Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
April 22, 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.

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.

1. **Preliminary Plat Extension.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat Extension for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
LocationZoneMap.pdf
Extension Request.pdf
Preliminary Plat Unser Pavilion West.pdf
Reproduction of Notices.pdf

2. **Variance.** The applicant, Justin Carricato, requests approval of a variance to the E-1: Estate Residential District side setback requirement of 10' to allow for a 5' side setback for a 360 square foot accessory structure on the property located at 4420 Bentgrass Meadows Drive NE, legally described as Diamond Ridge, Block 2, Lot 35. Staff contact is Tamarah Martinez, and staff recommends denial.
Location & Zoning Map
Land Use Application.pdf
Letters.pdf
Complete Submittal.pdf
Reproduction of Notices.pdf
Findings_of_Fact_Bentgrass_Meadows.docx

3. **Variance.** The applicants, Timothy and Robin Hecker, request approval of a Variance to the 5 ft rear setback for patio covers to allow for a 1.9-foot encroachment into the rear setback area, for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11. Staff contact is Tim Dvorak and staff recommends denial with findings.
Zoning, Location Map
Application
Justification
Letters of Support
Building Permit Application 25-1963
Reproduction of Notices, Legal
Findings_of_Fact_620_Superstition_Dr_SE.docx

4. **Variance.** The applicant, AMREP Southwest Inc., is requesting approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the property located at 101 9th Avenue NE. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.
Location & Zoning Map.pdf
Application.pdf
Justification Letter.pdf
Existing Zoning Ordinances.pdf
98-023 O-21 Overlay Ordinance.pdf
Reproduction of Notifications.pdf
Findings of Fact.docx

5. **Variance.** The applicant, Amreston Construction, is requesting approval of a Variance to R.O. 2003, Section 154.60(A)(8) Residential Design Criteria, requiring all utility service and distribution lines be placed underground. The request is for an overhead power extension for the subject property located at 101 9th Avenue NE, legally described as Unit 11, Block UU, Lot 34. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.
Location & Zoning Map.pdf
Application.pdf

Justification Letter.pdf
Existing Zoning Ordinances.pdf
Reproduction of Notifications.pdf
Findings_of_Fact_BMB.docx

6. **Master Plan Amendment.** The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Lomas Encantadas Master Plan. Staff contact is Tim Dvorak and staff recommends that the Planning and Zoning Board recommend approval to the Governing Body.
Zoning, Location Map
Application & Authorization
Justification Letter
Exhibit A Lomas Encantadas Master Plan (Clean)
Lomas Encantadas Master Plan (Redline)
Lomas Encantadas MPA - Existing vs. Proposed
Reviewer Comments
2024_Lomas_Encantadas_Master_Plan_Amendment_Draft_Resolution.doc
Public Comment - Bernhardsen, Theresa
Public Comment - Borrego, Ramon

7. **Zone Map Amendment.** The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
Zoning, Location Map
Application & Authorization
Justification Letter
Lomas Encantadas Master Plan - Clean
Lomas Encantadas Master Plan - Red Line
Property List
Reproduction of Notices, Legal Ad
Public Comment - Bernhardsen, Theresa
Public Comment - Borrego, Ramon
Draft_Ordinance_BMB.docx

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 22-210-00005

AGENDA DATE:
April 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat Extension for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Preliminary Plat Extension for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1.

The preliminary plat for Unser Pavilion West, Tract A was approved by the Planning and Zoning Board on April 12, 2022, received its first extension on May 9, 2023, and received a second extension on April 23, 2024. This final extension is to allow for additional time to work with Development Services on a possible Plat Amendment in order dedicate the right-of-way for Pavilion Way.

The applicant has stated in their request that " As you're aware, we are working with Development Services on a possible Plat Amendment so we can dedicate the ROW for Pavilion Way in time for Verdot Capital to commence building the new road. Our intent is to work with Development Services and Public Works to allow the temp closure of 21st once Pavilion Way is operational. But time Final Platting to the sale of UPW. Development Agreements will need to follow between all parties once the TIS is complete in early April."

The proposed plat is located west of Unser Blvd SE, a principal arterial, and will be accessed via Wellspring Ave SE from dedicated right-of-way on the proposed plat. The plat is dedicating Pavilion Way SE as access to the subject property and to Wellspring Ave SE from the south and west. The proposed plat is 5.5311 acres and is zoned C-1: Retail Commercial per Ordinance No. 2, Enactment No. 19-03.

The subject property is part of the Unser Pavilion West Master Plan, adopted January 2019 under Resolution No. 3, Enactment No. 19-03. The subject property is also within the Unit 10 Specific Area Plan, adopted August 2016, and amended July 2018.

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

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

Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize the Plat Amendment to dedicate the necessary right-of-way of Pavilion Way SE, and that reapproval of the preliminary plat is not necessary nor would it serve the public interest.

NOTIFICATIONS:
Notice of the preliminary plat extension request and hearing date was sent via first class mail to abutting property owners 15 days prior to the hearing. A legal notice was published in the April 7, 2025 edition of the Albuquerque Journal. A notice sign was posted to the property on April 15, 2025. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends the Planning and Zoning Board approve the Preliminary Plat Extension 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 a preliminary plat extension.
2. The applicant has the authority to apply for a preliminary plat extension.

SPECIFIC FINDINGS OF FACT AND CONDITIONS OF APPROVAL:
1. The preliminary plat extension has been prepared, reviewed and conforms to the City of Rancho plans and policies.
2. The preliminary plat conforms to the requirements of the Subdivision Code, Code of Ordinances, Chapter 155.22 (F).
3. The preliminary plat extension provides the applicant with additional time to comply with the conditions of preliminary plat approval.
4. The City has made no significant revisions to the Code of Ordinance or infrastructure design standards since the preliminary plat approval for Unser Pavilion West, Tract A that would create inconsistent standards for the development given the preliminary plat extension.
5. All the conditions of the April 12, 2022 preliminary plat approval shall apply to this extension, including the following:

a. A Trip Generation Report is required and an additional Traffic Study may be required for traffic if thresholds exceed those identified per the City of Rio Rancho Design Process Manual (DPM) Vol II Chapter II.3.
b. A Water / Waste Water Availability statement from the Utility Division is required prior to final plat approval.
c. A grading and drainage plan/ report and an erosion control plan are required with future development, and must conform to any currently approved master drainage plan for this area. Storm water drainage and water quality discharge will need to be addressed per the City of

Rio Rancho, Design Process Manual (DPM) Vol II Chapter II.2.

d. Engineering drawings are required for development of public and private infrastructure. Work performed in the right-of-way will require a City of Rio Rancho, Right-of-Way Permit and a Traffic Control Plan. Contractors must be licensed and bonded to work in the City of Rio Rancho.

6.The preliminary plat conforms to the requirements of the C-1: Retail Commercial Zoning District.

7. The preliminary plat conforms to the Unser Pavilion West Master Plan.

8. In accordance with R.O. 2003 § 155.24(A), the final plat shall be recorded within 12 months following approval of the preliminary plat, or the Planning and Zoning Board approval shall become null and void.

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

10. Impact fee assessment will be based on the date of the original preliminary plat approval and valid for four (4) years from the date of that approval.

ALTERNATIVES:

The Planning and Zoning Board may:

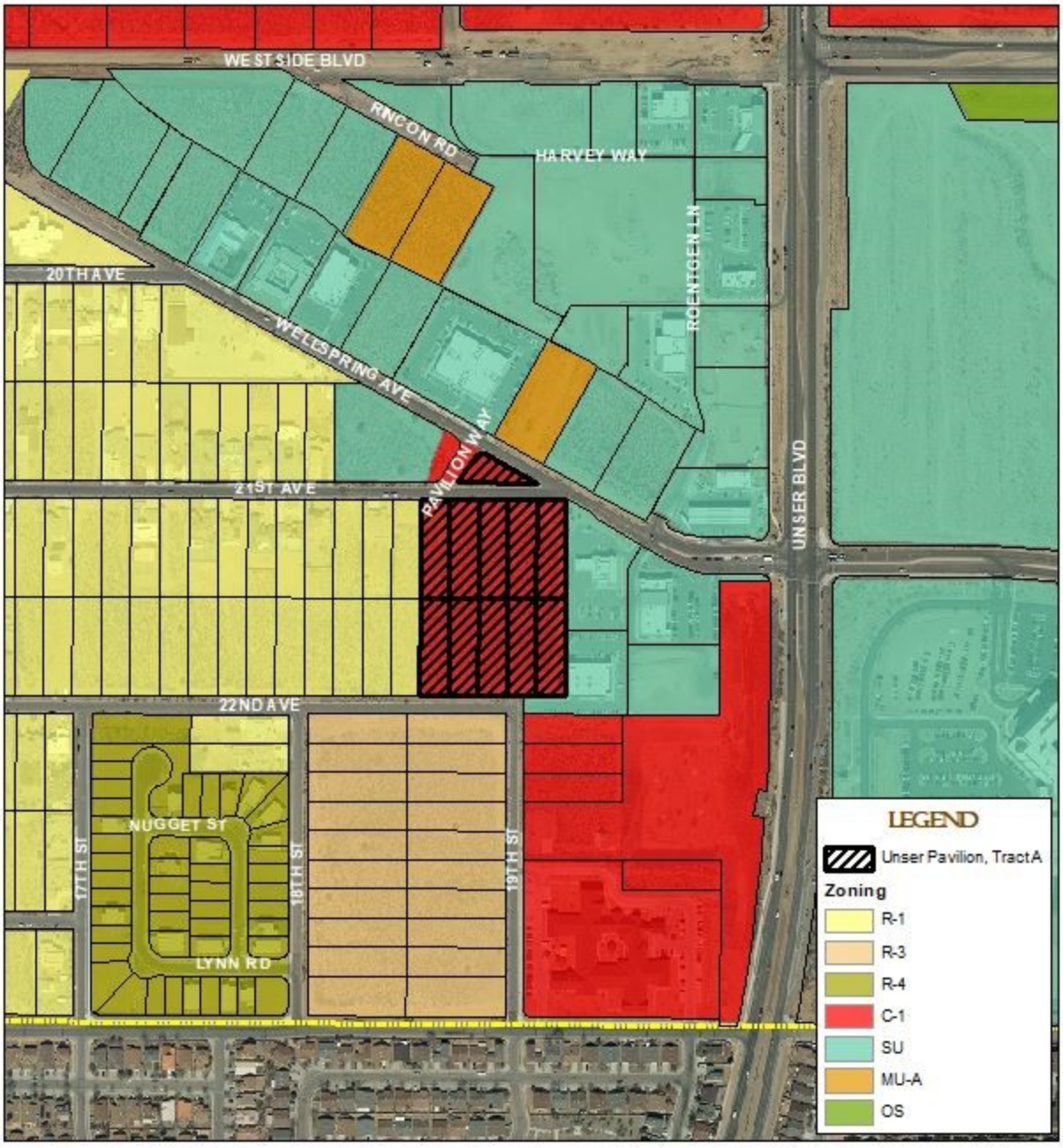
1. Approve the preliminary plat extension with staff recommendations and conditions.
2. Approve the preliminary plat extension with amendments to recommendations and/or conditions.
3. Deny the preliminary plat extension.
4. Postpone the item and continue the public hearing for the preliminary plat extension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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends approval of the Preliminary Plat Extension with findings and conditions.

ATTACHMENT: LocationZoneMap.pdf
ATTACHMENT: Extension Request.pdf
ATTACHMENT: Preliminary Plat Unser Pavilion West.pdf
ATTACHMENT: Reproduction of Notices.pdf

UNSER PAVILION, TRACT A



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.

