street sections.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - No adverse comments.
Police Department - No comments provided.
SSCAFCA - See attached comments.
MRCOG - No adverse comments
Parks, Recreation, and Community Services - See attached comments.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of the Master Plan 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 Master Plan Amendment.
2. The applicant has the authority to apply for an amendment to the Stonegate Master Plan.
3. The applicant and adjacent property owners received due process.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

1. The proposed Master Plan Amendment to the Stonegate Master Plan to does not adversely affect the intended character of the Master Plan area.
2. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.
3. The proposed Master Plan Amendment is consistent with the Lomas Negras Specific Area Plan, pending approval of case #24-410-05.
4. Any outstanding reviewer comments to be addressed, including but not limited to future Engineering comments.

ALTERNATIVES:

The Planning and Zoning Board may:

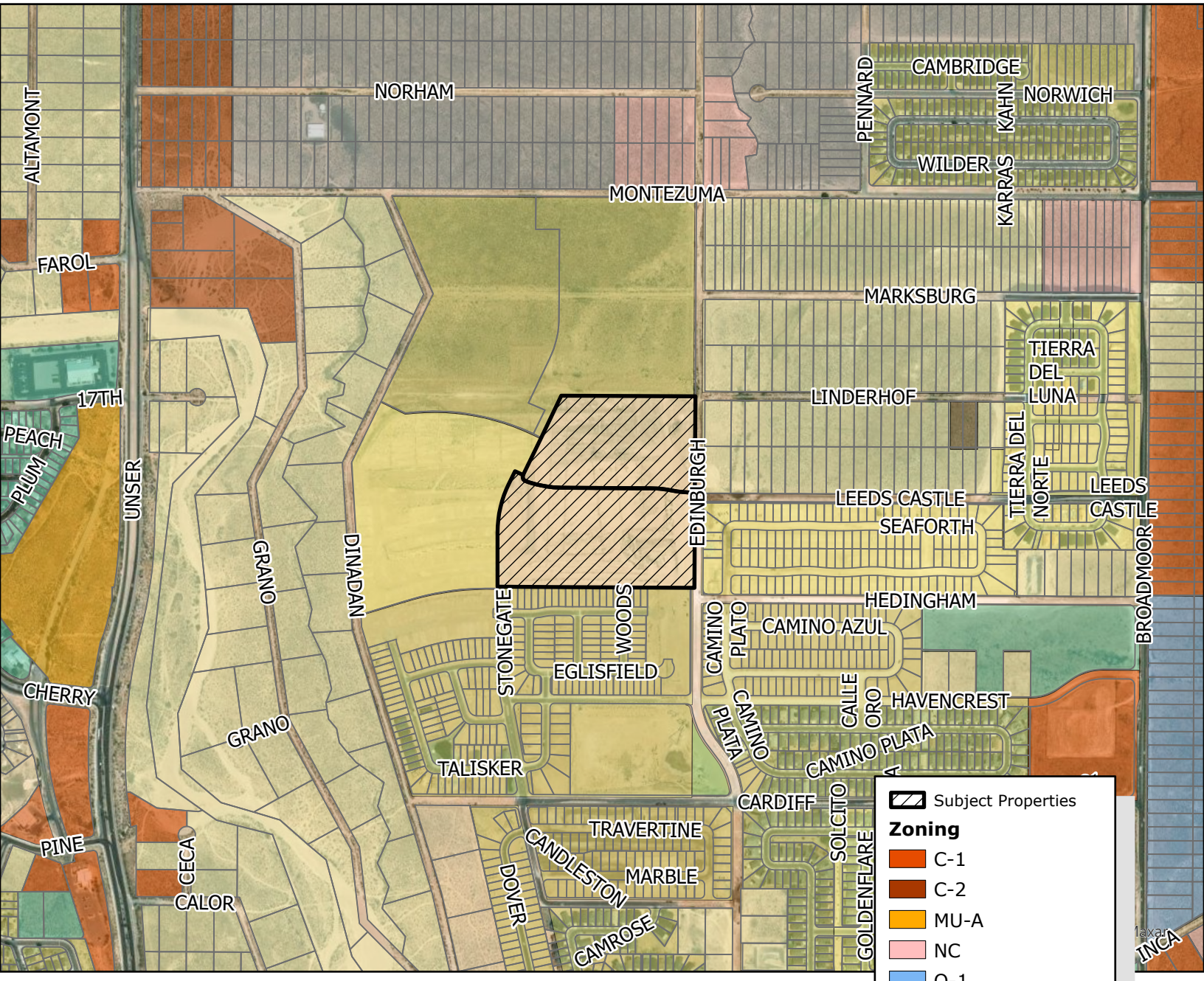
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Location Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Stonegate Master Plan Draft_Redline Markups.pdf
ATTACHMENT: Stonegate Master Plan Draft_Clean.pdf
ATTACHMENT: Reviewer Comments wComments Memo.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Draft_Resolution_BMB.doc

STONEGATE, TRACTS 3 & 5:
ZONE MAP AMENDMENT (R-3 TO SU: SPECIAL USE)
STONEGATE MASTER PLAN AMENDMENT
LOMAS NEGRAS SPECIFIC AREA PLAN AMENDMENT



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Rio Rancho City of Vision
GIS Moving Spatial Data Forward

N
W E
S

Map courtesy of Ben Isaacs, 3/17/25

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Coal Bank, Ltd.		Phone: 505 764-9801
Address: PO Box 1443		E-Mail: athornton@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest: Property owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) CJ	

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 Eighth Street, NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Zone Map Amendment from R-3 to Special Use (SU), Stonegate Master Plan Amendment,

and Lomas Negras Specific Area Plan Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Stonegate	Block(s):	Lot(s): Tracts 3, 4, 5, 6, 7, 2A-1, 1-A
Existing Zoning: R-3	Proposed Zoning: Special Use (SU)	
No. of existing lots: 8	No. of proposed lots: N/A	Total area of site (acres) 34 acres +/-

ACKNOWLEDGEMENT

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

Print Name: Charlene Johnson, AICP	Applicant: Coal Bank Holdings	Agent: Consensus Planning, Inc.
Signature:		Date: December 6, 2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Coal Bank Holdings Ltd.

June 29, 2023

Development Services Department
City of Rio Rancho
3200 Civic Plaza Circle NE
Rio Rancho, New Mexico 87144

Re: Tracts 3 and 5 Stonegate Subdivision

To whom it may concern:

As owner of the subject property, I hereby authorize Consensus Planning, Inc. to act as the agent for Coal Bank, Ltd. Regarding any entitlements related to the property that encompasses portions of Tracts 3 and 5 Stonegate located within the approved Stonegate Master Plan. This approval covers all applications and meetings related to required amendments to the Zoning Map, Specific Area Plan, Master Plan, and site plans with City staff, Planning and Zoning Board, Development Review Committee, and Governing Body.

Please contact me if you have any questions or require any additional information.

Sincerely,

Adam Thornton, President
Coal Bank Holdings Ltd.
C/O: C. Adam Thornton - President
PO Box 1443
Corrales, NM 87048

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

March 7, 2025

Fred Radosevich, Chair
Rio Rancho Planning and Zoning Board
Rio Rancho City Hall
3200 Civic Center Circle, 87144

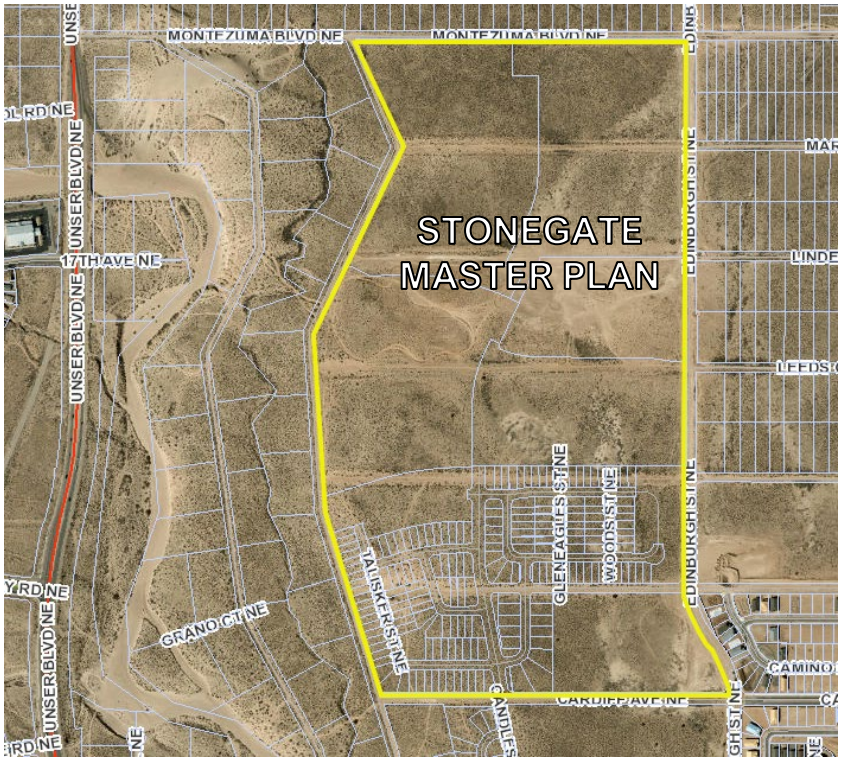
RE: Stonegate Zone Map Amendment, Amendment to Stonegate Master Plan, and Amendment to Lomas Negras Specific Area Plan

Dear Mr. Radosevich,

The purpose of this letter is to request three items related to the Stonegate Master Plan as follows:

- Zone Map Amendment from R-3 to Special-Use (SU) for R-3 Mixed Residential (12.9 acres), R-6 Multi-family Residential (8.2 acres), and Neighborhood Commercial (2.2 acres)
- Amendment to the Stonegate Master Plan to reflect the change of zoning and proposed multi-family, townhomes, and neighborhood commercial uses; and
- Amendment to the Lomas Negras Specific Area Plan.

The current configuration and zoning of the Stonegate Master Plan was approved through *Ordinance Number 10-100-00008* on February 23, 2011. Most of the Stonegate Master Plan is platted as bulk tracts, that are legally described as *Stonegate Tracts 1-A, 2A-1, 3, 4, 5, 6, and 7*. Tracts At the southwest corner of Stonegate are currently under construction as single-family homes for Phase 1 and 2.



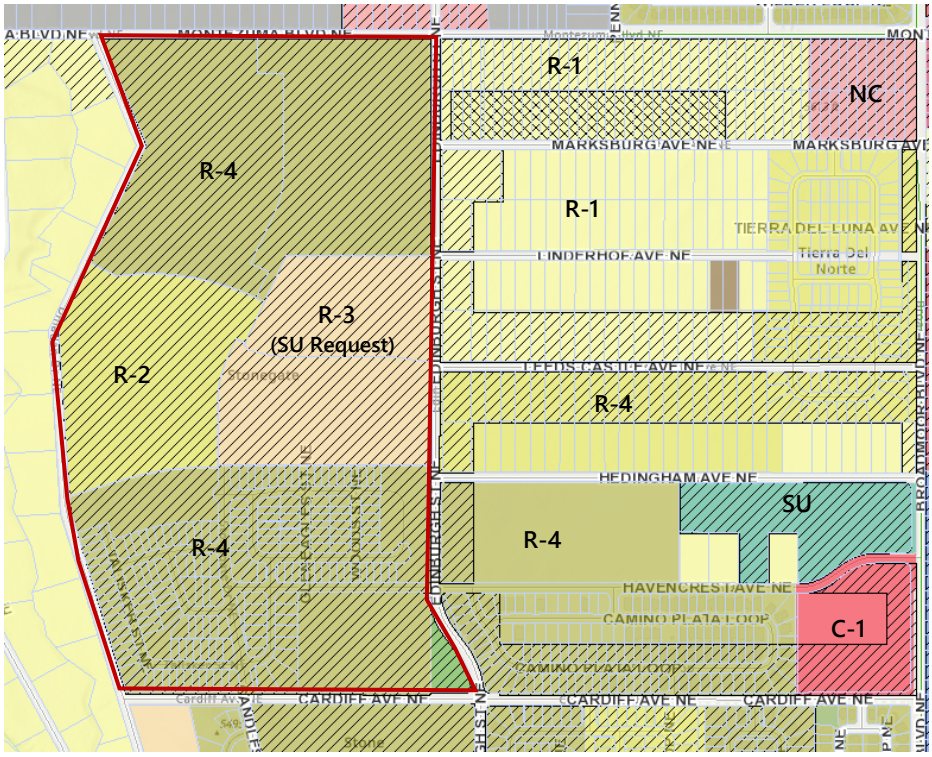
Stonegate Master Plan Aerial.

PLANNING CONTEXT

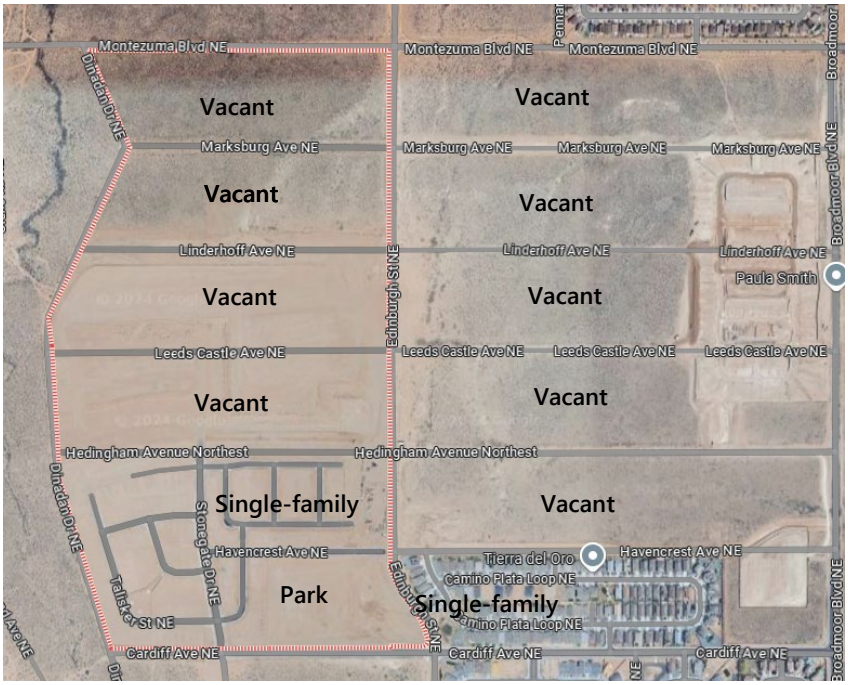
Stonegate Master Plan is located on the northwest side of Rio Rancho west of Edinburgh Street between Cardiff Avenue and Montezuma Boulevard. The master plan area is approximately 149.7 acres. Stonegate is mostly vacant except for the single-family development currently under construction in Phases 1 and 2. Subdivisions adjacent to Stonegate include Stone Mountain, Tierra del Oro, and Tierra del Norte. Each are in various stages of development.

Zoning and Land Use

The Stonegate Master Plan is currently zoned R-4, R-2, and R-3. Surrounding zoning includes R-4, R-1, SU, NC, and C-1 (*see Surrounding Zoning exhibit*). A Corridor Overlay Zone (*Ordinance No. 57)* encompasses Stonegate and surrounding corridors. The COZ provides requirements for design standards within the COZ. Stonegate and surrounding properties are primarily vacant. As mentioned above, there are some areas that are platted and ready for development but are in various stages.



Surrounding Zoning

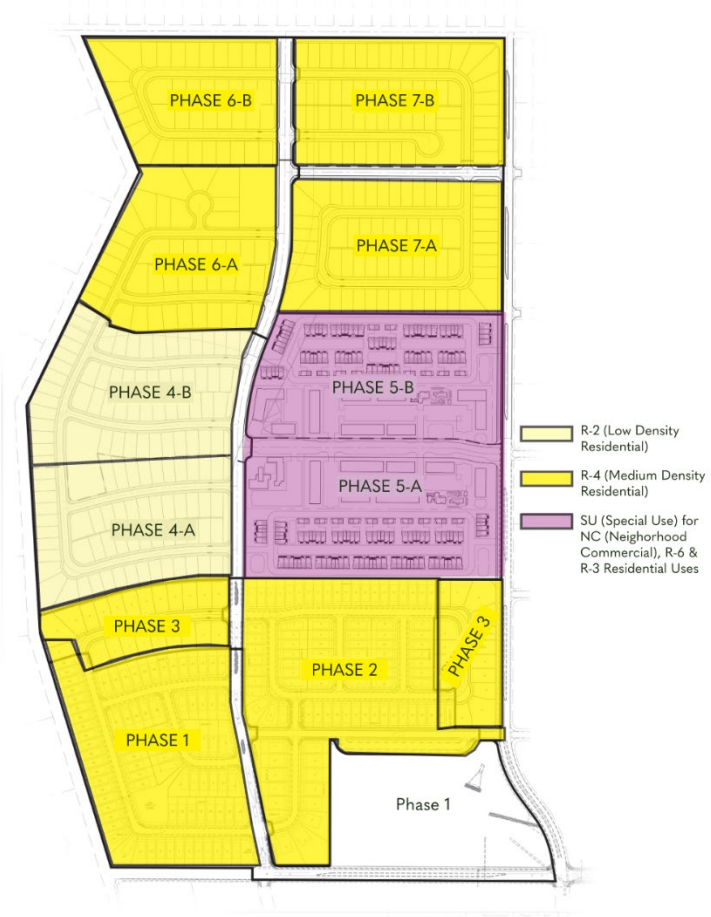


Surrounding Land Use

REQUEST

Zone Map Amendment

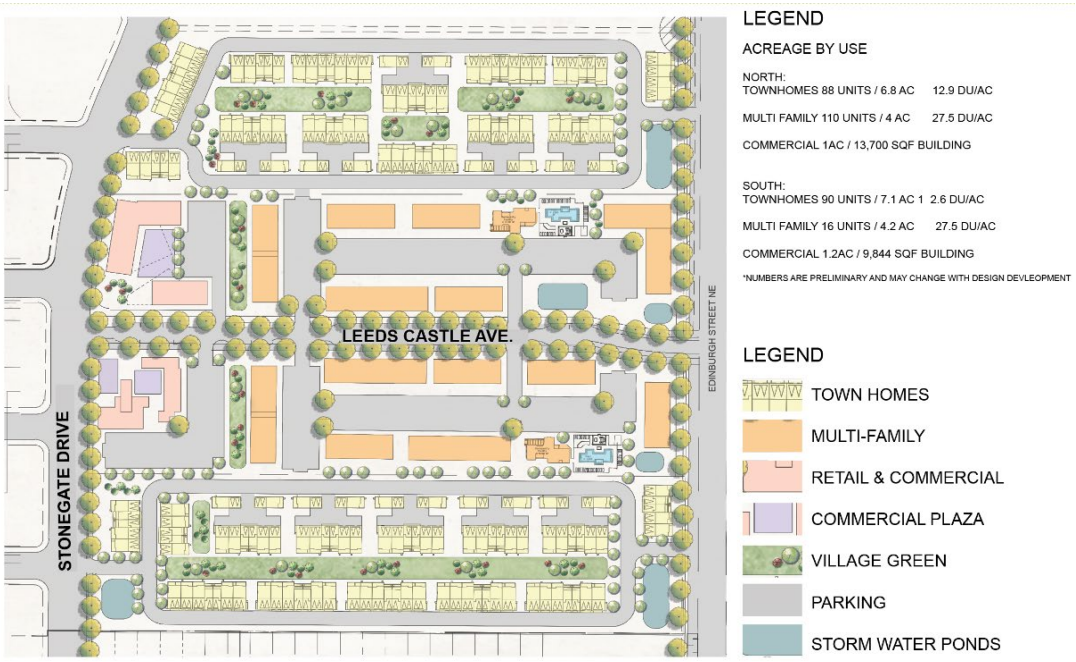
The SU zone area will be called Stonegate Village and includes portions of the tracts legally described as *Stonegate Village Tracts 3 and Tract 5*. The area is located to the west of Edinburgh Street and is bisected by the future Leeds Castle Avenue. The zone change from R-3 to SU is designed to create a unique mixed-use development and will include multi-family/mixed-use along Leeds Castle Avenue and townhouse and village greens to the north and south of the multi-family. To the west of the residential area adjacent to Stonegate Drive will be neighborhood commercial to accommodate small shops, cafés, and office uses. The intent of Stonegate Village is to create an urban high-density environment that



accommodates a variety of residential styles and neighborhood commercial prioritizing walkability and active streetscapes. The Proposed Zoning Graphic shows the area proposed for SU zoning in pink and the existing zoning in the Stonegate Master Plan area which will remain unchanged.

Stonegate Maser Plan Amendment

The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to the current conditions of Stonegate related to drainage and transportation. It also includes Design Guidelines for the Stonegate Village SU Zone. The Design Guidelines are based on the City's Residential-Mixed (R-3), Residential Multi-family (R-6), and Neighborhood Commercial (NC) zones tailored to the unique design anticipated for Stonegate Village. The goal of these amendments is to create a focal point and sense of place for the Master Plan that provides for higher densities, a walkable urban street with unique gathering spaces.



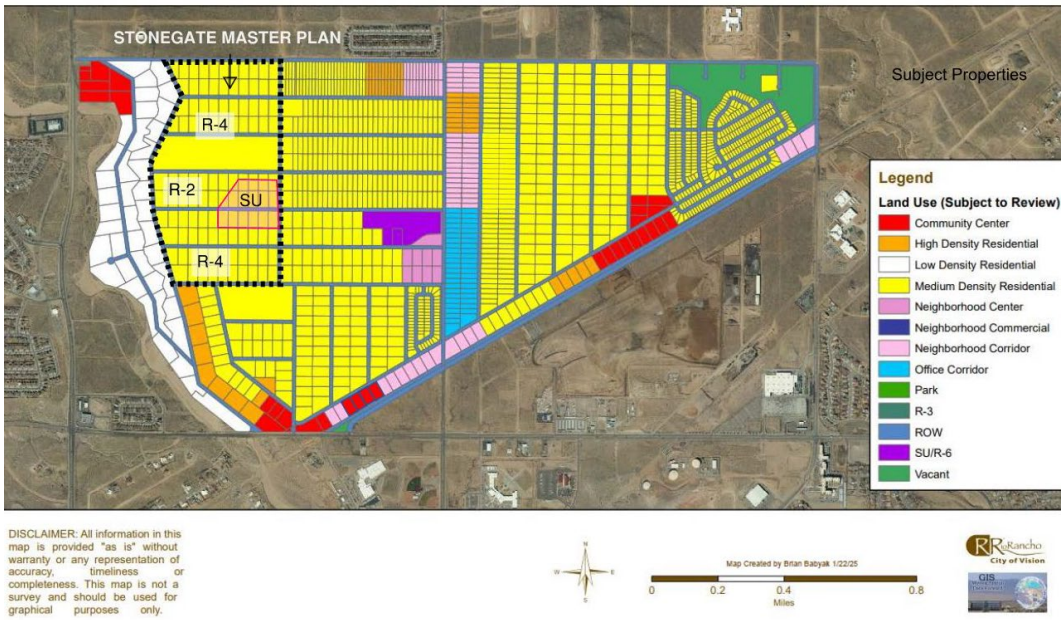
Stonegate Village Design

Lomas Negras Area Plan Amendment

The SU Zone meets several goals of the Lomas Negras Specific Area Plan including providing a mix of uses that are pedestrian oriented along a refined urban streetscape for Leeds Castle. The Lomas Negras Area Plan amendment below shows a change of zoning on the subject property and reclassifying the land use as mixed-use.

CONSENSUS PLANNING

LOMAS NEGRAS AREA LAND-USE EXHIBIT



ZONE MAP AMENDMENT POLICY COMPLIANCE

The following is an analysis of the compliance with city-adopted regulatory documents.

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

Applicant Response: This request aligns with the City's focus on promoting the health, safety, and overall well-being of its residents. It aims to improve residents' quality of life by creating more densely populated residential areas and neighborhood commercial spaces that are easily accessible by walking or biking from their homes. By fostering a walkable urban environment, the proposal seeks to reduce the amount of vehicle travel within the community, promoting physical activity and a healthier lifestyle. This reduction in vehicle travel can significantly contribute to the city's sustainability objectives outlined in the Comprehensive Plan, particularly in terms of lowering carbon emissions. Overall, this request reflects the City's dedication to prioritizing the health, safety, and welfare of its residents.

The language in the SU ordinance ensures that Stonegate Village will be a high-quality semi-urban neighborhood development that promotes the general welfare of Rio Rancho residents. Stonegate Village will provide a unique higher-density housing option that is missing from this area of Rio Rancho and is desirable to buyers and renters. Neighborhood commercial will provide jobs, promote entrepreneurship, community gathering spaces, and support sustainable commercial development in this growing part of the city.

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

Applicant Response: The entire Stonegate Master Plan area is approximately 149.7-acres in size with only medium and low-density residential land uses designated as permissive. The lack of commercial and higher density residential zoning creates an unbalanced system where the community cannot support itself and instead must rely on personal vehicles or other modes of transport to meet their daily needs. The City of Rio Rancho has been working diligently to create plans that help to address historical and current issues related to unstable development patterns largely caused by antiquated platting. One of the solutions to this challenge is to promote mixed-use development and pedestrian-oriented design.

The requested zone change will facilitate the development of higher density residential, providing housing options to perspective residents. This will diversify housing stock in Rio Rancho and provide a unique environment with commercial and residential in a central location creating a complete neighborhood that increases the quality of life for all that live in or near it. Providing access to commercial and retail land uses within proximity to residents of the Stonegate community will ensure the community grows in a sustainable fashion while promoting biking and walking as means of accessing the newly established amenities.

(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.*

Rio Rancho Comprehensive Plan

The request for a zone change from R-3 to Special Use (SU) is consistent with numerous goals set out in the City of Rio Rancho Comprehensive Plan which seeks to grow the tax base for the city by recruiting, retaining, and/or expanding large and small businesses, ensuring land use regulations are conducive to Rio Rancho being a desirable place to live and operate a business, as well as promoting and exploring opportunities that facilitate mixed-use projects.

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

Applicant Response: This proposal promotes the development of mixed-use that includes residential and commercial spaces. The SU zone allows for various residential densities and neighborhood commercial activities. Although the proposed development is not located along a principal arterial, it will be close to Unser Boulevard, to the west of the Stonegate Master Plan area. Stonegate Village is bisected by Leeds Castle Avenue, and is adjacent to Stonegate Drive, both designated minor collector streets. Leeds Castle

has a unique urban cross section with sidewalks, on-street parking, and street trees to create a welcoming, walkable district.

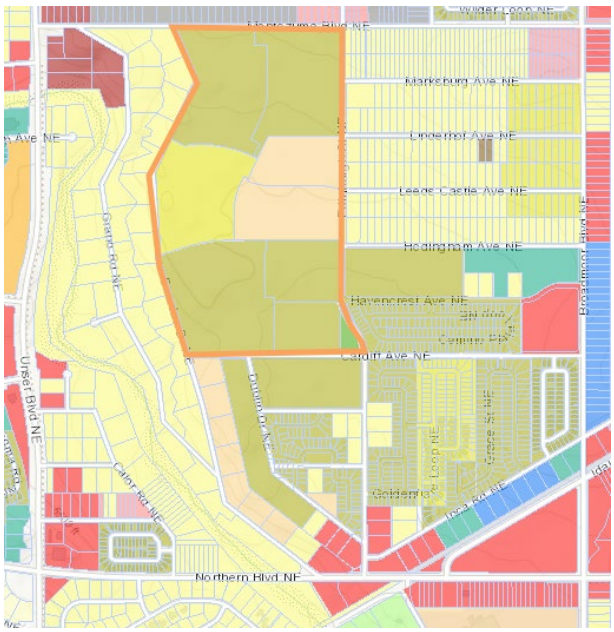
Goal-L3: Maintain a balance of land uses throughout the city.

Applicant Response: This request helps to maintain a balance of land uses throughout the city because currently, the Stonegate Master Plan area only allows low-density residential land uses. The requested SU zone will ensure there is a balance of land uses within 149.7-acre master planned community and surrounding area. Stonegate Village will provide a mix of high-density residential and neighborhood commercial, in an area which overwhelmingly low-density residential.

The proposed commercial and high-density residential land uses will contribute to the balance of land uses not only for Stonegate but also for the surrounding communities like Tierra del Oro, Stone Mountain, and Melon Ridge. Stonegate Village increase residents' access to amenities and will expand the land use options to allow restaurants, shops, townhouses, and multi-family development.

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

Applicant Response: The request aims to support and promote small-scale retail activities that align with residential development. This is achieved through the Special Use zone district, which allows for commercial, and retail uses within a short walking or biking distance from a variety of residential. The surrounding areas are primarily zoned for residential use, with some also incorporating commercial zone districts, as shown to the right (the subject site is outlined in orange). By including commercial activities in the SU zone, the Stonegate Village will improve residents' access to neighborhood scale commercial services while maintaining consistency with the expected character and development patterns of the surrounding neighborhoods.



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

Applicant Response: The request encourages and supports development that prioritizes walkability through the combination of the SU Zone Ordinance

and Stonegate Village Design Guidelines. These guidelines include wide sidewalks, street landscaping, development up to the sidewalk, and a shared bike lane (sharrow). The design of Stonegate Village ensures that retail and commercial businesses are located within a short walk or bike ride from future residential development. Residents from surrounding neighborhoods will also have connections to Stonegate Village, helping to create more complete neighborhoods.

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

Applicant Response: The request will strengthen the vitality and stability of all residential neighborhoods in this area of Rio Rancho by incorporating a mixed-use neighborhood that will ensure residential development has access to daily goods and services and a mix of residential types compatible with the character of the area. The multi-family and townhouse developments will be located along Leeds Castle Avenue, a throughfare which can support higher density development and will be designed with amenities to promote walkability and community interaction, contributing to the vitality of the neighborhood.

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

Applicant Response: The proposed zone change will allow for the development of multi-family residential units and higher-density single-family housing through townhouse development. The Stonegate Village Design Guidelines detailed in the Stonegate Master Plan, outline the requirements for development to ensure that the multi-family and townhouse units are designed to create an attractive living environment for residents and visitors. The Design Guidelines cover aspects such as streets, landscaping, open space, amenities, and the design of residential and commercial buildings and are grounded in the Rio Rancho Zone Code development standards for the Mixed-Residential (R-3), Multi-family (R-6), and Neighborhood Commercial (NC) zones.

Goal UD 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: Traditional neighborhood patterns are characterized by residential development coupled with lively main streets that feature mixed-uses and walkability to public spaces, parks, and greenspace. Stonegate Village includes these features and will support a sense of place by incorporating a lively streetscape, greenspace through the Village Green, high-density residential, and neighborhood commercial development.

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

Applicant Response: This request supports development that links neighborhoods and encourages the use of all modes of transportation including pedestrian, bicycle, and vehicular. The development of Leeds Castle Avenue as part of Stonegate Village will create a link between

Stonegate and surrounding developing communities and the Montoya Arroyo Trail, developed to the east of Stonegate. The shared bike lane (sharrow) on Leeds Castle will support connections to those on Northern and Broadmoor Boulevards, a portion of Edinburgh Street and Cardiff Avenue, and the multi-use trail on Unser Boulevard. As Stonegate and the other surrounding residential communities near the major streets become more developed, additional linkages between the existing bicycle and pedestrian systems can be established. The SU design standards for a multi-modal Leeds Castle Avenue, will incentivize the expansion of the bicycle and pedestrian infrastructure in the area.

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

Applicant Response: This request expands the economic base of Rio Rancho because the requested SU zoning will allow business development including retail, restaurants, and shops to be established thereby contributing to the economic health and tax base of the City. Stonegate Village will be a unique community that can catalyze other types of mix-use, small-scale commercial to be developed in Rio Rancho.

Goal ED -2: Reduce retail sales leakage to other New Mexico cities.

Applicant Response: This request reduces retail sales leakage because through the establishment of the SU zone, a unique commercial environment will be encouraged in Rio Rancho. Access to neighborhood commercial within the Stonegate Village will have a direct impact on reducing sales leakage to other cities by encouraging support of local commercial retail and services on a neighborhood scale in a comfortable, lively, and attractive environment in Rio Rancho.

Goal ED-4: Improve the quality of life.

Applicant Response: The requested zone change to SU will improve the quality of life for existing and future residents because it is a complete neighborhood with access to land uses that meet the daily needs of residents. It will expand housing options for future residents and provide appropriate neighborhood commercial to the area. The development will provide a comfortable living environment with opportunities for the community to live, shop, and play together.

Lomas Negras Specific Area Plan

The Zone Map Amendment request is consistent with the goals of the Lomas Negras Specific Area Plan. It will encourage mixed-uses with pedestrian-oriented development. The following details are how Stonegate Village will further the Lomas Negras Specific Area Plan.

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

Applicant Response: The SU zone encourages mixed-uses and pedestrian-oriented design by incorporating higher density-residential and neighborhood commercial into Stonegate Village, which is currently zoned R-3 allowing only

residential permissively. Stonegate Village's primary corridor is Leeds Castle Avenue, which connects Edinburgh Drive to the east and Stonegate Drive to the west. Leeds Castle Avenue is proposed for maximum walkability with landscape buffers, wide sidewalks, narrow setbacks, and street landscaping. It will create a small neighborhood-scale activity center within the Stonegate Master Plan to develop mixed-uses and a pedestrian-oriented "main street" type of development.

Goal 3: Discourage strip commercial development and single-use development oriented exclusively around automobile access.

Applicant Response**:** Stonegate Village is intentionally designed to incorporate multi-uses along a pedestrian and bicycle-oriented urban streetscape of Leeds Castle. The design of Stonegate Village discourages strip commercial development oriented around automobile access. Rather, it is oriented to mixed-use development with high-density residential and neighborhood commercial uses within a walkable environment. The intent is that Stonegate Village will draw a variety of neighborhood commercial uses such as café, breweries, services, and offices easily accessible for pedestrians and bicyclists.

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

Applicant Response: The SU zone will establish a neighborhood center and establish an walkable urban corridor along Leeds Castle Avenue. The SU zone provides for a balance of uses including multi-family, retail, services, and office. All uses will be located along Leeds Castle Avenue, creating a dense vibrant urban environment.

(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 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.

Applicant Response: The existing zoning is inappropriate for this area and is justified because a different use category is more advantageous to the community as demonstrated in the policy analysis shown in this letter.

There is a public need for the proposed Stonegate Village in Rio Rancho, which will be made possible by the SU zone change. The subject site is part of the broader 149.7-acre Stonegate Master Plan area which currently does not incorporate any high-density residential or commercial into the plan area. Most of the Stonegate Master Plan and surrounding residentially zoned parcels are undeveloped, but as these neighborhoods become established access to commercial and retail land uses within close proximity to homes will be important to their health and sustainability. It is advantageous for Rio Rancho to incorporate residential variety and commercial uses that can meet daily needs and provide places for community connection and recreation. This particular piece of property is ideal for the type of development made possible by the SU zone, because it is located near collector corridors and is bisected by Leeds Castle Avenue, which will serve as a convenient primary connection for residents and visitors.

(5) *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 and other economic considerations are not the determining factor for requesting the SU zone change. The SU zone district will allow the development of a unique mixed-use neighborhood, unique to this area of Rio Rancho. The determining factor for this request is to provide for the overall health and sustainability of the City and to benefit future residents and the surrounding neighborhoods.

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

Applicant Response: The location of the SU zone along Leeds Castle Avenue as a minor collector is not itself justification for this zone change request. However, multi-family and commercial development adjacent to the street is appropriate and will benefit future development in this part of Rio Rancho. Leeds Castle will be the primary connection between uses and will be developed as a vibrant, walkable, and active streetscape, benefiting future residents and visitors.

(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:*

(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 SU zone is different from surrounding zoning in this area which is currently zoned R-4 and R-2. However, as shown in the policy analysis of this letter, this zone will clearly facilitate the realization of the Rio Rancho Comprehensive Plan and Lomas Negras Specific Area Plan, by providing a mix of higher-density residential types, neighborhood commercial, development of streets and sidewalks, and by creating an attractive, unique development for the City. There is precedent for an SU zone spot zone shown at the corner of Hedingham Avenue and Broadmoor Boulevard (*see Surrounding Zoning graphic*). The City clearly understands the benefits of a SU zone that can accommodate a variety of uses in areas of overwhelmingly residential zoning.

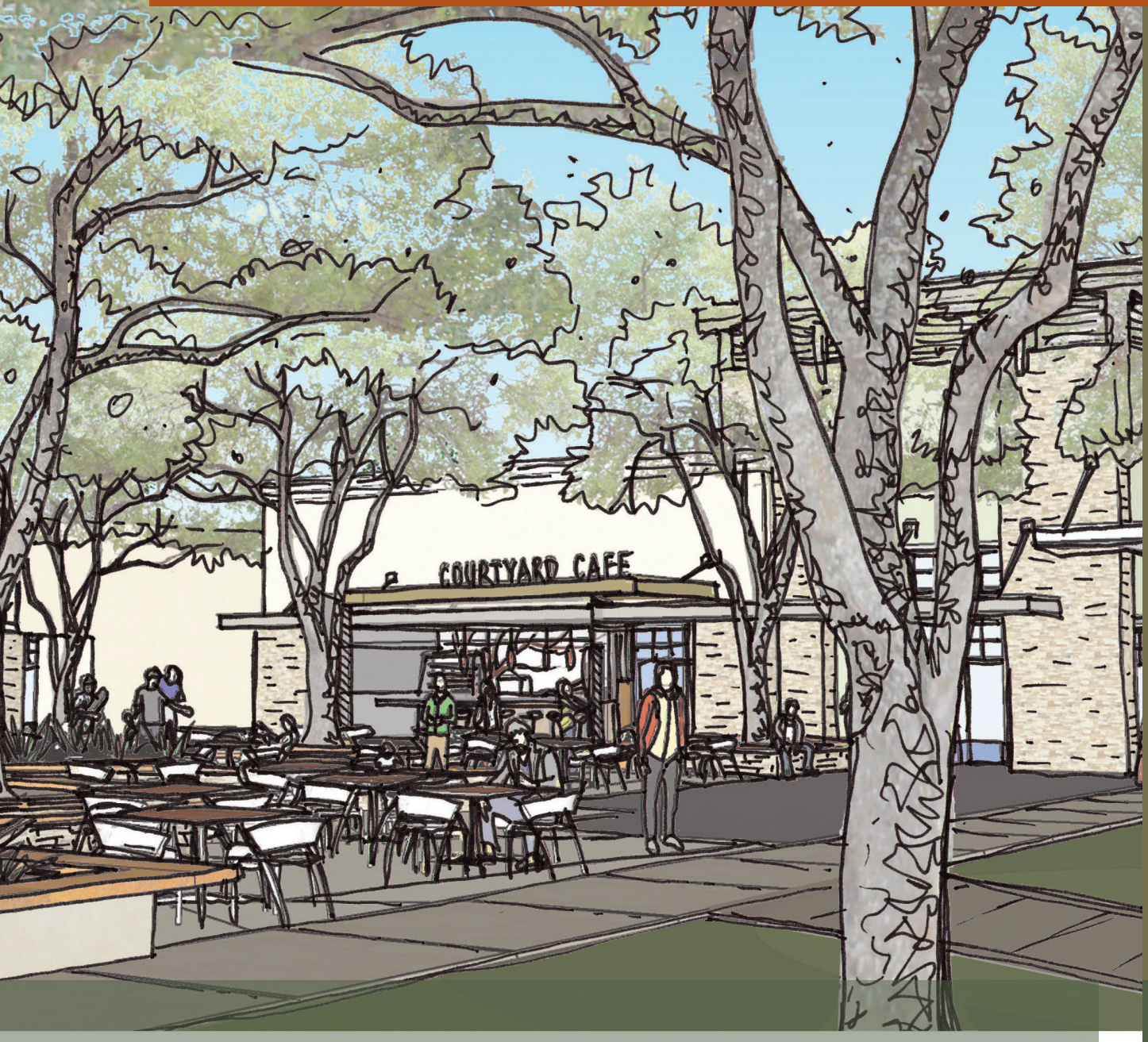
Conclusion

The requested Zone Map Amendment, and the amendments to the Stonegate Master Plan and Lomas Negras Specific Area Plan will further the desired growth in Rio Rancho and support the intended land use for this area. Stonegate Village will provide a unique mixed-use development that will be attractive to a variety of residents. Based on the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of these requests.

Sincerely,

James K. Strozier, FAICP
Principal

Stonegate Master Plan



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Adopted: XX, 2025

TABLE OF CONTENTS

BASED ON CLEAN DRAFT

1. INTRODUCTION AND BACKGROUND 1
2. SITE LOCATION AND EXISTING AREA CHARACTER 5
3. POLICIES AND PROVISIONS OF THE COMPREHENSIVE PLAN 11
4. LOMAS NEGRAS SPECIFIC AREA PLAN 17
5. STONEGATE MASTER PLAN AND LNSAP AMENDMENTS 23

APPENDIX 53

Chapter 1 Introduction and Background

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~~I.~~ A. INTRODUCTION ~~AND BACKGROUND~~

The purpose of submitting the Stonegate Master Plan is to initiate the planning process necessary for ultimate development of the property. Master Planning is the first step in the City of Rio Rancho's development process to plan and manage the city's growth so that it conforms to provisions of the recently updated Rio Rancho Comprehensive Plan.

The City Center Master Plan was adopted by the Governing Body in 2006, and was heralded as a significant geographic shift in the city's identity. The city's government center was essentially picked up and relocated 2 miles to the northwest, thus transforming an isolated mesa into a future urban center. The Stonegate property became a close neighbor to the City Center, less than a mile to its north.

The subject property consists of ~~one 20-acre tract and 110 one-acre lots Blocks 48 though 53, Unit 13 the original Rio Rancho Estates Subdivision, which are currently zoned R-1 and R-4 (the 20-acre tract).~~ Eight bulk tracts and 184 tracts in Phases 1 and 2 of the Stonegate Master Plan Area zoned R-4, R-2, and R-3. The site is bounded on the north by Montezuma Blvd. (formerly 19th Ave.), on the east by Edinburgh St. (formerly 26th St.), on the south by Cardiff Ave. (formerly 13th Ave.), and on the west by Dinadan Rd. (formerly Fruta Rd.). The applicant controls all the property within this boundary, including approximately 6 acres off the project's southwest corner. Lot 6 of Block 55 along the Montoyas Arroyo will be conveyed to SSCAFCA when Stonegate develops. All of the subject property is currently vacant and it is entirely surrounded by vacant land.

B. BACKGROUND

~~This is the second master plan that has been submitted for Stonegate.~~ The prior history on Stonegate is as follows:

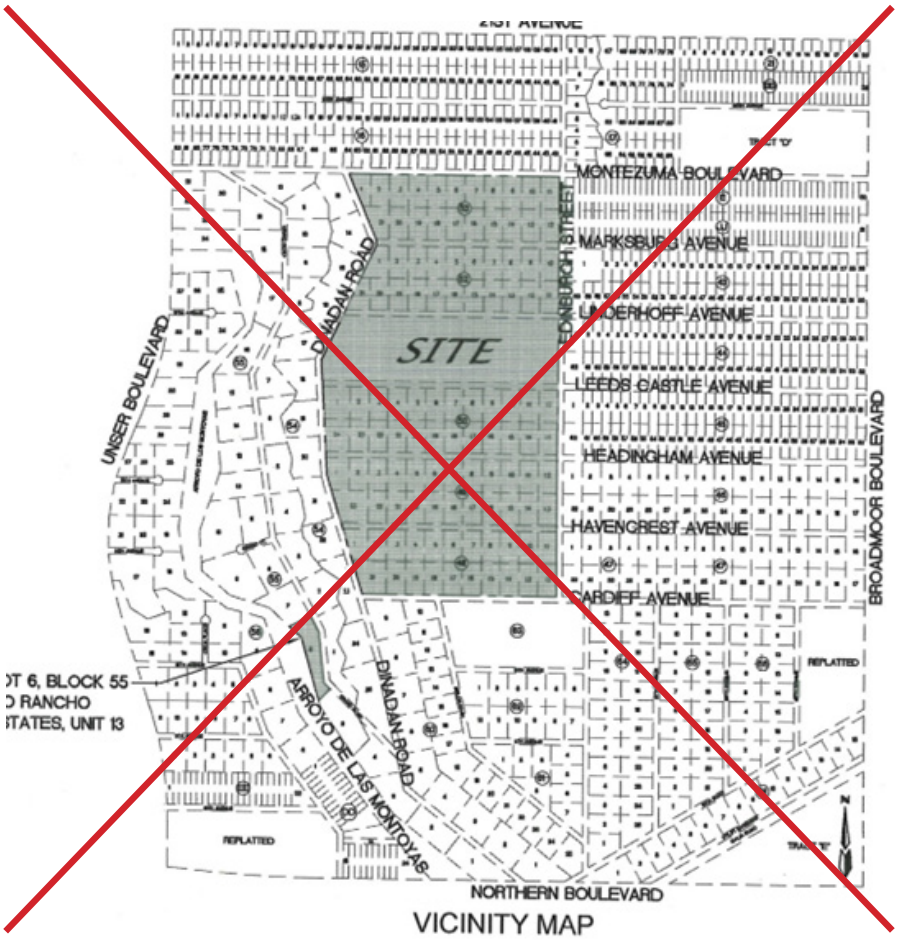
- In 2005, Alpha Equities, LLC., submitted an application for Master Plan Approval and a Zone Change for the subject property, covering the same property that is now included within the subject application, except for two one-acre lots along the south reach of Edinburgh St. That plan proposed master planning and rezoning the subject property from the R-4 and TI zoning to a combination of R-2, R-3, R-4 and C-1 zoning. That application was approved by the Planning and Zoning Board, but it was withdrawn before Governing Body action.
- In 2007, Alpha Equities, LLC., then elected to move forward with an application to rep/at Tract L Block 51, into 106 R-4 lots on approximately 24-acres ("Regal at Stonegate"). The balance of the Stonegate property was to remain one-acre lots and develop at the existing one dwelling per acre.
- In 2008, the Lomas Negras Specific Area Plan ("LNSAP") was approved by the Governing Body. This plan covers 981-acres bounded by Montezuma Blvd. on the north, the Los Montoyas Arroyo on the west, Idalia Road on the south and Loma Colorado Blvd. on the east. Stonegate is located within the western portion of the plan area where it is designated for low to medium residential density according to the LNSAP's Land Use Map. Adoption of the LNSAP effectively rezoned all of Stonegate's previous TI zoning to the R-1 category (excluding the existing R-4 portion).
- In 2009, Los Alamos National Bank (LANB) foreclosed on Alpha Equities, LLC, thereby acquiring an ownership interest in all of the Stonegate property. In 2010 LANB contracted to purchase outstanding Lots 12 & 13, Block 49.
- In 2025, an amendment to the Stonegate Master Plan was approved by the Rio Rancho Planning and Zoning Board and the Governing Body. The amendment updated the plan to current conditions and included the Special Use zone change and layout for Stonegate Village for portions of Tract 3 and 5.

The Stonegate Master Plan covers an area of approximately ~~160~~ 149.7 acres. It is located approximately one mile south of the City Center. It is expected to provide over 936 new dwellings by rezoning ~~existing R-1 land to R-2,~~ R-3 to Special Use, with R-4 and R-2 residential densities ~~and reconfiguring its~~ lot layout. Design guidelines will be utilized to achieve an attractive and vibrant community design that will draw residents out onto the local street and trail network. A mixture of housing types will diversify the community appearance and will connect to nearby developments currently involved in the master planning and subdivision process.

Most of the bulk tracts of Stonegate will eventually be replatted consistent with a new layout of single--family lots, with the exception of Stonegate Village, thereby eliminating the outdated platting that was originally established by Rio Rancho Estates many years ago.

Portions of Tracts 3 and 5 will be designed as "Stonegate Village", a Special Use zone with a mixed-use, high-density area that includes multi-family, townhouses, and neighborhood commercial. Leeds Castle Avenue bisects Stonegate Village, and will be designed as a walkable, active streetscape connecting residential to commercial uses.

With redevelopment of Stonegate there will be integration of new infrastructure planning for the area that has already been contemplated with the LNSAP, the Edinburgh Drainage Management Plan, the City's Major Street Plan and a Utility Master Plan which was conceived when Stonegate was first initiated in 2005.



VICINITY MAP

Chapter 2 Site Location and Existing Area Character

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A. SITE LOCATION

As shown on the Vicinity Map (*see page 7*), Stonegate is located a half-mile north of Northern Blvd, and half-way between Unser Blvd, and Broadmoor Blvd, in Unit 13 of Rio Rancho Estates. The highest elevation of the property can be characterized as an undulating ridge running from north to south just east of the west boundary of the site. From the ridge the hilly terrain slopes down from west to east and then more gradually from north to south with the lowest point being its southeast corner. The surface is covered by a mixture of Sand Sagebrush, Four-winged Saltbush and Blue Grama grasses along with Cholla and occasional Yucca Cacti. The area is frequented by coyote, cottontails, jackrabbits and horned lizards.

Running east and west through the site are the formerly numbered avenues of 14th, 15th, 16th, 17th and 18th, which have been renamed Havencrest, Hedingham, Leeds Castle, Underhoff and Marksburg, respectively. Dirt roads have been cut into these rights-of-ways and around the perimeter of the site, but they are not currently maintained by Rio Rancho. At the southeast corner of Stonegate, Edinburgh Ave. has been cut-in along a new east-shifted alignment that eliminates the "offset" of former 26th St. created during the original Rio Rancho Estates platting.

B. EXISTING AREA CHARACTER

Stonegate is ~~also~~ located within the Loma Negra Specific Area Plan (LNSAP), and is in close proximity to the following approved master plans and subdivisions, for which Stonegate Village will act as a community meeting/gathering location.

Melon Ridge: Located to the south between Stonegate and Northern Blvd, this 30-acre development consists of 136 proposed residential lots on land zoned at R-2 and R- 4 densities. Melon Ridge is currently being developed for single-family homes.

Tierra del Oro: Located directly east of Stonegate between Cardiff Ave. and Headingham Ave., east to Broadmoor Blvd., this master plan was adopted in 2008. It totals 33 acres and establishes R-3, R-4 and R-6 zoning at various densities. It also includes a 10-acre C-1 zone located on the northwest corner of Broadmoor Blvd and Cardiff Ave. Tierra del Oro Phases 1 and 2 are currently developed as single-family residential. The commercial and future residential phases are undeveloped.

Solcito: This master plan is located directly east of Melon Ridge and south of Tierra de/ Oro, covering 36-acres of R-2 and R-4 zoned property. Solcito is nearly fully developed as single-family residential.

Milagro Mesa: Adjacent to Solcito on the east and south of Tierra del Oro, this 20-acre master plan was adopted with all R-4 density. Milagro Mesa is fully developed as single-family residential.

Tierra del Norte: Adjacent to Broadmoor Boulevard is this 24.3 acre master plan, zoned R-2 with 115 anticipated single-family lots. Tierra del Norte is under construction and is anticipated to be fully developed in 2025.

Scottish Isle: Is located adjacent to Stonegate, east of Edinburgh St. between Leeds Castle Ave. and Headingham Ave. Scottish Isle is zoned R-2, approximately 22.4 acres, and is anticipated to contain approximately 123 single-family units.

~~Other Nearby Existing Development Nearby:~~ Rock Ridge: ~~is an existing residential subdivision~~ Covers 20-acres with R-4 zoning, located on the north side of Montezuma Blvd, just west of Broadmoor Blvd. Rock ridge is fully developed as single-family residential.

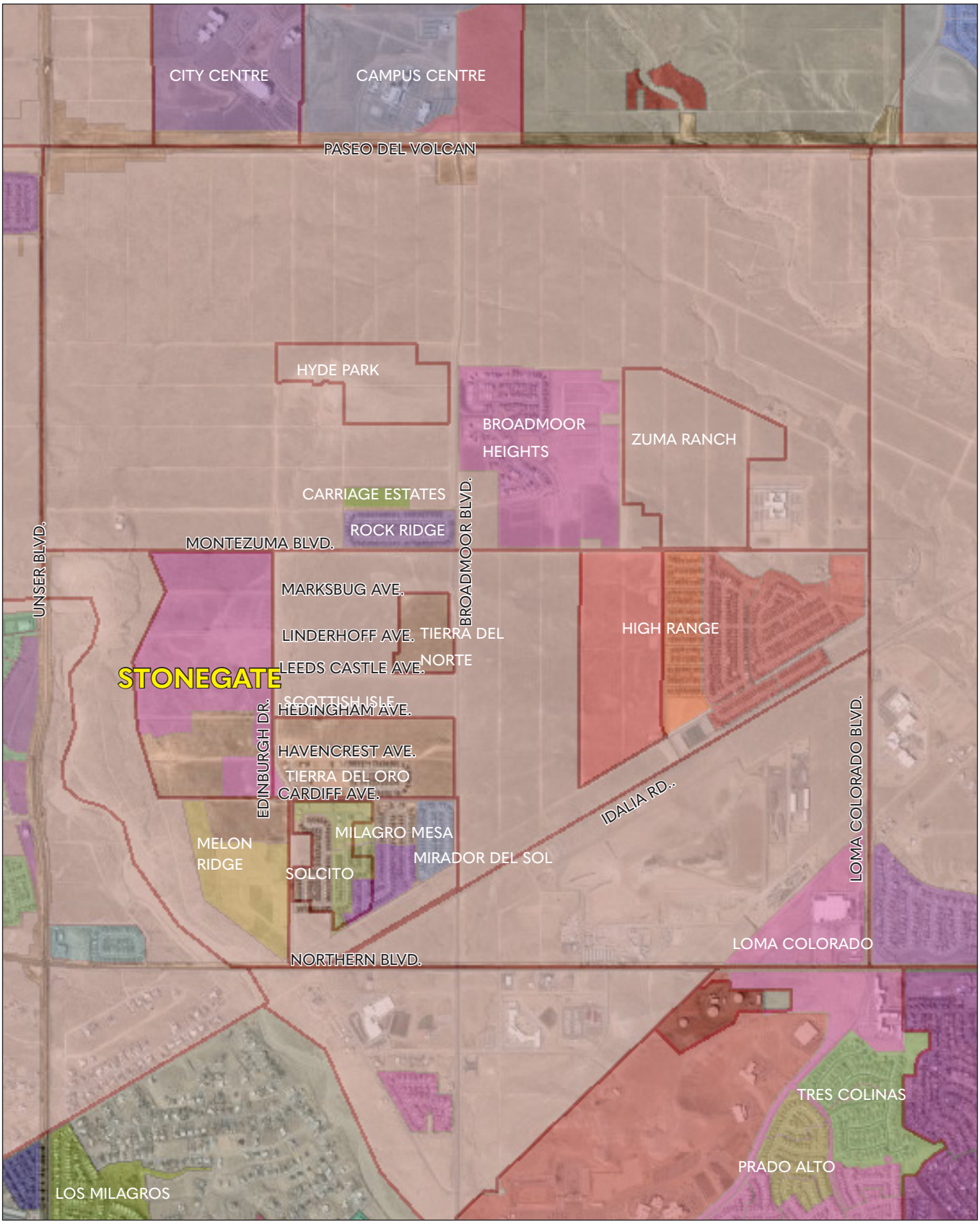
Mirador del Sol: Located on the southwest corner of Broadmoor Blvd and Cardiff Ave. The subdivision is zoned R-4. Mirador del Sol is fully developed as single-family residential. ~~and located on the southeast corner of Broadmoor Blvd and Cardiff Ave. Mirador is fully built-out, and Rock Ridge is half build-out~~.

Additional master plans and subdivisions located within the Lomas Negras Specific Area Plan include Carriage Estates, Broadmoor Heights, High Range, Hyde Park, and Zuma Ranch.

Las Montoyas Arroyo

To the west of Stonegate, (between the site and Unser Blvd) is Las Montoyas Arroyo, which flows north to south. There are approximately thirty, 2- to 3-acre estate lots that separate Stonegate from the arroyo. These lots contain irregular boundaries and many of them are encumbered by a floodplain related to the arroyo. From a topographic standpoint the arroyo bed and many of these estate lots are approximately 30-feet lower than the west boundary of Stonegate.

Los Montoyas Arroyo



Vicinity Map

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Chapter 3 Policies and Provisions of the Comprehensive Plan

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~~III. POLICIES AND PROVISIONS OF THE COMPREHENSIVE PLAN~~

A. CITY OF RIO RANCHO COMPREHENSIVE PLAN

The Vision 2020 Integrated Comprehensive Plan, which was adopted in 2001, was ~~recently~~ revised and it is now referred to as the City of Rio Rancho Comprehensive Plan. The promoting of high intensity growth nodes and targeting of particular areas for high density housing, as previously articulated in the Vision 2020 Plan, remain as critical elements of the revised Comprehensive Plan. The Comprehensive Plan also continues to be Rio Rancho's principal planning tool that will guide the city's future development moves by setting forth specific principles and polices. Public input was again collected by City staff and then integrated into this document to ensure that the revision reflects thoughts and addresses concerns of the citizenry. Some of the key elements of this revision include the following:

1. Gateways, with an emphasis on establishing design criteria applicable to landscaping features and developed appearances that will present a positive impression. Identification criteria at Gateways will also apply to new infrastructure and buildings so that crossing of the City border can be easily perceived.
2. Preserve and enhance arroyos for use as open space corridors that will facilitate a more direct connection to the environment. Multi-use opportunities in utility corridors also promote implementation of the City's Strategic Plan and SSCAFCA 's Quality of Life Master Plan. Aquifer recharge and preservation of the wildlife habitat also benefit from maintaining existing arroyo corridors.
3. Maintain and provide more parks, schools, libraries, playground equipment, bike trails, senior centers and pools.
4. Provide quality transportation networks, dependable water resources and effective storm drain facilities. This includes the linking of community amenities through use of dedicated trails and walkways as alternatives to automobile travel. Neighborhoods should also promote walkability with internal trail connections and transit options.

The Comprehensive Plan also recognizes the need to increase development density, which will increase the efficiency of service delivery, make transit opportunities more feasible, and increase the supply of affordable housing to the city's new families and community residents.

The Comprehensive Plan states that its Land Use Element contains one of the most important functions of a comprehensive plan, which is to guide the City's future growth by identifying and strategically locating new development and land uses. The components of this plan use an Existing Conditions explanation, a Generalized Land Use Map, and a Guide Template of land use categories to be implemented with Land Use Plans and Policies. Together, these land use tools layout a framework from which land use decisions can be made by City officials. Antiquated platting, the lack of sufficient infrastructure created by it, including addressing difficulties, are all recognized as existing conditions that need to be dealt with by the Comprehensive Plan. An updated Generalized Land Use Map has been created to reconfirm and update areas that are targeted for high-intensity land uses, along with supporting the concept of nodal development.

During workshops the Governing Body and City staff developed a Strategic Plan that was focused on the period from 2009 to 2014. This timeframe was used to establish Plan statements that cover its Mission, Vision, Values, Goals, and Strategies. Plan goals involved Infrastructure, Development, Fiscal Health, Public Safety, Government Services and Quality of Life. Subordinate planning documents called Specific Area Plans, Master Plans, and Development Plans were also presented as methods to address the needs of certain planning areas based upon size and in some cases, developer intent. There were also designated implementation

techniques within these documents that were to be applied during Plan implementation by developers.

The Population and Housing Element states that proactive planning will help foster sound development and enable the City to meet its vision of providing housing to all members of the community who will need basic shelter in a safe environment. A goal of the City's Strategic Plan states that "the City has plans and policies in place to attract and create well-planned, high quality and stable residential, commercial and industrial development." City demographics indicate that local housing will need to be larger-sized than other parts of the metro area due to the predominance of younger families who have been drawn to the City in the past, and who will continue to do so in the future. Employers often consider provisions of adequate housing before moving to or expanding their base of operations within locales. The City presently has a high rate of home ownership and it also offers the most affordable housing options in the region.

Stonegate Village will further Policy PH-1 by promoting multi-family development with pedestrian connectivity via the walkable Leeds Castle Avenue. Open space will be provided via the Stonegate Village Greens, which include amenities such as playgrounds, gazebos, and walking paths. Stonegate Village, while providing a higher-density area, will further PH-5, by ensuring its design will complement the existing character of the surrounding area through the Stonegate Village Design Guidelines.

The Transportation Element cites a projected increase of 65,000 additional households and 35,000 new jobs in Rio Rancho by the year 2035, which will significantly impact the city's existing roadway network. This element also recognizes the critical need to integrate a multi-modal framework into the Comprehensive Plan as a way of achieving sustainable long-term growth prospects. Opportunities will arise near emerging employment locations to install high-capacity transportation corridors and loading/unload stations that will reduce the negative impacts of traditional single-occupancy vehicle use. One of the principal growth areas is anticipated to be the City Center, and principal growth corridors related to this node are Unser Blvd., Broadmoor Blvd. and Paseo del Volcan.

The Public Facilities Element acknowledges there are vital municipal services that have to be delivered by trained personnel, and it often takes several public agencies to operate complicated facilities so that the public can be protected from the threat of natural disasters. An important reason for being attractive to many families and businesses is the established quality of the City's public safety departments and its related emergency services. The Recreation Element notes that parks, libraries, and pools are supplemental amenities that further enhance quality of life in the City. The need for residents to engage in physical activity is deemed essential, and when parks are routinely available individuals tend to live healthier lives.

The Urban Design Element focuses on supporting sustainability and countering past trends that did not consider the loss of open space, natural resources, and the diminished quality of life resulting from unfettered development. The Comprehensive Plan's new emphasis will be on urban design that will connect neighborhoods and communities using new and innovative techniques consisting of alternative construction materials use, differing streetscapes, non vehicular pathways, arroyo trail routing and park embellishing. New urban design objectives will be focused on restoring vitality into older suburbs and creating town centers with transit and pedestrian-oriented design components for both residential and non-residential development.

The Economic Development Element starts out by acknowledging the City has developed an Economic Development Plan, which was called for in its Strategic Plan. The EDP was formulated from information obtained during community surveys, business group discussion, quality of life task force

participation, economic research, staff review, and Governing Body feedback. With the collection of gross receipts the City operates and provides funding for recreational and cultural facilities, infrastructure construction and maintenance, and fire and police services, thus, it has been shown to be a critical component of the overall local government's operation. Further efforts targeted how retail leakage could be prevented by enhancing residents' access to local retail and service opportunities located close to their dwellings. The City currently has a wide range of business establishments, which range from construction and related professional trades to retail and more recently, post-secondary education and healthcare services. This Element also recognizes that the existing antiquated platting and the resulting fractional land ownership impedes the City's ability to rationally plan for future economic development.

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Chapter 4 Lomas Negras Specific Area Plan

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A. INTRODUCTION

The City of Rio Rancho planned to move its government center to state-owned land on the north side of Paseo del Volcan, half-a-mile east of Unser Blvd. The City Center Master Plan was adopted in 2006 and created the need for subsequent planning for the entire region around the City Center, but most notably to its south due to increased development activity there.

In 2008 the ~~LNSP~~ Lomas Negras Specific Area Plan (LNSP) was created to guide and manage current and future development in the area south of the City Center and north of Northern Blvd. The LNSAP is a Level-5 planning document designed to address land use, access, parking, streetscape and transportation needs for a specific city area. Since 2007 the city has adopted the Dos Amigos SAP (530 acres in 2007), the Del Norte SAP (460 acres in 2007), the Broadmoor Drive SAP (315 acres in 2007), the Sierra Vista SAP (1600 acres in 2008), ~~and~~ Northern Unser SAP (1500 acres in 2010), La Barranca SAP (4,536 acres in 2010), Paseo Gateway West (655 acres in 2010), Northern and Rainbow (236 acres in 2024), and Unit 10 SAP (2,300 acres in 2018). All of these plans will geographically bridge the vast area of mostly vacant land between the existing northern limits of urbanized Rio Rancho and the City Center, approximately two miles to the north. The city has undertaken significant efforts to plan for the future growth of these areas by working to adopt these essential planning documents.

One of the reasons for the LNSAP was to coordinate several, privately controlled master plans that were either being reviewed by the city's Development Services Department or considered for adoption by the Governing Body. Master Plans are subordinate Level 4 plans typically created by the private sector developers which are sometimes under the jurisdiction of larger specific area plans. As reported earlier, there have been ~~four~~ several master plans approved by the city in close proximity to the Stonegate property.

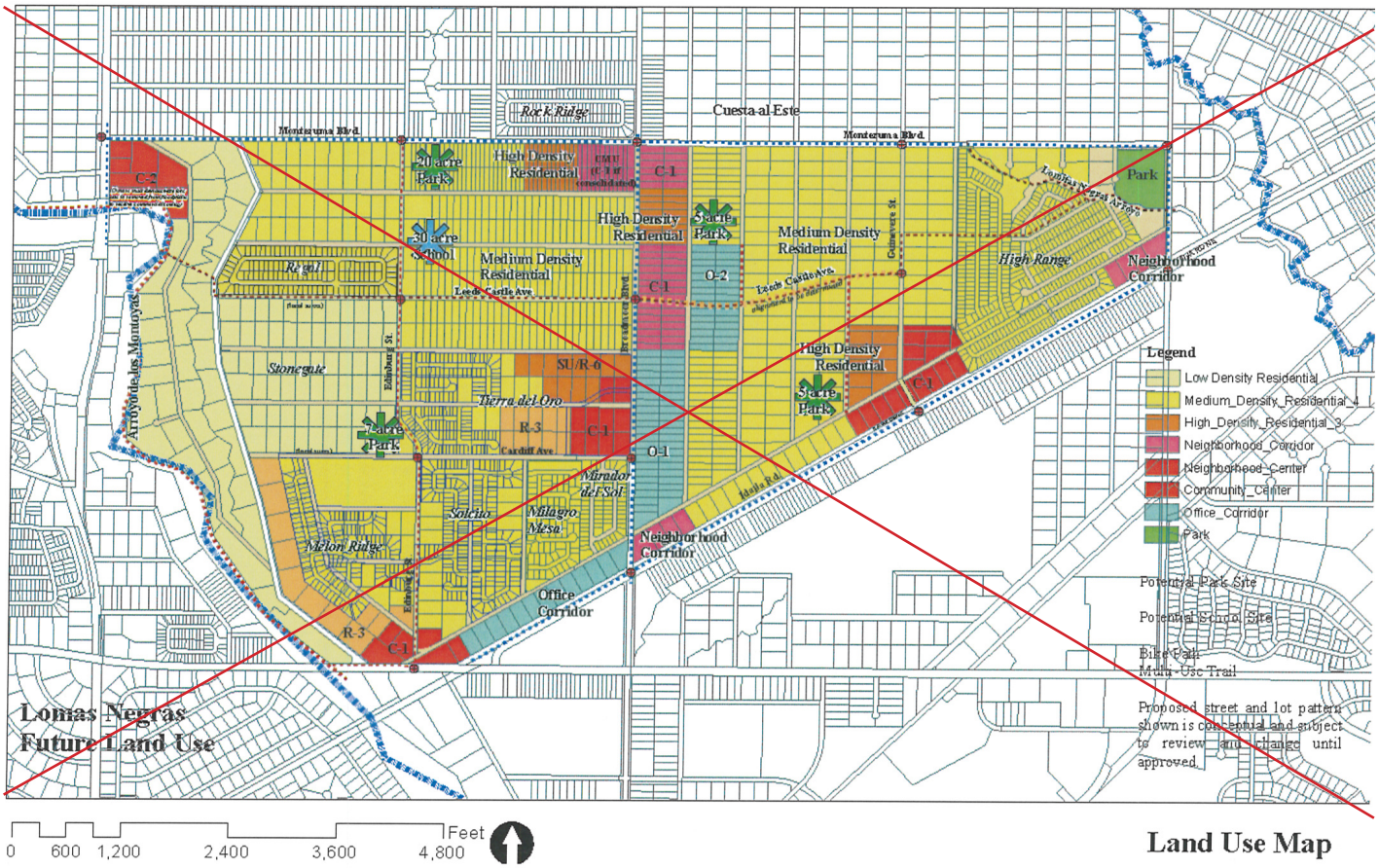
B. LAND USE AND TRANSPORTATION INTERCONNECTION

In keeping with the ICP, higher intensity activity centers were established within the LNSAP to concentrate retail, office and related community uses so that strip commercial and other detrimental arrangements can be avoided. At strategic locations on Idalia Road and Broadmoor Blvd. the Plan designates locations for neighborhood and community centers, including office corridors. Land use intensity decreases from the center of the plan area out, most notably to its western boundary where there are existing 2- and 3-acre lots along Las Montoyas Arroyo.

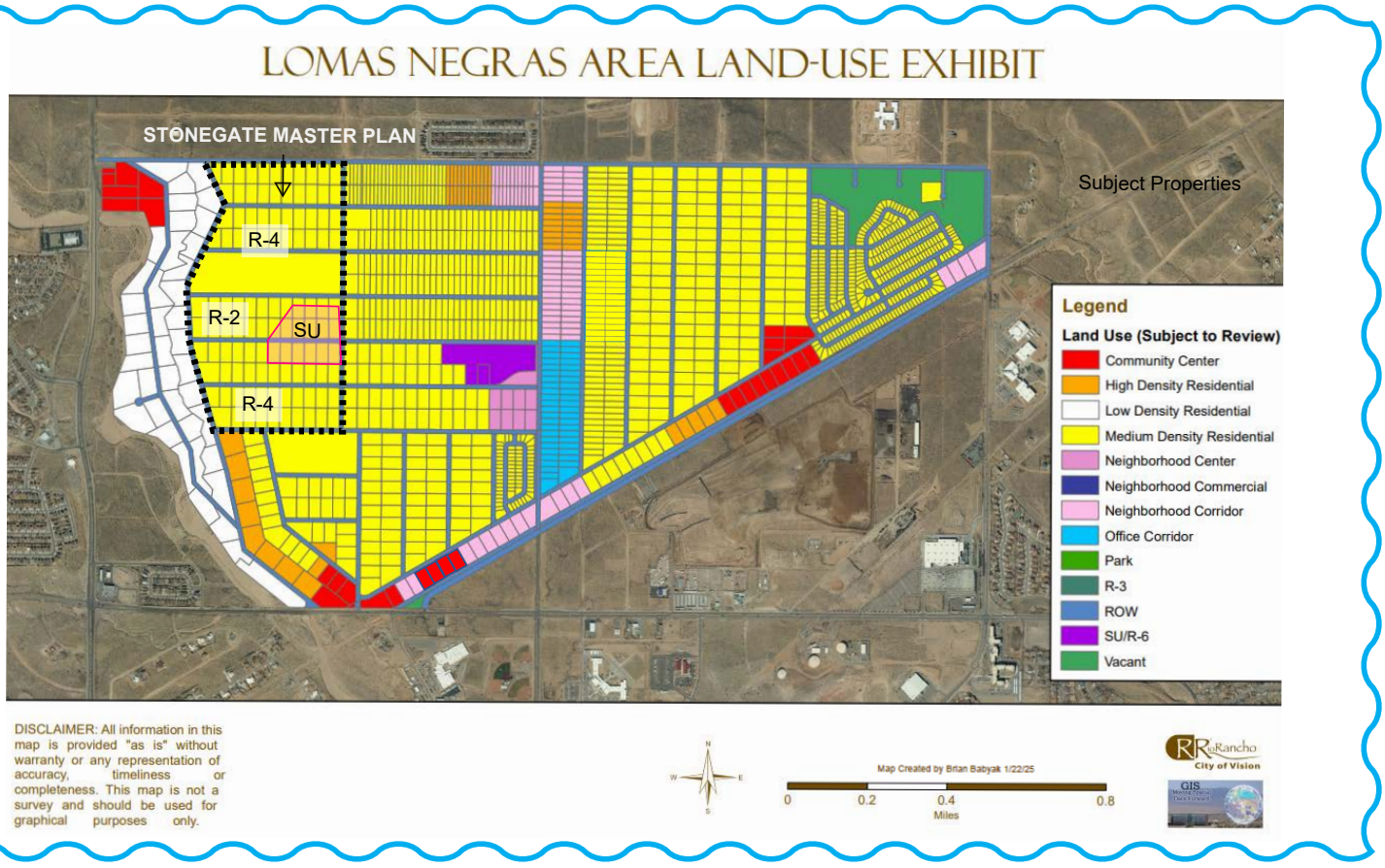
Another key element of the plan was to encourage multi-modal travel along centralized routes within the plan area to foster vehicular alternatives. Connectivity efforts will also be mandated by Development Services staff during its review of new development submittals. On the LNSAP's Land Use Map nodes of concentrated development were designated with evenly spaced separation so that they could be easily reached by future citizens of the local community. Design standards within the Plan are specifically intended to provide safe separation between vehicular and non-vehicular travel, thereby contributing to more frequent use of the alternatives.

C. ACCESS MANAGEMENT PLAN

The LNSAP uses Broadmoor Blvd. as its primary north-south link, being that it evenly bisects the Plan area and will connect to the City Center one mile to the north. With outdated platting existing throughout the Plan area, access to and from principal thoroughfares is controlled by mandating alternative access routes and shared easements that will restrict principal-street frontage development. This will be implemented by adopting an overlay zone along principal roadways within the Plan area.


Rock Ridge
Cuesta al Este
Monteruma Blvd.
Monteruma Blvd.
20 acre Park
High Density Residential
C-1
C-2
High Density Residential
5 acre Park
Medium Density Residential
Park
Lomas Negras Arroyo
30 acre School
Medium Density Residential
Regal
Leeds Castle Ave
C-1
O-2
Leeds Castle Ave
High Range
Neighborhood Corridor
Arroyo de los Montoyas
Stonegate
Edinburg St.
SU/R-6
High Density Residential
5 acre Park
C-1
Tierra del Oro
R-3
C-1
7 acre Park
Cardiff Ave
O-1
Mirador del Sol
Idalia Rd.
Solcito
Milagro Mesa
Neighborhood Corridor
Melon Ridge
Office Corridor
R-3
C-1
Legend
Low Density Residential
Medium_Density_Residential_4
High_Density_Residential_3
Neighborhood_Corridor
Neighborhood_Center
Community_Center
Office_Corridor
Park
Potential Park Site
Potential School Site
Bike Path
Multi-Use Trail
Proposed street and lot pattern shown is conceptual and subject to review and change until approved.
Lomas Negras Future Land Use
0 600 1,200 2,400 3,600 4,800 Feet

Land Use Map


LOMAS NEGRAS AREA LAND-USE EXHIBIT
STONEGATE MASTER PLAN
Subject Properties
R-4
R-2
SU
R-4
Legend
Land Use (Subject to Review)
Community Center
High Density Residential
Low Density Residential
Medium Density Residential
Neighborhood Center
Neighborhood Commercial
Neighborhood Corridor
Office Corridor
Park
R-3
ROW
SU/R-6
Vacant
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 1/22/25
0 0.2 0.4 0.8
Miles
RioRancho City of Vision
GIS

According to city standards collector streets are typically designed with two through-lanes and a center median, or a continuous center tum-lane on a minimum right-of-way width of 68 feet. Collector streets within the Plan area are listed as follows: ~~(along with their newly designated names)~~:

- Edinburgh St. (26th St.) - Major Collector
- Guinevere St. (35th St.) - Minor Collector
- Cardiff Ave. (13th Ave.) - Proposed Major Collector
- Leeds Castle Ave. (16th Ave.) - Proposed Major Collector. (Within Stonegate Village, Leeds Castle Ave. will be designed with lower speed limits, a shared bike lane, wider sidewalks, and streetscape requirements).

Arterial streets typically consist of four lanes with a median available for installation of exclusive left-turning lanes at critical intersections/driveways. Side street access is controlled via signalized intersections and raised medians with a minimum right-of-way width of 106-feet. Minor arterials within the Plan area are listed as follows:

- Montezuma Blvd. (19th Ave.) - Proposed Minor Arterial
- Idalia Road - Minor Arterial
- Broadmoor Blvd. (30th St.) - Minor Arterial
- Northern Blvd. - Community Principal Arterial
- Loma Colorado Blvd. (40th St.)

D. ~~FUTURE~~ PUBLIC EXPENDITURES

Due to its size (981-acres), the Lomas Negras SAP has been employed as a tool to organize and coordinate infrastructure items so that critical expenditures can be planned according to foreseeable demand. The city's Infrastructure and Capital Improvement Plan (ICIP) is utilized to program roadway and travel projects within the plan area. The 2011-2016 ICIP lists capital projects for parks, public safety, drainage, transportation, utilities, equipment, and vehicles. City wide transportation projects over the 5-year period within the Plan area will include the following:

- Loma Colorado Blvd. Extension, $28,000,000 identified for 2013 - 2015
- Broadmoor Blvd. Extension, $10,900,000 identified for 2011 - 2013

The City is also currently planning to expand Northern Blvd. to four lanes from Acom Loop, east to 35th Court (approximately two miles) over two phases, with the first phase of construction being from just west of the Broadmoor Blvd. intersection east to 35th Court. Improvements will include bike lanes and sidewalks on both sides of the road. Funding will come primarily from federal STP-U money and one-third from City matching bonds.

Current traffic volumes in the Plan area are highest along Unser Blvd., Northern Blvd. and Idalia Road, but future traffic volumes are expected to increase on Broadmoor Blvd. and Loma Colorado Blvd. as those arterials are constructed north to Paseo del Volcan due to the City Center becoming a destination. Also, there are several proposed land development projects along the Broadmoor Blvd. corridor, which will contribute substantial traffic to the two roadways in the near future. Efforts are underway to design a new roundabout to eventually replace the traffic signal at the intersection of Idalia Rd./Broadmoor Blvd. The construction project is not yet funded.

E. COMMUNITY AMENITIES AND RELATED URBAN DESIGN

Community and municipal services are important features of every specific area plan. The Lomas Negras Plan has called for five public parks and one school site within its boundary, with interconnection to each using a multi-use trail network.

A bike path presently exists along Northern Blvd between Loma Colorado and NM 528, and the Plan calls for bike paths to be installed along Montezuma Blvd, Broadmoor Blvd. and Idalia Road. It also proposes multi-use trails along Edinburg St., Guinevere St. and Leeds Castle Ave. with links to Las Montoyas Arroyo and future neighborhood parks within the Plan area. This trail will run through Stonegate Village along Leeds Castle,

where it will convert to the urban streetscape. The 2030 Metropolitan Transportation Plan lists $3.6 million for Los Montoyas Arroyo Open Space Trail and reconstruction of Idalia Road with bike lanes.

All new development within the plan area will be subject to design criteria provided within ~~Section~~ Chapter 6~~.0~~ of the plan. The Design Standards within the plan cover landscaping, buildings, parking and access, signage, walls and fences, screening, infrastructure and lighting, which pertain to commercial and multi-family development proposed within the Plan area.

Chapter 5 Stonegate Master Plan and Lomas Negras Specific Area Plan Amendments

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A. INTRODUCTION

The Stonegate Master Plan has been created to initiate the entitlement process for ultimate development of up to 150-acres of single-ownership property located within the existing Lomas Negras Specific Area Plan, about one mile south of the new City Center. This Master Plan is a Level-4 planning document designed to address single-development land use issues and how they are supposed to be integrated with other planning efforts in and around its surrounding neighborhood. The proposed land use mix for Stonegate is similar to what was recommended in the Lomas Negras Plan, with a few exceptions, so this submittal includes an amendment to the LNSAP. Even with an amendment, the Stonegate Master Plan and the LNSAP will still be consistent with relevant goals and policies of the Comprehensive Plan.

B. STONEGATE COMPARED TO THE LOMAS NEGRAS SPECIFIC AREA PLAN

The Lomas Negras Land Use Map concentrates higher intensity uses along the Broadmoor Blvd Corridor in a north-south direction, with east-west links running to the periphery of the Plan area. Stonegate is located about half-a-mile west of Broadmoor Blvd. and approximately 1,000-feet from the west boundary of the plan area. As distance increases from the core of Lomas Negras, so does land use intensity and dwelling density. Calls for low and medium housing density along the east and west boundaries are evident when reviewing the Lomas Negras Land Use Map (*see LNSAP Map on page 18*). Between Stonegate and the west boundary of the Plan area there are approximately thirty 2- and 3-acre lots currently zoned R-1, which act as a transition between Stonegate and Las Montoyas Arroyo. In general, land use intensity increases from west to east away from the arroyo and toward the core of the Lomas Negras Plan Area; therefore, it's logical for Stonegate to also increase its land use density from the west to east.

C. STONEGATE MASTER PLAN AMENDS THE LOMAS NEGRAS SPECIFIC AREA PLAN LAND USE MAP

The Stonegate Master Plan strives to promote a range of housing choices with several medium density, single-family residential zones, including multi-family, and an area of mixed-use higher density and commercial development. R-2 zoning is ~~being proposed~~ located on the western central part of the site. Adjacent to the east is the Special-Use (SU) zone that includes higher-density residential and neighborhood commercial ~~while R-3 is designated within the mid-eastern portion of the site~~. R-4 zoning flanks the two middle-section zones, thus enabling the creation of numerous lot widths and sizes across the entire site. The proposed higher-density special-use zoning is encircled by lower density zones with a focal point being the intersection of Edinburg St. and Leeds Castle Ave., both of which are collectors proposed to contain 68-feet of right-of-way. Further to the east along the east-west connecting Leeds Castle Ave. are higher intensity land uses at the Broadmoor Blvd. intersection that represent a centralized neighborhood center of the LNSAP. Other approved master plans in the immediate vicinity of Stonegate also demonstrate this pattern of mixing housing densities and placing them at strategic locations similar to what is being proposed herein. These changes require the LNSAP to be amended (*see the Amendment to the LNSAP Land Use Map on page 18*).

According to the Comprehensive Plan, medium density is defined as 4-units per acre to about 14 units per acre. R-2 is a medium-density zone with a minimum lot width of 50-feet and minimum lot size of 5,000 SF, which is 2,000 SF smaller than the low-density R-1 zone. ~~Twenty~~ Approximately 26.9 acres of R-2 zoning in the west-central part of the site will generate up to ~~107~~ 117 new dwelling units. Within north and south portions of the site the R-4 zoning allows for 40-foot minimum lot widths and 4,000 SF minimum lot sizes (45-wide and 4,500 SF lots are also being considered here). These two

neighborhoods are expected to generate up to ~~506~~ 418 new dwellings. ~~For the east central area of the Stonegate, R-3 zoning is being requested. The R-3 zone is considered a Multi Family zone since multiple dwellings (up to six) are allowed on a single lot (min. 10,000 SF).~~

~~The objective of requesting R-3 zoning is to offer an alternative to the typical medium-density, single-family dwelling that is prevalent within remaining areas of Stonegate and its surrounding neighborhoods. This option will be in accordance with the Comprehensive Plan's goal of offering "a variety of distinctive neighborhoods with a maximum choice of housing." Furthermore, this R-3 zoning also allows attached townhouses on lots as narrow as 32-feet and with a minimum 1,200 SF lot size.~~

The Special Use Zone will accommodate development of Stonegate Village, located between Edinburgh and Stonegate Drives. It is bisected by Leeds Castle Avenue and will act as a neighborhood activity center. The area will contain higher density residential with multi-family adjacent to Leeds Castle and townhouses adjacent to the multi-family on the north and south. The western edge of the area adjacent to Stonegate Drive contains neighborhood commercial. The area is intended to provide a higher density urban environment that is friendly to pedestrians and bicyclists (see section I for more Design Guidelines for Stonegate Village). Table 1 summarizes the land use zoning and dwelling density being proposed (*see Zoning Map, page 27*).

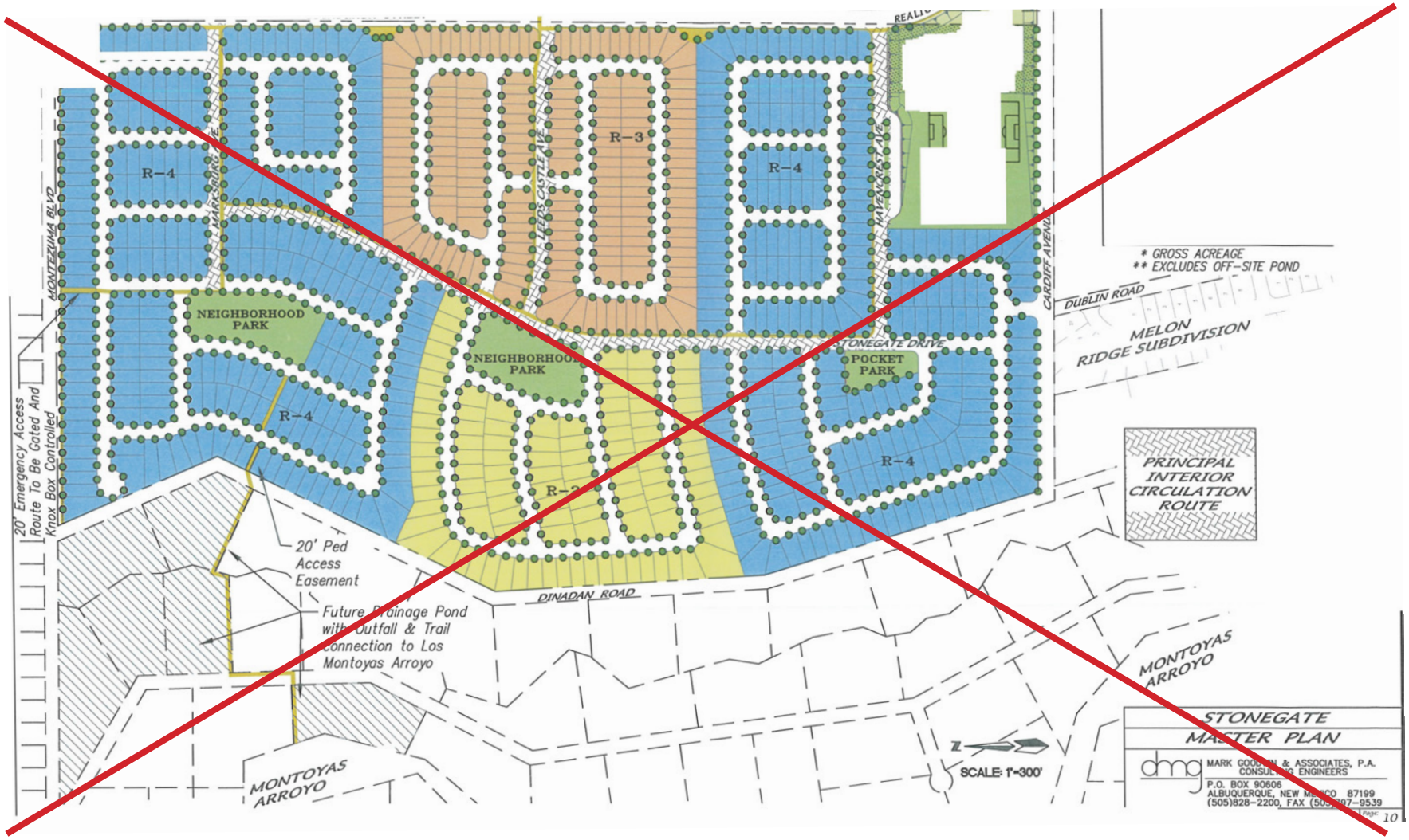
With this proposed zoning the Stonegate Master Plan furthers goals and policies of the Comprehensive Plan by reconfiguring antiquated platting, by rearranging property lines and coordinating its redevelopment with up-to-date engineering studies covering traffic, drainage and utilities. The site is also surrounded by either existing or planned public infrastructure so it should be considered infill with respect to Comprehensive Plan policy compliance. Stonegate is also under single ownership and so there are no "out parcels" to deal with when designing infrastructure and providing municipal services.