RR Rancho City of Vision

Map Created by Brian Babyak on March 25, 2022

0 0.05 0.1 0.2
Miles

N W E S

MICHELLE COSTILLA

From: BRIAN BABYAK
Sent: Tuesday, March 11, 2025 9:53 AM
To: Jeanie
Cc: AMY RINCON; Eric Springer; MICHELLE COSTILLA
Subject: RE: TIME SENSITIVE: UPW Preliminary Plat FINAL extension

Good morning Jeanie,

The Extension Request will be scheduled for the April 22 PZB meeting for UPW Preliminary Plat. Planner Michelle Costilla (CC'd) will handle the request.

Thank you,
Brian

Brian Babyak, AICP
Planning and Zoning Division Manager

City of Rio Rancho | Development Services/Planning & Zoning Division

O: 505-896-8756

RRNM.gov |

From: Jeanie <jeanie@springer5.com>
Sent: Saturday, March 8, 2025 10:51 AM
To: BRIAN BABYAK <bbabyak@rrnm.gov>
Cc: AMY RINCON <arincon@rrnm.gov>; Eric Springer <eric@springer5.com>; Jeanie <jeanie@springer5.com>
Subject: Re: TIME SENSITIVE: UPW Preliminary Plat FINAL extension

Caution! This message was sent from outside your organization. Report

Brian,

We would like to request a final extension on our Unser Pavilion West Preliminary Plat which was heard and approved with the Planning and Zoning Commission on April 12, 2022. As you're aware, we are working with Development Services on a possible Plat Amendment so we can dedicate the ROW for Pavilion Way in time for Verdot Capital to commence building the new road. Our intent is to work with Development Services and Public Works to allow the temp closure of 21st once Pavilion Way is operational. But time Final Platting to the sale of UPW.
Development Agreements will need to follow between all parties once the TIS is complete in early April.

In the meantime, I wanted to submit our request for the final extension.

Please confirm when this will be on the P/Z agenda so we can be sure to attend.

Springer5 ***Investments***
Jeanie Springer Knight, Partner
(505) 301-5715
7513 Tamarron PL NE
Albuquerque, NM 87109

jeanie@springer5.com
Visit our website: www.springer5.com

BOOM!
UNSER GATEWAY

On Apr 12, 2023, at 8:22 AM, BRIAN BABYAK <BBABYAK@rrnm.gov> wrote:

Good morning Jeanie,

Thank you for the Plat Extension request. Staff will schedule for the May 9 PZB.

Thanks,

Brian Babyak
Municipal Planner II

City of Rio Rancho | Development Services/Planning & Zoning Division

O: 505-896-8756

RRNM.gov | <image005.png> <image006.png> <image007.png>

From: Jeanie <jeanie@springer5.com>
Sent: Wednesday, April 12, 2023 8:04 AM
To: BRIAN BABYAK <bbabyak@rrnm.gov>
Cc: AMY RINCON <arincon@rrnm.gov>; Jeanie Springer <jeanie@springer5.com>; Springer Eric <eric@springer5.com>
Subject: TIME SENSITIVE: UPW Preliminary Plat extension

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

Good morning,

On April 12, 2022, our preliminary plat for Unser Pavilion West was heard and approved with the Planning and Zoning Commission. At the time, we were confident in attracting a buyer and wanted to move the plat thru this first stage of approval. We did find a buyer, but late in the contract, they pulled out. We have since been addressing the road and water improvements for the new residential road, Pavilion Way, after receiving comments from the city. This will further the "site readiness" of Unser Pavilion West. Soon, we'll have it back on the market.

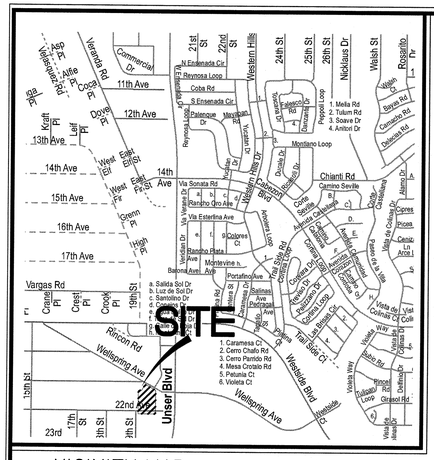
Today marks a year since the preliminary plat was approved. We are writing to ask for an extension of the preliminary plat for an additional year.

Please confirm when this will be on the P/Z agenda so we can be sure to attend.

Thank you!

Springer5 ***Investments***
Jeanie Springer Knight, Partner
(505) 301-5715
7513 Tamarron PL NE
Albuquerque, NM 87109

jeanie@springer5.com
Visit our website: www.springer5.com



VICINITY MAP NOT TO SCALE

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO REPLAT 11 LOTS INTO 1 TRACT, TO VACATE PUBLIC UTILITY EASEMENTS, TO DEDICATE R/W AND GRANT PUBLIC UTILITY EASEMENTS AND TO VACATE CITY OF RIO RANCHO RIGHT-OF-WAY.

SURVEY NOTES:

1. BASIS OF BEARINGS IS THE SOUTH RIGHT-OF-WAY LINE OF 21ST AVENUE SE AS MEASURED WITH THE VECTORS GPS REAL TIME NETWORK. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE, NAD 83. DISTANCES ARE GROUND DISTANCES.

2. DOCUMENTS USED:
   A. PLAT OF PORTION OF UNIT TEN, RIO RANCHO ESTATES FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON, JANUARY 31, 1962, RRE BOOK 1, PAGE 12.RECORD BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THIS PLAT
   B. PLAT OF LAND DIVISION "SUMMARY PLAT, LOTS 16-A AND 16-B, BLOCK 26, RIO RANCHO UNIT TEN, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON, JUNE 18, 2020, RRE BOOK 30, PAGE 17
   C. SOUTHERLY PORTION OF UNIT 10 FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY ON MAY 13, 1968 RRE BOOK 1, PAGE 75.

3. THE SUBJECT PROPERTY LIE WITHIN DESIGNATED SPECIAL FLOOD HAZARD AREA ZONE "X" , AS SHOWN ON THE MOST RECENT NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP (FIRM) DATED MARCH 18, 2008, MAP NO. 35043C1894D

JURISDICTIONAL AFFIDAVIT

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, do hereby affirm that the property shown and described hereon does lie within the platting and extra-territorial subdivision jurisdiction of the City of Rio Rancho.

Thomas W. Patrick, NMPS No.12651 — Date 3.14.2022

SURVEYOR'S CERTIFICATE:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND CONFORMS TO THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE.

THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651 — DATE 3.14.2022

THOMAS W. PATRICK NEW MEXICO 12651 REGISTERED PROFESSIONAL SURVEYOR

LEGAL DESCRIPTION

LOTS NUMBERED TWENTY-FOUR (24) THRU TWENTY-EIGHT (28) IN BLOCK NUMBERED TWENTY-FIVE (25), AND A PORTION OF 21ST AVENUE, S.E., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF "PORTION OF UNIT TEN RIO RANCHO ESTATES" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JANUARY 31, 1962, IN RIO RANCHO PLAT BOOK 1, PAGE 12.

AND

LOT NUMBERED THIRTY-FIVE (35) THRU THIRTY-NINE (39) IN BLOCK NUMBERED TWENTY-FIVE (25) OF RIO RANCHO ESTATES UNIT TEN (10), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF "SOUTHERY PORTION UNIT TEN" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 13, 1968, IN RIO RANCHO PLAT BOOK 1, PAGE 75,

AND

LOT SIXTEEN-B-1 (16-B-1), IN BLOCK NUMBERED TWENTY-SIX (26) OF RIO RANCHO ESTATES UNIT TEN (10), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF " LOTS 16-A-1 AND 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN" FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON JUNE 18, 2020, IN RIO RANCHO PLAT BOOK 30, PAGE 17.

CONTAINING 5.5311 ACRES, MORE OR LESS.

Public Utility Easements:

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

A. **Public Service Company of New Mexico** (PNM), a New mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. **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.

C. **Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.

D. **Sparklight** for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

E. **City of Rio Rancho** for the installation, maintenance and service of such lines, and other related equipment & facilities reasonably necessary to provide public water services.

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

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

All lot owners shall have the right to utilize the Public Utility Easements to construct private utility services.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Lumen Technologies did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Lumen 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.

INFO FOR COUNTY CLERK:

LOT 24, BLOCK 25
UPC# 1011067277154
OWNER: ERIC J. SPRINGER TRUST

LOT 25, BLOCK 25
UPC# 1011067285154
OWNER: PATRICIA SPRINGER IRA

LOT 26, BLOCK 25
UPC# 1011067293154
OWNER: EPJ LAND, LP

LOT 27, BLOCK 25
UPC# 1011067302154
OWNER: JEANIE SPRINGER-KNIGHT IRA

LOT 28, BLOCK 25
UPC# 1011067311154
OWNER: JEANIE SPRINGER-KNIGHT IRA

LOT 35, BLOCK 25
UPC# 1011067311130
OWNER: JEANIE SPRINGER-KNIGHT IRA

LOT 36, BLOCK 25
UPC# 1011067302130
OWNER: JEANIE SPRINGER-KNIGHT IRA

LOT 37, BLOCK 25
UPC# 1011067293130
OWNER: JEANIE SPRINGER-KNIGHT IRA

LOT 38, BLOCK 25
UPC# 1011067285130
OWNER: JEANIE SPRINGER-KNIGHT IRA

LOT 39, BLOCK 25
UPC# 1011067277130
OWNER: KNIGHT EQUITIES, LLC

LOT 16-B-1, BLOCK 26
UPC# 1011067298148
OWNER: ERIC J. SPRINGER TRUST AND EPJ LAND, LP

RIO RANCHO ESTATES UNIT 10
PROJECTED S.35, T.12N., R.2E., NMPM
TOWN OF ALAMEDA GRANT
RIO RANCHO, NEW MEXICO

STATE OF NEW MEXICO) SS.
COUNTY OF SANDOVAL)

THIS INSTRUMENT WAS FILED FOR RECORD ON THIS_____DAY OF_____, 20___ AT _____ M.,

RECORDED IN VOLUME ____, FOLIO_____ OF RECORDS OF SANDOVAL COUNTY.

_____,
COUNTY CLERK AND RECORDER.

BY: _____

FREE CONSENT AND DEDICATION

THE PRELIMINARY PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT IS OF THEIR FREE ACT AND DEED, DO VACATE AND GRANT PUBLIC RIGHTS OF WAY AND GRANT UTILITY EASEMENTS TO THE CITY OF RIO RANCHO AND OTHERS AND DO VACATE UTILITY EASEMENTS, ALL AS SHOWN HEREON.