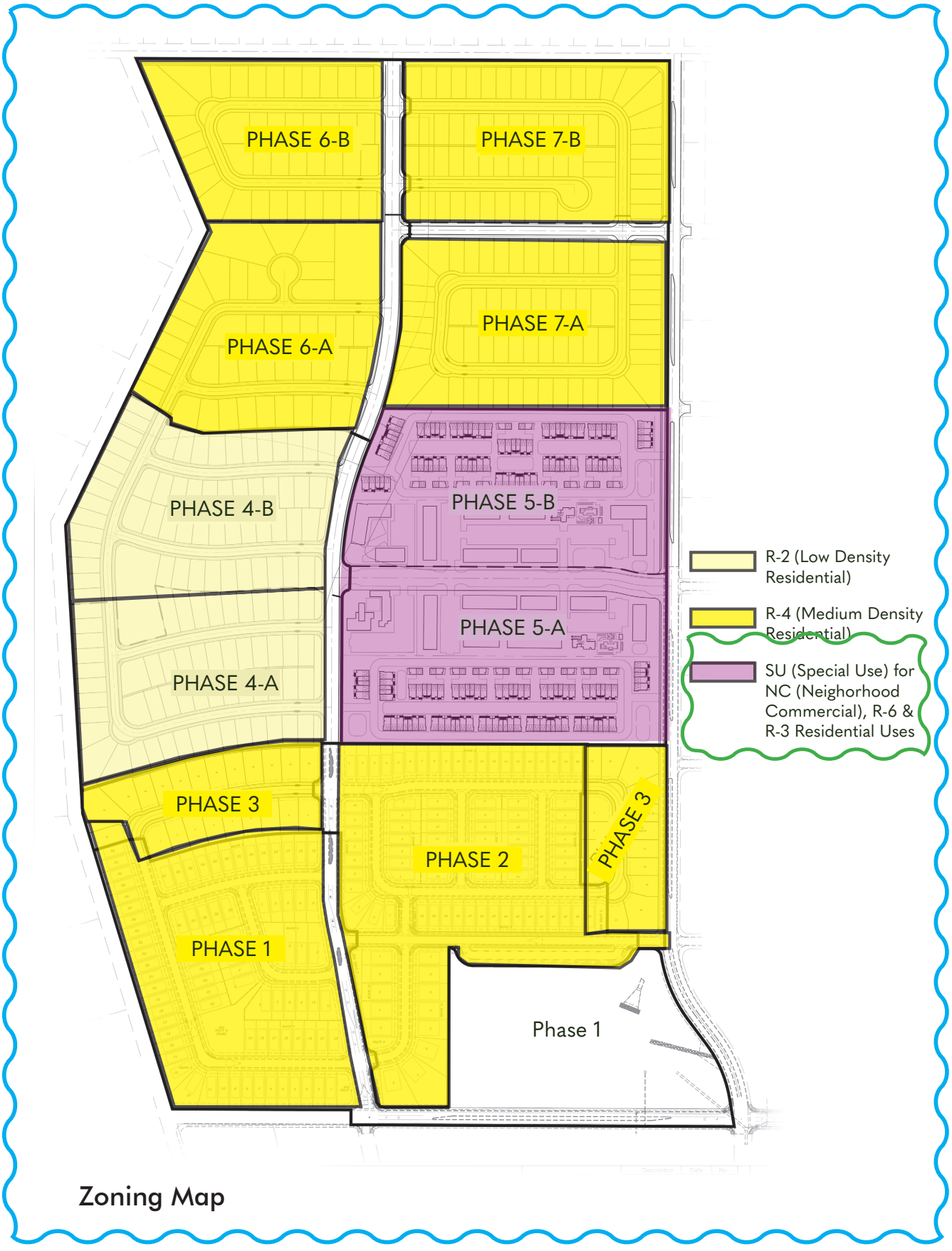
TABLE 1: PROPOSED LAND USE, ZONING AND DWELLING DENSITY

Land Use Category	Min. Allowed Lot Size (SF)	Area (ac.)	Proposed Zoning	Gross Density	Dwelling Units
Medium-Density Residential	5,000	~~19.7~~ 26.9	R-2	~~5.4~~ 4.3	~~107~~ 116
Medium-Density Residential	4,000	~~85.3~~ 85.7	R-4	~~6.0~~ 4.8	~~506~~ 418
~~Multi-Family or Residential~~	~~7,000 (MF)~~ ~~1,200 (TH)~~ ~~4,000 (SFDI)~~	~~26.7~~	~~R-3~~	~~7.2*~~	~~191*~~
Mixed-use (Residential/ Neighborhood Commercial)	7,000 (MF) 1,200 (TH) 2,500 (MX/NC)	8.2 (MF) 13.9 (TH) 2.2 (NC)	SU	27.5 (MF) 12.9 (TH)	226 MF 178 TH

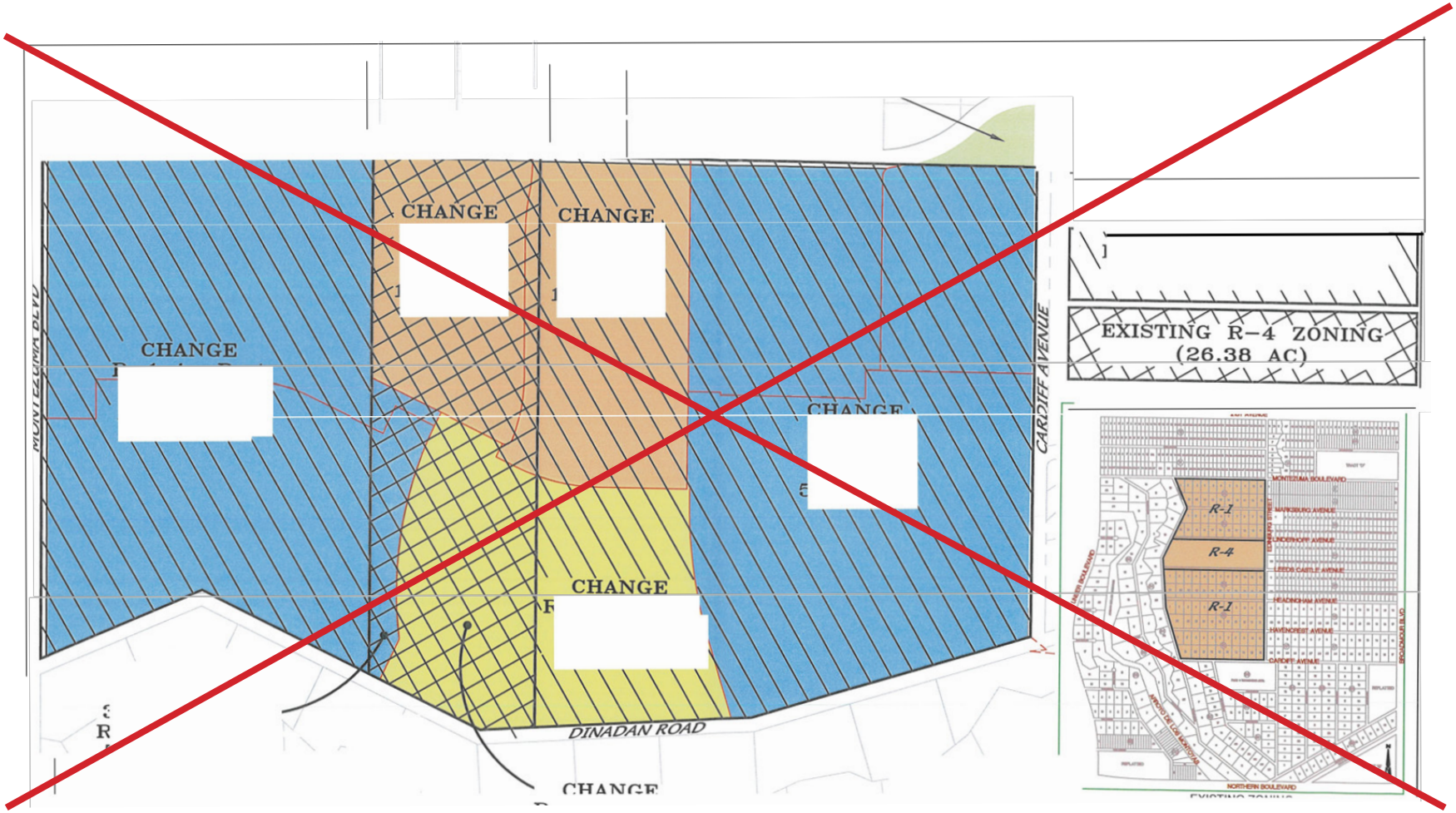
~~*Townhome density with lot widths @35' Total = 804~~

Illustrative Master Plan


R-4
R-3
R-4
R-4
R-4
R-3
NEIGHBORHOOD PARK
NEIGHBORHOOD PARK
POCKET PARK
MONTEZUMA BLVD
NARRESBURG AVE
LEEDS CASTLE AVE
HAVENCREST AVE
CARDIFF AVENUE
STONEGATE DRIVE
DUBLIN ROAD
DINADAN ROAD
20' Emergency Access Route To Be Gated And Knox Box Controlled
20' Ped Access Easement
Future Drainage Pond with Outfall & Trail connection to Los Montoyas Arroyo
MONTOYAS ARROYO
MONTOYAS ARROYO
* GROSS ACREAGE
** EXCLUDES OFF-SITE POND
MELON RIDGE SUBDIVISION
PRINCIPAL INTERIOR CIRCULATION ROUTE
SCALE: 1"=300'
STONEGATE MASTER PLAN
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539
Page: 10


PHASE 6-B
PHASE 7-B
PHASE 6-A
PHASE 7-A
PHASE 4-B
PHASE 5-B
PHASE 5-A
PHASE 4-A
PHASE 3
PHASE 2
PHASE 3
PHASE 1
Phase 1
R-2 (Low Density Residential)
R-4 (Medium Density Residential)
SU (Special Use) for NC (Neighorhood Commercial), R-6 & R-3 Residential Uses

Zoning Map


CHANGE
CHANGE
CHANGE
CHANGE
CHANGE
MONTEZUMA BLVD
CARDIFF AVENUE
DINADAN ROAD
EXISTING R-4 ZONING
(26.38 AC)
R-1
R-4
R-1

Stonegate Master Plan Parks

D. MASTER PLAN AMENITIES (PARKS AND RECREATION)

The Stonegate Master Plan also provides a significant recreational component to its new land use mix. Expectations are that Stonegate may provide up to ~~804~~ 936 new dwellings, so based upon a household size of 2.8 residents per dwelling it is anticipated that ~~2,251~~ 2,620 new residents may be residing here. Utilizing the City's standard of 3-acres per 1,000 residents, there should be ~~6.7~~ approximately 7.9 acres of park land provided.

1. ~~NEIGHBORHOOD~~ PARKS and GREEN SPACE

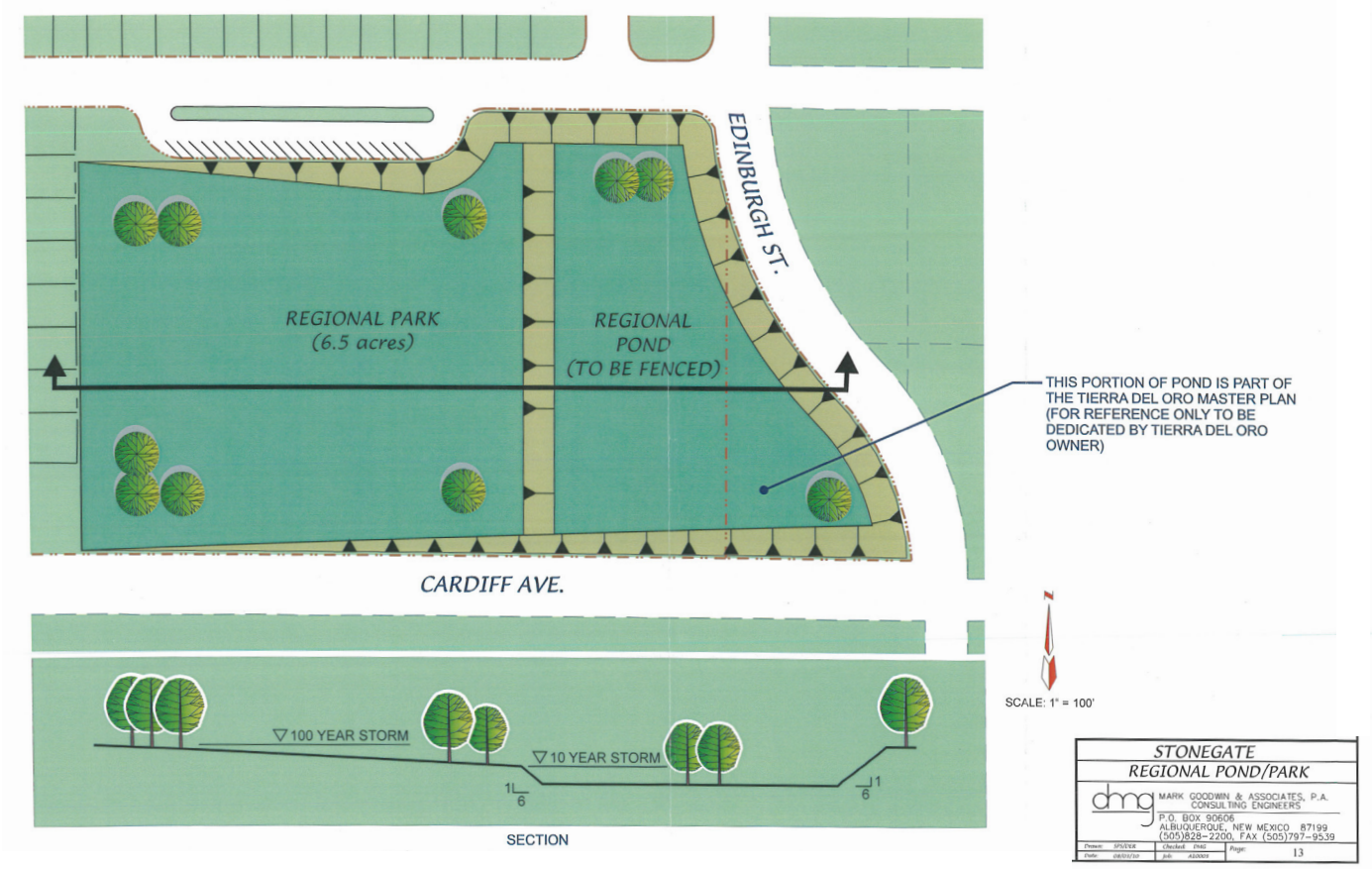
There are ~~two~~ four neighborhood parks proposed for Stonegate in Phases 4-7 designed to provide recreation opportunities for residents living in the immediate neighborhoods, featuring age-dependent amenities (*see page 29, Stonegate Master Plan Parks graphic*). Two of the neighborhood parks are approximately a half acre, and two are approximately 1-acre. One park was installed in Phase 1 and is approximately half-acre park located at Talisker Street. The 10.2 acre regional park located in the southeast corner has been graded and improvements are to be constructed with a future phase. Total acreage for the neighborhood and regional parks is approximately 13.6 acres. ~~along Stonegate principal north-south interior circulation route, with each being at least 2-acres in size and designed to provide recreational opportunities for residents living in the immediate neighborhoods, featuring age dependent amenities.~~ These parks will be designed and constructed according to the City's DPM standards, with an understanding that the regional park will be dedicated to the City's Parks and Recreation Department after an agreed-upon initial period of private, HOA maintenance. ~~A third, 0.7-acre pocket park will be located at the western terminus of Havencrest Ave., with a plan for it to be permanently designated a private neighborhood~~

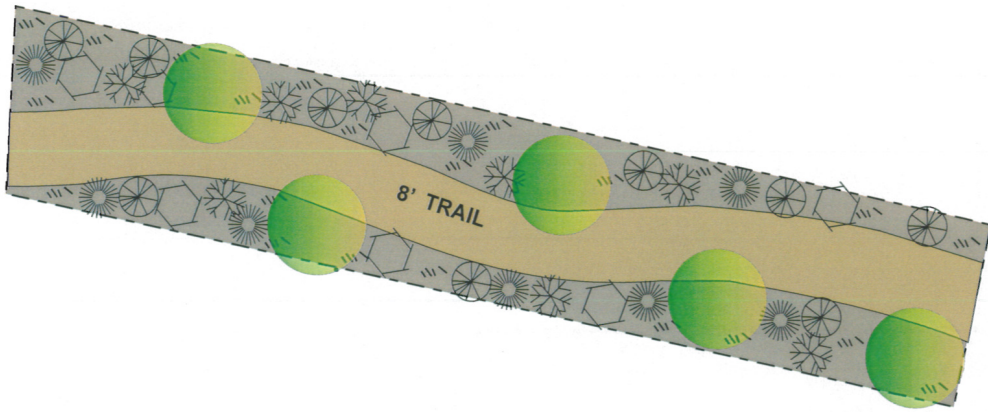
~~park. Impact fee credits can not be sought for any of these three parks.~~

In addition to the neighborhood and regional parks, two Village Greens are proposed for Stonegate Village located within the townhouse developments. The Village Greens will contain amenities such as walking paths and community gathering areas (*see Design Guidelines, Stonegate Village*). They will be publicly accessible providing green space and recreation areas for the surrounding community and residents. The Village Greens will designed, owned, and maintained by the HOA.

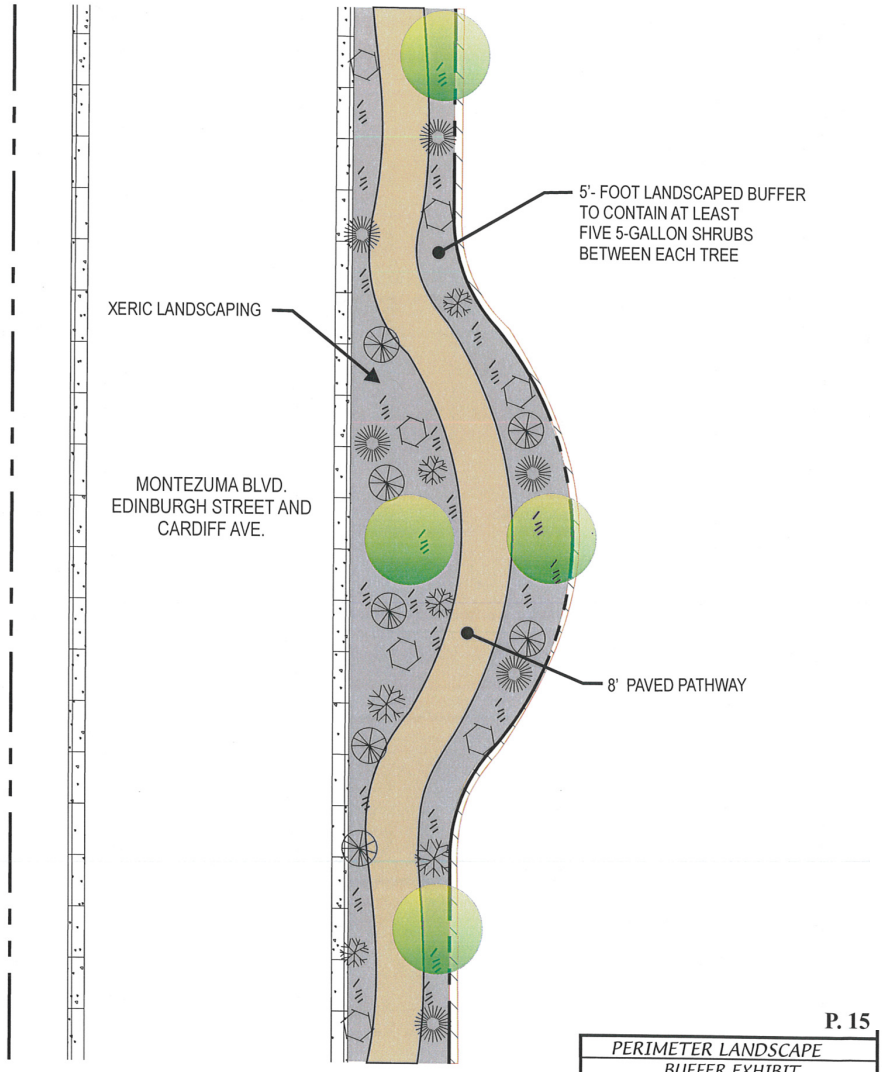
2. REGIONAL PARK AND POND

Within the southeast corner of Stonegate the LNSAP designated a 10.2 ~~7~~-acre regional park site, which was intended to co-locate with the Edinburgh Mater Drainage Plan's regional drainage pond. The Tierra Del Oro Master Plan, adopted in 2008 and located directly east of Stonegate, also contributed 1-acre to this regional drainage facility. This prior contribution also permitted the realignment of Edinburgh St. to the east so that an existing "jog" in Edinburgh St. (formerly 26th St.) could be eliminated (*see Tierra del Oro's commitment letter on page 53*). The dual-use, park/pond design concept ~~is for~~ provides a lower pool to exclusively contain the typical summertime storm (referred to as the 10-year storm) in its bottom on the east side, with the central portion of the park area to provide supplemental storage volume at a gradually higher elevation. This upper storage would be utilized only if the lower pool's capacity is exceeded (i.e. 50 year or ~~the~~ 100-year storm event). The size of this regional park is ~~anticipated to be 5.9~~ 10.2 acres





20' Access Easement with Trail



P. 15

PERIMETER LANDSCAPE BUFFER EXHIBIT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Landscape Legend

Symbol	Scientific Name Common Name	Initial Size Ultimate Size	Water Use
	Fraxinus velutina 'Modesto' Modesto Ash (female)	2" B&B 40' ht. x 30' spr.	High
	Perovskia Atriplicifolia Russian Sage	5 Gal 5 ht. x 4' spr.	Med
	Juniperus Sabina Buffalo Juniper	5 Gal 1' ht. x 6' spr.	Med
	Salvia Greggii Autumn Sage	2 Gal 3' ht. x 2.5' spr.	Med
	Chrysothamnus nauseosus Chamisa	1 Gal 6' ht. x 4' spr.	Low
	Crushed Landscape Rock	3/4"-1"	
	Compacted Crusher Fines		

with the storm water pond portion being 4-acres. The lower pool of ponding will be fenced for safety reasons and constructed to SSCAFCA standards so that its maintenance can be ultimately taken over by SSCAFCA. With dimensions of approximately 400-feet by 500-feet the upper park area was ~~may be~~ improved for use as a regulation soccer field, and accommodates a variety of recreational activities, ~~or as~~ to be determined by the City. ~~The design of the park will follow the process outlined in Appendix 11.5-1 of the City's DPM. The developer of Stonegate will dedicate the land, install park improvements, and then seek impact fee credits.~~

3. TEMPORARY POND BEFORE REGIONAL PARK

The adopted Edinburgh Master Drainage Plan requires that a new storm drain system be installed between the southeast corner of Stonegate and Northern Blvd. by other parties of the original Edinburgh agreement (not yet completed). ~~Until~~ This off-site storm drain is currently under construction ~~constructed.~~ Until construction is completed and accepted there will ~~have to~~ be a temporary pond installed that will occupy the entire 10-acre area of the pond and future park. The other neighborhood parks within Stonegate will have to serve the immediate recreational needs of the community until this storm drain is built. This delay may initially preclude the Stonegate developer from installing improvements in the regional park for a limited period of time.

4. NON-VEHICULAR CIRCULATION

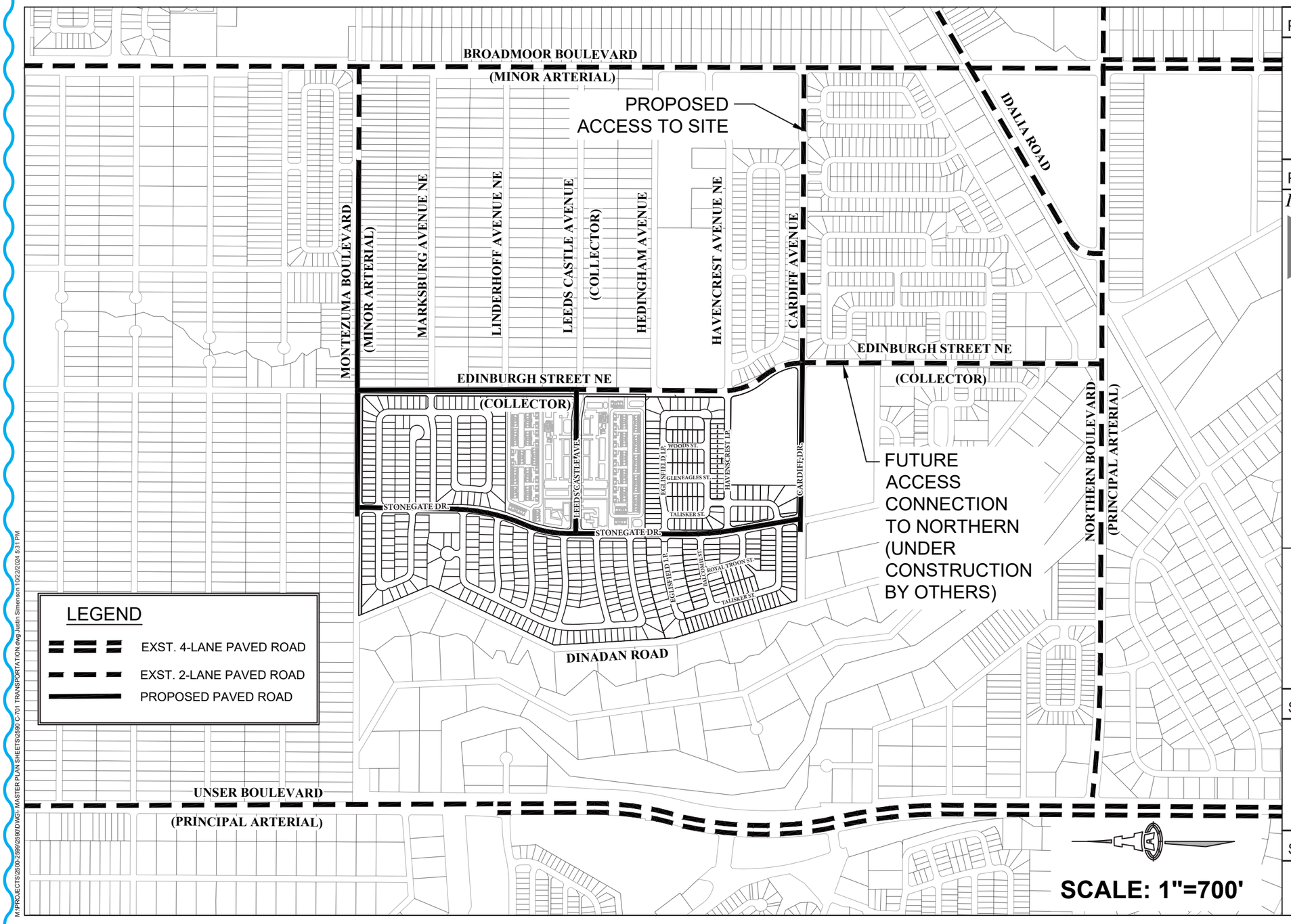
Paved trails and concrete sidewalks will be provided inside and· around the perimeter of Stonegate to foster the usage of alternate modes of travel.

As construction progresses from phase to phase, paved pathways and sidewalks will be incorporated into the streetscape along the principal circulation routes so that residents are encouraged to walk or bike to the numerous internal parks and to connect with other neighboring portions of the local community (*see the street section details on page 35-36*). The most northerly park will link ~~west directly out to Dinadan Road~~ north to Montezuma Blvd. via sidewalk and ~~HOA-maintained~~ trails where a future connection can be made to the multi-use trail along Leeds Castle. This connection to Las Montoyas Open Space was previously envisioned within the LNSAP extending east along Leeds Castle Ave. Leeds Castle is the principal east-west connection across the entire Lomas Negras Plan Area, ultimately extending east to the High Range Park in the extreme northeasterly corner of the LNSAP plan area. Within Stonegate Village, Leeds Castle Ave. will incorporate a sharrow (shared bicycle lane) and 8-foot sidewalks, providing a continuing connection for bicyclists and pedestrians.

E. ~~PROPOSED~~ TRANSPORTATION ~~PLAN~~

The ~~new~~ Stonegate development is located approximately half-a-mile west of Broadmoor Blvd. (minor arterial) and half-a-mile north of Northern Blvd. (principal arterial). Broadmoor Blvd. currently exists as a two-lane, paved roadway from Northern Blvd. to Montezuma Blvd. and Northern Blvd. is also paved with two lanes. Stonegate is located half-a-mile east of Unser Blvd., (limited-access principal arterial) where it is currently a four ~~two~~-lane roadway. Stonegate is bounded on the east by Edinburgh St. (collector), by Cardiff Ave. on the south (collector), Montezuma Blvd. (minor arterial) on the north, and Dinadan Rd. (local) on the west. ~~although none of these roads are presently improved.~~

For its principal access route to and from the site, Stonegate will rely upon the anticipated construction of Edinburgh St. from its intersection with Cardiff Ave. south to Northern Blvd. by others. If Edinburgh is not completed by other developers, Stonegate's developer will construct Cardiff Ave. from Edinburgh St. to Broadmoor Blvd. so that it can serve as its primary access route. The original TIS was performed to determine what the anticipated impacts would be to the City's local street network and its results indicate that there will be sufficient vehicular capacity on either route, regardless of whether Edinburgh St. or Cardiff



M:\PROJECTS\2500-2599\2590\DWG\-MASTER PLAN SHEETS\2590 C-701 TRANSPORTATION.dwg Justin Simenson 10/22/2024 5:31 PM

PREPARED FOR

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STONEGATE SUBUDIVISION

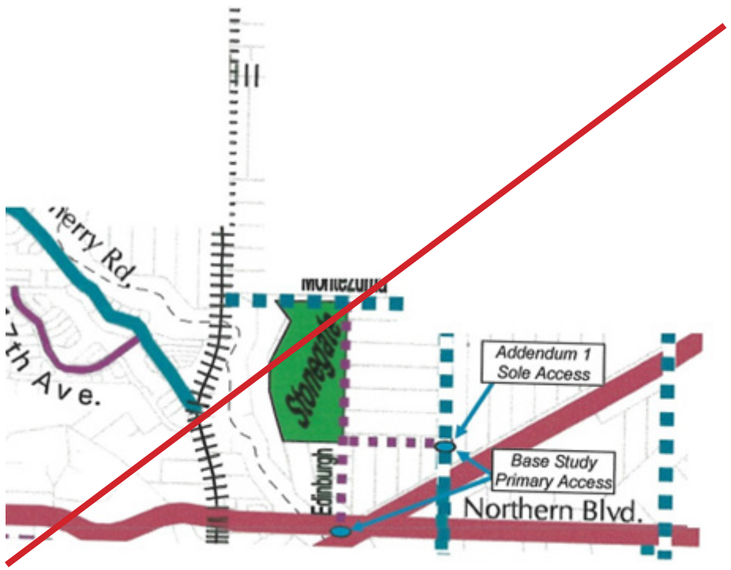
Rio Rancho, NM

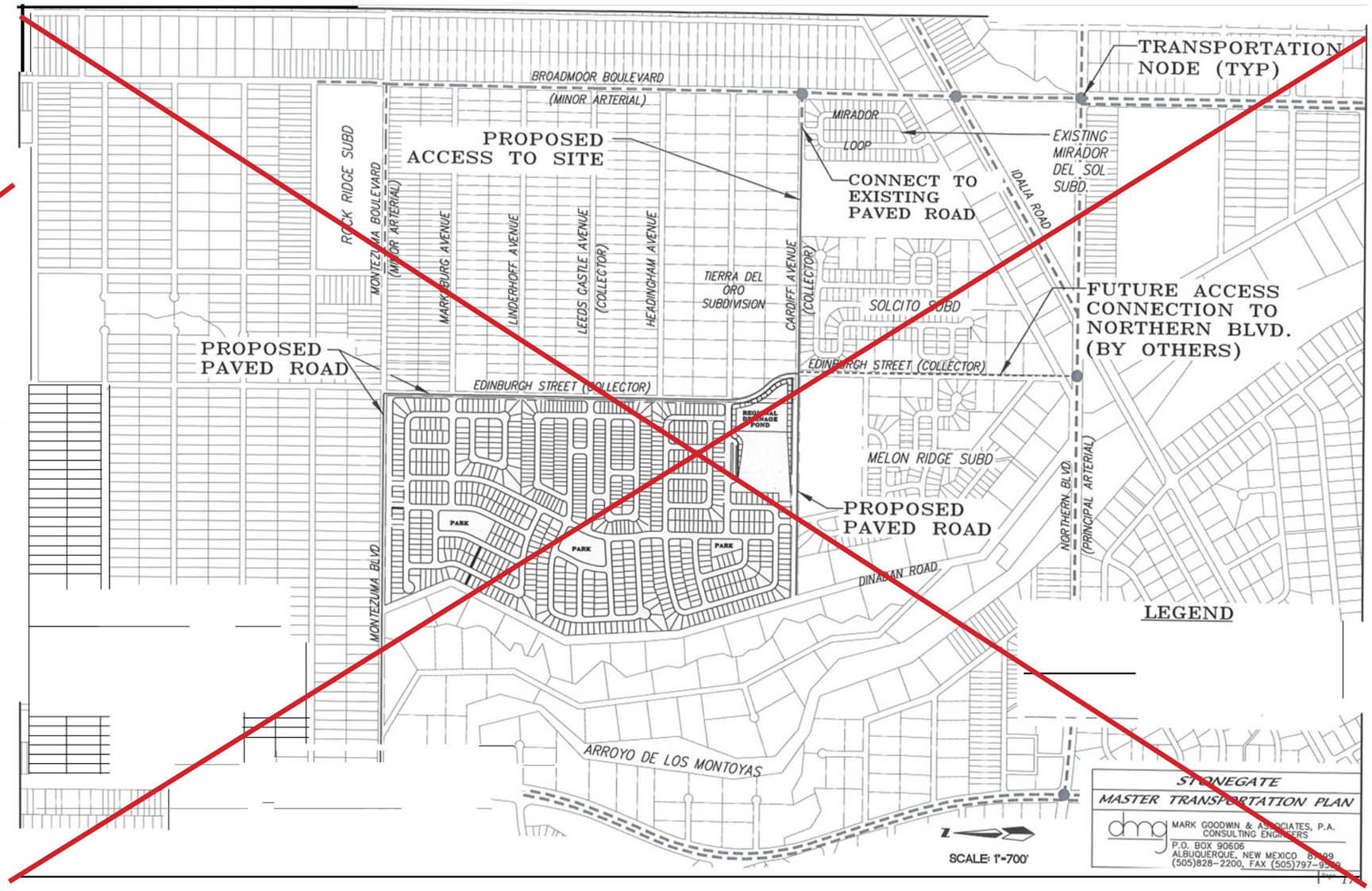
SHEET TITLE

MASTER TRANSPORTATION PLAN

SHEET NUMBER

3


Addendum 1
Sole Access
Base Study
Primary Access
Northern Blvd.
Edinburgh
Stonegate
th Ave.


BROADMOOR BOULEVARD
(MINOR ARTERIAL)
TRANSPORTATION
NODE (TYP)
PROPOSED
ACCESS TO SITE
MIRADOR
LOOP
EXISTING
MIRADOR
DEL SOL
SUBD.
CONNECT TO
EXISTING
PAVED ROAD
IDALIA ROAD
ROCK RIDGE SUBD
MONTEZUMA BOULEVARD
(MINOR ARTERIAL)
MARKSBURG AVENUE
LINDERHOFF AVENUE
LEEDS CASTLE AVENUE
(COLLECTOR)
HEADINGHAM AVENUE
TIERRA DEL
ORO
SUBDIVISION
CARDIFF AVENUE
(COLLECTOR)
SOLCITO SUBD
FUTURE ACCESS
CONNECTION TO
NORTHERN BLVD.
(BY OTHERS)
PROPOSED
PAVED ROAD
EDINBURGH STREET (COLLECTOR)
REGIONAL
DRAINAGE
POND
MELON RIDGE SUBD
NORTHERN BLVD.
(PRINCIPAL ARTERIAL)
PARK
PARK
PARK
PROPOSED
PAVED ROAD
DINAZIN ROAD
MONTEZUMA BLVD.
LEGEND
ARROYO DE LOS MONTOYAS
SCALE: 1"=700'
STONEGATE
MASTER TRANSPORTATION PLAN
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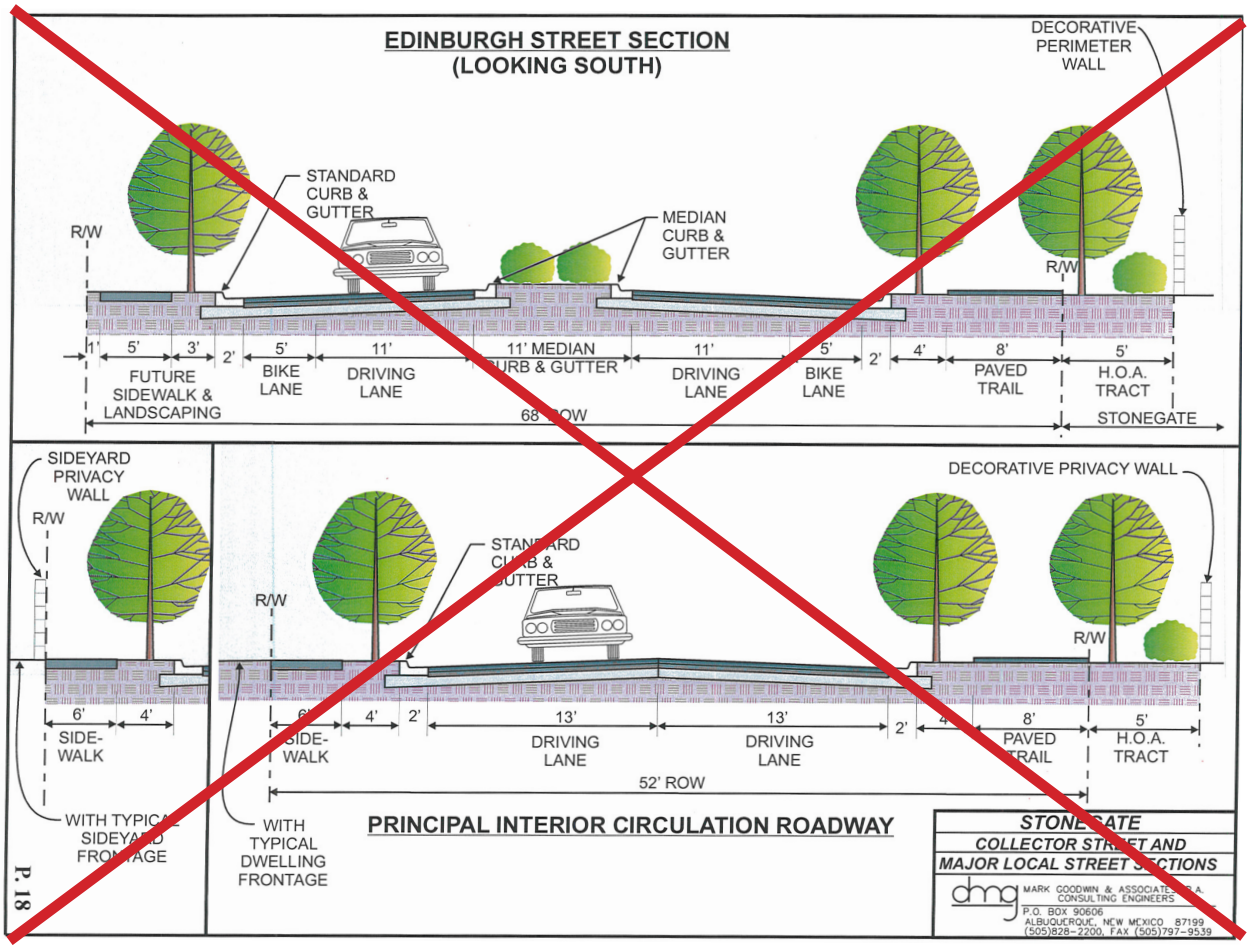
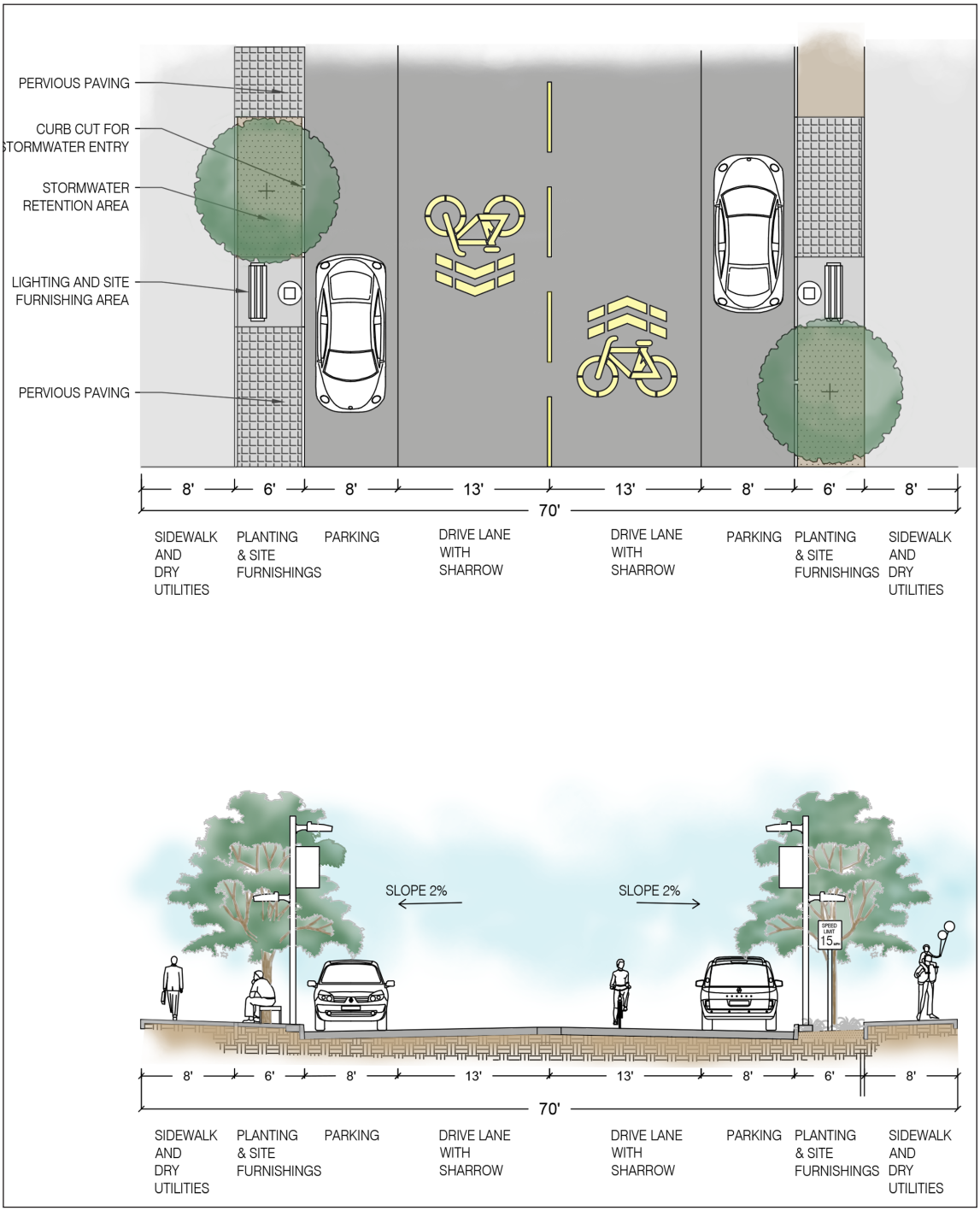
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539



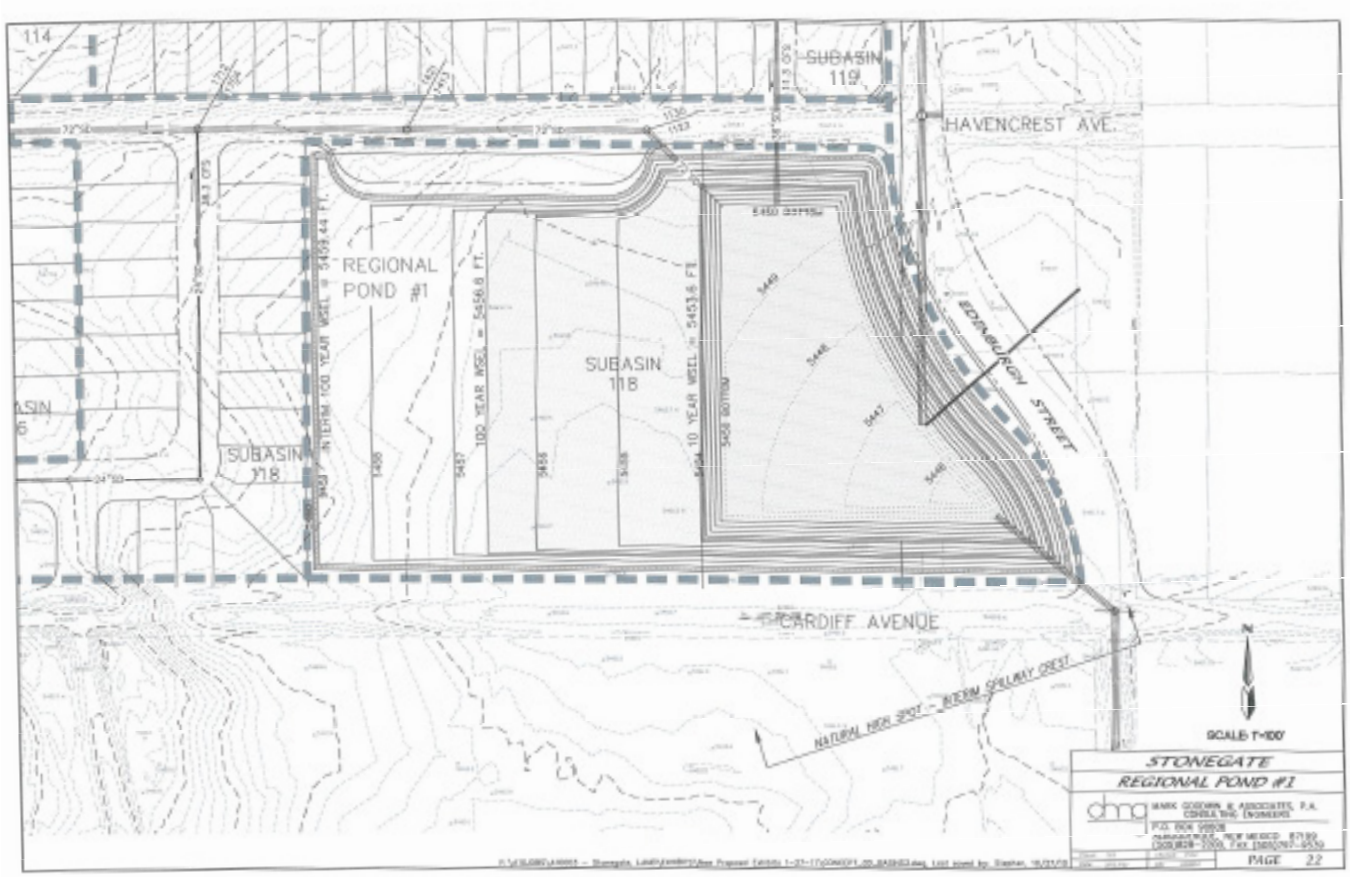
Ave. is selected. In the later portion of Stonegate's development Montezuma Blvd. will be extended from the northwest corner of the site west out to Unser Blvd. as a four-lane roadway, anticipating that its construction is eligible for impact fee credits (the traffic study results do not indicate this additional capacity is necessary before full build-out of Stonegate).

Access will comply with SAMM Spacing and the Design Process Manual (DPM) Vol II, Chapter II.3 and Title XV Land Usage, Chapter 155 Subdivisions. Based on these regulations, access may be restricted during site plan review.

~~The original Traffic Impact Study (TIS) generally concluded that capacity exists adjacent to the Stonegate Subdivision. Congestion is forecast along the Broadmoor Blvd. Corridor (from Northern Blvd. to and including Paseo del Volcan) and along Northern Blvd. (primarily at Edinburgh St.). Both Broadmoor Blvd. and Northern Blvd. are classified as arterial roadways and should be paved four lane facilities with dedicated left turn lanes at critical intersections with side streets. However, both Northern Blvd. and Broadmoor Blvd. are generally paved two-lane roadways withing the study area of the TIS. The TIS collected new traffic count data for the intersections study, projected those volumes to the implementation year (2029) and then added additional trips from nine (9) other know land development projects in the area that are in various stages of approvals and / or construction. In consideration of all of the development activity along Northern Blvd. and along Broadmoor Blvd. in the study area, it is apparent that the capacities of both Northern Blvd. and Broadmoor Blvd. as two lane facilities is currently taxed. The City of Rio Rancho should be~~



Leeds Castle Conceptual Street Section, Stonegate Village



~~considering C.I.P. projects to widen both roadways to four-lane facilities in the near future in order to facilitate all of the potential development that is ongoing~~.

All new streets proposed within Stonegate will be improved to City of Rio Rancho Standards, for Typical Street Standards of TS-01 (Residential Street), TS-02 (Collector Street), and TS-05 (Principal Arterial Street). This includes the perimeter streets of Edinburgh St., Cardiff Ave., and Montezuma Blvd. around the site as development proceeds in phases (Dinadan Road will remain unimproved). ~~For Stonegate's principal interior circulation routes, a 5-foot wide landscaped buffer will be installed adjacent to an 8-foot paved trail on one side of the street in lieu of the typical 5-foot sidewalk. This 5-foot buffer and trail will also be installed along Edinburgh St. and Montezuma Blvd. (*see page 35, Edinburgh Street Section*). The 5-foot buffer will be developer-installed and HOA-maintained.~~

Within Stonegate Village, Leeds Castle Ave. is proposed to be 70 feet wide with 13-foot drive lanes, a "sharrow" (shared bicycle lane designation), and 8-foot street parking lanes. The street will contain planting and site furnishings and 8-foot sidewalks (*see Stonegate Village Design Guidelines for streetscape requirements*). Leeds Castle will provide a transition with the multi-use trail extending from Broadmoor Blvd. through Tierra del Norte and Scottish Isles subdivisions to the east. The existing trail on Leeds Castle will transition to the Leeds Castle urban streetscape at the Edinburgh St. intersection.

Traffic Impact Studies will be required as future site development is coordinated with the City of Rio Rancho to ensure the TIS will reflect the current conditions in the area. This includes Stonegate Village and future phases of development for the entire Stonegate Master Plan.

F. MASTER DRAINAGE PLAN

The proposed Stonegate development lies within the boundaries of the approved 2008 Edinburgh Drainage Implementation Plan {DIP). This plan was sponsored by SSCAFCA and endorsed by the City of Rio Rancho along with several benefiting property owners. Several alternative drainage plan options were presented with Option #5 being the selected alternative for implementation. The DIP established basin wide requirements for drainage discharge rates and allocated cost share proportions for the major drainage facilities and infrastructure. The DIP further identified a phased plan of implementation and assigned specific pieces of the infrastructure construction to specific master planned developments within the drainage basin.

The Stonegate Master Plan will adhere to the DIP which requires construction of Regional Pond 1 located on the southeast corner of the Stonegate project site and construction of the Edinburgh storm sewer upstream from that pond. A second regional Pond 4 will be located just west of the north end of Stonegate. This pond will be constructed by others at a later date and it will divert flows from the large drainage basin area north of Montezuma Blvd. directly into the Montoyas Arroyo. Both of the ponds are ultimately to be operated and maintained by SSCAFCA (*see page 39, Master Storm Drain Plan*). According to the Flood Insurance Rate Map (*Map Number 35043 C 19000, March 18, 2008*) there are no Flood Hazard Zones (floodplains) on this site. The DIP further identified three parcels west of Stonegate as land to be contributed for impact fee credits with this master plan; however, during the review of this master plan SSCAFCA has reduced the required contribution to just one parcel, which is Lot 6 in Block 55 of Unit 13 ~~(see Vicinity Map on Page 2 for determining the location of this property).~~ The Stonegate Drainage Design Analysis Report (DDAR) prepared by Mark Goodwin and Associates has been approved by the City of Rio Rancho and SSCAFCA. Subsequently, Stonegate Phase 1 and 2 Supplemental Drainage Information (SDI) prepared by Mark Goodwin and Associates was also approved by the City of Rio Rancho and SSCAFCA.

The Stonegate subdivision will be graded so that all of the on-site runoff will be directed south and then conveyed by an internal storm drain to Regional Pond 1. The size of this regional pond is being increased by this master plan to accommodate the additional flows that result from Stonegate 's increased density. The increase is also due to the deletion of a former detention pond previously associated with the Stonegate Master Plan from 2006. In accordance with the Edinburgh DIP, the restricted allowable maximum discharge from Pond 1 will be maintained.

The Edinburgh DIP allowed for a portion of the flows in Stonegate to be intercepted by the master plan storm drain in Edinburgh Drive; ~~however, it may be possible and beneficial to separate Stonegate 's on-site flows~~ per the SDI, the storm drain in Stonegate Drive will be split at Leeds Castle with the area north draining to the Edinburgh storm drain and the area south to drain to Regional Pond 1 ~~from the other off-site flows~~ *(see page 39, Master Storm Drain Plan).* Ultimately, this will be determined during final design of the grading and drainage plan since balancing the earthwork will be a major governing consideration.

Regional Pond 1 will also be designed to serve as a multi-use facility consisting of stepped areas with minimum 6:1 side slopes. A deeper, 4-acre portion of the pond along Edinburgh St. will contain the 10-year, 24-hour storm event. Another area directly west of this lower pool will be designed at a higher elevation so that it can be used as a recreational field. This field may be partially inundated during the less-frequent, 100-year storm event. The maximum depth of water for the 100-year storm over the field will be minimized (see Pond 1 Exhibit on Page 22). Several interim drainage measures will have to be implemented as Stonegate is developed in phases.

MARKSBURG AVENUE NE

LINDERHOFF AVENUE NE

EDINBURGH STREET NE

LEEDS CASTLE AVENUE

HEDINGHAM AVENUE

HAVENCREST AVENUE NE

MONTEZUMA BOULEVARD

CARDIFF AVENUE

DINADAN ROAD

REGIONAL POND

REGIONAL POND OUTFALL (UNDER CONSTRUCTION BY OTHERS)

LEEDS CASTLE STORM DRAIN TO CONVEY NORTH STONEGATE DRAINAGE TO EDINBURGH STORM DRAIN

HAVENCREST STORM DRAIN TO CONVEYS SOUTH STONEGATE DRAINAGE TO REGIONAL POND

FUTURE WITH STONEGATE PH 6 OR MONTEZUMA IMPROVEMENTS 2-TYPE A INLETS 13.20 CFS TOTAL

INLETS K1 & K2 (SUMP) 2-TYPE SGL A 6.925 CFS EACH 13.85 CFS TOTAL

INLETS S3.1 & S3.2 (SUMP) 2-TYPE SGL A 7.905 CFS EACH 15.81 CFS TOTAL

INLETS M1, M2, M3, & M4 (SUMP) 2-TYPE SGL A 11.46 CFS EACH 45.84 CFS TOTAL

INLETS S1.1 & S1.2 (SUMP) 2-TYPE SGL A 14.705 CFS EACH 29.41 CFS TOTAL

INLETS A1 & A2 (SUMP) 2-TYPE DBL A 16.085 CFS EACH 32.17 CFS TOTAL

INLETS B1 & B2 (SUMP) 2-TYPE SGL A 7.75 CFS EACH 15.50 CFS TOTAL

INLETS C1 & C2 SUMP 2-TYPE SGL A 6.92 CFS EACH 13.84 CFS TOTAL

INLETS D1 & D2 SUMP 2-TYPE SGL A 9.84 CFS EACH 19.68 CFS TOTAL

INLETS E1 & E2 (SUMP) 2-TYPE DBL A 16.895 CFS EACH 33.79 CFS TOTAL

INLETS F1 & F2 (SUMP) 2-TYPE SGL A 6.945 CFS EACH 13.89 CFS TOTAL

INLETS G1 & G2 (SUMP) 2-TYPE DBL A 13.93 CFS EACH 27.86 CFS TOTAL

LEGEND

EXISTING STORM DRAIN

PROPOSED STORM DRAIN

SCALE: 1"=300'

PREPARED FOR

PREPARED BY

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STONEGATE SUBDIVISION

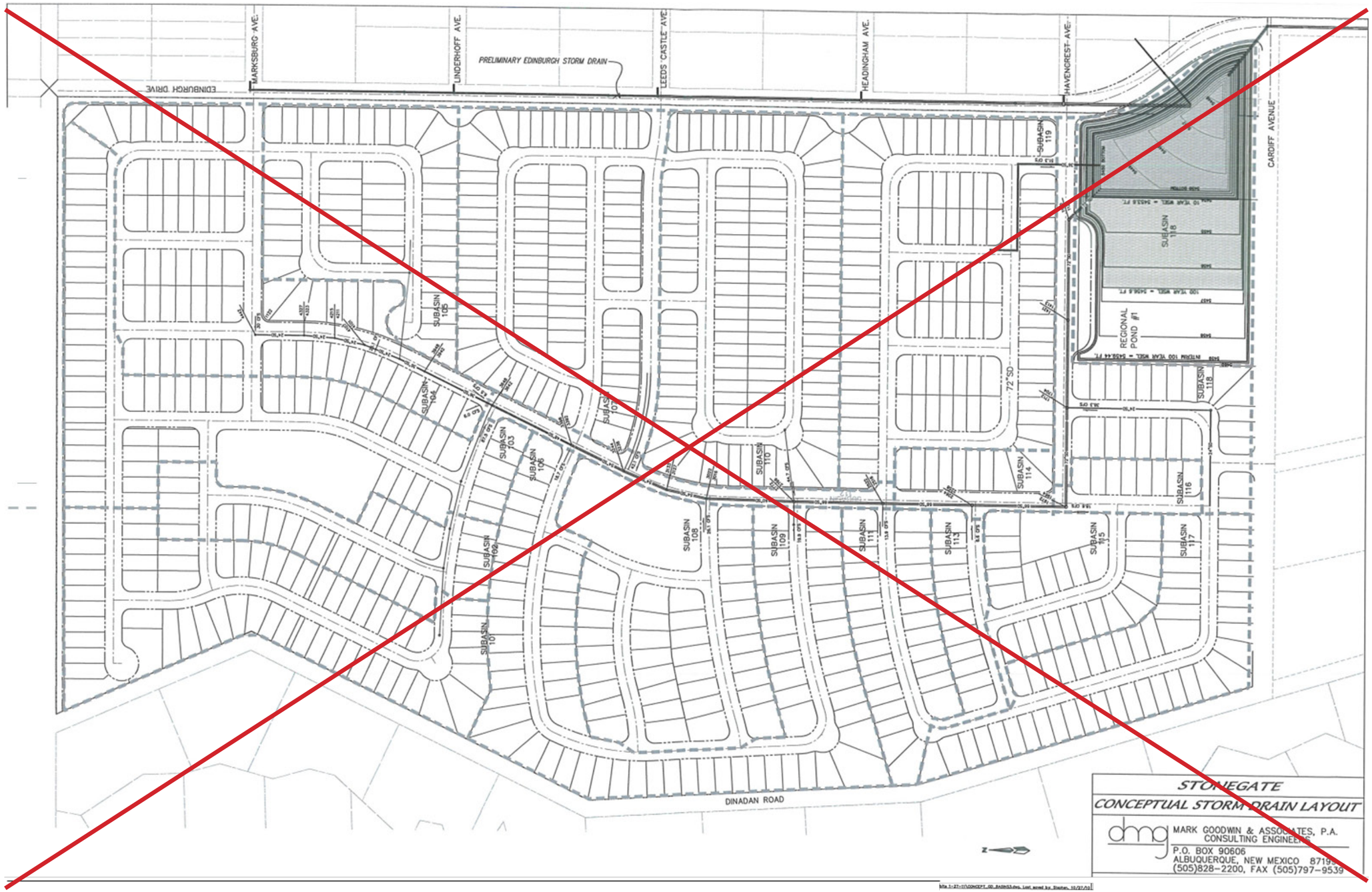
Rio Rancho, NM

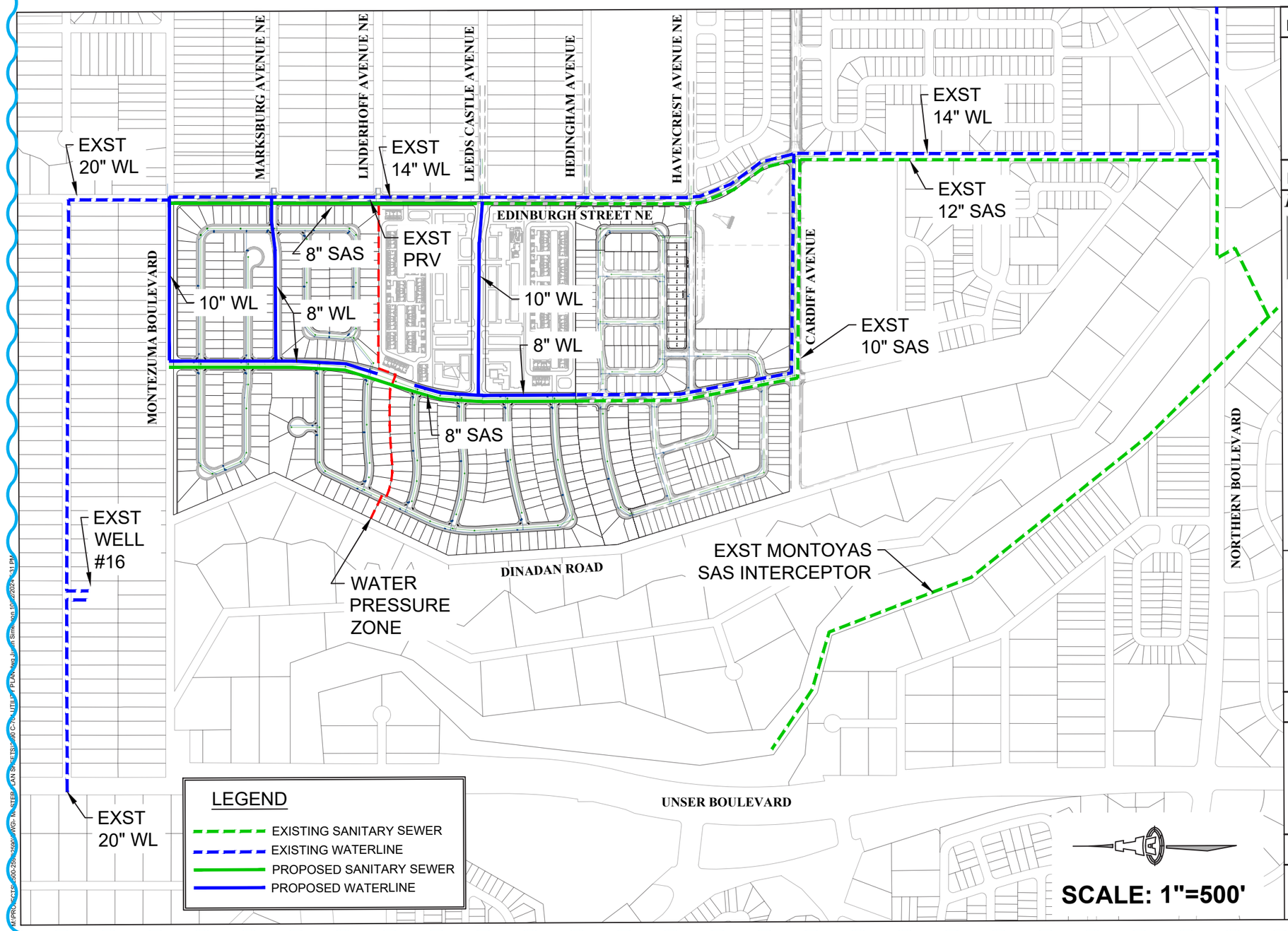
SHEET TITLE

MASTER STORM DRAIN PLAN

SHEET NUMBER

2


EDINBURGH DRIVE
MARKSBURG AVE.
UNDERHOFF AVE.
PRELIMINARY EDINBURGH STORM DRAIN
LEEDS CASTLE AVE.
HEADINGHAM AVE.
HAVENCREST AVE.
CARDIFF AVENUE
SUBASIN 119
SUBASIN 118
REGIONAL POND #1
SUBASIN 105
SUBASIN 104
SUBASIN 103
SUBASIN 106
SUBASIN 102
SUBASIN 101
SUBASIN 108
SUBASIN 109
SUBASIN 110
SUBASIN 111
SUBASIN 113
SUBASIN 114
SUBASIN 115
SUBASIN 116
SUBASIN 117
72"SD
DINADAN ROAD
STONEGATE
CONCEPTUAL STORM DRAIN LAYOUT
dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539



PREPARED FOR

PREPARED BY

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STONEGATE SUBUDIVISION

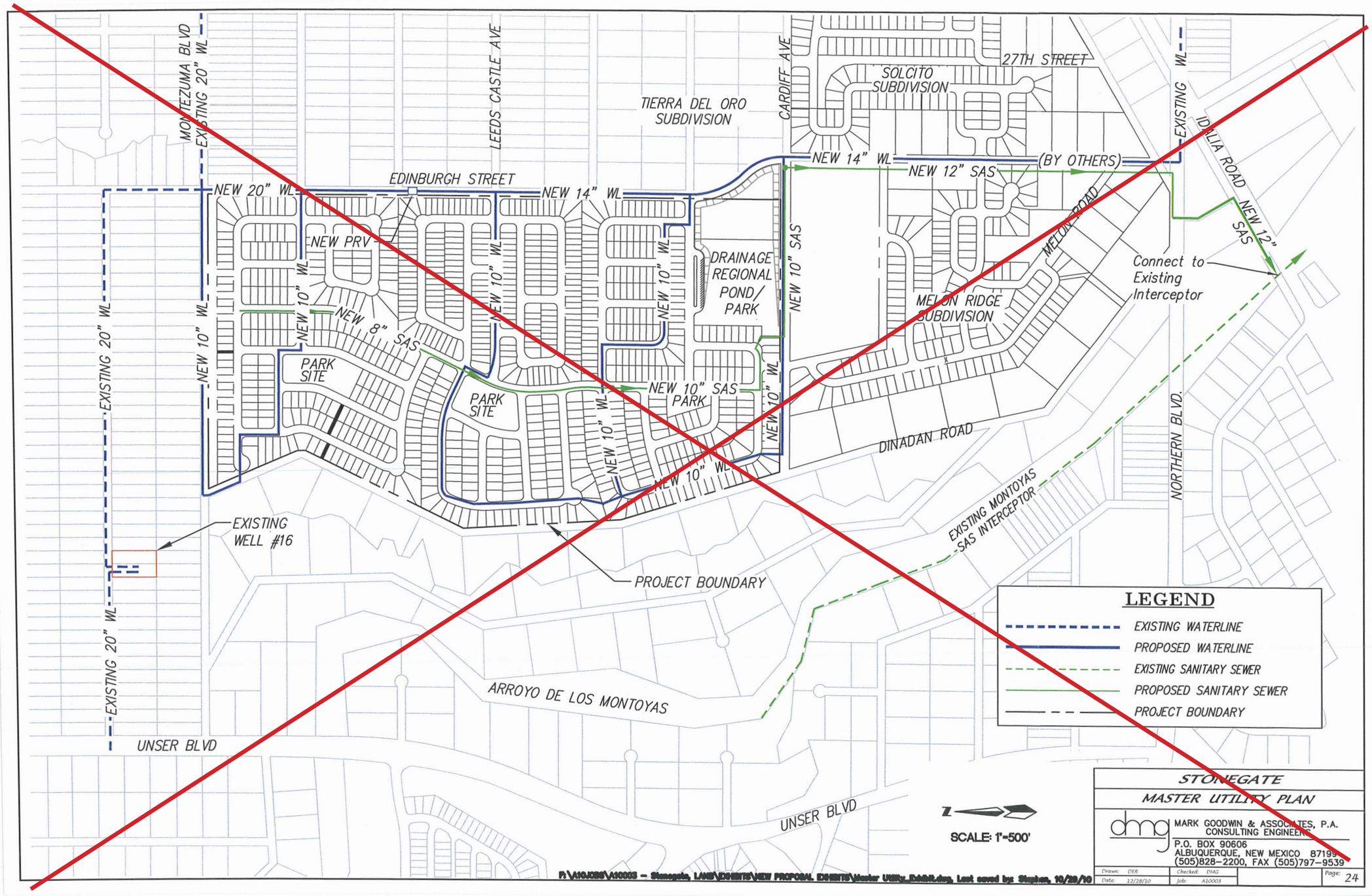
Rio Rancho, NM

SHEET TITLE

MASTER UTILITY PLAN

SHEET NUMBER

4


MONTEZUMA BLVD
EXISTING 20" WL
LEEDS CASTLE AVE
TIERRA DEL ORO SUBDIVISION
CARDIFF AVE
SOLCITO SUBDIVISION
27TH STREET
EXISTING WL
IDALIA ROAD NEW 12" SAS
EDINBURGH STREET
NEW 20" WL
NEW 14" WL
NEW 14" WL (BY OTHERS)
NEW 12" SAS
NEW PRV
NEW 10" WL
NEW 8" SAS
NEW 10" SAS
DRAINAGE REGIONAL POND/ PARK
NEW 10" SAS
MELON ROAD
MELON RIDGE SUBDIVISION
Connect to Existing Interceptor
PARK SITE
PARK SITE
PARK
DINADAN ROAD
NORTHERN BLVD.
EXISTING 20" WL
EXISTING WELL #16
EXISTING MONTOYAS SAS INTERCEPTOR
PROJECT BOUNDARY
ARROYO DE LOS MONTOYAS
UNSER BLVD
UNSER BLVD
LEGEND
EXISTING WATERLINE
PROPOSED WATERLINE
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROJECT BOUNDARY
SCALE: 1"=500'
STONEGATE
MASTER UTILITY PLAN
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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Drawn: DER
Date: 12/28/10
Checked: DMG
Job: A10003
Page: 24

Regional Pond 1 ~~will be~~ was excavated during the first phase of development and function as a temporary retention pond until the downstream storm sewer south of the site along Edinburgh St. is completed by others. The interim retention pond ~~will be~~ was graded to the same configuration as its ultimate condition, so it will not have to be regraded at a later date when it becomes a permanent facility. The 100-year pond elevation will be about 3' higher during the temporary period. The downstream Edinburgh St. storm sewer will be constructed by others in accordance with the DIP's cost share arrangement. Additional on-site temporary sediment / retention ponds may be needed at various locations within the site as phased construction of Stonegate unfolds.

The Stonegate Village lies within basins 150-159 of the Stonegate DMP. The Village shall adhere to the allowable discharge listed for these basins in the approved Stonegate DMP. The area north of Leeds Castle will drain to the storm drain in Leeds Castle and the area south of Leeds Castle will drain to the storm drain in Edinburgh. Stormwater detention and water quality ponds shall be provided to meet the allowable discharge based on the final layout and any increase of impervious area.

Stormwater drainage and water quality discharge will need to be addressed per the City of Rio Rancho DPM Vol. II, Chapter II.2 and Rio Rancho City Ordinance Chapter 153 Erosion Control: Storm Drainage and Stormwater Quality.

G. MASTER UTILITY PLAN

Stonegate will be served by the City of Rio Rancho Utility Department, which issued a "Water/ Wastewater Serviceability Statement" on August 23, 2010 *(see page 41, Master Utility Plan)*. All utility installation must be compliant with DPM Vol. II, Chapter II.4 and Rio Rancho Ordinance Title V.

1. WATER

Water system expansion as required for development of the Stonegate subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement. Stonegate is located predominantly within Zone 3 with an upper zone feed supplied from Well 16. It will be supplemented with an upper zone feed from Reservoir/Wei/ 8 involving pressure reducing valves as stated in the availability statement. Master planned 14" and 20" lines will be extended south in Edinburgh St. to Cardiff Ave. from the existing 20" waterline located in Montezuma Blvd. New 10" waterlines in Cardiff Ave. and around the western perimeter of the project site will create a looped connection between Montezuma Blvd. and Cardiff Ave. ~~Internally, there will be three additional 10" waterlines that will loop between Dinadan Road and Edinburgh St.~~

2. SANITARY SEWER

The ultimate sanitary sewer outfall for Stonegate will be to the existing Los Montoyas Arroyo SAS interceptor that runs south across Northern Blvd. To get there a new 12" SAS line in Northern Blvd. and then north up Edinburgh St. will have to be extended to Cardiff Ave., covering approximately 2000 LF of new collection line. Much of this collector line has already been designed and approved as part of the Melon Ridge Infrastructure Construction Plans. Melon Ridge subdivision is located just south of the Stonegate site. On-site, a new 10" SAS line will extend west in Cardiff Ave. from Edinburgh St. to the west side of Regional Pond 1. From there the 10" line will extend north through Stonegate along the central north-south street running up the center of the site. All remaining on-site feeder sewer lines will be 8". Since the new line in Northern Blvd. will cross the Montoyas Arroyo. ~~SSCAFCA will be involved in the sewer outfall's construction beneath the arroyo.~~

H. STONEGATE DESIGN GUIDELINES

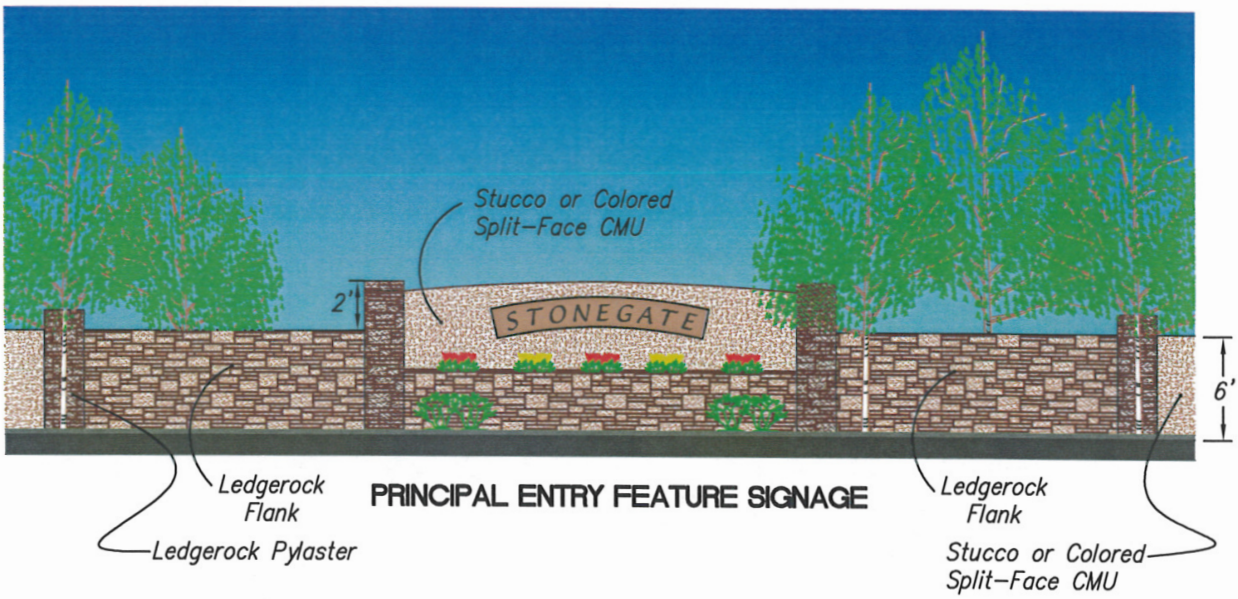
The purpose of these design guidelines is to enhance the developed surface appearance so that new residents and their visitors can experience a positive visual feel in their new urban environment. Design guidelines establish the basis from which project owners and new home builders will use to create an inviting and vibrant community that when combined with distinctive identities can be unique to Stonegate. The City's Comprehensive Plan has been utilized as the foundation from which key aesthetic elements have been generated, but the ultimate goal is to enhance the minimums so that a recognizable difference can be perceived by all observers within Stonegate. The following are design guidelines the Stonegate Master Plan outside Stonegate Village, which contains distinct design guidelines outlined in Subsection I.

PEDESTRIAN AND BICYCLE

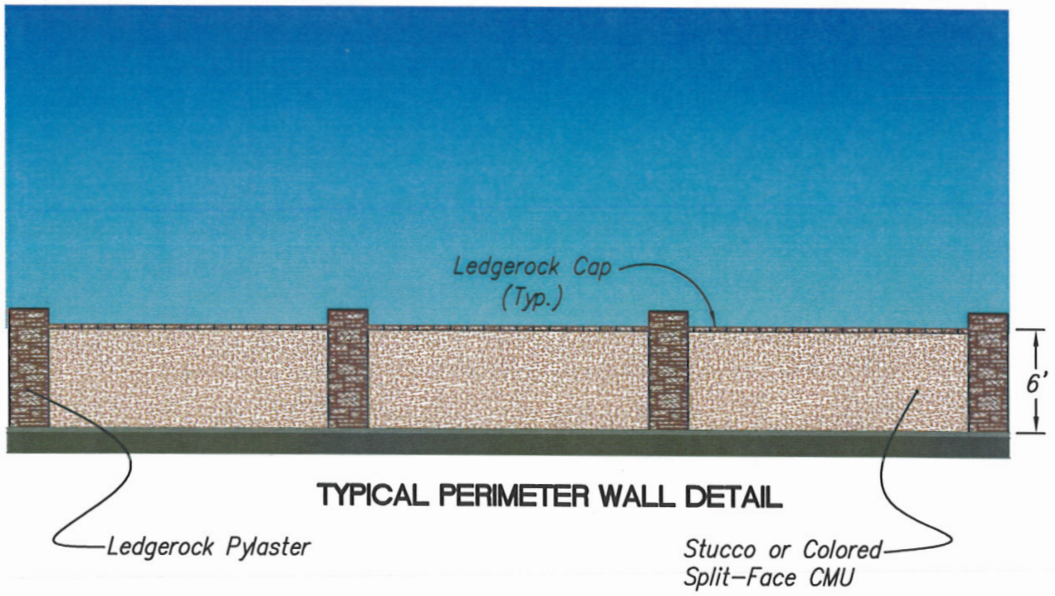
- Along one side of Stonegate 's principal interior circulation route there shall be an 8-foot wide paved pathway interconnecting neighborhood parks and the regional park. These paved pathways shall be continuous through each park and extend out to extremities of the site. On the opposite side of the street from these pathways there will be a 6-foot wide sidewalk. Interior streets containing the pathway are Leeds Castle Ave., Havencrest Ave., Marksburg Ave. and portions Stonegate Dr. All other sidewalks within the site are to be 5-feet wide.
- Pedestrian pathways designated on the master plan shall be clearly visible to users and sufficiently marked at street crossings with appropriate-scale warning signage and pavement markings.

LANDSCAPING

- Around the outside of Stonegate on the project side of Montezuma Blvd., Edinburgh St. and Cardiff Ave. there shall be a landscaped buffer installed between the curb and site perimeter walls consisting of a combination of evergreen and deciduous trees. Trees shall be spaced at least every 50′ and planted in a minimum 5′ x 5′ area, or clustered, provided there are the same number of trees as one per 50′. Pedestrian scale ground cover employing native and xeric principles shall be installed elsewhere within the buffer, including at least five 5-gallon shrubs per tree. Stonegate 's principal interior circulation route *(see page 35)* shall also contain this landscaped buffer on one side of the street. The buffer is to exist as a private tract to increase the streetscape width *(page 35)*. This landscaping will be developer-installed after street construction and HOA-maintained.
- New parks shall be designed by a registered landscape architect and constructed by a licensed contractor in accordance with all requirements of the Rio Rancho DPM. An approved park design and construction drawings must be permitted through the City before installation.
- Deciduous shade trees shall be installed along streets fronting parks according to Section 2.5 of the Parks and Trails Design chapter of the DPM.
- Automatic underground irrigation systems are required to support all landscaped areas. Irrigation components and their maintenance outside of individual lots shall be the responsibility of the HOA. Within individual lots maintenance shall be the responsibility of the homeowner, which includes individual landscaping between curb and sidewalk.
- When the on-site regional park is constructed, it shall include a minimum 10-foot wide landscape buffer between the parking area and the adjoining street right-of-way.
- Deciduous shade trees shall be capable of reaching a mature height of at least 25-feet.
- All planting areas not covered by turf shall be covered with a ground-topping of crushed landscaped rock, river rock, or similar materials (underlain by weed barrier) that extend completely beneath the plant material. All planted



PRINCIPAL ENTRY FEATURE SIGNAGE



TYPICAL PERIMETER WALL DETAIL

STONEGATE	
TYPICAL WALL DETAILS	
dmg	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828–2200, FAX (505)797–9539
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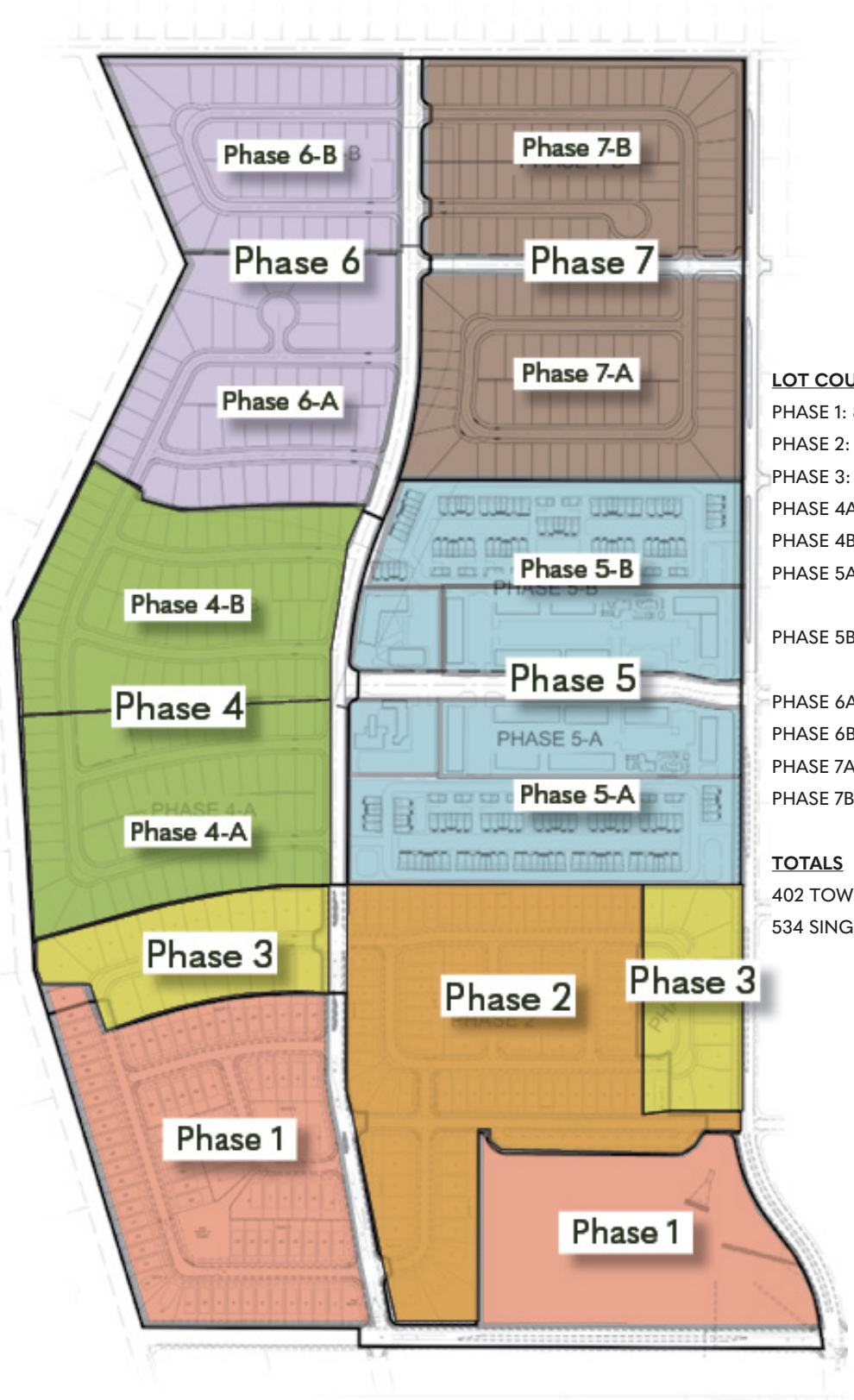


LOT COUNTS

PHASE 1: 84 - 40′ WIDE LOTS (EXISTING)
PHASE 2: 94 - 40′ WIDE LOTS (EXISTING)
PHASE 3: 37 - 60′ WIDE LOTS
PHASE 4A: 57 - 50′ WIDE LOTS
PHASE 4B: 59 - 50′ WIDE LOTS
PHASE 5A: 90 TOWNHOME UNITS
116 MULTI-FAMILY UNITS
PHASE 5B: 86 TOWNHOME UNITS
110 MULTI-FAMILY UNITS
PHASE 6A: 41 - 60′ WIDE LOTS
PHASE 6B: 40 - 60′ WIDE LOTS
PHASE 7A: 61 - 50′ WIDE LOTS
PHASE 7B: 61 - 50′ WIDE LOTS

TOTALS

402 TOWNHOME/MULTI-FAMILY UNITS
534 SINGLE-FAMILY LOTS

Phasing Plan

areas, including trees, shrubs, ground-covers, turf, wild-flowers, etc., shall be maintained in an attractive, living condition, free of weeds.

- All single- and multi-family residential development shall include the installation and maintenance of landscaping in the front yard, and when an unscreened side yard abuts a street right-of-way, in that side yard as well. A minimum of two trees, each a minimum of 1-1 /2 inches in caliper (deciduous trees), or 8-foot high conifers (evergreen trees), and three 5-gallon shrubs or, the equivalent thereof, shall be required. Home builders shall be responsible for installing the front-yard landscaping prior to home occupancy. Upon completion of home construction, landscaping shall be maintained by the homeowner. At full maturity live plant material shall cover at least 40% of the front yard, which includes the area between the back of curb and the front of the sidewalk.
- Landscaping within all private common areas shall be maintained by the HOA.
- Outside of recreational fields and park play areas, turf shall be restricted to not being more than 20% of the landscaped area. Artificial turf shall also be allowed.
- The following plant varieties are encouraged: Trees - Desert Willow, Velvet Mesquite, Desert Uve Oak, Austrian Pine, Bradford Pear, Pinon Pine, New Mexico Olive, Chitalpa, Chinese Pistache, Hackberry, Shumard Oak, Chaste Tree, Chinaberry, Mexican Elder, Raywood Ash and Modesto Ash. Accents & Shrubs - New Mexico Yucca, Mexican Evening Primrose, Switch Grass, Blue Mist Spirea, Chamisa, Russian Sage, Buffalo Juniper, Autumn Sage, Apache Plume, Fernbush, Mountain Mahogany, Red Yucca, Western Sand Cherry, Turpentine Bush, Catmint, Agastache and Scotch Broom.
- All irrigation shall be in compliance with the City Water Conservation Ordinance.
- Landscaping shall not be allowed to grow within the clear-sight triangle. The HOA shall be responsible for maintaining streetscape vegetation so that it conforms.