BY: _____ DATE
OWNER LOTS 24, BLOCK 25 AND 16-B-1, BLOCK 26, ERIC J. SPRINGER TRUST

ACKNOWLEDGEMENT

State of New Mexico } ss
County of }

This instrument was acknowledged before me this _____day of_____, 20___,

by: ERIC J. SPRINGER TRUST

_____
Notary Public

My Commission Expires: _____

BY: _____ DATE
OWNER LOT 25, BLOCK 25, PATRICIA SPRINGER IRA

ACKNOWLEDGEMENT

State of New Mexico } ss
County of }

This instrument was acknowledged before me this _____day of_____, 20___,

by: PATRICIA SPRINGER IRA

_____
Notary Public

My Commission Expires: _____

BY: _____ DATE
OWNER LOT 26, BLOCK 25 AND 16-B-1, BLOCK 26, EPJ LAND, LP

ACKNOWLEDGEMENT

State of New Mexico } ss
County of }

This instrument was acknowledged before me this _____day of_____, 20___,

by: EPJ LAND, LP

_____
Notary Public

My Commission Expires: _____

BY: _____ DATE
OWNER LOT 39 , BLOCK 25, KNIGHT EQUITIES, LLC

ACKNOWLEDGEMENT

State of New Mexico } ss
County of }

This instrument was acknowledged before me this _____day of_____, 20___,

by: KNIGHT EQUITIES LLC

_____
Notary Public

My Commission Expires: _____

BY: _____ DATE
OWNER LOTS 27, 28, 35 THRU 38 , BLOCK 25, JEANIE SPRINGER-KNIGHT IRA

ACKNOWLEDGEMENT

State of New Mexico } ss
County of }

This instrument was acknowledged before me this _____day of_____, 20___,

by: JEAN SPRINGER KNIGHT IRA

_____
Notary Public

My Commission Expires: _____

BY: _____ DATE
MAYOR, CITY OF RIO RANCHO: GREGG HULL

ACKNOWLEDGEMENT

State of New Mexico } ss
County of }

This instrument was acknowledged before me this _____day of_____, 20___,

by: GREGG HULL, MAYOR, CITY OF RIO RANCHO

_____
Notary Public

My Commission Expires: _____

MONUMENT LEGEND

- ⊡ FOUND MONUMENT AS NOTED
- ◉ SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

RIO RANCHO ESTATES PLAT BOOK _____ PAGE _____

PRELIMINARY PLAT

TRACT A
UNSER PAVILION WEST

BEING A REPLAT OF
LOT 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN,
LOTS 24 THRU 28, AND 35 THRU 39, BLOCK 25 RIO RANCHO ESTATES UNIT TEN
AND A PORTION OF 21ST AVENUE, S.E.
SITUATE WITHIN
PROJECTED SECTION 35, T12.N., R.2E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2022

SITE DATA

CASE NUMBERS	
FEMA MAP NO.	35043C2102D
FLOOD ZONE DESIGNATION: ZONE X OUTSIDE 500-YR FLOOD	
MILES OF DEDICATED RIGHT OF WAY CREATED	0.104
NO. OF EXISTING LOTS	11
NO. OF TRACTS CREATED	1
TOTAL AREA	5.5311 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.6547
ACREAGE OF VACATED RIGHT-OF-WAY	0.3138

UTILITY APPROVALS

_____
NEW MEXICO GAS COMPANY — DATE

_____
PNM — DATE

_____
SPARKLIGHT — DATE

_____
LUMEN TECHNOLOGIES — DATE

_____
CITY OF RIO RANCHO — DATE

RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20___

_____
AMY RINCON, DIRECTOR

CITY CLERKS CERTIFICATE

I, REBECCA A. MARTINEZ, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON

THIS _____DAY OF _____, 20___

By: _____
REBECCA MARTINEZ, CITY CLERK OF THE CITY OF RIO RANCHO, NEW MEXICO

TREASURER'S CERTIFICATE

I, JENNIFER TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT ALL PROPERTY TAXES HAVE BEEN PAID IN FULL PURSUANT TO NM STATE STATUTE 7-38-4.1.

_____
BY: SANDOVAL COUNTY TREASURER — DATE

SHEET 1 OF 2

NO.	DATE	REVISIONS DESCRIPTION	BY
1			
2			
3			
4			

PRELIMINARY PLAT
TRACT A
UNSER PAVILION WEST

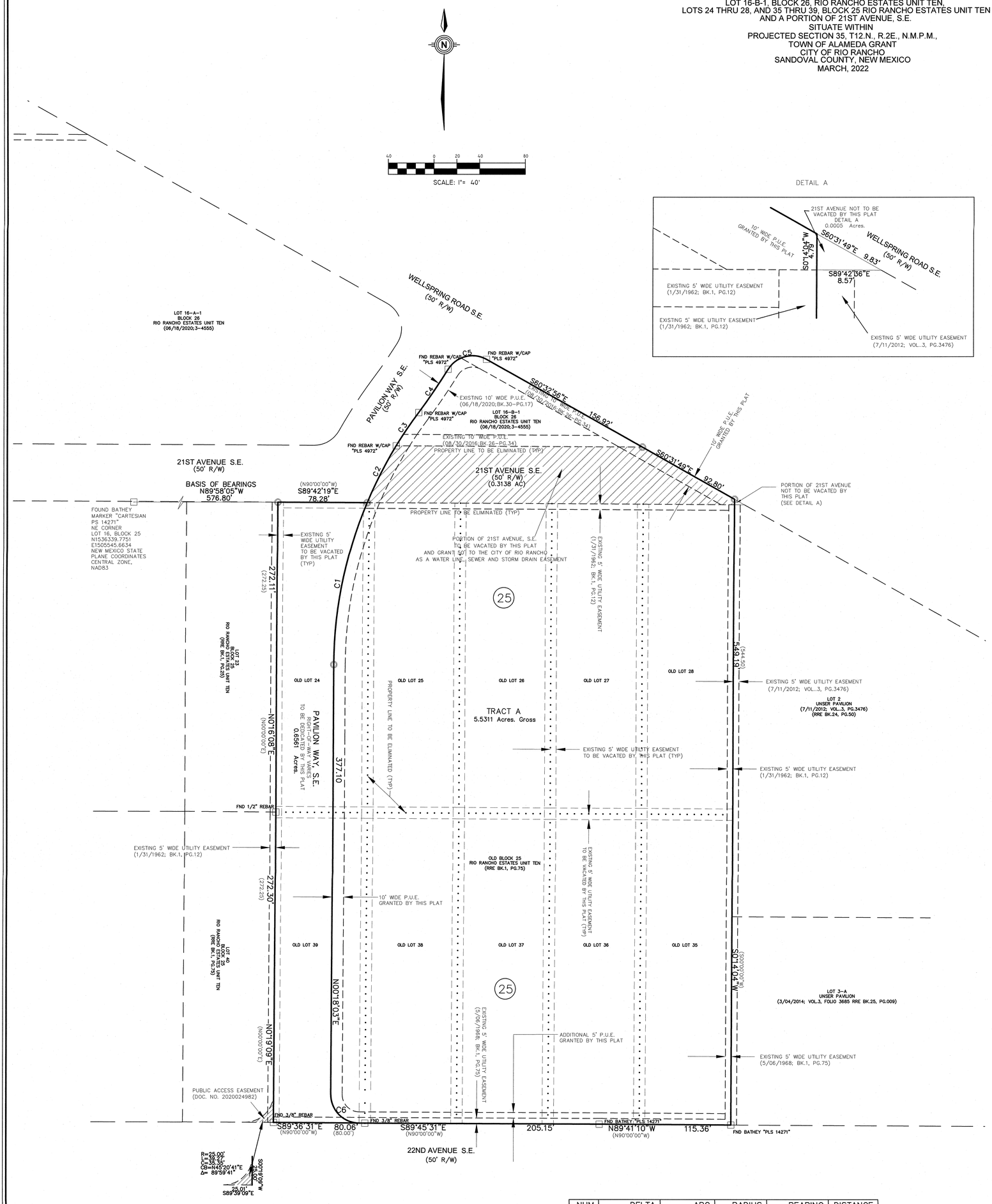
DWG PATH: K:\N0367 - Springer\04 UNIT 10 BLOCK 25 LOTS 24 TH 28\N0367\SPRINGER S INVESTMENTS 2021 PLAT.dwg
DATE: 03/03/2022
SCALE:
CREW: TWP
DRAWN: CAS/TWP/SLN
JOB NO: N0367-01-635

Community Sciences Corporation
Land Surveying
(505) 897.0000

PRELIMINARY PLAT

TRACT A
UNSER PAVILION WEST

BEING A REPLAT OF
LOT 16-B-1, BLOCK 26, RIO RANCHO ESTATES UNIT TEN,
LOTS 24 THRU 28, AND 35 THRU 39, BLOCK 25 RIO RANCHO ESTATES UNIT TEN
AND A PORTION OF 21ST AVENUE, S.E.
SITUATE WITHIN
PROJECTED SECTION 35, T12.N., R.2E., N.M.P.M.,
TOWN OF ALAMEDA GRANT
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
MARCH, 2022



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	22°19'27"	146.11'	375.00'	S11°27'47"W	145.19'
C2	8°33'14"	55.99'	375.00'	S26°54'07"W	55.93'
C3	5°22'53"	35.22'	375.00'	S33°52'11"W	35.21'
C4	5°01'31"	46.05'	525.00'	N34°02'52"E	46.03'
C5	87°54'58"	38.36'	25.00'	S75°29'36"W	34.71'
C6	89°54'34"	39.23'	25.00'	N44°39'14"W	35.33'

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET/FND 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651" OR NAIL W/TAG

SHEET 2 OF 2

PRELIMINARY PLAT
TRACT A
UNSER PAVILION WEST

FILE NAME: P:\Projects\Unser\Unser Pavilion West\Unser Pavilion West.dwg
PROJECT: 10/03/2022
SCALE: 1" = 40'
PDRE: TWP/CFS
DRAWN: SLN
JOB NO.: N0367-00-4551

Community Sciences Corporation
Land Surveying
(505) 897.0000

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

April 4, 2025

RE: Preliminary Plat Extension, Case No. 22-210-00005
Unser Pavilion, Tract A

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, EPJ Land, LP, through their agent, Community Sciences Corporation, requests approval for a Preliminary Plat Extension for Unser Pavilion West, Tract A. The plat combines 11 lots, vacates a portion of 21st Avenue SE, and dedicates right-of-way for Pavilion Way SE. The subject property is zoned C-1: Retail Commercial. On the back of this letter is a location map of the project, with the property identified with a hashed outline.

The **Planning and Zoning Board** will consider this request at a public hearing on **Tuesday, April 22, 2025** at 6:00 pm at the **City Hall Council Chambers and Virtually** through the **zoom link and number below.** The public has the option to participate virtually or in person.

If you would like to comment on this application, you are encouraged to send in comments in writing, which will be presented to the Planning and Zoning Board to my email: mcostilla@rrnm.gov and CC: planning@rrnm.gov.

If you'd like to present comments on the case while the meeting is occurring, you may attend in person or join the Zoom Meeting Via Computer, Phone, or Tablet: https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09, or call 346 248 7799 (US), Meeting ID: 851 8074 1871 Passcode: 026819

Please contact me via e-mail or call me at 505-896-8362, if you have any questions concerning this matter. The agenda for this hearing and related staff reports will be posted on the City's website, www.rrnm.gov, approximately one week before the hearing. The meeting is also best accessed for viewing via www.rrnm.gov.

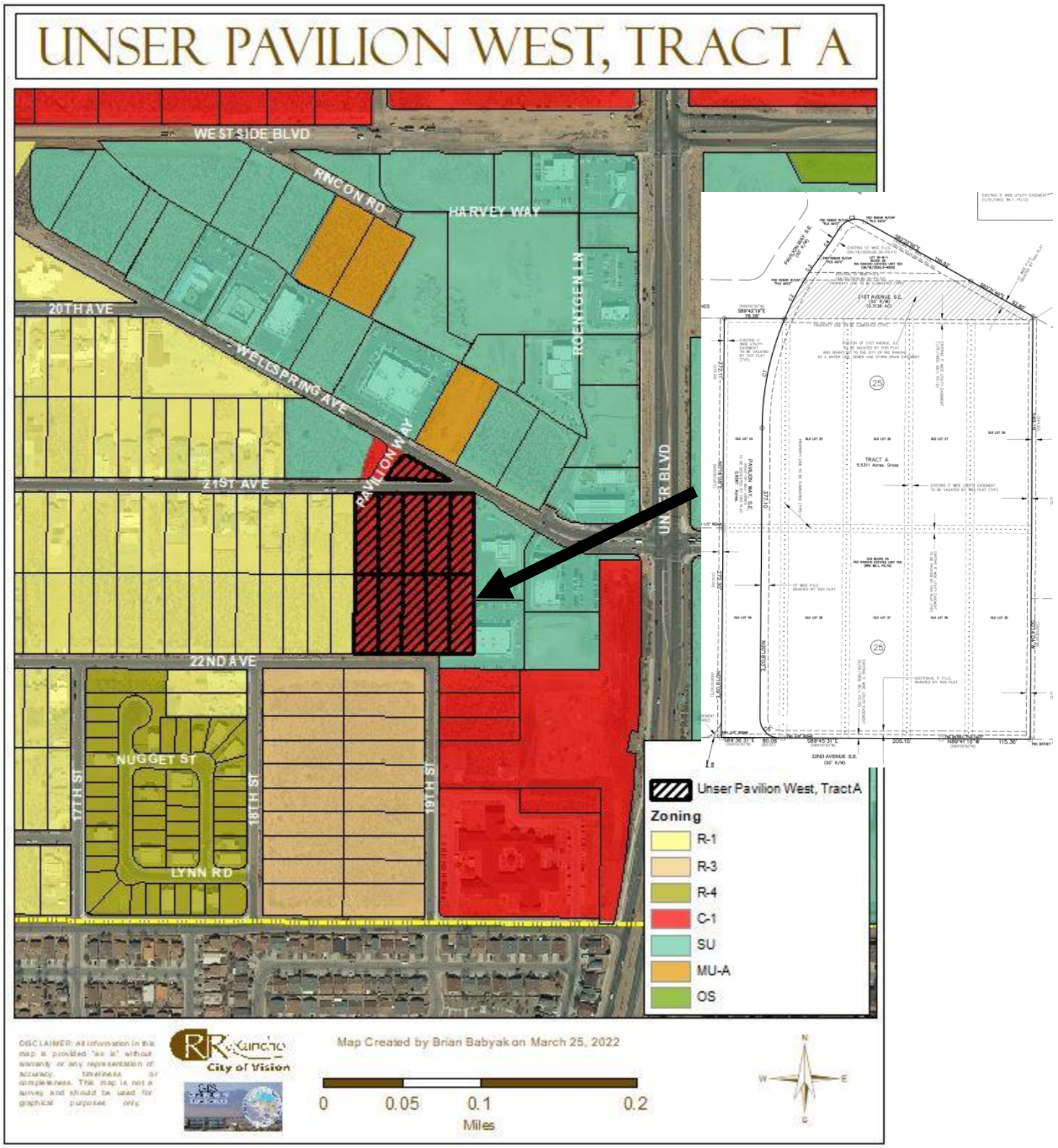
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

Respectfully,

Michelle Costilla
Municipal Planner 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



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, April 22, 2025:

Variance
Case #25-110-00003
The applicant, Justin Carricato, requests approval of a Variance request to the minimum required E-1: Estate Residential District setback of 10' on the side of the lot to allow for a 5' side setback for a new construction 360 square foot accessory structure on the subject property of 4420 Bentgrass Meadows Drive NE, legally described as DIAM, Blk 2, Lot 35. The property is zoned E-1: Estate Residential District and comprises approximately 0.5170 acres.

Variance
Case #25-110-00004
The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres.

Variance
Case #25-110-00005
The applicant, AMREP Southwest Inc., requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.229 acres.

Variance
Case #25-110-00006
The applicants, Timothy and Robin Hecker, request approval of a Variance to allow for a 1.9-foot encroachment into the rear setback area for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11.

Master Plan Amendment
Case #25-410-00001
The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment for the Lomas Encantadas Master Plan. The proposed Amendment includes an approximate 40.77-acre boundary expansion in the northwest portion of the Master Plan and provides for updated exhibits and figures.

Zone Map Amendment
Case #25-100-00001
The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District. The subject properties comprise approx. 33.11 acres.

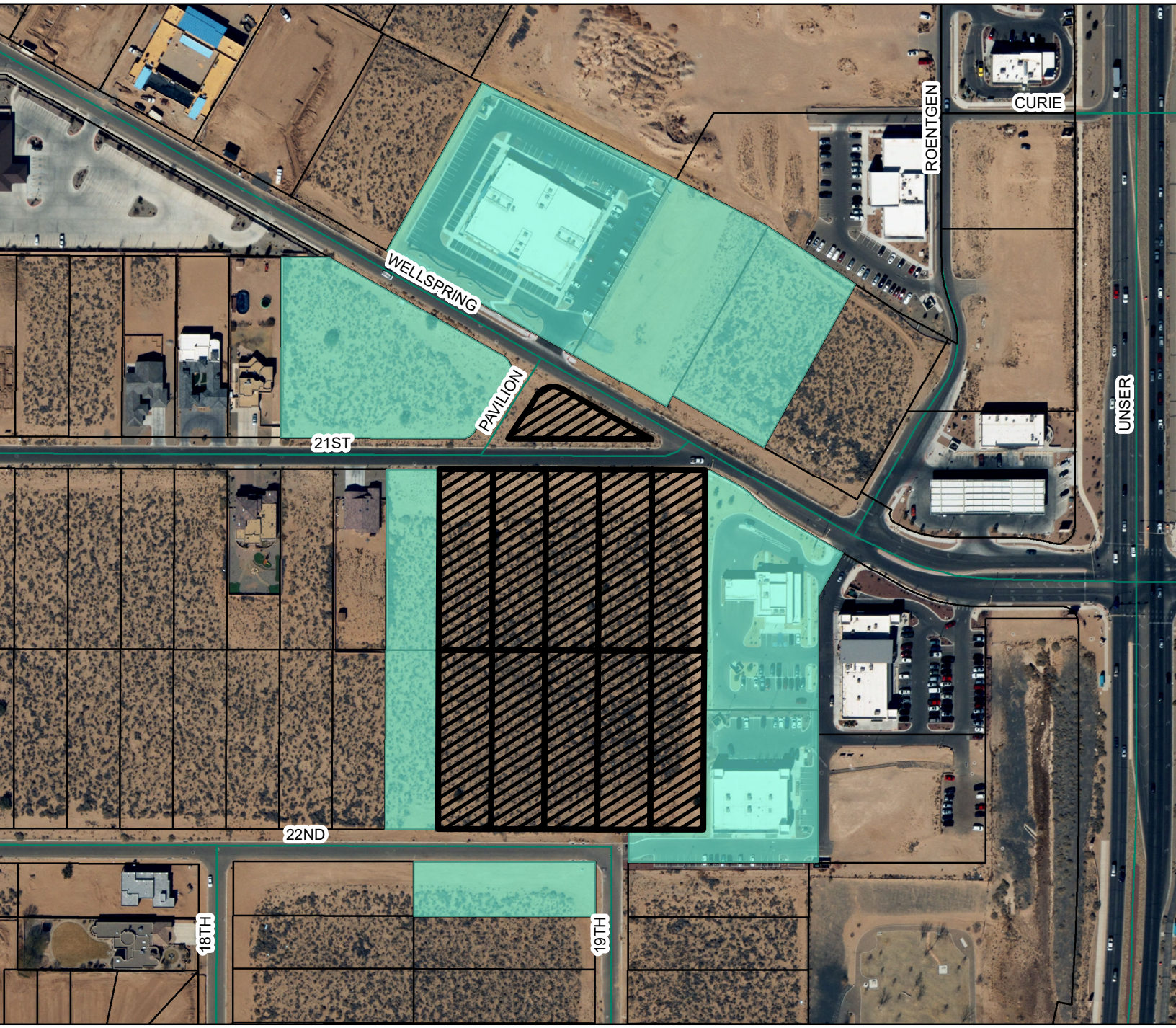
Preliminary Plat
Case #22-210-00005
The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, requests approval of a Preliminary Plat Extension to vacate a portion of 21st Ave SE, grant right of way for Pavilion Way SE, and combine Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1 to create Unser Pavilion West, Tract A.

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: April 7, 2025.

UNSER PAVILION WEST, TRACT A



Subject Property

Abutting Properties

GIS
Moving Spatial Data Forward

N
W E
S

RioRancho
City of Vision

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

0 190 380 760

Feet

Map created by: Michelle Costilla 4/8/2024

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00003

AGENDA DATE:
April 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Justin Carricato, requests approval of a variance to the E-1: Estate Residential District side setback requirement of 10’ to allow for a 5’ side setback for a 360 square foot accessory structure on the property located at 4420 Bentgrass Meadows Drive NE, legally described as Diamond Ridge, Block 2, Lot 35. Staff contact is Tamarah Martinez, and staff recommends denial.

BACKGROUND AND ANALYSIS:
The applicant, Justin Carricato, requests approval of a variance to the E-1: Estate Residential District side setback requirement of 10’ to allow for a 5’ side setback for a 360 square foot accessory structure on the property located at 4420 Bentgrass Meadows Drive NE, legally described as Diamond Ridge, Block 2, Lot 35. The subject property is zoned E-1: Estate Residential per Ordinance No. 15, Enactment No. 16.

Per §154.50, the setback requirement for the E-1: Estate Residential District are as follows: 35' in the front, 25' in the rear, and 10' on the sides. The request is for an encroachment of 5' into the side setback, to allow for an accessory structure to be constructed.

The proposed structure would have a reduced side setback from 10' to 5' as shown on the included site plan. The structure measures 360 square feet and otherwise adheres to all the other requirements of section 154.50 of the E-1: Estate Residential Zoning District. The applicant submitted a justification narrative in support of the variance application. This narrative is presented as an attachment to this item. Also included is a support narrative from the adjacent neighbor.

REVIEW CRITERIA:
The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

R.O. 2003 Section 150.06 (Variances) reads in part: "(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings is the basis for the claim of hardship."

The applicant states in their justification letter: "When we purchased our home in August of 2023, I noticed that there were power lines, meant for an outbuilding, in the area that we intend to have the

outbuilding built. I've been considering such a build for quite some time, and when purchased this home, we had every intention on completing the build as soon as possible. It was a major deciding factor in picking this home. I have a tiered backyard so placing the outbuilding anywhere else would require major renovations. The grass area that you will observe in the overhead shots of the parcel, has been replaced with artificial turf. The in-ground pool on the eastern portion of the parcel eliminates the possibility of building an outbuilding that complies with the 10' setback. Additionally, you may conclude after viewing the parcel, that I have room to move the outbuilding 10' from the wall by moving the outbuilding closer to the house. This is impractical because I have two AC condenser units and a water spigot that cannot be moved. This will be depicted in photographs that I have attached to this letter. The strict application of the setback requirement would result in a practical difficultly and unnecessary hardship that would deprive me, as the owner, of the reasonable use of my land."

Staff recommends the Planning and Zoning Board finds that the lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that is preventing the applicant from complying with the zoning code.

Staff recommends the Board finds that practical difficulty or unnecessary hardship cannot be found for the requested variance, as the justification is based off inconvenience and difficulty to personal comfort in the design and floor plans of the primary structure.

SURROUNDING LAND USE/ZONING:
The subject property is surrounded by E:1 Estate Residential to the north, east, and west and R-1: Single Family Residential to the south.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were notified of the Planning and Zoning Board hearing by a certified mailed letter and property owners between 100-300 feet were notified by postcard. A notice sign was erected on the subject property on April 15,2025 by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on April 7, 2025. All notification requirements for this hearing have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

- DSD Planning & Zoning: Provided with this document
- DSD Engineering: No adverse comments
- Parks, Recreation and Community Services: No adverse comments
- Fire and Rescue: No adverse comments
- Rio Rancho Public Schools: No comments provided
- Police Department: No comments provided
- SSCAFCA: No adverse comments
- MRCOG: No adverse comments

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request subject to the findings and conditions set forth below:

General Findings of Fact:
1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the side setback within the E-1: Estate Residential District.
4. Due process was provided to the applicant and the adjacent property owners.

Specific Findings for Denial:
1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

However, if the Planning and Zoning Board finds that the variance application meets the criteria for approval, the following findings and conditions for approval are recommended:

Specific Findings and Conditions for Approval:
1. The applicant has adequately addressed the criteria for granting a variance to allow for a 5' encroachment into the side setback for a lot within the E- 1: Estate Residential District.
2. The subject variance will not adversely affect the public or surrounding properties.
3. A variance to R.O. 2003 §154.50 R-4 which states that any structure must be a minimum of 10 feet away from the corner-side property line to allow a 5' encroachment into the side setback for only the accessory structure identified in Building Permit application #25-1659 is approved.
4. The structure, as identified in the included building permit application #25-1659 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.
5. The applicant must adhere to all other residential zoning requirements found within R.O. 2003 §154.50 and §154.70 for accessory structures.