ARCHITECTURAL

- Roofs may be flat, pitched, or combination of both, and they shall be made of non reflective materials. Non-metal roof colors shall be limited to earth-toned browns, grays, and greens.
- Residential building heights shall not exceed 32-feet.
- Exterior siding materials on new homes shall be either stucco or brick. Stucco and brick colors shall be limited to earth-toned shades of brown and green.
- Window frames can be wood, metal, or solid vinyl. All exterior doors shall be stained or painted to match the architectural theme of the main building.
- Building setbacks for each dwelling shall be according to pertinent provisions of the City Zoning Code.

LIGHTING

- All lighting shall be shielded to prevent it from spilling onto adjoining properties or so that it does not violate the “Dark Sky” ordinance.
- Street lighting shall be installed according to the City of Rio Rancho’s DPM.
- The use of low-profile, spread-lighting fixtures shall be used to accent and provide safe illumination to landscapes and walkways. Up-lighting fixtures are not permitted.

WALLS

- Perimeter walls around the property shall be designed to reduce their visual impact with the use of landscaping or varied materials.
- Perimeter walls shall be constructed of split-face concrete masonry or stucco masonry block, finished with ledgerock accents.
- Except for the 8-foot entry-feature wall, maximum wall heights shall be 6-feet.
- Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.
- Walls shall not be allowed within the clear-sight triangle.

Leeds Castle Avenue Concept

- Screening walls shall include pedestrian openings to promote better circulation within and around the site.

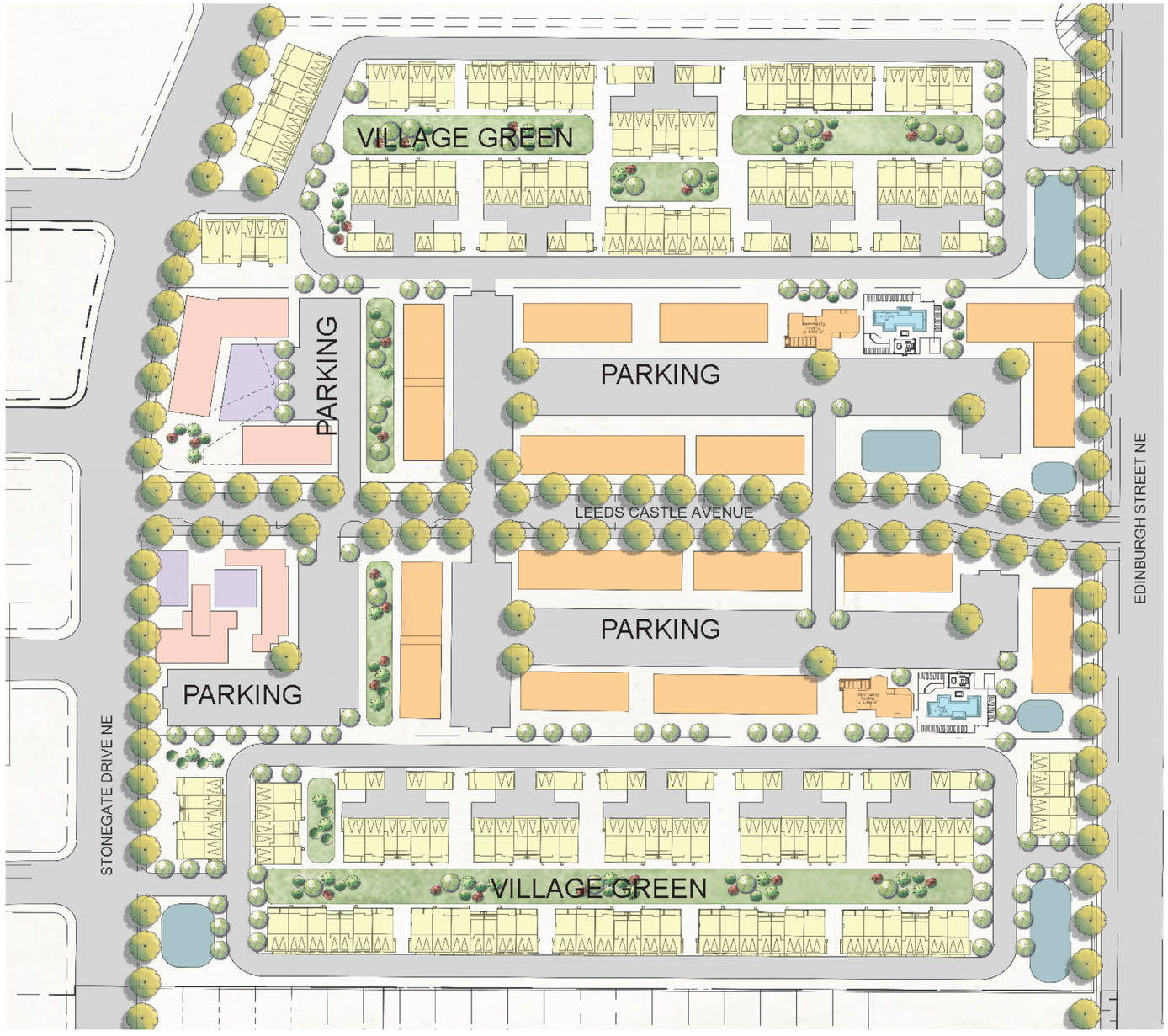
UTILITIES

- All new electric distribution, telecommunication, and cable TV lines associated with the project shall be placed underground.
- Primary cable boxes, transformers, switch gears, and main-line telephone distribution cabinets shall be screened with walls and vegetation to the extent possible, provided they are still compliant with the standards of all the dry utility companies.

~~1. Phasing Plan~~ PHASING PLAN

Due to its relatively large size, Stonegate will be divided up into seven (7) phases. Phases 1-4 and Phase 6 and 7 will average 137 dwellings per phase. Stonegate Village is contained in Phase 5, which will include townhouse development at average of 12.6 dwelling units per acre, and multi-family at 27.5 dwelling units per acre. The availability of infrastructure was the primary determining factor in deciding to locate the first phase in the southeast corner of the property. Phase implementation will be a function of buyer demand and homebuilder preferences since it is anticipated that numerous homebuilders will be constructing a variety of housing types with differing price points.

The site's terrain slopes down toward the southeast corner where the regional drainage pond will be used to collect runoff from the first phase and all subsequent phases. New storm drain will then extend further south in Edinburgh St. and eventually drain this pond into the Montoyas Arroyo where it passes beneath Northern Blvd. Undeveloped runoff from areas within future phases of Stonegate and upstream of Phase I will be collected and routed through Phase I.



LEGEND

ACREAGE BY USE

NORTH:
TOWNHOMES 88 UNITS / 6.8 AC 12.9 DU/AC

MULTI FAMILY 110 UNITS / 4 AC 27.5 DU/AC

COMMERCIAL 1AC / 13,700 SQF BUILDING

SOUTH:
TOWNHOMES 90 UNITS / 7.1 AC 12.6 DU/AC

MULTI FAMILY 116 UNITS / 4.2 AC 27.5 DU/AC

COMMERCIAL 1.2AC / 9,844 SQF BUILDING

*NUMBERS ARE PRELIMINARY AND MAY CHANGE WITH DESIGN DEVLEOPMENT

LEGEND

- MULTI-FAMILY
- TOWNHOMES
- RETAIL & COMMERCIAL
- COMMERCIAL PLAZA
- TOWN HOME VILLAGE GREEN
- STORM WATER PONDS

Conceptual Stonegate Village Layout

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Stonegate Village Green Concept

I. STONEGATE VILLAGE DESIGN GUIDELINES

The purpose of these design guidelines is to provide guidance towards creating a distinct character for Stonegate Village, the mixed-use area on Phases 5-A and 5-B. These design guidelines will be used to create an area that prioritizes walkability, residential density, and neighborhood commercial that is accessible for pedestrians. The design guidelines compliment the City's design standards, yet provide some unique elements to create a distinctive area of Rio Rancho. Final designs for Stonegate Village will be determined through the Site Plan approval process. Graphics shown in the Master Plan are conceptual and provide a graphic representation of the Design Guidelines.

LEEDS CASTLE AVENUE

Stonegate Village is bisected by Leeds Castle Avenue. The intention of the design guidelines is to create an urban street that is an inviting, walkable, vibrant streetscape that can accommodate outdoor seating.

- Leeds Castle Avenue shall have a total right-of-way of 70 feet.
- Driveways shall be limited.
- The street shall contain on street parking and 13' drive lanes with designated "sharrows" which allow shared driving with bicyclists.
- The street shall contain 8' sidewalks and 6' of planting and site furnishings area, which will contain benches, trash receptacles, and lighting.
- The streetscape shall contain passive irrigation features such as pervious paving, curb cuts for stormwater entry, and stormwater retention areas.
- Leeds Castle Avenue shall contain on street parking.

- Spacing of trees shall be spaced 25 - 30 feet on center along the street frontage.
- The speed limit on Leeds Castle Avenue shall not exceed 25 miles per hour. Speed tables shall be installed to reduce high traffic speeds.

TOWNHOUSES

Two townhouse developments will be located at the northern and southern edges in Stonegate Village. The townhouse developments will contain village greens for open space and community amenities. The townhouse design guidelines are equivalent to the R-3 Mixed Residential District in the Rio Rancho Zone Code and is subject to the following design guidelines for attached units:

- Setbacks for the townhouse development shall be as follows: Front - 10 feet, Rear/Alleyway - 5 feet, Side/Street side - 0/10 feet
- Parking shall be provided for residents and guests. Each townhouse shall have a rear loaded garage orientation.
- Alleyways shall be a standard width of 20 feet.
- Auto Courts must have a demonstrated ingress/egress.
- The development shall provide two off-street spaces per dwelling unit.
- Guest Parking shall be a minimum of 6 spaces total.
- Village Green/Open Space may contain the following amenities: Walkways and paths, sitting/gathering spaces, and communal barbecue grills.
- The Village Greens will be designed, owned, and maintained by the HOA.
- Townhouse units shall be maximum of three stories or 28 feet.
- Lot sizes shall be a maximum of 1,200 sf with a maximum width of 28 feet.
- Density shall be no more than 12 to 15 dwelling

Walkable Commercial Plaza Concept

units per acre.

MULTI-FAMILY DEVELOPMENT

Multi-family development within Stonegate Village is located adjacent to Leeds Castle Avenue. The intent is to create a higher density housing option near commercial services and amenities. The following design guidelines apply to the multi-family development Stonegate Village. The multi-family development may include spaces on the ground floor for commercial uses. The multi-family developments will include pool and community facilities. The multi-family design guidelines are equivalent to those in R-6 Multi-Family Residential District in the Rio Rancho Zone Code. The multi-family development is subject to the following design guidelines:

- Setbacks for the multi-family shall be as follows: Front (Leeds Castle frontage) - 0 feet, Rear - 15 feet, Side/Street Side - 7.5 feet/10 feet.
- Parking shall be provided for residents and guests designed with a rear loaded/garage orientation.
- Alleyways shall be standard width of 20 feet.
- Auto court shall have demonstrated ingress/egress.
- All off-street parking shall be located behind residential buildings and not along Leeds Castle Avenue.
- Off-street parking spaces per dwelling shall be as follows: Studio or 1 bedroom - 1.5 spaces, 2 bedroom - 2 spaces, 3 bedroom - 3 spaces, Guest/staff parking - 6 spaces.
- Leeds Castle Avenue on-street parking for guests and staff.
- Usable open space (balconies and patios included) shall be as follows: 100 sf per studio/1 bedroom, 200 sf per 2+ bedroom.
- Maximum height shall be 4 stories or 48 feet.
- Density shall not exceed 32 dwelling units per acre.
- Commercial uses shall be located on the ground floor along Leeds Castle Avenue.
- Commercial uses shall have a maximum 2,500 square footage.
- Appropriate commercial uses can include coffee shops, delicatessen, small gift shops, and commercial services such as salons.

COMMERCIAL/GATHERING SPACES

Commercial development within Stonegate Village is intended to be neighborhood scale to provide appropriate commercial retail and services for the area. The commercial areas are located at the western edge of the Stonegate Village east of Stonegate Drive. The areas are bisected by Leeds Castle Avenue. Parking is located away from the right-of-way, provided safe connections for pedestrians and bicycles. The commercial design guidelines are equivalent to the NC Neighborhood Commercial Zone District in the City of Rio Rancho Zone Code. Commercial development is subject to the following design guidelines:

- Permissive uses include but are not limited to: Retail (no adult), Office for Professional Services; Artisanal Manufacturing; Health and Wellness; Restaurant/Bar; Tap Room/Distillery/Winery that comply with NM State Liquor License types; Banks and other Financial Institutions; Bakeries; Shops (tailoring, dressmaking, laundry, dry cleaning, photo, pet and similar trades); Clubhouses, fraternal organization, non-profit public service.
- Setbacks and landscape buffers are as follows: Front (Leeds Castle) - 0 feet, Stonegate Drive - 10 feet, Rear - 10 feet (abutting residential), Side - 10 feet (abutting residential).
- Parking shall meet the requirements of the NC Zone District and shall include the following: Rideshare spaces, electric vehicle charging spaces, and pick-up/delivery service spaces.
- Maximum height shall not exceed two stories or 32 feet.
- Open space and outdoor patio seating shall be a minimum of 75 feet from abutting residential.

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Appendix

- Tierra del Oro Letter

10/22/10

John MacKenzie, PE
Mark Goodwin and Associates, PA
Via e-mail: john@goodwinengineers.com

Re: Dedication of 26th Street Dog Leg

To whom it may concern:

Los Alamos National Bank as owner of Tierra del Oro is committed to dedicating the area of that 26th St. dog-leg to the city for traffic and drainage pond purposes.

Sincerely,

Joaquin J. Sanchez
In House Inspector
Los Alamos National Bank

30

Los Alamos National Bank
Creating a better way.

LOS ALAMOS
P 505.662.5171
1200 Trinity Drive
Los Alamos, NM 87544

SANTA FE
P 505.988.3200
2009 Galisteo St.
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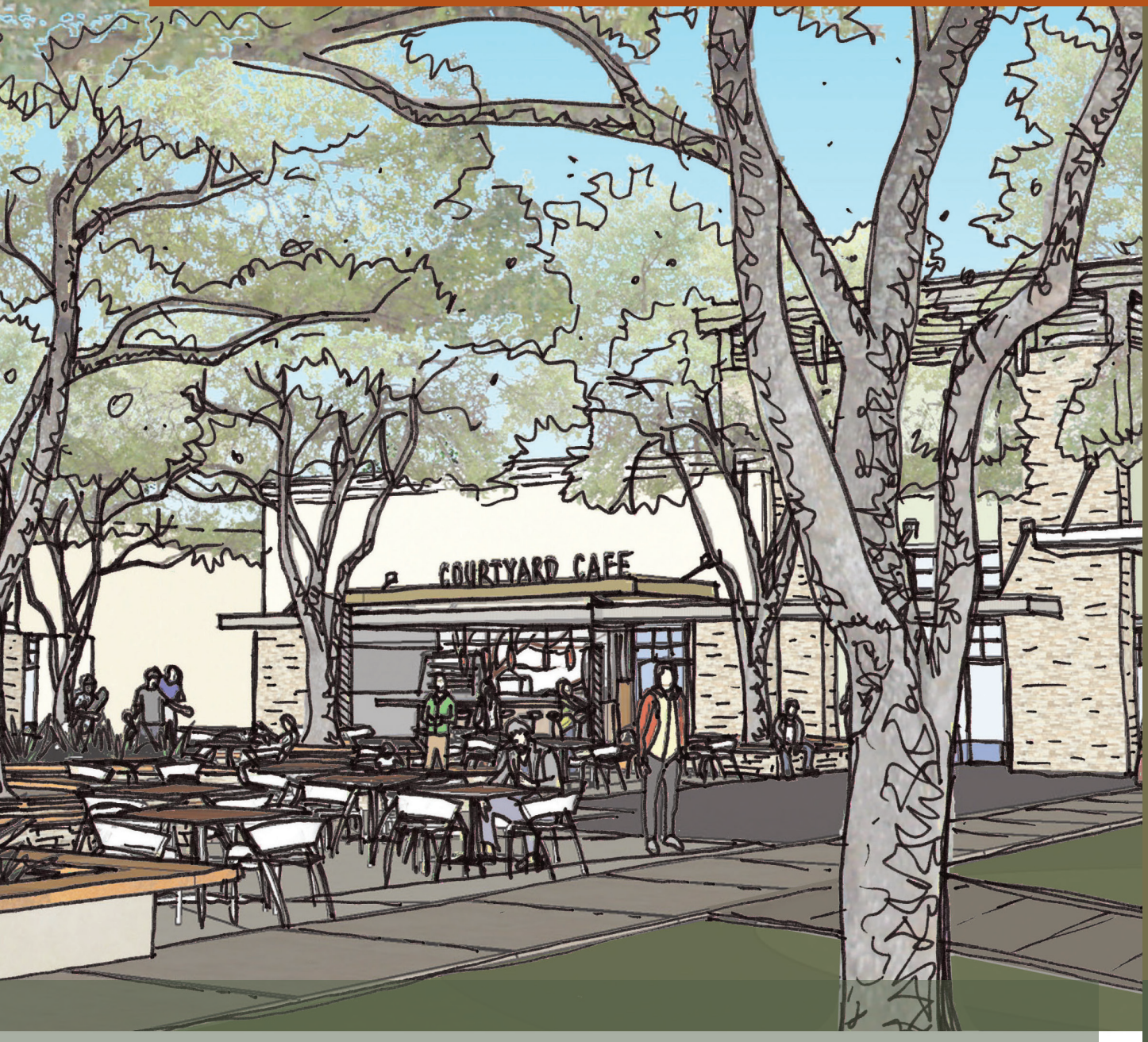
SANTA FE DOWNTOWN
P 505.954.5400
301 Griffin St.
Santa Fe, NM 87501

lanb@lanb.com | www.lanb.com | 800-684-5262

Stonegate Master Plan



Prepared for: Coal Bank Holdings, Ltd.
Prepared by: Consensus Planning, Inc.
Isaacman & Arfman, Inc.
Tierra West
Mark Goodwin and Associates, P.A.

RayLee LUXURY HOMES

Adopted: XX, 2025

TABLE OF CONTENTS

1. INTRODUCTION AND BACKGROUND 1
2. SITE LOCATION AND EXISTING AREA CHARACTER 5
3. POLICIES AND PROVISIONS OF THE COMPREHENSIVE PLAN 11
4. LOMAS NEGRAS SPECIFIC AREA PLAN 17
5. STONEGATE MASTER PLAN AND LNSAP AMENDMENTS 23

APPENDIX 53

Chapter 1 Introduction and Background

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A. INTRODUCTION

The purpose of submitting the Stonegate Master Plan is to initiate the planning process necessary for ultimate development of the property. Master Planning is the first step in the City of Rio Rancho's development process to plan and manage the city's growth so that it conforms to provisions of the recently updated Rio Rancho Comprehensive Plan.

The City Center Master Plan was adopted by the Governing Body in 2006, and was heralded as a significant geographic shift in the city's identity. The city's government center was essentially picked up and relocated 2 miles to the northwest, thus transforming an isolated mesa into a future urban center. The Stonegate property became a close neighbor to the City Center, less than a mile to its north.

The subject property consists of eight bulk tracts and 184 tracts in Phases 1 and 2 of the Stonegate Master Plan Area zoned R-4, R-2, and R-3. The site is bounded on the north by Montezuma Blvd. (formerly 19th Ave.), on the east by Edinburgh St. (formerly 26th St.), on the south by Cardiff Ave. (formerly 13th Ave.), and on the west by Dinadan Rd. (formerly Fruta Rd.). The applicant controls all the property within this boundary, including approximately 6 acres off the project's southwest corner. Lot 6 of Block 55 along the Montoyas Arroyo will be conveyed to SSCAFCA when Stonegate develops. All of the subject property is currently vacant and it is entirely surrounded by vacant land.

B. BACKGROUND

The prior history on Stonegate is as follows:

- In 2005, Alpha Equities, LLC., submitted an application for Master Plan Approval and a Zone Change for the subject property, covering the same property that is now included within the subject application, except for two one-acre lots along the south reach of Edinburgh St. That plan proposed master planning and rezoning the subject property from the R-4 and Tl zoning to a combination of R-2, R-3, R-4 and C-1 zoning. That application was approved by the Planning and Zoning Board, but it was withdrawn before Governing Body action.
- In 2007, Alpha Equities, LLC., then elected to move forward with an application to rep/at Tract L Block 51, into 106 R-4 lots on approximately 24-acres ("Regal at Stonegate"). The balance of the Stonegate property was to remain one-acre lots and develop at the existing one dwelling per acre.
- In 2008, the Lomas Negras Specific Area Plan ("LNSAP") was approved by the Governing Body. This plan covers 981-acres bounded by Montezuma Blvd. on the north, the Los Montoyas Arroyo on the west, Idalia Road on the south and Loma Colorado Blvd. on the east. Stonegate is located within the western portion of the plan area where it is designated for low to medium residential density according to the LNSAP's Land Use Map. Adoption of the LNSAP effectively rezoned all of Stonegate's previous Tl zoning to the R-1 category (excluding the existing R-4 portion).
- In 2009, Los Alamos National Bank (LANB) foreclosed on Alpha Equities, LLC, thereby acquiring an ownership interest in all of the Stonegate property. In 2010 LANB contracted to purchase outstanding Lots 12 & 13, Block 49.
- In 2025, an amendment to the Stonegate Master Plan was approved by the Rio Rancho Planning and Zoning Board and the Governing Body. The amendment updated the plan to current conditions and included the Special Use zone change and layout for Stonegate Village for portions of Tract 3 and 5.

The Stonegate Master Plan covers an area of approximately 149.7-acres, including existing street rights-of-ways. It is located approximately one mile south of the City Center. It is expected to provide over 936 new dwellings by rezoning existing R-3

land to Special Use, and R-4 residential densities lot layout. Design guidelines will be utilized to achieve an attractive and vibrant community design that will draw residents out onto the local street and trail network. A mixture of housing types will diversify the community appearance and will connect to nearby developments currently involved in the master planning and subdivision process.

Most of the bulk tracts of Stonegate will eventually be replatted consistent with a new layout of single family lots, with the exctption of Stonegate Village, thereby eliminating the outdated platting that was originally established by Rio Rancho Estates many years ago.

Portions of Tracts 3 and 5 will be designed as "Stonegate Village", a Special Use zone with a mixed-use, high-density area that includes multi-family, townhouses, and neighborhood commercial. Leeds Castle Avenue bisects Stonegate Village, and will be designed as a walkable, active streetscape connecting residential to commercial uses.

With redevelopment of Stonegate there will be integration of new infrastructure planning for the area that has already been contemplated with the LNSAP, the Edinburgh Drainage Management Plan, the City's Major Street Plan and a Utility Master Plan which was conceived when Stonegate was first initiated in 2005.

Chapter 2 Site Location and Existing Area Character

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A. SITE LOCATION

As shown on the Vicinity Map (*see page 7*), Stonegate is located a half-mile north of Northern Blvd, and half-way between Unser Blvd, and Broadmoor Blvd, in Unit 13 of Rio Rancho Estates. The highest elevation of the property can be characterized as an undulating ridge running from north to south just east of the west boundary of the site. From the ridge the hilly terrain slopes down from west to east and then more gradually from north to south with the lowest point being its southeast corner. The surface is covered by a mixture of Sand Sagebrush, Four-winged Saltbush and Blue Grama grasses along with Cholla and occasional Yucca Cacti. The area is frequented by coyote, cottontails, jackrabbits and horned lizards.

Running east and west through the site are the formerly numbered avenues of 14th, 15th, 16th, 17th and 18th, which have been renamed Havencrest, Hedingham, Leeds Castle, Underhoff and Marksburg, respectively. Dirt roads have been cut into these rights-of-ways and around the perimeter of the site, but they are not currently maintained by Rio Rancho. At the southeast corner of Stonegate, Edinburgh Ave. has been cut-in along a new east-shifted alignment that eliminates the "offset" of former 26th St. created during the original Rio Rancho Estates platting.

B. EXISTING AREA CHARACTER

Stonegate is located within the Loma Negras Specific Area Plan (LNSAP), and is in close proximity to the following approved master plans and subdivisions, for which Stonegate Village will act as a community meeting/gathering location.

Melon Ridge: Located to the south between Stonegate and Northern Blvd, this 30-acre development consists of 136 proposed residential lots on land zoned at R-2 and R- 4 densities. Melon Ridge is currently being developed for single-family homes.

Tierra del Oro: Located directly east of Stonegate between Cardiff Ave. and Headingham Ave., east to Broadmoor Blvd., this master plan was adopted in 2008. It totals 33 acres and establishes R-3, R-4 and R-6 zoning at various densities. It also includes a 10-acre C-1 zone located on the northwest corner of Broadmoor Blvd and Cardiff Ave. Tierra del Oro Phases 1 and 2 are currently developed as single-family residential. The commercial and future residential phases are undeveloped.

Solcito: This master plan is located directly east of Melon Ridge and south of Tierra de/ Oro, covering 36-acres of R-2 and R-4 zoned property. Solcito is nearly fully developed as single-family residential.

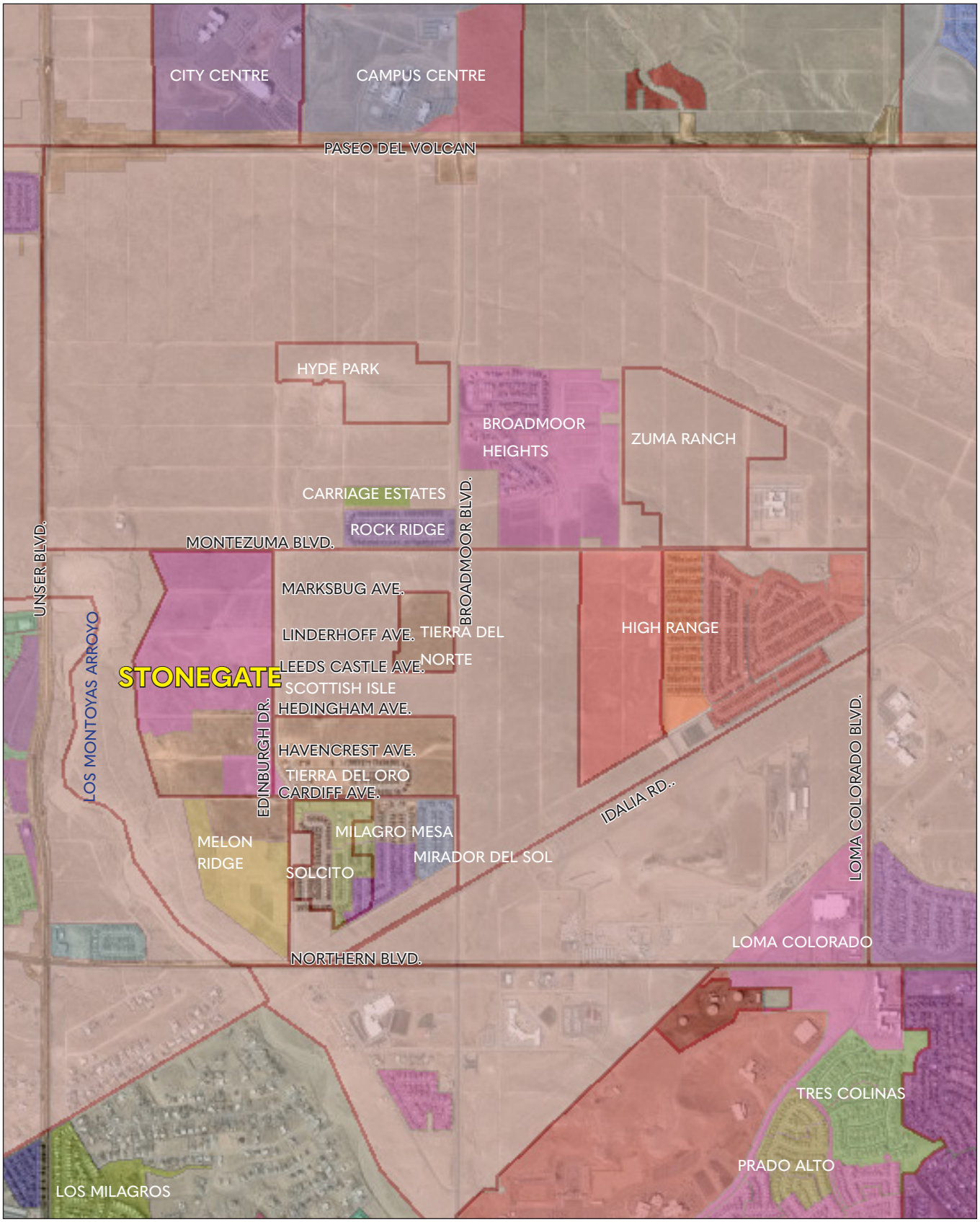
Milagro Mesa: Adjacent to Solcito on the east and south of Tierra del Oro, this 20-acre master plan was adopted with all R-4 density. Milagro Mesa is fully developed as single-family residential.

Tierra del Norte: Adjacent to Broadmoor Boulevard is this 24.3 acre master plan, zoned R-2 with 115 anticipated single-family lots. Tierra del Norte is under construction and is anticipated to be fully developed in 2025.

Scottish Isle: Is located adjacent to Stonegate, east of Edinburgh St. between Leeds Castle Ave. and Headingham Ave. Scottish Isle is zoned R-2, approximately 22.4 acres, and is anticipated to contain approximately 123 single-family units.

Rock Ridge: Covers 20-acres with R-4 zoning, located on the north side of Montezuma Blvd, just west of Broadmoor Blvd. Rock ridge is fully developed as single-family residential.

Mirador del Sol: Located on the southwest corner of Broadmoor Blvd and Cardiff Ave. The subdivision is zoned R-4. Mirador del Sol is fully developed as single-family residential. Additional master plans and subdivisions located within the Lomas Negras Specific Area Plan include Carriage Estates, Broadmoor Heights, High Range, Hyde Park, and Zuma Ranch.



Vicinity Map

Las Montoyas Arroyo

To the west of Stonegate, (between the site and Unser Blvd) is Las Montoyas Arroyo, which flows north to south. There are approximately thirty, 2- to 3-acre estate lots that separate Stonegate from the arroyo. These lots contain irregular boundaries and many of them are encumbered by a floodplain related to the arroyo. From a topographic standpoint the arroyo bed and many of these estate lots are approximately 30-feet lower than the west boundary of Stonegate.

Los Montoyas Arroyo

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Chapter 3 Policies and Provisions of the Comprehensive Plan

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A. CITY OF RIO RANCHO COMPREHENSIVE PLAN

The Vision 2020 Integrated Comprehensive Plan, which was adopted in 2001, was revised and it is now referred to as the City of Rio Rancho Comprehensive Plan. The promoting of high intensity growth nodes and targeting of particular areas for high density housing, as previously articulated in the Vision 2020 Plan, remain as critical elements of the revised Comprehensive Plan. The Comprehensive Plan also continues to be Rio Rancho's principal planning tool that will guide the city's future development moves by setting forth specific principles and polices. Public input was again collected by City staff and then integrated into this document to ensure that the revision reflects thoughts and addresses concerns of the citizenry. Some of the key elements of this revision include the following:

1. Gateways, with an emphasis on establishing design criteria applicable to landscaping features and developed appearances that will present a positive impression. Identification criteria at Gateways will also apply to new infrastructure and buildings so that crossing of the City border can be easily perceived.
2. Preserve and enhance arroyos for use as open space corridors that will facilitate a more direct connection to the environment. Multi-use opportunities in utility corridors also promote implementation of the City's Strategic Plan and SSCAFCA 's Quality of Life Master Plan. Aquifer recharge and preservation of the wildlife habitat also benefit from maintaining existing arroyo corridors.
3. Maintain and provide more parks, schools, libraries, playground equipment, bike trails, senior centers and pools.
4. Provide quality transportation networks, dependable water resources and effective storm drain facilities. This includes the linking of community amenities through use of dedicated trails and walkways as alternatives to automobile travel. Neighborhoods should also promote walkability with internal trail connections and transit options.

The Comprehensive Plan also recognizes the need to increase development density, which will increase the efficiency of service delivery, make transit opportunities more feasible, and increase the supply of affordable housing to the city's new families and community residents.

The Comprehensive Plan states that its Land Use Element contains one of the most important functions of a comprehensive plan, which is to guide the City's future growth by identifying and strategically locating new development and land uses. The components of this plan use an Existing Conditions explanation, a Generalized Land Use Map, and a Guide Template of land use categories to be implemented with Land Use Plans and Policies. Together, these land use tools layout a framework from which land use decisions can be made by City officials. Antiquated platting, the lack of sufficient infrastructure created by it, including addressing difficulties, are all recognized as existing conditions that need to be dealt with by the Comprehensive Plan. An updated Generalized Land Use Map has been created to reconfirm and update areas that are targeted for high-intensity land uses, along with supporting the concept of nodal development.

During workshops the Governing Body and City staff developed a Strategic Plan that was focused on the period from 2009 to 2014. This timeframe was used to establish Plan statements that cover its Mission, Vision, Values, Goals, and Strategies. Plan goals involved Infrastructure, Development, Fiscal Health, Public Safety, Government Services and Quality of Life. Subordinate planning documents called Specific Area Plans, Master Plans, and Development Plans were also presented as methods to address the needs of certain planning areas based upon size and in some cases, developer intent. There were also designated implementation techniques within these documents that were to be applied during Plan implementation by developers.

The Population and Housing Element states that proactive planning will help foster sound development and enable the City to meet its vision of providing housing to all members of the community who will need basic shelter in a safe environment. A goal of the City's Strategic Plan states that "the City has plans and policies in place to attract and create well-planned, high quality and stable residential, commercial and industrial development." City demographics indicate that local housing will need to be larger-sized than other parts of the metro area due to the predominance of younger families who have been drawn to the City in the past, and who will continue to do so in the future. Employers often consider provisions of adequate housing before moving to or expanding their base of operations within locales. The City presently has a high rate of home ownership and it also offers the most affordable housing options in the region.

Stonegate Village will further Policy PH-1 by promoting multi-family development with pedestrian connectivity via the walkable Leeds Castle Avenue. Open space will be provided via the Stonegate Village Greens, which include amenities such as playgrounds, gazebos, and walking paths. Stonegate Village, while providing a higher-density area, will further PH-5, by ensuring its design will complement the existing character of the surrounding area through the Stonegate Village Design Guidelines.

The Transportation Element cites a projected increase of 65,000 additional households and 35,000 new jobs in Rio Rancho by the year 2035, which will significantly impact the city's existing roadway network. This element also recognizes the critical need to integrate a multi-modal framework into the Comprehensive Plan as a way of achieving sustainable long-term growth prospects. Opportunities will arise near emerging employment locations to install high-capacity transportation corridors and loading/unload stations that will reduce the negative impacts of traditional single-occupancy vehicle use. One of the principal growth areas is anticipated to be the City Center, and principal growth corridors related to this node are Unser Blvd., Broadmoor Blvd. and Paseo del Volcan.

The Public Facilities Element acknowledges there are vital municipal services that have to be delivered by trained personnel, and it often takes several public agencies to operate complicated facilities so that the public can be protected from the threat of natural disasters. An important reason for being attractive to many families and businesses is the established quality of the City's public safety departments and its related emergency services. The Recreation Element notes that parks, libraries, and pools are supplemental amenities that further enhance quality of life in the City. The need for residents to engage in physical activity is deemed essential, and when parks are routinely available individuals tend to live healthier lives.

The Urban Design Element focuses on supporting sustainability and countering past trends that did not consider the loss of open space, natural resources, and the diminished quality of life resulting from unfettered development. The Comprehensive Plan's new emphasis will be on urban design that will connect neighborhoods and communities using new and innovative techniques consisting of alternative construction materials use, differing streetscapes, non vehicular pathways, arroyo trail routing and park embellishing. New urban design objectives will be focused on restoring vitality into older suburbs and creating town centers with transit and pedestrian-oriented design components for both residential and non-residential development.

The Economic Development Element starts out by acknowledging the City has developed an Economic Development Plan, which was called for in its Strategic Plan. The EDP was formulated from information obtained during community surveys, business group discussion, quality of life task force participation, economic research, staff review, and Governing Body feedback. With the collection of gross receipts the City operates and provides

funding for recreational and cultural facilities, infrastructure construction and maintenance, and fire and police services, thus, it has been shown to be a critical component of the overall local government's operation. Further efforts targeted how retail leakage could be prevented by enhancing residents' access to local retail and service opportunities located close to their dwellings. The City currently has a wide range of business establishments, which range from construction and related professional trades to retail and more recently, post-secondary education and healthcare services. This Element also recognizes that the existing antiquated platting and the resulting fractional land ownership impedes the City's ability to rationally plan for future economic development.

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Chapter 4 Lomas Negras Specific Area Plan

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A. INTRODUCTION

The City of Rio Rancho planned to move its government center to state-owned land on the north side of Paseo del Volcan, half-a-mile east of Unser Blvd. The City Center Master Plan was adopted in 2006 and created the need for subsequent planning for the entire region around the City Center, but most notably to its south due to increased development activity there.

In 2008 the Lomas Negras Specific Area Plan (LNSP) was created to guide and manage current and future development in the area south of the City Center and north of Northern Blvd. The LNSAP is a Level-5 planning document designed to address land use, access, parking, streetscape and transportation needs for a specific city area. Since 2007 the city has adopted the Dos Amigos SAP (530 acres in 2007), the Del Norte SAP (460 acres in 2007), the Broadmoor Drive SAP (315 acres in 2007), the Sierra Vista SAP (1600 acres in 2008), Northern Unser SAP (1500 acres in 2010), La Barranca SAP (4,536 acres in 2010), Paseo Gateway West (655 acres in 2010), Northern and Rainbow (236 acres in 2024), and Unit 10 SAP (2,300 acres in 2018).

All of these plans will geographically bridge the vast area of mostly vacant land between the existing northern limits of urbanized Rio Rancho and the City Center, approximately two miles to the north. The city has undertaken significant efforts to plan for the future growth of these areas by working to adopt these essential planning documents.

One of the reasons for the LNSAP was to coordinate several, privately controlled master plans that were either being reviewed by the city's Development Services Department or considered for adoption by the Governing Body. Master Plans are subordinate Level 4 plans typically created by the private sector developers which are sometimes under the jurisdiction of larger specific area plans. As reported earlier, there have been several master plans approved by the city in close proximity to the Stonegate property.

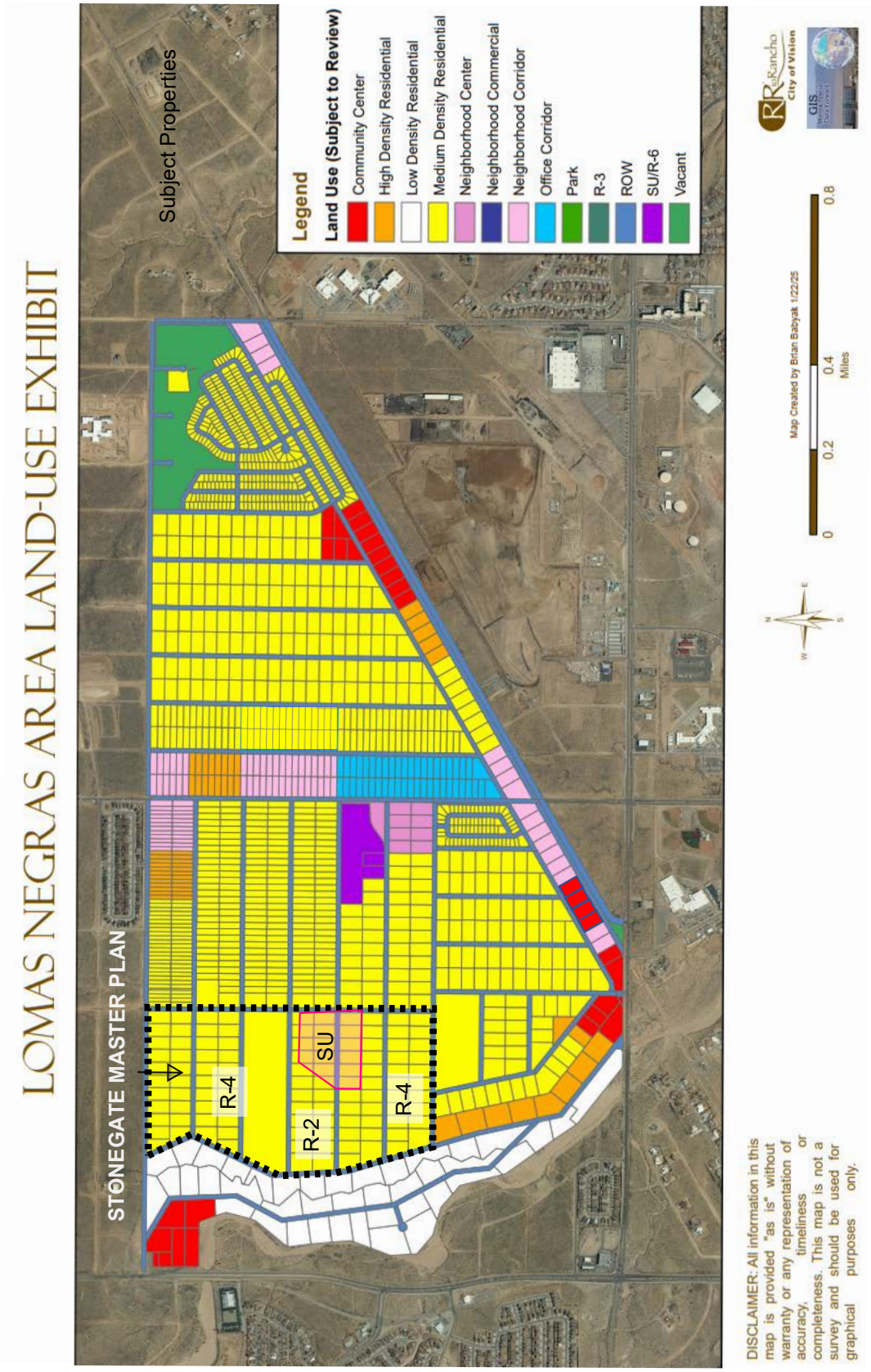
B. LAND USE AND TRANSPORTATION INTERCONNECTION

In keeping with the ICP, higher intensity activity centers were established within the LNSAP to concentrate retail, office and related community uses so that strip commercial and other detrimental arrangements can be avoided. At strategic locations on Idalia Road and Broadmoor Blvd. the Plan designates locations for neighborhood and community centers, including office corridors. Land use intensity decreases from the center of the plan area out, most notably to its western boundary where there are existing 2- and 3-acre lots along Las Montoyas Arroyo.

Another key element of the plan was to encourage multi modal travel along centralized routes within the plan area to foster vehicular alternatives. Connectivity efforts will also be mandated by Development Services staff during its review of new development submittals. On the LNSAP's Land Use Map nodes of concentrated development were designated with evenly spaced separation so that they could be easily reached by future citizens of the local community. Design standards within the Plan are specifically intended to provide safe separation between vehicular and non-vehicular travel, thereby contributing to more frequent use of the alternatives.

C. ACCESS MANAGEMENT PLAN

The LNSAP uses Broadmoor Blvd. as its primary north-south link, being that it evenly bisects the Plan area and will connect to the City Center one mile to the north. With outdated platting existing throughout the Plan area, access to and from principal thoroughfares is controlled by mandating alternative access routes and shared easements that will restrict principal-street frontage development. This will be implemented by adopting an overlay zone along principal roadways within the Plan area.



LOMAS NEGRAS AMENDED LAND USE MAP

According to city standards collector streets are typically designed with two through-lanes and a center median, or a continuous center tum-lane on a minimum right-of-way width of 68 feet. Collector streets within the Plan area are listed as follows:

- Edinburgh St. (26th St.) - Major Collector
- Guinevere St. (35th St.) - Minor Collector
- Cardiff Ave. (13th Ave.) - Proposed Major Collector
- Leeds Castle Ave. (16th Ave.) - Proposed Major Collector. (Within Stonegate Village, Leeds Castle Ave. will be designed with lower speed limits, a shared bike lane, wider sidewalks, and streetscape requirements).

Arterial streets typically consist of four lanes with a median available for installation of exclusive left-turning lanes at critical intersections/driveways. Side street access is controlled via signalized intersections and raised medians with a minimum right-of-way width of 106-feet. Minor arterials within the Plan area are listed as follows:

- Montezuma Blvd. (19th Ave.) - Proposed Minor Arterial
- Idalia Road - Minor Arterial
- Broadmoor Blvd. (30th St.) - Minor Arterial
- Northern Blvd. - Community Principal Arterial
- Loma Colorado Blvd. (40th St.)

D. PUBLIC EXPENDITURES

Due to its size (981-acres), the Lomas Negras SAP has been employed as a tool to organize and coordinate infrastructure items so that critical expenditures can be planned according to foreseeable demand. The city's Infrastructure and Capital Improvement Plan (ICIP) is utilized to program roadway and travel projects within the plan area. The 2011-2016 ICIP lists capital projects for parks, public safety, drainage, transportation, utilities, equipment, and vehicles. City wide transportation projects over the 5-year period within the Plan area will include the following:

- Loma Colorado Blvd. Extension, $28,000,000 identified for 2013 - 2015
- Broadmoor Blvd. Extension, $10,900,000 identified for 2011 - 2013

The City is also currently planning to expand Northern Blvd. to four lanes from Acom Loop, east to 35th Court (approximately two miles) over two phases, with the first phase of construction being from just west of the Broadmoor Blvd. intersection east to 35th Court. Improvements will include bike lanes and sidewalks on both sides of the road. Funding will come primarily from federal STP-U money and one-third from City matching bonds.

Current traffic volumes in the Plan area are highest along Unser Blvd., Northern Blvd. and Idalia Road, but future traffic volumes are expected to increase on Broadmoor Blvd. and Loma Colorado Blvd. as those arterials are constructed north to Paseo del Volcan due to the City Center becoming a destination. Also, there are several proposed land development projects along the Broadmoor Blvd. Corridor, which will contribute substantial traffic to the two roadways in the near future. Efforts are underway to design a new roundabout to eventually replace the traffic signal at the intersection of Idalia Rd./Broadmoor Blvd. The construction project is not yet funded.

E. COMMUNITY AMENITIES AND RELATED URBAN DESIGN

Community and municipal services are important features of every specific area plan. The Lomas Negras Plan has called for five public parks and one school site within its boundary, with interconnection to each using a multi-use trail network.

A bike path presently exists along Northern Blvd between Loma Colorado and NM 528, and the Plan calls for bike paths to be installed along Montezuma Blvd, Broadmoor Blvd. and Idalia Road. It also proposes multi-use trails along Edinburg St., Guinevere St. and Leeds Castle Ave. with links to Las Montoyas Arroyo and future neighborhood parks within the Plan area. The 2030 Metropolitan Transportation Plan lists $3.6 million

for Los Montoyas Arroyo Open Space Trail and reconstruction of Idalia Road with bike lanes.

All new development within the plan area will be subject to design criteria provided within Section 6.0 of the plan. The Design Standards within the plan cover landscaping, buildings, parking and access, signage, walls and fences, screening, infrastructure and lighting, which pertain to commercial and multi-family development proposed within the Plan area.

Chapter 5 Stonegate Master Plan and Lomas Negras Specific Area Plan Amendments

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A. INTRODUCTION

The Stonegate Master Plan has been created to initiate the entitlement process for ultimate development of up to 150-acres of single-ownership property located within the existing Lomas Negras Specific Area Plan, about one mile south of the new City Center. This Master Plan is a Level-4 planning document designed to address single-development land use issues and how they are supposed to be integrated with other planning efforts in and around its surrounding neighborhood. The proposed land use mix for Stonegate is similar to what was recommended in the Lomas Negras Plan, with a few exceptions, so this submittal includes an amendment to the LNSAP. Even with an amendment, the Stonegate Master Plan and the LNSAP will still be consistent with relevant goals and policies of the Comprehensive Plan.

B. STONEGATE COMPARED TO THE LOMAS NEGRAS SPECIFIC AREA PLAN

The Lomas Negras Land Use Map concentrates higher intensity uses along the Broadmoor Blvd Corridor in a north-south direction, with east-west links running to the periphery of the Plan area. Stonegate is located about half-a-mile west of Broadmoor Blvd. and approximately 1,000-feet from the west boundary of the plan area. As distance increases from the core of Lomas Negras, so does land use intensity and dwelling density. Calls for low and medium housing density along the east and west boundaries are evident when reviewing the Lomas Negras Land Use Map (*see LNSAP Map on page 18*). Between Stonegate and the west boundary of the Plan area there are approximately thirty 2- and 3-acre lots currently zoned R-1, which act as a transition between Stonegate and Las Montoyas Arroyo. In general, land use intensity increases from west to east away from the arroyo and toward the core of the Lomas Negras Plan Area; therefore, it's logical for Stonegate to also increase its land use density from the west to east.

C. STONEGATE MASTER PLAN AMENDS THE LOMAS NEGRAS SPECIFIC AREA PLAN LAND USE MAP

The Stonegate Master Plan strives to promote a range of housing choices with several medium density, single-family residential zones, including multi-family, and an area of mixed-use higher density and commercial development. R-2 zoning is located on the western central part of the site. Adjacent to the east is the Special-Use (SU) zone that includes higher-density residential and neighborhood commercial. R-4 zoning flanks the two middle-section zones, thus enabling the creation of numerous lot widths and sizes across the entire site. The proposed higher-density special-use zoning is encircled by lower density zones with a focal point being the intersection of Edinburg St. and Leeds Castle Ave., both of which are collectors proposed to contain 68-feet of right-of-way. Further to the east along the east-west connecting Leeds Castle Ave. are higher intensity land uses at the Broadmoor Blvd. intersection that represent a centralized neighborhood center of the LNSAP. Other approved master plans in the immediate vicinity of Stonegate also demonstrate this pattern of mixing housing densities and placing them at strategic locations similar to what is being proposed herein. These changes require the LNSAP to be amended (*see the Amendment to the LNSAP Land Use Map on page 18*).

According to the Comprehensive Plan, medium density is defined as 4-units per acre to about 14 units per acre. R-2 is a medium-density zone with a minimum lot width of 50-feet and minimum lot size of 5,000 SF, which is 2,000 SF smaller than the low-density R-1 zone. Approximately 26.9 acres of R-2 zoning in the west-central part of the site will generate up to 117 new dwelling units. Within north and south portions of the site the R-4 zoning allows for 40-foot minimum lot widths and 4,000 SF minimum lot sizes (45-wide and 4,500 SF lots are also being considered here). These neighborhoods are expected to generate up to 418 new dwellings.

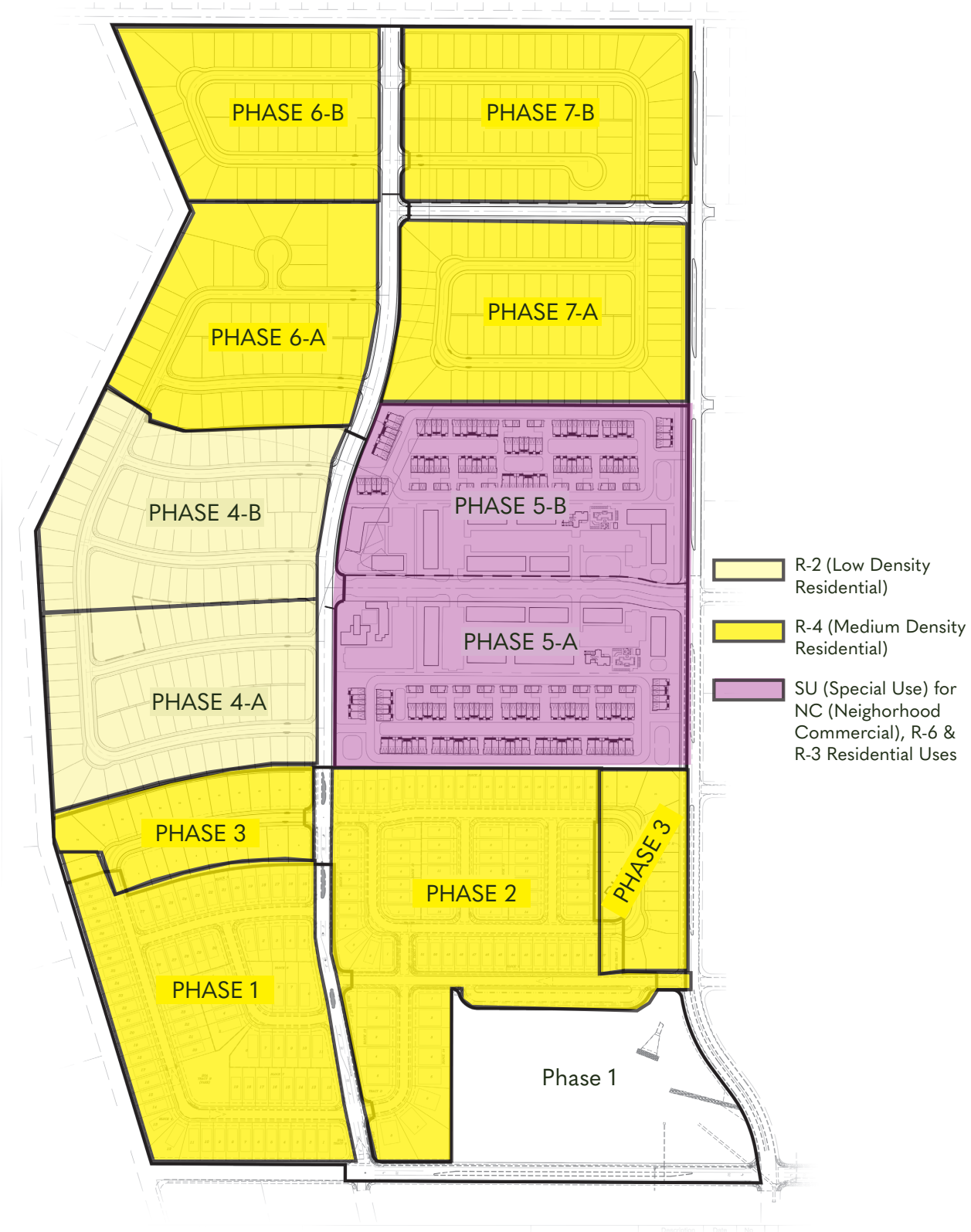
The Special Use Zone will accommodate development of Stonegate Village, located between Edinburgh and Stonegate Drives. It is bisected by Leeds Castle Avenue and will act as a neighborhood activity center. The area contains higher density residential with multi-family adjacent to Leeds Castle and townhouses adjacent to the multi-family on the north and south. The western edge of the area adjacent to Stonegate Drive contains neighborhood commercial. The area is intended to provide a higher density urban environment that is friendly to pedestrians and bicyclists (*see section I. Design Guidelines for Stonegate Village*). Table 1 summarizes the land use zoning and dwelling density being proposed (*see Zoning Map, page 26*).

With this proposed zoning the Stonegate Master Plan furthers goals and policies of the Comprehensive Plan by reconfiguring antiquated platting, by rearranging property lines and coordinating its redevelopment with up-to-date engineering studies covering traffic, drainage and utilities. The site is also surrounded by either existing or planned public infrastructure so it should be considered infill with respect to Comprehensive Plan policy compliance. Stonegate is also under single ownership and so there are no "out parcels" to deal with when designing infrastructure and providing municipal services.

TABLE 1: PROPOSED LAND USE, ZONING AND DWELLING DENSITY

Land Use Category	Min. Allowed Lot Size (SF)	Area (ac.)	Proposed Zoning	Gross Density	Dwelling Units
Medium-Density Residential	5,000	26.9	R-2	4.3	116
Medium-Density Residential	4,000	85.7	R-4	4.8	418
Mixed-use (Residential/ Neighborhood Commercial)	7,000 (MF) 1,200 (TH) 2,500 (MX/NC)	8.2 (MF) 12.9 (TH) 2.2 (NC)	SU	27.5 (MF) 12.9 (TH)	226 MF 176 TH

Illustrative Master Plan


PHASE 6-B
PHASE 7-B
PHASE 6-A
PHASE 7-A
PHASE 4-B
PHASE 5-B
PHASE 5-A
PHASE 4-A
PHASE 3
PHASE 2
PHASE 3
PHASE 1
Phase 1
R-2 (Low Density Residential)
R-4 (Medium Density Residential)
SU (Special Use) for NC (Neighorhood Commercial), R-6 & R-3 Residential Uses

Zoning Map

Stonegate Master Plan Parks

D. MASTER PLAN AMENITIES (PARKS AND RECREATION)

The Stonegate Master Plan also provides a significant recreational component to its new land use mix. Expectations are that Stonegate may provide up to 936 new dwellings, so based upon a household size of 2.8 residents per dwelling it is anticipated that 2,620 new residents may be residing here. Utilizing the City's standard of 3-acres per 1,000 residents, there should be approximately 7.9 acres of park land provided.

1. PARKS and GREEN SPACE

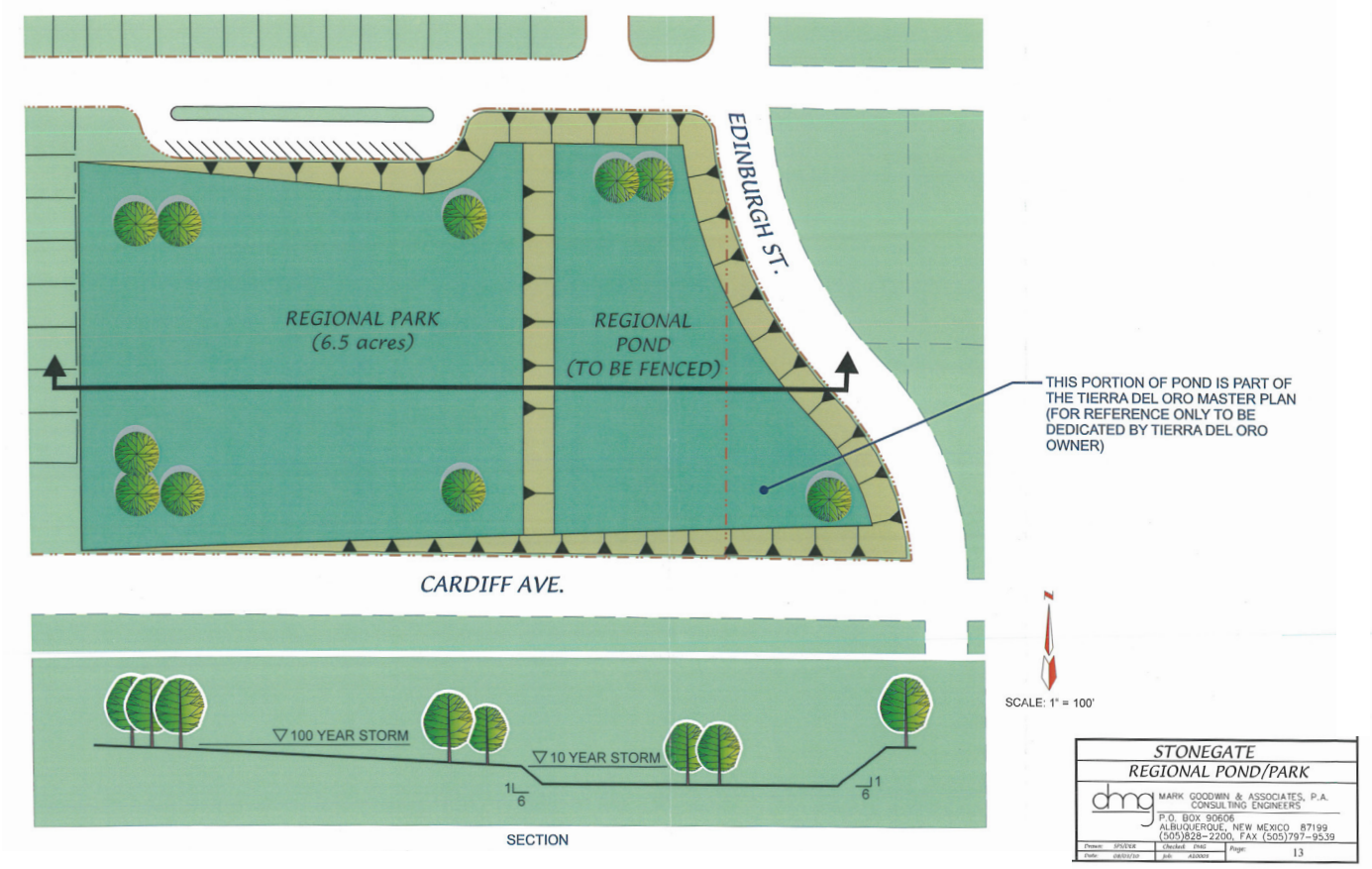
There are four neighborhood parks proposed for Stonegate in Phases 4-7 designed to provide recreation opportunities for residents living in the immediate neighborhoods, featuring age-dependent amenities (*see page 27, Stonegate Master Plan Parks graphic*). Two of the neighborhood parks are approximately a half acre, and two are approximately 1-acre. One park was installed in Phase 1, including an approximately half-acre park located at Talisker Street. The 10.2 acre regional park located in the southeast corner has been graded and improvements are to be constructed with a future phase. Total acreage for the neighborhood and regional parks is approximately 13.6 acres. These parks will be designed and constructed according to the City's DPM standards, with an understanding that the regional park will be dedicated to the City's Parks and Recreation Department after an agreed-upon initial period of private, HOA maintenance.

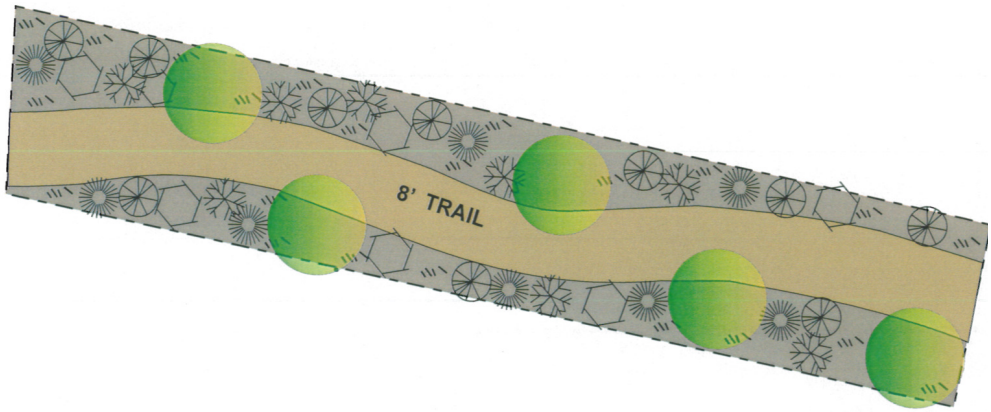
In addition to the neighborhood and regional parks, two Village Greens are proposed for Stonegate Village located within the townhouse developments. The Village Greens will contain amenities such as walking paths and community gathering areas (*see Design Guidelines, Stonegate Village*). They will be publicly accessible providing green space and recreation areas for the surrounding community

and residents. The Village Greens will be designed, owned, and maintained by the HOA.

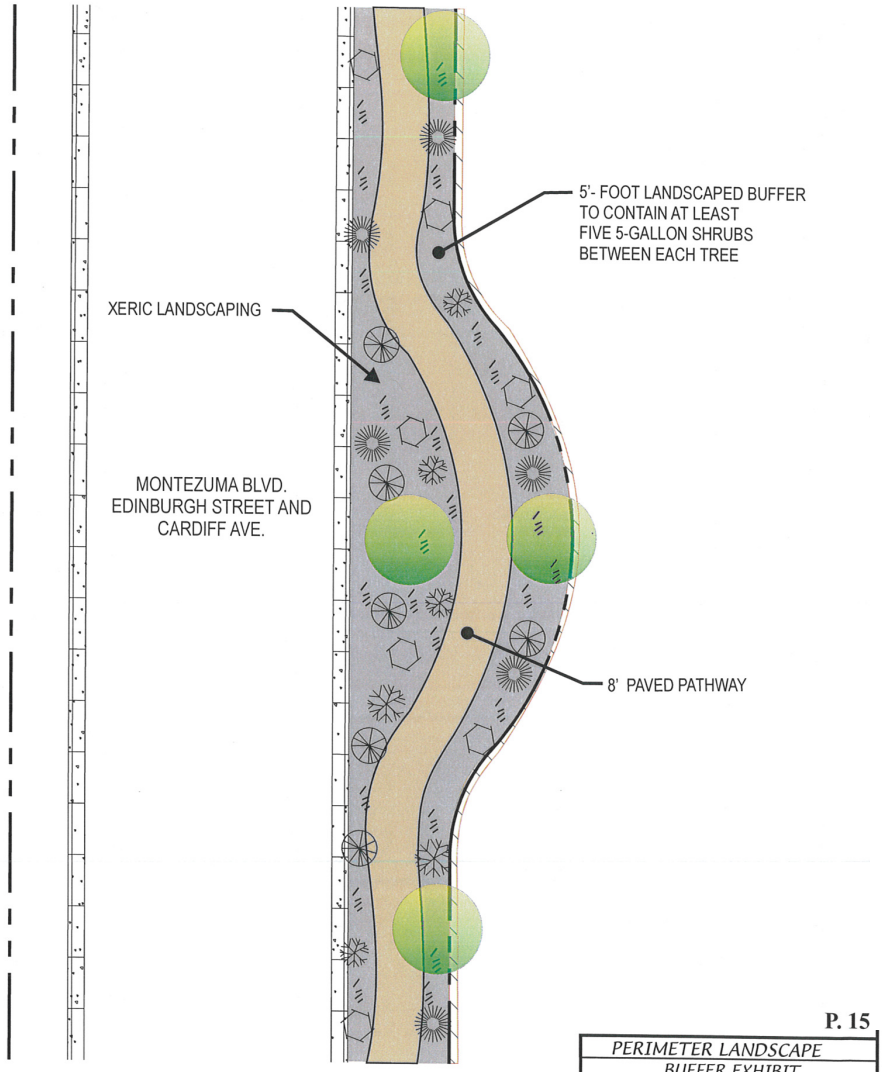
2. REGIONAL PARK AND POND

Within the southeast corner of Stonegate the LNSAP designated a 7-acre regional park site, which was intended to co-locate with the Edinburgh Mater Drainage Plan's regional drainage pond. The Tierra Del Oro Master Plan, adopted in 2008 and located directly east of Stonegate, also contributed 1-acre to this regional drainage facility. This prior contribution also permitted the realignment of Edinburgh St. to the east so that an existing "jog" in Edinburgh St. (formerly 26th St.) could be eliminated (*see Tierra del Oro's commitment letter on page 53*). The dual-use, park/pond design concept is for a lower pool to exclusively contain the typical summertime storm (referred to as the 10-year storm) in its bottom on the east side, with the central portion of the park area to provide supplemental storage volume at a gradually higher elevation. This upper storage would be utilized only if the lower pool's capacity is exceeded (i.e. 50 year or 100-year storm event). The size of this regional park is anticipated to be 5.9-acres with the storm water pond portion being 4-acres. The lower pool of ponding will be fenced for safety reasons and constructed to SSCAFCA standards so that its maintenance can be ultimately taken over by SSCAFCA. With dimensions of approximately 400-feet by 500-feet the upper park area may be improved for use as a regulation soccer field, or as to be determined by the City. The design of the park will follow the process outlined in Appendix 11.5-1 of the City's DPM. The developer





20' Access Easement with Trail



P. 15

PERIMETER LANDSCAPE BUFFER EXHIBIT

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Landscape Legend

Symbol	Scientific Name Common Name	Initial Size Ultimate Size	Water Use
	Fraxinus velutina 'Modesto' Modesto Ash (female)	2" B&B 40' ht. x 30' spr.	High
	Perovskia Atriplicifolia Russian Sage	5 Gal 5 ht. x 4' spr.	Med
	Juniperus Sabina Buffalo Juniper	5 Gal 1' ht. x 6' spr.	Med
	Salvia Greggii Autumn Sage	2 Gal 3' ht. x 2.5' spr.	Med
	Chrysothamnus nauseosus Chamisa	1 Gal 6' ht. x 4' spr.	Low
	Crushed Landscape Rock	3/4"-1"	
	Compacted Crusher Fines		

of Stonegate will dedicate the land, install park improvements, and then seek impact fee credits.

3. TEMPORARY POND BEFORE REGIONAL PARK
The adopted Edinburgh Master Drainage Plan requires that a new storm drain system be installed between the southeast corner of Stonegate and Northern Blvd. by other parties of the original Edinburgh agreement (not yet completed). This off-site storm drain is currently under construction Until construction is completed and accepted there will be a temporary pond installed that will occupy the entire 10.2-acre area of the pond and future park. The other neighborhood parks within Stonegate will have to serve the immediate recreational needs of the community until this storm drain is built. This delay may initially preclude the Stonegate developer from installing improvements in the regional park for a limited period of time.

4. NON-VEHICULAR CIRCULATION
Paved trails and concrete sidewalks will be provided inside and· around the perimeter of Stonegate to foster the usage of alternate modes of travel.

As construction progresses from phase to phase, paved pathways and sidewalks will be incorporated into the streetscape along the principal circulation routes so that residents are encouraged to walk or bike to the numerous internal parks and to connect with other neighboring portions of the local community (*see the street section details on page 33-34*). The most northerly park will link north to Montezuma Blvd. via sidewalk and trails where a future connection can be made to the multi-use trail. This connection to Las Montoyas Open Space was previously envisioned within the LNSAP extending east along Leeds Castle Ave. Leeds Castle is the principal east-west connection across the entire Lomas Negras Plan Area, ultimately extending east to the High Range Park in the extreme northeasterly corner of the LNSAP plan area. Within Stonegate Village, Leeds Castle Ave. will incorporate a sharrow (shared bicycle lane) and 8-foot sidewalks, providing a continuing connection for bicyclists and pedestrians.

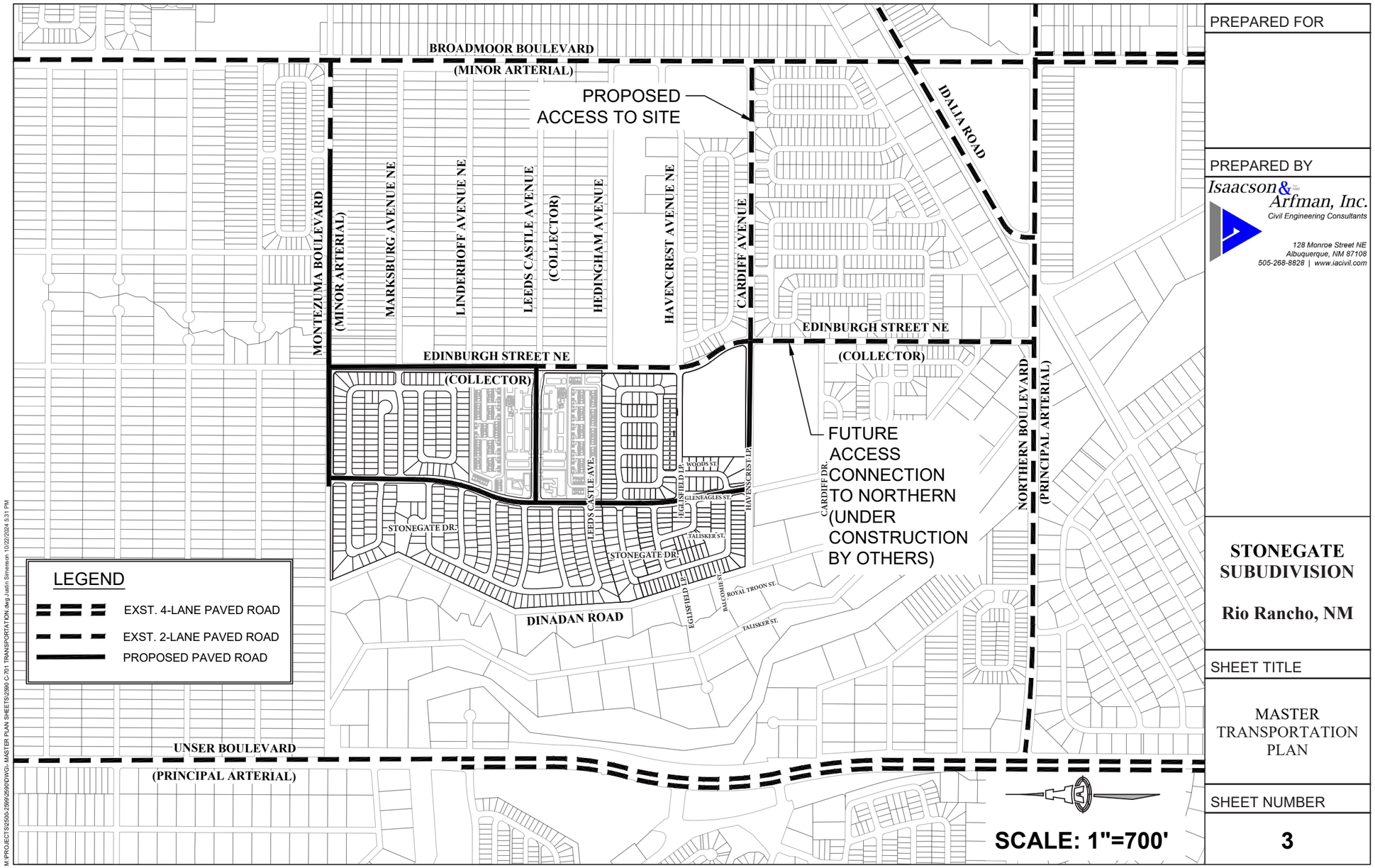
E. TRANSPORTATION

The Stonegate development is located approximately half-a-mile west of Broadmoor Blvd. (minor arterial) and half-a-mile north of Northern Blvd. (principal arterial). Broadmoor Blvd. currently exists as a two-lane, paved roadway from Northern Blvd. to Montezuma Blvd. and Northern Blvd. is also paved with two lanes. Stonegate is located half-a-mile east of Unser Blvd., (limited-access principal arterial) where it is currently a four lane roadway. Stonegate is bounded on the east by Edinburgh St. (collector), by Cardiff Ave. on the south (collector), Montezuma Blvd. (minor arterial) on the north, and Dinadan Rd. (local) on the west.

For its principal access route to and from the site Stonegate will rely upon the anticipated construction of Edinburgh St. from its intersection with Cardiff Ave. south to Northern Blvd. by others. If Edinburgh is not completed by other developers, Stonegate's developer will construct Cardiff Ave. from Edinburgh St. to Broadmoor Blvd. so that it can serve as its primary access route. The original TIS was performed to determine what the anticipated impacts would be to the City's local street network and its results indicate that there will be sufficient vehicular capacity on either route, regardless of whether Edinburgh St. or Cardiff Ave. is selected. In the later portion of Stonegate's development Montezuma Blvd. will be extended from the northwest corner of the site west out to Unser Blvd. as a four-lane roadway, anticipating that its construction is eligible for impact fee credits (the traffic study results do not indicate this additional capacity is necessary before full build-out of Stonegate).

Access will comply with SAMM Spacing and the Design Process Manual (DPM) Vol II, Chapter II.3 and Title XV Land Usage, Chapter 155 Subdivisions. Based on these regulations, access may be restricted during site plan review.

All new streets proposed within Stonegate will be improved to City of Rio Rancho Standards



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PREPARED FOR

PREPARED BY

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

STONEGATE SUBUDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER TRANSPORTATION PLAN

SHEET NUMBER

3

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for Typical Street Standards of TS-01 (Residential Street), TS-02 (Collector Street), and TS-05 (Principal Arterial Street). This includes the perimeter streets of Edinburgh St., Cardiff Ave., and Montezuma Blvd. around the site as development proceeds in phases (Dinadan Road will remain unimproved).

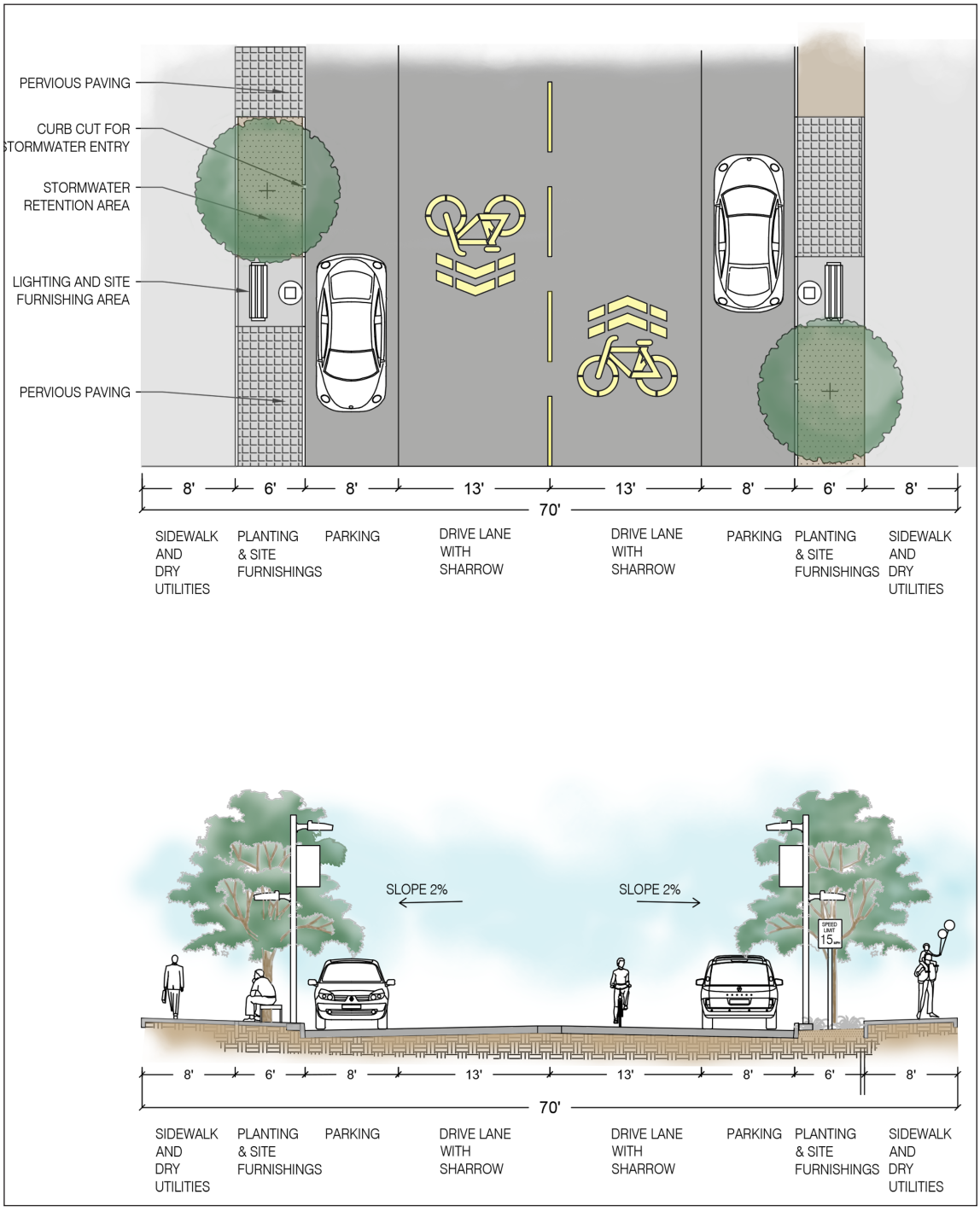
Within Stonegate Village, Leeds Castle Ave. is proposed to be 70 feet wide with 13-foot drive lanes, a "sharrow" (shared bicycle lane designation), and 8-foot street parking lanes. The street will contain planting and site furnishings and 8-foot sidewalks (*see Stonegate Village Design Guidelines for streetscape requirements*). Leeds Castle will provide a transition from the multi-use trail extending from Broadmoor Blvd. through Tierra del Norte and Scottish Isles subdivisions to the east. The existing trail on Leeds Castle will transition to the Leeds Castle urban streetscape at the Edinburgh St. intersection.

Traffic Impact Studies will be required as future site development is coordinated with the City of Rio Rancho to ensure the TIS will reflect the current conditions in the area. This includes Stonegate Village and future phases of development for the entire Stonegate Master Plan.

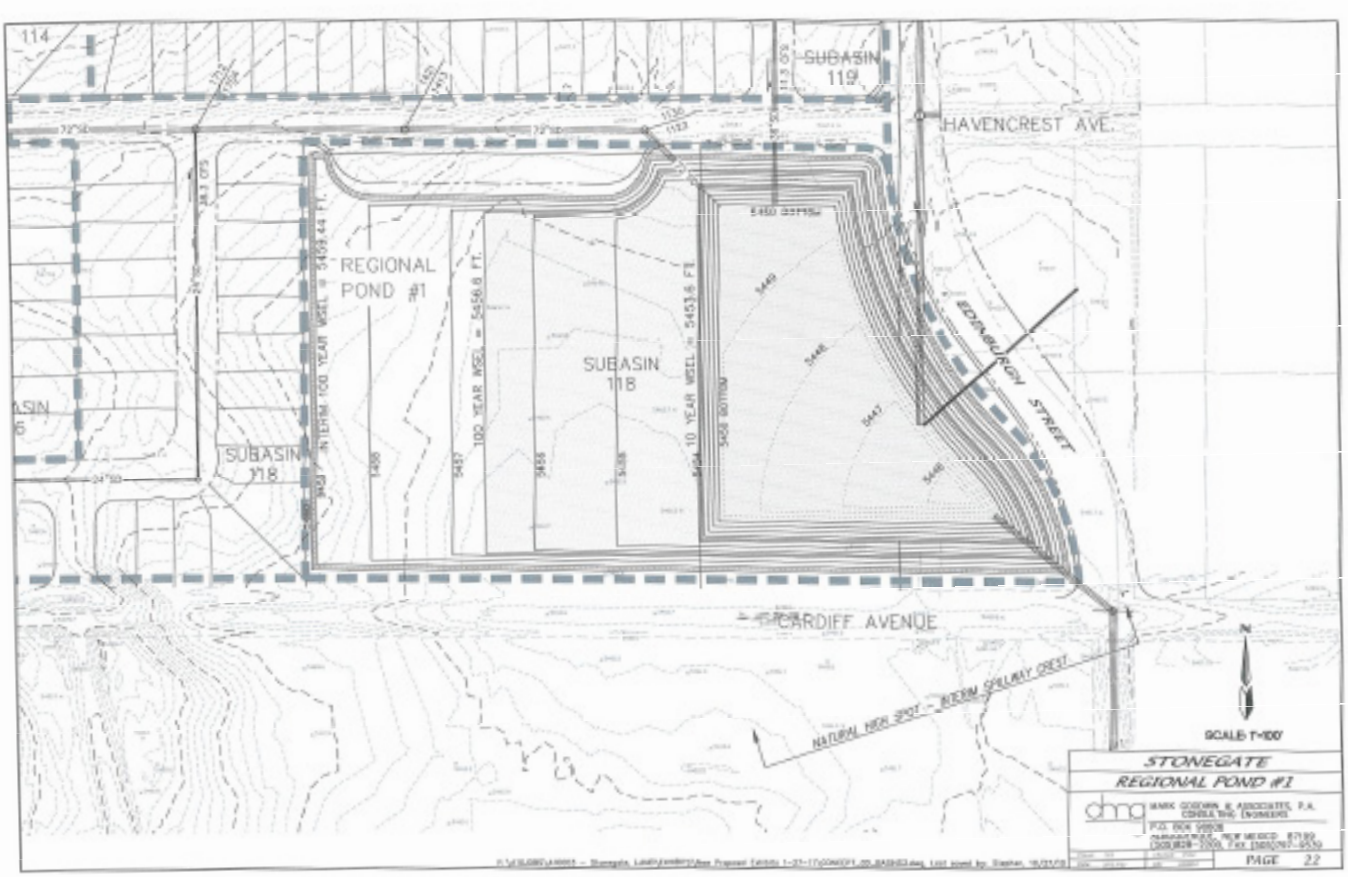
F. MASTER DRAINAGE PLAN

The proposed Stonegate development lies within the boundaries of the approved 2008 Edinburgh Drainage Implementation Plan {DIP). This plan was sponsored by SSCAFCA and endorsed by the City of Rio Rancho along with several benefiting property owners. Several alternative drainage plan options were presented with Option #5 being the selected alternative for implementation. The DIP established basin wide requirements for drainage discharge rates and allocated cost share proportions for the major drainage facilities and infrastructure. The DIP further identified a phased plan of implementation and assigned specific pieces of the infrastructure construction to specific master planned developments within the drainage basin.

The Stonegate Master Plan will adhere to the DIP which requires construction of Regional Pond 1 located on the southeast corner of the Stonegate project site and construction of the Edinburgh storm sewer upstream from that pond. A second regional Pond 4 will be located just west of the north end of Stonegate. This pond will be constructed by others at a later date and it will divert flows from the large drainage basin area north of Montezuma Blvd. directly into the Montoyas Arroyo. Both of the ponds are ultimately to be operated and maintained by SSCAFCA (*see page 37, Master Storm Drain Plan*). According to the Flood Insurance Rate Map (*Map Number 35043 C 19000, March 18, 2008*) there are no Flood Hazard Zones (floodplains) on this site. The DIP further identified three parcels west of Stonegate as land to be contributed for impact fee credits with this master plan; however, during the review of this master plan SSCAFCA has reduced the required contribution to just one parcel, which is Lot 6 in Block 55 of Unit 13. The Stonegate Drainage Design Analysis Report (DDAR) prepared by Mark Goodwin and Associates has been approved by the City of Rio Rancho and SSCAFCA. Subsequently, Stonegate Phase 1 and 2 Supplemental Drainage Information (SDI) prepared by Mark Goodwin and



Leeds Castle Conceptual Street Section, Stonegate Village



Associates was also approved by the City of Rio Rancho and SSCAFCA.

The Stonegate subdivision will be graded so that all of the on-site runoff will be directed south and then conveyed by an internal storm drain to Regional Pond 1. The size of this regional pond is being increased by this master plan to accommodate the additional flows that result from Stonegate 's increased density. The increase is also due to the deletion of a former detention pond previously associated with the Stonegate Master Plan from 2006. In accordance with the Edinburgh DIP, the restricted allowable maximum discharge from Pond 1 will be maintained.

The Edinburgh DIP allowed for a portion of the flows in Stonegate to be intercepted by the master plan storm drain in Edinburgh Drive; per the SDI, the storm drain in Stonegate Drive will be split at Leeds Castle with the area north draining to the Edinburgh storm drain and the area south to drain to Regional Pond 1 *(see page 37, Master Storm Drain Plan).* Ultimately, this will be determined during final design of the grading and drainage plan since balancing the earthwork will be a major governing consideration.

Regional Pond 1 will also be designed to serve as a multi-use facility consisting of stepped areas with minimum 6:1 side slopes. A deeper, 4-acre portion of the pond along Edinburgh St. will contain the 10-year, 24-hour storm event. Another area directly west of this lower pool will be designed at a higher elevation so that it can be used as a recreational field. This field may be partially inundated during the less-frequent, 100-year storm event. The maximum depth of water for the 100-year storm over the field will be minimized *(see Pond 1 Exhibit on Page 22*). Several interim drainage measures will have to be implemented as Stonegate is developed in phases.