ALTERNATIVES:

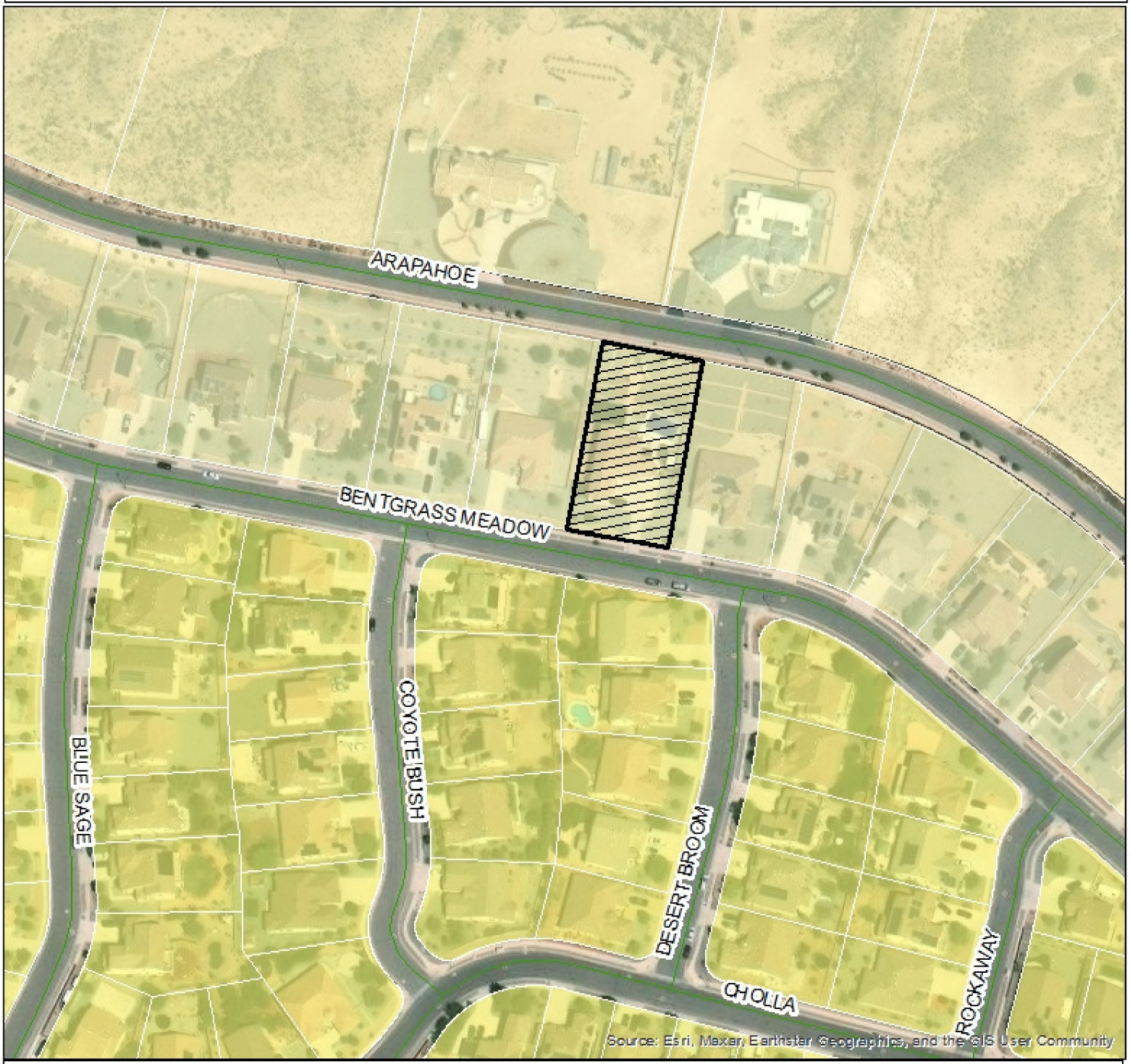
The Planning and Zoning Board may:
1. Approve the variance request;
2. Deny the variance request;
3. Modify the variance request and approve with such modifications;
4. Continue the public hearing to request additional information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board deny the Variance request.

ATTACHMENT: Location & Zoning Map
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Letters.pdf
ATTACHMENT: Complete Submittal.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Findings_of_Fact_Bentgrass_Meadows.docx

4420 BENTGRASS MEADOWS DR NE
DIAMOND RIDGE, BLOCK 2, LOT 36
VARIANCE TO E-1 RESIDENTIAL DISTRICT SIDE SETBACK



Rio Rancho
City of Vision

0 45 90 180 270 360
Feet

Subject Property
Roads
Zoning
E-1
R-1

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

Map Created by Tamarah Martinez on 4/3/2025

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

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: JUSTIN CARRICATO		Phone: 970-286-1814
Address: 4420 BENTGRASS MDWS DR NE, R/R, NM 87144		E-Mail: carricatojustin@gmail
City: RIO RANCHO	State: NM	Zip: 87144
Proprietary Interest:	List Owners: JUSTIN & CRYSTAL CARRICATO	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

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

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

VARIANCE FROM 10' OF CLEARANCE FROM NEIGHBORING WALL TO 5' OF CLEARANCE FOR OUTBUILDING

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

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

ACKNOWLEDGEMENT

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

Print Name: JUSTIN CARRICATO	Applicant:	Agent: N/A
Signature:		Date: 03/05/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ DATE: _____

To whom it may concern,

I am writing to you today to request a variance to the zoning regulation for what I'll refer to as an ***outbuilding*** we planned on having built this spring. We contracted the build through Home Depot/Tuff Shed (all plans attached to this application). When we purchased our home in August of 2023, I noticed that there were power lines, meant for an outbuilding, in the area that we intend to have the outbuilding built. I've been considering such a build for quite some time, and when purchased this home, we had every intention on completing the build as soon as possible. It was a major deciding factor in picking this home.

I was notified today, 03/05/2025, by a Tuff Shed representative, that the City of Rio Rancho wanted 10' of clearance from the wall separating us from our west neighbor at 4424 Bentgrass Meadows Drive NE. Prior to signing the contract to have the outbuilding built, I was incorrectly informed that the clearance needed was 5', which I have available. The 10' of clearance eliminates the possibility of completing the build. I have a tiered backyard so placing the outbuilding anywhere else would require major renovations.

I am not the kind of person to throw people under the bus; however, I have taken note that several of my neighbors, including my immediate neighbor to the west whom this build would "affect," have outbuildings that are not in compliance with the 10' rule. I counted approximately 16 outbuildings in my neighborhood that appear to be within 10' from the neighboring wall. Additionally, prior to signing the contract with Tuff Shed, I had the outbuilding approved by the HOA.

I spoke to my neighbor, Ms. Arneal, on 03/05/2025 and disclosed our plans to have the outbuilding built as she would be the only neighbor affected by such a build. She happened to be on her way north due to a death in the family. Ms. Arneal assured me that she had no issue with

the build and provided her full approval verbally. Additionally, Ms. Arneal took me to the side of her home where she showed me her outbuilding that was approximately 5’ from the wall that separated her property from her western neighbor. Ms. Arneal said that she had to go through a similar “approval” process with her neighbors, but it did not require a written statement. Due to the timing of my request to seek her written approval with the death of a family member, I did not find it fit to request Ms. Arneal complete this task for me. She assured me that she had no qualms about the build being 5’ from the wall that separates our properties. I would also note that the wall that separates us stands over 7’ tall.

Thank you for your time and consideration.

Respectfully,

Justin Carricato

Subject: Consent for building a shed or *outbuilding* at 4420 Bentgrass Meadows Drive NE.

Dear Ms. Arnielle,

I am writing to share my plans to construct an outbuilding in my backyard. The outbuilding will be approximately 12 feet by 30 feet and stand approximately 10' at the highest point. The outbuilding will be located at least 5' from the wall that we share.

The plans for the outbuilding have already been approved by the HOA. The outbuilding will be built by Tuff Shed. I am applying for a variance with the City of Rio Rancho because due to zoning requirements with our parcels, any structures must be built with a 10' setback from property lines. The hearing is scheduled to be heard on 04/22/2025.

If you are agreeable to the construction of this outbuilding, please sign below to provide your consent. If you have any concerns or would like to see the plans, I am happy to discuss further.

Best wishes,

Justin Carricato

I, [Arnielle Fernandez], consent to the construction of the outbuilding as described above.

Signature: Arn Fernández

Date: 3-18-25

Gmail Justin C. <carricatojustin@gmail.com>

RE: Diamond Ridge ACC FW: Community Care Ticket 477397 Forwarded for Handling

3 messages

Autumn Hiester <ahiester@sentrymgt.com> Mon, Dec 9, 2024 at 11:33 AM
To: "carricatojustin@gmail.com" <carricatojustin@gmail.com>

Good Morning Justin,

We received your inquiry through our community care team, both on Friday and today. On Friday I reached out to your program manager who confirmed that your ACC request was approved as submitted as long as Sandoval Permitting Requirements based on size are met.

Thank you,

Autumn Hiester

Administrative Assistant

505-323-7600 Ext. 58510

ahiester@sentrymgt.com

7770 Jefferson Street Northeast Suite 102, Albuquerque, NM, 87109

From: Megan Vallespin (Community Care) <communitycare@sentrymgt.com>
Sent: Wednesday, December 4, 2024 9:43 AM
To: Albuquerque Community Care <albuquerque@sentrymgt.com>
Subject: Community Care Ticket 477397 Forwarded for Handling

Association Name:DIAMOND RIDGE HOMEOWNERS ASSOCIATION INC

Association#: NA0100

Homeowner#: 002036

Callers Name: Justin Carricato

Contact number & email: carricatojustin@gmail.com

Concern: submitted an ACC Request form for an outbuilding with dimensions of 12' x 30' x 8', planned to be positioned at least 5' from the fence/wall. They are seeking HOA approval before proceeding with a Home Depot quote, aiming for project completion within 16-20 weeks after permitting. The homeowner also plans to paint the building to match the house and has inquired if the HOA has records of the house's paint colors.

Hello,

Please do not respond to this ticket or copy us on your response as doing so will reopen the ticket.

This was received by Sentry Community Care and is being referred to you for handling. We were unable to resolve this concern as it requires division assistance. Please see the below information to further assist.

Thank you!

Justin Carricato, Dec 3, 2024, 7:24 PM

---------- Forwarded message ---------
From: **Justin C.**
Date: Mon, Nov 11, 2024 at 11:21
Subject: Outbuilding Build
To: Darleen Kosick

Hello,

Attached is the ACC Request form for an outbuilding. I've only received a quote from Home Depot and told them I want to get it approved with the HOA before proceeding. If approved, we're looking at finalizing before the end of the month. According to the salesperson, the timeline for completion is 16-20 weeks once everything has been permitted.

The dimensions will be 12' (W) by 30' (L) and 8' (H) and will sit at least 5' from the fence/wall on all sides. I believe I'm going to paint the building myself to save some money. I would like to paint the siding and trim to match the house. Do you all by chance keep this information on file somewhere? I haven't had any luck finding the paint colors.

Thanks,

Justin Carricato

Attachment(s):
11112024 ACC REQUEST FORM FOR SHOP.pdf - https://communitycare.sentrymgt.com/attachments/token/zy6T4Y46pHBtu6fhfmSBh36Cr/?name=11112024+ACC+REQUEST+FORM+FOR+SHOP.pdf11112024 BLUEPRINT.pdf - https://communitycare.sentrymgt.com/attachments/token/Ombsf6LUyopZwq6X9apeLsUi1/?name=11112024+BLUEPRINT.pdf

From: Justin Carricato <carricatojustin@gmail.com>

Date: Tue, Dec 3, 2024 at 7:24 pm

---------- Forwarded message ---------
From: **Justin C.** <carricatojustin@gmail.com>
Date: Mon, Nov 11, 2024 at 11:21
Subject: Outbuilding Build
To: Darleen Kosick <dkosick@sentrymgt.com>

Hello,

Attached is the ACC Request form for an outbuilding. I've only received a quote from Home Depot and told them I want to get it approved with the HOA before proceeding. If approved, we're looking at finalizing before the end of the month. According to the salesperson, the timeline for completion is 16-20 weeks once everything has been permitted.

The dimensions will be 12' (W) by 30' (L) and 8' (H) and will sit at least 5' from the fence/wall on all sides. I believe I'm going to paint the building myself to save some money. I would like to paint the siding and trim to match the house. Do you all by chance keep this information on file somewhere? I haven't had any luck finding the paint colors.

Thanks,

Justin Carricato

Justin C. <carricatojustin@gmail.com> Mon, Dec 9, 2024 at 1:13 PM
To: Autumn Hiester <ahiester@sentrymgt.com>

Good afternoon,

Thank you for the update. Have a good day.

Regards,

Justin
[Quoted text hidden]

Autumn Hiester <ahiester@sentrymgt.com> Mon, Dec 9, 2024 at 2:19 PM
To: "Justin C." <carricatojustin@gmail.com>

My pleasure, and thank you, and I hope you have a good rest of your day as well!

Autumn Hiester

Administrative Assistant

505-323-7600 Ext. 58510

ahiester@sentrymgt.com

7770 Jefferson Street Northeast Suite 102, Albuquerque, NM, 87109

From: Justin C. <carricatojustin@gmail.com>
Sent: Monday, December 9, 2024 1:13 PM
To: Autumn Hiester <ahiester@sentrymgt.com>
Subject: Re: Diamond Ridge ACC FW: Community Care Ticket 477397 Forwarded for Handling

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External Email: Please be careful when opening attachments or clicking links.

[Quoted text hidden]

To the Planning and Zoning Board,

I wanted to provide some further clarifying information related to the variance that I am requesting for my Tuff Shed *outbuilding*. The parcel located at 4420 Bentgrass Meadows Drive NE is exceptionally steep and tiered which does not allow for placement of the outbuilding elsewhere on the site. The grass area that you will observe in the overhead shots of the parcel, has been replaced with artificial turf. The in-ground pool on the eastern portion of the parcel eliminates the possibility of building an outbuilding that complies with the 10' setback. Additionally, you may conclude after viewing the parcel, that I have room to move the outbuilding 10' from the wall by moving the outbuilding closer to the house. This is impractical because I have two AC condenser units and a water spigot that cannot be moved. This will be depicted in photographs that I have attached to this letter. The strict application of the setback requirement would result in a practical difficultly and unnecessary hardship that would deprive me, as the owner, of the reasonable use of my land.

Additionally, in my previous Justification letter, I argued that I observed approximately 16 other outbuildings in my neighborhood that do not comply with the 10' setback. I would like to correct my observations and statement. I have since learned that my parcel is zoned differently and that my neighbors to the south only have a 5' setback. I would still like to point out that there are 2 or potentially 3 outbuildings in my zone, and in my HOA, including my immediate neighbor to the west, that have outbuildings within approximately 5' of the neighboring wall.

I previously indicated that I had contacted my neighbor (and homeowner) to seek permission to have the outbuilding built. She was

unable to provide a written statement at the time; however, I intend to seek the written statement and will provide it to the board along with this continuing Justification letter.

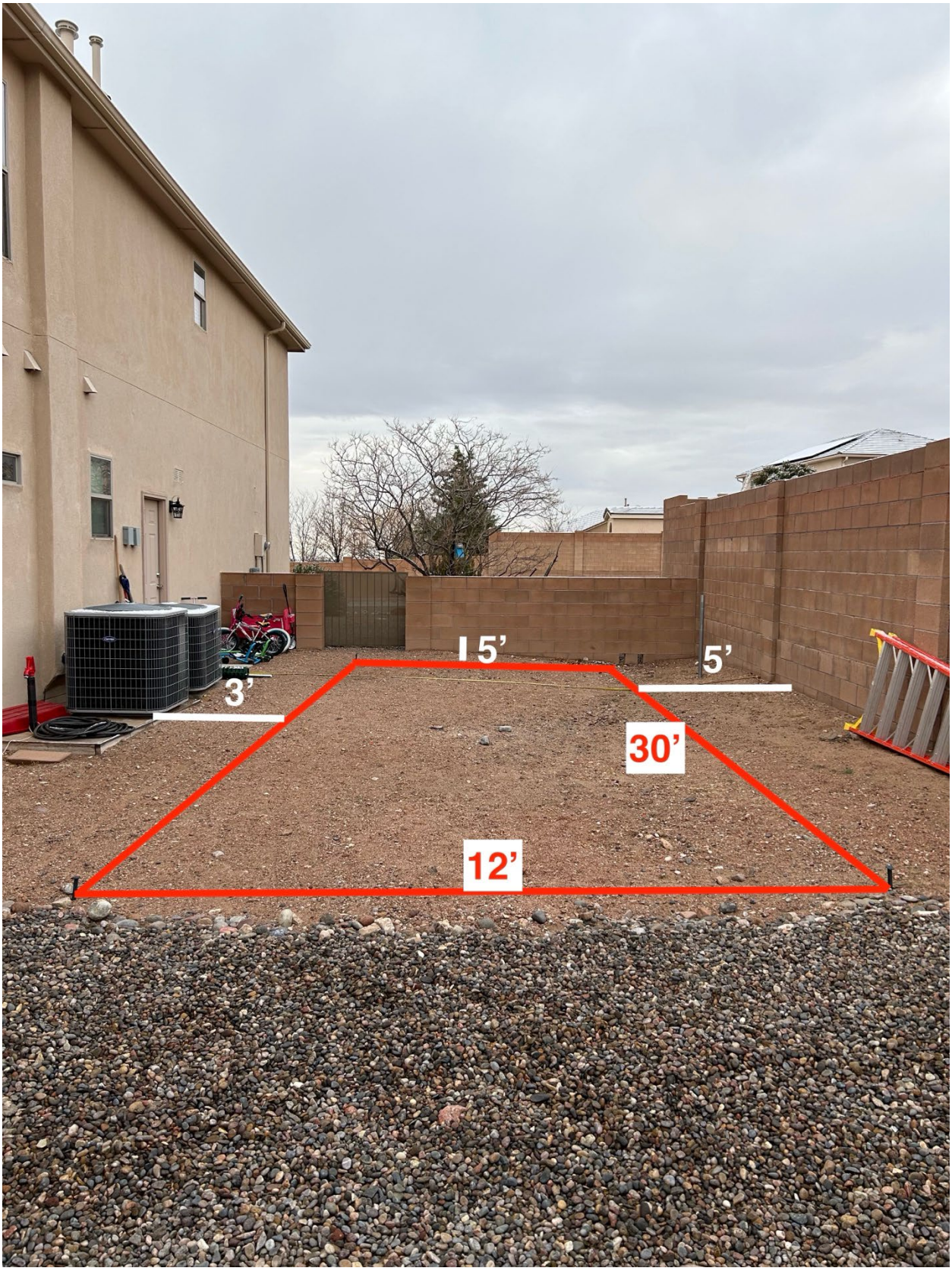
Again, thank you for your time and consideration.

Respectfully,

Justin Carricato

OVERHEAD SHOT OF PROPOSED LOCATION FOR OUTBUILDING (OUTLINED IN RED)

PROPOSED LOCATION OF OUTBUILDING (STAKED IN BLACK AND OUTLINED IN RED)



12’ BY 30’ OUTBUILDING / 5’ SETBACK FROM NEIGHBORING WALL / 5’ SETBACK FROM SOUTH FACING WALL / 3’ FROM AC CONDENSER UNITS

APPROXIMATELY 20’3” FROM THE WEST WALL TO THE AC CONDENSER UNITS AS DEPICTED IN THIS PHOTO AND THE PREVIOUS PHOTO

Rio Rancho
City of Vision

Residential Building Permit & Plan Review Application

City of Rio Rancho
Development Services
3200 Civic Center Circle NE 1st Floor
Rio Rancho, NM 87144
(505) 891-5006 Fax (505) 896-8994

Permit #_____

Model #_____

Fees (non-refundable)

Application fee is 65% of Building Permit Fee

Total Fees Collected_____

☐ Yes, I would like to contribute $75.00 to the Rio Rancho Economic Development Corporation

Property Information

Acreage of property: 0.51 Height of Primary: 26'

Width of Front Yard Setback: 108.' SQ. Ft. of Primary: 4195

Physical Address

Address: 4420 Bentgrass Meadow Dr NE

City: Rio Rancho State: NM Zip: 87144

Legal Description

Subdivision/Unit: Diamond Ridge Block: 2 Lot: 36

Tract/Parcel: 101407109103 5 Zoning:

Description of Work

☐ New Construction
☐ Fence
☒ Shed
☐ Addition
☐ Demolition
☐ Interior Renovation
☐ Residential Alteration/Repair
☐ Swimming Pool/In-Ground
☐ Well #
☐ Septic #

Dimensions – Set Back(s)

Front: 66' Rear: 119'

Sides: Left 5' Right: 91'

Proposed use of property: storage

Valuation: $11,020.86 Gross floor area: 360

Height of structure: 10'6" No. of Stories: 1 (Pool Only) Gallons:

Homeowner/Agent Information

Name (Print): Justin Carricato

Address: 4420 Bentgrass Meadow Dr NE

City: Rio Rancho State: NM Zip: 87144

Phone: 970-286-1214 Email:

Contractor Information

Name (Print): Tuff Shed, Inc. License# 33620

Address: 8450 Pan American Freeway NE

City: Albuquerque State: NM Zip: 87113

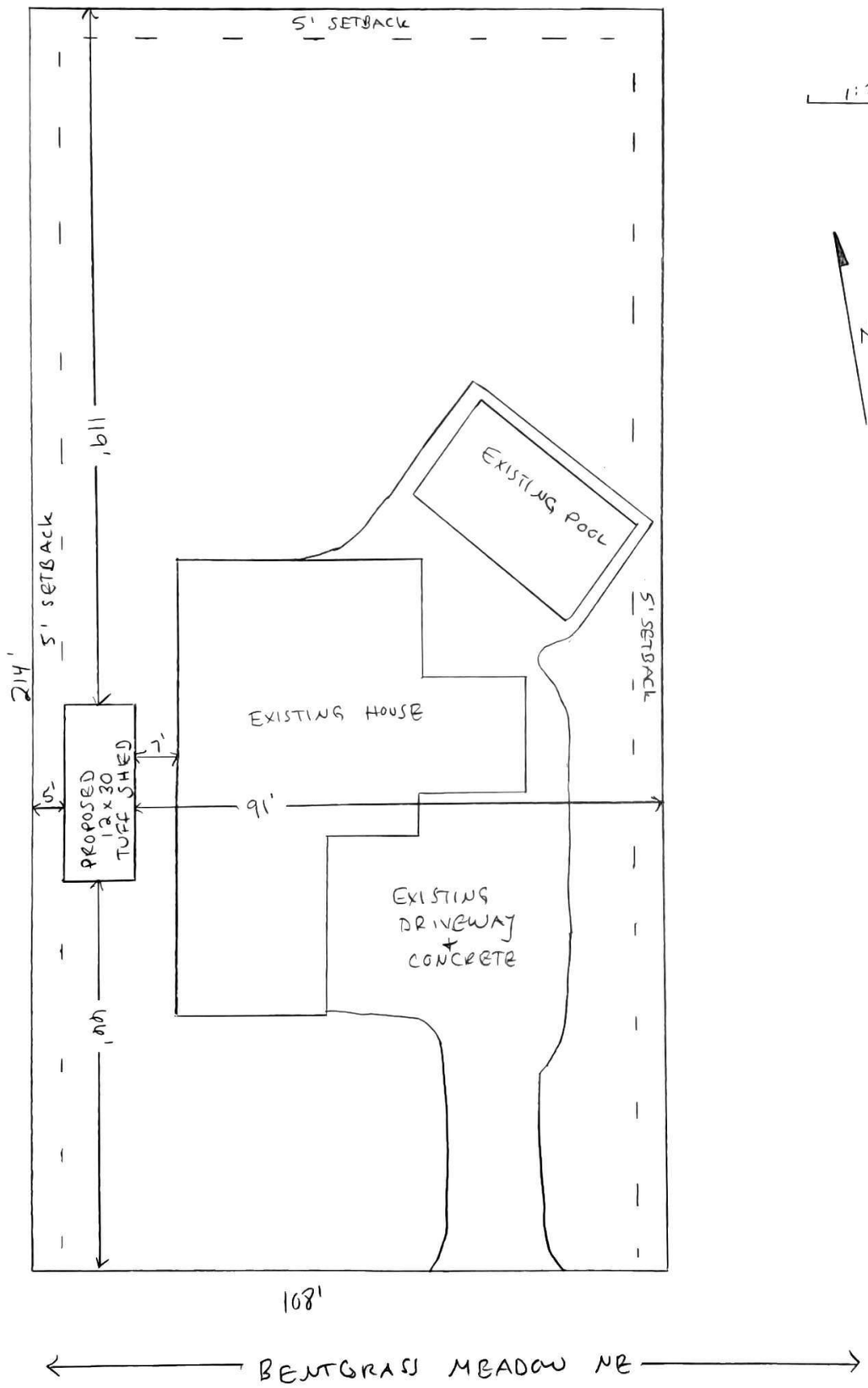
Phone: 505-797-8833 Email: klong@tuffshed.com