Regional Pond 1 was excavated during the first phase of development and function as a temporary retention pond until the downstream storm sewer south of the site along Edinburgh St. is completed by others. The interim retention pond was graded to the same configuration as its ultimate condition, so it will not have to be regraded at a later date when it becomes a permanent facility. The 100-year pond elevation will be about 3' higher during the temporary period. The downstream Edinburgh St. storm sewer will be constructed by others in accordance with the DIP's cost share arrangement. Additional on-site temporary sediment / retention ponds may be needed at various locations within the site as phased construction of Stonegate unfolds.

The Stonegate Village lies within basins 150-159 of the Stonegate DMP. The Village shall adhere to the allowable discharge listed for these basins in the approved Stonegate DMP. The area north of Leeds Castle will drain to the storm drain in Leeds Castle and the area south of Leeds Castle will drain to the storm drain in Edinburgh. Stormwater detention and water quality ponds shall be provided to meet the allowable discharge based on the final layout and any increase of impervious area.

Stormwater drainage and water quality discharge will need to be addressed per the City of Rio Rancho DPM Vol. II, Chapter II.2 and Rio Rancho City Ordinance Chapter 153 Erosion Control: Storm Drainage and Stormwater Quality.

G. MASTER UTILITY PLAN

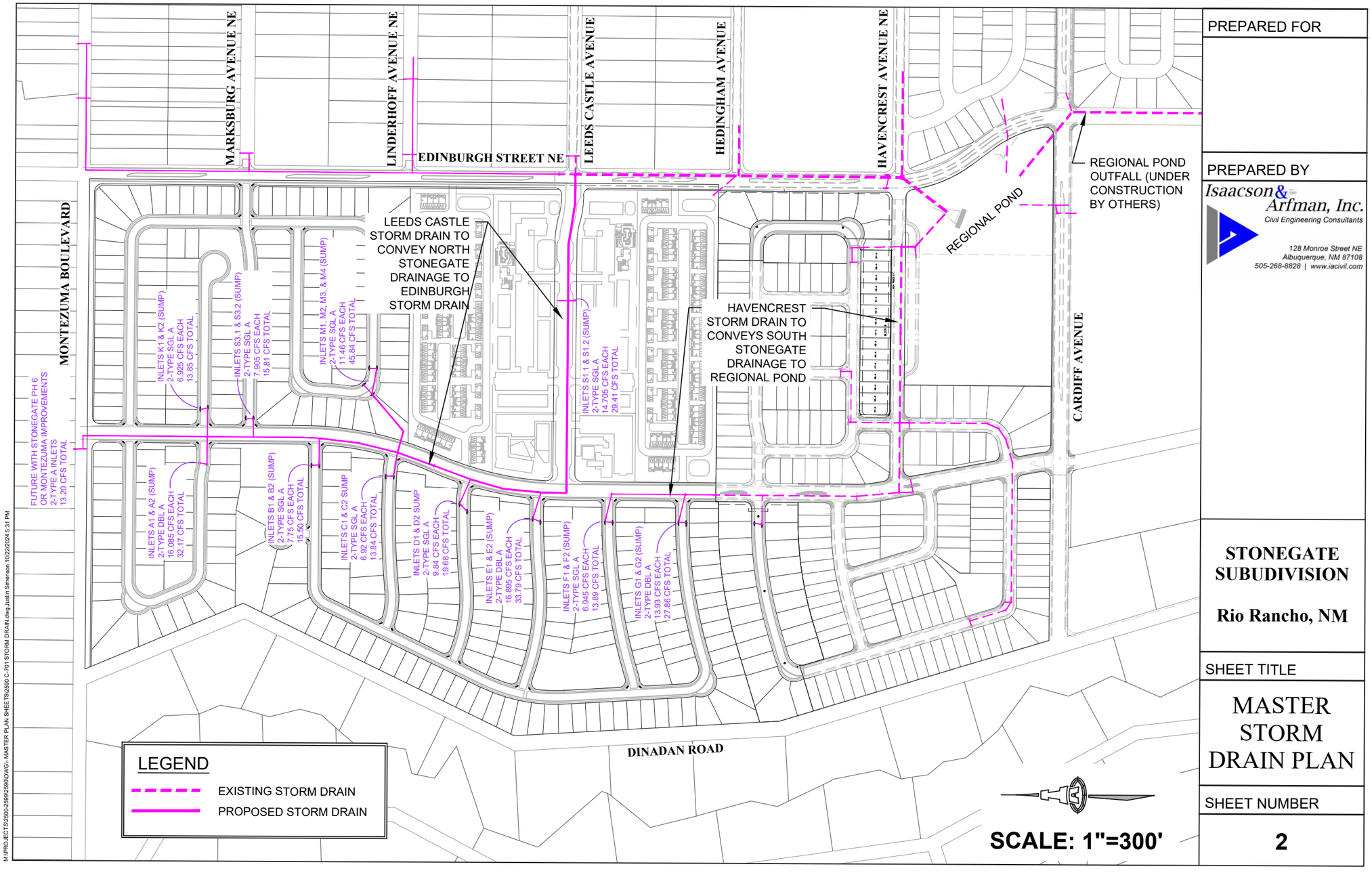
Stonegate will be served by the City of Rio Rancho Utility Department, which issued a "Water/ Wastewater Serviceability Statement" on August 23, 2010 *(see page 54)*. All utility installation must be compliant with DPM Vol. II, Chapter II.4 and Rio Rancho Ordinance Title V.

1. WATER

Water system expansion as required for development of the Stonegate subdivision will be designed and constructed in accordance with the City of Rio Rancho Master-Planned requirements and the latest Water and Wastewater Availability Statement. Stonegate is located predominantly within Zone 3 with an upper zone feed supplied from Well 16. It will be supplemented with an upper zone feed from Reservoir/Wei/ 8 involving pressure reducing valves as stated in the availability statement. Master planned 14" and 20" lines will be extended south in Edinburgh St. to Cardiff Ave. from the existing 20" waterline located in Montezuma Blvd. New 10" waterlines in Cardiff Ave. and around the western perimeter of the project site will create a looped connection between Montezuma Blvd. and Cardiff Ave.

2. SANITARY SEWER

The ultimate sanitary sewer outfall for Stonegate will be to the existing Los Montoyas Arroyo SAS interceptor that runs south across Northern Blvd. To get there a new 12" SAS line in Northern Blvd. and then north up Edinburgh St. will have to be extended to Cardiff Ave., covering approximately 2000 LF of new collection line. Much of this collector line has already been designed and approved as part of the Melon Ridge Infrastructure Construction Plans. Melon Ridge subdivision is located just south of the Stonegate site. On-site, a new 10" SAS line will extend west in Cardiff Ave. from Edinburgh St. to the west side of Regional Pond 1. From there the 1O" line will extend north through Stonegate along the central north-south street running up the center of the site. All remaining on-site feeder sewer lines will be 8". Since the new line in Northern Blvd. will cross the Montoyas Arroyo.



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PREPARED FOR

PREPARED BY

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

STONEGATE SUBUDIVISION

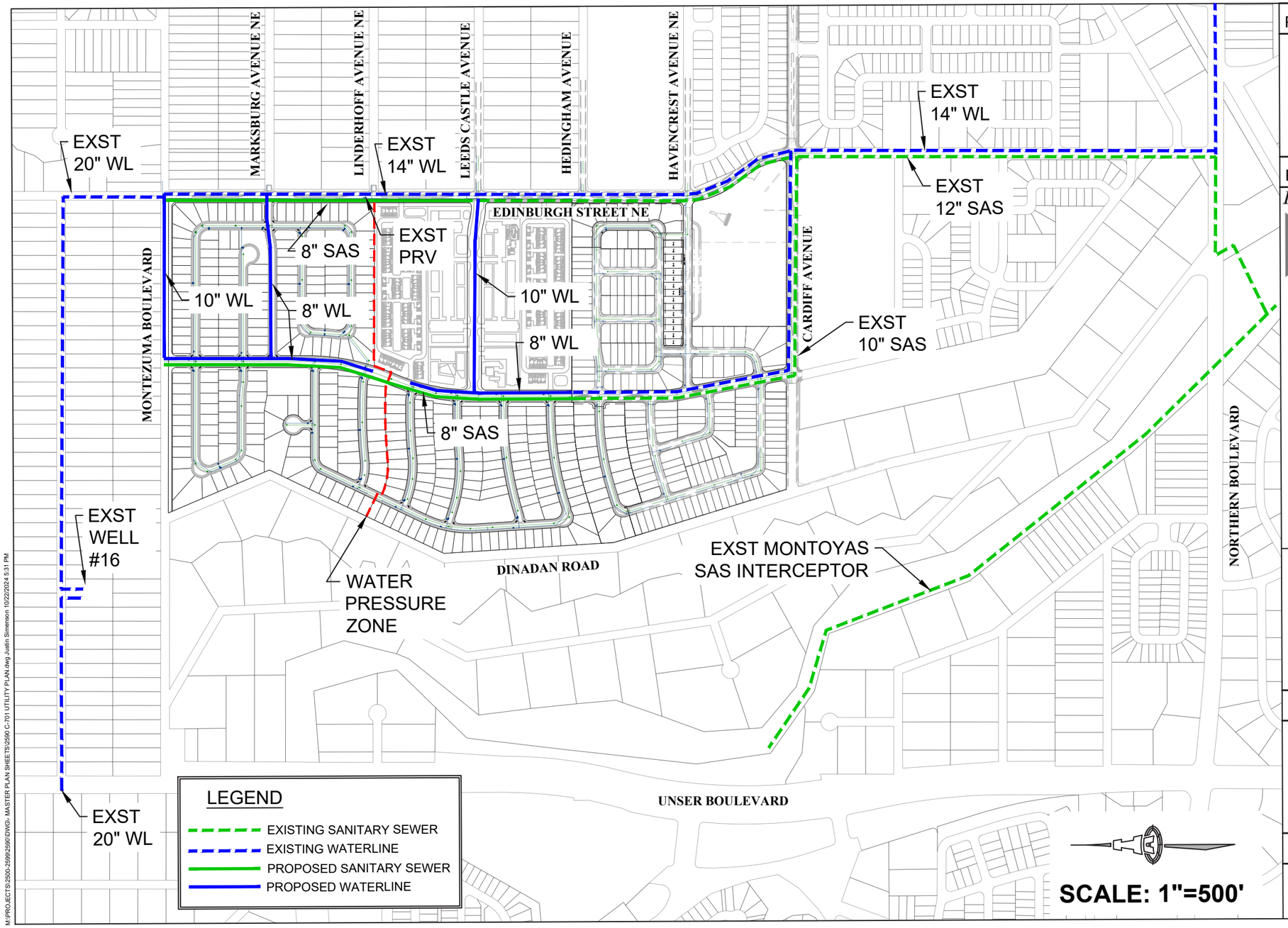
Rio Rancho, NM

SHEET TITLE

MASTER STORM DRAIN PLAN

SHEET NUMBER

2



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PREPARED FOR

PREPARED BY

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Civil Engineering Consultants
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Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

STONEGATE SUBUDIVISION

Rio Rancho, NM

SHEET TITLE

MASTER UTILITY PLAN

SHEET NUMBER

4

H. STONEGATE DESIGN GUIDELINES

The purpose of these design guidelines is to enhance the developed surface appearance so that new residents and their visitors can experience a positive visual feel in their new urban environment. Design guidelines establish the basis from which project owners and new home builders will use to create an inviting and vibrant community that when combined with distinctive identities can be unique to Stonegate. The City's Comprehensive Plan has been utilized as the foundation from which key aesthetic elements have been generated, but the ultimate goal is to enhance the minimums so that a recognizable difference can be perceived by all observers within Stonegate. The following are design guidelines for the Stonegate Master Plan outside Stonegate Village, which contains distinct design guidelines outlined in Subsection I.

PEDESTRIAN AND BICYCLE

- Along one side of Stonegate 's principal interior circulation route there shall be an 8-foot wide paved pathway interconnecting neighborhood parks and the regional park. These paved pathways shall be continuous through each park and extend out to extremities of the site. On the opposite side of the street from these pathways there will be a 6-foot wide sidewalk. Interior streets containing the pathway are Leeds Castle Ave., Havencrest Ave., Marksburg Ave. and portions Stonegate Dr. All other sidewalks within the site are to be 5-feet wide.
- Pedestrian pathways designated on the master plan shall be clearly visible to users and sufficiently marked at street crossings with appropriate-scale warning signage and pavement markings.

LANDSCAPING

- Around the outside of Stonegate on the project side of Montezuma Blvd., Edinburgh St. and Cardiff Ave. there shall be a landscaped buffer installed between the curb and site perimeter walls consisting of a combination of evergreen and deciduous trees. Trees shall be spaced at least every 50' and planted in a minimum 5' x 5' area, or clustered, provided there are the same number of trees as one per 50'. Pedestrian scale ground cover employing native and xeric principles shall be installed elsewhere within the buffer, including at least five 5-gallon shrubs per tree. Stonegate 's principal interior circulation route *(see page 28)* shall also contain this landscaped buffer on one side of the street. The buffer is to exist as a private tract to increase the streetscape width *(page 29)*. This landscaping will be developer-installed after street construction and HOA-maintained.
- New parks shall be designed by a registered landscape architect and constructed by a licensed contractor in accordance with all requirements of the Rio Rancho DPM. An approved park design and construction drawings must be permitted through the City before installation.
- Deciduous shade trees shall be installed along streets fronting parks according to Section 2.5 of the Parks and Trails Design chapter of the DPM.
- Automatic underground irrigation systems are required to support all landscaped areas. Irrigation components and their maintenance outside of individual lots shall be the responsibility of the HOA. Within individual lots maintenance shall be the responsibility of the homeowner, which includes individual landscaping between curb and sidewalk.
- When the on-site regional park is constructed, it shall include a minimum 10-foot wide landscape buffer between the parking area and the adjoining street right-of-way.
- Deciduous shade trees shall be capable of reaching a mature height of at least 25-feet.
- All planting areas not covered by turf shall be covered with a ground-topping of crushed landscaped rock, river rock, or similar materials (underlain by weed barrier) that extend completely beneath the plant material. All planted

areas, including trees, shrubs, ground-covers, turf, wild-flowers, etc., shall be maintained in an attractive, living condition, free of weeds.

- All single- and multi-family residential development shall include the installation and maintenance of landscaping in the front yard, and when an unscreened side yard abuts a street right-of-way, in that side yard as well. A minimum of two trees, each a minimum of 1-1 /2 inches in caliper (deciduous trees), or 8-foot high conifers (evergreen trees), and three 5-gallon shrubs or, the equivalent thereof, shall be required. Home builders shall be responsible for installing the front-yard landscaping prior to home occupancy. Upon completion of home construction, landscaping shall be maintained by the homeowner. At full maturity live plant material shall cover at least 40% of the front yard, which includes the area between the back of curb and the front of the sidewalk.
- Landscaping within all private common areas shall be maintained by the HOA.
- Outside of recreational fields and park play areas, turf shall be restricted to not being more than 20% of the landscaped area. Artificial turf shall also be allowed.
- The following plant varieties are encouraged: Trees - Desert Willow, Velvet Mesquite, Desert Uve Oak, Austrian Pine, Bradford Pear, Pinon Pine, New Mexico Olive, Chitalpa, Chinese Pistache, Hackberry, Shumard Oak, Chaste Tree, Chinaberry, Mexican Elder, Raywood Ash and Modesto Ash. Accents & Shrubs - New Mexico Yucca, Mexican Evening Primrose, Switch Grass, Blue Mist Spirea, Chamisa, Russian Sage, Buffalo Juniper, Autumn Sage, Apache Plume, Fernbush, Mountain Mahogany, Red Yucca, Western Sand Cherry, Turpentine Bush, Catmint, Agastache and Scotch Broom.
- All irrigation shall be in compliance with the City Water Conservation Ordinance.
- Landscaping shall not be allowed to grow within the clear-sight triangle. The HOA shall be responsible for maintaining streetscape vegetation so that it conforms.

ARCHITECTURAL

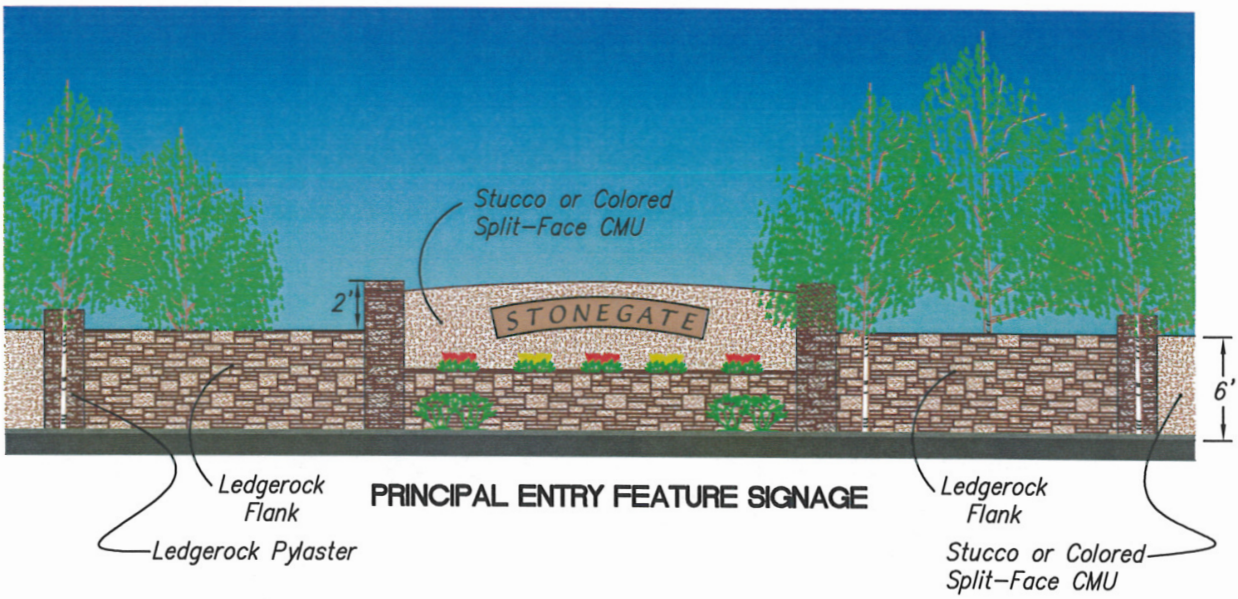
- Roofs may be flat, pitched, or combination of both, and they shall be made of non reflective materials. Non-metal roof colors shall be limited to earth-toned browns, grays, and greens.
- Residential building heights shall not exceed 32-feet.
- Exterior siding materials on new homes shall be either stucco or brick. Stucco and brick colors shall be limited to earth-toned shades of brown and green.
- Window frames can be wood, metal, or solid vinyl. All exterior doors shall be stained or painted to match the architectural theme of the main building.
- Building setbacks for each dwelling shall be according to pertinent provisions of the City Zoning Code.

LIGHTING

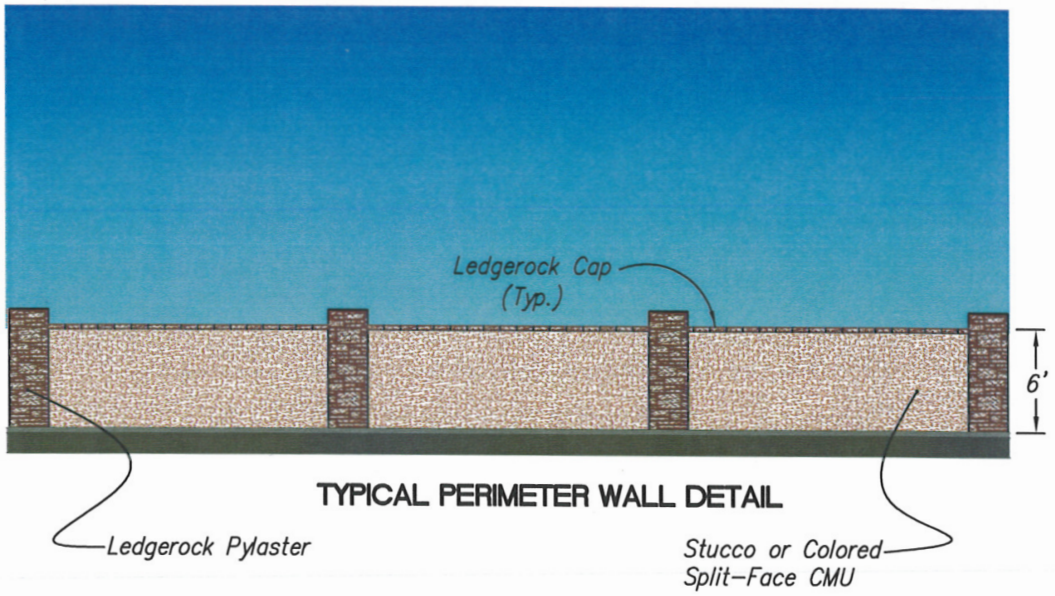
- All lighting shall be shielded to prevent it from spilling onto adjoining properties or so that it does not violate the "Dark Sky" ordinance.
- Street lighting shall be installed according to the City of Rio Rancho's DPM.
- The use of low-profile, spread-lighting fixtures shall be used to accent and provide safe illumination to landscapes and walkways. Up-lighting fixtures are not permitted.

WALLS

- Perimeter walls around the property shall be designed to reduce their visual impact with the use of landscaping or varied materials.
- Perimeter walls shall be constructed of split-face concrete masonry or stucco masonry block, finished with ledgerock accents.
- Except for the 8-foot entry-feature wall, maximum wall heights shall be 6-feet.
- Unfinished gray block, barbed wire, chain-link, and vinyl fencing are prohibited.

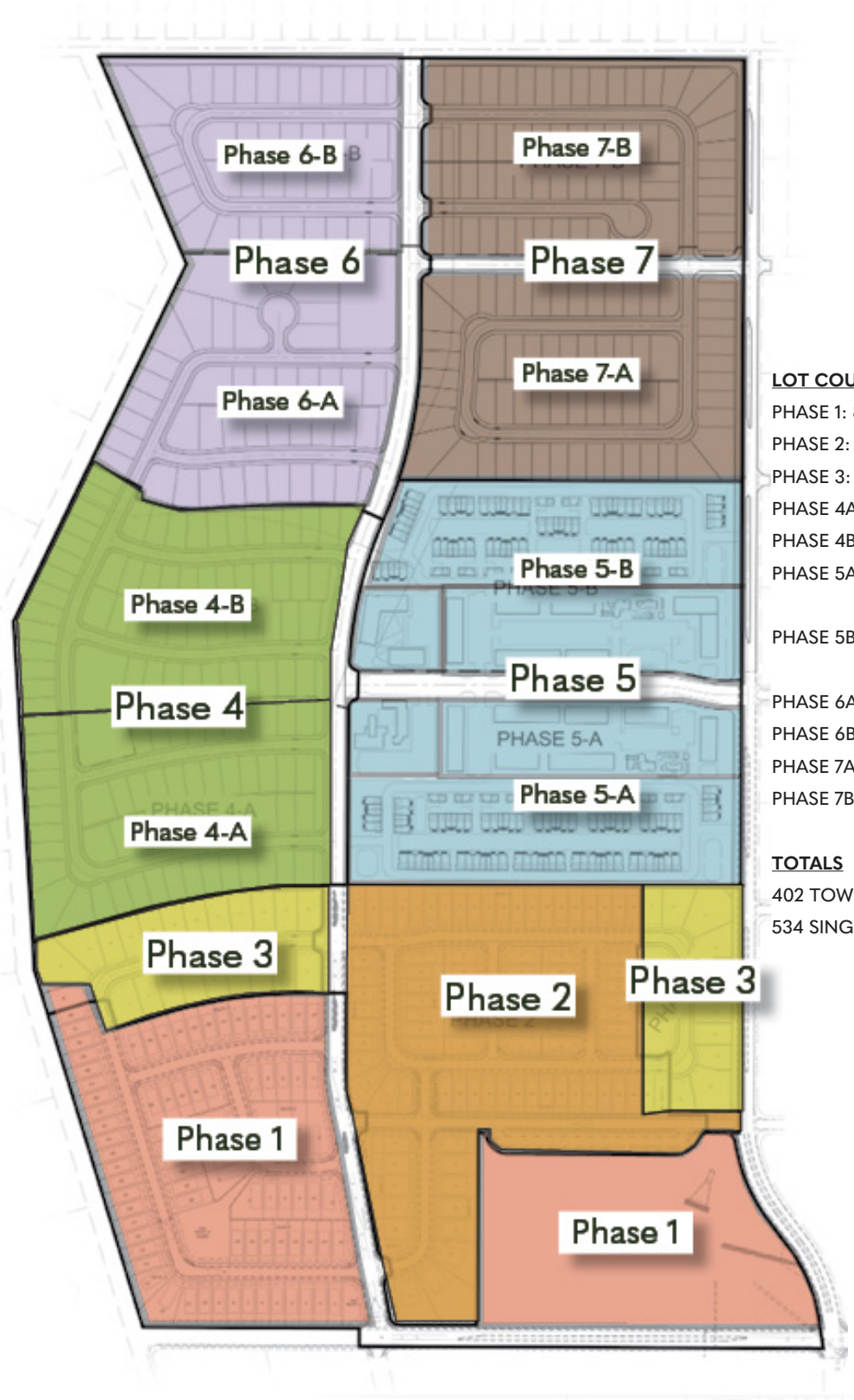


PRINCIPAL ENTRY FEATURE SIGNAGE



TYPICAL PERIMETER WALL DETAIL

STONEGATE	
TYPICAL WALL DETAILS	
dmg	MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828–2200, FAX (505)797–9539
Drawn: DER / Checked: DMG	Page: 27
Date: 12/03/10 / Job: A10003	



LOT COUNTS

PHASE 1: 84 - 40′ WIDE LOTS (EXISTING)
PHASE 2: 94 - 40′ WIDE LOTS (EXISTING)
PHASE 3: 37 - 60′ WIDE LOTS
PHASE 4A: 57 - 50′ WIDE LOTS
PHASE 4B: 59 - 50′ WIDE LOTS
PHASE 5A: 90 TOWNHOME UNITS
116 MULTI-FAMILY UNITS
PHASE 5B: 86 TOWNHOME UNITS
110 MULTI-FAMILY UNITS
PHASE 6A: 41 - 60′ WIDE LOTS
PHASE 6B: 40 - 60′ WIDE LOTS
PHASE 7A: 61 - 50′ WIDE LOTS
PHASE 7B: 61 - 50′ WIDE LOTS

TOTALS

402 TOWNHOME/MULTI-FAMILY UNITS
534 SINGLE-FAMILY LOTS

Phasing Plan

- Walls shall not be allowed within the clear-sight triangle.
- Screening walls shall include pedestrian openings to promote better circulation within and around the site.

UTILITIES

- All new electric distribution, telecommunication, and cable TV lines associated with the project shall be placed underground.
- Primary cable boxes, transformers, switch gears, and main-line telephone distribution cabinets shall be screened with walls and vegetation to the extent possible, provided they are still compliant with the standards of all the dry utility companies.

PHASING PLAN

Due to its relatively large size, Stonegate will be divided up into seven (7) phases. Phases 1-4 and Phase 6 and 7 will average 137 dwellings per phase. Stonegate Village is contained in Phase 5, which will include townhouse development at average of 12.6 dwelling units per acre, and multi-family at 27.5 dwelling units per acre. The availability of infrastructure was the primary determining factor in deciding to locate the first phase in the southeast corner of the property. Phase implementation will be a function of buyer demand and homebuilder preferences since it is anticipated that numerous homebuilders will be constructing a variety of housing types with differing price points.

The site's terrain slopes down toward the southeast corner where the regional drainage pond will be used to collect runoff from the first phase and all subsequent phases. New storm drain will then extend further south in Edinburgh St. and eventually drain this pond into the Montoyas Arroyo where it passes beneath Northern Blvd. Undeveloped runoff from areas within future phases of Stonegate and upstream of Phase I will be collected and routed through Phase I.

I. STONEGATE VILLAGE DESIGN GUIDELINES

The purpose of these design guidelines is to provide guidance towards creating a distinct character for Stonegate Village, the mixed-use area on Phases 5-A and 5-B. These design guidelines will be used to create an area that prioritizes walkability, residential density, and neighborhood commercial that is accessible for pedestrians. The design guidelines compliment the City's design standards, yet provide some unique elements to create a distinctive area of Rio Rancho. Final designs for Stonegate Village will be determined through the Site Plan approval process. Graphics shown in the Master Plan are conceptual and provide a graphic representation of the Design Guidelines.

LEEDS CASTLE AVENUE

Stonegate Village is bisected by Leeds Castle Avenue. The intention of the design guidelines is to create an urban street that is an inviting, walkable, vibrant streetscape that can accommodate outdoor seating.

- Leeds Castle Avenue shall have a total right-of-way of 70 feet.
- Driveways shall be limited.
- The street shall contain on street parking and 13' drive lanes with designated "sharrows" which allow shared driving with bicyclists.
- The street shall contain 8' sidewalks and 6' of planting and site furnishings area, which will contain benches, trash receptacles, and lighting.
- The streetscape shall contain passive irrigation features such as pervious paving, curb cuts for stormwater entry, and stormwater retention areas.
- Leeds Castle Avenue shall contain on street parking.
- Spacing of trees shall be spaced 25 - 30 feet on

Leeds Castle Avenue Concept

center along the street frontage.

- The speed limit on Leeds Castle Avenue shall not exceed 25 miles per hour. Speed tables shall be installed to reduce high traffic speeds.

TOWNHOUSES

Two townhouse developments will be located at the northern and southern edges of Stonegate Village. The townhouse developments will contain village greens for open space and community amenities. The townhouse design guidelines are equivalent to the R-3 Mixed Residential District in the Rio Rancho Zone Code and is subject to the following design guidelines:

- Setbacks for the townhouse development shall be as follows: Front - 10 feet, Rear/Alleyway - 10 feet, Side/Street side - 0/10 feet
- Parking shall be provided for residents and guests. Each townhouse shall have a rear loaded garage orientation.
- Alleyways shall be a standard width of 20 feet.
- Auto Courts must have a demonstrated ingress/egress.
- The development shall provide two off-street spaces per dwelling unit.
- Guest Parking shall be a minimum of 6 spaces total.
- Village Green/Open Space may contain the following amenities: Walkways and paths, sitting/gathering spaces, and communal barbecue grills.
- The Village Greens will be designed, owned, and maintained by the HOA.
- Townhouse units shall be maximum of three stories or 28 feet.
- Lot sizes shall be a maximum of 1,200 sf with a minimum width of 28 feet.
- Density shall be no more than 12 to 15 dwelling units per acre.

LEGEND

ACREAGE BY USE

NORTH:
TOWNHOMES 88 UNITS / 6.8 AC 12.9 DU/AC

MULTI FAMILY 110 UNITS / 4 AC 27.5 DU/AC

COMMERCIAL 1AC / 13,700 SQF BUILDING

SOUTH:
TOWNHOMES 90 UNITS / 7.1 AC 12.6 DU/AC

MULTI FAMILY 116 UNITS / 4.2 AC 27.5 DU/AC

COMMERCIAL 1.2AC / 9,844 SQF BUILDING

*NUMBERS ARE PRELIMINARY AND MAY CHANGE WITH DESIGN DEVLEOPMENT

LEGEND

- MULTI-FAMILY
- TOWNHOMES
- RETAIL & COMMERCIAL
- COMMERCIAL PLAZA
- TOWN HOME VILLAGE GREEN
- STORM WATER PONDS

Stonegate Village Conceptual Layout

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Stonegate Village Green Concept

MULTI-FAMILY DEVELOPMENT

Multi-family development within Stonegate Village is located adjacent to Leeds Castle Avenue. The intent is to create a higher density housing option near commercial services and amenities. The following design guidelines apply to the multi-family development Stonegate Village. The multi-family development may include spaces on the ground floor for commercial uses. The multi-family developments will include pool and community facilities. The multi-family design guidelines are equivalent to those in R-6 Multi-Family Residential District in the Rio Rancho Zone Code. The multi-family development is subject to the following design guidelines:

- Setbacks for the multi-family shall be as follows: Front (Leeds Castle frontage) - 0 feet, Rear - 15 feet, Side/Street Side - 7.5 feet/10 feet.
- Parking shall be provided for residents and guests designed with a rear loaded/garage orientation.
- Alleyways shall be standard width of 20 feet.
- Auto court shall have demonstrated ingress/egress.
- All off-street parking shall be located behind residential buildings and not along Leeds Castle Avenue.
- Off-street parking spaces per dwelling shall be as follows: Studio or 1 bedroom - 1.5 spaces, 2 bedroom - 2 spaces, 3 bedroom - 3 spaces, Guest/staff parking - 6 spaces.
- Leeds Castle Avenue on-street parking for guests and staff.
- Usable open space (balconies and patios included) shall be as follows: 100 sf per studio/1 bedroom, 200 sf per 2+ bedroom.
- Maximum height shall be 4 stories or 48 feet.
- Density shall not exceed 32 dwelling units per

acre.

- Commercial uses shall be located on the ground floor along Leeds Castle Avenue.
- Commercial uses shall have a maximum 2,500 square footage.
- Appropriate commercial uses can include coffee shops, delicatessen, small gift shops, and commercial services such as salons.

COMMERCIAL/GATHERING SPACES

Commercial development within Stonegate Village is intended to be neighborhood scale to provide appropriate commercial retail and services for the area. The commercial areas are located at the western edge of the Stonegate Village east of Stonegate Drive. The areas are bisected by Leeds Castle Avenue. Parking is located away from the right-of-way, provided safe connections for pedestrians and bicycles. The commercial design guidelines are equivalent to the NC-Neighborhood Commercial Zone District in the City of Rio Rancho Zone Code. Commercial development is subject to the following design guidelines:

- Permissive uses include but are not limited to: Retail (no adult), Office for Professional Services; Artisanal Manufacturing; Health and Wellness; Restaurant/Bar; Tap Room/Distillery/Winery that comply with NM State Liquor License types; Banks and other Financial Institutions; Bakeries; Shops (tailoring, dressmaking, laundry, dry cleaning, photo, pet and similar trades); Clubhouses, fraternal organization, non-profit public service.
- Setbacks and landscape buffers are as follows: Front (Leeds Castle) - 0 feet, Stonegate Drive - 10 feet, Rear - 10 feet (abutting residential), Side - 10 feet (abutting residential).
- Parking shall meet the requirements of the NC Zone District and shall include the following:

Walkable Commercial Plaza Concept

Rideshare spaces, electric vehicle charging spaces, and pick-up/delivery service spaces.

- Maximum height shall not exceed two stories or 32 feet.
- Open space and outdoor patio seating shall be a minimum of 75 feet from abutting residential.

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Appendix

- Tierra del Oro Letter

10/22/10

John MacKenzie, PE
Mark Goodwin and Associates, PA
Via e-mail: john@goodwinengineers.com

Re: Dedication of 26th Street Dog Leg

To whom it may concern:

Los Alamos National Bank as owner of Tierra del Oro is committed to dedicating the area of that 26th St. dog-leg to the city for traffic and drainage pond purposes.

Sincerely,

Joaquin J. Sanchez
In House Inspector
Los Alamos National Bank

Los Alamos National Bank
Creating a better way.

LOS ALAMOS
P 505.662.5171
1200 Trinity Drive
Los Alamos, NM 87544

SANTA FE
P 505.988.3200
2009 Galisteo St.
Santa Fe, NM 87505

WHITE ROCK
P 505.672.3853
77 Rover Blvd.
White Rock, NM 87544

SANTA FE DOWNTOWN
P 505.954.5400
301 Griffin St.
Santa Fe, NM 87501

lanb@lanb.com | www.lanb.com | 800-684-5262

CONSENSUS PLANNING

Memorandum

To: Amy Rincon, Development Services Director
Brian Babyak, Planning and Zoning Division Manager
Liz Ruiz-Carlos, Municipal Planner II

From: Charlene Johnson, AICP, Senior Planner and Jim Strozier, FAICP, Principal

Date: March 7, 2025

Re: Re-submittal of Stonegate Zone Map Amendment, Master Plan Amendment, and Lomas Negras Specific Area Plan Amendment

The following memo provides responses to City staff comments for the Stonegate Master Plan and related amendments. The redline of the Stonegate Master Plan is attached with the changes based on staff comments in green text.

PLANNING

- Clarify and amend acreages to match existing tracts within Master Plan
  -For the master plan specifically, why did the total acreage decrease from 160 to 148 acres? (p.2) Total acreage in the amended Stonegate Master Plan was revised from 2011 to reflect the platted land currently in the Stonegate Master Plan area. The total acreage 149.7 acres.
  -Remove the mention of acreage excluding ROW (p.2) Agreed.
  -The current acreages in Table 1 should add up to the previous acreage totals for each Zone District/area. If not, clarify why do they not? Is park land or ROW the reason for the discrepancy? (P.24) Table 1 zoning acreage totals 136.9. This excludes the regional park acreage and the right-of-way along Edinburgh and Montezuma that is to be dedicated.

- The R-3 zoning designation is missing from the Zoning Map exhibit, which denotes the SU area as Special Use for NC and R-6 Uses only. (p.27). Is the intention SU for R-3, R-6 and NC or SU for R-6 and NC? The Zone Map exhibit was updated to include R-3.

- The park section speaks to two parks that were installed in Phase 1, including the 10.2 acre regional park, however, this park has not been built yet and the master plan needs to reflect that. (p.29) Agreed. The text was revised to state that the 10.2 acre park has been graded and improvements are to be constructed in a future phase.
  -Additionally, only the regional park will be dedicated to the City's Parks and Recreation Department after the agreed upon initial period of private, HOA maintenance. (p.29) Agreed. The Master Plan language was revised.

- Include language that Leeds Castle will meet city standards or waiver to the DPM will be required; refer to the following link for Street Section Details: https://rrnm.gov/482/Standard-Details-and-Specifications
  -The proposed configuration most closely resembles that of a "business collector" or the TS-03 standard street section (p.36) Additional discussions with the City are being conducted

to address these comments.

Zone Map Amendment

- ZMA request must have an acreage break-down, for the sake of writing the ordinance; ie. R-3, vs R-6, vs NC. Agreed. The letter was updated to reflect the acreages within the SU zone.
- The Planning Context Section inaccurately denotes the Master Plan area as 34 acres. Correction completed.

SSCAFCA

1. Provide calculations showing that Regional Pond 1 and the outlet pipe have sufficient capacity to handle the increased discharge. Please see added paragraph on page 43 that address drainage for Stonegate Village.

2. SSCAFCA recommends withholding approval of the master plan until the drainage calculations are reviewed and confirmed. Calculations are provided in the paragraph on page 43.

3. SSCAFCA has no involvement with sewer. Agreed, sentence was removed referring to SSCAFCA involvement with sanitary sewer on page 43.

PARKS AND RECREATION

- Any increases in overall development's population will result in increases in total park and trail impact fees due and/or allocated and reconciled with the development agreement and final requirements for park improvements (as generally described on page 27 of the draft master plan). Agreed.

- The City will not own or operate parks smaller than 3 acres. The existing Development agreement discusses two – two acre parks which pushes this limit. The last Development Agreement, Master Plan, and current redline shows pocket parks being proposed or dedicated to the City. PRCS will not consider accepting parks smaller than the 2 acres previously discussed and agreed upon in the development agreement; this is not a collective acreage. Agreed. The Master Plan was revised to state that only the Regional Park (10.2) acres will be dedicated to the City.

- Any small or pocket parks, smaller than the two-acre size will be required to meet the park land improvements in the Subdivision Ordinance, but will be owned and maintained by an HOA. The regional park and if two – two contiguous acre parks are planned - will be improved to City Standards and then dedicated to the City. Note that only developable park space (the actual pond of the regional pond does not count) will count toward park land allocation requirements and only improved park land is eligible to count toward park impact fee credits. Please contact Dyane Sonier with PRCS to discuss further if necessary. Agreed.

- A site plan for the multifamily development would be required that also demonstrates that all necessary handicap parking requirements per federal, state and City laws have been planned

and will be constructed per those requirements. Agreed.

FIRE

- Fire shall require fire 1 (site plan) and fire 2 (floor plan) for all commercial and multifamily properties. Both commercial and residential areas shall follow all requirements in 2021 International Fire Code, including Appendix D. Hydrants shall be located every 500' in the residential area and every 300' in the commercial side. Areas of specific concern will be fire lanes, turning radius (which shall be 28') storage of any hazardous materials (pool chemicals would all under this) adherence to dead end requirements in 2021 IFC. Town homes may require sprinklers based on height and access. Agreed.

PNM

- I don't think we would require a substation we would have to just extend backbone to the north. But we would just have to look at loads. But if it is a typical subdivision I think we would be good with backbone extension. Agreed. This will be reviewed at the site plan submittal.

ENGINEERING

- Page 29 – Park not constructed. Agreed. Site plan revised to clarify the park is being graded and will be constructed in a future phase.
- Page 32 - Access will need to comply with SAMM spacing, and the DPM Vol II Chapter II.3. Compliance with the subdivision ordinance is required. Access may be restricted during plan review. Agreed. New paragraph added to page 35 with recommended text.
- Page 32 - Montezuma Boulevard – change to Paseo de Vulcan. Agreed.
- Page 33 – Update Transportation Plan Exhibit. Does not change obligations of the Development Agreement. Additional discussions with the City are being conducted to address this comment. The exhibit is unchanged.
- Page 35 – Roadway exhibits not accurate. The street sections were removed and replaced with the City of Rio Rancho Typical Roadway Sections TS-01 and TS-02.
- Page 36 – This needs to be a standard detail TS-03 Business Collector or made into a private road. Additional discussions with the City are being conducted to address these comments.
- Page 37 – This needs to be standard detail TS-03 Business Collector or made into a private road. Additional discussions with the City are being conducted to address these comments.
- Page 43 – Compliance with the DPM Vol II Chapter II.4 and City Ordinance Title V is required. Agreed. Text added to Section G, page 43.

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue –Gerard Bauer, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

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

RE: Zone Map Amendment/Master Plan Amendment/Lomas Negras Specific Area Plan Amendment: DSD #24-100-00015/#24-410-00004/#24-410-00005

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, Master Plan Amendment to the Stonegate Master Plan, and an amendment to the Lomas Negras Specific Area Plan. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3 to SU for NC, R-4, and R-5. The amendments to the Stonegate Master Plan and Lomas Negras Specific Area Plan are to reflect the change of zoning and uses.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, March 17, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
( ) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

MRMPO has no adverse comments. For informational purposes:
Appendix G of the MTP supports the following as it relates to the subject request:

- Adopt/update land use policies and building and site development design standards that promote walkability.
- Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.

Peach Anderson-Tauzer — Reviewer

3-13-2025 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue –Gerard Bauer, James Wenzel
(X) Police - Justin Garcia
(X) SSCAFCA – Andy Edmondson, Sara Rassa
(X) Parks and Recreation - Dyane Sonier
(X) Rio Rancho Public Schools – Michael Baker
(X) MRCOG – Peach Anderson-Tauzer

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

RE: Zone Map Amendment/Master Plan Amendment/Lomas Negras Specific Area Plan Amendment: DSD #24-100-00015/#24-410-00004/#24-410-00005

The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, Master Plan Amendment to the Stonegate Master Plan, and an amendment to the Lomas Negras Specific Area Plan. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3 to SU for NC, R-4, and R-5. The amendments to the Stonegate Master Plan and Lomas Negras Specific Area Plan are to reflect the change of zoning and uses.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Monday, March 17, 2025**. If redline comments are made on the application, please also provide me with a copy. Please contact Liz Ruiz Carlos at 505-896-8785 or e-mail lruizcarlos@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(X) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

The applicant has gone from mentioning the 5.9 to 6.5 (diagram) to 7 Acre Regional Park (which their own diagrams/graphics show as 6.5 acres, with the rest of the land fenced because it is a pond) with their last submissions, the latest submission is now stating a 10 - 10.2 acre regional park. They can only get credit for functional park space, and this latest version they are calling the property a 10 acre regional park - I think because they are concerned they will not meet their park land dedication requirement (for public park, but - collectively they will have allocated more than 10 acres of overall parkland when the private park acreage is considered - this should not be a concern). They should either say a 5.9, 6.5 or 7 acre regional park, accurately and consistently. The tract (A then I think replatted to B) collectively has a 10.25 acre size, but the regional drainage plan and their own graphics show how the deeper portion of the "regional pond" must be fenced and kept separate from the 100 yr. capacity of the pond/park - and the remaining acreage is the "regional park" - they are the same tract but saying the 10 yr. event pond is included in the regional park acreage is objectionable to PRCS, and whenever the DA for the project is resolved, the acreage of usable park vs. strictly pond must be separated - so it has been kept separate in past submissions, and should be separated in the Master Plan when public park land is described. PRCS defers to DSD for any other requirements or approvals regarding the Zone Map Amendment.

Dyane N. Sonier *03/17/2025*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 11, 2025

TO:
(X) Development Services –David Serrano, Amy Rincon, Peter Prukop
(X) Fire and Rescue –Gerard Bauer, James Wenzel
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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 supports the following as it relates to the subject request:

- Adopt/update land use policies and building and site development design standards that promote walkability.
- Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.

Peach Anderson-Tauzer — Reviewer

3-13-2025 — Date

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

March 7, 2025

RE: Zone Map Amendment, Master Plan Amendment, Specific Area Plan Amendment
Case No. #24-100-00015/#24-410-00004/#24-410-00005
STNG, Tracts 3 and 5

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, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, Master Plan Amendment, and Specific Area Plan Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses. The Master Plan Amendment is to the Stonegate Master Plan, and the Specific Area Plan Amendment is to the Lomas Negras Specific Area Plan to reflect the change of zoning and land uses.

The **Planning and Zoning Board** will consider the request on **Tuesday, March 25, 2025** 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.rrnm.gov or on Sparklight cable channel 56.

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

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

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

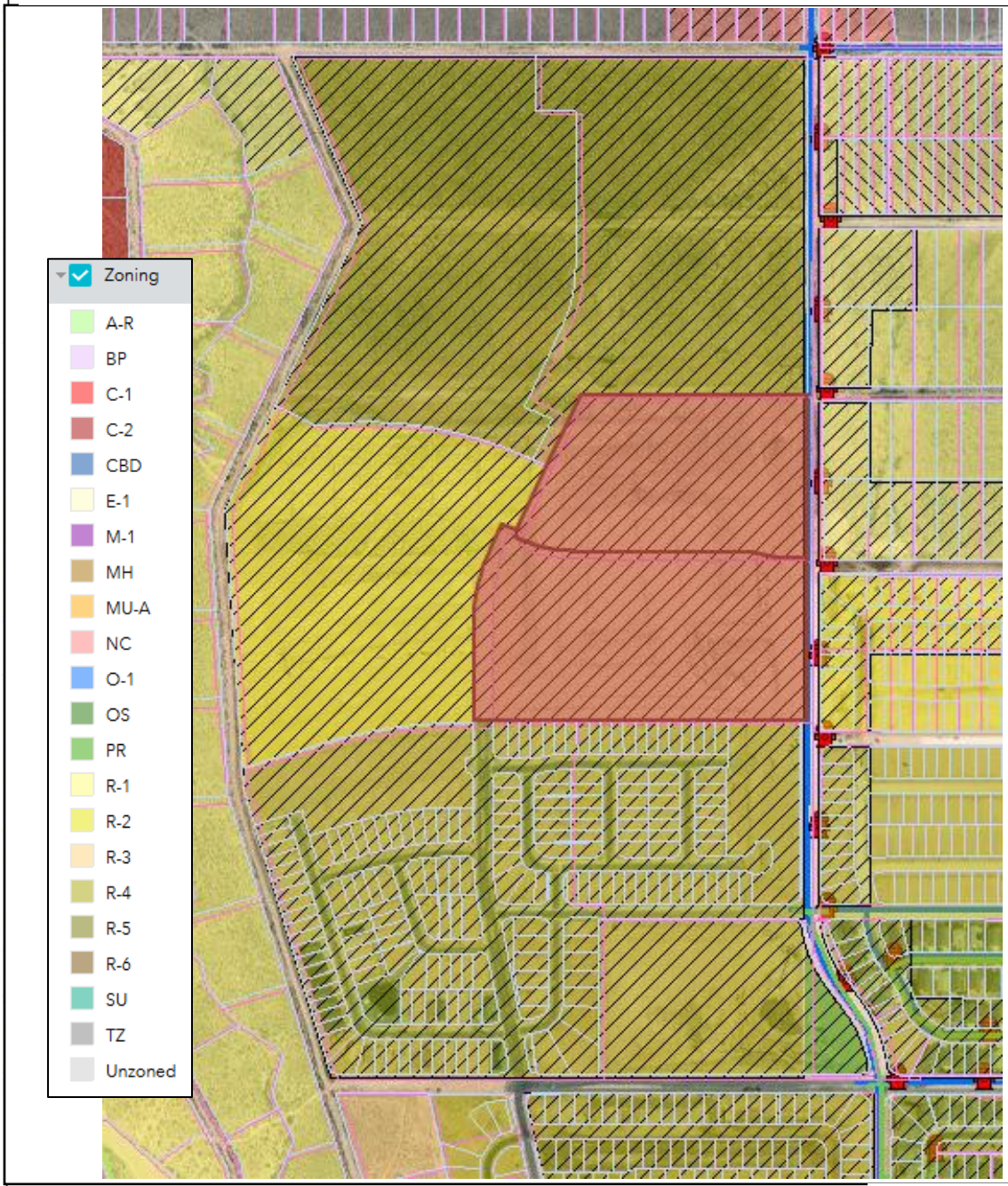
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
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

ZONE MAP AMENDMENT, MASTER PLAN AMENDMENT, SPECIFIC AREA PLAN AMENDMENT STNG, TRACTS 3 AND 5



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 1/10/2025

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 25, 2025:

Vacation of Plat
Case #25-230-00001
The applicant FNA, LLC requests approval of a vacation of right-of-way (ROW) for Isabel Road SE located at the intersection with Black Arroyo Blvd NW.

Master Plan
Case #24-400-00003
The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan request that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

Zone Map Amendment
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Master Plan Amendment
Case# 24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan.

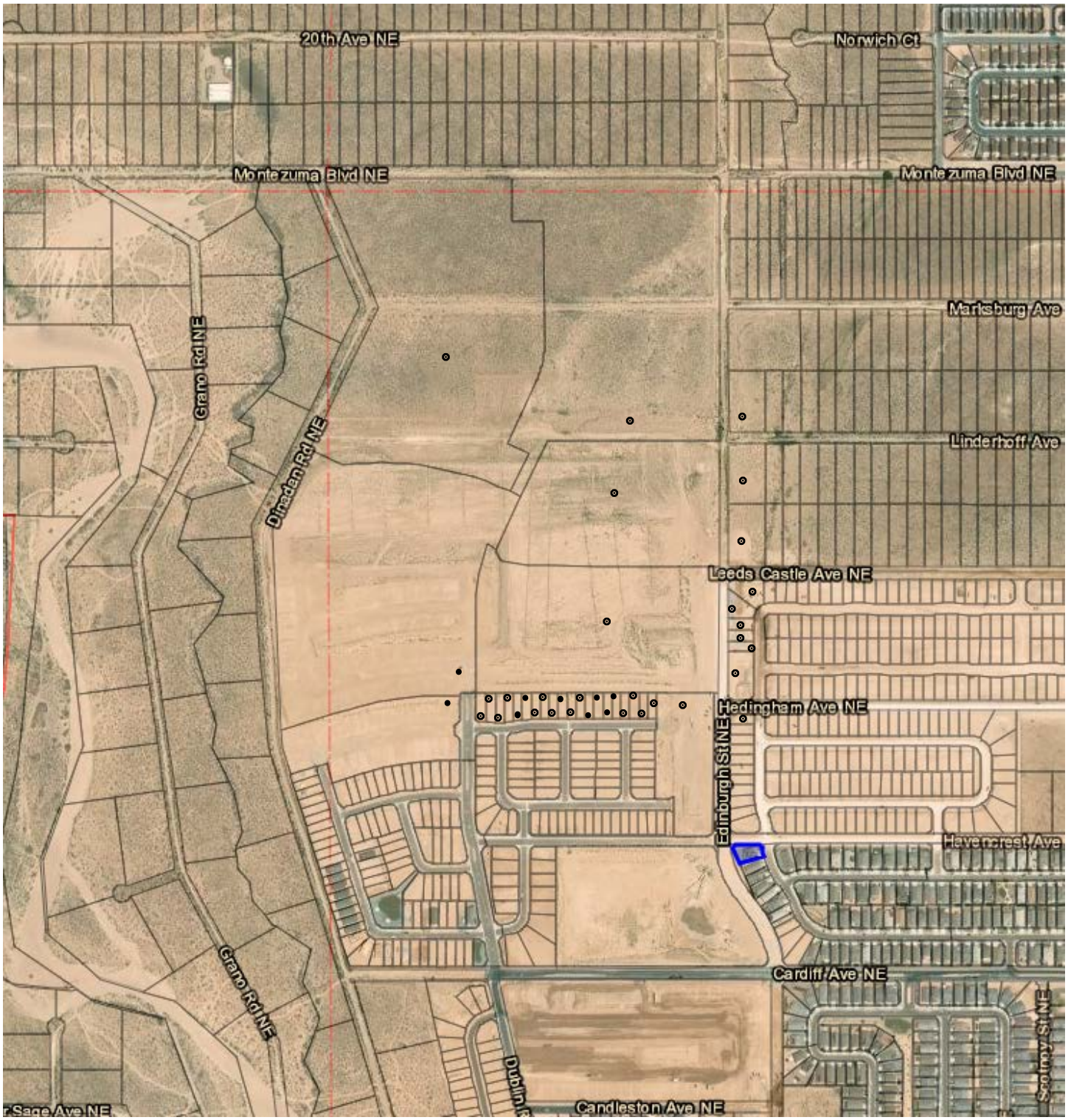
Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and land uses.

Conditional Use Permit
Case #25-120-00002
The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

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

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

Journal: March 10, 2025



FIRST CLASS MAIL TO PROPERTY OWNERS WITHIN 100FT

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE STONEGATE MASTER PLAN

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008, under Resolution No. 56, Enactment No. 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No.75 Enactment 09-74; February 23, 2011, pursuant to Resolution No. 15 Enactment No. 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No. 123, Enactment No. 23-124; April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033; and April 24, 2025, pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: on February 23, 2011, the Stonegate Master Plan was adopted, pursuant to Resolution No.16, Enactment No. 11-018; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Stonegate Master Plan at their meeting held on March 25, 2025, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 24-410-00004) to the Stonegate Master Plan at their meeting held April 24, 2025, 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 Stonegate Master Plan, per the attached Exhibit A.

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-100-00015

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses.

The properties total 27.7748 acres and the area is bounded by Edinburgh St NE (a residential road) to the east, and Stonegate Phases 2 and 3 to the south. The adopted Generalized Land Use Map (GLUM), Map L-2 of the City Comprehensive Plan identifies the subject property as "Low/Medium Density Residential" and will be amended to the "High Density Residential" and "Commercial (Neighborhood, Community), Mixed-Use, Office" land uses.

Concurrent to this Zone Map Amendment request, is an amendment to the Stonegate Master Plan, under case #24-410-00004, as well as an amendment to the Lomas Negras Specific Area Plan, under case #24-410-00005. The Specific Area Plan amendment request is to change the Land Use for the subject property from Medium Density Residential to Mixed Use, as well as to update the Future Land Use Table and Map. The Master Plan amendment includes changes to zoning exhibits to reflect the proposed change of zoning to multi-family, townhomes, and neighborhood commercial uses, for the subject property, updates to drainage and transportation plans, and updates Design Guidelines for the requested Stonegate Village SU: Special Use Zone (this Zone Map Amendment request).

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: "this request aligns with the City's focus on promoting the health, safety, and overall well-being of its residents. It aims to improve residents' quality of life by creating more densely populated residential areas and neighborhood commercial spaces that are easily accessible by walking or biking from their homes. By fostering a walkable urban environment, the proposal seeks to reduce the amount of vehicle travel within the community, promoting physical activity and a healthier lifestyle...Stonegate Village will provide a unique higher-density housing option that is missing from this area of Rio Rancho and is desirable to buyers and renters. Neighborhood commercial will provide jobs, promote entrepreneurship, community gathering spaces, and support sustainable commercial development in this growing part of the city."

Staff recommends that the Planning & Zoning Board find that the proposed zoning is consistent with the health, safety, morals and general welfare of the City. The requested Zone Map Amendment would enable additional housing dwellings in the City of Rio Rancho, thereby providing residents with both increased, and varied housing options, in a growing area of the City; consistent with the morals and welfare of the City.

Staff recommends the Board finds that the proposed Special Use zoning for a mix of uses of higher density residential and neighborhood commercial is consistent with the health, safety, morals and general welfare of the City by allowing for a mixed use area centered on pedestrian-oriented developments. The request will allow for easily accessible neighborhood commercial uses in close proximity to existing neighborhoods, and proposed higher density development.

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

The applicant states: "The entire Stonegate Master Plan area is approximately 149.7 acres in size with only medium and low-density residential land uses designated as permissive. The lack of commercial and higher density residential zoning creates an unbalanced system where the community cannot support itself and instead must rely on personal vehicles or other modes of transport to meet their daily needs. The City of Rio Rancho has been working diligently to create plans that help to address historical and current issues related to unstable development patterns largely caused by antiquated platting."

"One of the solutions to this challenge is to promote mixed-use development and pedestrian-oriented design. The requested zone change will facilitate the development of higher density residential, providing housing options to perspective residents. This will diversify housing stock in Rio Rancho and provide a unique environment with commercial and residential in a central location creating a complete neighborhood that increases the quality of life for all that live in or near it. Providing access to commercial and retail land uses within proximity to residents of the Stonegate community will ensure the community grows in a sustainable fashion while promoting biking and walking as means of accessing the newly established amenities."

Staff recommends the Planning and Zoning Board finds that the applicant has provided sound justification for stability of land use and zoning, as there is a lack of mixed-use development and

pedestrian-oriented design within the City of Rio Rancho as a whole, and particularly in in this area of the City. The permissive uses of NC: Neighborhood Commercial, combined with R-3 and R-6 housing options will allow for there to potentially be a mix of businesses, services, and commercial development in the area, to serve the needs of existing and future residents. Staff recommends the Board finds that the proposed zoning will still accomplish the original intent of this area, as far as allowing for residential development, but will also foster commercial growth to fulfill the needs of the surrounding community, contributing to a stability in land use.

(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 request for a zone change from R-3 to Special Use (SU) is consistent with numerous goals set out in the City of Rio Rancho Comprehensive Plan which seeks to grow the tax base for the city by recruiting, retaining, and/or expanding large and small businesses, ensuring land use regulations are conducive to Rio Rancho being a desirable place to live and operate a business, as well as promoting and exploring opportunities that facilitate mixed-use projects."

In their attached justification letter (pg. 6-10), the applicant also lists multiple goals and policies in the Comprehensive Plan which this request furthers and achieves. Among the goals and policies listed are (but not limited to):

- Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented development along principal arterial roads.
- Policy L-2: Promote and support neighborhood-scale retail activities that are consistent with residential development.
- Policy L-3: Promote and support development that incorporates walkability.
- Goal ED-1: Expand the economic base of Rio Rancho
- Goal UD 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

Staff recommends that the Planning & Zoning Board find that the zone change is consistent with adopted elements of the Comprehensive Plan. Staff recommends that the Planning & Zoning Board find that the proposed zone change promotes and furthers goals and policies of the Population and Housing Element of the City Comprehensive Plan, particularly Goal PH-3: Promote a variety of housing types to meet the needs of all members of the community. The zone change also furthers goals and policies of the Land Use Element of the City Comprehensive Plan, particularly Goal-L1: Encourage mixed uses - retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

Staff recommends the Board find that the zone change also meets the Goals and Objectives of the Lomas Negras Specific Area Plan, in that it enables a variety of housing. Specifically, the proposed Land Use accomplishes the Land goal of the LNSAP: "Develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards." The request allows for a diversity of housing with the introduction of SU for NC, R-3, and R-6 zoning, in an area that is currently dominated by R-1, R-2, and R-4 zoning.

Staff recommends the Board finds that conformance and consistency with the existing Master Plans and Area Plans for the subject properties is contingent upon approval of the concurrent Lomas Negras Specific Area Plan Amendment and Stonegate Master Plan Amendment requests (cases #24-410-04 and #24-410-05).

(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 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.

In response to criteria C, the applicant states that: "The existing zoning is inappropriate for this area and is justified because a different use category is more advantageous to the community as demonstrated in the policy analysis shown in this letter. There is a public need for the proposed Stonegate Village in Rio Rancho, which will be made possible by the SU zone change. The subject site is part of the broader 149.7-acre Stonegate Master Plan area which currently does not incorporate any high-density residential or commercial into the plan area."

"Most of the Stonegate Master Plan and surrounding residentially zoned parcels are undeveloped, but as these neighborhoods become established, access to commercial and retail land uses within close proximity to homes will be important to their health and sustainability. It is advantageous for Rio Rancho to incorporate residential variety and commercial uses that can meet daily needs and provide places for community connection and recreation. This particular piece of property is ideal for the type of development made possible by the SU zone, because it is located near collector corridors and is bisected by Leeds Castle Avenue, which will serve as a convenient primary connection for residents and visitors."

Staff recommends that the Planning & Zoning Board find that the existing zoning is inappropriate because a different zoning type would be more advantageous for the community. The proposed SU for NC, R-3, and R-6 zoning designation allows for more variety in terms of housing types, per goal PH-3 of the comprehensive plan, as well as facilitates mixed-use and pedestrian-oriented development, per goal L-1 of the comprehensive plan.

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

The applicant states, "The cost of land and other economic considerations are not the determining factor for requesting the SU zone change. The SU zone district will allow the development of a unique mixed-use neighborhood, unique to this area of Rio Rancho. The determining factor for this request is to provide for the overall health and sustainability of the City and to benefit future residents and the surrounding neighborhoods."

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.

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

The applicant states, "The location of the SU zone along Leeds Castle Avenue as a minor collector is not itself justification for this zone change request. However, multi-family and commercial development adjacent to the street is appropriate and will benefit future development in this part of Rio Rancho. Leeds Castle will be the primary connection between uses and will be developed as a vibrant, walkable, and active streetscape, benefiting future residents and visitors."

Staff recommends that the Planning and Zoning Board find that the proximity of Leeds Castle Ave, a minor collector, is not considered to be a determining factor in the change of zoning designation; rather, it serves an impetus for future pedestrian-oriented development and a more walkable neighborhood for residents.

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

The applicant states, "The SU zone is different from surrounding zoning in this area which is currently zoned R-4 and R-2. However, as shown in the policy analysis of this letter, this zone will clearly facilitate the realization of the Rio Rancho Comprehensive Plan and Lomas Negras Specific Area Plan, by providing a mix of higher-density residential types, neighborhood commercial, development of streets and sidewalks, and by creating an attractive, unique development for the City. There is precedent for an SU zone spot zone shown at the corner of Hedingham Avenue and Broadmoor Boulevard (see Surrounding Zoning graphic). The City clearly understands the benefits of a SU zone that can accommodate a variety of uses in areas of overwhelmingly residential zoning."

Staff recommends that the Planning and Zoning Board find that while the requested zone map amendment may appear as a spot-zone of one lot zoned SU, the property is over 27 acres in size and the proposed zoning is more advantageous for the area and realizes elements of the Comprehensive Plan by enabling a variety of housing options and facilitating mixed-use and pedestrian-oriented development. Also this zoning request is being heard concurrently with a request to amend the LNSAP and a request to amend the Stonegate Master Plan for the area, that will assign a coinciding land use.

Staff recommends that the Board finds that pending approval of these concurrent plan amendment requests, the proposed Zone Map Amendment would facilitate realization of these Master and Specific Area Plans.

SURROUNDING LAND USE/ZONING: The surrounding properties to the north and south are zoned R-4: Single-Family Residential, and are currently vacant. The properties to the east and west are zoned R-2: Single-Family Residential and R-1: Single-Family Residential, and are also currently vacant.

NOTIFICATIONS: Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan Amendment requests. A legal advertisement was placed in the March 25, 2025 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 item #24-410-00004 for staff comments.

IMPACT:

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

1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by furthering goals of both the Lomas Negras Specific Area Plan and the City's Comprehensive Plan.
2. The applicant has provided sound justification, in a narrative dated March 7, 2025, for the proposed zone change and that the Zone Map Amendment would provide for a more advantageous zoning designation.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the City's Comprehensive Plan and Lomas Negras Specific Area Plan.
4. The applicant has demonstrated that the SU: Special Use zoning designation would be a more advantageous zone for the subject properties, as it furthers goals of the Lomas Negras Specific Area Plan and of the City's Comprehensive Plan.
5. The requested zone map amendment would not create a "spot zone," and facilitates mixed-use development and pedestrian-oriented development.

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

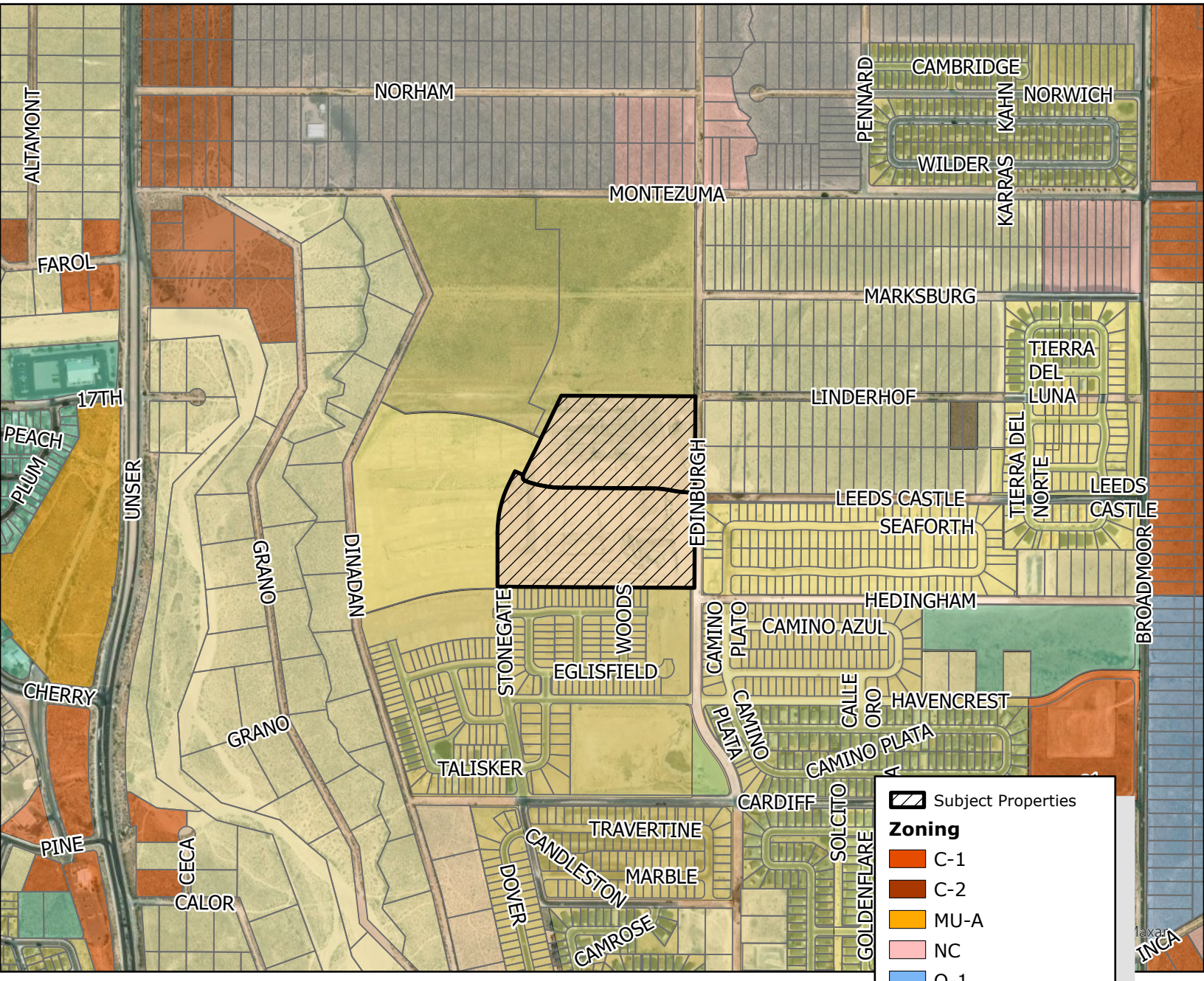
SPECIFIC FINDINGS OF FACT FOR DENIAL:
1. The proposed zone map amendment does not meet the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments.

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: Location Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Draft_Ordinance_BMB.doc

STONEGATE, TRACTS 3 & 5:
ZONE MAP AMENDMENT (R-3 TO SU: SPECIAL USE)
STONEGATE MASTER PLAN AMENDMENT
LOMAS NEGRAS SPECIFIC AREA PLAN AMENDMENT



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

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Rio Rancho City of Vision
GIS Moving Spatial Data Forward

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Map courtesy of Ben Isaacs, 3/17/25

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Coal Bank, Ltd.		Phone: 505 764-9801
Address: PO Box 1443		E-Mail: athornton@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest: Property owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) CJ	

Agent Name: Consensus Planning, Inc.		Phone: 505 764-9801
Address: 302 Eighth Street, NW		E-Mail: johnson@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Zone Map Amendment from R-3 to Special Use (SU), Stonegate Master Plan Amendment,

and Lomas Negras Specific Area Plan Amendment

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Stonegate	Block(s):	Lot(s): Tracts 3, 4, 5, 6, 7, 2A-1, 1-A
Existing Zoning: R-3	Proposed Zoning: Special Use (SU)	
No. of existing lots: 8	No. of proposed lots: N/A	Total area of site (acres) 34 acres +/-

ACKNOWLEDGEMENT

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

Print Name: Charlene Johnson, AICP	Applicant: Coal Bank Holdings	Agent: Consensus Planning, Inc.
Signature:		Date: December 6, 2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

Coal Bank Holdings Ltd.

June 29, 2023

Development Services Department
City of Rio Rancho
3200 Civic Plaza Circle NE
Rio Rancho, New Mexico 87144

Re: Tracts 3 and 5 Stonegate Subdivision

To whom it may concern:

As owner of the subject property, I hereby authorize Consensus Planning, Inc. to act as the agent for Coal Bank, Ltd. Regarding any entitlements related to the property that encompasses portions of Tracts 3 and 5 Stonegate located within the approved Stonegate Master Plan. This approval covers all applications and meetings related to required amendments to the Zoning Map, Specific Area Plan, Master Plan, and site plans with City staff, Planning and Zoning Board, Development Review Committee, and Governing Body.

Please contact me if you have any questions or require any additional information.

Sincerely,

Adam Thornton, President
Coal Bank Holdings Ltd.
C/O: C. Adam Thornton - President
PO Box 1443
Corrales, NM 87048

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

March 7, 2025

Fred Radosevich, Chair
Rio Rancho Planning and Zoning Board
Rio Rancho City Hall
3200 Civic Center Circle, 87144

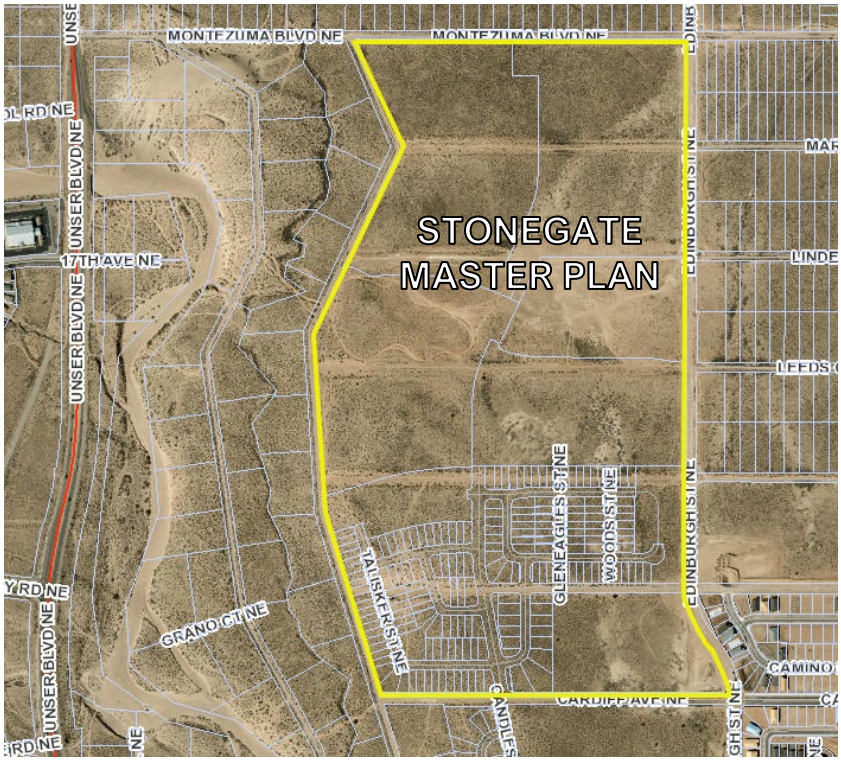
RE: Stonegate Zone Map Amendment, Amendment to Stonegate Master Plan, and Amendment to Lomas Negras Specific Area Plan

Dear Mr. Radosevich,

The purpose of this letter is to request three items related to the Stonegate Master Plan as follows:

- Zone Map Amendment from R-3 to Special-Use (SU) for R-3 Mixed Residential (12.9 acres), R-6 Multi-family Residential (8.2 acres), and Neighborhood Commercial (2.2 acres)
- Amendment to the Stonegate Master Plan to reflect the change of zoning and proposed multi-family, townhomes, and neighborhood commercial uses; and
- Amendment to the Lomas Negras Specific Area Plan.

The current configuration and zoning of the Stonegate Master Plan was approved through *Ordinance Number 10-100-00008* on February 23, 2011. Most of the Stonegate Master Plan is platted as bulk tracts, that are legally described as *Stonegate Tracts 1-A, 2A-1, 3, 4, 5, 6, and 7*. Tracts At the southwest corner of Stonegate are currently under construction as single-family homes for Phase 1 and 2.



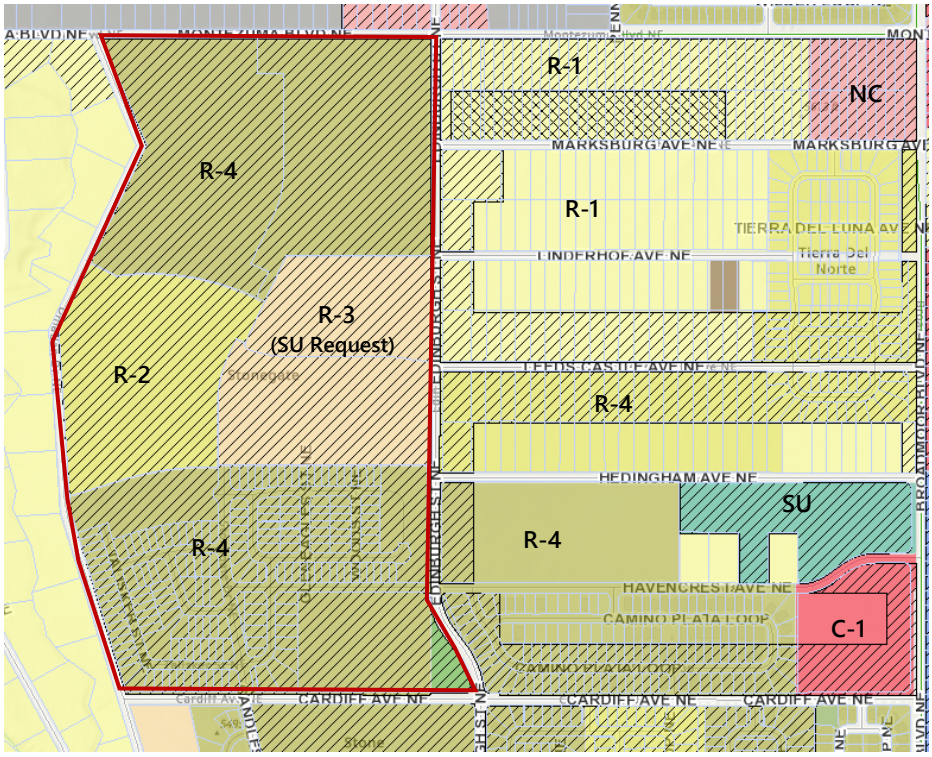
Stonegate Master Plan Aerial.

PLANNING CONTEXT

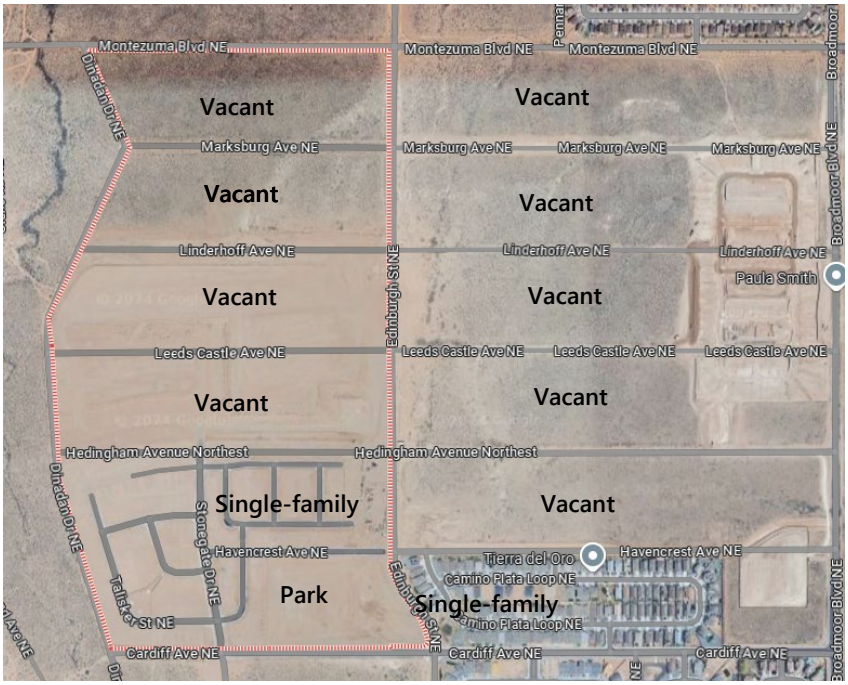
Stonegate Master Plan is located on the northwest side of Rio Rancho west of Edinburgh Street between Cardiff Avenue and Montezuma Boulevard. The master plan area is approximately 149.7 acres. Stonegate is mostly vacant except for the single-family development currently under construction in Phases 1 and 2. Subdivisions adjacent to Stonegate include Stone Mountain, Tierra del Oro, and Tierra del Norte. Each are in various stages of development.

Zoning and Land Use

The Stonegate Master Plan is currently zoned R-4, R-2, and R-3. Surrounding zoning includes R-4, R-1, SU, NC, and C-1 (*see Surrounding Zoning exhibit*). A Corridor Overlay Zone (*Ordinance No. 57)* encompasses Stonegate and surrounding corridors. The COZ provides requirements for design standards within the COZ. Stonegate and surrounding properties are primarily vacant. As mentioned above, there are some areas that are platted and ready for development but are in various stages.



Surrounding Zoning

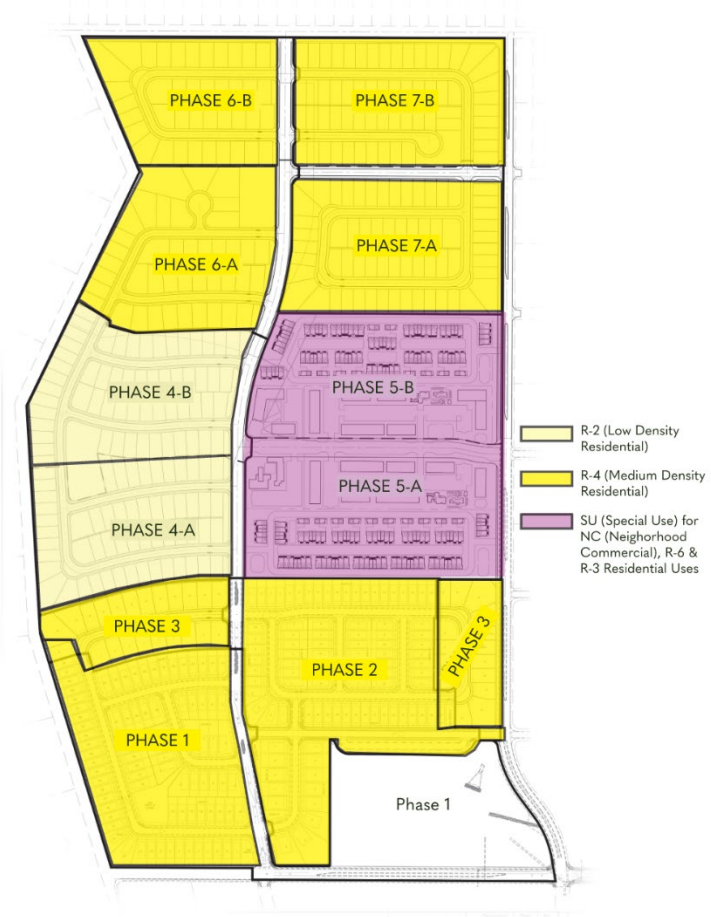


Surrounding Land Use

REQUEST

Zone Map Amendment

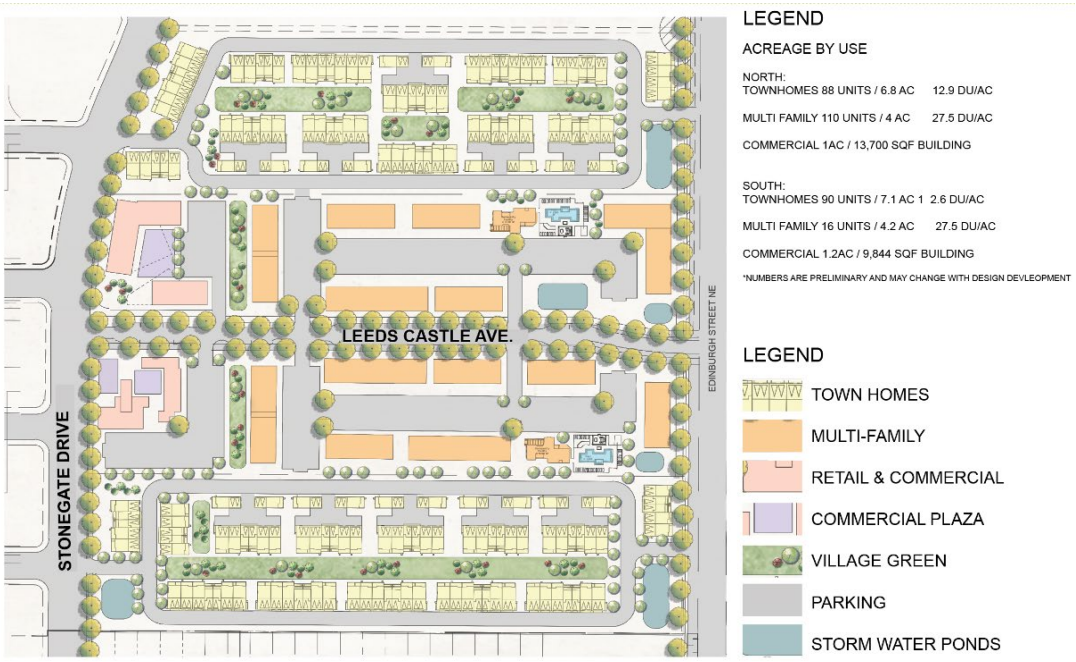
The SU zone area will be called Stonegate Village and includes portions of the tracts legally described as *Stonegate Village Tracts 3 and Tract 5*. The area is located to the west of Edinburgh Street and is bisected by the future Leeds Castle Avenue. The zone change from R-3 to SU is designed to create a unique mixed-use development and will include multi-family/mixed-use along Leeds Castle Avenue and townhouse and village greens to the north and south of the multi-family. To the west of the residential area adjacent to Stonegate Drive will be neighborhood commercial to accommodate small shops, cafés, and office uses. The intent of Stonegate Village is to create an urban high-density environment that



accommodates a variety of residential styles and neighborhood commercial prioritizing walkability and active streetscapes. The Proposed Zoning Graphic shows the area proposed for SU zoning in pink and the existing zoning in the Stonegate Master Plan area which will remain unchanged.

Stonegate Maser Plan Amendment

The Stonegate Master Plan amendment updates the previous Stonegate Master Plan to the current conditions of Stonegate related to drainage and transportation. It also includes Design Guidelines for the Stonegate Village SU Zone. The Design Guidelines are based on the City's Residential-Mixed (R-3), Residential Multi-family (R-6), and Neighborhood Commercial (NC) zones tailored to the unique design anticipated for Stonegate Village. The goal of these amendments is to create a focal point and sense of place for the Master Plan that provides for higher densities, a walkable urban street with unique gathering spaces.



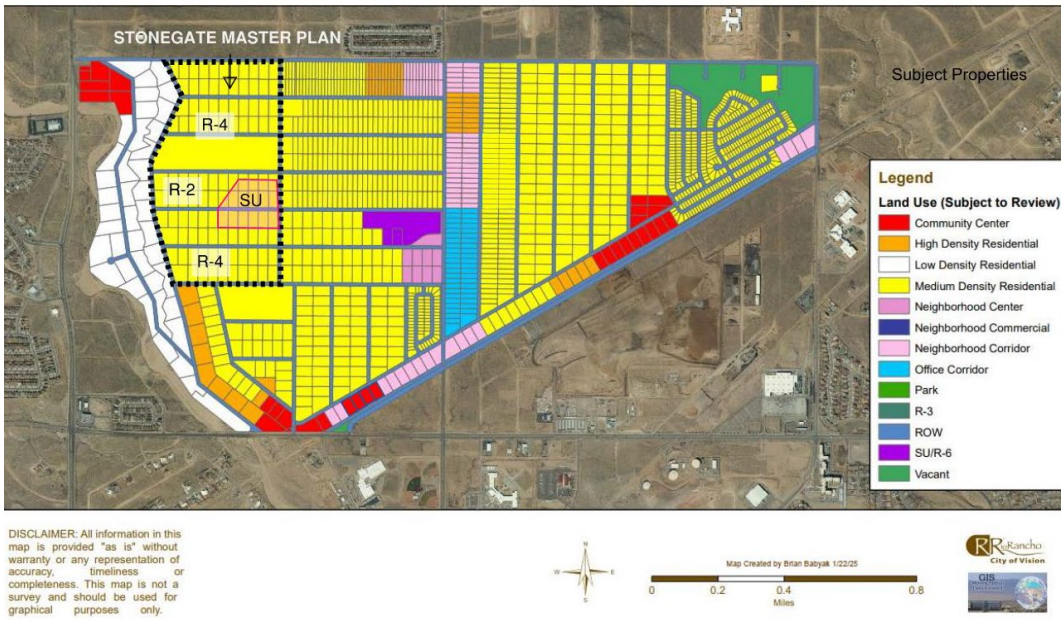
Stonegate Village Design

Lomas Negras Area Plan Amendment

The SU Zone meets several goals of the Lomas Negras Specific Area Plan including providing a mix of uses that are pedestrian oriented along a refined urban streetscape for Leeds Castle. The Lomas Negras Area Plan amendment below shows a change of zoning on the subject property and reclassifying the land use as mixed-use.

CONSENSUS PLANNING

LOMAS NEGRAS AREA LAND-USE EXHIBIT



ZONE MAP AMENDMENT POLICY COMPLIANCE

The following is an analysis of the compliance with city-adopted regulatory documents.

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

Applicant Response: This request aligns with the City's focus on promoting the health, safety, and overall well-being of its residents. It aims to improve residents' quality of life by creating more densely populated residential areas and neighborhood commercial spaces that are easily accessible by walking or biking from their homes. By fostering a walkable urban environment, the proposal seeks to reduce the amount of vehicle travel within the community, promoting physical activity and a healthier lifestyle. This reduction in vehicle travel can significantly contribute to the city's sustainability objectives outlined in the Comprehensive Plan, particularly in terms of lowering carbon emissions. Overall, this request reflects the City's dedication to prioritizing the health, safety, and welfare of its residents.

The language in the SU ordinance ensures that Stonegate Village will be a high-quality semi-urban neighborhood development that promotes the general welfare of Rio Rancho residents. Stonegate Village will provide a unique higher-density housing option that is missing from this area of Rio Rancho and is desirable to buyers and renters. Neighborhood commercial will provide jobs, promote entrepreneurship, community gathering spaces, and support sustainable commercial development in this growing part of the city.

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

Applicant Response: The entire Stonegate Master Plan area is approximately 149.7-acres in size with only medium and low-density residential land uses designated as permissive. The lack of commercial and higher density residential zoning creates an unbalanced system where the community cannot support itself and instead must rely on personal vehicles or other modes of transport to meet their daily needs. The City of Rio Rancho has been working diligently to create plans that help to address historical and current issues related to unstable development patterns largely caused by antiquated platting. One of the solutions to this challenge is to promote mixed-use development and pedestrian-oriented design.

The requested zone change will facilitate the development of higher density residential, providing housing options to perspective residents. This will diversify housing stock in Rio Rancho and provide a unique environment with commercial and residential in a central location creating a complete neighborhood that increases the quality of life for all that live in or near it. Providing access to commercial and retail land uses within proximity to residents of the Stonegate community will ensure the community grows in a sustainable fashion while promoting biking and walking as means of accessing the newly established amenities.

(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.*

Rio Rancho Comprehensive Plan

The request for a zone change from R-3 to Special Use (SU) is consistent with numerous goals set out in the City of Rio Rancho Comprehensive Plan which seeks to grow the tax base for the city by recruiting, retaining, and/or expanding large and small businesses, ensuring land use regulations are conducive to Rio Rancho being a desirable place to live and operate a business, as well as promoting and exploring opportunities that facilitate mixed-use projects.

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

Applicant Response: This proposal promotes the development of mixed-use that includes residential and commercial spaces. The SU zone allows for various residential densities and neighborhood commercial activities. Although the proposed development is not located along a principal arterial, it will be close to Unser Boulevard, to the west of the Stonegate Master Plan area. Stonegate Village is bisected by Leeds Castle Avenue, and is adjacent to Stonegate Drive, both designated minor collector streets. Leeds Castle

has a unique urban cross section with sidewalks, on-street parking, and street trees to create a welcoming, walkable district.

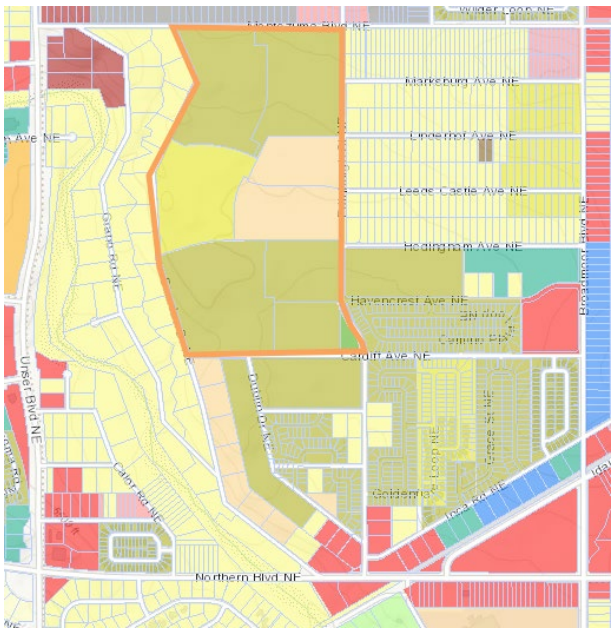
Goal-L3: Maintain a balance of land uses throughout the city.

Applicant Response: This request helps to maintain a balance of land uses throughout the city because currently, the Stonegate Master Plan area only allows low-density residential land uses. The requested SU zone will ensure there is a balance of land uses within 149.7-acre master planned community and surrounding area. Stonegate Village will provide a mix of high-density residential and neighborhood commercial, in an area which overwhelmingly low-density residential.

The proposed commercial and high-density residential land uses will contribute to the balance of land uses not only for Stonegate but also for the surrounding communities like Tierra del Oro, Stone Mountain, and Melon Ridge. Stonegate Village increase residents' access to amenities and will expand the land use options to allow restaurants, shops, townhouses, and multi-family development.

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

Applicant Response: The request aims to support and promote small-scale retail activities that align with residential development. This is achieved through the Special Use zone district, which allows for commercial, and retail uses within a short walking or biking distance from a variety of residential. The surrounding areas are primarily zoned for residential use, with some also incorporating commercial zone districts, as shown to the right (the subject site is outlined in orange). By including commercial activities in the SU zone, the Stonegate Village will improve residents' access to neighborhood scale commercial services while maintaining consistency with the expected character and development patterns of the surrounding neighborhoods.



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

Applicant Response: The request encourages and supports development that prioritizes walkability through the combination of the SU Zone Ordinance

and Stonegate Village Design Guidelines. These guidelines include wide sidewalks, street landscaping, development up to the sidewalk, and a shared bike lane (sharrow). The design of Stonegate Village ensures that retail and commercial businesses are located within a short walk or bike ride from future residential development. Residents from surrounding neighborhoods will also have connections to Stonegate Village, helping to create more complete neighborhoods.

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

Applicant Response: The request will strengthen the vitality and stability of all residential neighborhoods in this area of Rio Rancho by incorporating a mixed-use neighborhood that will ensure residential development has access to daily goods and services and a mix of residential types compatible with the character of the area. The multi-family and townhouse developments will be located along Leeds Castle Avenue, a throughfare which can support higher density development and will be designed with amenities to promote walkability and community interaction, contributing to the vitality of the neighborhood.

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

Applicant Response: The proposed zone change will allow for the development of multi-family residential units and higher-density single-family housing through townhouse development. The Stonegate Village Design Guidelines detailed in the Stonegate Master Plan, outline the requirements for development to ensure that the multi-family and townhouse units are designed to create an attractive living environment for residents and visitors. The Design Guidelines cover aspects such as streets, landscaping, open space, amenities, and the design of residential and commercial buildings and are grounded in the Rio Rancho Zone Code development standards for the Mixed-Residential (R-3), Multi-family (R-6), and Neighborhood Commercial (NC) zones.

Goal UD 2: Create traditional neighborhood patterns that support a sense of place.

Applicant Response: Traditional neighborhood patterns are characterized by residential development coupled with lively main streets that feature mixed-uses and walkability to public spaces, parks, and greenspace. Stonegate Village includes these features and will support a sense of place by incorporating a lively streetscape, greenspace through the Village Green, high-density residential, and neighborhood commercial development.

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

Applicant Response: This request supports development that links neighborhoods and encourages the use of all modes of transportation including pedestrian, bicycle, and vehicular. The development of Leeds Castle Avenue as part of Stonegate Village will create a link between

Stonegate and surrounding developing communities and the Montoya Arroyo Trail, developed to the east of Stonegate. The shared bike lane (sharrow) on Leeds Castle will support connections to those on Northern and Broadmoor Boulevards, a portion of Edinburgh Street and Cardiff Avenue, and the multi-use trail on Unser Boulevard. As Stonegate and the other surrounding residential communities near the major streets become more developed, additional linkages between the existing bicycle and pedestrian systems can be established. The SU design standards for a multi-modal Leeds Castle Avenue, will incentivize the expansion of the bicycle and pedestrian infrastructure in the area.

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

Applicant Response: This request expands the economic base of Rio Rancho because the requested SU zoning will allow business development including retail, restaurants, and shops to be established thereby contributing to the economic health and tax base of the City. Stonegate Village will be a unique community that can catalyze other types of mix-use, small-scale commercial to be developed in Rio Rancho.

Goal ED -2: Reduce retail sales leakage to other New Mexico cities.

Applicant Response: This request reduces retail sales leakage because through the establishment of the SU zone, a unique commercial environment will be encouraged in Rio Rancho. Access to neighborhood commercial within the Stonegate Village will have a direct impact on reducing sales leakage to other cities by encouraging support of local commercial retail and services on a neighborhood scale in a comfortable, lively, and attractive environment in Rio Rancho.

Goal ED-4: Improve the quality of life.

Applicant Response: The requested zone change to SU will improve the quality of life for existing and future residents because it is a complete neighborhood with access to land uses that meet the daily needs of residents. It will expand housing options for future residents and provide appropriate neighborhood commercial to the area. The development will provide a comfortable living environment with opportunities for the community to live, shop, and play together.

Lomas Negras Specific Area Plan

The Zone Map Amendment request is consistent with the goals of the Lomas Negras Specific Area Plan. It will encourage mixed-uses with pedestrian-oriented development. The following details are how Stonegate Village will further the Lomas Negras Specific Area Plan.

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

Applicant Response: The SU zone encourages mixed-uses and pedestrian-oriented design by incorporating higher density-residential and neighborhood commercial into Stonegate Village, which is currently zoned R-3 allowing only

residential permissively. Stonegate Village's primary corridor is Leeds Castle Avenue, which connects Edinburgh Drive to the east and Stonegate Drive to the west. Leeds Castle Avenue is proposed for maximum walkability with landscape buffers, wide sidewalks, narrow setbacks, and street landscaping. It will create a small neighborhood-scale activity center within the Stonegate Master Plan to develop mixed-uses and a pedestrian-oriented "main street" type of development.

Goal 3: Discourage strip commercial development and single-use development oriented exclusively around automobile access.

Applicant Response**:** Stonegate Village is intentionally designed to incorporate multi-uses along a pedestrian and bicycle-oriented urban streetscape of Leeds Castle. The design of Stonegate Village discourages strip commercial development oriented around automobile access. Rather, it is oriented to mixed-use development with high-density residential and neighborhood commercial uses within a walkable environment. The intent is that Stonegate Village will draw a variety of neighborhood commercial uses such as café, breweries, services, and offices easily accessible for pedestrians and bicyclists.

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

Applicant Response: The SU zone will establish a neighborhood center and establish an walkable urban corridor along Leeds Castle Avenue. The SU zone provides for a balance of uses including multi-family, retail, services, and office. All uses will be located along Leeds Castle Avenue, creating a dense vibrant urban environment.

(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 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.

Applicant Response: The existing zoning is inappropriate for this area and is justified because a different use category is more advantageous to the community as demonstrated in the policy analysis shown in this letter.

There is a public need for the proposed Stonegate Village in Rio Rancho, which will be made possible by the SU zone change. The subject site is part of the broader 149.7-acre Stonegate Master Plan area which currently does not incorporate any high-density residential or commercial into the plan area. Most of the Stonegate Master Plan and surrounding residentially zoned parcels are undeveloped, but as these neighborhoods become established access to commercial and retail land uses within close proximity to homes will be important to their health and sustainability. It is advantageous for Rio Rancho to incorporate residential variety and commercial uses that can meet daily needs and provide places for community connection and recreation. This particular piece of property is ideal for the type of development made possible by the SU zone, because it is located near collector corridors and is bisected by Leeds Castle Avenue, which will serve as a convenient primary connection for residents and visitors.

(5) *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 and other economic considerations are not the determining factor for requesting the SU zone change. The SU zone district will allow the development of a unique mixed-use neighborhood, unique to this area of Rio Rancho. The determining factor for this request is to provide for the overall health and sustainability of the City and to benefit future residents and the surrounding neighborhoods.

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

Applicant Response: The location of the SU zone along Leeds Castle Avenue as a minor collector is not itself justification for this zone change request. However, multi-family and commercial development adjacent to the street is appropriate and will benefit future development in this part of Rio Rancho. Leeds Castle will be the primary connection between uses and will be developed as a vibrant, walkable, and active streetscape, benefiting future residents and visitors.

(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:*

(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 SU zone is different from surrounding zoning in this area which is currently zoned R-4 and R-2. However, as shown in the policy analysis of this letter, this zone will clearly facilitate the realization of the Rio Rancho Comprehensive Plan and Lomas Negras Specific Area Plan, by providing a mix of higher-density residential types, neighborhood commercial, development of streets and sidewalks, and by creating an attractive, unique development for the City. There is precedent for an SU zone spot zone shown at the corner of Hedingham Avenue and Broadmoor Boulevard (*see Surrounding Zoning graphic*). The City clearly understands the benefits of a SU zone that can accommodate a variety of uses in areas of overwhelmingly residential zoning.

Conclusion

The requested Zone Map Amendment, and the amendments to the Stonegate Master Plan and Lomas Negras Specific Area Plan will further the desired growth in Rio Rancho and support the intended land use for this area. Stonegate Village will provide a unique mixed-use development that will be attractive to a variety of residents. Based on the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of these requests.

Sincerely,

James K. Strozier, FAICP
Principal

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

March 7, 2025

RE: Zone Map Amendment, Master Plan Amendment, Specific Area Plan Amendment
Case No. #24-100-00015/#24-410-00004/#24-410-00005
STNG, Tracts 3 and 5

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, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, Master Plan Amendment, and Specific Area Plan Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses. The Master Plan Amendment is to the Stonegate Master Plan, and the Specific Area Plan Amendment is to the Lomas Negras Specific Area Plan to reflect the change of zoning and land uses.

The **Planning and Zoning Board** will consider the request on **Tuesday, March 25, 2025** 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.rrnm.gov or on Sparklight cable channel 56.

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

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

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

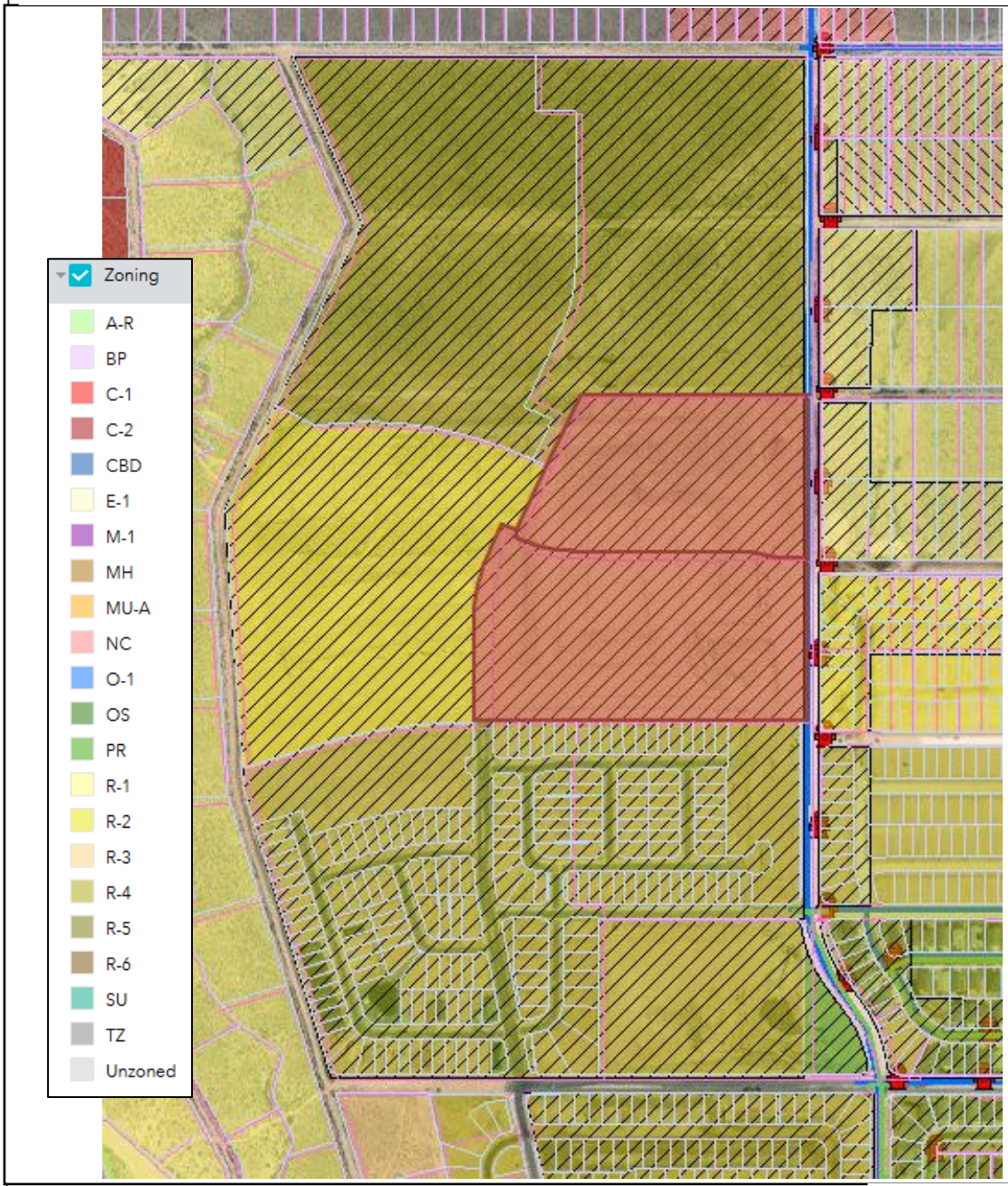
Respectfully,

Liz Ruiz Carlos
Municipal Planner II
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

ZONE MAP AMENDMENT, MASTER PLAN AMENDMENT, SPECIFIC AREA PLAN AMENDMENT STNG, TRACTS 3 AND 5



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 1/10/2025

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 25, 2025:

Vacation of Plat
Case #25-230-00001
The applicant FNA, LLC requests approval of a vacation of right-of-way (ROW) for Isabel Road SE located at the intersection with Black Arroyo Blvd NW.

Master Plan
Case #24-400-00003
The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan request that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

Zone Map Amendment
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Master Plan Amendment
Case# 24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan.

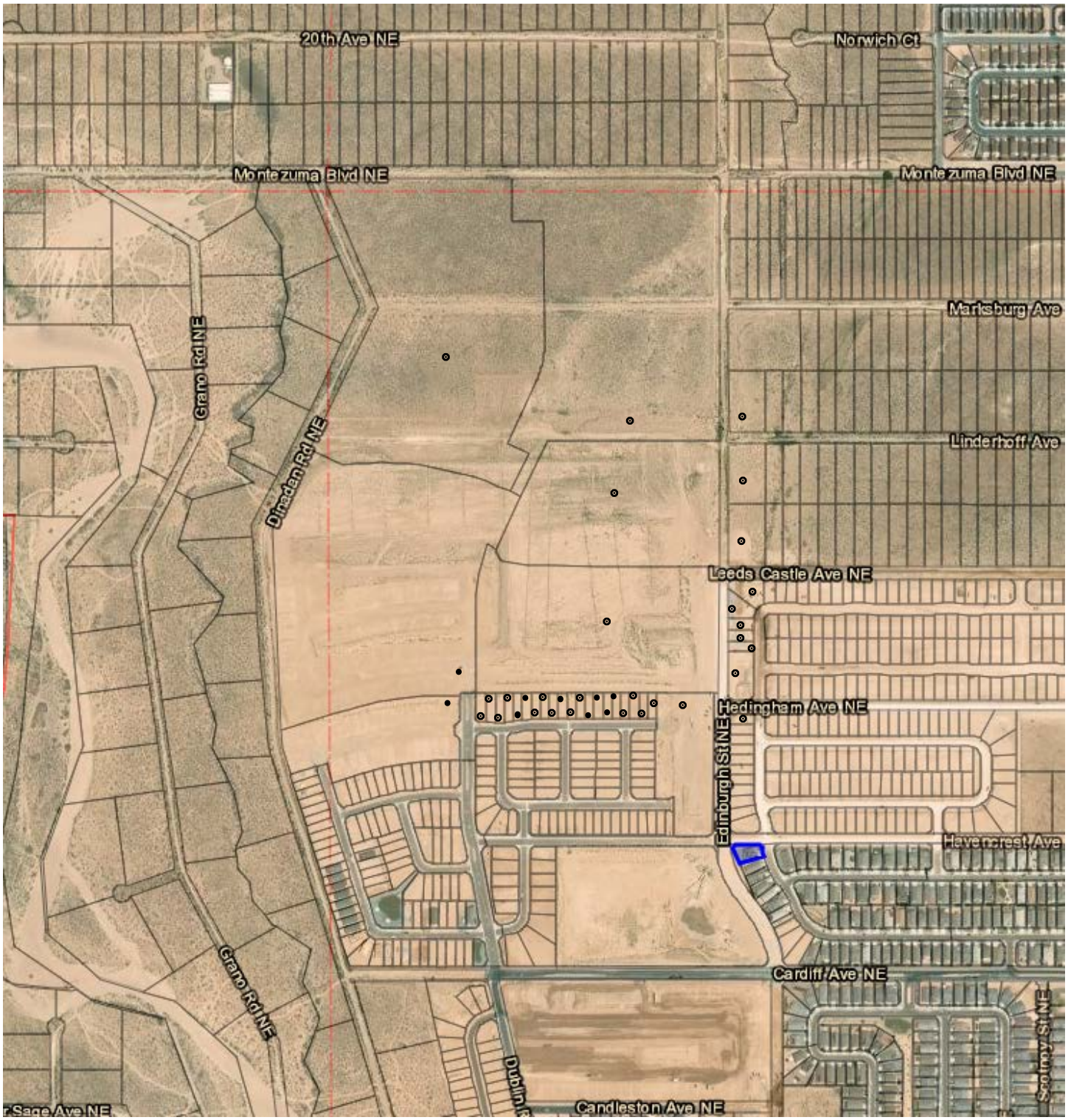
Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and land uses.

Conditional Use Permit
Case #25-120-00002
The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

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

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

Journal: March 10, 2025



FIRST CLASS MAIL TO PROPERTY OWNERS WITHIN 100FT

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY LEGALLY DESCRIBED AS STONEGATE, TRACTS 3 AND 5, FROM R-3: MIXED-RESIDENTIAL DISTRICT TO SU: SPECIAL USE FOR NC: NEIGHBORHOOD COMMERCIAL, R-3: MIXED-RESIDENTIAL, AND R-6: MULTI-FAMILY RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject properties has been submitted by the City of Rio Rancho, and assigned City Case No. 24-100-00016; and

WHEREAS: the City of Rio Rancho adopted the Lomas Negras Specific Area Plan on June 25, 2008 pursuant to Resolution No. 56, Enactment 08-51; and amended the plan on July 8, 2009, pursuant to Resolution No. 75, Enactment 09-7 4; February 23, 2011, pursuant to Resolution No. 15, Enactment 11-17; May 27, 2021, pursuant to Resolution No. 54, Enactment No. 21-053; July 22, 2021, pursuant to Resolution No. 69, Enactment No. 21-068; October 12, 2023, pursuant to Resolution No.123, Enactment No. 23-124; April 25, 2024, pursuant to Resolution No. 34, Enactment No. 24-033; and April 24, 2025, pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: on February 23, 2011, the City of Rio Rancho adopted the Stonegate Master Plan, pursuant to Resolution No.16, Enactment No. 11-018; and amended the plan on April 24, 2025, pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on March 25, 2025, regarding 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 Rio Rancho on April 24, 2025 and the Governing Body heard interested parties and citizens for an against the proposed amendments; and

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

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

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

A. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 23.3 acres from R-3: Mixed-Residential District to SU: Special Use for NC: Neighborhood Commercial (2.2 acres), R-3: Mixed-Residential (12.9 acres), and R-6: Multi-Family Residential Uses (8.2 acres) on the lands legally described as:

> Stonegate, Tracts 3 and 5, as shown on the plat entitled “PLAT OF TRACT 1 THRU 8, STONEGATE SUBDIVISION, WITHIN THE CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, MARCH, 2011” filed in the office of the County Clerk of Sandoval County, New Mexico on June 15, 2011 (RRE Book 23, Pages 90-92).

B. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended in the land described in Section 1A above, as having a "High Density Residential" land use on 8.2 acres and "Commercial (Neighborhood, Community), Mixed-Use, Office" land use on 2.2 acres.

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

A. The property identified in Section 1, above, is subject to all requirements of the NC: Neighborhood Commercial District set forth in R.O. 2003 Section 154.22, the R-3: Mixed-Residential District set forth in R.O. 2003 Section 154.10, and the R-6: Multi-Family Residential District set forth in R.O. 2003 Section 154.13 (as of the effective date of the ordinance or as subsequently amended).
B. Bulk Platting and Development of each zoning and land use area as identified in Section 1A, above, may deviate half an acre (0.5 acres) from the listed acreage in Section 1A.
C. Development standards, regulations, land use, and any other restrictions for the property identified in Section 1A, above, shall conform to the Design Standards and any applicable development regulations listed in the Stonegate Master Plan.

Section 3. Severability Clause. If any section, paragraph, clause, or provision of

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

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

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-410-00002

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Specific Area Plan Amendment. The applicant, Tampico Development, LLC, requests approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plan. The proposed amendments to the La Barranca Specific Area Plan and the Comprehensive Plan are to update the Land Use Maps. Staff contact is Ben Isaacs and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The applicant, Tampico Development, LLC, requests approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject properties from the plan. The proposed amendments to the La Barranca Specific Area Plan and the Comprehensive Plan stipulate that their land use maps (the "Proposed Land Use" map in the La Barranca Specific Area Plan and the "Generalized Land Use - Existing and Planned" map in the Comprehensive Plan) reflect the proposed Zone Map Amendment and change in land use of the subject properties from SU-C1: Special Use for Retail Commercial to R-4: Single-Family Residential, being heard concurrently under case #25-100-00003.

The subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B are currently zoned SU/C-1: Special Use for Retail Commercial per Ordinance No. 41, Enactment No. 02-037, dated December 11, 2002.

The subject properties are bounded by R-1: Single-Family Residential and SU/C-1: Special Use for Retail Commercial to the north; SU/C-1: Special Use for Retail Commercial to the east and south, and R-1: Single-Family Residential to the south and west.

The subject properties are located in the Tampico North Specific Area Plan, adopted December 11, 2002 under Resolution No. 92, Enactment No. 02-089, and as amended under Resolution No. 23, dated March 23, 2016. The subject property is also within the La Barranca Specific Area Plan, adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019, and as amended under Resolution No. 114, Enactment No. 20-112, dated December 10, 2020.

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

guide land use decision making by the Governing Body."

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

The applicant justifies removal of the subject property from the Tampico North Specific Area Plan by stating, "The vision guiding the Tampico North Specific Area Plan emphasized the desire to 'provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs'."

The applicant continues by stating, "However, despite the original intention to create commercial space and services to reduce the residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550."

The applicant finalizes their justification by stating, "Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan."

Staff recommends that the Planning and Zoning Board recommend denial of the request to remove the subject property from the Tampico North Specific Area Plan. The subject property constitutes almost half of the area of the Tampico North Specific Area Plan, and removing it and changing its zoning type would not be in conformance with the intent of the Tampico North Specific Area Plan and the land use assigned in the La Barranca Specific Area Plan and City Comprehensive Plan.

The Tampico North Specific Area Plan's goal to foster gross receipts tax through commercial development opportunities in a strategic location with proximity to major arterials, offices, and high density uses would be severely impacted by the removal and rezoning of this 25 acre area.

Staff also recommends that the Board finds that the applicant's justification regarding the impact of commercial development to the north, near N.M. Hwy. 528 and N.M. Hwy. 550, is not sufficient and is not a changed condition regarding the zoning and land use of the subject property. At the time of adoption of the Tampico Specific Area Plan, the Enchanted Hills Business Park had been Master Planned and Zoned for commercial uses (originally zoned in 1992 under O. 24, Enact. No. 92-023).

Staff anticipates that the Tampico North Specific Area Plan will be developed in the coming years as demand for retail commercial increases alongside the population. Removal and rezoning of the subject property from the Tampico North Specific Area Plan will create a dearth of commercial opportunities in this location, meaning that future local residents will continue to have to travel afar for their needs.

To justify the amendment to the La Barranca Specific Area Plan, the applicant states "Our proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner, while still aligning with the goals and guidelines of the La Barranca SAP."

The applicant continues, "In addition to amending the land use designation, our project will adhere to the remaining goals and objectives of the La Barranca Specific Area Plan, including those related to Land Use, Transportation & Access Management, Urban Design, Infrastructure, and Community Facilities".

Staff recommends that the Planning and Zoning Board deny the applicant's request to amend the La Barranca Specific Area Plan, as the applicant's justification that their project will adhere to the goals and objectives of the plan cannot be evaluated properly without submittal of a Master Plan that demonstrates specifically how these goals and objectives will be addressed. Specifically, the applicant's statement regarding a buffer and adherence to transportation and infrastructure goals and objectives cannot be evaluated and recommended for approval as staff does not have complete information for buffers, landscaping, design standards, circulation and utility plans.

Moreover, the La Barranca Specific Area Plan is supported by goals in the Comprehensive Plan which seek to expand the City's gross receipts tax base by recruiting additional local retail and office uses and make Rio Rancho a place where one can live, work, shop, and play without leaving the city. The requested amendment would limit the efficacy of the La Barranca Specific Area Plan in upholding these goals by reducing the diversity of non-residential zoning types within the planned area.

With regard to amending the "Generalized Land Use - Existing and Planned" map in the Comprehensive Plan, the applicant states, "These parcels are currently designated as Commercial (Neighborhood Community), Mixed Use, and Office on the Comprehensive Plan's Map L-2 (Generalized Land Use - Existing and Planned). Should our request for a zone map amendment be approved, we would like to request an update to the Comprehensive Plan to reflect the parcels as Low/Medium Density Residential."

Staff recommends that the Planning and Zoning Board find that the proposed amendment to the "Generalized Land Use - Existing and Planned" map not be updated, due to the amendment not meeting the land use guidelines identified in the La Barranca Specific Area Plan.

SITE ANALYSIS:
The Tampico North Specific Area Plan was adopted on December 11, 2002 under Resolution No. 92, Enactment No. 02-089; the Specific Area Plan was subsequently amended with an addendum on March 23, 2016, under Resolution No. 23. The plan encompasses an area of approximately 50 acres and is located in Unit 17. It is bounded by Idalia Road NE to the north, N.M. Hwy. 528 to the southeast, Vatapa Road NE to the southwest and Aurora Road NE to the west. The entirety of the Tampico North Specific Area Plan is overlapped by the La Barranca Specific Area Plan.

The La Barranca Specific Area Plan was adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019. The plan encompasses an area of 4,536 acres and is located in Unit 17. It is bounded by Paseo del Volcan NE, Iris Road NE and Idalia Road NE to the north, N.M. Hwy. 528 to the east, Northern Blvd NE to the south and Loma Colorado Blvd NE to the west. The northeastern part of the La Barranca Specific Area Plan is overlapped by the Tampico North Specific Area Plan.

LAND USE:
The subject property currently has a "Community Commercial" land use in the La Barranca Specific Area Plan and a "Commercial (Neighborhood, Community), Mixed Use, Office" land use in the Generalized Land Use Map, Map L-2 in the City Comprehensive Plan. The requested amendment would change the La Barranca Specific Area Plan to a "Medium Density Residential" land use and the GLUM, Map L-2, to a "Low/Medium Density Residential" land use.

GRADING AND DRAINAGE:

No proposed changes.

CIRCULATION:
No proposed changes.

PHASING AND FINANCING:
No proposed changes.

DESIGN STANDARDS:
No proposed changes.

NOTIFICATIONS:
Notifications were sent to affected property owners in conjunction with the Zone Map Amendment and Master Plan requests. A legal advertisement was placed in the March 10, 2025 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 #25-100-00003.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the request for an amendment to the Tampico North and La Barranca Specific Area Plans and the Comprehensive Plan, subject to the findings and conditions 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 Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City Comprehensive Plan.
2. The applicant has the authority to make an application to request an amendment to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City Comprehensive Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present view was given.

SPECIFIC FINDINGS OF FACT AND CONDITIONS FOR DENIAL:
1. The removal of the subject property from the Tampico North Specific Area Plan adversely affects the goals and objectives of the Tampico North Specific Area Plan, the La Barranca Specific Area Plan, and the City of Rio Rancho Comprehensive Plan.
2. The change of Land Use in the La Barranca Specific Area Plan from "Community Commercial" to "Medium Density Residential" adversely affects the goals and objectives of the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan.
3. The change of Land Use from "Commercial (Neighborhood, Community), Mixed Use, Office" to "Low/Medium Density Residential" is not consistent with the goals and policies from the Land Use Element of the Comprehensive Plan.

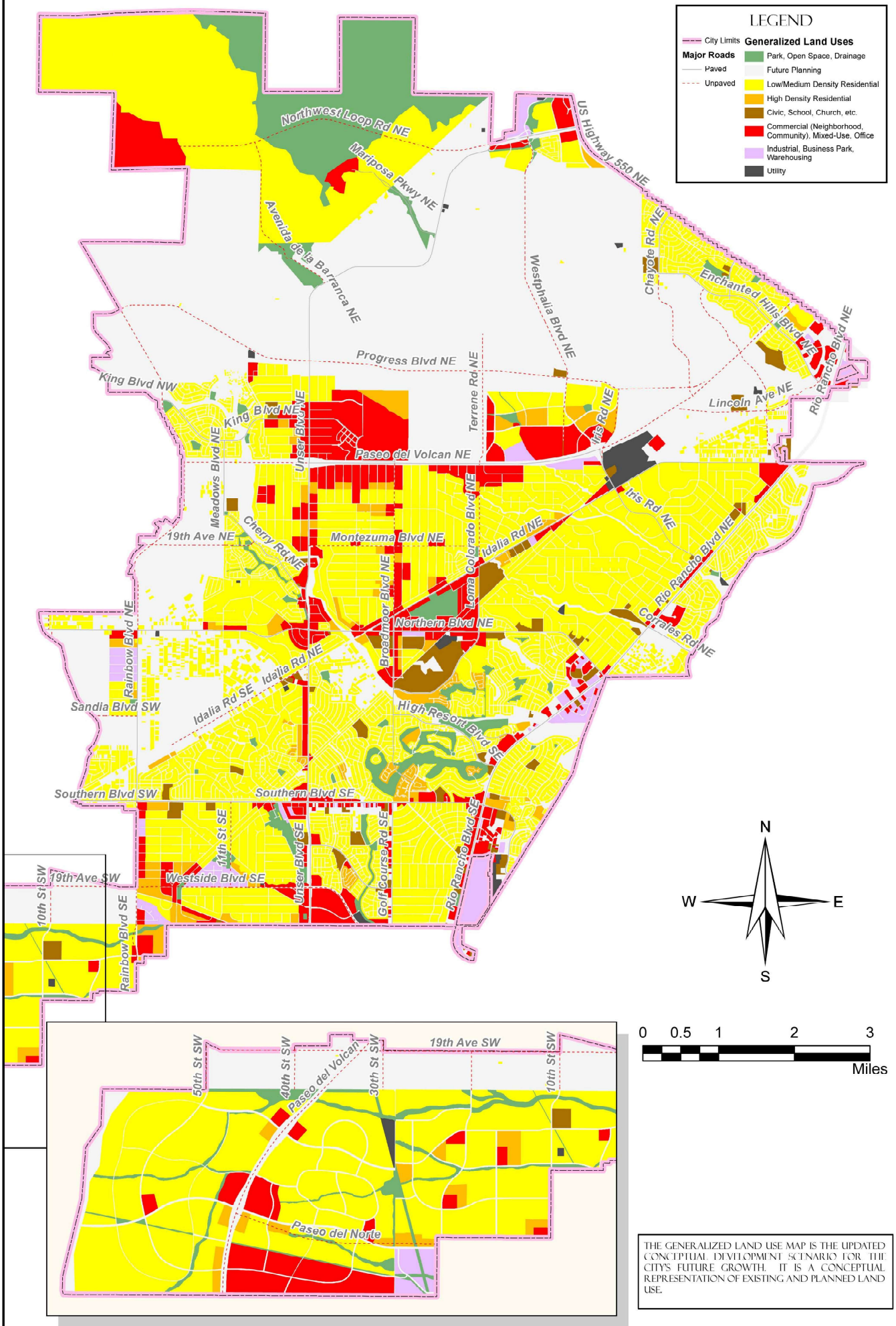
ALTERNATIVES:

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:

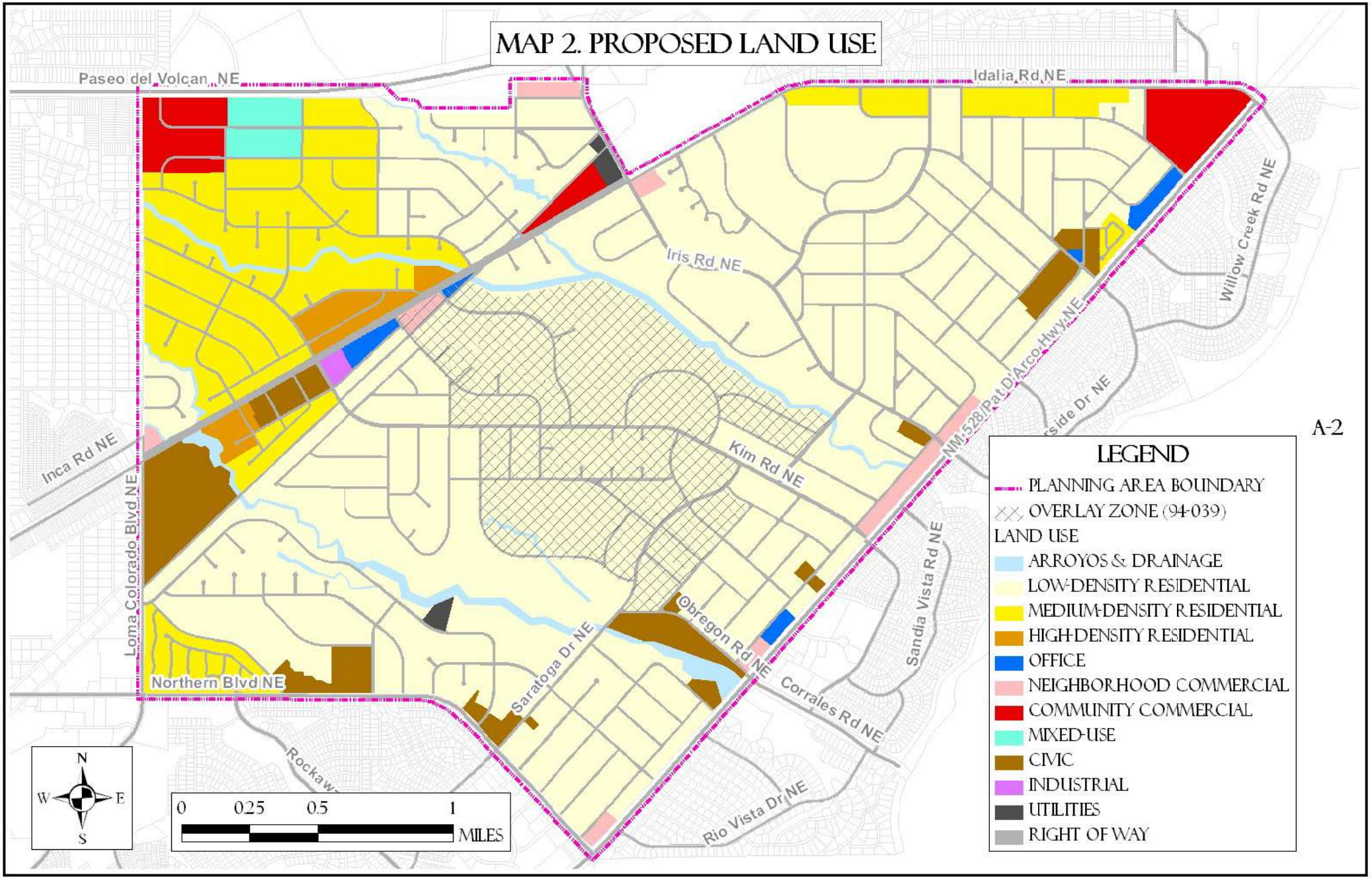
The Development Services Department recommends the Planning and Zoning Board recommend denial of the Specific Area Plan Amendment to the Governing Body with findings and conditions.

ATTACHMENT: Maps.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Letters of Authorization and Explanation.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Existing Tampico North Specific Area Plan
ATTACHMENT: Existing La Barranca Specific Area Plan Proposed Land Use Map.pdf
ATTACHMENT: Draft_Resolution_BMB AR.doc



THE GENERALIZED LAND USE MAP IS THE UPDATED CONCEPTUAL DEVELOPMENT SCENARIO FOR THE CITY'S FUTURE GROWTH. IT IS A CONCEPTUAL REPRESENTATION OF EXISTING AND PLANNED LAND USE.

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


MAP 2. PROPOSED LAND USE
Paseo del Volcan NE
Idalia Rd NE
Iris Rd NE
Willow Creek Rd NE
NM-528/Pat D'Arco Hwy NE
Inca Rd NE
Loma Colorado Blvd NE
Kim Rd NE
Northern Blvd NE
Saratoga Dr NE
Obregon Rd NE
Corrales Rd NE
Sandia Vista Rd NE
Rio Vista Dr NE
A-2
LEGEND
PLANNING AREA BOUNDARY
OVERLAY ZONE (94-039)
LAND USE
ARROYOS & DRAINAGE
LOW-DENSITY RESIDENTIAL
MEDIUM-DENSITY RESIDENTIAL
HIGH-DENSITY RESIDENTIAL
OFFICE
NEIGHBORHOOD COMMERCIAL
COMMUNITY COMMERCIAL
MIXED-USE
CIVIC
INDUSTRIAL
UTILITIES
RIGHT OF WAY
N
W
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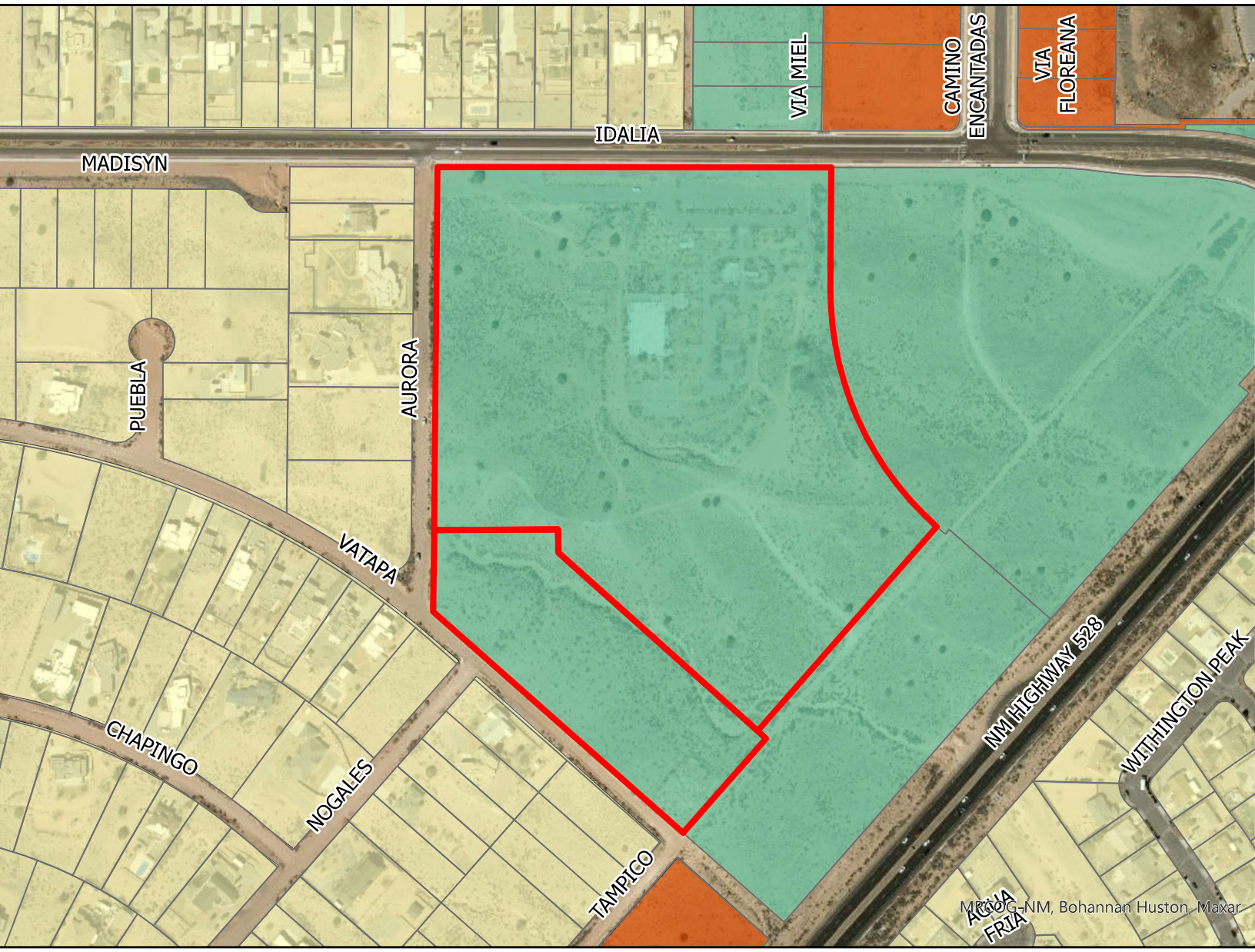
0.5
1
MILES

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N
W E
S

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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

Map courtesy of Ben Isaacs, 3/5/2025

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☒ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☒ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☒ Zone Map Amendment
			☐ Zoning Certification
DRC (24-250-00010)			☐ 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: Tampico Development, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: Rio Investments, LLC, Webb, and Conkling	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Same as above		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), Amend the La Barranca Specific Area Plan, Remove the tracts from the Tampico North Specific Area Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17 and Entrada de Coronado	Block(s):	Lot(s):
Existing Zoning: SU for C-1/Retail Commercial	Proposed Zoning: R-4	
No. of existing lots: 2, Tract A and Tract B	No. of proposed lots: TBD	Total area of site (acres) 26.51+/-

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: Nicosha Schedlbauer	Applicant: Tampico Development, LLC	Agent: Tampico Development, LLC
Signature:		Date: 2.18.2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

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

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

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

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

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

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

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

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

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

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

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- [X] Completed application
- [X] Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- [X] Letter of authorization from the property owner if application is submitted by an agent
- [ ] ~~Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested~~)
- [X] List of any original or related file numbers on the cover application
- [ ] Fee

Applicant Signature: _____ Date: 2.10.2025

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____ Date: _____

Hearing Date Assigned: _____

Form revised October 2010

Via Emailed PDF to: arincon@rrnm.gov, mcostilla@rrnm.gov and bbabyak@rrnm.gov

February 18, 2025

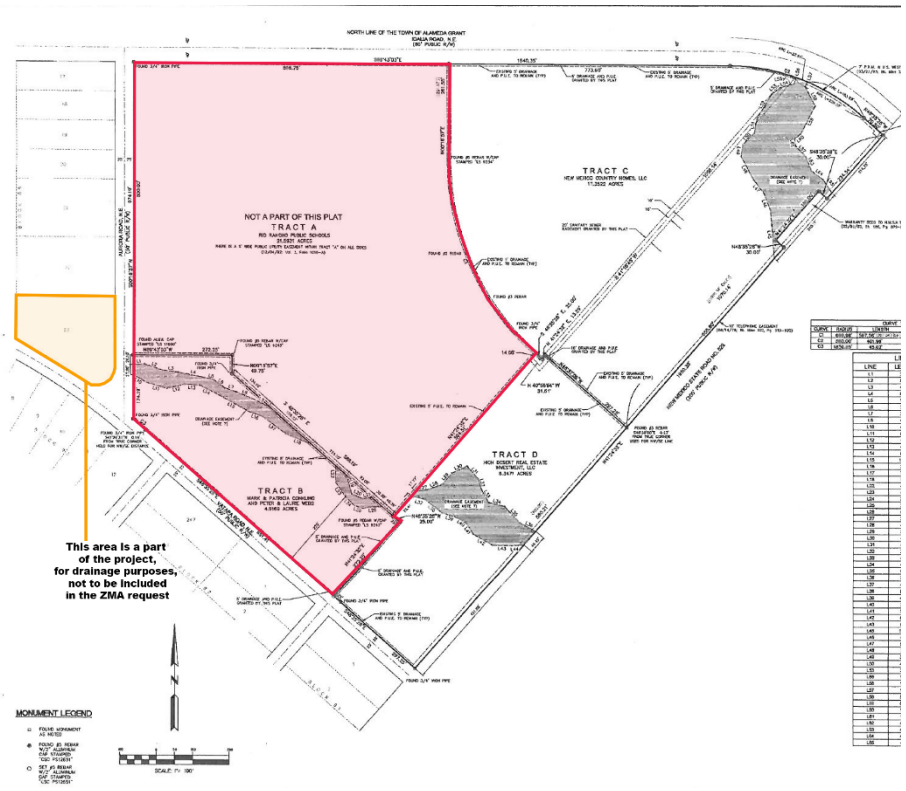
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Zone Map Amendment, Amendment to the Comprehensive Plan, Removal from the Tampico North Specific Area Plan, and Amendment to the La Barranca Specific Area Plan.

To Whom It May Concern:

Tampico Development, LLC is planning to develop a project which consists of 26.51+/- acres of vacant land, currently comprised of two (2) tracts, with the goal of creating a residential subdivision, located with the City of Rio Rancho, Sandoval County, New Mexico. The legal description is for each tract is:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005
- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO



Please reference the plat map on this page for the project boundary areas/tracts that are included in this request.

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

These tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan. Lastly, both parcels are currently zoned SU for C-1/retail commercial zoning. (Enactment: 02-37; 94-035)

Tampico Development, LLC would like to request the following for the two tracts of land:

- Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4
- Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned)
- Remove the tracts from the Tampico North Specific Area Plan
- Amend the La Barranca Specific Area Plan

We will address each request herein.

ZONE MAP AMENDMENT:

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

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

We believe that our request to change the zoning designation from SU for C-1 to R-4 is consistent with the health, safety, morals, and general welfare of the City. This proposed zoning change aligns with Land Use Goals outlined in the Comprehensive Plan and is also consistent with the objectives of the La Barranca Specific Area Plan.

The Land Use element of the Comprehensive Plan has four goals. The request for this zone change supports Goal L-1 and Goal L-3. Changing the zoning to R-4 would help foster both of these goals as the parcels are located along a principal arterial road and the parcels abut the corner of Idalia & NM 528, which is zoned SU for C-1 and would allow for a buffer to the existing neighborhood but create pedestrian-oriented opportunities for the area with connectivity to the commercial development and the neighborhood park.

5.6.2 GOALS

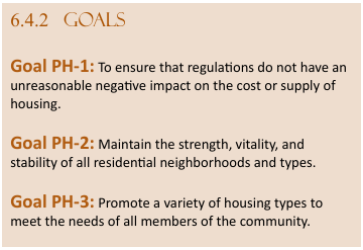
Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

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

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

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

The Population & Housing Element of the Comprehensive Plan also includes a goal to promote a variety of housing types that meet the needs of all community members. As detailed below, medium-density housing opportunities in the area are currently scarce. We believe this zoning change request better supports Goal PH-3.


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

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

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

Policy L2: *Encourage residential lot consolidation.*

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

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

The La Barranca Specific Area Plan outlines three key goals, all of which are supported by our proposed zone change. R-4 zoning would provide a much-needed variety of housing options and further promote pedestrian-oriented development along principal arterial roads. Additionally, our request aligns with Action L1 and Action L2 of the Land Use goals and policies outlined in the La Barranca Specific Area Plan.

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

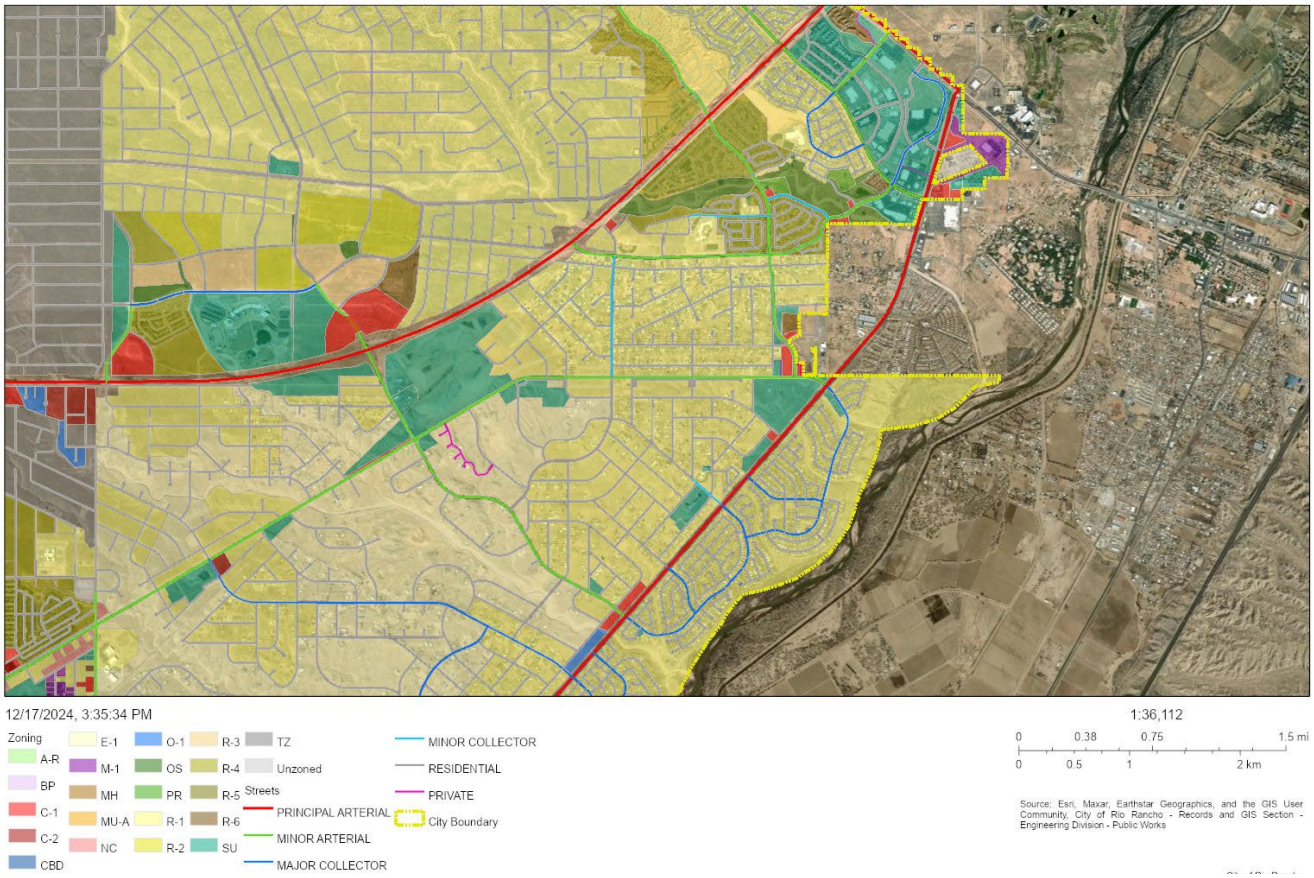
Although these parcels are included in two different specific area plans, we believe this zone change request is supported by the La Barranca Specific Area Plan and will contribute to the stability of land use in the surrounding area. When the La Barranca Specific Area Plan was developed, R-1 zoned properties made up 35.33% of the total land within the plan's boundaries. Today, the majority of land zoned for residential use remains R-1, which is limiting land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community, while still promoting the goals of the Comprehensive Plan and the La Barranca Specific Area Plan.

Table 3. Planning Area Existing Zoning

Zoning	Code	Acreage	Percentage	Lots
Estate Residential	E-1	1,890.52	41.68%	1,207
Single-Family Residential	R-1	1,602.41	35.33%	2,759
Special-Use Residential	SU-R	29.76	0.66%	16
Special-Use Non-Residential	SU-NR	90.24	1.99%	55
Office	O-1	3.66	0.08%	8
Retail Commercial	C-1	43.41	0.96%	19
Wholesale Commercial	C-2	5.38	0.12%	1
Light Industrial	M-1	0.45	0.01%	1
Right of Way	ROW	861.90	19.00%	-
Transitional	TZ	4.23	0.09%	6
Unknown	Unknown	4.11	0.09%	1
Total		**4,536.07**	**100.00%**	**4,073**

See Map on Page 4 for Zoning Distribution.

Web Map



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.*

We believe that changing the zoning designation from SU for C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the city continues to grow. R-4 zoning would address the demand for medium density housing and it would include plans for a neighborhood park, as well as a connection to the bike lane on Idalia Rd. Currently, the nearest park is 1.5 miles away, making this development a valuable addition to the area.

1. VISION FOR GROWTH

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

The key elements of the Vision include:

- Gateways or entries into the city. More specifically, the identification and creation of gateway and corridor streets where high traffic volumes exist or will exist and specific design criteria will be applied to the type of landscape treatment, intersection details and the types of land uses that are appropriate along gateway and corridor streets to implement the vision conceived during the Vision 2020 ICP workshops.
- The preservation and enhancement of arroyos as an open space corridor is necessary to allow citizens the opportunity to connect with the natural environment. Likewise, utility easements play an important role in the development of open space via multi-use trails. Utilizing arroyos and utility easements allows benefits the City by creating multi-use facilities which are addressed in the City's Strategic Plan and Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) Quality of Life Master Plan. Arroyo preservation also contributes to aquifer recharge, flood control, and provides wildlife habitat all of which are sustainability issues that support the City's Strategic Plan which was adopted in March 2009.
- Community wide facilities such as parks, schools, libraries, and senior centers, etc. were deemed important during the Vision 2020 ICP workshops. Where possible, the Vision of the Comprehensive Plan is to link trails, to community facilities in order to increase Rio Rancho's walkability.
- As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.).

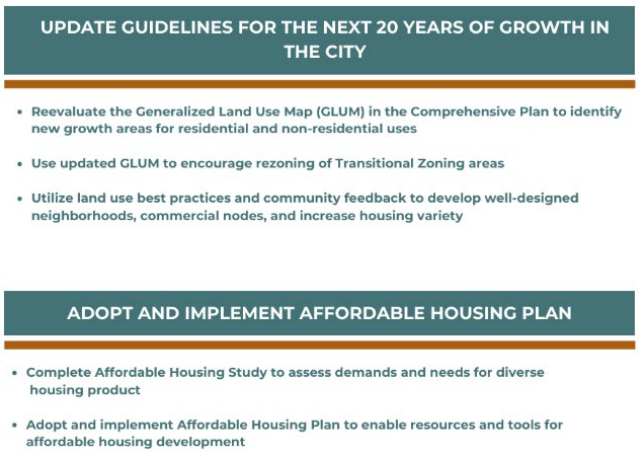
2.3.7 URBAN DESIGN

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

- Focusing growth into areas that the city has available infrastructure so as to not overburden areas that lack adequate infrastructure.
- Create Traditional Neighborhoods that have a balance of land uses and a variety of housing types that are within walking distance of commercial services.

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

We believe that our zone change request meets criteria "b" and "c," as community conditions support the change, in alignment with the goals outlined in the City of Rio Rancho Strategic Plan 2023-2028. One of the goals of the plan is to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both the City of Rio Rancho and the community recognize that expanding housing variety and creating new housing opportunities are vital to sustaining the City's continued growth.



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

We attest that the cost of land or other economic considerations are not a determining factor in the zone change request.

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

Not applicable.

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

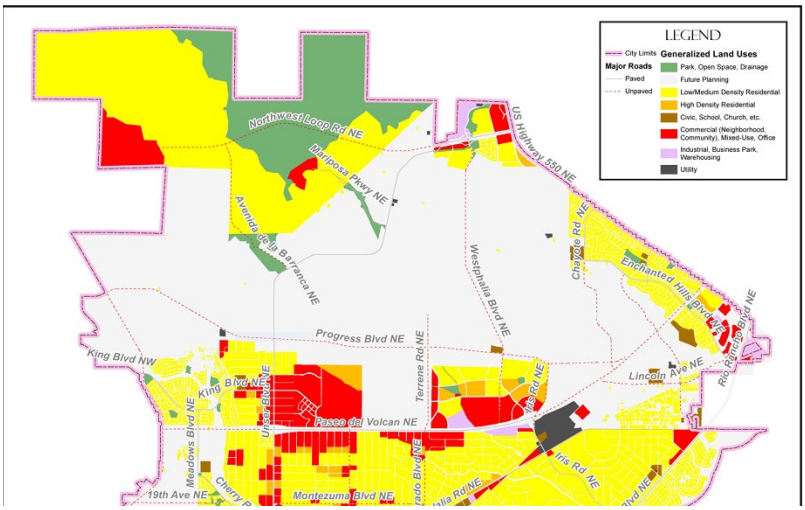
1. *the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*

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

We do not believe that changing the zoning on these two parcels from SU for C-1 to R-4 constitutes a "spot zone." Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1.

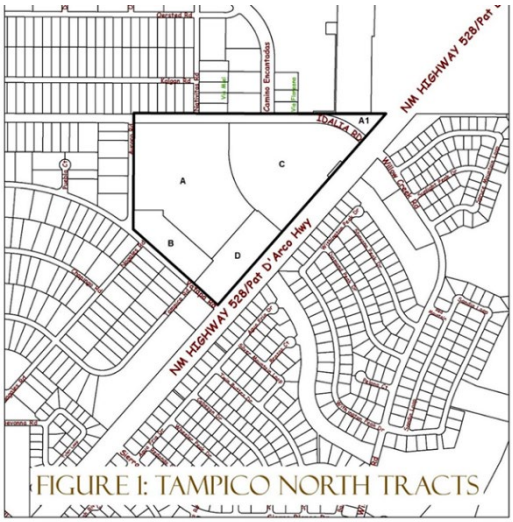
Amendment to the Comprehensive Plan

These parcels are currently designated as Commercial (Neighborhood Community), Mixed Use, and Office on the Comprehensive Plan's Map L-2 (Generalized Land Use – Existing and Planned). Should our request for a zone map amendment be approved, we would like to request an update to the Comprehensive Plan to reflect the parcels as Low/Medium Density Residential.



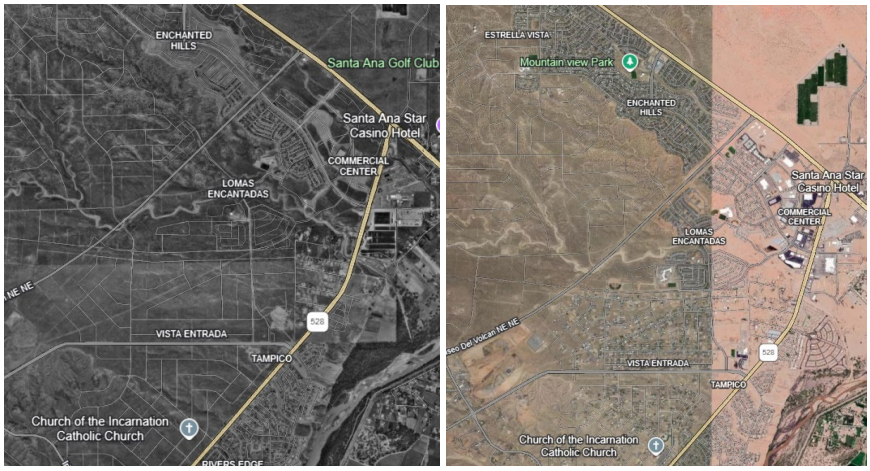
Request for Removal from Tampico North Specific Area Plan

These parcels are included in the Tampico North Specific Area Plan, adopted in 2002. At the time of adoption, the site was designated as SU for C-1, with guidelines for future development focused on transportation and site development plan approval. This specific area plan was created for Tracts A, B, C, and D, as shown in Figure 1, and primarily addressed how these parcels should be developed for retail/commercial use.



The vision guiding the Tampico North Specific Area Plan emphasized the desire to *"provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs."*

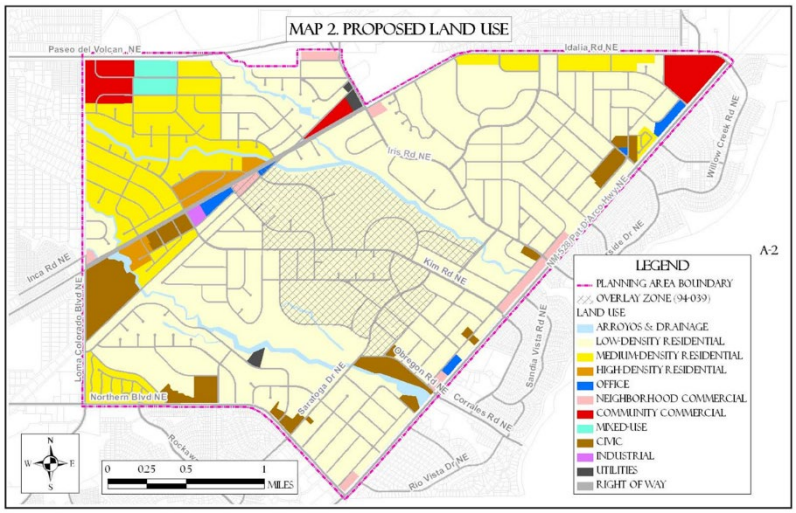
However, despite the original intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550.



Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan.

Request to Amend the La Barranca Specific Area Plan

The La Barranca Specific Area Plan was adopted in 2010. Although these parcels were already included in the Tampico North Specific Area Plan, they were also incorporated into the La Barranca Specific Area Plan and designated as Community Commercial.



We respectfully request an amendment to designate our parcels as medium-density residential within the La Barranca Specific Area Plan. The hard corner of Idalia Rd & NM Hwy 528 will remain zoned as SU for C-1. Our

proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner, while still aligning with the goals and guidelines of the La Barranca SAP.

In addition to amending the land use designation, our project will adhere to the remaining goals and objectives of the La Barranca Specific Area Plan, including those related to Land Use, Transportation & Access Management, Urban Design, Infrastructure, and Community Facilities.

Tampico Development, LLC respectfully requests that the Rio Rancho Planning and Zoning Board and Governing Body approve our requests for a Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, amendment to the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), removal from the Tampico North Specific Area Plan and amendment to the La Barranca Specific Area Plan.

Sincerely,

TAMPICO DEVELOPMENT, LLC

_____

Scooter Haynes
Manager

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

From: Scooter Haynes
To: Benjamin Isaacs; Nicosha Schedlbauer
Cc: BRIAN BABYAK; Julia Maccini
Subject: Re: Discrepancy on Application/Justification Letter
Date: Wednesday, March 19, 2025 2:14:42 PM

Caution! This message was sent from outside your organization. Report

Ben,

As we discussed, the agent letters authorize "Supreme Investments, LLC or its assigns to act as Agent on behalf of Owner...". Tampico Development, LLC is the purpose formed entity working on this development, and is the assignee for this purpose.

Thanks,
Scooter

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

March 14, 2025

RE: Zone Map Amendment and Master Plan Amendment, Case No. 25-100-00003 & 25-410-00002
Tampico North - Unit 17, Block 87, Tract A and EDC, Tract B

Dear Property Owner:

You are receiving this certified notice because your property is located within 100 ft of a site where a land development decision is required by the Planning & Zoning Board.

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

The applicant, Tampico Development, LLC, also requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan requests that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, March 25, 2025** 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 a red outline.

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

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

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

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

Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

TAMPICO NORTH

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

Map courtesy of Ben Isaacs, 3/5/2025

NEW MEXICO'S LEADING NEWS SOURCE
ALBUQUERQUE JOURNAL
El Defensor Chieftain RIO RANCHO OBSERVER VALENCIA COUNTY News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 03/07/2025

Account:	**1010956**
Name:	**CITY OF RIO RANCHO**
Company:	**CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT** **ATTN: ACCOUNTS PAYABLE**
Address:	**3200 CIVIC CENTER CIR NE** **RIO RANCHO, NM 87144**
Telephone:	**(505)891-5005**

Ad ID:	**195530**
Description:	
Run Dates:	**03/10/2025 - 03/10/2025**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**614**
Lines:	**170**
Agate Lines:	**245**
Depth:	**17.47**
Blind Box:	

Total Ad Cost **$195.12**
Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	03/10/2025	03/10/2025	1	181.30

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 25, 2025:

Vacation of Plat
Case #25-230-00001
The applicant FNA, LLC requests approval of a vacation of right-of-way (ROW) for Isabel Road SE located at the intersection with Black Arroyo Blvd NW.

Master Plan
Case #24-400-00003
The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan request that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

Zone Map Amendment
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Master Plan Amendment
Case# 24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan.

Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and land uses.

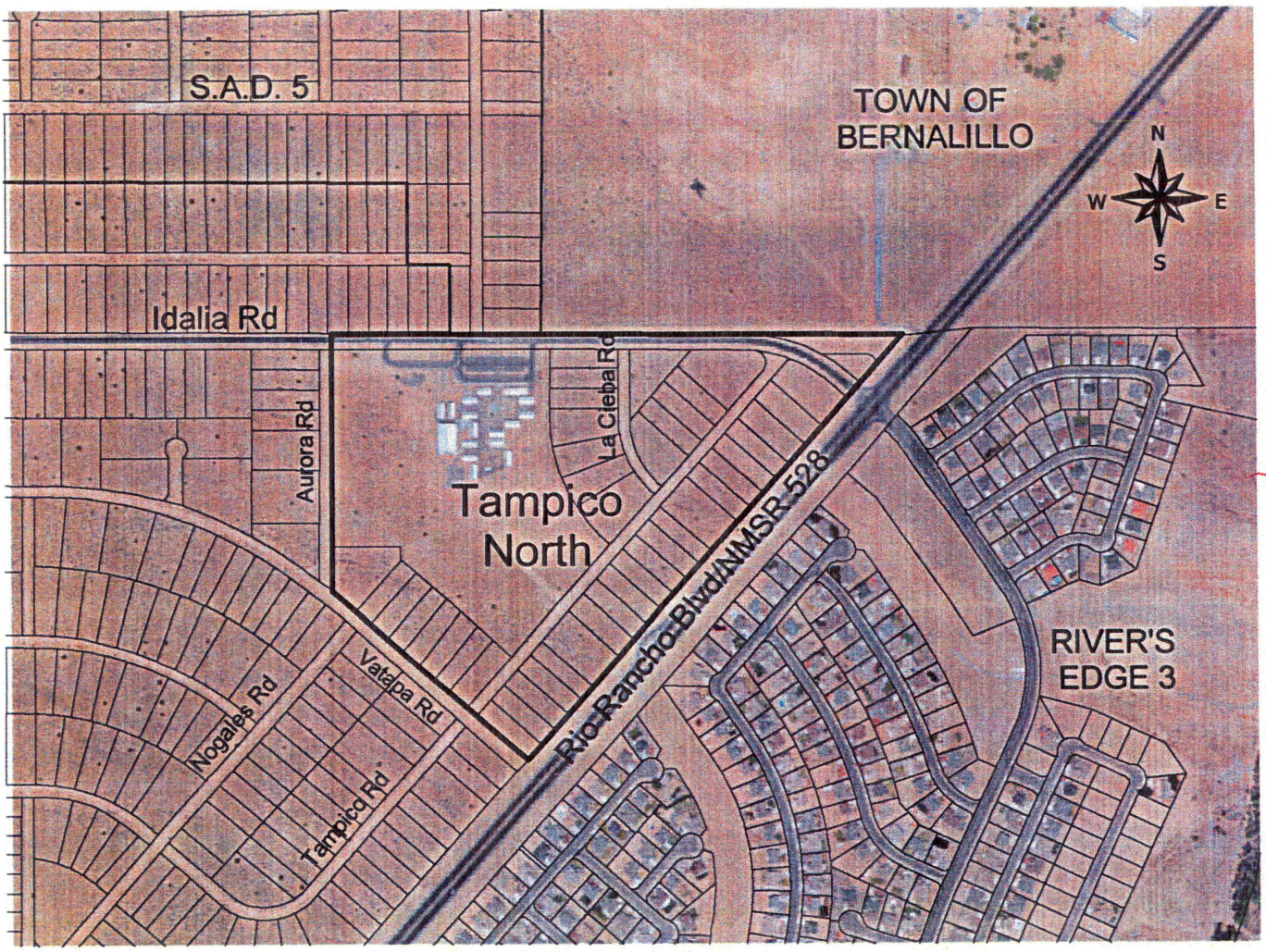
Conditional Use Permit
Case #25-120-00002
The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

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

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

Journal: March 10, 2025

A Specific Area Plan for Tampico North



James Owen, Mayor
Michael J. Williams, District 1 Councilor
Patricia Thomas, District 2 Councilor
Robert J. Radosevich, District 3 Councilor
Howard W. Balmer, District 4 Councilor
Arturo Boniello, District 5 Councilor
David Bency, District 6 Councilor

Erik Briones, Chairman
David Heil, District 1 Commissioner
Mark Werkmeister, District 2 Commissioner
Lynn B. Thurgood, District 3 Commissioner
Colin Smith, District 4 Commissioner
Charles F. Vaccaro, District 5 Commissioner
Gary Michael Moors, District 6 Commissioner

Tampico North Specific Area Plan
City Development Department
Planning Division
December, 2002

Tampico North Specific Area Plan

TABLE OF CONTENTS **PAGE**

I. Introduction and Vision Statement 1

II. Plan Area and Description 1

III. Principles, Policies & Actions 3
- A. Land Use 3
- B. Urban Design 8
- C. Access & Circulation 9
- D. Infrastructure 11
- E. Environmental Sustainability 12
- F. Housing 12
- G. Community Service 14
- H. Economic Development 14

IV. Implementation 14

Appendix 17
Landscape Palette

LIST OF FIGURES

Figure 1: Lots and Blocks 2

Figure 2: Existing Drainageways 4

Figure 3: Existing Infrastructure 13

Introduction & Vision Statement

The purpose of this Specific Area Plan is to provide guidelines for future development along a portion of Rio Rancho Blvd (NMSR 528). More specifically, the area south and west of the intersection of Idalia Road and Rio Rancho Blvd where the boulevard leaves the municipality of Rio Rancho and enters the Town of Bernalillo. The plan proposes a change in zoning and formulates design guidelines to ensure compliance with the Vision 2020 Integrated Comprehensive Plan.

The Vision guiding this project is the desire to provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs. This plan addresses those needs.

Plan Area and Description

The plan area comprises approximately 50-acres of property between Rio Rancho Blvd and Aurora Road and between the City limits boundary and Vatapa Road. The lots include Tract A & Lots 15-22, Block 87; Lots 1-7, Block 88; Lots 1A-6, Block 89; Tract A-1 and Lots 1A-21, Block 90 of Unit 17. Tract A contains Independence High School, an operating Rio Rancho public school (See Figure 1).

The plan area is located directly south of the Town of Bernalillo land being developed as the Sandoval County Judicial Complex. Southeast of the site is the residential development of River's Edge Unit 3. To the northwest lies Special Assessment District 5, containing 348 lots of a future single-family residential development. Outlying areas consist of sparsely populated single-family houses and churches in Unit 17 and a variety of mixed-uses in the Town of Bernalillo.

The plan area slopes from the west to the east with two ridgelines: one that defines the western boundary and a lesser ridge that traverses southeasterly through the middle of the site. Two significant drainage ways run through the site at the north and south, are piped under NMSR 528 and are channeled through the River's Edge subdivision. At the intersection of Idalia Road and NMSR 528, the site's elevation is lower than that of the roads, due to the drainage, and creates a slight depression in

Figure 1:
Tampico North
Lots & Blocks
pg 2

that location. It is anticipated that excess dirt from the lots to the south can be moved to this low-lying area to create a balanced-slope site.

Vegetation in the plan area consists of native grasses and shrubs, with few trees on the site.

Principles, Policies & Actions

The Vision 2020-Integrated Comprehensive Plan has determined the **Principles**, **Policies** and **Actions** to promote and lead Rio Rancho toward becoming a "City of Excellence." A Development Evaluation Criteria, based on the Comprehensive Plan, identifies required review elements and their general extents of City review and consideration. In lieu of an adopted Land Use Development Code, the DEC will be used in this plan to make land use planning decisions based on the growth impacts associated with this specific proposal. The applicable review elements used for this plan are stated hereafter.

Land Use and Fiscal Analysis

The Land Use **Principle** for the City of Rio Rancho states that the City shall develop as an independent, self-sustaining community, which has an integral role in the Albuquerque metropolitan region. Encouraging the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space is recognized as a City priority.

Actions include mitigating the negative impacts of sprawl by limiting the development of nonresidential uses outside designated Growth Nodes and Gateway Vicinity Plans. **Actions** include promoting infill and limiting strip commercial and sprawling, disjointed development by the implementation of land use planning practices found in the City's Vision 2020-Integrated Comprehensive Plan.

The plan area conforms to these actions of the Comprehensive Plan. It has been depicted in the **Preferred Growth Scenario** as suitable for commercial development. This preferred growth scenario is based on land use ratios (or percentages) for residential, non-residential, public facilities and right-of-way development. This scenario is also illustrated on maps accompanying the Comprehensive Plan with descriptions and locations for various land uses, including commercial (or non-residential) development shown as circles indicating their approximate size in acres.

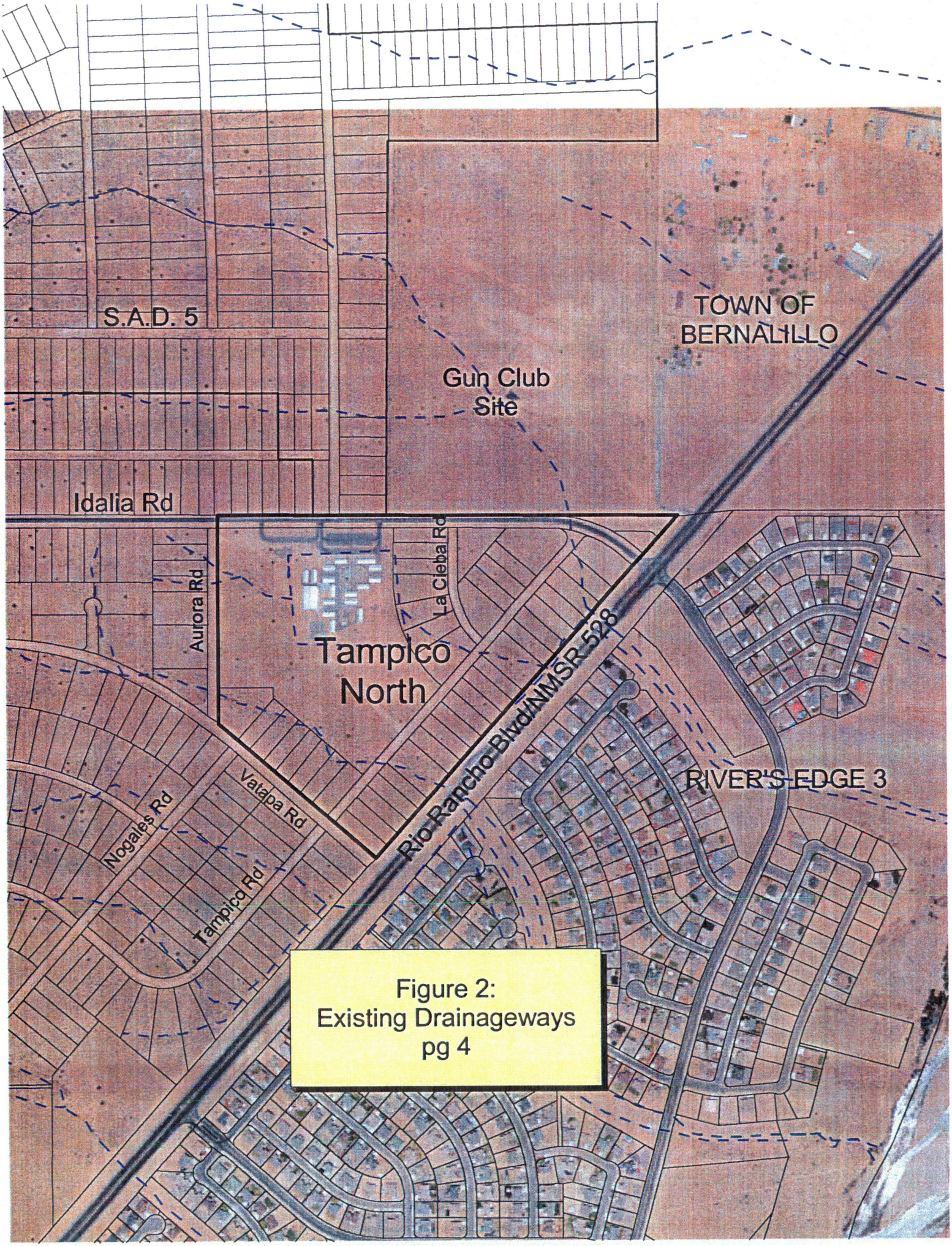


Figure 2:
Existing Drainageways
pg 4

The Plan Area is neither a Growth Node nor Activity Center, but an area in the City selected to accommodate commercial development based on community land use assumptions. These assumptions were made utilizing:

- the estimated acreages of the different types of development required to support the projected population,
- the density of development for each type of acreage,
- the economic development potential of these non-residential acreages in terms of jobs and revenue generation, and
- the preferred growth scenario for the City.

Land Uses within the site consist of single-family residential developments and an existing school. The school, Independence High School, is a mobile campus situated on 21.2 acres.

This Specific Area Plan will change both the land use and zoning to Special Use for Retail Commercial/SU for C-1. The change of land use and zoning is supported by the Vision 2020 Integrated Comprehensive Plan and the following justification and rationale:

- The proposed land use change fits the Preferred Growth Scenario and is justified by land use assumptions used in the Comprehensive Plan,
- The site sits at the intersection of Rio Rancho Blvd and Idalia Road, both arterial roadways, providing convenient transportation and circulation for traffic and alternative transit,
- The site is vacant with existing and proposed residential development adjacent to the area; at present, existing residents must travel miles for the necessities of daily living,
- The site is in close proximity to a proposed complex of judicial offices and high density uses that will offer a mix of uses to the location and promote revenues into the City.
- The zone change is consistent with the Comprehensive Plan and the health, safety, morals, and general welfare of the City,
- A different zoning classification is more advantageous and convenient to the existing and proposed neighborhoods, as articulated in the Comprehensive Plan,
- The development will foster gross receipts tax and one-time revenues into the City and will continue to realize monetary benefits for the City,
- The zone change will provide an opportunity to improve traffic circulation and access to and from the site,
- Since utilities and roads are built in the area, the revenues gained by the City will be significantly more than any costs, and

- Design regulations within this document are formulated for this site to help ensure compatibility within the development, with neighboring properties and the Comprehensive Plan.

The Fiscal Analysis of this project is based on commercial land uses and infrastructure development and is summarized as follows:

A. Proposed floor area ratio (FAR) in Tampico North at build-out if developed at a maximun of 0.30 to 0.50 FAR.

Comparison of FAR's for Tampico North

Site	Acreage	Total Space	FAR
Tampico	50.0	653,400	0.30
Tampico	50.0	1,089,000	0.50

B. One-time revenues from impact fees and construction gross receipts taxes (GRT) from proposed Tampico North development.

One time Revenues from Impact Fees

Total Space	Roads	Bikeways	DPS	Utilities	Total
653,400	1,422,452	24,176	414,256	550,816	2,411,699
1,089,000	2,370,753	40,293	690,426	918,027	4,019,499

One time Revenues from Construction GRT

Total SqFt	Cost/SqFt	Total Cost	Local GRT
653,400	91.20	59,590,080	1,585,096
1,089,000	91.20	99,316,800	2,641,827

C. Annual revenues from property taxes and retail gross receipts taxes (GRT) from proposed Tampico North development.

Annual Property Taxes from Tampico North

Total Space	Cost/SqFt	Total Cost	Assessment	Local Tax
653,400	91.20	59,590,080	19,843,497	112,054
1,089,000	91.20	99,316,800	33,072,494	186,757

Annual Retail GRT from Tampico North

Total Space	Net Sales Space	Sales/SqFt	Total Sales	Local Tax
653,400	520,106	352.40	183,285,495	4,875,394
1,089,000	866,844	352.40	305,475,826	8,125,657

Total Revenues from Tampico North

Total Space	One-time Revenues	Annual Revenues
653,400	3,996,796	4,987,448
1,089,000	6,661,326	8,312,414

D. One time infrastructure costs for proposed Tampico North development estimated from 1995 levels of service (LOS) for impact fees.

One time Infrastructure Costs for Tampico North

Total Space	Roads	Bikeways	DPS	Utilities	Total
653,400	1,853,022	29,001	645,418	550,816	3,078,257
1,089,000	3,088,370	48,334	1,075,697	918,027	5,130,428

Cost/Benefit for One time Costs and Revenues

Total Space	One time Costs	One time Revenues	Net result
653,400	3,078,257	4,987,448	918,538
1,089,000	5,130,428	8,312,414	1,530,897

E. Annual costs for proposed Tampico North development estimated from FY 2000 budget expenditures per sq. ft. of building space.

Annual Costs for Mercado and Tampico North

Total Space	SqFt Cost	Annual Costs
653,400	0.46	300,963
1,089,000	0.46	501,606

Cost/Benefit for Annual Costs and Revenues

Total Space	Annual Costs	Annual Revenues	Net result
653,400	300,963	4,987,448	4,686,485
1,089,000	501,606	8,312,414	7,810,808

Urban Design

The Urban Design **Principle** shall guide the physical layout, design, and appearance of the community through the implementation of Urban Design elements found in the Vision 2020-Integrated Comprehensive Plan. The Urban Design **Policy** will permit the City to revise the existing land use regulations, planning and zoning codes to promote the Comprehensive Plan and assure high quality public and private development throughout the City. The **Actions** include development of a Land Use Development Code based on the recommendations of the Comprehensive Plan's Urban Design Elements. Since the Land Use Development Code is still evolving, the City will use design elements found in the Vision 2020 Integrated Comprehensive Plan applicable to this specific area plan.

The general design standards applicable to this plan are gathered primarily from the criteria for Single Use Community Centers. These design standards will be applicable to all proposed development within Tampico North. They include the following:

- Any development will be scaled for a Community Center (20-100 acres) and will allow a maximum F.A.R. range between 0.25-0.50,
- Buildings are to be one to two stories, fronting the internal streets with compatible designs and facades throughout the development, which will include retail at street level,
- Architectural styles for buildings shall incorporate a unifying style or theme to be used throughout the development, which shall be illustrated at Site Plan review. Appropriate styles include Pueblo, New Mexico Vernacular, Territorial, Mission, Northern New Mexico or Contemporary New Mexico style utilizing design forms characteristic to one of the historic styles,
- The development shall have pedestrian scale facades, broken either horizontally or vertically, with wide sidewalks, building step backs, no steep berms or grades (ADA compliant), well-lit public areas, bike routes and landscaping,

- Signage shall be limited to small, functional, distinctive signs for storefront display and should be consistent in size for the entire development, unless retail or mall type development,
- All mechanical equipment or other hardware on roofs shall be screened from public view with architecturally compatible materials,
- Waste and refuse shall be containerized in vermin-proof containers and fully screened from public view by a solid masonry wall reflecting the architectural style of the building.