I, the undersigned, understand the above application procedure and agree to comply with conditions of same

Name (printed): Kerianne Long Date: 2/18/25

Signature: Kerianne Long

4420 BENTGRASS MEADOWS DR. NE
RIO RANCHO, NM 87144



Structural Calculations

for

Site: Justin Carricato
4420 Bentgrass Meadows Drive NE
Rio Rancho NM 87144

Project: 12.0' x 30.0'
Shed
SO# 2142843
EP- 23632

Store: 60 Albuquerque
8450 Pan American Frwy NE
Albuquerque, NM 87113

Engineer: Timothy Cahalan, P.E.
Tuff Shed Inc.
1777 South Harrison St., Ste. 600
Denver, CO 80210
(303) 753-8833
TCahalan@tuffshed.com

Date: February 12, 2025

TUFF SHED

DESIGN CRITERIA

Building Code:	2021 IBC
Risk Category:	II-Regular
Seismic Design Category:	D
Basic Wind Speed:	115 mph
Wind Exposure:	C

Building Specifications

Width:	12.0 ft.
Length:	30.0 ft.
Side Wall Height:	7.69 ft.
Stud Size:	2x4
Stud Spacing:	16 in. o.c.
Wall Sheathing:	3/8" Smartside Panel
Roof Sheathing:	7/16" OSB
Wall Wood Species & Grade:	HF Stud
Wall "A" Overhang:	.0 in.
Wall "B" Overhang:	4.0 in.
Wall "C" Overhang:	.0 in.
Wall "D" Overhang:	4.0 in.
Foundation:	Steel Shed Base
Anchor:	3AL-36TH American Earth Anchors
Anchor Bolt Diameter:	.0 in.

Roof Support

Span:	12.0 ft.
Left Overhang:	4.0 in.
Right Overhang:	4.0 in.
Roof Support Spacing:	24 in. o.c.
Pitch:	4./12
Lumber:	HF #2
Roofing:	Composition Shingles
Top Chord Live/Snow Load:	20 psf
Top Chord Dead Load:	10 psf
Bottom Chord Live Load:	0 psf
Bottom Chord Dead Load:	10 psf

Header: Wall A, Hdr 1

Top Chord Live/Snow Load:	20 psf		
Top Chord Dead Load:	10 psf	Tributary Width=	1.0 ft.
Bottom Chord Live Load:	0 psf	Height of wall above Header=	2.50 ft.
Bottom Chord Dead Load:	10 psf	Moment=	7,044 in.-lbs.
		Reaction=	276 lbs.

Header Size:	2x6			
Number of Headers:	2			
Header depth=	5.50 in.		**Lumber**	
Total header width=	3.0 in.		*HF #2*	
Header span=	8.50 ft.	F_b=	850 psi	
		F_t=	525 psi	
Bending		F_v=	150 psi	
S_x=	15.13 cu.in.	F_{cP}=	405 psi	
F'_b=	1356 psi	F_c=	1300 psi	
f_b=	466 psi	E=	1,300,000 psi	
		E_{min}=	470,000 psi	
Good/No Good?	**O.K.**		*Lumber Factors*	
		C_D=	1.25	Duration
Shear		C_M=	1.00	Wet Service
F'_v=	188 psi	C_t=	1.00	Temperature
f_v=	25 psi	C_L=	0.98	Beam Stability
Good/No Good?	**O.K.**	C_F=	1.30	Size
		C_{fu}=	1.00	Flat Use
Deflection		C_i=	1.00	Incising
E'=	1,300,000 psi	C_r=	1.00	Repetitive Member
I=	41.594	C_f=	1.00	Form
Deflection Ratio=	L/180	TL (L/x)	L/240	LL(L/x)
Allowable Deflection=	.57 in.		.43 in.	
Δ=	.14 in.		.10 in.	
Good/No Good?	**O.K.**		**O.K.**	

Header: Wall C, Hdr 1

Top Chord Live/Snow Load:	20 psf		
Top Chord Dead Load:	10 psf	Tributary Width=	1.0 ft.
Bottom Chord Live Load:	0 psf	Height of wall above Header=	2.50 ft.
Bottom Chord Dead Load:	10 psf	Moment=	1,030 in.-lbs.
		Reaction=	106 lbs.

Header Size:	2x4			
Number of Headers:	2			
Header depth=	3.50 in.		**Lumber**	
Total header width=	3.0 in.		*HF #2*	
Header span=	3.25 ft.	F_b=	850 psi	
		F_t=	525 psi	
Bending		F_v=	150 psi	
S_x=	6.13 cu.in.	F_{cP}=	405 psi	
F'_b=	1587 psi	F_c=	1300 psi	
f_b=	168 psi	E=	1,300,000 psi	
		E_{min}=	470,000 psi	
Good/No Good?	**O.K.**		*Lumber Factors*	
		C_D=	1.25	Duration
Shear		C_M=	1.00	Wet Service
F'_v=	188 psi	C_t=	1.00	Temperature
f_v=	15 psi	C_L=	1.00	Beam Stability
Good/No Good?	**O.K.**	C_F=	1.50	Size
		C_{fu}=	1.00	Flat Use
Deflection		C_i=	1.00	Incising
E'=	1,300,000 psi	C_r=	1.00	Repetitive Member
I=	10.71875	C_f=	1.00	Form
Deflection Ratio=	L/180	TL (L/x)	L/240	LL(L/x)
Allowable Deflection=	.22 in.		.16 in.	
Δ=	.01 in.		.01 in.	
Good/No Good?	**O.K.**		**O.K.**	

Header: Wall D, Hdr 1

Top Chord Live/Snow Load:	20 psf		
Top Chord Dead Load:	10 psf	Tributary Width=	6.50 ft.
Bottom Chord Live Load:	0 psf	Height of wall above Header=	.50 ft.
Bottom Chord Dead Load:	10 psf	Moment=	4,649 in.-lbs.
		Reaction=	453 lbs.

Header Size:	2x4			
Number of Headers:	2			
Header depth=	3.50 in.		**Lumber**	
Total header width=	3.0 in.		*HF #2*	
Header span=	3.42 ft.	F_b=	850 psi	
		F_t=	525 psi	
Bending		F_v=	150 psi	
S_x=	6.13 cu.in.	F_{cP}=	405 psi	
F'_b=	1586 psi	F_c=	1300 psi	
f_b=	759 psi	E=	1,300,000 psi	
		E_{min}=	470,000 psi	
Good/No Good?	**O.K.**		*Lumber Factors*	
		C_D=	1.25	Duration
Shear		C_M=	1.00	Wet Service
F'_v=	188 psi	C_t=	1.00	Temperature
f_v=	65 psi	C_L=	1.00	Beam Stability
Good/No Good?	**O.K.**	C_F=	1.50	Size
		C_{fu}=	1.00	Flat Use
Deflection		C_i=	1.00	Incising
E'=	1,300,000 psi	C_r=	1.00	Repetitive Member
I=	10.71875	C_f=	1.00	Form
Deflection Ratio=	L/180	TL (L/x)	L/240	LL(L/x)
Allowable Deflection=	.23 in.		.17 in.	
Δ=	.06 in.		.03 in.	
Good/No Good?	**O.K.**		**O.K.**	

Trimmer for: **Header: Wall A, Hdr 1**

		HF Stud	
		F_b= 675 psi	
Load=	276 lbs.	F_t= 400 psi	
width=	3.50 in.	F_v= 150 psi	
thickness=	1.50 in.	F_{cP}= 405 psi	
No. of members=	2	F_c= 800 psi	
Unbraced Length(x)(width)=	90.0 in.	E_{min}= 440,000 psi	
Unbraced Length(y)(thickness)=	6.0 in.		
Effective Length factor, $K_{e(x)}$=	1	*Lumber Factors*	
Effective Length factor, $K_{e(y)}$=	1	C_D= 1.25	Duration
		C_M= 1.00	Wet Service
c=	0.8	C_t= 1.00	Temperature
A=	10.50 sq.in.	C_L= 1.00	Beam Stability
$(l/d)_x$=	25.71	C_F= 1.05	Size
$(l/d)_y$=	2.00	C_{fu}= 1.00	Flat Use
E'_{min}=	440,000 psi	C_i= 1.00	Incising
		C_r= 1.00	Repetitive Member
		C_f= 1.00	Form
		C_T= 1.00	Buckling Stiffness

Weak Axis Calculations(y)		*Strong Axis Calculations (x)*	
F_{cE}=	90420.00	F_{cE}=	546.99
F^*_c=	1050.00	F^*_c=	1050.00
F_{cE}/F^*_c=	86.11	F_{cE}/F^*_c=	0.52
$1+F_{cE}/F^*_c/2c$=	54.45	$1+F_{cE}/F^*_c/2c$=	0.95
C_P=	1.00	C_P=	0.45
F'_c=	1047.54	F'_c=	470.56
$P_{allowable}$=	10,999 lbs.	$P_{allowable}$=	4,941 lbs.
Good/No Good?	**O.K.**	*Good/No Good?*	**O.K.**

Trimmer for: **Header: Wall C, Hdr 1**

		HF Stud	
		F_b= 675 psi	
Load=	106 lbs.	F_t= 400 psi	
width=	3.50 in.	F_v= 150 psi	
thickness=	1.50 in.	F_{cP}= 405 psi	
No. of members=	1	F_c= 800 psi	
Unbraced Length(x)(width)=	90.0 in.	E_{min}= 440,000 psi	
Unbraced Length(y)(thickness)=	6.0 in.		
Effective Length factor, $K_{e(x)}$=	1	*Lumber Factors*	
Effective Length factor, $K_{e(y)}$=	1	C_D= 1.25	Duration
		C_M= 1.00	Wet Service
c=	0.8	C_t= 1.00	Temperature
A=	5.25 sq.in.	C_L= 1.00	Beam Stability
$(l/d)_x$=	25.71	C_F= 1.05	Size
$(l/d)_y$=	4.00	C_{fu}= 1.00	Flat Use
E'_{min}=	440,000 psi	C_i= 1.00	Incising
		C_r= 1.00	Repetitive Member
		C_f= 1.00	Form
		C_T= 1.00	Buckling Stiffness