Walls and their appearance will be governed by the following standards:

- All walls will be indented, offset or serpentine in form to break up long, continuous facades,
- Materials include textured or ribbed concrete, stucco (textured or smooth) over CMU block, curved interlock block, split block, stabilized adobe, brick or masonry block,
- Walls will be designed to complement the architectural character of adjacent or newly constructed structures,
- Plain, exposed gray CMU block shall not be used,
- With regards to safety, walls should be designed to permit areas of visual penetration, by either raising or lowering portions or by inserting open, decorative block.

The Landscape Palette and the recommended plant list for Rio Rancho is included in the Appendix.

Access and Circulation

The Transportation **Principle** establishes a long-range transportation network of sufficient capacity to meet local and regional circulation needs while providing a balanced circulation system with opportunities for all forms of transportation including mass transportation and other alternatives to automobile travel. The Transportation and Circulation **Policy** provides for the development of an integrated multi-modal transportation system that optimizes the efficient movement of people and goods. **Actions** include design of a road network and multi-modal transportation network that promotes and accommodates the City's preferred growth scenario.

The plan area is located at the intersection of Rio Rancho Blvd and Idalia Road. This site has been noted in the Preferred Growth Scenario as a location for commercial development. It also meets the design and technical actions for transportation and circulation by locating the commercial site on arterial streets with limited disruption of existing

neighborhoods. The parcel can be currently accessed from Idalia Road, Aurora Road, La Cieba Road and from Vatapa Road. Transit and multi-modal access can be accommodated by the site's proximity to principal arterial roadways.

Idalia Road is currently a two-lane, paved roadway running along the northern boundary of the plan area. Idalia Road is considered an arterial roadway with an existing 80-ft ROW. Improvements can be made to accommodate a signalized entrance/exit to a commercial development to coincide with Sandoval County's proposed Judicial Complex. The two project areas proposed for future development shall be planned to coordinate transportation and access for both sites.

Rio Rancho Blvd is the primary north/south arterial in the City. It has been the subject of previous Corridor Plans, and continues to be a focus of future planning. The discussion is not so much on traffic or road widening (which is scheduled to occur from Southern to NMSR 550), but on allowable land uses, signalization locations and entrances/exits for automobiles along its right-of-way.

Historically, a Main Street has always been the choice of commercial development. The roadways carry the populace to the stores, to the plazas, to the marketplace. However, with the advent of the automobile, the roadways filled with cars and widened, the cars filled parking lots and they were widened and the stores were pushed away from the roadway to accommodate parking.

This plan promotes relocating the storefronts back out to the streets and moving the parking lots behind or to the side of stores by replatting alternative, interior roadways. The plan requires any future development to be pedestrian-scaled with wide walkways or corridors as a priority of development. This plan requires the design and construction of all roadway improvements to be accessible to the handicapped. Internal roadways will be designed to limit through traffic, narrow the roadways and to provide direct access to all commerce.

In addition to the mentioned criteria, access and circulation standards for Tampico North shall provide:

- An internal street system designed for pedestrian and bicycle traffic, with adequate lanes for automobiles to service the complex and to limit through traffic,
- Shared parking through cross access easements, located at the rear of buildings, or internally designed to showcase storefronts,

- Small expanses of paving interrupted by landscaping,
- ADA-approved pedestrian walkways with 8-ft wide paths, becoming 15-ft at busy building entrances,
- Landscaping and pedestrian amenities located along the accessible paths to create an adequate buffer,
- All plazas or public spaces connected by landscaped, well lit pedestrian walkways,
- Interior right-of-way landscaping using drought-tolerant street trees spaced at 30-ft on center,
- Internal streets designed as narrow as possible to minimize crosswalk width and walking distances for pedestrian travel,
- Bicycle lanes on all roads, internal or external, with bicycle racks at busy, centrally located areas,
- Designated transit stop locations for shuttles or para-transit providing service along major streets with access to and from the commercial site.

A preliminary Trip Generation Analysis was conducted and is summarized as follows:

Trip Generation Rates based on a range of weekday and Saturday trip rates per 1,000 sq.ft. of net retail space for free standing discount superstores from the ITE Trip Generation Manual (6th Ed.)

Weekday Trip Generation Rates per 1,000 sq.ft. of Net Retail Space.

Total Space (sq. ft.)	Net Space (sq. ft.)	Low Trip Rate	Average Trip Rate	High Trip Rate
190,000	151,240	4,484	7,102	8,722
653,400	520,106	15,421	24,424	29,995
1,089,000	866,844	25,702	40,707	49,991

Saturday Trip Generation Rates per 1,000 sq.ft. of Net Retail Space.

Total Space (sq. ft.)	Net Space (sq. ft.)	Low Trip Rate	Average Trip Rate	High Trip Rate
190,000	151,240	5,342	8,327	10,832
653,400	520,106	18,370	28,637	37,250
1,089,000	866,844	30,617	47,728	62,083

Infrastructure

The Comprehensive Plan states **Principles, Policies,** and **Actions** for drainage, water, wastewater and refuse. This plan area does have existing facilities located at the site or in the vicinity. The map (Figure 3)

depicts the location of each and its relationship to the Specific Area Plan. It should be noted that the facilitation of utilities for this scale of development will be the responsibility of the property owners if additional capacity is necessary.

A 16" water line runs to the intersection of Idalia Road and Rio Rancho Blvd and an 8" line services the River's Edge subdivision. The 16" water line crosses Rio Rancho Blvd and runs along the north side of Idalia Road and continues to Nativitas Road, where it turns to the north.

An 8" sewer line exists within the plan area under Tampico Road and runs to Idalia Road where it follows the roadway to the Rio Rancho Blvd intersection. It joins with a 12" line just south of Rio Rancho Blvd where it continues to serve the River's Edge subdivision.

Gas lines run along the north side of Rio Rancho Blvd and Idalia Road. Electric lines are located along Rio Rancho Blvd. Service and availability will have to be coordinated with PNM.

Environmental Sustainability

The Environmental Sustainability **Principle** seeks to preserve and protect Rio Rancho's natural resources and environment from existing and potentially harmful conditions. The **Policy** promotes environmentally friendly lifestyles to include recycling, water conservation and recycling, low-impact transportation alternatives and the use of renewable resources. **Actions** include minimizing air pollution, supporting recycling, reuse and reduction efforts, preserving views, adopting noise standards that are enforceable and quantifiable, promoting Dark Skies legislation, establishing accessible open space that links to City park facilities, preserving sensitive habitat/ecosystems, limiting development on severe slopes and minimizing mass grading, and promoting water conservation.

Future site planning shall emphasize development that improves the land rather than destroying it. The site amenities should be utilized and expanded to salvage the natural landscape. The drainage through the site could be developed into a xeriscaped open space environment to hold and utilize water, while releasing it at historic rates.

Housing

This plan deals with commercial development only. The Tampico North Specific Area Plan proposes to locate goods and services closer to

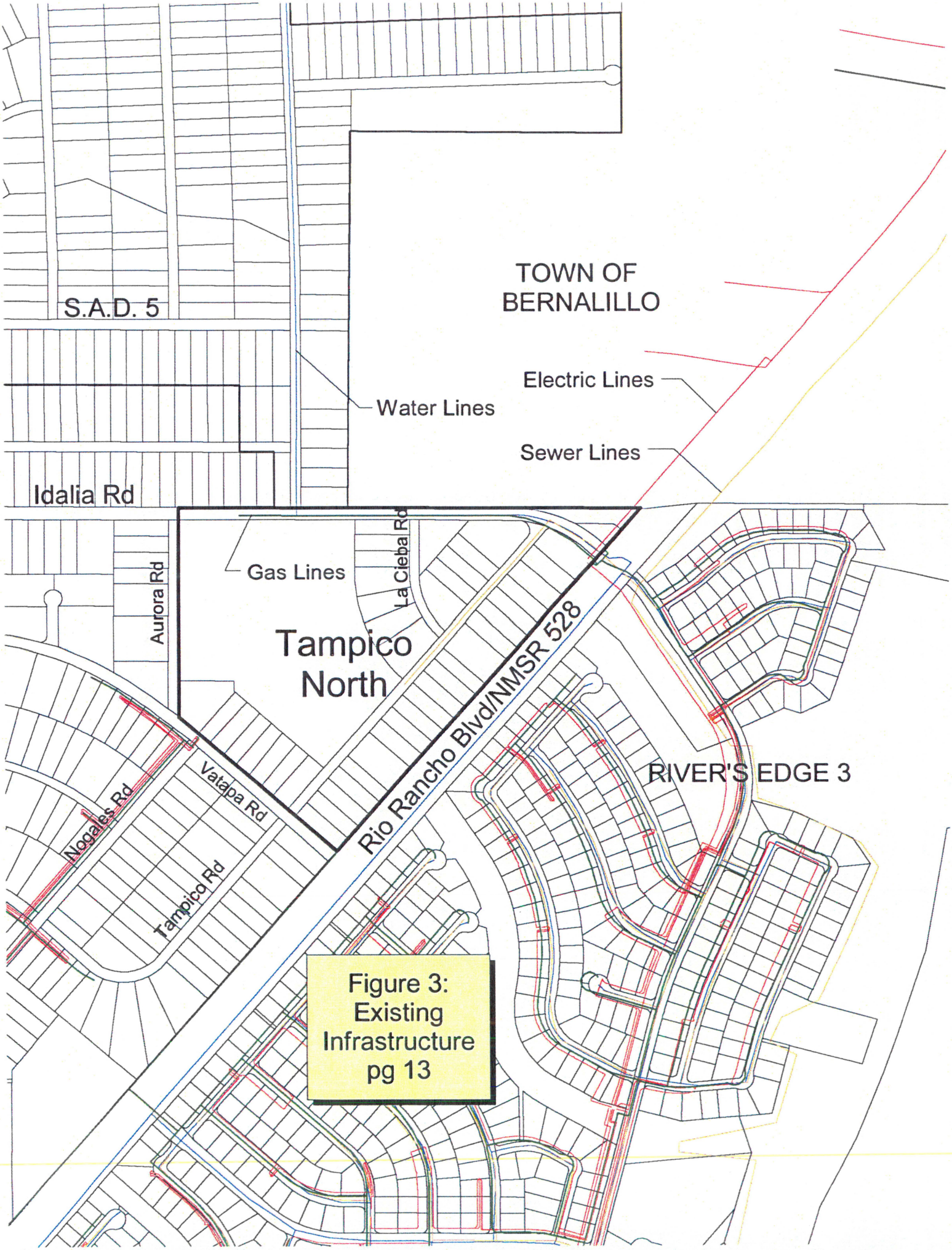


Figure 3:
Existing
Infrastructure
pg 13

existing homes, making future housing more desirable around the plan area.

Community Services

Community Services and Public Facilities have the **Principle** to provide efficient and cost effective community services that are accessible to all persons. The **Policies** ensure that all residents of Rio Rancho have adequate access to police, fire and emergency facilities and services.

This plan area is serviced by DPS facilities less than 2 miles away, has numerous City parks and open space located within that same distance and will be close to the new County judicial complex. The site can provide amenities and much needed services to the surrounding residents.

Economic Development

The Economic Development **Principle** seeks to continue public and private partnerships that develop a community that provides a wide range of businesses and industries that are compatible with the natural environment and consistent with the City's vision of economic diversity. The Economic Development **Policies** encourage long-term financial strength by attracting quality jobs, retail services and diverse employment opportunities and seek to capture the City's regional share of gross receipts tax revenues by maintaining an integral role within the economy of the metropolitan area. **Actions** include expansion of the City's gross receipts tax base by supporting existing and recruiting additional local retail and office uses.

As noted earlier, this plan's Fiscal Analysis points toward increased gross receipts, a potential employment base and minimal City expenditures for infrastructure improvements.

Implementation

Implementation of this Specific Area Plan will require the application of the guidelines found in the Vision 2020 Integrated Comprehensive Plan and compliance with the design standards found in this plan. The zoning for the properties listed in this plan will be SU for C-1. This zoning is:

- consistent with the health, safety, morals and general welfare of the City,

- compliant with the adopted elements of the Comprehensive Plan, and
- promoting a different use category that is more advantageous to the community

Implementation of the plan shall be required through the enforcement of the accompanying Tampico North Zone Map Amendment.

Implementation of infrastructure system-wide improvements (capital improvements that are for public facilities designed to provide service to more than one development project or to the community at large) are financed through impact fees. Project-wide improvements (site specific improvements or facilities that are planned, designed or built to provide service for a specific development project) are financed by the developer.

Because of the scale of this project, a Site Plan review describing the intended uses will be submitted to the Planning and Zoning Commission for their approval. Site Plan submittals for Tampico North will contain the following information:

1. A scale, north arrow, a graphic scale, existing contours (topography), any existing structures and property lines,
2. Proposed building locations, their usage, square footage, F.A.R., building elevations and dimensions, any temporary buildings, wall location, height, elevation, dimensions, signage, loading facilities, and other improvements,
3. Internal roadways, drives, turning spaces, arrangement in reference to the buildings and connections to external roadways,
4. Parking, aisles, ingress and egress, number of spaces, handicapped spaces, bicycle racks, refuse containers,
5. Grading and Drainage Plan, proposed contours (topography), erosion control plan, and location of flood plain (if applicable),
6. Landscaping Plan showing arrangement, location, common name and botanical name, quantity, size of new vegetation, any existing vegetation to stay or be removed, screening or buffer plantings, show all impervious areas along with proposed planting areas, water system and maintenance, and any designated high water use areas,
7. Identification and location of streets, including classification, curve radii, existing R.O.W., sidewalk, bicycle lanes or trails, access easements, traffic signs
8. Fire hydrant location, existing and proposed,
9. Utility distribution lines and proposed connection locations,

10. Existing and proposed easements and R.O.W., on-site and off-site, describing type and dimensions,
11. A phasing plan describing thresholds for job element starts and completion dates.

APPENDIX

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Shrubs							
Amelanchier utahensis	Serviceberry, Utah	1	D	9'	12'	White	sun
Amorpha canescens	Leadplant	1	D	3'	4'	Purple	sun
Amorpha fruticosa	Indigo Bush	1	D	8'	8'	Lavender	sun
Artemisia abrotanum	Southernwood	1	D	3'	3'	N/A	sun
Artemisia absinthium	Wormwood, Common	1	D	2'	3'	N/A	sun
Artemisia bigelovi	Sagebrush, Bigelow	1	D	1'	2'	N/A	sun
Artemisia filifolia	Sagebrush, Sand	1	E,W	3'	3'	N/A	sun
Artemisia ludoviciana	Sagebrush, Prairie	1	D	30"	3'	N/A	sun
Berberis x mentorensis	Barberry, Mentor	2	E,F,W	5'	6'	Yellow	sun
Caesalpinia gilliesii	Bird of Paradise	1	D	6'	6'	Yellow	sun
Caragana pygmaea	Peashrub, Pygmy	1	D	42"	5'	Yellow	sun
Caryopteris clandonensis	Spirea, Blue Mist	2	D,W	42"	3'	Blue-violet	sun
Ceanothus fendleri	Deerbrush	1	E,W	10"	4'	White	sun
Ceratoides lanata	Winterfat	0	E,W	3'	30"	N/A	sun
Cercocarpus ledifolius	Mountain Mahogany, Curlleaf	1	E,W	10'	10'	N/A	sun
Cercocarpus ledifolius intricatus	Mountain Mahogany, Littleleaf	1	E,W	3'	4'	Yellow	sun
Cercocarpus montanus	Mountain Mahogany	0	D	5'	6'	Cream	sun/pt shd
Chamaebatieria millefolium	Fernbush	1	E,W	4'	6'	White	sun
*Chrysothamnus nauseosus albicaulis	Rabbitbrush, Tall Blue	0	E,F,W	4'	6'	Yellow	sun
*Chrysothamnus nauseosus graveolens	Rabbitbrush, Tall Green	0	E,F,W	4'	6'	Yellow	sun
*Chrysothamnus nauseosus nauseosus	Rabbitbrush, Dwarf Blue	0	E,F,W	30"	4'	Yellow	sun
Cornus stolonifera	Dogwood, Redtwig	3	D,W	8'	8'	White	adapt
Cotinus coggygria	Smokebush	2	D	12'	15'	Pink	sun/pt shd
Cotoneaster congestus	Cotoneaster, Pyrenees	2	E,W	3'	6'	N/A	sun/pt shd
Cotoneaster glaucophyllus	Cotoneaster, Grayleaf	2	E,W	3'	6'	Pink	sun/pt shd
Cotoneaster lacteus parneyi	Cotoneaster, Parney	2	E,W	8'	8'	White	sun/pt shd
Cotoneaster various	Cotoneaster, various	2	E,W	3'	6'	White	
Cowania mexicana	Cliffrose	1	D,W	7'	6'	Cream	sun
Cytisus scoparius 'Moonlight'	Broom, Moonlight	1	D	5'	6'	Yellow	sun
Cytisus x 'Lena'	Broom, Lena	2	D	30"	4'	Yellow-rust	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Dalea formosa	Dalea, Feather	0	E,W	18"	2'	Burgundy	sun
Dasylirion wheeleri	Sotol	0	E,W	4'	5'	Cream	sun
Eleagnus pungens 'Fruitlandi"	Silverberry	1	E,W	12'	12'	White	sun
Ephedra viridis	Mormon Tea	0	E,W	4'	4'	N/A	sun
*Fallugia paradoxa	Apache Plume	0	D,F,W	5'	6'	White	sun
Fendlera rupicola	Cliff Fendlerbush	1	D	5'	4'	White	sun
Forestiera neomexicana	Privet, New Mexico	0	D,F	10'	8'	N/A	sun
Forsythia sp.	Forsythia	3	D	7'	10'	Yellow	sun
Fouqueria splendens	Ocotillo	0	E,W	10'	10'	Scarlet	sun
Hesperole parviflora	Yucca, Red	0	E,W	42"	4'	Coral	sun
Hippophae rhamnoides	Sea Buckthorn	0	D,F	13'	12'	Yellow	sun
Holodiscus dumosus	Spirea, Rock	0	D,F	54"	6'	Cream	sun/pt shd
Ilex vomitoria	Holly, Yaupon	2	E,F,W	18'	12'	N/A	sun/pt shd
Juniperus chinensis 'Armstongii'	Juniper, Armstong	1	E,W	42"	4'	N/A	sun
Juniperus chinensis 'Holbert'	Juniper, Holbert	1	E,W	30"	10'	N/A	sun
Juniperus chinensis 'Keteleeri'	Juniper, Keteleeri	1	E,W	18'	15'	N/A	sun
Juniperus chinensis 'Sea Green'	Juniper, Sea Green	1	E,W	4'	4'	N/A	sun
Juniperus horizontalis 'Blue Chip'	Juniper, Blue Chip	1	E,W	10"	8'	N/A	sun
Juniperus sabina 'Broadmoor'	Juniper, Broadmoor	1	E,W	15"	8'	N/A	sun
Juniperus sabina 'Buffalo'	Juniper, Buffalo	1	E,W	15"	8'	N/A	sun
Juniperus scopulorum	Juniper, Rocky Mountain	2	E,W	25'	12'	N/A	sun
Juniperus scopulorum sp.	Juniper, Scopulorum species	1	E,W	18'	6'	N/A	sun
Juniperus virginiana sp.	Cedar, Eastern Red species	1	E,W	18'	6'	N/A	sun/pt shd
Lonicera korkolkowii v. Floribunda 'Blue Velvet'	Honeysuckle, Blue Velvet Bush	2	D,F	10'	8'	Orchid-pink	sun
Nolina microcarpa	Beargrass	1	E,W	30"	30"	N/A	sun
Nolina texana	Beargrass	0	E,W	2'	3'	N/A	sun
Opuntia macrocentra	Purple Prickly Pear Cactus	0	E,F,W	3'	4'	Yellow	sun
Parryella filifolia	Dune Broom	1	D	30"	4'	Yellow	sun
Parthenium incanum	Mariola	1	E,W	3'	3'	White	sun
Periphyllum ramosissum	Common Squawapple	2	D,F	7'	8'	Pink	sun
Perovskia atriplicifolia	Sage, Russian	1	D,W	42"	30"	Lavender	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Philadelphus microcarpa	Mockorange, Littleleaf	2	D	5'	5'	White	sun
Photinia fraseri	Photinia, Fraser	3	E,F,W	15'	8'	N/A	sun
Pinus mugo	Pine, Mugo	2	E,W	12'	20'	N/A	sun/pt shd
Prunus americana	Plum, American	2	D,F	15'	12'	White	sun
Prunus armeniaca	Apricot	2	D,F	20'	20'	White	sun
Prunus besseyi	Cherry, Western Sand	2	D,F	5'	6'	White	sun
Prunus x cistena	Plum, Purpleleaf	2	D,F	7'	6'	Orchid	sun
Psorothamnus scoparius	Broom Dalea	0	D,F,W	3'	3'	Purple	sun
Purshia tridentata	Antelope Bitterbrush	0	D	6'	6'	Cream	sun
Quercus gambelii	Oak, Gambel	1	D	14'	12'	N/A	sun/pt shd
Raphiolepis indica	Hawthorn, Indian	3	D,W	5'	5'	White	sun
Rhamnus frangula 'Columnaris'	Buckthorn, Tall Hedge	2	D,F	10'	4'	N/A	sun
Rhus aromatica 'Gro-Low'	Sumac, Dwarf	1	D,F	30"	8'	N/A	sun/pt shd
*Rhus glabra	Sumac, Smooth	1	D,F	12'	10'	N/A	sun
*Rhus glabra 'Cismontana'	Sumac, Rocky Mountain	2	D,F	30"	3'	N/A	sun
Rhus lanceolata	Sumac, Prairie Flameleaf	1	D,F	25'	15'	N/A	sun/pt shd
*Rhus microphylla	Sumac, Little Leaf	1	D,F	8'	14'	White	sun
*Rhus trilobata	Sumac, Three-Leaf	1	D,F	54"	4'	Yellow	sun
Ribes aureum	Currant, Golden	2	D	5'	6'	Yellow	sun
*Ribes cereum	Currant, Squaw	1	D	3'	4'	White	sun/pt shd
Rosa foetida 'Bicolor'	Rose, Austrian Copper	2	D,F	8'	8'	Orange	sun
Rosa foetida 'Persiana'	Rose, Persian Yellow	2	D,F	5'	6'	Yellow	sun
Rosa glauca	Rose, Red Leaved	2	D,F	6'	6'	Pink	sun
Rosa x 'Blanc Double DeCoubert'	Rose, White Shrub	2	D,F	6'	6'	White	sun
Rosa x 'Hansa'	Rose, Purple-Red Shrub	2	D,F	5'	6'	Red-violet	sun
Rosa x 'Linda Campbell'	Rose, Rugosa Red	2	D,F	5'	6'	Crimson	sun
Rosa x 'Therese Bugnet'	Rose, Rugosa Pink	2	D,F	5'	6'	Pink	sun
Rubus deliciosus	Raspberry, Boulder	2	D	5'	6'	White	sun
Sapindus saponaria	Soapberry, Western	2	D,F,W	20'	15'	N/A	sun
Seriphidium tridentadum	Sage, Tall Western	0	E,W	8'	6'	N/A	sun
Shepherdia argentea	Buffaloberry, Silver	1	D,F	12'	9'	N/A	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Shepherdia rotundifolia	Buffaloberry, Roundleaf	0	D,F	5'	6'	N/A	sun
Spartium junceum	Broom, Spanish	1	E,W	8'	6'	Yellow	sun
Syringa meyeri 'Palibin'	Lilac, Dwarf Korean	2	D	5'	6'	Lavender	sun
Syringa vulgaris	Lilac, Common Hybrids	2	D	15'	12'	Varied	sun
Syringa x prestoniae	Lilac, Canadian Hybrids	2	D	8'	10'	Varied	sun
Vauquelinia californica	Arizona Rosewood	1	D	15'	8'	White	sun
Viburnum lentago	Viburnum, Nannyberry	2	D,F	12'	8'	White	sun
Yucca baccata	Yucca, Banana	0	E,F,W	21"	3'	Cream	sun
Yucca glauca	Soapweed	0	E,F,W	3'	4'	White	sun
Trees							
Acer saccharum grandidentatum	Maple, Bigtooth	2	D,F	25'	30'	Yellow	sun
Albizzia julibrissin	Silk Tree	2	D	12'	20'	Pink	sun
Calocedrus decurrens	Cedar, Incense	2	E,W	80'	15'	N/A	sun
Celtis occidentalis	Hackberry, Western	1	D	55'	50'	N/A	sun
Celtis reticulata	Hackberry, Netleaf	2	D,W	25'	25'	N/A	sun
Cercis canadensis 'Mexicana'	Redbud, Mexican	2	D,F	10'	10'	Pink	sun/pt shd
Cercis reniformis 'Oklahoma'	Redbud, Oklahoma	3	D,F	20'	20'	Pink	sun
Chilopsis linearis	Willow, Desert	1	D,F	14'	15'	Orchid	sun
Chitalpa x tashkentensis	Chitalpa	1	D,F	25'	20'	Pink	sun
Crataegus ambigua	Hawthorn, Russian	2	D,F	20'	20'	White	sun/pt shd
Crataegus crus galli	Hawthorn, Thornless	2	D,F	25'	25'	White	sun/pt shd
Crataegus x lavaliel	Hawthorn, Lavalle	2	D,F	22'	20'	White	sun/pt shd
Cupressus arizonica	Cypress, Arizona	1	E,W	30'	20'	N/A	sun
Fraxinus cuspidata	Ash, Fragrant	1	D,F	20'	15'	White	sun
Fraxinus oxycarpa	Ash, Claret	3	D,F	35'	20'	N/A	sun
Fraxinus pennsylvanica 'Cimmaron'	Ash, Cimmaron	3	D,F	60'	30'	N/A	sun
Fraxinus pennsylvanica 'Marshall's Seedless'	Ash, Marshall's Seedless	3	D,F	50'	40'	N/A	sun
Fraxinus pennsylvanica 'Patmore'	Ash, Patmore	3	D,F	45'	35'	N/A	sun
Fraxinus velutina	Ash, Velvet	2	D,F	40'	30'	N/A	sun/pt shd
Gleditsia triacanthos inermis	Honey Locust , various	2	D	40'	40'	N/A	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Gymnocladus dioica	Coffee Tree, Kentucky	1	D	55'	50'	Yellow	sun
Juglans major	Walnut, Arizona	1	D	50'	50'	N/A	sun/pt shd
Koelreuteria paniculata	Rain Tree, Golden	2	D,F	25'	25'	Yellow	sun
Malus 'Davidi'	Crabapple, David	3	D	18'	20'	White	sun
Malus 'Spring Snow'	Crabapple, Spring Snow	3	D	22'	25'	White	sun
Melia azadarach	Chinaberry	2	D	25'	25'	Lilac	sun
Pinus edulis	Pine, Pinon	0	E,W	20'	20'	N/A	sun
Pinus flexilis	Pine, Limber	2	E,W	40'	30'	N/A	sun/pt shd
Pinus heldreichii	Pine, Bosnian	2	E,W	12'	10'	N/A	sun
Pinus nigra	Pine, Austrian	2	E,W	50'	40'	N/A	sun
Pinus parviflora glauca	Pine, Japanese White	2	E,W	45'	50'	N/A	sun
Pinus strobiformis	Pine, Southwestern White	2	E,W	45'	30'	N/A	sun
Pinus sylvestris	Pine, Scots	2	E,W	40'	30'	N/A	sun/pt shd
Pistacia chinensis	Pistache, Chinese	1	D,F	35'	30'	N/A	sun
Platanus racemosa 'Wrightii'	Sycamore, Arizona	3	D,W	80'	80'	N/A	sun/pt shd
Prunus cerasifera 'Krater Vesuvius'	Plum, Purpleleaf	2	D,F	25'	20'	White	sun/pt shd
Prunus cerasifera 'Thundercloud'	Plum, Purpleleaf	2	D,F	25'	20'	White	sun/pt shd
Prunus maackii	Chokecherry, Amur	2	D,F	25'	25'	White	sun/pt shd
Prunus padus	Mayday tree	2	D,F	25'	25'	White	sun/pt shd
Prunus virginiana melanocarpa	Chokecherry, Native	1	D,F	14'	12'	White	sun/pt shd
Pyrus calleryana 'Stonehill'	Pear, Stonehill	2	D,F	35'	16'	White	sun
Quercus macrocarpa	Oak, Bur	1	D,F	65'	80'	Yellow	sun
Quercus robur	Oak English	2	D,F,W	50'	60'	Yellow	sun
Quercus robur 'Fastigiata'	Oak, Skyrocket	2	D,F,W	50'	20'	Yellow	sun
Quercus shumardii	Oak, Shumard	2	D,F	60'	60'	N/A	sun
*Robinia neomexicana	Locust, New Mexico	1	D	13'	9'	Pink	sun
*Robinia pseudoacacia	Locust, Black	1	D	40'	30'	Purple	sun
Robinia x ambigua	Locust, Idaho	2	D	40'	25'	Rose-pink	sun
Sophora japonica	Japanese Pagoda Tree	2	D	60'	60'	Cream	sun/pt shd
Sophora secundiflora	Texas Mountain Laurel	1	D	12'	12'	Blue-violet	sun
Tilia cordata	Linden, Glenleven	3	D	60'	30'	Yellow	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Tilia cordata 'Greenspire'	Linden, Greenspire	3	D	35'	35'	Yellow	sun
Tilia tomentosa 'Sterling Silver'	Linden, Sterling Silver	2	D	45'	35'	Cream	sun
Vitex agnus-castus	Chastetree	1	D	15'	15'	Blue	sun
Ornamental Grasses							
Bouteloua curtipendula	Grama Grass, Side Oats	1	F,W	30"	1'	N/A	sun
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1	F,W	4'	2'	N/A	sun
Helictotrichon sempervirens	Oat Grass, Blue	2	F,W	30"	2'	N/A	adapt
Muhlenbergia porteri	Bush Muhly	1	F,W	1'	2'	N/A	sun
Oryzopsis hymenoides	Indian Ricegrass	0	F,W	18"	1'	N/A	sun
Pennisetum alopecuroides 'Hameln'	Fountain Grass, Dwarf	1	F,W	18"	18"	N/A	sun
Stipa tenuissima	Thread Grass	1	F,W	30"	2'	N/A	sun
Lawn Alternatives							
Buchloe dactyloides	Buffalo Grass	1	F,W	5"	N/A	N/A	sun
Bouteloua gracilis	Blue Gramma grass	1	F,W	18"	2'	N/A	sun
Delosperma cooperii	Iceplant, Purple	1	D	4"	24"	Magenta	sun
Delosperma floribundum 'Starburst'	Iceplant, Starburst	1	D	5"	12"	Rose/white	sun
Delosperma nubigenum	Iceplant, Yellow	1	E,F,W	2"	24"	Yellow	sun
Gazania linearis 'Colorado Gold'	Hardy Gazania	2	D	3"	10"	Yellow-orange	sun/pt shd
Helianthemum nummularium Yellow	Sunrose, Yellow	1	D	6"	18"	Yellow	sun
Helianthemum 'Orange'	Sunrose, Orange	1	D	6"	18"	Orange	sun
Helianthemum 'St Mary'	Sunrose, White	1	D	6"	24"	White	sun
Helianthemum 'Wisley Pink'	Sunrose, Pink	1	D	6"	18"	Pink	sun
Helianthemum Light Pink	Sunrose, Light Pink	1	D	6"	18"	Orchid-pink	sun
Iberis sempervirens	Candytuft, Evergreen	2	E,W	10"	24"	White	sun
Juniperus chinensis procumbens nana	Juniper, Green Mound Dwarf	1	E,W	12"	30"	N/A	sun
Juniperus horizontalis 'Blue Chip'	Juniper, Blue Chip	1	E,W	10"	8'	N/A	sun
Juniperus horizontalis 'Icee Blue'	Juniper, Icee Blue	2	E,W	3"	8'	N/A	sun
Juniperus sabina 'Broadmoor'	Juniper, Broadmoor	1	E,W	15"	8'	N/A	sun
Juniperus sabina 'Buffalo'	Juniper, Buffalo	1	E,W	15"	8'	N/A	sun

Plant	Common Name	Water	Foliage	Height	Spacing	Color	Exposure
Juniperus sabina 'Calgary Carpet'	Juniper, Calgary Carpet	1	E,W	15"	8'	N/A	sun/pt shd
Mahonia repens	Holly, Creeping Colorado	1	E,F,W	15"	18"	Yellow	shade
Rosmarinus officinalis 'Irene'	Rosemary, Irene	1	D	18"	4'	Blue-violet	sun
Sagina subulata	Pearlwort	2	D	1/2"	12"	White	shade
Santolina chaemaecyparissus	Lavender Cotton	1	D	15"	18"	Yellow	sun
Santolina rosmarinifolia	Lavender Cotton, Green	1	D	15"	18"	Yellow	sun
Thymus citriodorus 'Doone Valley'	Thyme, Doone Valley Lemon	2	E,W	3"	18"	Pink	sun
Thymus lanuginosus	Thyme, Woolly	1	E,W	2"	18"	N/A	sun
Thymus praecox arcticus	Thyme, Mother of	2	E,W	3"	18"	Pink	sun/pt shd
Thymus praecox 'Minus'	Thyme, Dwarf Creeping	2	E,W	1"	12"	Pink	sun/pt shd
Thymus praecox 'Pink Chintz'	Thyme, Pink Chintz Creeping	1	E,W	1"	18"	Pink	sun
Thymus praecox skorpilii	Thyme, Lavender Creeping	2	E,W	1"	6"	Lavender	sun
Thymus 'Reiter'	Thyme, Reiter Creeping	1	E,W	3"	30"	Salmon	sun
Thymus serpyllum 'Albus'	Thyme, Creeping White	2	E,W	1"	18"	White	sun/pt shd
Veronica allionii	Speedwell, Allioni	2	D	5"	18"	Lavender-blue	sun
Veronica filiformis	Speedwell, Birdseye	1	D	1"	18"	Blue	sun
Veronica liwanensis	Speedwell, Turkish	1	D	1"	8"	Blue	sun
Veronica pectinata	Speedwell, Blue Woolly	1	D	1"	18"	Blue	sun
Veronica pectinata 'Rubra'	Speedwell, Pink Woolly	1	D	1"	18"	Pink	sun
Veronica prostrata 'Blue Danube'	Speedwell, Blue Creeping	2	D	6"	12"	Blue	pt shade
Veronica prostrata 'Heavenly Blue'	Speedwell, Creeping	2	D	6"	12"	Blue	pt shade
Veronica repens	Speedwell, Creeping	2	D	1/2"	18"	Blue	pt shade
Veronica spicata incana	Sppedwell, Silver	1	D	1"	18"	Blue	sun
Vinca major	Periwinkle, Big-Leaf	2	D	9"	18"	Blue	pt shade
Vinca minor 'Bowles Variety'	Periwinkle, Bowles	2	D	5"	18"	Blue	adapt

Supplement to the Specific Area Plan for Tampico North

March 23, 2016 (Resolution 23)

TABLE OF CONTENTS **PAGE**

I.	Introduction and Vision Statement	1
II.	Plan Area and Description	1
III.	Updated Transportation Principles, Policies & Actions	3

LIST OF FIGURES

Figure 1: Tampico North Tracts 2

Figure 2A: Proposed Idalia Road Left Turn Access 4

Figure 2B: Conceptual Interior Road Layout 5

CHANGES TO:

Introduction & Vision Statement

THE FOLLOWING PARAGRAPH IS ADDED TO THIS SECTION AS THE 3RD PARAGRAPH:

The purpose of this Supplement is to provide additional information regarding the Tampico North Specific Area Plan, which provides guidelines for future development along a portion of Rio Rancho Blvd (NM Highway 528). More specifically, the area south and west of the intersection of Idalia Road and Rio Rancho Blvd where the boulevard leaves the municipality of Rio Rancho and enters the Town of Bernalillo. This supplemental information clarifies the current platting of the property and potential future access to Idalia Road at the intersection with Camino Encantadas.

CHANGES TO:

Plan Area and Description

THE FOLLOWING TWO (2) PARAGRAPHS REPLACE THE FIRST PARAGRAPH IN ITS ENTIRETY:

The plan area comprises approximately 50-acres of property between Rio Rancho Blvd and Aurora Road and between the City limits boundary on the north side of Idalia Road and Vatapa Road. At the time of adoption of the Tampico North Specific Area Plan the lots included Tract A & Lots 15-22, Block 87; Lots 1-7, Block 88; Lots 1 A-6, Block 89; Tract A-1 and Lots 1 A-21, Block 90 of Unit 17. Tract A was the former location of Independence High School. Since adoption of the plan, many of the properties were replatted into larger Tracts B, C, and D of Entrada de Coronado. Tracts A and A-1 remain (See Figure 1).

In accordance with the Tampico North Specific Area Plan, these properties were rezoned to Special Use for C-1 Retail Commercial by Ordinance No. 41, Enactment No. 02-037 on December 11, 2002.

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"Figure 1" IS REPLACED IN ITS ENTIRETY WITH THE FOLLOWING

FIGURE 1: TAMPICO NORTH TRACTS

CHANGES TO:

Principles, Policies & Actions

"Access and Circulation" IS REPLACED IN ITS ENTIRETY WITH THE FOLLOWING:

Access and Circulation

The Transportation **Principle** establishes a long-range transportation network of sufficient capacity to meet local and regional circulation needs while providing a balanced circulation system with opportunities for all forms of transportation including mass transportation and other alternatives to automobile travel. The Transportation and Circulation **Policy** provides for the development of on integrated multi-modal transportation system that optimizes the efficient movement of people and goods. **Actions** include design of a road network and multi-modal transportation network that promotes and accommodates the City's preferred growth scenario.

The plan area is located at the intersection of Rio Rancho Blvd (NM Highway 528) and Idalia Road. This site has been noted in the Preferred Growth Scenario as a location for commercial development. It also meets the design and technical actions for transportation and circulation by locating the commercial site on arterial streets with limited disruption of existing neighborhoods. Currently, the parcel can be accessed from Idalia Road, Aurora Road, La Cieba Road and from Vatapa Road. Transit and multimodal access can be accommodated by the site's proximity to principal arterial roadways.

Idalia Road, located along the northern boundary of the plan area, is considered an arterial roadway with an existing 80-foot right-of-way. Idalia is currently being reconstructed by the City of Rio Rancho and converting from a simple two-lane configuration to two lanes with a third center turn lane and bicycle lanes along the sides, as well as paved sidewalks. Improvements can be made to accommodate a signalized entrance/exit to a commercial development on the properties within this plan area to align with the intersection of Idalia Road and Camino Encantadas. Such improvements may also include left turn lanes to minimize traffic congestion in the area from vehicles turning into the proposed commercial development and going to the Sandoval County Judicial and Administrative Complex. A conceptual drawing of a proposed left turn lane for the commercial development is shown as Figure 2A, of this supplement.

Rio Rancho Blvd is the primary north/south arterial in the City. It has been the subject of previous Corridor Plans, and continues to be a focus of future planning. The discussion is not so much on traffic or road widening (which is scheduled to occur from Southern to NMSR 550), but on allowable land uses, signalization locations and entrances/exits for automobiles along its right-of-way.

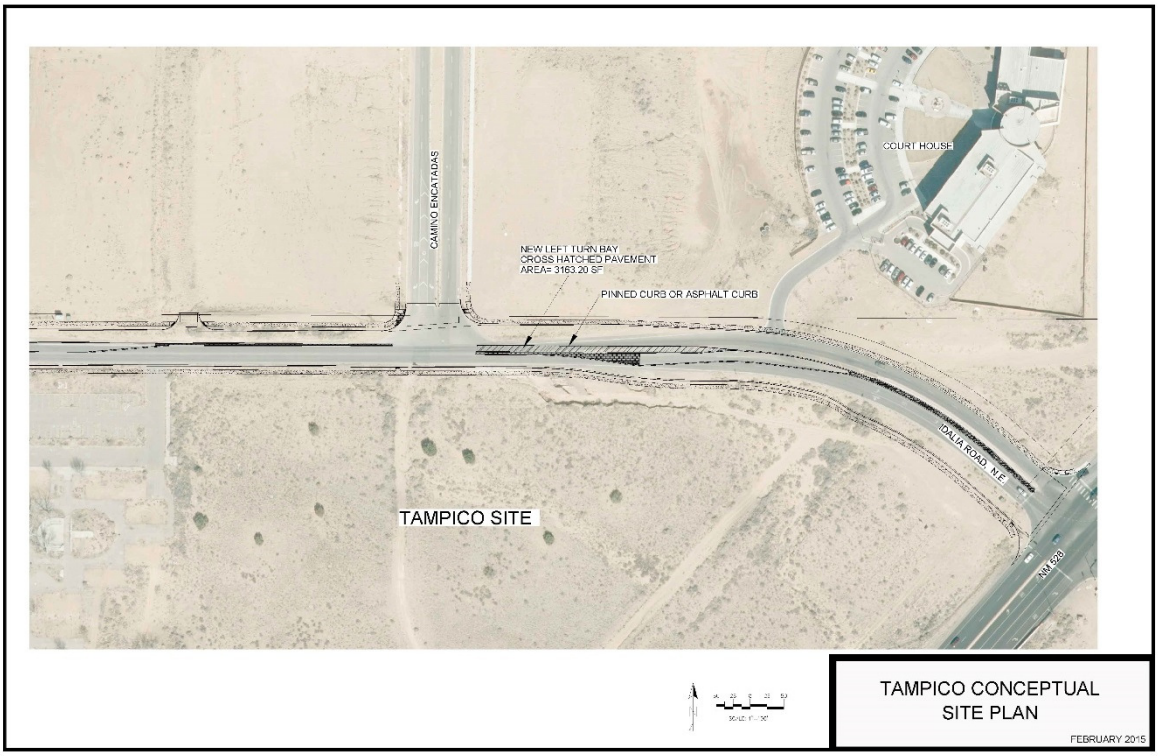


Figure 2A.. Proposed left turn access from Idalia Road.

Historically, a Main Street has always been the choice of commercial development. The roadways carry the populace to the stores, to the plazas, to the marketplace. However, with the advent of the automobile, the roadways filled with cars and widened, the cars filled parking lots and they were widened and the stores were pushed away from the roadway to accommodate parking.

This plan promotes relocating the storefronts back out to the streets and moving the parking lots behind or to the side of stores by replatting alternative, interior roadways. The plan requires any future development to be pedestrian-scaled with wide walkways or corridors as a priority of development. This plan requires the design and construction of all roadway improvements to be accessible to the handicapped. Internal roadways will be designed to limit through traffic, narrow the roadways and to provide direct access to all commerce. A conceptual interior road layout for part of the site is shown as Figure 2B.

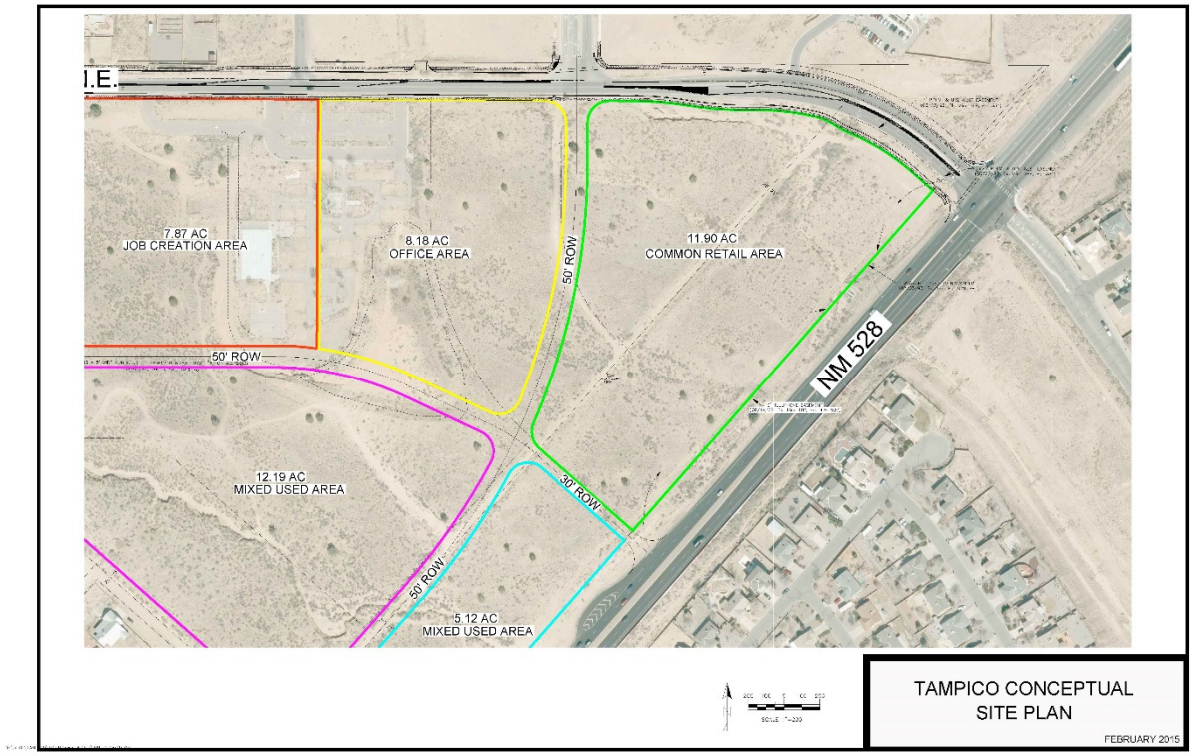


Figure 2B. Conceptual Interior Road Layout.

A preliminary Trip Generation Analysis was conducted and is summarized as follows:

Trip Generation Rates based on a range of weekday and Saturday trip rates per 1,000 sq. ft. of net retail space for free standing discount superstores from the ITE Trip Generation Manual (6th Ed.)

Weekday Trip Generation Rates per 1,000 sq. ft. of Net Retail Space.

Total Space (sq. ft.)	Net Space (sq. ft.)	Low Trip Rate	Average Trip Rate	High Trip Rate
190,000	151,240	4,484	7,102	8,722
653,400	520,106	15,421	24,424	29,995
1,089,000	866,844	25,702	40,707	49,991

Saturday Trip Generation Rates per 1,000 sq. ft. of Net Retail Space

Total Space (sq. ft.)	Net Space (sq. ft.)	Low Trip Rate	Average Trip Rate	High Trip Rate
190,000	151,240	5,342	8,327	10,832
653,400	520,106	18,370	28,637	37,250
1,089,000	866,844	30,617	47,728	62,083

"Environmental Sustainability" IS REPLACED IN ITS ENTIRETY WITH THE FOLLOWING:

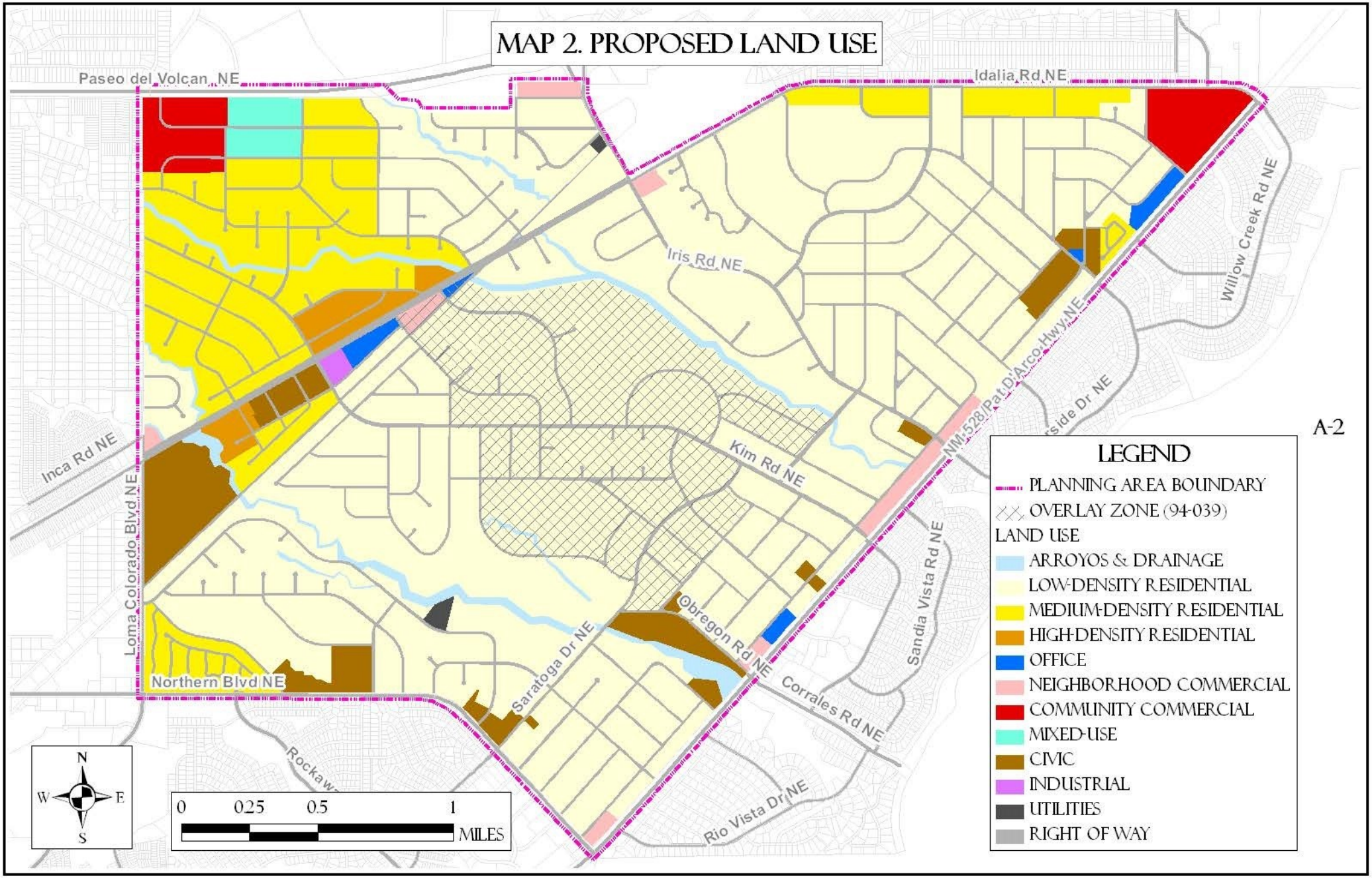
Environmental Sustainability

The Environmental Sustainability **Principle** seeks to preserve and protect Rio Rancho's natural resources and environment from existing and potentially harmful conditions. The **Policy** promotes environmentally friendly lifestyles to include recycling, water conservation and recycling, low-impact transportation alternatives and the use of renewable resources. **Actions** include minimizing air pollution, supporting recycling, reuse and reduction efforts, preserving views, adopting noise standards that are enforceable and quantifiable, promoting Dark Skies legislation, establishing accessible open space that links to City park facilities, preserving sensitive habitat/ecosystems, limiting development on severe slopes and minimizing mass grading, and promoting water conservation.

Future site planning shall emphasize development that improves the land rather than destroying it. The site amenities should be utilized and expanded to salvage the natural landscape. The drainage through the site could be developed into a xeriscaped open space environment to hold and utilize water, while releasing it at historic rates.

In addition, the plan area is known to be in the vicinity of archaeological finds and historical sites, and there is the possibility that additional sites may be present on the subject property. Any additional sites, if found, must be preserved in accordance with law.

MAP 2. PROPOSED LAND USE



A-2

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE TAMPICO NORTH SPECIFIC AREA PLAN AND LA BARRANCA SPECIFIC AREA PLAN

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

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

WHEREAS: on December 11, 2002, the Tampico North Specific Area Plan was adopted by the Governing body under Resolution No.92, Enactment No. 02-089, and amended on March 23, 2016, under Resolution No. 23; and

WHEREAS: on February 24, 2010, the La Barranca Specific Area Plan was adopted by the Governing body under Resolution No.18, Enactment No. 10-019, and amended on December 10, 2020, under Resolution No. 114, Enactment No. 20-112; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan at their meeting held on March 25, 2025, and following public hearing recommended approval of those amendments and modifications; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments (Case No. 25-410-00002) to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan at their meeting held April 24, 2025, 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 Ranch 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 following amendments and modifications to the La Barranca Specific Area Plan:

a. The La Barranca Specific Area Plan is hereby amended for the change in Land Use of "Community Commercial" to "Medium Density Residential" for the

properties legally described as Unit 17, Block 87, Tract A, and Entrada de Coronado, Tract B.

Section 3. The Governing Body hereby approves and adopts the following amendments and modifications to the Tampico North Specific Area Plan

a. The Tampico North Specific Area Plan is hereby amended for the removal of the properties legally described as Unit 17, Block 87, Tract A, and Entrada de Coronado, Tract B; and

Section 2. Effective Date: This Resolution shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00003

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B. Staff contact is Ben Isaacs and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the subject properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B from SU/C-1: Special Use for Retail Commercial to R-4: Single-Family Residential.

The subject properties are currently zoned SU/C-1: Special Use for Retail Commercial per Ordinance No. 41, Enactment No. 02-037, dated December 11, 2002 and total 26.1689 acres. The properties are located just west of NM Highway 528 NE (principal arterial), and abut Idalia Rd NE (minor arterial) to the north, and Aurora Rd NE and Vatapa Rd NE to the west and south (both residential streets).

The subject properties are bounded by R-1: Single-Family Residential and SU/C-1: Special Use for Retail Commercial to the north; SU/C-1: Special Use for Retail Commercial to the east and south, and R-1: Single-Family Residential to the south and west.

The subject properties are currently located in the Tampico North Specific Area Plan, adopted December 11, 2002 under Resolution No. 92, Enactment No. 02-089, and as amended under Resolution No. 23, dated March 23, 2016. The subject property is also within the La Barranca Specific Area Plan, adopted on February 24, 2010 under Resolution No. 18, Enactment No. 10-019, and as amended under Resolution No. 114, Enactment No. 20-112, dated December 10, 2020.

This Zone Map Amendment request is being heard concurrently with two Specific Area Plan Amendment requests to the La Barranca and Tampico North Specific Area Plans (case #25-410-00002). This Area Plan Amendment request is for the removal of the subject property from the Tampico North Specific Area Plan and the amendment of the proposed land use in the La Barranca Specific Area Plan from "Community Commercial" to "Medium Density Residential" in order to allow for and reflect the proposed zone change.

CONFORMANCE WITH THE CITY ZONING ORDINANCE:
City of Rio Rancho Code of Ordinances (R.O. 2003) §150.07 (A) requires that an applicant file a

request for a Zone Map Amendment through the City Planning and Zoning Board when a change in zoning designation is sought.

Staff recommends that the Planning and Zoning Board find that the application, presented as an attachment, meets the the submittal requirements for the proposed zoning request.

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

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

The applicant states in their letter, "We believe that our request to change the zoning designation from SU for C-1 to R-4 is consistent with the health, safety, morals and general welfare of the City. This proposed zoning change aligns with Land Use Goals outlined in the Comprehensive Plan and is also consistent with the objectives of the La Barranca Specific Area Plan."

The applicant continues, "The Land Use element of the Comprehensive Plan has four goals. The request for this zone change supports Goal L-1 and Goal L-3. Changing the zoning to R-4 would help foster both of these goals as the parcels are located along a principal arterial road and the parcels abut the corner of Idalia & NM 528, which is zoned SU for C-1 and would allow for a buffer to the existing neighborhood but create pedestrian-oriented opportunities for the area with connectivity to the commercial development and the neighborhood park."

Addressing the objectives of the La Barranca Specific Area Plan, the applicant states, "The La Barranca Specific Area Plan outlines three key goals, all of which are supported by our proposed zone change. R-4 zoning would provide a much-needed variety of housing options and further promote pedestrian-oriented development along principal arterial roads. Additionally, our request aligns with Action L1 and Action L2 of the Land Use goals and policies outlined in the La Barranca Specific Area Plan."

Without further information of how the proposed residential would tie into the existing residential area Staff recommends that the Planning and Zoning Board find that the proposed R-4: Single-Family Residential zoning would not be consistent with the health, safety, morals, and general welfare of the City.

The applicant proposes that rezoning would create pedestrian-oriented opportunities to commercial development and a neighborhood park, however, there is currently no commercial development in the area and the opportunity for commercial development would be reduced by changing the zoning of a large portion of the area to R-4: Single-Family Residential. Moreover, there are currently no plans for a neighborhood park in the area, and as the applicant has not submitted a Master Plan, staff cannot evaluate how a park and pedestrian opportunities would support the City's health, safety, morals and general welfare.

The applicant also claims that their Zone Map Amendment request promotes a variety of housing types which is necessary due to the lack of medium-density housing opportunities in the area. However, within three quarters of a mile there are both opportunities for R-4: Single-Family Residential (in Lomas Encantadas) and R-6: Multi-Family Residential (in La Plazuela). Therefore, staff finds that opportunities for medium and high density residential do exist in the surrounding area and that this justification is insufficient.

Staff recommends that the Board finds that the applicant's request is not consistent with the health, safety, morals, and general welfare of the City in not being supported by the City Comprehensive

Plan. The City Comprehensive Plan designates this area as a Development Node in Chapter 2, Vision Element, Map VEI-1: Conceptual Development Vision (see attachment). Development Nodes, per the Comprehensive Plan are "where a higher concentration of land uses exist in the form of commercial, multi-family and mixed-use developments". The Comprehensive Plan also states: "Incorporating public spaces and mixed-uses into a development is an important aspect to creating a vibrant and diverse node."

Staff finds that the request to designate the area as a "Low/Medium Density Residential" Land Use and an R-4: Single-Family Residential Zoning does not support the City's health, safety, morals and general welfare in promoting a development node in this area. Given the lack of a Master Plan at this time, staff cannot evaluate and recommend to the Board that the request would promote the intent and goals for a Development Node.

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

The applicant states, "Although these parcels are included in two different specific area plans, we believe that this zone change request is supported by the La Barranca Specific Area Plan and will contribute to the stability of land use in the surrounding area. When the La Barranca Specific Area Plan was developed, R-1 zoned properties made up 35.33% of the total land within the plan's boundaries. Today, the majority of land zoned for residential use remains R-1, which is limiting land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community."

Staff recommends that the Planning and Zoning Board find that the zone change is not consistent with the surrounding area conditions and does not promote stability of land use. The surrounding area predominantly consists of custom-built low density housing and the lack of a Master Plan with this submittal does not allow for staff to completely determine and recommend a stability of land use with the adjacent neighborhood.

The applicant states that the surrounding community has not changed, remaining R-1: Single-Family Residential since the La Barranca Specific Area Plan was developed, and without a Master Plan to fully understand the function of medium-density single-family development, staff cannot recommend that the community would support development of R:4: Single-Family Residential housing on the subject property, as the applicant is claiming.

Moreover, the subject property is defined by the La Barranca Specific Area Plan as a Development Node, therefore a change to its zoning would reduce the opportunity for future commercial development in a location that may support it best, destabilizing the City's established growth plans.

(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, "We believe that changing the zoning designation from SU for C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the city continues to grow. R-4 zoning would address the demand for medium density housing and it would include plans for a neighborhood park, as well as a connection to the bike lane on Idalia Rd. Currently, the nearest park is 1.5 miles away, making this development a valuable addition to the area."

Staff recommends that the Planning and Zoning Board find that the proposed zone change is not consistent with adopted elements of the Comprehensive Plan or other City master plans. As previously discussed, the Comprehensive Plan and La Barranca Specific Area Plan do not identify the subject property as a suitable location for housing. Staff finds the applicant's reasoning that future parkland and pedestrian connectivity satisfies this requirement, to be insufficient, due to the lack of a Master Plan that would clearly demonstrate how the development would look and function with adjacent development.

Staff also finds that the applicant's justification does not demonstrate a holistic understanding of the adopted elements of these plans as a whole, and that the allusion to the future development of parkland is not only unreliable but also insufficient in justifying a zone change for the subject property, given the lack of a Master Plan. Staff recommend the Board find that the justification based on plans for a park and connection to a bike lane are inadequate due to the absence of park and transportation plans for a proposed residential development.

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

The applicant states, "We believe that our zone change request meets criteria "b" and "c", as community conditions support the change, in alignment with the goals outlined in the City of Rio Rancho Strategic Plan 2023-2028. One of the goals of the plan is to "identify new growth areas for residential and non-residential uses" and to "increase housing variety". Both the City of Rio Rancho and the community recognize that expanding housing variety and creating new housing opportunities are vital to sustaining the City's continued growth."

Staff recommends that the Planning and Zoning Board finds that the zone change is not justified by changed neighborhood or community conditions. As the applicant previously stated, the surrounding area has experienced little change since the La Barranca Specific Area Plan was developed, remaining predominantly R-1: Single-Family Residential.

Furthermore, the Tampico North area has been identified by the City as a growth area for potential non-residential uses, and changing the zoning to an R-4: Single-Family residential zone does not conform to the City Comprehensive Plan designation for future development of this node. The applicant also uses generalized information from the Strategic Plan to justify their request, rather than specific goals and actions from the Comprehensive and Specific Area Plans, as required by the City of Rio Rancho Code of Ordinances.

Staff recommends the Board find that the applicant has not demonstrated the changed community conditions that justify the change, nor have they demonstrated how the change in land use is advantageous as articulated in the Comprehensive Plan or other Master Plans, given the lack of Master Plan submittal with this request. The applicant has not demonstrated that the public need for this request will be best served by changing the classification of this particular piece of property as compared to other available property.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be a

determining factor for a change of zone.

The applicant attests that the cost of land or other economic considerations are not a determining factor in the zone change request.

Staff recommends that the Planning and Zoning Board find that the cost of land or other economic considerations do not appear to be determining factors for the Zone Map Amendment request.

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

The applicant finds that this requirement is not applicable to their request.

Staff recommends that the Planning and Zoning Board find that location on or near a collector or major street is not a justification used by the applicant and the request is not for apartment, office or commercial zoning.

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

The applicant states, "We do not believe that changing the zoning on these two parcels from SU for C-1 to R-4 constitutes a "spot zone". Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1."

Staff recommends that the Planning and Zoning Board find that the applicant's request would not result in a "spot zone" since the requested R-4: Single-Family Residential zoning would apply to two abutting lots about 25 acres in size. However, staff recommends the Board finds that the applicant's justification based on the permissive high-density residential use in the existing zoning, is fallacious on account of the fact that high-density residential is only permitted in an SU/C-1 zone as a secondary use or above the first floor, by the City Code of Ordinances (list of permissive uses in C-1: Retail Commercial 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 certified letter, return receipt, containing a notice of action and impending Planning and Zoning Board hearing. A notice sign was placed on the subject properties by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on March 10, 2025.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	**Comments**
DSD Planning and Zoning	Comments in ABM.
DSD Engineering	No comments provided
Fire and Rescue	No adverse comments

Police Department	No comments provided
SSCAFCA	No comments for or against; defer to City
MRCoG	No comments provided
Parks, Recreation, and Community Services	Comments attached

IMPACT:

Staff recommends the Planning and Zoning Board recommend denial 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 recommendation to the Governing Body on the applicant's request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of this hearing on this matter was given.
3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

SPECIFIC FINDINGS OF FACT:

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

1. The proposed zone change would not be consistent with the health, safety, morals and general welfare of the City by re-zoning retail commercial to single-family residential at a development node and without a Master Plan.
2. The applicant has provided insufficient justification, in a narrative dated February 18, 2025, for the proposed zone change and the zone map amendment would not provide for stability of zoning without a Master Plan in place.
3. The proposed Zone Map Amendment would not be consistent with the intent of the adopted elements of the Comprehensive Plan, including the Development Vision of the City.
4. The applicant has not demonstrated that R-4: Single-Family Residential District zoning designations would be more advantageous zones for the subject properties, as it is inconsistent with the present land uses in the area without a Master Plan in place.
5. The cost of the land or other economic considerations does not appear to be a justification for the proposed Zone Map Amendment.
6. The applicant has provided sufficient justification that the Zone Map Amendment request is not based on the properties' location near a collector or major street.
7. The requested Zone Map Amendment would not create a "spot zone".
8. The requested Zone Map Amendment is not consistent with policies and intent of the La Barranca Specific Area Plan.

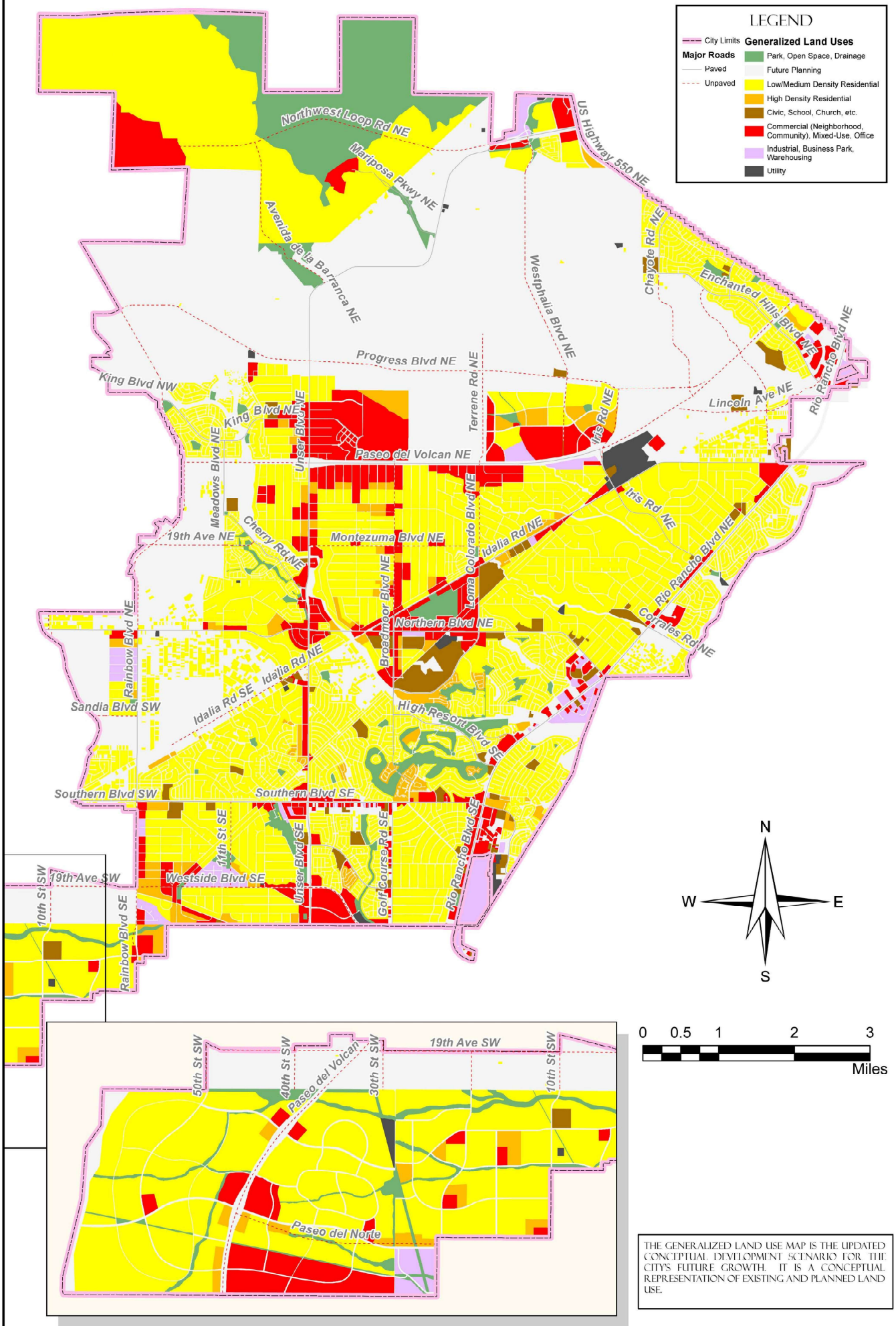
ALTERNATIVES:

1. The Planning and Zoning Board may recommend approval of the request to the Governing Body.
2. The Planning and Zoning Board may recommend denial of the request to the Governing Body.
3. The Planning and Zoning Board may modify the request and recommend approval of such modifications to the Governing Body.
4. The Planning and Zoning Board may continue the public hearing to request

DEPARTMENT RECOMMENDATION:

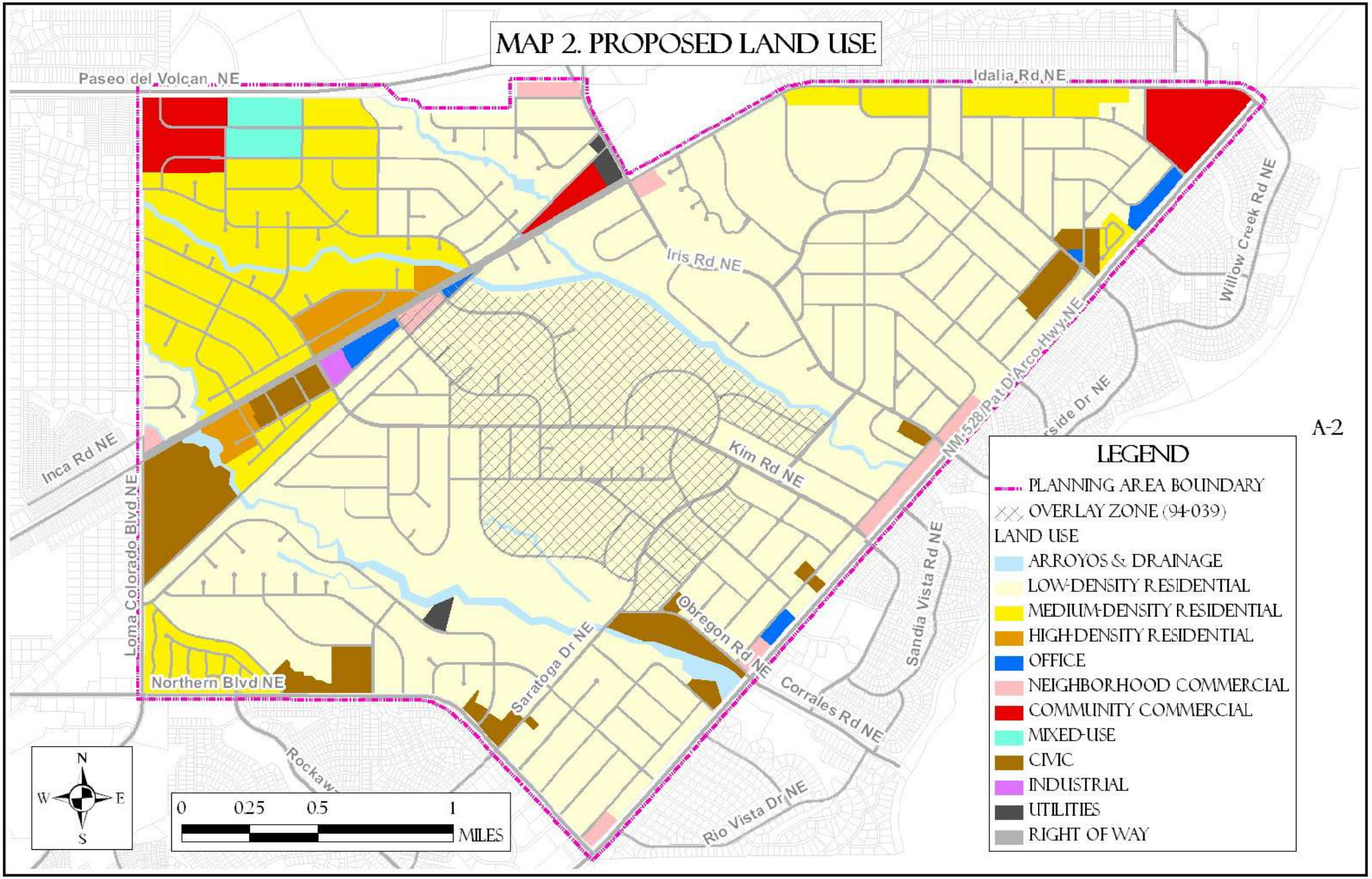
The Development Services Department recommends that the Planning and Zoning Board recommend denial of the requested Zone Map Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Maps.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Letters of Authorization and Explanation.pdf
ATTACHMENT: Notifications.pdf
ATTACHMENT: Reviewer Comments.pdf
ATTACHMENT: 2-Vision Element-Development Node Map.pdf
ATTACHMENT: Existing La Barranca Specific Area Plan Proposed Land Use Map.pdf
ATTACHMENT: Draft_Ordinance



THE GENERALIZED LAND USE MAP IS THE UPDATED CONCEPTUAL DEVELOPMENT SCENARIO FOR THE CITY'S FUTURE GROWTH. IT IS A CONCEPTUAL REPRESENTATION OF EXISTING AND PLANNED LAND USE.

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


MAP 2. PROPOSED LAND USE
Paseo del Volcan NE
Idalia Rd NE
Iris Rd NE
Willow Creek Rd NE
NM-528/Pat D'Arco Hwy NE
Inca Rd NE
Loma Colorado Blvd NE
Kim Rd NE
Northern Blvd NE
Saratoga Dr NE
Obregon Rd NE
Corrales Rd NE
Sandia Vista Rd NE
Rio Vista Dr NE
A-2
LEGEND
PLANNING AREA BOUNDARY
OVERLAY ZONE (94-039)
LAND USE
ARROYOS & DRAINAGE
LOW-DENSITY RESIDENTIAL
MEDIUM-DENSITY RESIDENTIAL
HIGH-DENSITY RESIDENTIAL
OFFICE
NEIGHBORHOOD COMMERCIAL
COMMUNITY COMMERCIAL
MIXED-USE
CIVIC
INDUSTRIAL
UTILITIES
RIGHT OF WAY
N
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E
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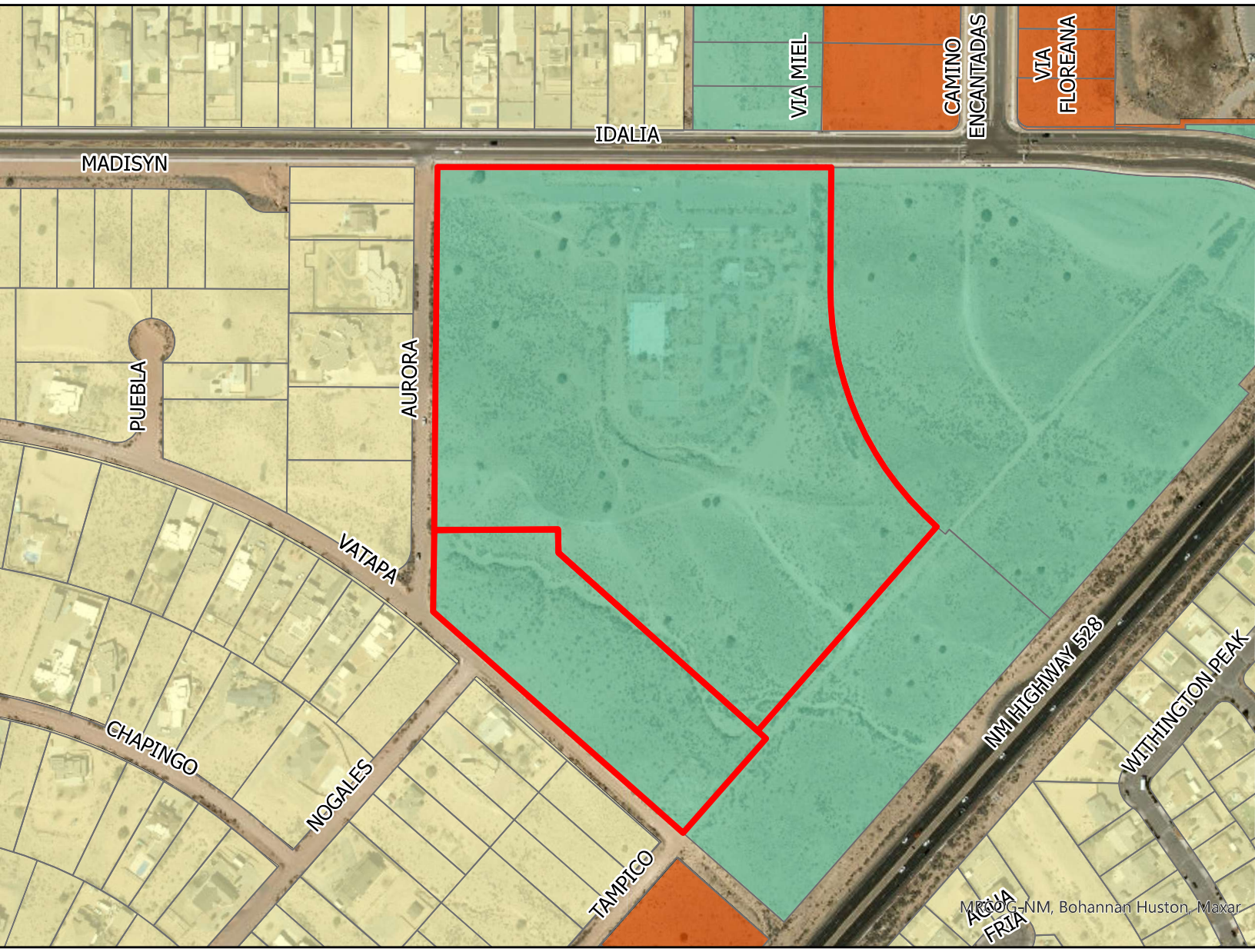
0.25
0.5
1
MILES

TAMPICO NORTH



Legend

- Subject Properties

Zoning

- C-1
- R-1
- SU

0 0.03 0.05 0.1 Miles

N
W E
S

GIS Moving Spatial Data Forward

Rio Rancho City of Vision

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

Map courtesy of Ben Isaacs, 3/5/2025

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

Administrative Permit	Plan	Subdivision	Zoning
☐ Community Residential Care Facility	☒ Comprehensive Plan Amendment	☐ Final Plat	☐ Annexation
☐ Development Review Committee (DRC)	☐ Corridor Plan Amendment	☐ Preliminary Plat	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat/Street	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☒ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☒ Zone Map Amendment
			☐ Zoning Certification
DRC (24-250-00010)			☐ 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: Tampico Development, LLC		Phone: 505.898.6622
Address: PO Box 9043		E-Mail:
City: Albuquerque	State: NM	Zip: 87119
Proprietary Interest: Contract Purchaser	List Owners: Rio Investments, LLC, Webb, and Conkling	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

Agent Name: Same as above		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), Amend the La Barranca Specific Area Plan, Remove the tracts from the Tampico North Specific Area Plan.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : U17 and Entrada de Coronado	Block(s):	Lot(s):
Existing Zoning: SU for C-1/Retail Commercial	Proposed Zoning: R-4	
No. of existing lots: 2, Tract A and Tract B	No. of proposed lots: TBD	Total area of site (acres) 26.51+/-

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: Nicosha Schedlbauer	Applicant: Tampico Development, LLC	Agent: Tampico Development, LLC
Signature:		Date: 2.18.2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Zone Map Amendment Process & Checklist

Instructions (Please read carefully)

The submittal must include: 1 copy of the application packet

1. A completed application form signed by the owner or agent.
2. If the application is being submitted by an agent, a letter of authorization from the property owner must accompany the application.
3. A justification letter from the applicant must be submitted that addresses § 150.07 (D-G), Policies for Deciding Zone Map Amendments in the Zoning Code.

   A rezoning must be consistent with the health, safety, morals, and general welfare of the City. The burden of proof is on the applicant to show why the rezoning should be made.

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

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

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

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

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

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

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

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

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

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

4. If SU zoning designation is requested, an accurate site plan shall be submitted with the application (11" x 17" minimum - folded) (see Site Plan Checklist for site plan requirements)
5. Application and checklist shall be checked for completeness

ZONE MAP AMENDMENT CHECKLIST

WITH THE SUBMITTAL OF THE APPLICATION & CHECKLIST, THE APPLICANT ATTESTS THAT THE FOLLOWING IS SUBMITTED. FAILURE TO ADEQUATELY PROVIDE REQUESTED INFORMATION OR FALSIFYING INFORMATION MAY RESULT IN A CONTINUANCE OR DENIAL OF YOUR CASE (ATTACH ADDITIONAL SHEET IF NECESSARY). Please check if completed

- [X] Completed application
- [X] Justification letter for request must address each policy of #3, §150.07 (D-G) listed above
- [X] Letter of authorization from the property owner if application is submitted by an agent
- [ ] ~~Site Plan and related drawings ("11 X 17" folded to 8.5" x 14") (if SU zoning is requested~~)
- [X] List of any original or related file numbers on the cover application
- [ ] Fee

Applicant Signature: _____ Date: 2.10.2025

For Office Use Only

H.T.E. PROJECT# _____

Comments: _____

_____

_____

_____

Staff Signature: _____ Date: _____

Hearing Date Assigned: _____

Form revised October 2010

Via Emailed PDF to: arincon@rrnm.gov, mcostilla@rrnm.gov and bbabyak@rrnm.gov

February 18, 2025

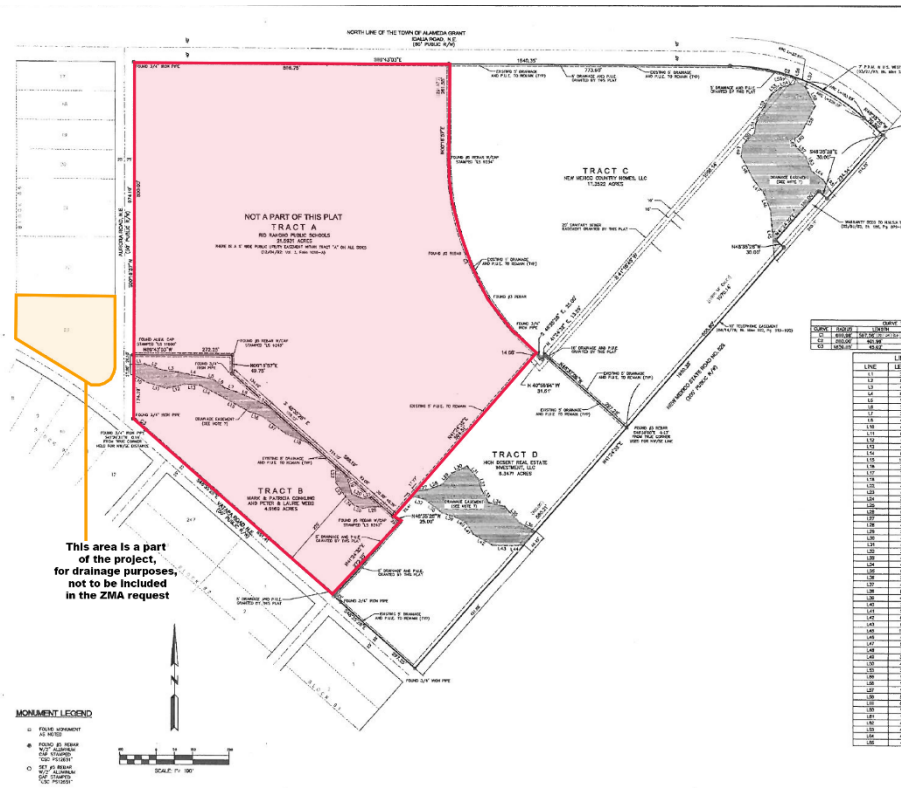
City of Rio Rancho
Development Services Department
3200 Civic Center Circle NE
Rio Rancho, NM 87144

RE: Zone Map Amendment, Amendment to the Comprehensive Plan, Removal from the Tampico North Specific Area Plan, and Amendment to the La Barranca Specific Area Plan.

To Whom It May Concern:

Tampico Development, LLC is planning to develop a project which consists of 26.51+/- acres of vacant land, currently comprised of two (2) tracts, with the goal of creating a residential subdivision, located with the City of Rio Rancho, Sandoval County, New Mexico. The legal description is for each tract is:

- Tract "B", of Entrada de Coronado, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B, C AND D, ENTRADA DE CORONADO, COMPRISED OF LOTS 15 THRU 22, BLOCK 87, LOTS 1 THRU 7, BLOCK 88, LOTS 1A AND 2 THRU 6, BLOCK 89, LOTS 1A, 2A, 3A AND 4 THRU 21, BLOCK 90, LA CEIBA, N.E. AND A PORTION OF TAMPICO ROAD, N.E., UNIT SEVENTEEN, RIO RANCHO ESTATES, SITUATE WITHIN TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, JUNE, 2005
- Tract "A", in UNIT NUMBERED SEVENTEEN (17), as the same is shown and designated on the plat entitled "SUMMARY PLAT TRACT "A", A REPLAT OF LOTS 1 THRU 14 AND 23 THRU 30, IN BLOCK 87, LOTS 8 THRU 19, IN BLOCK 88, AND A REPLAT AND VACATION OF NATIVITAS ROAD N.E., UNIT SEVENTEEN, CITY OF RIO RANCHO, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO



Please reference the plat map on this page for the project boundary areas/tracts that are included in this request.

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

These tracts are identified as Commercial on the Generalized Land Uses Map in the Rio Rancho Comprehensive Plan. Additionally, both tracts are included in the La Barranca Specific Area Plan and the Tampico North Specific Area Plan. Lastly, both parcels are currently zoned SU for C-1/retail commercial zoning. (Enactment: 02-37; 94-035)

Tampico Development, LLC would like to request the following for the two tracts of land:

- Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4
- Amend the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned)
- Remove the tracts from the Tampico North Specific Area Plan
- Amend the La Barranca Specific Area Plan

We will address each request herein.

ZONE MAP AMENDMENT:

The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for a zone map amendment through the City Planning & Zoning Board when a change in zoning designation is sought. Pursuant to the criteria provided by the City Zoning Code Chapter 150, Ordinance #O-22, Enactment 09-23 (Sections D-G), a request for change in zoning designation must address the following policies for change:

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

We believe that our request to change the zoning designation from SU for C-1 to R-4 is consistent with the health, safety, morals, and general welfare of the City. This proposed zoning change aligns with Land Use Goals outlined in the Comprehensive Plan and is also consistent with the objectives of the La Barranca Specific Area Plan.

The Land Use element of the Comprehensive Plan has four goals. The request for this zone change supports Goal L-1 and Goal L-3. Changing the zoning to R-4 would help foster both of these goals as the parcels are located along a principal arterial road and the parcels abut the corner of Idalia & NM 528, which is zoned SU for C-1 and would allow for a buffer to the existing neighborhood but create pedestrian-oriented opportunities for the area with connectivity to the commercial development and the neighborhood park.

5.6.2 GOALS

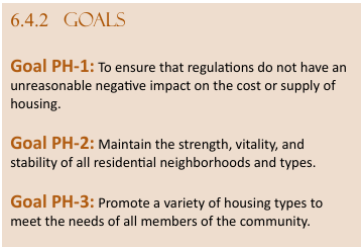
Goal L-1: Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

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

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

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

The Population & Housing Element of the Comprehensive Plan also includes a goal to promote a variety of housing types that meet the needs of all community members. As detailed below, medium-density housing opportunities in the area are currently scarce. We believe this zoning change request better supports Goal PH-3.


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

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

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

Policy L2: *Encourage residential lot consolidation.*

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

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

The La Barranca Specific Area Plan outlines three key goals, all of which are supported by our proposed zone change. R-4 zoning would provide a much-needed variety of housing options and further promote pedestrian-oriented development along principal arterial roads. Additionally, our request aligns with Action L1 and Action L2 of the Land Use goals and policies outlined in the La Barranca Specific Area Plan.

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

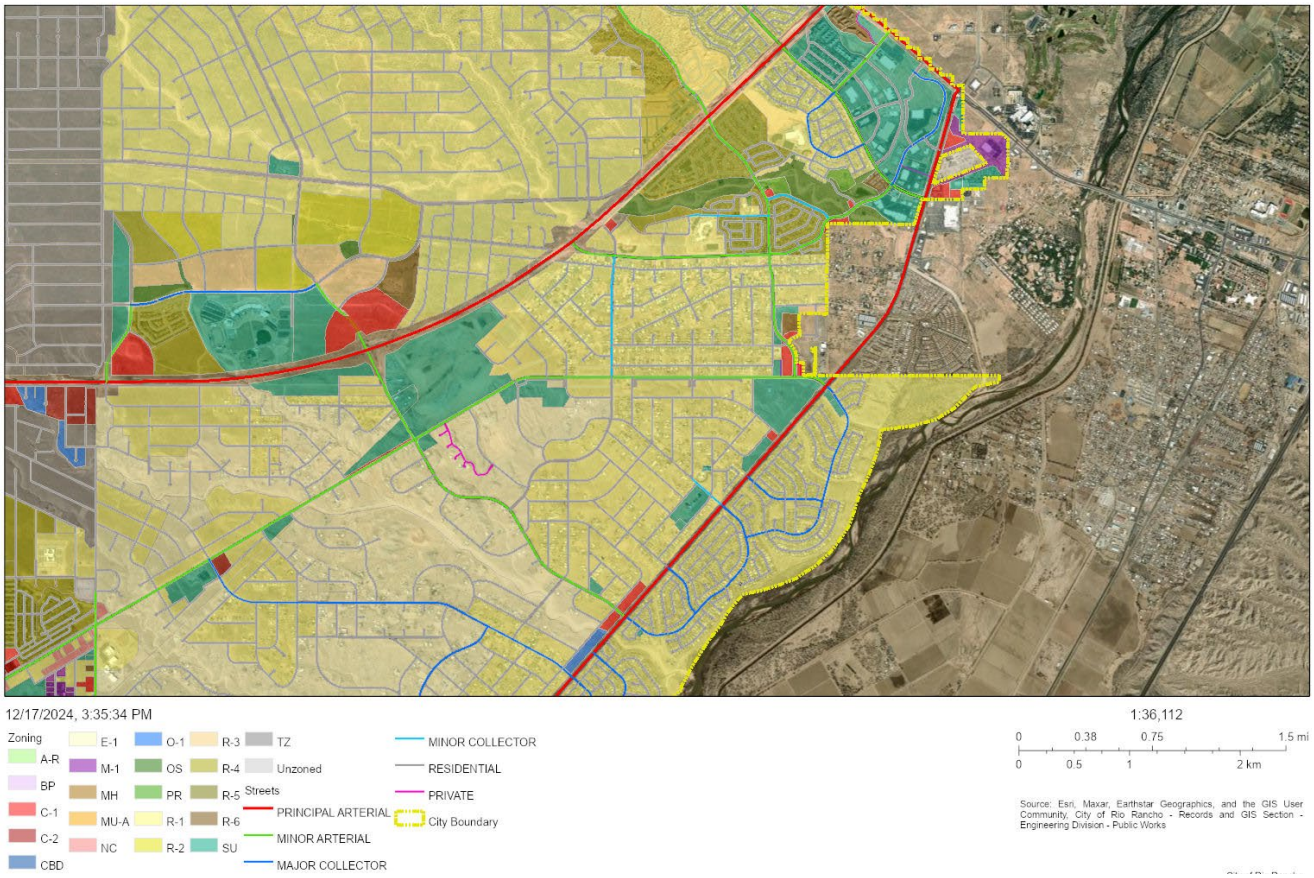
Although these parcels are included in two different specific area plans, we believe this zone change request is supported by the La Barranca Specific Area Plan and will contribute to the stability of land use in the surrounding area. When the La Barranca Specific Area Plan was developed, R-1 zoned properties made up 35.33% of the total land within the plan's boundaries. Today, the majority of land zoned for residential use remains R-1, which is limiting land use and the ability to promote a variety of housing options. We feel that this zone change request will help stabilize land use by diversifying the housing options and ensuring future development aligns with the needs of the community, while still promoting the goals of the Comprehensive Plan and the La Barranca Specific Area Plan.

Table 3. Planning Area Existing Zoning

Zoning	Code	Acreage	Percentage	Lots
Estate Residential	E-1	1,890.52	41.68%	1,207
Single-Family Residential	R-1	1,602.41	35.33%	2,759
Special-Use Residential	SU-R	29.76	0.66%	16
Special-Use Non-Residential	SU-NR	90.24	1.99%	55
Office	O-1	3.66	0.08%	8
Retail Commercial	C-1	43.41	0.96%	19
Wholesale Commercial	C-2	5.38	0.12%	1
Light Industrial	M-1	0.45	0.01%	1
Right of Way	ROW	861.90	19.00%	-
Transitional	TZ	4.23	0.09%	6
Unknown	Unknown	4.11	0.09%	1
Total		**4,536.07**	**100.00%**	**4,073**

See Map on Page 4 for Zoning Distribution.

Web Map



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.*

We believe that changing the zoning designation from SU for C-1 to R-4 strongly supports two of the five key elements outlined in the City of Rio Rancho Comprehensive Plan. These elements emphasize the importance of community-wide facilities and increasing walkability, as well as the need for increased density for residential land uses as the city continues to grow. R-4 zoning would address the demand for medium density housing and it would include plans for a neighborhood park, as well as a connection to the bike lane on Idalia Rd. Currently, the nearest park is 1.5 miles away, making this development a valuable addition to the area.

1. VISION FOR GROWTH

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

The key elements of the Vision include:

- Gateways or entries into the city. More specifically, the identification and creation of gateway and corridor streets where high traffic volumes exist or will exist and specific design criteria will be applied to the type of landscape treatment, intersection details and the types of land uses that are appropriate along gateway and corridor streets to implement the vision conceived during the Vision 2020 ICP workshops.
- The preservation and enhancement of arroyos as an open space corridor is necessary to allow citizens the opportunity to connect with the natural environment. Likewise, utility easements play an important role in the development of open space via multi-use trails. Utilizing arroyos and utility easements allows benefits the City by creating multi-use facilities which are addressed in the City's Strategic Plan and Southern Sandoval County Arroyo Flood Control Authority's (SSCAFCA) Quality of Life Master Plan. Arroyo preservation also contributes to aquifer recharge, flood control, and provides wildlife habitat all of which are sustainability issues that support the City's Strategic Plan which was adopted in March 2009.
- Community wide facilities such as parks, schools, libraries, and senior centers, etc. were deemed important during the Vision 2020 ICP workshops. Where possible, the Vision of the Comprehensive Plan is to link trails, to community facilities in order to increase Rio Rancho's walkability.
- As Rio Rancho grows, the development of higher intensity nodes with high-density residential land uses will be necessary to create transit opportunities, walkable neighborhoods, and complete streets (landscaped medians and sidewalk buffers, transit and bicycle lanes etc.).

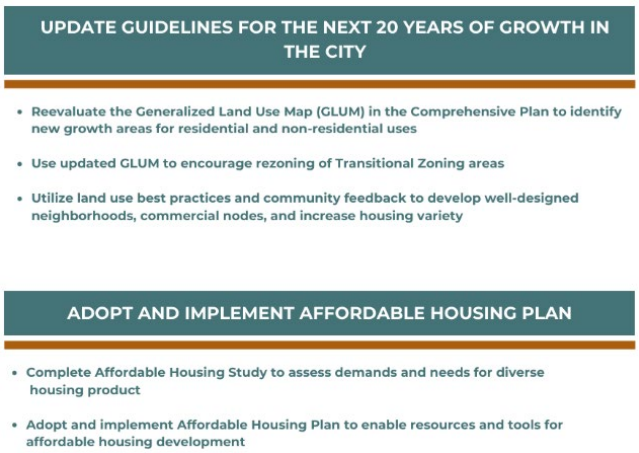
2.3.7 URBAN DESIGN

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

- Focusing growth into areas that the city has available infrastructure so as to not overburden areas that lack adequate infrastructure.
- Create Traditional Neighborhoods that have a balance of land uses and a variety of housing types that are within walking distance of commercial services.

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

We believe that our zone change request meets criteria "b" and "c," as community conditions support the change, in alignment with the goals outlined in the City of Rio Rancho Strategic Plan 2023-2028. One of the goals of the plan is to "identify new growth areas for residential and non-residential uses" and to "increase housing variety." Both the City of Rio Rancho and the community recognize that expanding housing variety and creating new housing opportunities are vital to sustaining the City's continued growth.



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

We attest that the cost of land or other economic considerations are not a determining factor in the zone change request.

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

Not applicable.

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

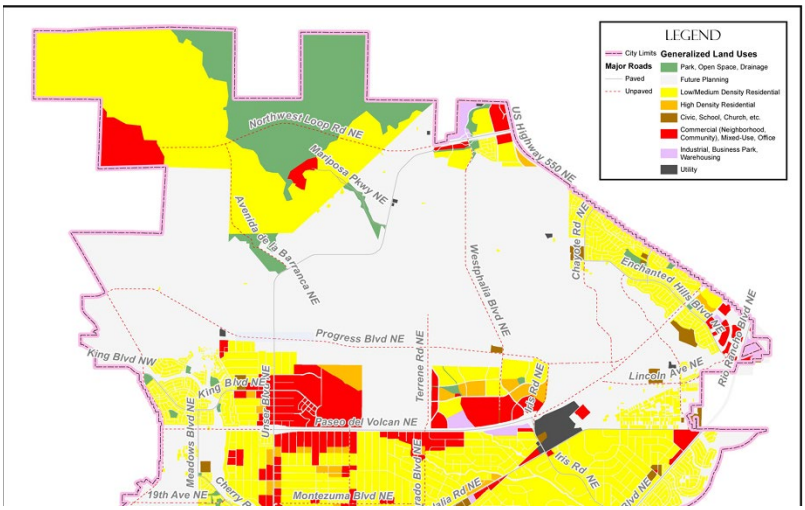
1. *the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or*

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

We do not believe that changing the zoning on these two parcels from SU for C-1 to R-4 constitutes a "spot zone." Under the current SU for C-1 zoning designation, high-density residential use is already permitted. The proposed R-4 zoning does not significantly deviate from established uses; rather, it facilitates a smoother transition between surrounding properties. The corner parcel is currently zoned SU for C-1, while the surrounding land is zoned R-1.

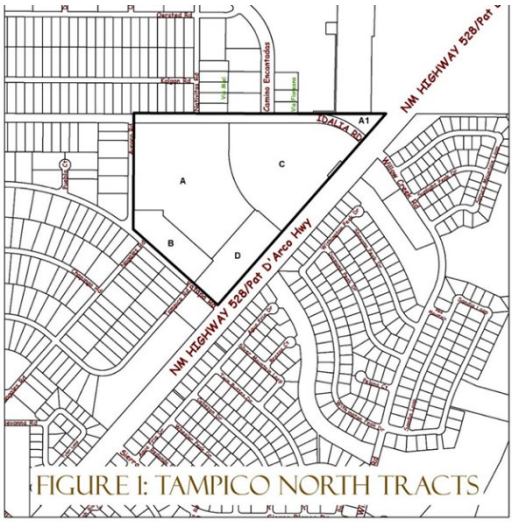
Amendment to the Comprehensive Plan

These parcels are currently designated as Commercial (Neighborhood Community), Mixed Use, and Office on the Comprehensive Plan's Map L-2 (Generalized Land Use – Existing and Planned). Should our request for a zone map amendment be approved, we would like to request an update to the Comprehensive Plan to reflect the parcels as Low/Medium Density Residential.



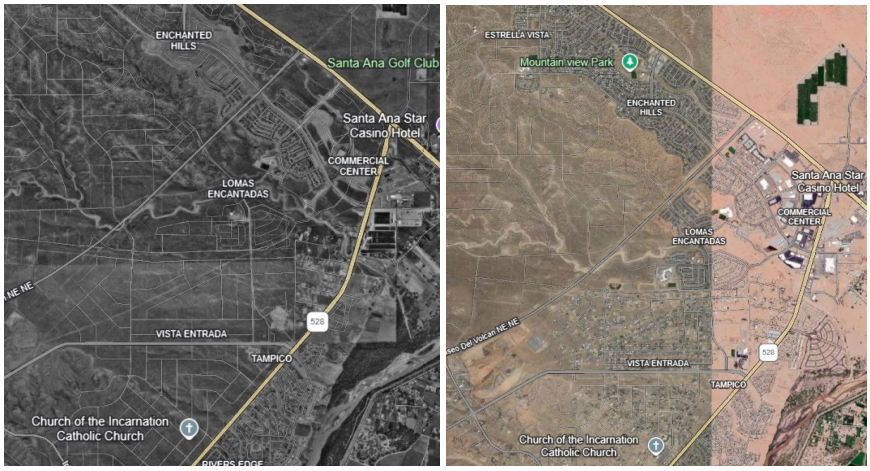
Request for Removal from Tampico North Specific Area Plan

These parcels are included in the Tampico North Specific Area Plan, adopted in 2002. At the time of adoption, the site was designated as SU for C-1, with guidelines for future development focused on transportation and site development plan approval. This specific area plan was created for Tracts A, B, C, and D, as shown in Figure 1, and primarily addressed how these parcels should be developed for retail/commercial use.



The vision guiding the Tampico North Specific Area Plan emphasized the desire to *"provide for development that encourages economic growth, provides for a quality marketplace with a wide range and diversity of jobs and complies with the Urban Design criteria found in the Comprehensive Plan. City Development is charged with being more attentive to future development, more actively involved in its future character and more responsive to future needs."*

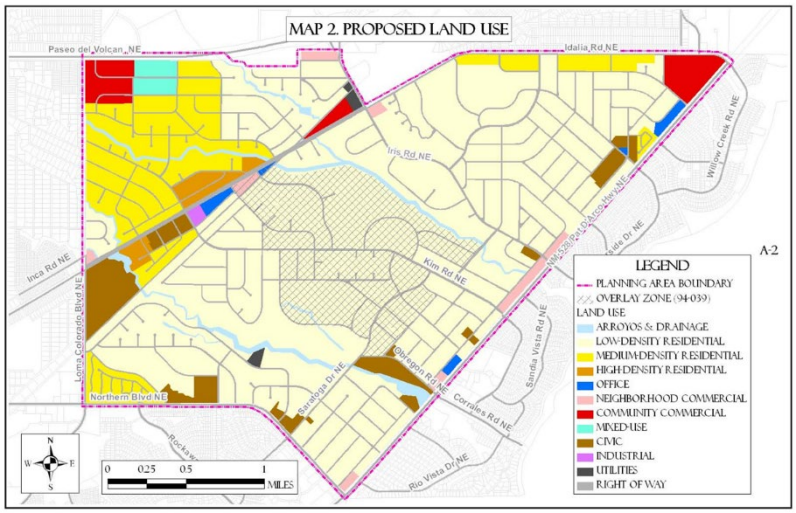
However, despite the original intention to create commercial space and services to reduce residents' need to travel for daily necessities, commercial retail and services have instead developed to the north of the plan area. A comparison of aerial imagery from 2002 to recent images clearly shows significant economic growth and retail development near the intersection of NM Hwy 528 and NM Hwy 550.



Given these changes in the area's development and the increasing demand for diverse housing options, we believe that a zoning change to R-4 would better serve the land use for our parcels. While removing these parcels from the Tampico North Specific Area Plan would allow Tracts C and D to continue development under the original guidelines, it would also allow for a shift in land use that reflects the evolving development patterns since 2002, as well as the growing housing needs within the community. Furthermore, the land use will continue to be guided by its inclusion in the La Barranca Specific Area Plan.

Request to Amend the La Barranca Specific Area Plan

The La Barranca Specific Area Plan was adopted in 2010. Although these parcels were already included in the Tampico North Specific Area Plan, they were also incorporated into the La Barranca Specific Area Plan and designated as Community Commercial.



We respectfully request an amendment to designate our parcels as medium-density residential within the La Barranca Specific Area Plan. The hard corner of Idalia Rd & NM Hwy 528 will remain zoned as SU for C-1. Our

proposed zone change provides an effective buffer between the surrounding existing land uses and the potential for C-1 development at the corner, while still aligning with the goals and guidelines of the La Barranca SAP.

In addition to amending the land use designation, our project will adhere to the remaining goals and objectives of the La Barranca Specific Area Plan, including those related to Land Use, Transportation & Access Management, Urban Design, Infrastructure, and Community Facilities.

Tampico Development, LLC respectfully requests that the Rio Rancho Planning and Zoning Board and Governing Body approve our requests for a Zone Map Amendment to change the zoning designation from SU for C-1/Retail Commercial to R-4, amendment to the Comprehensive Plan, Map L-2 Generalized Land Use (Existing and Planned), removal from the Tampico North Specific Area Plan and amendment to the La Barranca Specific Area Plan.

Sincerely,

TAMPICO DEVELOPMENT, LLC

_____

Scooter Haynes
Manager

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

Authentisign ID: 222462EC-ABCE-EF11-88CF-002248299057

September 3, 2024

To Whom it May Concern:

Rio Investments, a New Mexico General Partnership, Owner of the property legally known as, Subd: Rio Rancho Estates Unit: 17 Tract: A, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

AuthentiSIGN
Kevin Reid 01/09/25

Kevin Reid
Managing Member
Rio Investments, a New Mexico General Partnership

December 6, 2024

To Whom it May Concern:

Webb Family Trust and Mark Conkling and Patricia Conkling, Owners of the property legally known as, Entrada De Coronado Tract: B Plat 2602-A Form Unit 17 Blk 87 Lot 15-22, located within City of Rio Rancho, Sandoval County, New Mexico, authorizes Supreme Investments, LLC or assigns to act as Agent on behalf of the Owner with regard to the design and approval of all necessary steps related to the development process of the aforementioned property, including the regulatory and permitting process for a zone map amendment, subdivision of land, preliminary/final platting actions, variance requests, master plan (if required), amending the Rio Rancho Comprehensive Plan to update the Generalized Land Use Map, amending or removing the property from the La Barranca SAP, and lastly, replacing, amending or removing the property from the Tampico North SAP.

Sincerely,

Peter C. Webb

Peter Webb
Date: Dec. 11, 2024

Mark Conkling
Date: 12.12.24

From: Scooter Haynes
To: Benjamin Isaacs; Nicosha Schedlbauer
Cc: BRIAN BABYAK; Julia Maccini
Subject: Re: Discrepancy on Application/Justification Letter
Date: Wednesday, March 19, 2025 2:14:42 PM

Caution! This message was sent from outside your organization. Report

Ben,

As we discussed, the agent letters authorize "Supreme Investments, LLC or its assigns to act as Agent on behalf of Owner...". Tampico Development, LLC is the purpose formed entity working on this development, and is the assignee for this purpose.

Thanks,
Scooter

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

March 14, 2025

RE: Zone Map Amendment and Master Plan Amendment, Case No. 25-100-00003 & 25-410-00002
Tampico North - Unit 17, Block 87, Tract A and EDC, Tract B

Dear Property Owner:

You are receiving this certified notice because your property is located within 100 ft of a site where a land development decision is required by the Planning & Zoning Board.

The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

The applicant, Tampico Development, LLC, also requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan requests that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

The **Planning & Zoning Board** will consider the request and decide their approval on **Tuesday, March 25, 2025** 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 a red outline.

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

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

Please contact me via e-mail me at bisaacs@rrnm.gov or call me at 505-891-5035, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, the Friday before the hearing.

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

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

Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

TAMPICO NORTH

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

Map courtesy of Ben Isaacs, 3/5/2025

NEW MEXICO'S LEADING NEWS SOURCE
ALBUQUERQUE JOURNAL
El Defensor Chieftain RIO RANCHO OBSERVER VALENCIA COUNTY News-Bulletin

Dept 880697
PO Box 29650
Phoenix, AZ 85038-9650 Phone: (505)823-3220

Proof of Ad 03/07/2025

Account:	**1010956**
Name:	**CITY OF RIO RANCHO**
Company:	**CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT** **ATTN: ACCOUNTS PAYABLE**
Address:	**3200 CIVIC CENTER CIR NE** **RIO RANCHO, NM 87144**
Telephone:	**(505)891-5005**

Ad ID:	**195530**
Description:	
Run Dates:	**03/10/2025 - 03/10/2025**
Class:	**3001**
Orig User:	**dmontoya**
Words:	**614**
Lines:	**170**
Agate Lines:	**245**
Depth:	**17.47**
Blind Box:	

Total Ad Cost **$195.12**
Amount Paid **$0.00**

Publication	Start	Stop	Inserts	Cost
Albuquerque Journal	03/10/2025	03/10/2025	1	181.30

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 25, 2025:

Vacation of Plat
Case #25-230-00001
The applicant FNA, LLC requests approval of a vacation of right-of-way (ROW) for Isabel Road SE located at the intersection with Black Arroyo Blvd NW.

Master Plan
Case #24-400-00003
The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan request that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

Zone Map Amendment
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Master Plan Amendment
Case# 24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan.

Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and land uses.

Conditional Use Permit
Case #25-120-00002
The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

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

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

Journal: March 10, 2025

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

March 14, 2025

TO: Tampico Development, LLC
P.O. Box 9043
Albuquerque, NM 87119

RE: Case 25-100-00003, 25-410-00002

The following are the comments and feedback received regarding the Zone Map Amendment and Specific Area Plan Amendments.

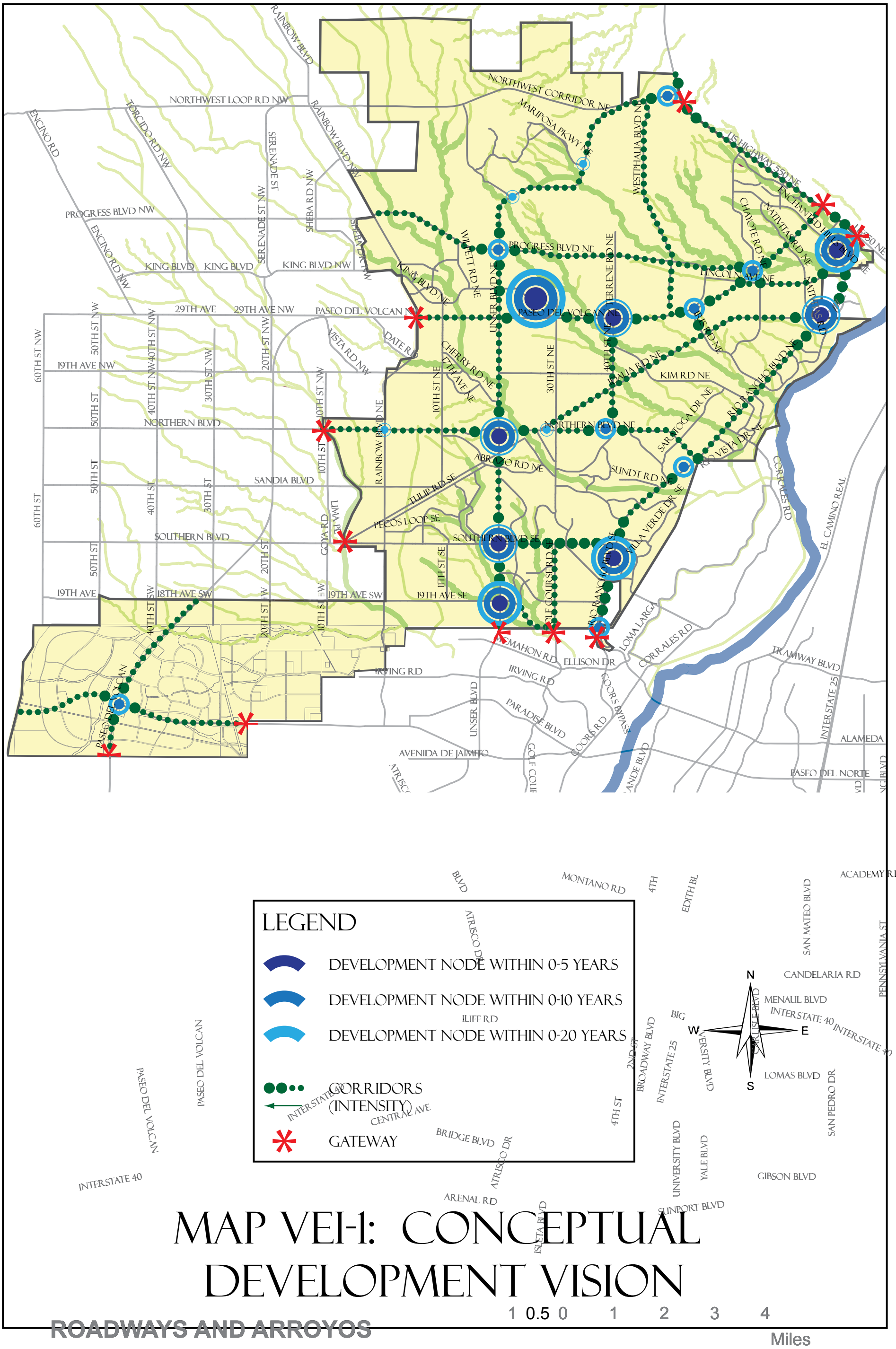
Parks, Recreation and Community Services:

- If approved, the development will be required to provide adequate developed parkland to meet the needs of high-density residential development within the ZMA area, and at this time the acreage required would be based on three acres of developed park land per 1,000 residents (where it is assumed there are 2.83 residents per residence).
- The City will not accept dedication of parks smaller than three acres in size. Any smaller parks would be owned and operated by an HOA and park impact fees would still be required.

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

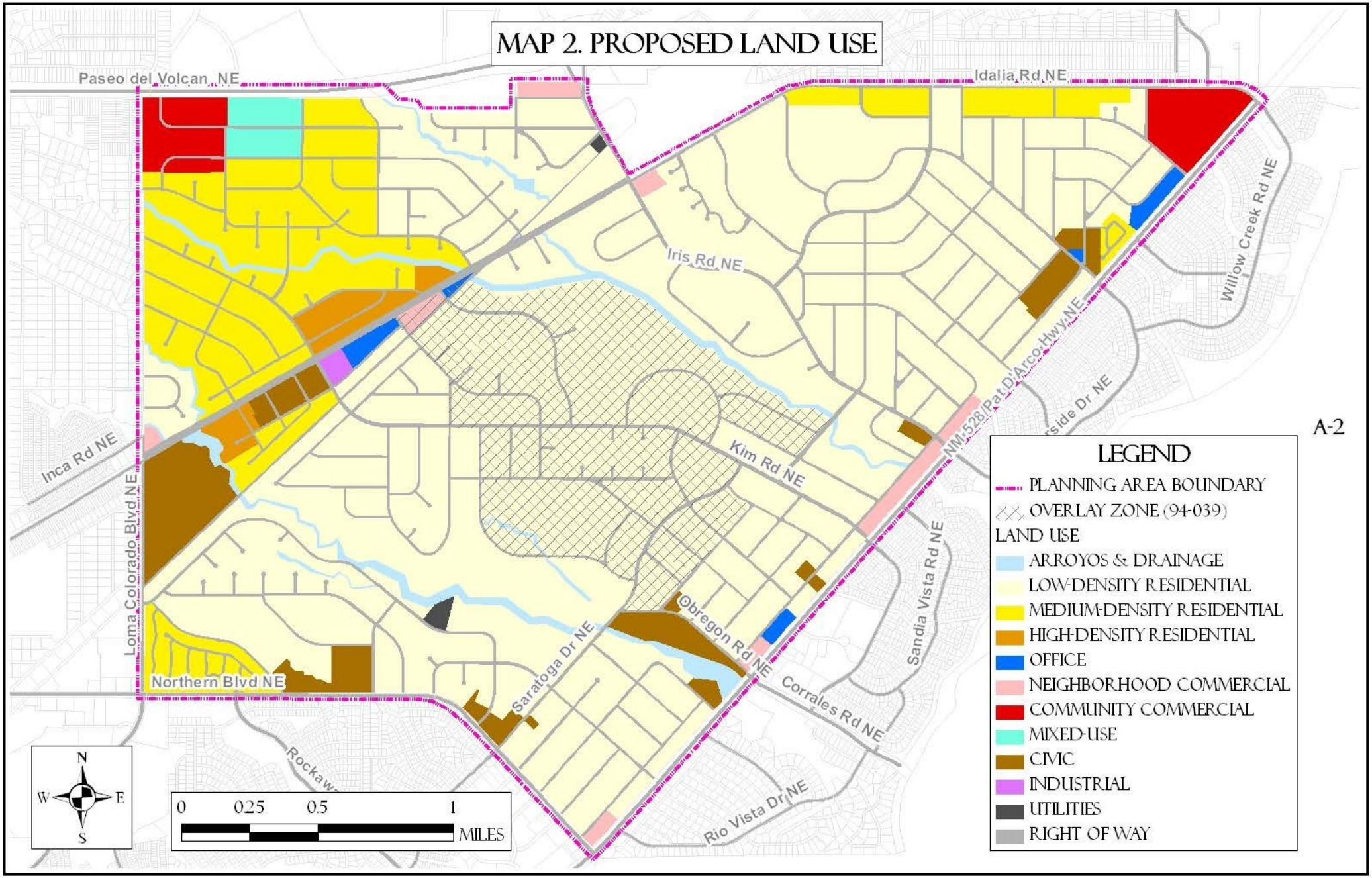
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho
(505) 891-5035 bisaacs@rrnm.gov



MAP VEI-1: CONCEPTUAL DEVELOPMENT VISION

MAP 2. PROPOSED LAND USE



A-2

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

AN ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION AND OFFICIAL ZONING MAP FOR THE PROPERTY DESCRIBED AS, UNIT 17, BLOCK 87, TRACT A, AND ENTRADA DE CORONADO, TRACT B FROM SU: SPECIAL USE FOR C-1/RETAIL COMMERCIAL TO R-4: SINGLE FAMILY RESIDENTIAL; 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. 25-100-00003; and

WHEREAS: the City of Rio Rancho adopted the La Barranca Specific Area Plan on February 24, 2010, pursuant to Resolution No. 18, Enactment No. 10-019; and amended the plan on December 10, 2020, pursuant to Resolution No. 114, Enactment No. 20-112; and April 24, 2025, pursuant to Resolution No.__, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on March 25, 2025, 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 April 24, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances

and Statutes, and upon specific findings related to the subject property and determining the proposed amendment is consistent with the policies and criteria set forth in R.O. 2003 Section 150.07 (D) through (G), the Governing Body finds the amendments promote the health, safety, morals, and general welfare of the City.

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

Section 1. Rezoning of Property. The Official Zone Ordinance is hereby amended by assigning a zoning designation on approximately 26.1689 acres from SU: Special Use for C-1/Retail Commercial to R-4: Single-Family Residential on the land legally described as:

Rio Rancho Estates Unit 17, Block 87, Tract A, as shown on the plat entitled "Summary Plat Tract "A", A Replat of Lots 1 Thru 14 and 23 thru 30 in Block 87, Lots 8 thru 19 in Block 88 and a Replat and Vacation of Nativitas Road N.E. Unit Seventeen City of Rio Rancho Town of Alameda Grant Sandoval County, New Mexico" filed in the office of the County Clerk of Sandoval County, New Mexico in Book 6, Page 86; and

Entrada de Coronado, Tract B, as shown on the plat entitled "Corrected Plat July 2006, Plat of Tracts B, C, and D Entrada de Coronado Comprised of Lots 15 thru 22, Block 87, Lots 1 thru 7, Block 89, Lots 1A and 2 thru 6, Block 89, Lots 1A, 2A, 3A and 4 thru 21, Block 90, La Ceiba Road N.E. and a Portion of Tampico Road N.E. Unit Seventeen Rio Rancho Estates Situate Within Town of Alameda Grant City of Rio Rancho Sandoval County, New Mexico June, 2005" filed in the office of the County Clerk of Sandoval County, New Mexico in Book 19, Pages 24-26.

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

A. The properties identified in Section 1A, above, are subject to all requirements of the R-4: Single-Family Residential District as set forth in R.O. 2003 Section 154.11 (as of the effective date of this ordinance or as subsequently amended).
B. The properties identified in Section 1A, are subject to all land use restrictions, zoning restrictions, and development standards and regulations as specified in the approved La Barranca Specific Area Plan.
C. The City Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended for the properties identified in Section 1A, as having a "Low/Medium Density Residential" GLUM designation.

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

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

ADOPTED THIS 24th DAY OF APRIL, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 24-400-00003

AGENDA DATE:
March 25, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan. The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend denial to the Governing Body.

BACKGROUND AND ANALYSIS:

The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan. The proposed Orchard Park Master Plan is bounded by Progress Blvd NE, a future arterial road, to the north; Wilpett Dr NE, a major collector road, to the east; a railroad right-of-way easement and the Northern Meadows Unit 19 neighborhood to the south; and the Montoyas Arroyo to the west.

The subject properties are proposed to be part of the Orchard Park Master Plan Area:

- Rio Rancho Estates Unit 22, Block 113, Lots 1-10
- Rio Rancho Estates Unit 22, Block 114, Lots 1-8 & Tract HH
- Rio Rancho Estates Unit 22, Block 115, Lots 1-25
- Rio Rancho Estates Unit 22, Block 116, Lots 1-24

Per Ordinance No. 24, Enactment No. 98-025, adopted November 4, 1998 by the Governing Body, all the above subject properties are zoned TZ: Transitional Zoning District. The subject properties comprise approximately 46.66 acres.

Appendix A of the Master Plan outlines the current property ownership of the above subject properties. Per Appendix A, the applicant currently owns 43 of the 67 total properties proposed to be within the Orchard Park Master Plan. This amounts to an approximate ownership percentage of 64%. Acreage wise, the Applicant owns approximately 32.91 acres of the total approximate 46.66 acres, or 70.5% of the land area.

REVIEW CRITERIA:

The Rio Rancho Comprehensive Plan defines a Master Plan as a detailed development plan often created by a developer, which may fit within a Specific Area Plan boundary or may provide sufficient planning detail that may be developed in unplanned areas and stand in place of a Specific Area Plan.

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

The Orchard Park Master Plan details a conceptual lot layout, identifies nearby community amenities, and provides for design standards and phasing. The Master Plan additionally includes provisions for conceptual drainage, utility planning, and conformance with the City's Comprehensive Plan.

SITE ANALYSIS:

The subject properties comprise approximately 46.66 acres zoned TZ: Transitional Zoning District via Ordinance No. 24, Enactment No. 98-025, adopted November 4, 1998 by the Governing Body. The proposed Orchard Park Master Plan is bounded by Progress Blvd NE, a residential road, to the north; Wilpett Dr NE, a residential road, to the east; a railroad right-of-way easement and the Northern Meadows Unit 19 neighborhood to the south; and the Montoyas Arroyo to the west.

The proposed Master Plan is bordered by TZ: Transitional Zoning District to the north, west, and east. SU: Special Use District for Single-Family Residential is to the south (Northern Meadows Unit 19 Subdivision), with SU: Special Use District for Utilities additionally to the east.

The applicant currently owns 43 of the 67 total properties proposed to be within the Orchard Park Master Plan. This amounts to an approximate ownership percentage of 64%. Acreage wise, the Applicant owns approximately 32.91 acres of the total approximate 46.66 acres, or 70.5% of the land area. The remaining 24 lots within the proposed Master Plan area are owned by an unconsolidated list of different property owners.

LAND USE:
Per the Generalized Land Use Map (GLUM) The Orchard Park Master Plan's current land use is designated as future planning. The proposed development will consist of three (3) phases of single-family residential homes, for an approximate total of 171 residential lots. The Applicant is proposing a Low to Medium Density Residential Land Use, which is consistent with R-4: Single-Family Residential District zoning.

Should the proposed Master Plan be adopted, the Applicant will pursue a Zone Map Amendment to rezone their owned properties as R-4: Single-Family Residential District. The Applicant has incorrectly notated Medium to High Density Residential Land Use both within the document text and in Figure 2-3 (Pg. 7 of Master Plan) and Figure 3-1 (Pg. 10 of Master Plan); should the Master Plan be adopted, a condition of approval amending both figures and all relevant document text to reflect Low to Medium Density Residential Land Use shall be required.

GRADING & DRAINAGE:
The proposed Orchard Park Master Plan lies just north of Northern Meadows Unit 19, within the Northern Meadows Drainage Plan region. The existing report, "Northern Meadows Phase 2 Drainage Master Plan - Unit 22" completed in 1999, summarizes the overall intent of the drainage strategy in this sector.

The report identifies the development area of the subject properties proposed to comprise the Orchard Park Master Plan boundary as an offsite contributor to the Northern Meadows Unit 22 Master Drainage plan concept. With the proposed development of single-family residential lots, the hydrology will need to be reassessed to account for the additional stormwater discharge. A turnkey agreement with the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA) will be

required for connection to the existing arroyo.

CIRCULATION:
Ingress and egress for the Master Plan will primarily come from Almond Rd NE via Wilpett Dr NE. An additional ingress and egress point will be in the middle of the northern boundary of the Master Plan from Walnut Rd NE via Progress Blvd NE. A Trip Generation Study was completed for the development, and results are shown in Figures 6-2, 6-3, 6-4, & 6-5 (Pgs. 20-21 of Master Plan). A Traffic Impact Analysis will be completed during the engineering review process to determine roadway improvements.

All new typical roadway sections will comply with City design standards. Proposed stub streets and hammerheads will additionally comply with International Fire Code 2024; any Variances required will be submitted during the Preliminary Plat approval phase.

UTILITIES:
The Orchard Park Master Plan provides for water and sewer utilities to serve future development. An existing 14-inch C900 PVC waterline running along Wilpett Dr NE will be extended north to a valve stub at the intersection of Wilpett Dr NE and Almond Rd NE, which will provide future connection to service lots within the Master Plan area. An additional stub will be placed at Walnut Rd NE and Progress Blvd NE for future expansion.

Orchard Park has two potential options for wastewater conveyance. The first option is to direct the flow to a new manhole at the intersection of Almond Rd NE and Wilpett Dr NE, which would be connected via an 8-inch PVC gravity main to the southern intersection of Wilpett Dr NE and Camino de Las Montoyas NE. The second option would be to direct the flow to a new manhole within U22, Block 116, Lot 5 at the southwestern edge of the Master Plan, which would be conveyed through an 8-inch PVC gravity main to the south through the open space between Units 22 and 19, and through an existing utility easement within a cul-de-sac of Desert Willow Dr NE.

DESIGN STANDARDS & COMMUNITY AMENITIES:
The Orchard Park Master Plan provides Design Standards for residential development within the subject boundaries. These Design Standards address the character of units, identifying allowances for colors, architectural details, and lot landscaping. The proposed Master Plan will not have a Homeowner's Association (HOA) or an Architectural Review Committee (ARC). As such, there are no proposed landscaping tracts within the Master Plan.

The Applicant is proposing to utilize existing park infrastructure within the Northern Meadows development area to meet the needs of the Orchard Park Master Plan. There are no parks, open space, or recreation areas proposed for the Orchard Park Master Plan area. Per the Applicant's calculations in Table 5-1 (Pg. 17 of Master Plan), it is stated that excess park area from the existing parks within Northern Meadows is approximately 6.01 acres, with approximately 1.45 park acres necessary to be dedicated for the Orchard Park Master Plan.

PHASING AND FINANCING:
The Orchard Park Master Plan is proposed to develop in three (3) separate residential phases, as outlined in Figure 5-3 (Pg. 18 of Master Plan). The figure illustrates the first phase beginning along the southeast boundary of the Master Plan from Willpett Dr NE and Progress Blvd NE, with the remaining two phases progressing westward across the entire Master Plan boundary.

CONFORMANCE WITH COMPREHENSIVE PLAN:
Under Section 4 of the proposed Master Plan, the Applicant identifies how Orchard Park will align with the policies, goals, and actions of the City Comprehensive Plan.

Natural Environment:

Policy Con-12: Develop and protect a public open space network.

Action Con-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

The Applicant states that the Montoyas Arroyo will be protected through controlled discharge and energy dissipation of the storm water from the site. Additionally, the natural discharge will be utilized to safely discharge storm water at historic rates.

Staff recommends the Board finds that while the Applicant addresses the arroyo networks surrounding the proposed Master Plan, it does not account for park or open space within the Master Plan itself. All land owned by the Applicant within the Master Plan boundary will be allocated for single-family residential lots. Staff finds the lack of park or open space and other recreational uses within the proposed Master Plan does not meet the intent of the Comprehensive Plan.

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

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

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

The Applicant asserts that subsequent re-zoning from the existing TZ: Transitional Zoning District to R-4: Single-Family Residential District will make the proposed Master Plan area compatible with the zoning in the surrounding area.

Staff recommends the Board finds that the proposed Master Plan does not further Policy L-1. The Orchard Park Master Plan does not fully establish a community character. While the Master Plan provides for some design guidelines, it will not establish a Homeowner's Association. As such, no landscaping tracts will be created. The Master Plan addresses landscaping only on individual lots.

Additionally, as the Applicant currently only owns approximately 64% of the lots proposed to be included in the Master Plan boundary, staff recommends the Board finds that the community character would likely become disjointed and inconsistent as the area develops. The remaining 36% of lots within this Master Plan area may be developed in a manner which meets the written requirements for single-family primary structures (including manufactured homes) in City Code, Chapter 154, however they may not match the character of the lots within the subdivision development which the applicant currently owns.

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

The Applicant states that the Master Plan supports several housing goals of the Comprehensive Plan.

Staff finds that the Character of Units section within the Master Plan addresses both single and two-story homes and provides for some flexibility of single-family design standards.

Transportation:
Goal TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet Federal, State, regional and local requirements.

Policy TR-10: Support the design of streets and highways to respect surrounding land uses, natural features, and community amenities.

The Applicant states that the Master Plan supports multiple transportation goals and policies of the Comprehensive Plan, including the two provisions above.

Staff finds that the proposed Master Plan does not further Goal TR-2 or Policy TR-10. Per Figure 6-1: Proposed Roadway Improvements (Pg. 19 of Master Plan), the only reflected roadway improvement is from Wilpett Dr NE to the first access point of the Master Plan at Almond Rd NE. The Master Plan states that a Traffic Impact Analysis will be completed during the engineering review process to determine the extent of roadway improvements within, adjacent to, and surrounding the development.

While staff understands that the future Traffic Impact Analysis will identify roadway improvements needed, Per Volume II 3.8.1 of the City's Development Process Manual (DPM), The Developer will be required to construct full roadway improvements adjacent to and surrounding the project's boundaries. As the Applicant has not demonstrated compliance with this provision, staff finds the proposed Master Plan is not currently meeting the transportation goals and policies as outlined in the Comprehensive Plan.

Should the Planning and Zoning Board find that the Master Plan complies with the transportation goals and policies, staff recommends adherence to DPM Chapter II 3.8.1 be a condition of approval.

Public Facilities:
GOAL PF-2: Ensure non-city-operated utility facilities (e.g., Cable One, PNM, NM Gas, Centurylink) develop, in cooperation with the City of Rio Rancho, level-of-service (LOS), operating criteria, performance standards, or other forms of standardized measurement to ensure facilities like electrical and gas line, telecommunication lines and solid waste disposal are consistent with Rio Rancho’s Strategic Plan and Comprehensive Plans.

The Applicant states, "Ensuring that non-city-operated utilities provide services that are essential to a community and its ability to grow in the future are essential to the health and safety and welfare of the community. Public facilities and utilities will be provided concurrently with a growing population to meet the safety, utility, transportation, educational, and cultural needs of the City of Rio Rancho’s residents."

Staff finds the Applicant's statement of provisions of non-city-operated utilities to be adequate; however, staff again finds the Master Plan itself provides no direct public facilities/amenities within the Master Plan boundary for future residents.

Parks and Recreation:
Goal PR-3: Develop, operate, and maintain community spaces, recreation facilities and senior centers in a sustainable manner.

Policy PR-5: Partner and collaborate with jurisdictions of government, schools, and other private and public entities to coordinate recreation/senior center and park planning, land acquisitions, and development with other city projects and programs that implement the Comprehensive Plan.

Policy PR-6: Develop partnerships with Rio Rancho Public Schools, public agencies, and private groups to coordinate and co-locate facilities to meet the open space and recreation needs of the city.

The Applicant states, "Our development would utilize the larger park spaces provided in the Northern Meadows master planned subdivision. Homes built in the master plan area would pay full impact fees at the issuance of building permit. These fees would help fund costs for the existing parks that will be used by these future residents."

Staff recommends the Board finds that the Applicant has not fully addressed how park and recreation space will serve the Orchard Park community. As the Master Plan itself will not have any park land or recreation improvements, the Applicant is requesting to utilize existing parks within the Northern Meadows subdivision. While the Applicant has provided figures which show excess park acreage in the Northern Meadows subdivision areas, the Applicant has not addressed how future residents of Orchard Park will be able to access these park spaces safely without the aide of a vehicle.

The Applicant has not provided information or specifics for how Wilpett Dr NE would be improved with sidewalks, ramps, etc. to ensure safe access to existing parkland. As access to existent parks within Northern Meadows has not been outlined by the Applicant, Staff is concerned that these park spaces will not be readily accessible to future Orchard Park residents.

Staff recommends the Planning and Zoning Board find that the Orchard Park Master Plan does not fully comply with the goals, policies, and actions of the Comprehensive Plan. The Applicant's ownership of only 64% of the proposed lots to be a part of the Orchard Park Master Plan is of great concern to staff, as the Applicant has not fully demonstrated how the Master Plan will develop around lots which do not belong to them. This also presents a challenge of future fragmented zoning, as the Applicant is not able to apply to rezone properties not owned by them without authorization from the respective landowner(s).

Staff additionally finds that the Applicant has not adequately defined how future residents of Orchard Park will access park and recreation amenities, as no such sites will be located within the Master Plan itself. Given that there is no proposed Homeowners' Association within Orchard Park, staff finds this will further fragment design standards as lots not owned by the Applicant develop in the future. The lack of landscape tracts will additionally contribute to inconsistent design standards.

Staff is concerned that the Applicant is not meeting the provisions outlined in Chapter II 3.8.1 of the Development Process Manual (DPM), which outlines required road improvements. It is imperative that all necessary infrastructure improvements be provided for both ingress and egress points to the Master Plan (Almond Rd NE via Wilpett Dr NE & Walnut Rd NE via Progress Blvd NE), as well as to all applicable internal streets proposed within the Master Plan.

Staff recommends the Board finds that the proposed Orchard Park Master Plan does not meet the goals, policies, and actions of the Comprehensive Plan in not providing a complete and cohesive development, as the applicant only owns 64% of properties or 70% of land area within the proposed Master Plan boundary.

NOTIFICATIONS: Notice of pending development application was sent via first class mail to adjacent property owners. A legal ad was placed in the March 10, 2025 edition of the Albuquerque Journal. Two public notice signs were placed on the property as required by ordinance. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments

DSD Planning and Zoning	X	Comments herein.
DSD Engineering	X	Provided as an attachment.
Rio Rancho Public Schools	X	No comments provided.
Fire and Rescue	X	Provided as an attachment
Police Department	X	No comments provided.
SSCAFCA	X	Provided as an attachment.
MRCOG	X	Provided as an attachment.
Parks, Recreation and Community Services	X	Provided as an attachment.

IMPACT:

Staff recommends the Planning and Zoning Board recommend denial of the Orchard Park Master Plan to the Governing Body, subject to the following findings of fact:

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 Master Plan.
2. The Applicant has the authority to apply for a Master Plan on the subject property.

Specific Findings of Fact for Denial:

1. The Orchard Park Master Plan does not comply with the requirements of the Comprehensive Plan as the Master Plan is unable to establish a community character with 64% of lot ownership within the boundary.
2. The applicant has submitted an application and narrative that does not meet the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

However, if the Planning and Zoning Board finds that the Orchard Park Master Plan does meet the requirements for recommendation of approval, staff recommends the following findings of fact and conditions:

Specific Findings of Fact and Conditions of Approval:

1. The Orchard Park Master Plan complies with the requirements of the Comprehensive Plan.
2. The applicant has submitted an application and narrative that meets the basic requirements of establishing a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.
3. As a condition of approval, the Applicant shall ensure all Master Plan reviewer comments are followed for development, as detailed in the attached document "Reviewer Comments."
4. As an additional condition of approval, the Applicant shall correct all text and figure references to reflect Low to Medium Density Land Use within the Master Plan document, including: Figure 2-3 (Pg. 7) and Figure 3-1 (Pg. 10).

ALTERNATIVES:

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

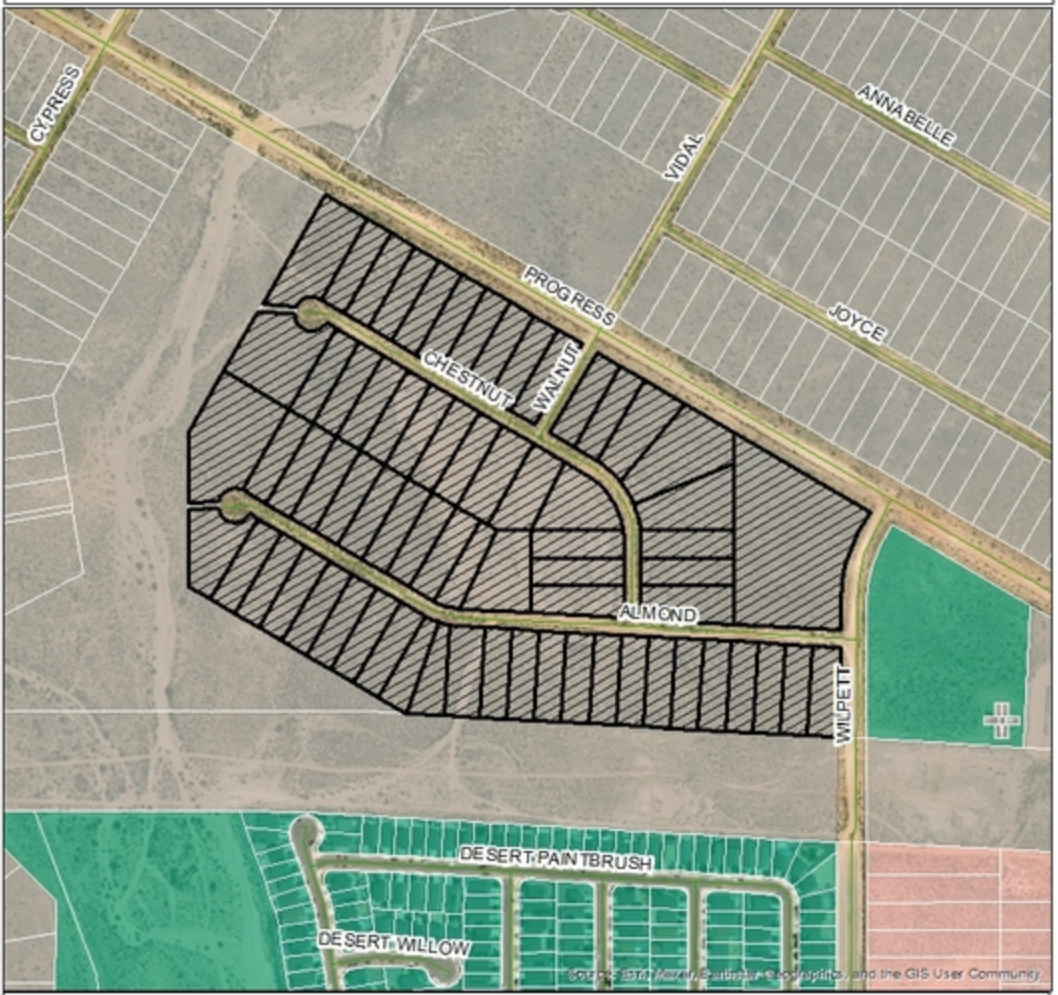
4. The Planning & Zoning Board may continue to public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board recommend denial to the Governing Body, with findings.

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application & Authorization
ATTACHMENT: Orchard Park Master Plan
ATTACHMENT: Current Zoning Ordinance (98-025 O-24)
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Reviewer Comments
ATTACHMENT: DRAFT_Resolution_Orchard_Park_MP_BMB.doc
ATTACHMENT: Request for Postponement

ORCHARD PARK MASTER PLAN
RIO RANCHO ESTATES UNIT 22, BLOCK 113, LOTS 1-10; BLOCK 114, LOTS 1-8 & TRACT HH; BLOCK 115, LOTS 1-25; AND BLOCK 116, LOTS 1-24.



Rio Rancho
City of Vision

0 120 240 480 720 960
Feet

Proposed Master Plan Boundary
Roads
Zoning
NC
SU
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:Tim Dvorak on 3/6/2025

Rio Rancho
City of Vision

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

PLANNING & ZONING LAND USE APPLICATION

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: AMREP SOUTHWEST INC.		Phone: 505-389-2191
Address: 409 NM HWY 528 NE		E-Mail: JARRODL@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 PL NE		E-Mail: SLOZOYA@TIERRAWESTLLC.COM
City: ALBUQUERQUE	State: NM	ZIP Code: 87109

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

REQUESTING APPROVAL OF ORCHARD PARK MASTER PLAN APPLICATION

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : 22	Block(s): 113, 114, 115, 116	Lot(s): 1-10, 1-8 & TRACT HH, 1-25, 1-24
Existing Zoning: TZ - TRANSITIONAL	Proposed Zoning: R-1 & R-4	
No. of existing lots:	No. of proposed lots: 171	Total area of site (acres) 46.66 ACRES

ACKNOWLEDGEMENT

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

Print Name: DONNA SANDOVAL - AGENT	Applicant:	Agent: TIERRA WEST LLC
Signature:		Date: 11/1/24

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

AMREP SOUTHWEST INC
409 NM Hwy 528 NE
Rio Rancho, NM 87124

November 1, 2024

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: AGENT AUTHORIZATION NOTICE
Orchard Park Master Plan

Mr. Babyak,

AMREP SOUTHWEST INC., hereby authorizes Tierra West, LLC, to act as our agent for the Orchard Park Master Plan.

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

Sincerely,

Bryan Aragon, PE
Land Development Coordinator

Orchard Park
Master Plan

February 19, 2025

PREPARED FOR:

AMREP

PREPARED BY:

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

Table of Contents

1. **Introduction** 3
2. **Existing Conditions** 5
3. **Proposed Land Use** 10
4. **Comprehensive Plan Integration** 11
5. **Proposed Development** 14
6. **Transportation Plan** 18
7. **Conceptual Drainage Plan** 22
8. **Conceptual Utility Plan** 24

List of Figures

Figure 1-1: Site Vicinity Map 3
Figure 2-1: Zone Classification Map 5
Figure 2-2: Existing Land Use Map 6
Figure 2-3: Proposed Land Use 7
Figure 2-4: Soils and Vegetation 8
Figure 3-1: Land Use Map 10
Figure 5-1: Proposed Lot Layout 15
Figure 5-2: Proposed Home Design 17
Figure 5-3 : Phasing Plan 18
Figure 6-1 : Proposed Roadway Improvements 19
Figure 6-2: Trip Generation Calculations 20
Figure 6-3: Total Trip Calculations 20
Figure 6-4: Morning Peak Hour Trips 21
Figure 6-5: Evening Peak Hour Trips 21
Figure 7-1: Conceptual Drainage 23
Figure 8-1: Conceptual Utility Plan 24

List of Tables

Table 5-1 Park Infrastructure Summary 17

Appendices

Appendix A: Ownership Information

1. Introduction

A new low to medium density single-family development to be known as Orchard Park will be located on an approximately 46.66 acres of vacant antiquated lots identified as Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 and Tract HH; Block 115, Lots 1-25 and Block 116, Lots 1-24 (collectively, the "Property"). Ownership information for the lots described above are included in this report as Appendix A.

The Property is situated to the north of Northern Meadows Unit 19 in the area bound by Progress Boulevard to the north, the Montoyas Arroyo to the west, Wilpett Drive to the east and an overhead electric transmission line easement to the south. This development is expected to provide high-quality affordable homes for community residents in the northwest portion of the City of Rio Rancho (the "City").

The location of the Property is presented in Figure 1-1. Site Vicinity Map, below.

Figure 1-1: Site Vicinity Map

The Master Plan for the development of this property will serve as a comprehensive guide and aims to ensure a successful and well-coordinated development. Central to the plan is the establishment of appropriate zoning and land use designations, ensuring the development aligns with the city's vision and meets the needs

of both the future residents and the surrounding community. By considering the preferred uses for the land, the plan helps shape a development that contributes positively to the area's growth.

Additionally, the Master Plan incorporates key goals and policies from the City of Rio Rancho's Comprehensive Plan and Municipal Code, ensuring that the project complies with regulations and supports broader objectives in the City of Rio Rancho. This alignment with Comprehensive Plan strategies ensures that the development is both responsible and forward-thinking and will serve the public good.

The plan discusses the proposed design for the subdivision itself and will detail the minimum lot sizes and typical roadway sections that will structure the development. Addressing infrastructure needs is a vital part of the Master Plan. It includes provisions for stormwater drainage and transportation, ensuring that these essential services are designed to handle the demands of the new development.

Finally, the plan presents a utility strategy that identifies connection points to existing water and sewer systems, facilitating the extension of services to the property. This ensures that future residents will have access to reliable utilities, supporting a high standard of living and further enabling the property's development in a practical and efficient manner.

This Master Plan and subsequent development provide an opportunity for efficient development and helps support the City of Rio Rancho's Comprehensive plan.

2. Existing Conditions

2.1 Zoning & Land Use

Per the City of Rio Rancho official zoning map, the Property is currently zoned TZ: Transitional. The adjacent Northern Meadows development, to the south, is currently zoned Special Use for Single Family Residential. To the east, the property is zoned as Special Use for Utilities and currently contains a PNM electrical substation.

The local zone classifications are presented in Figure 2-1. Zone Classification Map.

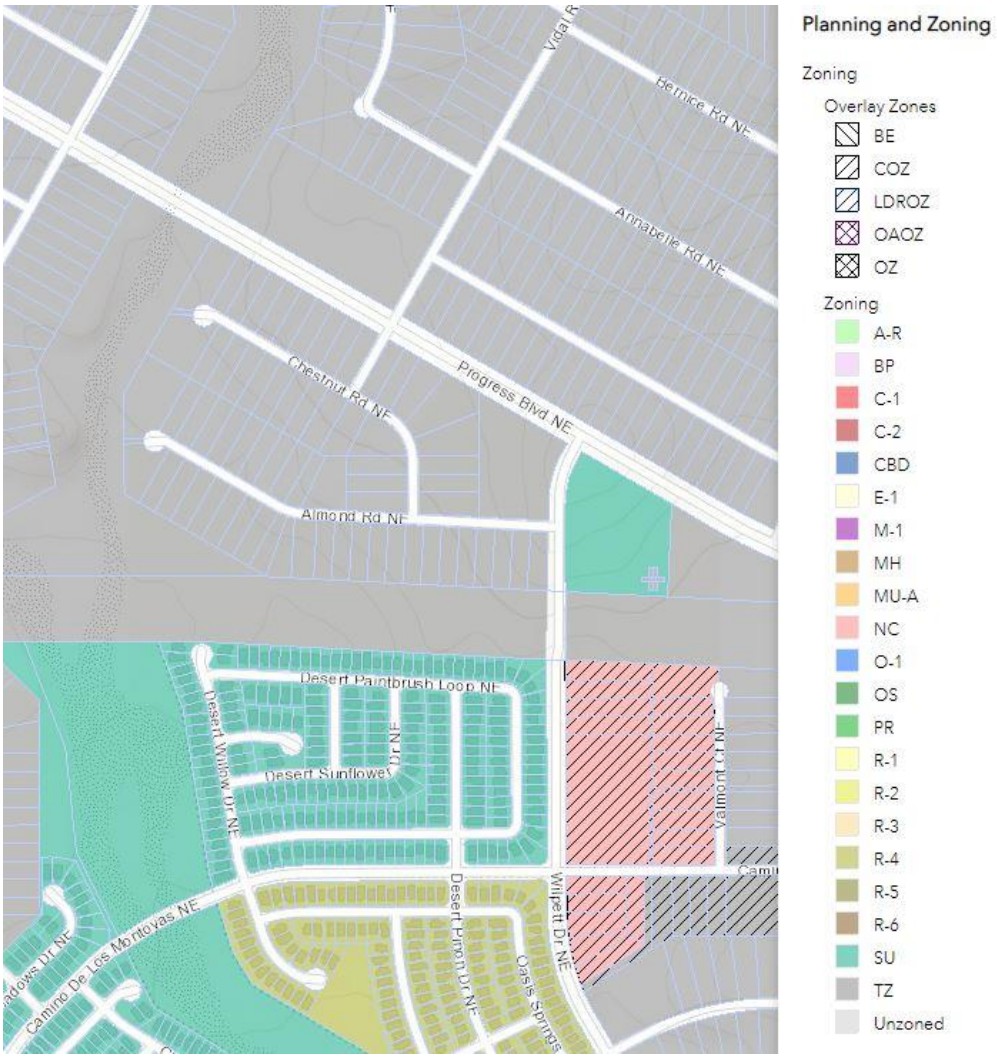


Figure 2-1: Zone Classification Map

The code of ordinances requires properties with TZ: Transitional zoning to establish a master plan to identify a compactible use with surrounding established developments. Northern Meadows Unit 19 was zoned SU, Special Use for Residential prior to the establishment of the City's current R-4 zoning classification, as seen

in Figure 2-2. Existing Land Use Map. Upon development of individual parcels, it is recommended that the zoning classification be amended to R-4 by owner. Lots will remain as zoned until owner re-zones.

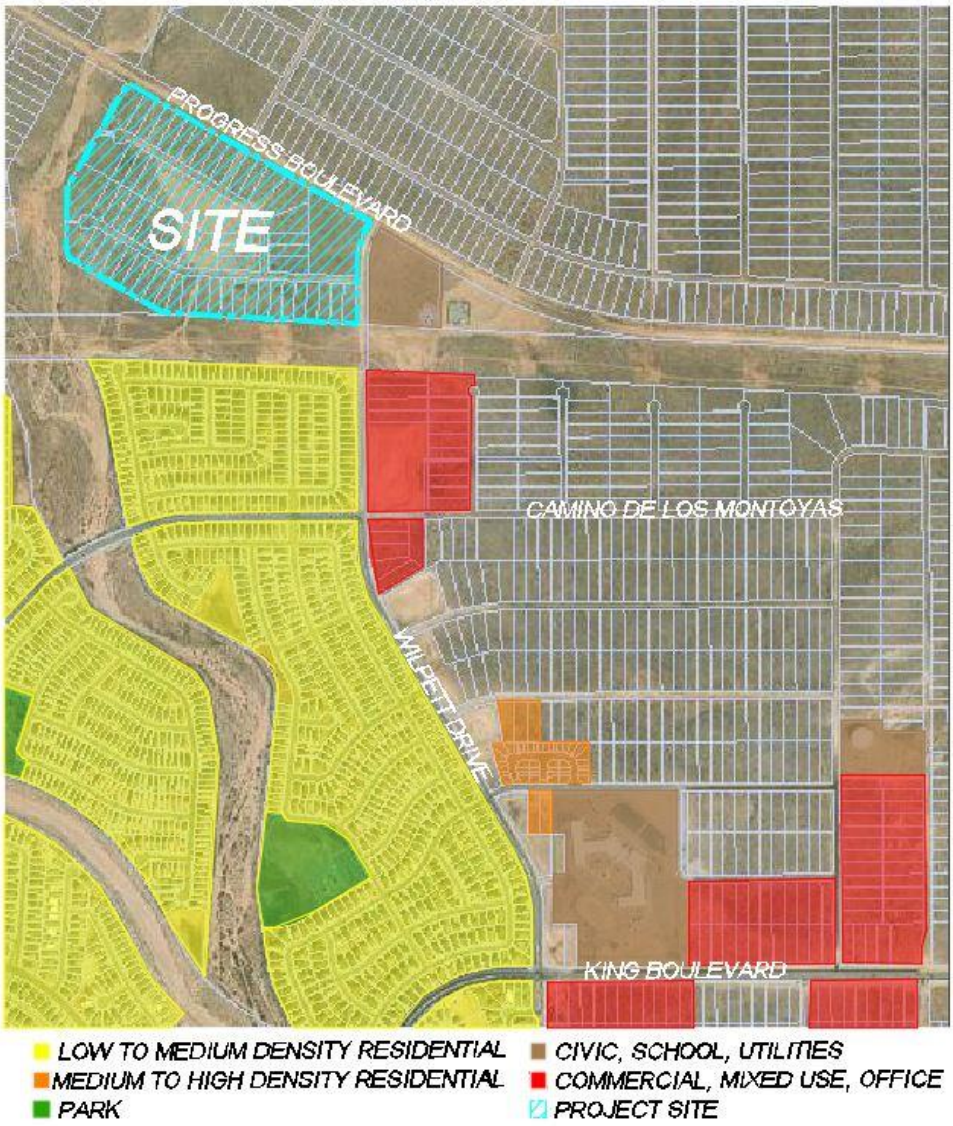


Figure 2-2: Existing Land Use Map

Northern Meadows Unit 19 was platted with lot sizes of 45' minimum width which would fall within the City's current R-4 zoning designation. This size of lot would be classified as low to medium density. The developer seeks to change the land use for the Property to the same low to medium-density residential, as shown below in Figure 2-3. Proposed Land Use Map.

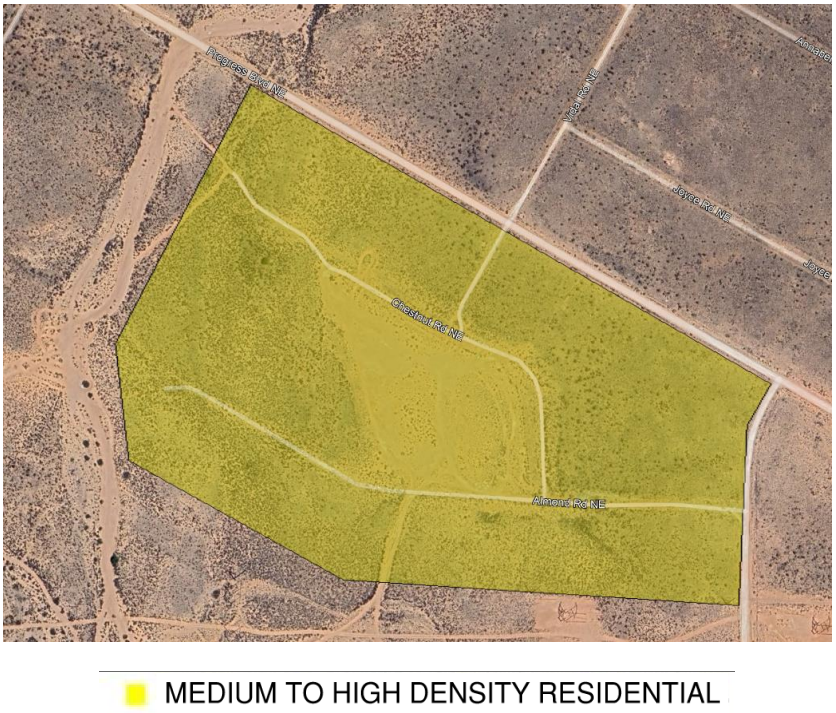


Figure 2-3: Proposed Land Use

2.2 Topography and Drainage

Storm water run-off across the Property generally flows from northeast to southwest. Upstream off-site drainage areas that contribute to pass through flows are minimal and will not warrant significant consideration during the drainage evaluation of the Property. Elevations across the Property range from 5782 feet at the northeast intersection of Progress Boulevard and Wilpett Drive to 5720 feet at the southwest corner of the Property along the Montoyas Arroyo.

The most prominent feature of the Property is a tributary of the Montoyas Arroyo which flows from north to south along the western boundary of the Property. Storm water generally runs through the Property from east to west with no discernable concentration of flows. The ideal position to collect developed flows would be in the southwestern corner of the Property at the lowest flowline elevation of the Montoyas Arroyo. A detention pond with the appropriate water quality volume would need to be constructed as part of the development. This pond would ideally be constructed somewhere in the vicinity of Block 116, Lot 1 of the Property.

The northern boundary of the Property is the Progress Boulevard ROW. The right of way has been maintained for years resulting in the driving surface now being below the surrounding property by several feet. This vertical difference will intercept offsite storm water flows and discharge them directly into the Montoyas Arroyo to the west.

A drainage plan will be developed as part of the entitlement process through the City. Street capacity, storm system sizing and detention pond volumes will be calculated to determine the most efficient way to handle storm water runoff generated by the development of the Property.

2.3 Soils & Vegetation

According to information referenced from the NRCS Web Soil Survey, an on-line data source, soils across the Property consist of Sheppard and Grieta-Sheppard loamy fine sand. These soils have a high to extremely high ability to transmit water (Ksat) and have a Hydrologic Soil Classification of Group A. See an image of typical soils and vegetation in Figure 2-4: Soils and Vegetation, below.

Figure 2-4: Soils and Vegetation

Vegetation across the Property remains in its natural undisturbed state and vegetation could be described as Desert Shrub (i.e., scrub pine, creosote, greasewood, native grasses) with less than 50% ground cover.

2.4 Infrastructure & Roadways

The Property lies just to the north of Northern Meadows Unit 19. Northern Meadows is a master planned development which was started in 1995 and completed construction around 2007 with the Unit 19 subdivision. Wilpett Drive has been completed to the northern boundary of Unit 19. This section of Wilpett Drive is a four-lane road with a raised curb median. Sidewalk has been constructed on the western side of Wilpett Drive up against Unit 19 homes. Access to the Property is primarily from Wilpett Drive via Almond Road and from a secondary access, Progress Boulevard via Walnut Road.

An existing water main at the end of Wilpett Drive just north of the Northern Meadows Unit 19 subdivision will be extended to provide City water to the Property. There are two potential locations where City sanitary sewer service could be extended. The first is at the intersection of Camino de Los Montoyas and Wilpett Drive where sanitary sewer is located with sufficient depth. The second location is at the end of the cul-de-

sac at Desert Willow Drive. The Northern Meadows Unit 19 subdivision plat provides for five-foot utility easement along all property line and ten-foot easement along all public rights of way. Sanitary sewer could be through the easement at the northern portion of the cul-de-sac and connected to the sanitary sewer line in the roadway.

3. Proposed Land Use

The Property is directly north of Northern Meadows Unit 19, which is currently built out and has an existing land use of low to medium density residential. The remaining areas around the Property are currently zoned TZ: Transitional which require provisions within the R-1 zoning with a minimum of 60’ lot frontage. The R-1 zoning falls within the low-to medium residential category. The Property would be proposed to be medium to high density residential land use, R-4 zoning. as shown on Figure 3-1. Proposed Land Use Map.

Figure 3-1: Land Use Map

4. Comprehensive Plan Integration

The Comprehensive Plan provides policy guidance on several planning elements that affect the development of the Property. These include policies addressing the natural environment, land use, population and housing, transportation, public facilities, parks and recreation, and urban design. The Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

Natural Environment

The Master Plan seeks to preserve and enhance natural features whenever possible, especially regarding open space and natural drainage paths. The Plan furthers the following Comprehensive Plan goals and policies:

Policy Con-12: Develop and protect a public open space network.

Action Con-10: Utilize SCCAFCA's flood control and arroyo features as a part of the City's open space network.

The open space along the Montoyas Arroyo will be protected through the controlled discharge and energy dissipation of the storm water from the site. The project site will utilize the natural drainage ways to safely discharge storm water at historic rates.

Land Use

The Land Use is currently TZ: Transitional and one of the objectives of this Master Plan is to change the Land Use Classification to be consistent with the surrounding residential zoning classification with the intention of fulfilling the following Comprehensive Plan goals and policies:

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

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

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

An objective of this Master Plan is to change the existing land use from TZ: Transitional to low to medium density residential so that it's compatible with the surrounding area.

Population and Housing

This Plan supports several housing goals of the Comprehensive Plan including:

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

Transportation

The transportation element of the Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and supporting mass transit. The proposed transportation plan described in Chapter 7 supports many of the Comprehensive Plan's goals and policies including:

GOAL TR-2: Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability, and meet Federal, State, regional and local requirements.

POLICY TR-10: Support the design of streets and highways to respect surrounding land uses, natural features, and community amenities.

Public Facilities

The Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). This Master Plan supports the following Comprehensive Plan goals and policies:

GOAL PF-2: Ensure non-city-operated utility facilities (e.g., Cable One, PNM, NM Gas, Centurylink) develop, in cooperation with the City of Rio Rancho, level-of-service (LOS), operating criteria, performance standards, or other forms of standardized measurement to ensure facilities like electrical and gas line, telecommunication lines and solid waste disposal are consistent with Rio Rancho's Strategic Plan and Comprehensive Plans.

Ensuring that non-city-operated utilities provide services that are essential to a community and its ability to grow in the future are essential to the health and safety and welfare of the community. Public facilities and utilities will be provided concurrently with a growing population to meet the safety, utility, transportation, educational, and cultural needs of the City of Rio Rancho's residents.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. This plan supports several Comprehensive Plan goals and policies to improve parks and recreation facilities including:

GOAL PR-3: Develop, operate, and maintain community spaces, recreation facilities and senior centers in a sustainable manner.

POLICY PR-5: Partner and collaborate with jurisdictions of government, schools, and other private and public entities to coordinate recreation/senior center and park planning, land acquisitions, and development with other city projects and programs that implement the Comprehensive Plan.

POLICY PR-6: Develop partnerships with Rio Rancho Public Schools, public agencies, and private groups to coordinate and co-locate facilities to meet the open space and recreation needs of the city.

The above goals that relate to community spaces, recreation, and open space planning are particularly important in ensuring that the area's high quality of life is sustained as communities grow. Providing and maintaining community spaces can provide passive and active recreational opportunities close to home for a diversity of residents and visitors. Community spaces provide recreation and open space benefits within walking distance of the residential community it serves. Our development would utilize the larger park spaces provided in the Northern Meadows master planned subdivision. Homes built in the master plan area would pay full impact fees at the issuance of a building permit. These fees would help fund costs for the existing parks that will be used by these future residents.

5. Proposed Development

5.1 Subdivision

The proposed development of the Property will be considered as a medium to high density residential development that will create a total of approximately 171 residential lots. The development of the Property is intended to provide relief to the City's growing demand for single family residential housing needs.

The Property consists of a total of 46.66 acres with 32.91 acres under singular ownership. The area under the same ownership will be subdivided into R-4 single family lots with a minimum width of forty (40) feet and a minimum area of four thousand (4,000) square feet to meet the current standard for this zoning. The remaining 13.75 acres consist of 26 individual lots which are half-acre at minimum. Internal roadways will conform to the City's local road standard dimensions. The proposed layout is shown in Figure 5-1. Proposed Lot Layout.

Proposed roadways will pass by existing lots not under ownership, maintaining an access point from the front of the lot or along the side yard as previously platted. Curb and gutter will be installed along the roadway section on both sides of the proposed streets, per City standard. There will be no landscape tracts, only utility easements within proposed lots, which will be maintained by the lot owners.

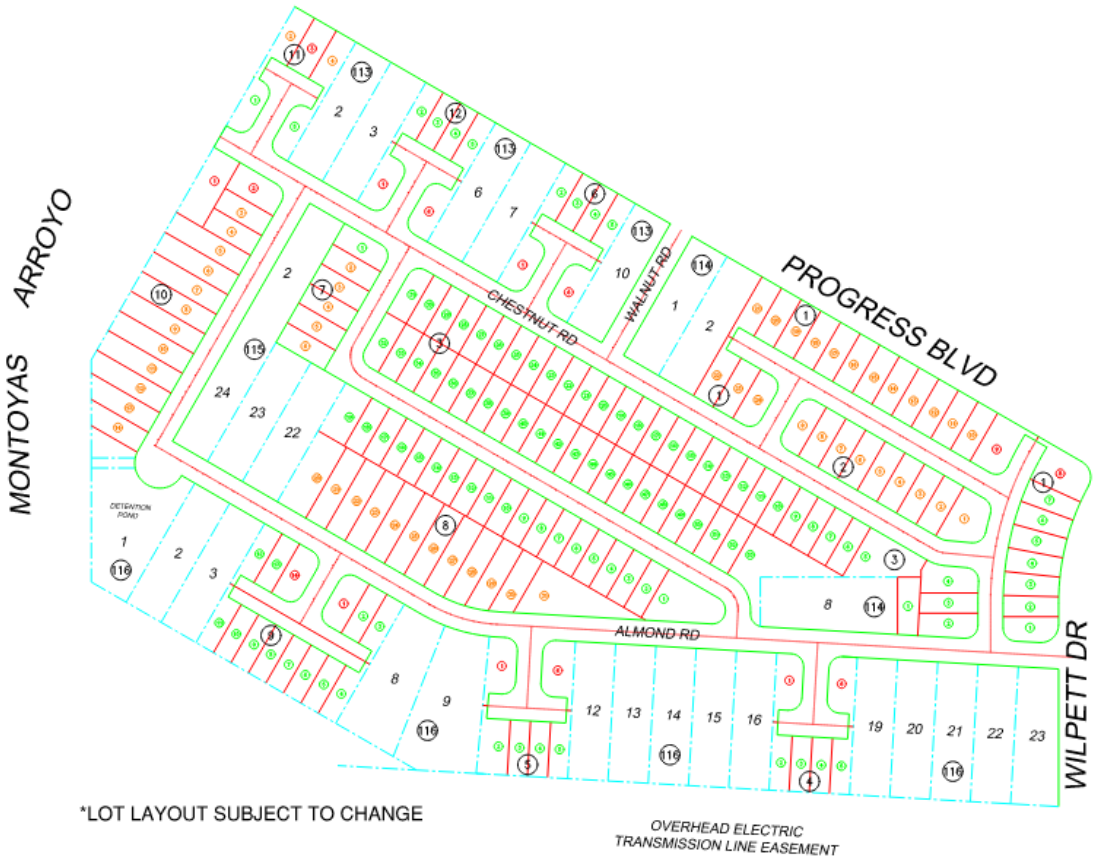


Figure 5-1: Proposed Lot Layout

5.2 Character of Units

The homes in the proposed master plan showcase a modern design with a clear influence from Southwestern architecture. Clean lines and geometric shapes define the overall look, while neutral, earthy tones—such as white, beige, and taupe—allow the homes to blend naturally with the surrounding landscape.

Southwestern elements are present in the use of stucco finishes and natural stone accents around entryways and garages, adding texture and warmth to the design. These materials, along with the muted color palette, give the homes a strong connection to the regional landscape, emphasizing a sense of place and local heritage.

Dark trims around windows, doors, and garage areas create a subtle contrast, drawing attention to architectural details while maintaining the harmony of the overall design. Large windows allow ample natural light into the interiors, and the flat and slightly pitched roofs evoke traditional Southwestern structures, grounding the homes in the local aesthetic.

The landscaping complements the homes with xeriscape yards and drought-tolerant plants, reflecting the natural environment and promoting sustainability. Overall, the design strikes a balance between modernity and regional character, resulting in homes that are both contemporary and reflective of their Southwestern roots.

The proposed development outlined in this master plan features a variety of home types, offering both single-story and two-story designs to suit different lifestyle preferences and needs. The single-story homes offer a more compact, easy-to-navigate layout, making them ideal for smaller families or individuals who prefer single-level living. These homes feature open floor plans with large windows that enhance the connection to outdoor spaces, while the front-facing garages and welcoming entryways maintain a cohesive and inviting look. The two-story homes provide additional living space, ideal for larger families or those who desire more separation between communal and private areas. These designs maximize square footage while maintaining a streamlined appearance, with clean rooflines and prominent stone accents that connect them to the Southwestern design language.

Both types of homes incorporate similar architectural elements, ensuring a harmonious aesthetic throughout the community, while offering a range of options to meet diverse resident needs. See Figure 5-2-Proposed Home Design below for one example of the homes to be developed in the proposed subidivision.

Figure 5-2: Proposed Home Design

5.3 Community Amenities

Per R.O. Section 155.46(C) the exact amount of park land dedicated shall be determined by the recommendations of the City Development Department and the Planning and Zoning Board, though the dedication is generally based upon three acres per 1,000 persons and 2.83 persons per dwelling. The subdivision is proposing to utilize existing park infrastructure within the Northern Meadows development area to serve the residence of the Orchard Park subdivision. The installation of sidewalks throughout the development will serve as a connection from the individual lots to the existing park amenities. Table 5-1 below details the area required for the Orchard Park subdivision as well as the existing park space associated with Northern Meadows.

Table 5-1 Park Infrastructure Summary

	Northern Meadows	Orchard Park
# of Single Family Homes	3283	171
Required Park Area (acres)	27.87	1.45
Provided Park Area (acres)	33.88	0
Excess Park Area (acres)	6.01	-1.45

5.4 Phasing

The proposed phasing plan is shown below. The phasing is divided into three areas, with the eastern most portion being Phase 1, the middle section will be Phase 2, and the most western portion will be Phase 3.

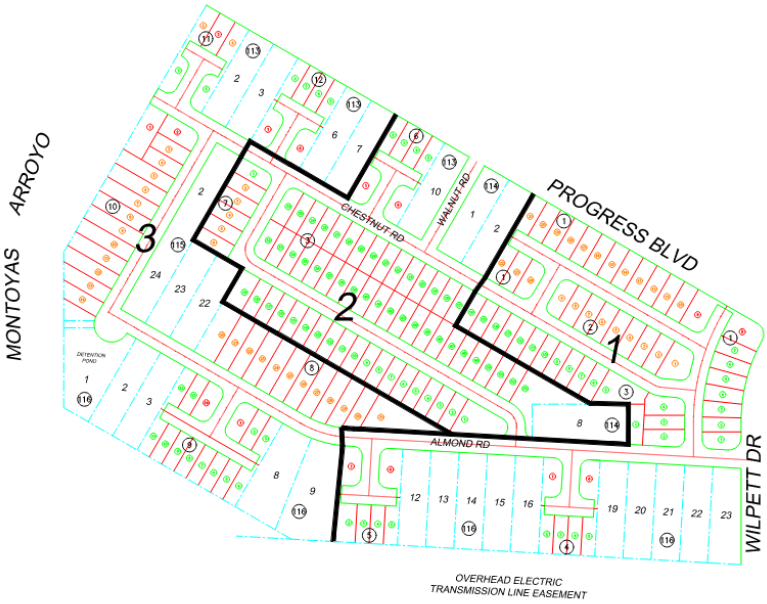


Figure 5-3 : Phasing Plan

5.5 Signage

The proposed development will follow existing City of Rio Rancho sign standards found in Chapter 156 of the City's municipal code.

6. Transportation Plan

The roadways within the master plan area have been designed to create a safe, accessible, and multi-modal street network that connect the Master Plan Area to adjacent community. Major roads within the planning area include Almond Road and Willpett Drive. Willpet Drive is the primary north/south collector roadway which provides access to the existing and planned subdivisions. The remaining streets in the planning area are local roads designed to serve the planned residential subdivision.

New typical roadway sections within the development will be in accordance with the City design standard drawings.

All proposed stub street or hammerheads will comply with the international fire code 2024 requirements for fire access, any variances will be submitted during the preliminary plat approval phase. These plans will go through an engineering review in which stub streets lengths will be verified.

A traffic impact analysis will be completed during the engineering review process to determine the extent of roadway improvements within, adjacent to and surround the development.

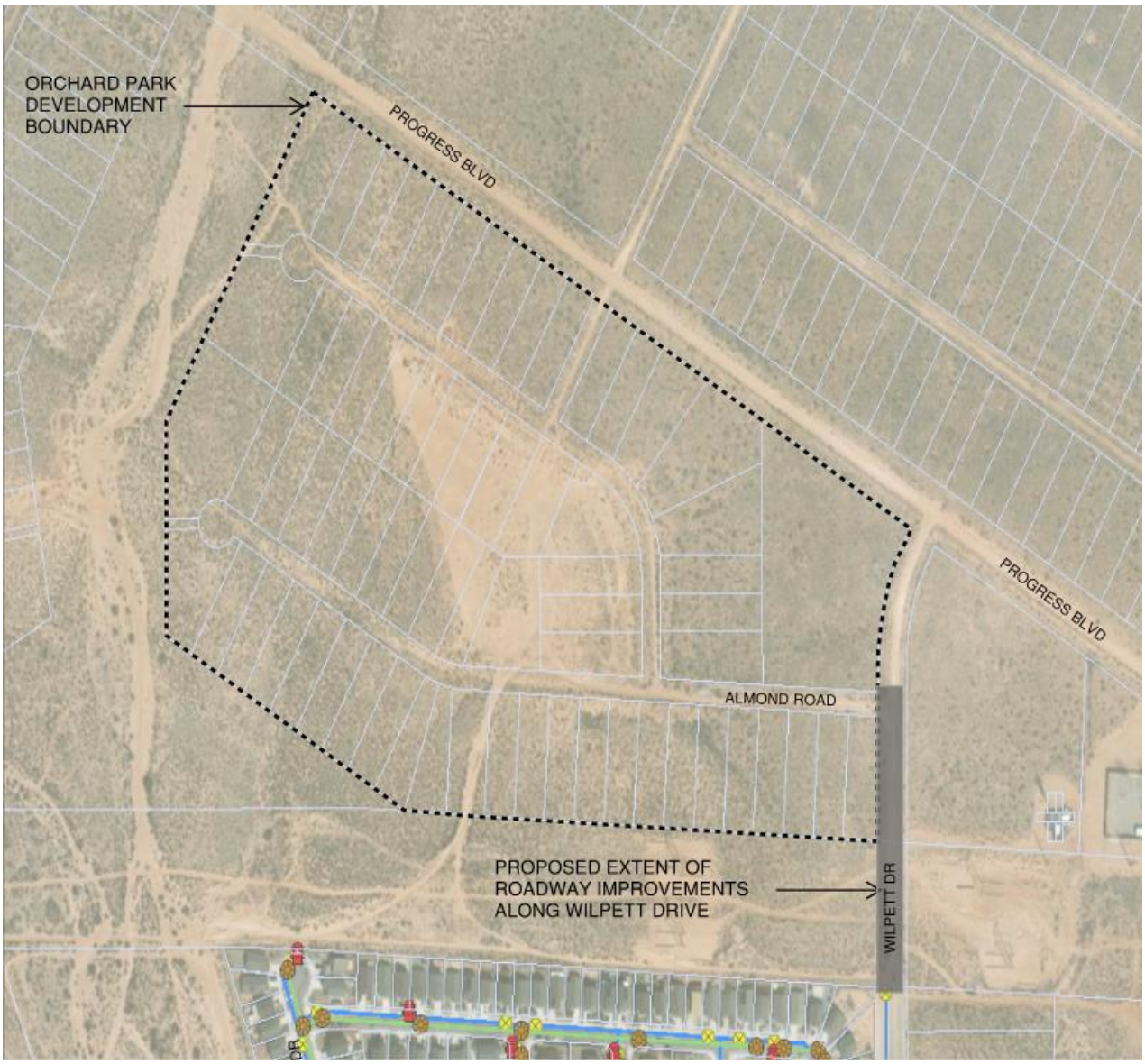


Figure 6-1 : Proposed Roadway Improvements

Trip Generation Study

A trip generation study was prepared for the development of the Property and shows the amount of traffic to be minor. The site has two access points and as such has good movement into and out of the Property. The trip generation shows approximately [30] AM and [104] PM peak trips entering and, [91]AM and [61]PM peak trips exiting the Property during the respective peak hours The trip generation analyses are presented in Figure 6-1 Trip Generation Calculations. Figure 6-2 shows the total trips generated, Figure 6-3 shows the morning peak hour trips, and Figure 6-4 shows the evening peak hour trips.

Orchard Park Subdivision - Rio Rancho

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)		24 HOUR TWO-WAY VOLUME	A.M. PEAK HOUR		P.M. PEAK HOUR	
		GROSS	ENTER	EXIT	ENTER	EXIT
	Units					
Single-Family Detached Housing (210)	*171*	1,613	30	91	104	61
	Dwelling Units					

Figure 6-2: Trip Generation Calculations

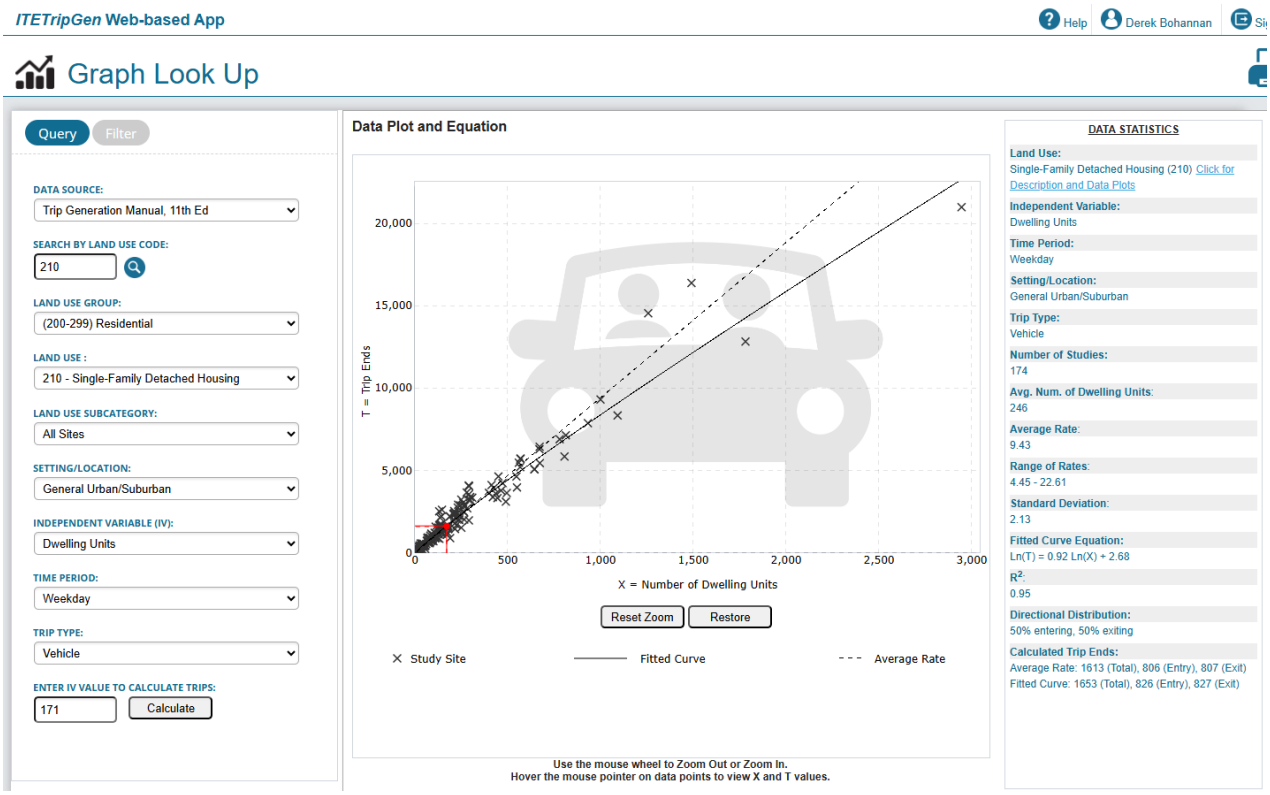


Figure 6-3: Total Trip Calculations

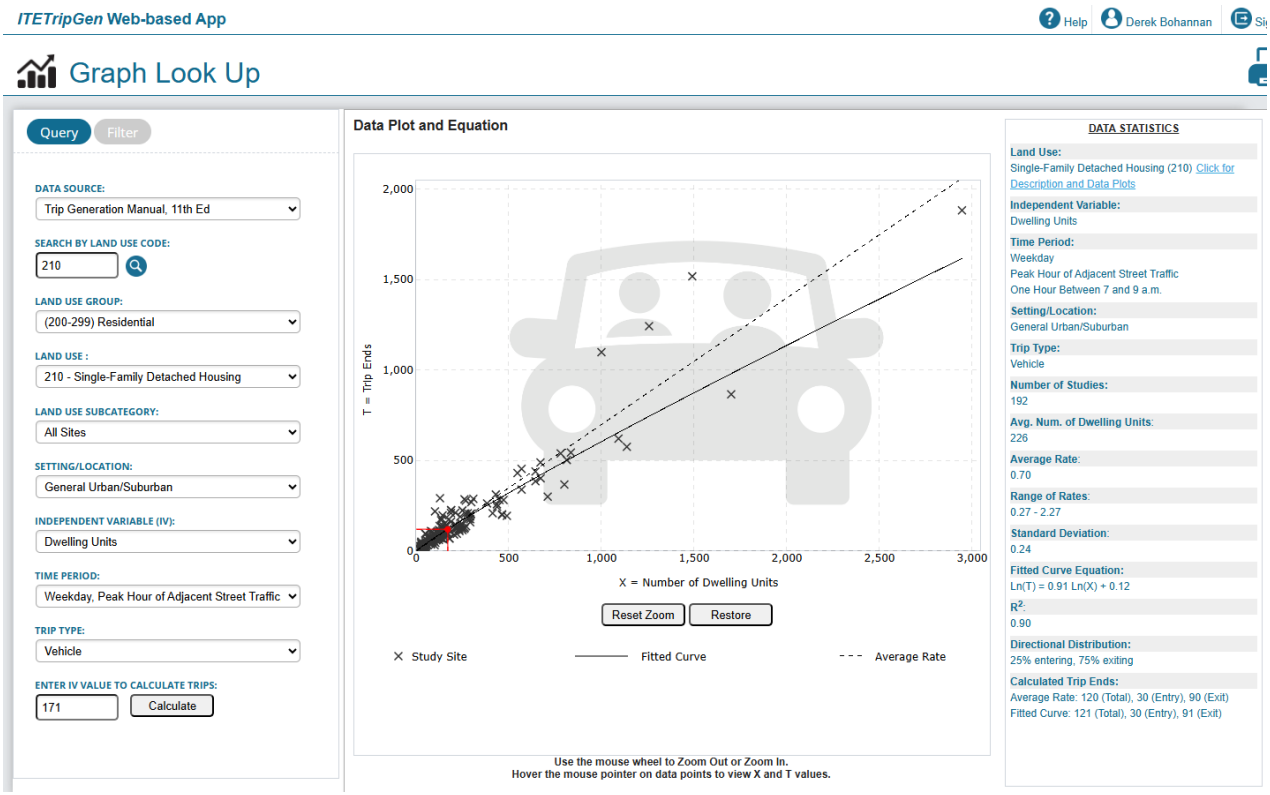


Figure 6-4: Morning Peak Hour Trips

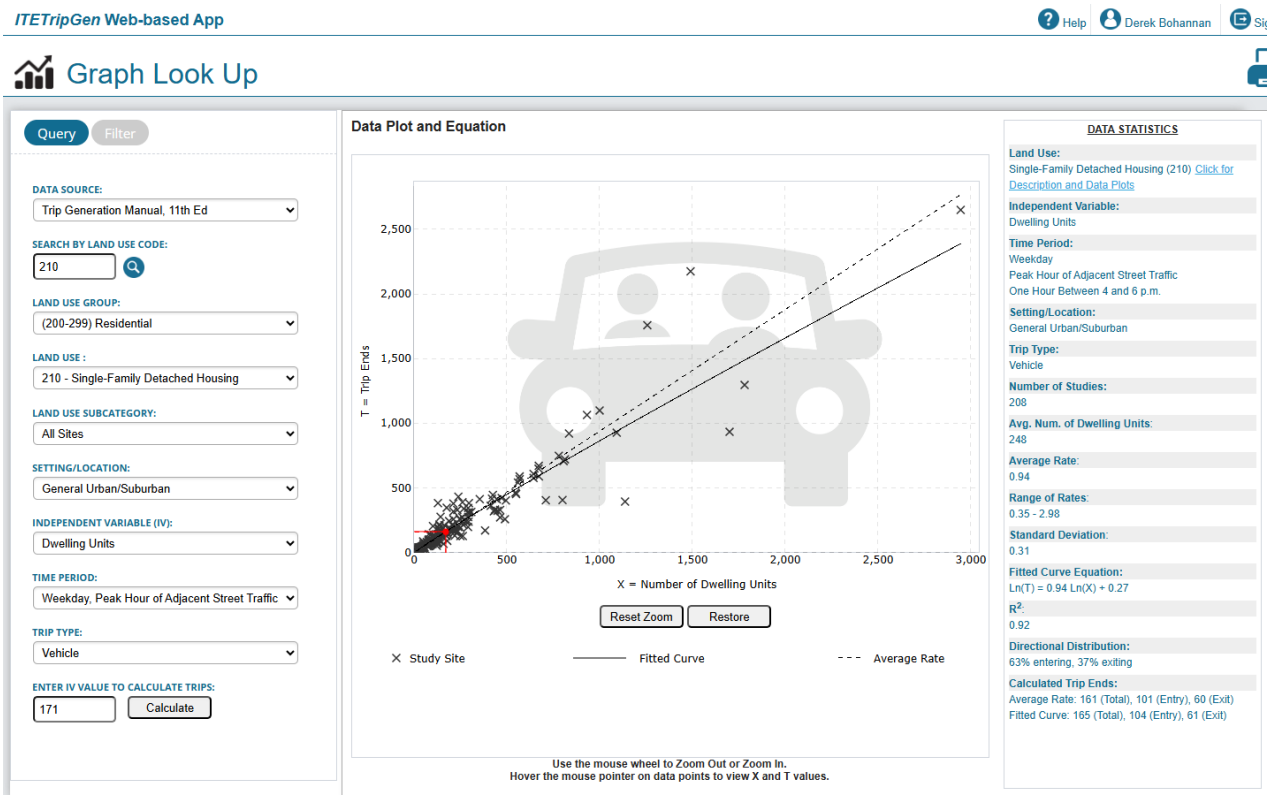


Figure 6-5: Evening Peak Hour Trips

7. Conceptual Drainage Plan

The proposed development lies just north of Unit 19 within the Northern Meadows Master Drainage Plan region. The existing report, "Northern Meadows Phase 2 Drainage Master Plan – Unit 22" completed in 1999, summarizes the overall intent of the drainage strategy in this sector. The report identifies the proposed development area, Unit 22 Blocks 113 – Lots 1-10, Block 114 – Lots 1-8, Tract HH Block 115 – Lots 1-25 and Block 116 – Lots 1-24, as on offsite contributor to the Northern Meadows Unit 22 Master Drainage plan concept.

The topography of the proposed development naturally slopes from northeast to southwest towards the Panta De Leon Arroyo. Currently, onsite runoff is conveyed directly into this arroyo where it ultimately makes its way downstream into the Montoyas Arroyo. Offsite flows generated from undeveloped land to the north and east are captured along the northern and eastern boundaries of the property within the rights-of-way (ROW) of Progress Boulevard and Wilpett Drive. The existing flow patterns along these ROW's naturally divert the stormwater away from the site in the western and southern directions respectively. An existing LEE line along the western and southern boundaries of the site will need to be accommodated in accordance with the City of Rio Rancho Ordinance Chapter 153.

The stormwater flows associated with the proposed development were assumed for undeveloped conditions in the Northern Meadows Phase 2 Drainage Master Plan. As the land use is now proposing the development of single-family residential lots, the hydrology will need to be reassessed for this development to account for the additional stormwater discharge. The storm water drainage and water quality discharge generated will need to adhere to the requirements laid out in the City of Rio Rancho's Design Process Manual (DPM) Volume II Chapter II.2 and City Ordinance Chapter 153. The potential stormwater infrastructure needed to fulfill the requirements of the development are summarized in the following paragraph.

The developed site will incorporate strategically placed storm drain inlets to collect the anticipated surface runoff from various subbasins within the area. Storm drain piping will transfer the collected runoff from the inlets to storm drain manholes deliberately placed throughout the development to assist in flow routing. The stormwater will be conveyed downstream to a detention pond near the southwestern boundary of the site to collect and retain the "first-flush" volume as dictated by the DPM. The excess volume will be discharged into the Panta De Leon Arroyo, at or below the allowed discharge rate of 56 cfs identified in the "Northern Meadows Phase 2 Drainage Master Plan – Unit 22".

A turnkey agreement with the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), will be required for connection to the existing arroyo.

Figure 7-1: Conceptual Drainage below identifies the proposed overall drainage patterns and detention pond location within the development.

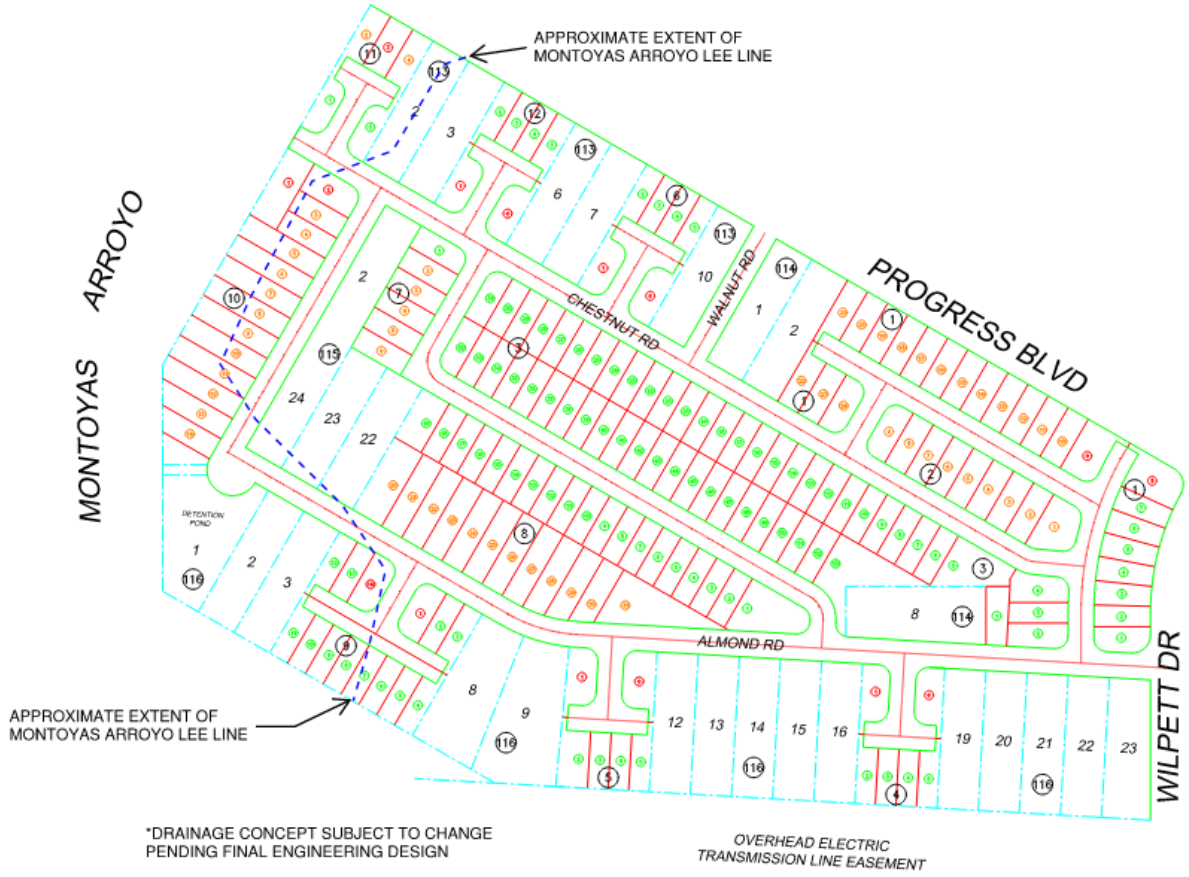


Figure 7-1: Conceptual Drainage

8. Conceptual Utility Plan

The following discussion details the water and sewer utility infrastructure improvements required to sustain the proposed single-family residential development. These improvements will tie-in to infrastructure that exists just south of the project boundary within the City of Rio Rancho's (CORR) utility network. Figure 8-1 below depicts the potential tie-in locations for both the water and sewer systems accordingly.

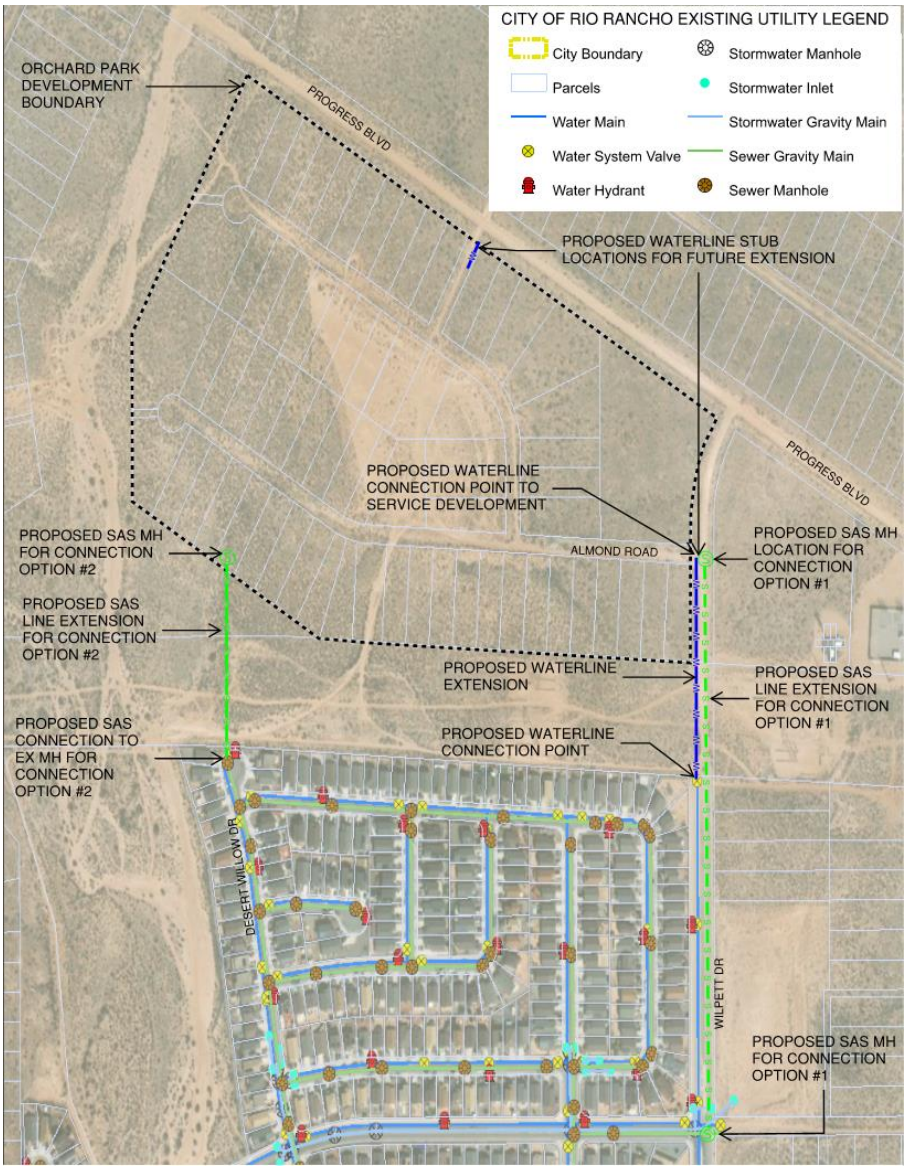


Figure 8-1: Conceptual Utility Plan

As portrayed in the exhibit above, there is an existing 14-inch C900 PVC waterline that runs along Wilpett Drive and stubs just south of the proposed development area. This waterline will be extended north to the intersection of Wilpett Drive and Almond Road, where a valve and stub will be installed for future extension/connection to the system. The waterline will be intercepted at the intersection of Wilpett Drive

and Almond Road where it will loop through the residential development and provide individual service connections and water meters for the various residential lots. Additionally, isolation valves, combination air/vacuum valves, and fire hydrants will be strategically placed throughout the development accordingly. Another stub will be installed at the intersection of Progress Boulevard and Walnut Road to promote future expansion.

Wastewater generated from the individual lots will be collected by 4-inch PVC service lines that ultimately connect to a gravity sewer collection network. This network will include a series of 8-inch PVC sewer mains and strategically placed manholes (MH) to convey the flow to the CORR's existing sewer collection system. Sewer availability will need to be verified with the city's utility department to ensure capacity at the receiving treatment plant. The existing sewer infrastructure in the area lends itself towards two prospective connection points, just south of the development area.

The first option is to direct the flow towards a new MH at the intersection of Almond Road and Wilpett Drive near the eastern edge of the development. From this MH, an 8-inch PVC gravity main will be installed within the ROW of Wilpett Drive to the proposed connection point near the intersection of Wilpett Drive and Camino De Los Montoyas to the south. At this intersection, a MH will need to be installed to connect the existing 8-inch PVC gravity main to the new line coming from the development.

The second option is to direct the flow towards a new MH that will reside within Block 116, Lot 5 near the southwestern edge of the development. From this MH, an 8-inch PVC gravity main will be installed in the southernly direction through the open space between Units 19 and 22 and then through an existing utility easement within a cul-de-sac of Desert Willow Drive. An existing MH (MH-J10-00117) located within this cul-de-sac will serve as the connection point to the existing collection network.

Connection to the existing utility infrastructure is dependent on the availability of water and sewer in the area. Availability statement to be coordinated at the time of the development with the utility provider. All proposed infrastructure shall be in compliance with the Design Process Manual (DPM) Volume II Chapter II.4 and Title V of the City Ordinance.

APPENDIX A - LOT OWNERSHIP INFORMATION

Orchard Park

Unit	Block	Lot	Address	Owner	Deeds	
22	113	1	1001 Chestnut Rd NE	Outer Rim	x	
22	113	2	1005 Chestnut Rd NE	Patricia Andrews		
22	113	3	1009 Chestnut Rd NE	Patricia Andrews		
22	113	4	1013 Chestnut Rd NE	Outer Rim	x	
22	113	5	1017 Chestnut Rd NE	Outer Rim	x	
22	113	6	1021 Chestnut Rd NE	Brian Williams		
22	113	7	1025 Chestnut Rd NE	Alex Sanchez		
22	113	8	1029 Chestnut Rd NE	Outer Rim	x	
22	113	9	1033 Chestnut Rd NE	Outer Rim	x	
22	113	10	1037 Chestnut Rd NE	Craig Lockhart		
22	114	1	1101 Chestnut Rd NE	Fanny Viverito		
22	114	2	1105 Chestnut Rd NE	Cathy Crum		
22	114	3	1109 Chestnut Rd NE	Outer Rim	x	
22	114	4	1113 Chestnut Rd NE	Outer Rim	x	
22	114	5	1117 Chestnut Rd NE	Resurrection Land	x	
22	114	6	1121 Chestnut Rd NE	Resurrection Land	x	
22	114	7	1125 Chestnut Rd NE	Resurrection Land	x	
22	114	8	1129 Chestnut Rd NE	Jose Flores		
22	114	TR HH	4201 Wilpett Dr NE	Outer Rim	x	
22	115	1	1000 Chestnut Rd NE	Outer Rim	x	
22	115	2	1008 Chestnut Rd NE	Glenn Bingham		
22	115	3	1012 Chestnut Rd NE	Resurrection Land	x	
22	115	4	1016 Chestnut Rd NE	Outer Rim	x	
22	115	5	1020 Chestnut Rd NE	Outer Rim	x	
22	115	6	1024 Chestnut Rd NE	Outer Rim	x	
22	115	7	1028 Chestnut Rd NE	Outer Rim	x	
22	115	8	1032 Chestnut Rd NE	Outer Rim	x	
22	115	9	1036 Chestnut Rd NE	Outer Rim	x	
22	115	10	1100 Chestnut Rd NE	Outer Rim	x	
22	115	11	1108 Chestnut Rd NE	Outer Rim	x	
22	115	12	1120 Chestnut Rd NE	Outer Rim	x	
22	115	13	1124 Chestnut Rd NE	Outer Rim	x	
22	115	14	1128 Chestnut Rd NE	Outer Rim	x	
22	115	15	1051 Almont Rd NE	Outer Rim	x	
22	115	16	1043 Almond Rd NR	Outer Rim	x	
22	115	17	1039 Almond Rd NE	Outer Rim	x	
22	115	18	1035 Almond Rd NE	Outer Rim	x	
22	115	19	1031 Almond Rd NE	Outer Rim	x	
22	115	20	1027 Almond Rd NE	Outer Rim	x	
22	115	21	1023 Almond Rd NE	Outer Rim	x	
22	115	22	1019 Almond Rd NE	Outer Rim		
22	115	23	1015 Almond rd NE	Outer Rim		
22	115	24	1011 Almond Rd NE	Outer Rim		
22	115	25	1003 Almond Rd NE	Outer Rim	x	
22	116	1	1010 Almond Rd NE	Outer Rim	x	
22	116	2	1014 Almond Rd NE	Genevieve Lucero		
22	116	3	1018 Almond Rd NE	Genevieve Lucero		
22	116	4	1022 Almond Rd NE	Resurrection Land	x	
22	116	5	1026 Almond Rd NE	Resurrection Land	x	
22	116	6	1030 Almond Rd NE	Resurrection Land	x	
22	116	7	1034 Almond Rd NE	Resurrection Land	x	
22	116	8	1038 Almond Rd NE	Buenaventura		
22	116	9	1042 Almond Rd NE	Buenaventura		
22	116	10	1046 Almond Rd NE	Outer Rim	x	
22	116	11	1050 Almond Rd NE	Resurrection Land	x	
22	116	12	1102 Almond Rd NE	Bonnie Seibert		
22	116	13	1106 Almond Rd NE	Maestas		
22	116	14	1110 Almond Rd NE	Maestas		
22	116	15	1114 Almond Rd NE	Maestas		
22	116	16	1118 Almond Rd NE	Augustine Sun		
22	116	17	1122 Almond Rd NE	Augustine Sun		
22	116	18	1126 Almond Rd NE	Outer Rim	x	
22	116	19	1130 Almond Rd NE	Outer Rim	x	
22	116	20	1202 Almond Rd NE	Nelson Trust		
22	116	21	1206 Almond Rd NE	Bryon Nelson		
22	116	22	1210 Almond Rd NE	Byron Nelson		
22	116	23	1214 Almond Rd NE	Kathy Lamkin and Marie Cerami		
22	116	24	1218 Almond Rd NE	Kathy Lamkin	There is no Lot 24, Block 116 on plat recorded Book 2 Page 10. The VP site does show a lot 24. The coun	

Outer Rim	34	
Resurrection	9	
Total	43	
3rd Party	24	
Total Lots	67	
	64%	Total ORI and Resurrection Lots
	75%	50.25 lots

DOC: 2024008766 B: 427 P: 8766 WD
04/29/2024 11:41:33 AM Page 1 of 2
Anne Brady-Romero, County Clerk-Sandoval County, NM

Old Republic Title Company 240147-40

WARRANTY DEED

FRANK TUCCILLO and ANNA MARIA TUCCILLO, husband and wife ("Grantor"), for consideration paid, grants to **RESURRECTION LAND COMPANY, LLC, a New Mexico limited liability company** ("Grantee"), whose address is 409 NM HWY 528, NE, Rio Rancho, New Mexico 87124, the following described real estate in Sandoval County, New Mexico, with warranty covenants:

Lots numbered Five (5) and Six (6) in Block numbered One Hundred Fourteen (114) of Rio Rancho Estates Unit 22, as the same are shown and designated on the Plat entitled "BLOCKS 100 THRU 116, MULTIPLE TRACTS EE, FF, GG AND HH, UNIT TWENTY-TWO, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on December 9, 1969, in Rio Rancho Estates Plat Book No. 2, Page 10.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2024 and thereafter;
2. Reservations and exceptions in the Patent by the United States Patent recorded in Book DR2, Page 311 on December 18, 1917, records of Sandoval County, New Mexico;
3. Restrictive covenants recorded in Book Misc. 24, Page 376, and in Book Misc. 23, Page 774, records of Sandoval County, New Mexico;
4. Easements and notes as shown, noted and provided for on the plat recorded December 9, 1969 in Plat Book RRE2, Page 10, records of Sandoval County, New Mexico; and
5. All interest in and to all of the oil, gas coal and other minerals and all rights incident thereto, as contained in Book DR83, Page 580, records of Sandoval County, New Mexico.

[Signature on Following Page]

WITNESS my hand this 29 day of April, 2024.

Frank Tuccillo

Anna Maria Tuccillo

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on April 29, 2024, by Frank Tuccillo and Anna Marie Tuccillo his wife.

NOTARY PUBLIC

My Commission Expires: 6-19-2025

STATE OF NEW MEXICO
NOTARY PUBLIC
LORI ANN RODARTE
COMMISSION # 1068722
COMMISSION EXPIRES 06/19/2025

Old Republic Title Company 2401187-20

DOC: 2024007503 B: 427 P: 7503 WD
04/10/2024 03:30:36 PM Page 1 of 2
Anne Brady-Romero, County Clerk-Sandoval County, NM

WARRANTY DEED

PAULA G. MASUCCI, a married woman as her sole and separate property ("Grantor"), for consideration paid, grants to **RESURRECTION LAND COMPANY, LLC, a New Mexico limited liability company** ("Grantee"), whose address is 409 NM HWY 528, NE, Rio Rancho, New Mexico 87124, the following described real estate in Sandoval County, New Mexico, with warranty covenants:

> Lot numbered Seven (7) in Block numbered One Hundred Fourteen (114) of UNIT TWENTY-TWO, RIO RANCHO ESTATES, Sandoval County, New Mexico, as the same is shown and designated on the Plat entitled "BLOCKS 100 THRU 116, MULITIPLE TRACTS EE, FF, GG AND HH, UNIT TWENTY-TWO, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on December 9, 1969, in Rio Rancho Estates Plat Book No. 2, Page 10.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2024 and thereafter;
2. Reservations and exceptions in the Patent by the United States Patent recorded in Book DR2, Page 396 on September 22, 1920, and re-recorded in Book Misc. 23, Page 83 on January 22, 1969, records of Sandoval County, New Mexico;
3. Restrictive covenants recorded in Book Misc. 23, Page 774, and in Book Misc. 24, Page 376, records of Sandoval County, New Mexico;
4. Easements and notes as shown, noted and provided for on the plat recorded December 9, 1969 in Plat Book RRE2, Page 10, records of Sandoval County, New Mexico; and
5. All interest in and to all of the oil, gas coal and other minerals and all rights incident thereto, as contained in Book DR80, Page 264, records of Sandoval County, New Mexico.

[Signature on 2nd Page]

WITNESS my hand this 9 day of April, 2024.

Paula G. Masucci

STATE OF Maryland)

) ss.

COUNTY OF Harford)

This instrument was acknowledged before me on April 9, 2024, by Paula G. Masucci, a married woman as her sole and separate property.

NOTARY PUBLIC

My Commission Expires: MAY 9, 2026

Janet Beckwith
Comm. Exp. May 9, 2026
NOTARY PUBLIC
Harford County, MD

DOC: 2024016854 B: 427 P: 16854 WD
08/08/2024 02:39:06 PM Page 1 of 2
Anne Brady-Romero, County Clerk-Sandoval County, NM

Old Republic Title Company 240345720

WARRANTY DEED

DAN MOWERY AND MARSHA MOWERY, husband and wife ("Grantor"), for consideration paid, grants to **RESURRECTION LAND COMPANY, LLC, a New Mexico limited liability company** ("Grantee"), whose address is 409 NM HWY 528, NE, Rio Rancho, New Mexico 87124, the following described real estate in Sandoval County, New Mexico, with warranty covenants:

Lots numbered Four (4), Five (5), Six (6) and Seven (7), in Block numbered One Hundred Sixteen (116), of Rio Rancho Estates Unit 22, as the same are shown and designated on the Plat entitled "BLOCKS 100 THRU 116, MULTIPLE TRACTS EE, FF, GG AND HH, UNIT TWENTY-TWO, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on December 9, 1969, in Rio Rancho Estates Plat Book No. 2, Page 10.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2024 and thereafter;
2. Reservations contained in the Patent from the United States of America recorded in Book DR2, Page 311, records of Sandoval County, New Mexico;
3. Restrictive covenants recorded in Book Misc. 24, Page 376, and in Book Misc. 23, Page 774, records of Sandoval County, New Mexico;
4. Easements and notes as shown, noted and provided for on the plat recorded December 9, 1969 in Plat Book RRE2, Page 10, records of Sandoval County, New Mexico;
5. All interest in and to all of the oil, gas, coal and other minerals and all rights incident thereto, as contained in Book DR89, Page 15, records of Sandoval County, New Mexico, with respect to Lots 4 and 5; and
6. All interest in and to all of the oil, gas, coal and other minerals and all rights incident thereto, as contained in Book DR96, Page 656, records of Sandoval County, New Mexico, with respect to Lots 6 and 7.

[Signature on 2nd Page]

WITNESS my hand this 8 day of August, 2024.

Dan Mowery
Dan Mowery

Marsha Mowery
Marsha Mowery

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on August 8, 2024, by Dan Mowery and Marsha Mowery, husband and wife.

Lisa Ortega
NOTARY PUBLIC

My Commission Expires: 8/12/2025

STATE OF NEW MEXICO
NOTARY PUBLIC
LISA MICHELLE ORTEGA
COMMISSION # 1102548
COMMISSION EXPIRES 08/12/2025

DOC: 2024020142 B: 427 P: 20142 WD
09/18/2024 11:34:30 AM Page 1 of 2
Anne Brady-Romero, County Clerk-Sandoval County, NM

Old Republic Title Company 2403536-40

WARRANTY DEED

BONNIE SEIBERT, an unmarried woman ("Grantor"), for consideration paid, grants to **RESURRECTION LAND COMPANY, LLC, a New Mexico limited liability company** ("Grantee"), whose address is 409 NM HWY 528, NE, Rio Rancho, New Mexico 87124, the following described real estate in Sandoval County, New Mexico, with warranty covenants:

Lot numbered Eleven (11), in Block numbered One Hundred Sixteen (116), of Rio Rancho Estates Unit 22, as the same are shown and designated on the Plat entitled "BLOCKS 100 THRU 116, MULTIPLE TRACTS EE, FF, GG AND HH, UNIT TWENTY-TWO, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico on December 9, 1969, in Rio Rancho Estates Plat Book No. 2, Page 10.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2024 and thereafter;
2. Reservations contained in the Patent from the United States of America recorded in Book DR2, Page 311, records of Sandoval County, New Mexico;
3. Restrictive covenants recorded in Book Misc. 24, Page 376, records of Sandoval County, New Mexico;
4. Easements and notes as shown, noted and provided for on the plat recorded December 9, 1969 in Plat Book RRE2, Page 10, records of Sandoval County, New Mexico;
5. All interest in and to all of the oil, gas, coal and other minerals and all rights incident thereto, as contained in Book DR89, Page 15, records of Sandoval County, New Mexico;
6. Public Service Company of New Mexico Easement (Electric) recorded March 14, 2014 in book 417, Page 5255 as Document No. 2014005255, records of Sandoval County, New Mexico; and
7. All interest in and to all of the oil, gas, coal and other minerals and all rights incident thereto, as contained in Book DR88, Page 166, records of Sandoval County, New Mexico.

[Signature on Following Page]

WITNESS my hand this 17 day of September, 2024.

Bonnie Seibert

Bonnie Seibert

STATE OF Kentucky)

) ss.

COUNTY OF Marshall)

This instrument was acknowledged before me on September 17th, 2024, by Bonnie Seibert.

Jamie Lynn Ewing

NOTARY PUBLIC

My Commission Expires: 06/13/2026

JAMIE LYNN EWING
Notary Public
Commonwealth of Kentucky
Commission Number KYNP53694
My Commission Expires Jun 13, 2026

DOC: 2024009862 B: 427 P: 9862 WD
05/13/2024 01:48:10 PM Page 1 of 2
Anne Brady-Romero, County Clerk-Sandoval County, NM

Old Republic Title Company 2401541 CO

WARRANTY DEED

LONDA S. HARGETT, Co-Trustee of the Emil F. Hargett and Londa S. Hargett Revocable Trust dated July 1, 1992, as amended and restated on September 1, 2011** ("Grantor"), for consideration paid, grants to **RESURRECTION LAND COMPANY, LLC, a New Mexico limited liability company** ("Grantee"), whose address is c/o 409 NM HWY 528, NE, Rio Rancho, New Mexico 87124, the following described real estate in Sandoval County, New Mexico, with warranty covenants:

**and subsequently amended and restated in its entirety on May 15, 2018

Lot numbered Three (3) in Block numbered One Hundred Fifteen (115) of Rio Rancho Estates Unit 22, as the same is shown and designated on the Plat entitled "BLOCKS 100 THRU 116, MULITPLE TRACTS EE, FF, GG AND HH, UNIT TWENTY-TWO, RIO RANCHO ESTATES, SANDOVAL COUNTY, NEW MEXICO", filed in the office of the County Clerk of Sandoval County, New Mexico, on December 9, 1969, in Rio Rancho Estates Plat Book 2, Page 10

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2024 and thereafter;
2. Reservations contained in Patent from United States of America, recorded in Book Misc. 26, Page 247, records of Sandoval County, New Mexico;
3. Restrictive covenants recorded in Book Misc. 24, Page 373, and in Book Misc. 23, Page 774, records of Sandoval County, New Mexico;
4. Easements and notes as shown, noted and provided for on the plat recorded December 9, 1969, in Plat Book RRE2, Page 10, records of Sandoval County, New Mexico; and
5. All interest in and to all of the oil, gas, coal and other minerals and all rights incident thereto, as contained in Book DR106, Page 849, records of Sandoval County, New Mexico.

WITNESS my hand this 10th day of May, 2024.

Londa S. Hargett

LONDA S. HARGETT, Co-Trustee of the Emil F. Hargett and Londa S. Hargett Revocable Trust dated July 1, 1992, and amended and restated on September 1, 2011

STATE OF TEXAS)
) ss.
COUNTY OF Harris)

This instrument was acknowledged before me on May 10, 2024, by Londa S. Hargett, as Co-Trustee of the Emil F. Hargett and Londa S. Hargett Revocable Trust dated July 1, 1992, and amended and restated on September 1, 2011.

JUDY POWELL
Notary ID #5992401
My Commission Expires
June 26, 2024

Judy Powell
NOTARY PUBLIC

My Commission Expires:
6-26-2024

SANDOVAL COUNTY
200514883
Book- 408 Page- 14883
1 of 308
04/28/2005 10:39:51 AM

QUITCLAIM DEED

AMREP SOUTHWEST, INC., a New Mexico corporation formerly known as Rio Rancho Estates, Inc., for consideration paid, hereby quitclaims to **OUTER RIM INVESTMENTS, INC.**, a New Mexico corporation, whose address is 333 Rio Rancho Drive, Rio Rancho, New Mexico, that certain real estate in Sandoval County, New Mexico, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

WITNESS my hand this 26th day of April, 2005.

AMREP SOUTHWEST, INC.,
A New Mexico corporation,

By: _____
James Wall, President

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on April 26, 2005, by James Wall, President of Amrep Southwest, Inc., a New Mexico corporation, on behalf of said corporation.

_____
NOTARY PUBLIC

My Commission Expires:
2/25/07

OFFICIAL SEAL
Penny L. Kuchta
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2/25/07

22	108	15
22	108	18
22	109	7
22	109	9
22	109	13
22	110	11
22	110	12
22	110	32
22	110	35
22	111	2
22	111	5
22	111	6
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22	112	36
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22	112	40
22	112	41
22	112	42
22	113	1
22	113	4
22	113	5
22	113	8
22	113	9
22	114	3
22	114	4
22	115	1

SANDOVAL COUNTY
200514883
Book- 408 Page- 14883
153 of 308
04/28/2005 10:39:51 AM

Land Records Corp. FT ALB12682 SA 2005014883.153

22	115	4
22	115	5
22	115	6
22	115	7
22	115	8
22	115	9
22	115	10
22	115	11
22	115	12
22	115	13
22	115	14
22	115	15
22	115	16
22	115	17
22	115	18
22	115	19
22	115	20
22	115	21
22	115	25
22	116	1
22	116	10
22	116	18
22	116	19

SANDOVAL COUNTY
200514883
Book- 408 Page- 14883
154 of 308
04/28/2005 10:39:51 AM

AND

The following lots in the Rio Rancho Subdivision in Sandoval County, New Mexico, as said lots are shown and described on the plat therof filed in the office of the County Clerk of Sandoval County, New Mexico on January 20, 1970, in Book 2, Page 13:

23	76	1
23	76	2
23	76	11
23	76	19
23	76	24
23	76	31
23	77	5
23	77	8
23	77	9
23	77	15
23	77	18
23	77	19
23	77	20
23	77	22
23	78	4
23	78	18
23	78	21
23	78	28
23	78	31
23	78	42
23	78	50
23	78	57
23	78	58
23	78	60
23	78	61
23	78	62

Land Records Corp. FT ALB12682 SA 2005014883.154

22	100	51
22	100	52
22	100	56
22	100	57
22	100	58
22	100	59
22	100	64
22	100	67
22	100	70
22	100	76
22	100	77
22	100	79
22	100	84

SANDOVAL COUNTY
200514883
Book- 408 Page- 14883
152 of 308
04/28/2005 10:39:51 AM

AND

The following lots in the Rio Rancho Subdivision in Sandoval County, New Mexico, as said lots are shown and described on the plat therof filed in the office of the County Clerk of Sandoval County, New Mexico on December 9, 1969, in Book 2, Page 10:

22	EE	0000
22	FF	0000
22	GG	0000
22	HH	0000
22	101	3
22	101	4
22	101	5
22	102	11
22	102	12
22	102	21
22	104	1
22	104	2
22	104	10
22	104	20
22	104	21
22	104	24
22	104	25
22	105	School Site
22	106	1
22	106	17
22	106	19
22	106	24
22	106	25
22	106	26
22	107	13
22	107	21
22	107	22
22	107	23
22	108	7
22	108	9
22	108	11
22	108	13
22	108	14

Land Records Corp. OR ALB11895 SA 2005014883.152

CITY OF RIO RANCHO

SANDOVAL COUNTY
200328758
Book- 406 Page- 136336
1 of 2
08/18/2003 11:59 AM

ORDINANCE 24 ENACTMENT NO. 98-025

AMENDING ORDINANCE 87-1, APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP, TO AMEND THE NEWLY ANNEXED TERRITORY AS A TRANSITIONAL ZONING (TZ) DISTRICT TO PROVIDE INTERIM ZONING IN THE AREA UNTIL SUCH AS TIME AS LONG TERM LAND USE AND DEVELOPMENT POLICIES FOR THE AREA CAN BE DETERMINED

WHEREAS: The New Mexico Municipal Boundary Commission has ordered the annexation to the City of 12,187 acres of unincorporated territory in the Rio Rancho Estates area of Sandoval County; and

WHEREAS: The City desires to amend its zone map to zone the newly annexed territory as a Transitional Zoning (TZ) district to provide interim zoning in the area until such as time as long term land use and development policies for the area can be determined.

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

Section 1. **Description**. The described property, known as the Annexation Area, consisting of Parcel No. 1 and Parcel No. 2 in Rio Rancho Estates, comprising a total of 12,187.3131 acres, more or less, has been annexed into the City of Rio Rancho. Parcel 1 contains all of Sections 15, 22, 23, 24, 25, and 26, and portions of Sections 13, 20, 21, 27, 28, 29, 33, 34, and 35 in Township 13 North, Range 2 East, together with all of Sections 18 and 19 and portions of Sections 7, 8, 9, 17, 30, and 31 in Township 13 North, Range 3 East, and encompasses all of Unit Twenty-five and portions of Units Twenty-one and Twenty-two, comprising 10, 588.9495 acres, more or less, within the boundaries of Rio Rancho Estates of Sandoval County, New Mexico. Parcel 2 contains a portion of projected Sections 1 and 2 in Township 12 North, Range 2 east, portions of projected Section 6 in Township 12 North, Range 3 East, portions of projected Section 36 in Township 13 North, Range 2 East, and portions of projected Section 31 in Township 13 North, Range 3 East, and encompasses a portion of Unit 13 in the Town of Alameda Grant, comprising 1,598.3636 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico (see attached maps).

The units, blocks, and tracts in the Annexation Area are as follows:

Unit	Blocks and Tracts
13	Blocks 2-21, 24-41, 1A, 1B, B, C, D, M, N, O, AA, BB, CC, FF, GG, HH, KK, LL, MM, NN, OO, PP,QQ, RR
21	Blocks 1-121, A, B, C, D, E, AA, BB, CC, DD, EE, FF, GG, HH, JJ
22	Blocks 44-108, 109, Lots 1-14, Blocks 110-116, B, C, D, E, F, G, H, BB, CC, DD, EE, FF, GG, HH
25	Blocks 1-160, A, B, C, D, E, AA, BB, CC, and the unplatted AMREP Hawk Site property, excluding the base itself.

Section 2. **Land Use.** All 12,187 acres of the Annexation Area shall be and hereby are zoned T-Z: Transitional Zoning District, as defined in Chapter 9, Article 1, Section 9-1-18. This zoning district shall permit low density residential uses on an interim basis for newly annexed areas until such time as permanent zoning can be determined. Conditional uses or subdivision of property shall not be allowed in the Transitional Zoning District, but lot consolidations shall be permitted.

Section 3. **Severability clause.** If any section, subsection, sentence, clause, word or phrase is held to be unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, word or phrase shall not invalidate the constitutionality of the remaining portions of this ordinance.

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

ADOPTED THIS 4TH DAY OF NOVEMBER 1998

Ron B. Yestrebi

Ron B. Yestrebi, Deputy Mayor

11/6/98

Date

ATTEST:

Tina Gonzales

Tina Gonzales, City Clerk

[S E A L]

SANDOVAL COUNTY
200328758
Book- 406 Page- 136337
2 of 2
08/18/2003 11:59 AM

CODIFIED: 98-4

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

RE: O-24

DEPARTMENT: City Development **AGENDA DATE: November 4, 1998**

SUBJECT: Zone Map Amendment Ordinance for 12,187 acres of Rio Rancho Estates

SYNOPSIS:

- The City of Rio Rancho has annexed 12,187 acres of Rio Rancho Estates and plans to rezone it T-Z: Transitional Zoning district on an interim basis until long term land use and development policies can be determined (see attached Zone Map Amendment Ordinance).

- On August 6, 1998, the New Mexico Municipal Boundary Commission held a public hearing on the amended annexation petition by the City of Rio Rancho to annex 12,187 acres of Rio Rancho Estates, and approved the annexation order to proceed (see attached Annexation Order).

- The New Mexico State Highway and Transportation Department agreed to the annexation of the state right of way along New Mexico State Highway 44, subject to the conditions specified in the letter of consent (see attached Letter of Consent).

- The transitional zoning (T-Z) district would provide interim zoning for the area before the permanent zoning is determined under the revised comprehensive plan. The T-Z district would allow single family residential uses, without permitting conditional uses or subdivisions, except for lot consolidations.

- The Planning and Zoning Commission (PZC) voted unanimously to recommend the zone map amendment to zone the annexation area as T-Z at its October 13th meeting (see attached Action Summary of October 13 PZC meeting)

- Notifications have been mailed out to property owners to inform them of the public hearing on the zoning of the annexation area that is scheduled for the November 4th meeting of the Governing Body (see attached Letter of Notification).

- An ordinance to revise the geographic boundaries of the City Council districts will be presented to the Governing Body in the near future to provide political representation for the residents of the newly annexed territory.

BACKGROUND AND ANALYSIS:

City Development has annexed 12,187 acres of Rio Rancho Estates into the City and plans to rezone it T-Z, or transitional zoning district (see attached Zone Map Amendment Ordinance). The purpose of this annexation is to extend planning and zoning controls over this largely vacant area and to establish contiguity to the large land parcels owned by the state and other entities for future development.

On August 6, 1998, the New Mexico Municipal Boundary Commission held a public hearing on the amended petition by the city to annex 12,187 acres of Rio Rancho Estates, and approved the annexation order to proceed (see attached Annexation Order). The New Mexico State Highway and Transportation Department agreed to the annexation of the state right of way along New Mexico State Highway 44, subject to the conditions specified in the letter of consent (see attached Letter of Consent).

According to New Mexico law, the City of Rio Rancho must zone this area upon annexation and inform the property owners of the zoning. The City wishes to zone the annexation area as a Transitional Zoning (T-Z) district, which is intended to provide an interim zone that would give the City time to determine the permanent

zoning for the annexation area. The T-Z district is designed to allow single family residential uses in the annexation area, without permitting conditional uses or lot subdivisions, except for lot consolidations.

The Planning and Zoning Commission (PZC) voted unanimously to recommend the zone map amendment to zone the annexation area as T-Z at its October 13th meeting (see attached Minutes of October 13th PZC meeting). Notifications were mailed out to property owners informing them of the public hearing on the proposed zoning of this area that is scheduled for the November 4th meeting of the Governing Body (see attached letter of Notification). Notifying the property owners of the public hearings gives them the opportunity to attend the public hearing or submit written comments on the proposed zoning.

An ordinance to revise the geographic boundaries of the City Council districts will be presented to the Governing Body in the near future to provide political representation for the residents of the newly annexed territory. Once the zoning and redistricting of the annexation area have been approved by the Governing Body, the process by which the annexation area is incorporated into the City will be complete.

DEPARTMENT RECOMMENDATION:

The City Development Department recommends approval of the Zone Map Amendment Ordinance for the Annexation Area.

PREPARED BY: Robert McCutcheon DATE: 10/14/98

DEPARTMENT DIRECTOR: [signature] DATE: 10/14/98

CITY ADMINISTRATOR: [signature] DATE: 10/16/98

ATTACHMENT I: Zone Map Amendment Ordinance
ATTACHMENT II: N.M. Municipal Boundary Commission Annexation Order
ATTACHMENT III: N.M. State Highway and Transportation Department Letter of Consent
ATTACHMENT IV: Summary of October 13th Planning and Zoning Commission Meeting
ATTACHMENT V: Letter of Notification to Property Owners

98 OCT 15 PM 3:13
CITY CLERK
OFFICE OF THE CITY CLERK
RECEIVED

STATE OF NEW MEXICO
DEPARTMENT OF FINANCE AND ADMINISTRATION
LOCAL GOVERNMENT DIVISION

Bataan Memorial Building, Suite 201 □ Santa Fe, New Mexico 87503
(505) 827-4950 □ FAX No. (505) 827-4948 □ Toll Free (800) 432-7108

GARY E. JOHNSON
GOVERNOR

DAVID W. HARRIS
SECRETARY

JEFF CONDREY
DIRECTOR

September 16, 1998

The Honorable John M. Jennings
Mayor, City of Rio Rancho
P.O. Box 15550
Rio Rancho, NM 87174

Dear Mayor Jennings:

Enclosed please find order No. 98-01 of the New Mexico Municipal Boundary Commission pursuant to Section 3-17-16, NMSA, 1978 Comp. for your files.

If you have any questions, please feel free to contact me at 1-800-432-7108.

Yours truly,

Claudette Garduno
Administrative Secretary

NEW MEXICO STATE HIGHWAY
AND TRANSPORTATION DEPARTMENT
AN EQUAL OPPORTUNITY EMPLOYER

GARY E. JOHNSON
GOVERNOR

COMMISSION

Holm Bursum, III
Chairman, Socorro

Edward T. Begay
Vice-Chairman, Gallup

Peter T. Mocho, Sr.
Secretary, Albuquerque

Sherry Galloway
Member, Farmington

Albert N. Sanchez
Member, Santa Rosa

Sidney G. Strebeck
Member, Portales

DEPARTMENT

Secretary
Pete K. Rahn

General Office
P.O. Box 1149
Santa Fe, NM
87504-1149
505-827-5100

District One Office
P.O. Box 231
Deming, NM
88031-0231
505-546-2603

District Two Office
P.O. Box 1457
Roswell, NM
88202-1457
505-624-3300

District Three Office
P.O. Box 91750
Albuquerque, NM
87199-1750
505-841-2700

District Four Office
P.O. Box 30
Las Vegas, NM
87701-0030
505-454-3600

District Five Office
P.O. Box 4127
Coronado Station
Santa Fe, NM
87502-4127
505-827-9500

District Six Office
P.O. Box 2159
Milan, NM
87021
505-285-3200

October 16, 1998

Mayor John M. Jennings
City of Rio Rancho
3900 Southern Boulevard SE
P.O. Box 15550
Rio Rancho, New Mexico 87174-0550

Re: Proposed Annexation of NM 44 right-of-way by Rio Rancho

Dear Mayor Jennings:

On behalf of the New Mexico State Highway and Transportation Department, consent is hereby given to the proposed annexation before the Municipal Boundary Commission 12,187 acres, including a portion of the New Mexico State Highway #44 right-of-way. By giving our consent, the Department still retains any and all of its authority and control over the highway right-of-way, including issues of access and utilities. This authority will not be diminished in any way by our consent to this annexation.

With that understanding, we wish you well in your efforts as Rio Rancho continues to grow. We appreciate your contacting us for our consent in this matter and look forward to working with you in the future.

Sincerely,

Charlie V. P. Trujillo
Engineering Design Division Director

cc: Robert McArthur, Special Projects Planner
City of Rio Rancho
Bill Moyers, Office of General Counsel

CITY OF RIO RANCHO
PLANNING & ZONING COMMISSION
ACTION SUMMARY

October 13, 1998

A. **ZONE MAP AMENDMENT:** Applicant requests a zone map amendment for the purpose of changing the zoning designation of 12,187 acres of Rio Rancho Estates which was newly annexed from "Unzoned" to TZ/Transitional Zoning District. **Applicant: City of Rio Rancho; City Development Department**
APPROVED 5-0

B. **UNIT 16 WEST REDEVELOPMENT:** Applicant requests a recommendation to the Governing Body for approval of the Conceptual Plan for Spanish Trails - A Planned Mixed-Use Development and accompanying Resolution. **Applicant: West Land Development, LLC.**
APPROVED 5-0

City of Rio Rancho

3900 Southern Blvd. SE ● PO Box 15550
Rio Rancho, NM 87174-0550
(505) 891-7206 ● Fax (505) 896-8994

DEPARTMENT OF CITY DEVELOPMENT

September 23, 1998

Re: Letter of Notification to Property Owners of Annexation and Zoning

Dear Property Owner:

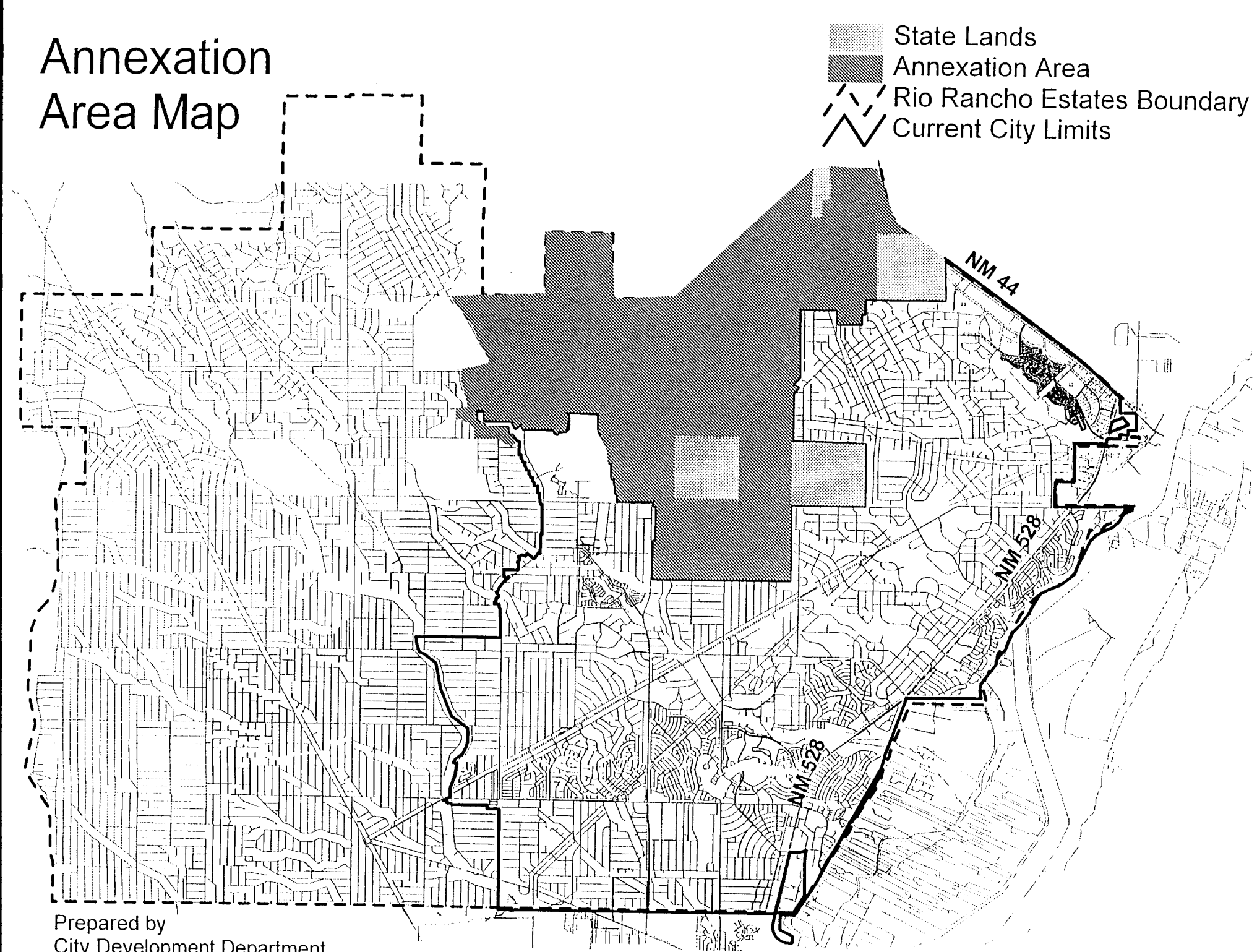
On August 6, 1998, the New Mexico Municipal Boundary Commission approved the annexation of over 12,187 acres of unincorporated territory in Rio Rancho Estates into the City of Rio Rancho, New Mexico. All property owners with property inside the annexation area or adjacent property that is located within one hundred (100) feet of the annexation area are being notified of the annexation and zoning. The annexation area consists of two parcels with the following legal descriptions:

> Parcel 1 contains all of Sections 15, 22, 23, 24, 25, and 26, and portions Sections 13, 20, 21, 27, 28, 29, 33, 34, and 35 in Township 13 North, Range 2 East, together with all of Sections 18 and 19 and portions of Sections 7, 8, 9, 17, 30, and 31 in Township 13 North, Range 3 East, and encompasses all of Unit Twenty-five and portions of Units Twenty-one and Twenty-two, comprising 10,588.9495 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico. Parcel 2 contains a portion of projected Sections 1 and 2 in Township 12 North, Range 2 east, portions of projected Section 6 in Township 12 North, Range 3 East, portions of projected Section 36 in Township 13 North, Range 2 East, and portions of projected Section 31 in Township 13 North, Range 3 East, and encompasses a portion of Unit 13 in the Town of Alameda Grant, comprising 1,598.3636 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico (see attached maps of annexation area).

The City of Rio Rancho is requesting approval of an ordinance to zone the annexation area as a Transitional Zoning District (T-Z). The T-Z district is applied to newly annexed areas on an interim basis until permanent zoning can be established that is consistent with the City's long term land use and development policies. The T-Z district permits single family residential uses, but it does not permit conditional uses or subdivision of property, except for lot consolidations. Adjacent property that is located within hundred (100) feet of the annexation area will not be included in the T-Z district, but the owners of the adjacent property are being notified of the zoning by this letter.

The City of Rio Rancho will hold a public hearing on the ordinance to zone the annexation area as a Transitional Zoning District at the meeting of the Governing Body on **November 4, 1998, at 7:00 pm** in the City Hall Council Chambers at 3900 Southern Blvd. If you would like to comment on this ordinance, we urge your participation at the public hearing, or you may submit written comments that will be presented to the Governing Body on your behalf if you cannot attend the hearings. Please do not hesitate to contact this office if you have any questions regarding this matter.

Annexation Area Map



Prepared by
City Development Department
7/20/98

21963

STATE OF NEW MEXICO
MUNICIPAL BOUNDARY COMMISSION

In re the Application of the City of Rio Rancho to Annex 12,187.3131 Acres of Land, More or Less

No. 98-01

ORDER OF ANNEXATION

This matter came to hearing before the Municipal Boundary Commission on August 6, 1998, at the South Conference Room, 3900 Southern Blvd. S.E., Rio Rancho. After considering all the evidence, the Commission **FINDS:**

1. On July 29, 1998, the City of Rio Rancho, by and through its mayor the Honorable John M. Jennings, filed an Amended Petition to annex 12,187.3131 acres of land, more or less, described as follows:

> Parcel 1 contains all of Sections 15, 22, 23, 24, 25, and 26, and portions Sections 13, 20, 21, 27, 28, 29, 33, 34, and 35 in Township 13 North, Range 2 East, together with all of Sections 18 and 19 and portions of Sections 7, 8, 9, 17, 30, and 31 in Township 13 North, Range 3 East, and encompasses all of Unit Twenty-five and portions of Units Twenty-one and Twenty-two, comprising 10, 588.9495 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico. Parcel 2 contains a portion of projected Sections 1 and 2 in Township 12 North, Range 2 east, portions of projected Section 6 in Township 12 North, Range 3 East, portions of projected Section 36 in Township 13 North, Range 2 East, and portions of projected Section 31 in Township 13 North, Range 3 East, and encompasses a portion of Unit 13 in the Town of Alameda Grant, comprising 1,598.3636 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico,

and is more fully described in the Amended Petition with references to metes and bounds.

2. The New Mexico Department of Finance and Administration Local Government Division published notice of the hearing in the Rio Rancho Observer once each week for four consecutive weeks.

62318

3. Petitioner caused to be posted the same notice in six conspicuous places within the City of Rio Rancho.

4. The property Petitioner seeks to annex abuts the current City limits of the City of Rio Rancho.

5. Petitioner provided satisfactory evidence that it will be able to provide utility and public safety services to the property Petitioner seeks to annex as the area is developed.

Further, the Commission **CONCLUDES:**

1. Pursuant to NMSA 1978, Section 3-7-1 and 3-7-14(B) (Repl. Pamp. 1995), the Municipal Boundary Commission has jurisdiction to consider this matter.

2. Pursuant to Section 3-7-14(C), venue of the hearing was properly in Rio Rancho, New Mexico.

3. The notice of the annexation hearing complied fully with Section 3-7-14(B) and substantially with NMSA 1978, Section 3-1-2(J) (Repl. Pamp. 1995), though the latter statute does not apply to this annexation.

4. There is a preponderance of evidence demonstrating that Petitioner has the capacity to provide municipal services to the area Petitioner seeks to annex.

Accordingly this Commission **ORDERS** that the City of Rio Rancho's Amended Petition to annex 12,187.3131 acres of land, more or less, described as follows:

> Parcel 1 contains all of Sections 15, 22, 23, 24, 25, and 26, and portions Sections 13, 20, 21, 27, 28, 29, 33, 34, and 35 in Township 13 North, Range 2 East, together with all of Sections 18 and 19 and portions of Sections 7, 8, 9, 17, 30, and 31 in Township 13 North, Range 3 East, and encompasses all of Unit Twenty-five and portions of Units Twenty-one and Twenty-two, comprising 10, 588.9495 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico. Parcel 2 contains a portion of projected Sections 1 and 2 in Township 12 North, Range 2 east, portions of projected Section 6 in Township 12 North, Range 3 East, portions of projected Section 36 in Township 13 North, Range 2 East, and portions of projected Section 31 in Township 13 North, Range 3 East, and encompasses a portion of Unit 13 in the Town of Alameda Grant, comprising 1,598.3636 acres, more or less, within the boundaries of Rio Rancho Estates in Sandoval County, New Mexico,

and is more fully described in the Amended Petition with references to metes and bounds, should be, and hereby is, granted by unanimous vote of the Commission.

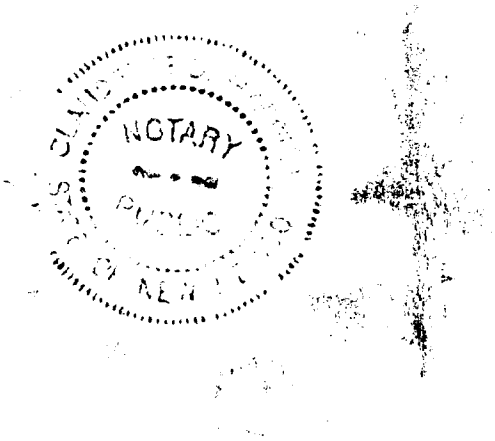
DATED September 9, 1998

By: Gerald Maestas
GERALD MAESTAS, Chairman
For the New Mexico Municipal
Boundary Commission

62320

STATE OF NEW MEXICO)
)
COUNTY OF SANTA FE)

Subscribed and sworn to before me this 8 day of September, 1998 by Gerald Maestas, Municipal Boundary Commission Chairman.



Notary Public

My Commission Expires: 3/7/00

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
9:03 A.M. P.M. on
SEP 9 1998
Recorded in Vol. 401
of records of said county, folio 62315 - 62321
Clk. & Recorder
By: LAB, Deputy

62321

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

March 7, 2025

RE: Orchard Park Master Plan (Case No. 24-400-00003)

Dear Property Owner:

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

The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24. The proposed Master Plan area comprises approximately 46.66 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, March 25, 2025,** starting at 6:00 pm in the **Council Chambers of City Hall, located at 3200 Civic Center Circle**. If you would like to comment on this application, you are encouraged to send in comments in writing to tdvorak@rrnm.gov, which will be presented to the Planning and Zoning Board. This Planning and Zoning Board meeting will be hybrid with options to participate virtually or in person. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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

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

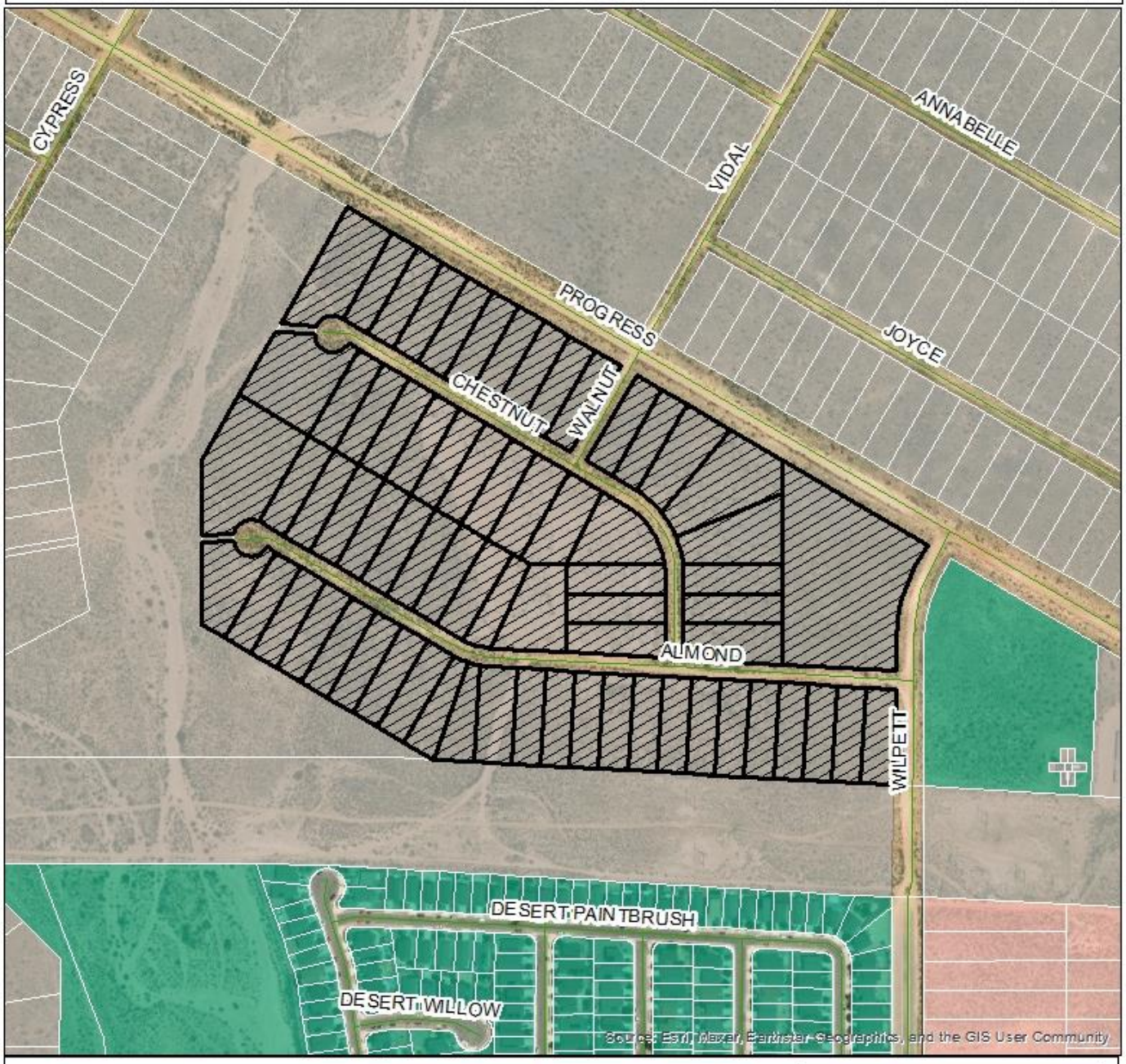
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Tim Dvorak

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

ORCHARD PARK MASTER PLAN
RIO RANCHO ESTATES UNIT 22, BLOCK 113, LOTS 1-10; BLOCK 114, LOTS 1-8 & TRACT HH; BLOCK 115, LOTS 1-25; AND BLOCK 116, LOTS 1-24.



Rio Rancho
City of Vision

0 120 240 480 720 960 Feet

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

Map Created by Tim Dvorak on 3/6/2025

Proposed Master Plan Boundary
Roads
Zoning
NC
SU
TZ

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, March 25, 2025:

Vacation of Plat
Case #25-230-00001
The applicant FNA, LLC requests approval of a vacation of right-of-way (ROW) for Isabel Road SE located at the intersection with Black Arroyo Blvd NW.

Master Plan
Case #24-400-00003
The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The Master Plan boundary includes the subject properties legally described as Rio Rancho Estates Unit 22, Block 113, Lots 1-10; Block 114, Lots 1-8 & Tract HH; Block 115, Lots 1-25; and Block 116, Lots 1-24.

Zone Map Amendment
Case #25-100-00002
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-5, 7-10, and 33-36.

Master Plan
Case #25-400-00001
The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B.

Zone Map Amendment
Case #25-100-00003
The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment to change the zoning of the two subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from SU: Special Use for C-1/Retail Commercial to R-4: Single Family Residential. The subject properties comprise approximately 26.51 acres.

Specific Area Plan Amendment
Case #25-410-00002
The applicant, Tampico Development, LLC, requests approval of amendments to the Tampico North Specific Area Plan and the La Barranca Specific Area Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject property from the plan. The proposed amendment to the La Barranca Specific Area Plan request that the plans reflect the proposed change in zoning and land use as per case #25-100-00003.

Zone Map Amendment
Case #24-100-00015
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment. The Zone Map Amendment is for STNG, Tracts 3 and 5, to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential and R-6: Multi-Family Residential Uses.

Master Plan Amendment
Case# 24-410-00004
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan.

Specific Area Plan Amendment
Case #24-410-00005
The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. The amendments to the Lomas Negras Specific Area Plan are to reflect the change of zoning and land uses.

Conditional Use Permit
Case #25-120-00002
The applicant Devon Amos requests a Conditional Use Permit for 1724 and 1732 Inca Rd NE, legally described as Unit 13, Block 77 Lots 39&40 for RV/Self-Storage. The properties are zoned C-1: Retail Commercial.

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

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

Journal: March 10, 2025

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 7, 2025

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

FROM: Development Services Department, Planning & Zoning Division

RE: Orchard Park Master Plan (REVISIONS): DSD #24-400-00003

The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The proposed master plan is located on the southern side of Progress Blvd NE, bounded by Wilpett Dr NE to the east. The current parcels are zoned TZ: Transitional District and are proposed to be zoned R-1 & R-4: Single-Family Residential District in a subsequent Zone Map Amendment. The subject properties comprise approximately 46.66 acres and are legally described as Unit 22, Blocks 113, 114, 115, & 116, Lots 1-10, 1-8 & Tract HH, 1-25, & 1-24.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, January 21, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(x_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Site shall follow all requirements in appendix D of the 2021 International Fire Code. Fire hydrants need to be spaced every 500'.

Fire Marshal James Wenzel — Reviewer
01/07/2025 — Date

~~way to Almond Road. The remaining portion of Wilpett Drive will remain unimproved. Progress Boulevard is currently a maintained roadway by the City which will provide access to Unser Boulevard to the east and will not be paved with this development. Vehicular traffic from the Property will be able to access the paved local transportation network via Wilpett Drive to King Boulevard. Once a Traffic Impact Analysis (TIA) is completed for the area, the required extents of roadway paving adjacent to and surrounding the development will be determined.~~

~~Allny proposed stub streets or hammerheads comply with International Fire Code 2024 requirements for fire access roads, any variances will be submitted during preliminary and final plat approval stage. over 150 feet will require a variance. Plans will go through an engineering review in which fire access stub street lengths will be verified. Internal circulation will be built as required. Improvements for Wilpett Drive are shown below in Figure 6-1.~~

The roadways within the master plan area have been designed to create a safe, accessible, and multi-modal street network that connect the Master Plan Area to adjacent community. Major roads within the planning area include Almond Road and Willpett Drive. Willpet Drive is the primary north/south collector roadway which provides access to the existing and planned subdivisions. The remaining streets in the planning area are local roads designed to serve the planned residential subdivision.

New typical roadway sections within the development will be in accordance with the City design standard drawings.

All proposed stub street or hammerheads will comply with the international fire code 2024 requirements for fire access, any variances will be submitted during the preliminary plat approval phase. These plans will go through an engineering review in which stub streets lengths will be verified.

A traffic impact analysis will be completed during the engineering review process to determine the extent of roadway improvements within, adjacent to and surrounding the development

, Access/Improvements will need to comply with SAMM spacing, and the Design Process Manual (DPM) Vol II Chapter II.3. Compliance with the subdivision ordinance is required.

DSD Engineering Comments Pg. 2

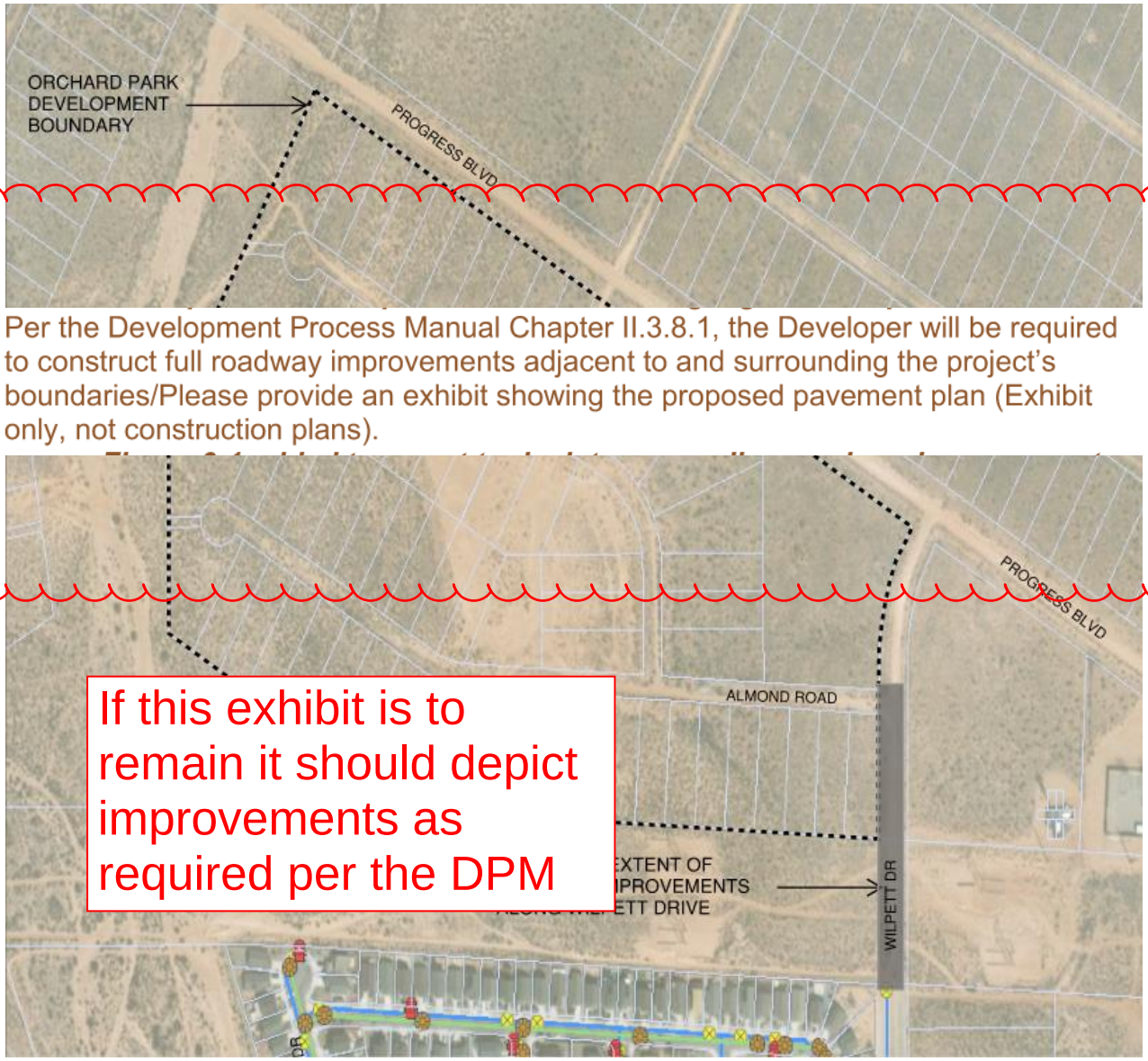


Figure 6-1 : Proposed Roadway Improvements

Trip Generation Study

A trip generation study was prepared for the development of the Property and shows the amount of traffic to be minor. The site has two access points and as such has good movement into and out of the Property. The trip generation shows approximately [30] AM and [104] PM peak trips entering and, [91]AM and [61]PM peak trips exiting the Property during the respective peak hours The trip generation analyses are presented in **Figure 6-1 Trip Generation Calculations**. **Figure 6-2** shows the total trips generated, **Figure 6-3** shows the morning peak hour trips, and **Figure 6-4** shows the evening peak hour trips.

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 5, 2024

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

FROM: Development Services Department, Planning & Zoning Division

RE: Orchard Park Master Plan: DSD #24-400-00003

The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The proposed master plan is located on the southern side of Progress Blvd NE, bounded by Wilpett Dr NE to the east. The current parcels are zoned TZ: Transitional District and are proposed to be zoned R-1 & R-4: Single-Family Residential District in a subsequent Zone Map Amendment. The subject properties comprise approximately 46.66 acres and are legally described as Unit 22, Blocks 113, 114, 115, & 116, Lots 1-10, 1-8 & Tract HH, 1-25, & 1-24.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, November 19, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

SSCAFCA comments:

1. Western and southwestern lots are located within the LEE line and will be required to meet CORR ordinance chapter 153 for construction of any structures on them.
2. Any drainage into the arroyo will require turnkey agreement with SSCAFCA.
3. Per 2021 Montoyas WPMP, SSCAFCA has identify this location for Ponce De Leon Off-Channel facility.

_____ 11/19/24
Reviewer Date

PRCS Comments Pt. 1

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 5, 2024

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

FROM: Development Services Department, Planning & Zoning Division

RE: Orchard Park Master Plan: DSD #24-400-00003

The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The proposed master plan is located on the southern side of Progress Blvd NE, bounded by Wilpett Dr NE to the east. The current parcels are zoned TZ: Transitional District and are proposed to be zoned R-1 & R-4: Single-Family Residential District in a subsequent Zone Map Amendment. The subject properties comprise approximately 46.66 acres and are legally described as Unit 22, Blocks 113, 114, 115, & 116, Lots 1-10, 1-8 & Tract HH, 1-25, & 1-24.

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(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

The size of the proposed development will require park land allocation. With the proposed 171 lots (not including lots not owned by the applicant and part of the development plan), 1.45 acres of developed park land is required (171 residences x 2.83 residents per residence; 3 acres developed park land per 1,000 residents). Due to the size, the park will need to be owned and operated by an HOA, and would go through the commercial building permitting process and follow any national building codes, safety standards and ADA requirements. While the size of the development triggers the need for a Master Plan, the hold-out/non-contiguous lots within the Master Plan boundaries of the proposed master planned development appear to make the plan for this development premature. PRCS defers to DSD for any updated recommendations, requirements or any approvals.

Dyane N. Sonier *11/20/2024*

Reviewer Date

PRCS Comments Pt. 2

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 7, 2025

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

FROM: Development Services Department, Planning & Zoning Division

RE: Orchard Park Master Plan (REVISIONS): DSD #24-400-00003

The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The proposed master plan is located on the southern side of Progress Blvd NE, bounded by Wilpett Dr NE to the east. The current parcels are zoned TZ: Transitional District and are proposed to be zoned R-1 & R-4: Single-Family Residential District in a subsequent Zone Map Amendment. The subject properties comprise approximately 46.66 acres and are legally described as Unit 22, Blocks 113, 114, 115, & 116, Lots 1-10, 1-8 & Tract HH, 1-25, & 1-24.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, January 21, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

The comments provided for the original master plan still apply. On page 15 of the revised master plan the applicant states that the proposed subdivision falls below a "threshold" - the site acreage to be developed and number of residences would require dedication of 1.45 acres. The project is not exempt from this dedication and is located approximately one mile (walking) from the closest park without any sidewalks – making it geographically isolated from other developed park amenities – again triggering a requirement that a private park be built. This would not necessarily eliminate the need to pay park impact fees. Additionally, as stated in the comments for the original master plan, the number of interior and edge lots that are not part of this master plan makes it appear premature to implement the proposed master plan. PRCS defers to DSD for any recommendations, requirements and/or any approvals.

Dyane N. Sonier *01/22/2025*

Reviewer Date

PRCS Comments Pt. 3

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: February 19, 2025

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

FROM: Development Services Department, Planning & Zoning Division

RE: Orchard Park Master Plan (2.19.25 REVISION): DSD #24-400-00003

The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The proposed master plan is located on the southern side of Progress Blvd NE, bounded by Wilpett Dr NE to the east. The current parcels are zoned TZ: Transitional District and are proposed to be zoned R-1 & R-4: Single-Family Residential District in a subsequent Zone Map Amendment. The subject properties comprise approximately 46.66 acres and are legally described as Unit 22, Blocks 113, 114, 115, & 116, Lots 1-10, 1-8 & Tract HH, 1-25, & 1-24.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Friday, February 28, 2025**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
- (_) RECOMMENDED FOR APPROVAL
- (_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
- (_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

Prior comments about premature development without specific plans for how to deal with lots within the plan perimeter but are not owned by the developer still stand – the layout seems incomplete. Additional, specific information about how Wilpett Dr. will be improved with sidewalk, any ramps, etc. to ensure safe pedestrian access from Orchard Park to the Northern Meadows subdivision should be clearly described in the amenities section of the plan. PRCS defers to DSD for any further recommendations, requirements or approvals.

Dyane N. Sonier — Reviewer

03/04/25 — Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: November 5, 2024

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

FROM: Development Services Department, Planning & Zoning Division

RE: Orchard Park Master Plan: DSD #24-400-00003

The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the proposed Orchard Park Master Plan. The proposed master plan is located on the southern side of Progress Blvd NE, bounded by Wilpett Dr NE to the east. The current parcels are zoned TZ: Transitional District and are proposed to be zoned R-1 & R-4: Single-Family Residential District in a subsequent Zone Map Amendment. The subject properties comprise approximately 46.66 acres and are legally described as Unit 22, Blocks 113, 114, 115, & 116, Lots 1-10, 1-8 & Tract HH, 1-25, & 1-24.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **Tuesday, November 19, 2024**. If redline comments are made on the plan, please also provide me with a copy. Please contact Tim Dvorak at 505-896-8361 or e-mail tdvorak@rrnm.gov if you have any questions or would like to review a hard copy at my office.

This item has been reviewed and is hereby:
(_) RECOMMENDED FOR APPROVAL
(_) RETURNED FOR REVISIONS RESUBMITTAL REQUIRED
(_) RETURNED WITH COMMENTS RESUBMITTAL NOT REQUIRED

MRMPO has no adverse comments. For informational purposes:

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

- Encourage networks that improve connectivity (i.e., those with shorter block lengths and fewer dead ends/cul-de-sacs).
- Increase alternative housing concepts such as tiny homes, co-housing, multi-generational housing and accessory dwelling units.
- Require that proposed roadways in newly developing areas be well-connected to existing arterials and adjacent neighborhoods.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood setting.
- Require new residential subdivisions to include adequate tree canopy, particularly in EJ communities.

Peach Anderson-Tauzer 11-19-2024

Reviewer Date

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

RESOLUTION ADOPTING THE ORCHARD PARK MASTER PLAN

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

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

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend, and carry out a general municipal plan, the Rio Rancho Comprehensive Plan; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the proposed Orchard Park Master Plan at their meeting held on March 25, 2025, and have made recommendation to the Governing Body on the adoption of the proposed Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho, following a duly noticed public hearing on April 24, 2025, reviewed the proposed Orchard Park Master Plan and determined that the 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 proposed Orchard Park Master Plan, attached hereto.

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

Section 3. **Effective Date.** This Resolution shall become effective ten days after adoption.

ADOPTED THIS 24th DAY OF APRIL, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)

Timothy Dvorak

From: Bryan Aragon <BryanA@aswinc.com>
Sent: Tuesday, March 25, 2025 9:16 AM
To: AMY RINCON; BRIAN BABYAK; Timothy Dvorak
Cc: Jarrod Likar; Ron Bohannan; Sergio Lozoya
Subject: P&Z Meeting Tonight - Legislation Item: 24-400-00003

Caution! This message was sent from outside your organization. Report

Hello Tim,
I would like to request a deferral of Item 11 – Orchard Park Master Plan, Legislation Item: 24-400-00003.

Also, we would like to request a meeting to discuss staff concerns regarding the denial recommendation and how we can get to a recommendation of approval to the board.

The deferral duration is dependent on when a meeting can be scheduled.

Thank you,
Bryan Aragon, PE
Land Development Coordinator
AMREP Southwest Inc.
409 NM Hwy 528 NE
Rio Rancho, NM 87124
Office: (505) 389-2191
Cell: (505) 250-1769