Weak Axis Calculations(y)		*Strong Axis Calculations (x)*	
F_{cE}=	22605.00	F_{cE}=	546.99
F^*_c=	1050.00	F^*_c=	1050.00
F_{cE}/F^*_c=	21.53	F_{cE}/F^*_c=	0.52
$1+F_{cE}/F^*_c/2c$=	14.08	$1+F_{cE}/F^*_c/2c$=	0.95
C_P=	0.99	C_P=	0.45
F'_c=	1039.97	F'_c=	470.56
$P_{allowable}$=	5,460 lbs.	$P_{allowable}$=	2,470 lbs.
Good/No Good?	**O.K.**	*Good/No Good?*	**O.K.**

Trimmer for: **Header: Wall D, Hdr 1**

		HF Stud	
		F_b= 675 psi	
Load=	453 lbs.	F_t= 400 psi	
width=	3.50 in.	F_v= 150 psi	
thickness=	1.50 in.	F_{cP}= 405 psi	
No. of members=	1	F_c= 800 psi	
Unbraced Length(x)(width)=	90.0 in.	E_{min}= 440,000 psi	
Unbraced Length(y)(thickness)=	6.0 in.		
Effective Length factor, $K_{e(x)}$=	1	*Lumber Factors*	
Effective Length factor, $K_{e(y)}$=	1	C_D= 1.25	Duration
		C_M= 1.00	Wet Service
c=	0.8	C_t= 1.00	Temperature
A=	5.25 sq.in.	C_L= 1.00	Beam Stability
$(l/d)_x$=	25.71	C_F= 1.05	Size
$(l/d)_y$=	4.00	C_{fu}= 1.00	Flat Use
E'_{min}=	440,000 psi	C_i= 1.00	Incising
		C_r= 1.00	Repetitive Member
		C_f= 1.00	Form
		C_T= 1.00	Buckling Stiffness

Weak Axis Calculations(y)		*Strong Axis Calculations (x)*	
F_{cE}=	22605.00	F_{cE}=	546.99
F^*_c=	1050.00	F^*_c=	1050.00
F_{cE}/F^*_c=	21.53	F_{cE}/F^*_c=	0.52
$1+F_{cE}/F^*_c/2c$=	14.08	$1+F_{cE}/F^*_c/2c$=	0.95
C_P=	0.99	C_P=	0.45
F'_c=	1039.97	F'_c=	470.56
$P_{allowable}$=	5,460 lbs.	$P_{allowable}$=	2,470 lbs.
Good/No Good?	**O.K.**	*Good/No Good?*	**O.K.**

SEISMIC CALCULATIONS

(based on ASCE 7-16 and USGS Seismic maps)

Building Code: 2021 IBC

Seismic Design Classification: D

Site Class: D

S_s=	0.464	Figure 22-1/USGS Seismic Maps
F=	1	Section 12.14.8.1
F_a=	1.429	Table 11.4-1
R=	6.5	Table 12.14-1
I=	1	Table 1.5-2
ρ=	1.30	
W=	10,630 lbs.	
S=	lbs.	20% of snow weight (if applicable)
S_{DS}=	0.44	Eq. 12.14-12
V=	940 lbs.	Eq. 12.14-12

Wind Calculations (C&C)

Alternate all-heights method

Wind Speed, v_{ASD}:	89 mph	
Wind Exposure:	C	
Risk Category:	II-Regular	
Roof Angle=	18.43°	
Gable Wall Span=	12.0 ft.	
Longitude Wall Span=	30.0 ft.	
Enclosure Classification:	Enclosed	Section 26.10
K_{zt}=	1	Section 26.8.2
K_z=	0.85	Table 26.10-1
K_d=	0.85	Table 26.6-1
Mean Roof Height=	9.42 ft.	

LOW RISE BUILDINGS (ASCE 7-16 Chapt. 30)

GC_{pi}= 0.18

q_h= 14.68 psf

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	
GC_p=	-2.0	-3.0	-3.6	-1.1	-1.4	(ASCE 7-16 Figures 30.3-1,30.3-2A-C)
GC_p=	0.7	0.7	0.7	1.0	1.0	(ASCE 7-16 Figures 30.3-1,30.3-2A-C)
p=	-31.99 psf	-46.67 psf	-55.48 psf	-18.79 psf	-23.19 psf	
p=	12.92 psf	12.92 psf	12.92 psf	17.32 psf	17.32 psf	
p=	-31.99 psf	-46.67 psf	-55.48 psf	-18.79 psf	-23.19 psf	
p=	12.92 psf	12.92 psf	12.92 psf	17.32 psf	17.32 psf	
p_{max}=	**15 psf**	**15 psf**	**15 psf**	**17 psf**	**17 psf**	
p_{min}=	**-32 psf**	**-47 psf**	**-55 psf**	**-19 psf**	**-23 psf**	

Wind Calculations (MWFRS)

ASCE 7-16 Chapt. 28 Part 1

Wind Speed, v_{ASD}: 89 mph
Basic Wind Speed, V: 115 mph
Wind Exposure: C
Risk Category: II-Regular
Roof Angle= 18.43
Gable Wall Span= 12.0 ft.
Longitude Wall Span= 30.0 ft.
Overall Roof Height= 10.42 ft.
Mean Roof Height= 9.42 ft.

Enclosure Classification:	Enclosed	Sections 26.12 & 26.13
K_{zt}=	1	Section 26.8
K_z=	0.85	Table 26.10-1
K_d=	0.85	Table 26.6-1
K_e=	1	Table 26.9-1
GC_{pi}=	±0.18	Section 26.11-1
q_h=	24.46 psf	Eq. 26.10-1

		1	2	3	4	5	6	1E	2E	3E	4E	5E	6E
GC_{pf}	Load Case A	0.52	-0.69	-0.47	-0.42	N/A	N/A	0.78	-1.07	-0.67	-0.62	N/A	N/A
	Load Case B	-0.45	-0.69	-0.37	-0.45	0.40	-0.29	-0.48	-1.07	-0.53	-0.48	0.61	-0.43
p	Load Case A (-GC_{pi})	8.23 psf	-21.28 psf	-15.86 psf	-14.56 psf	N/A	N/A	14.68 psf	-30.58 psf	-20.87 psf	-19.52 psf	N/A	N/A
	Load Case A (+GC_{pi})	17.03 psf	-12.48 psf	-7.06 psf	-5.76 psf	N/A	N/A	23.49 psf	-21.77 psf	-12.07 psf	-10.71 psf	N/A	N/A
	Load Case B (-GC_{pi})	-15.41 psf	-21.28 psf	-13.45 psf	-15.41 psf	5.38 psf	-11.50 psf	-16.14 psf	-30.58 psf	-17.37 psf	-16.14 psf	10.52 psf	-14.92 psf
	Load Case B (+GC_{pi})	-6.60 psf	-12.48 psf	-4.65 psf	-6.60 psf	14.19 psf	-2.69 psf	-7.34 psf	-21.77 psf	-8.56 psf	-7.34 psf	19.32 psf	-6.12 psf

max. p_L=	23.49 psf	Side Wall, maximum wind pressure
max. p_T=	19.32 psf	Gable End Wall, maximum wind pressure
max. p_{roof}=	-30.58 psf	
V_L=	762 lbs.	Max. Longitudinal Shear per wall
V_T=	2,316 lbs.	Max. Transversial Shear per wall
Max. uplift pressure=	-11,619 lbs.	Max. uplift pressure on the building due to wind on roof

Diaphragm Calculations

Length (for shear)

Wall A: Header/Strut used for Shear
Wall B: 30.0 ft.
Wall C: 9.0 ft.
Wall D: 25.50 ft.

	Sheathing*	Nail Size	Edge Nailing	Boundary Nailing		v_{allow}	HF/SPF Factor
Roof	7/16" OSB	8d	6 in. o.c.	12 in. o.c.	v= 180 plf	167.4 plf	0.93
Wall	3/8" Smartside Panel	8d	6 in. o.c.	12 in. o.c.	v= 180 plf	147.6 plf	0.82
Wall	3/8" Smartside Panel	8d	4 in. o.c.	12 in. o.c.	v= 270 plf	221.4 plf	0.82

*Must be Rated sheathing

	Wind	*Seismic*	v_{allow}	C_n	$2b_s/h$	Nail Size	Edge Nailing	*Sheathing*	*Notes*
Wall A:	1,390 lbs.	329 lbs.	1,530 lbs.			8d	6" o.c.	3/8" Smartside Panel	Header/Strut used for Shear
Wall B:	15.2 plf	11.0 plf	147.6 plf	1.00	1.00	8d	6" o.c.	3/8" Smartside Panel	
Wall C:	154.4 plf	36.5 plf	221.4 plf	1.00	1.00	8d	4" o.c.	3/8" Smartside Panel	
Wall D:	17.9 plf	12.9 plf	147.6 plf	1.00	1.00	8d	6" o.c.	3/8" Smartside Panel	
Roof:	15.2 plf		167.4 plf			8d	6" o.c.	7/16" OSB	

Overturning Calculations

Wall A		Wall B	
Min. No. anchor bolts=	0	Min. No. anchor bolts=	0
Width=	12.0 ft.	Width=	30.0 ft.
Height=	7.69 ft.	Height=	7.69 ft.
Overturning Length=	11.08 ft.	Overturning Length=	29.08 ft.
P_{wind}=	2,316 lbs.	P_{wind}=	762 lbs.
$P_{seismic}$=	470 lbs.	$P_{seismic}$=	470 lbs.
Wall Weight=	565.68 lbs.	Wall Weight=	1,460.20 lbs.
$Uplift_{wind}$=	681.41 lbs.	$Uplift_{wind}$=	.0 lbs.
$Uplift_{seismic}$=	.0 lbs.	$Uplift_{seismic}$=	.0 lbs.
Allowable Service, wind:	N/A	Allowable Service, wind:	N/A
Allowable Service, seismic:	N/A	Allowable Service, seismic:	N/A

Wall C		Wall D	
Min. No. anchor bolts=	0	Min. No. anchor bolts=	0
Width=	9.0 ft.	Width=	25.50 ft.
Height=	7.69 ft.	Height=	7.69 ft.
Overturning Length=	8.08 ft.	Overturning Length=	24.58 ft.
P_{wind}=	2,316 lbs.	P_{wind}=	762 lbs.
$P_{seismic}$=	470 lbs.	$P_{seismic}$=	470 lbs.
Wall Weight=	427.26 lbs.	Wall Weight=	1,252.57 lbs.
$Uplift_{wind}$=	1,108.49 lbs.	$Uplift_{wind}$=	.0 lbs.
$Uplift_{seismic}$=	99.28 lbs.	$Uplift_{seismic}$=	.0 lbs.
Allowable Service, wind:	N/A	Allowable Service, wind:	N/A
Allowable Service, seismic:	N/A	Allowable Service, seismic:	N/A

Building Uplift

Wind uplift=	-11,618.96 lbs.	
Min. building weight=	6,377.88 lbs.	
Additional min. dead load=	.0 lbs.	additional dead load due to steel floor, wood base, or other permanent loads,if any, (not including foundation)
Net uplift=	-5,241.08 lbs.	
Total no. of anchor bolts (min.)=	0	(Does not include additional holddowns for overturning of the walls.)
Anchor bolt uplift=	.0 lbs.	

Additional anchors required **Use (12) 3AL-36TH American Earth Anchors**

Max. Seismic Uplift

Seismic uplift=	6,377.88 lbs.	$(0.6-0.14S_{DS})D+0.7E$
Total no. of anchor bolts (min.)=	0	(Does not include additional holddowns for overturning of the walls.)
Anchor bolt uplift=	.0 lbs.	

Additional anchors required **Use (12) 3AL-36TH American Earth Anchors**

Bearing Wall Calculations

Axial Load

Stud Spacing=	16 in. o.c.	
Max. Load on wall=	330.2 plf	
depth=	3.50 in.	
width=	1.50 in.	
No. of members=	1	
Length (depth)=	87.78 in.	unbraced length (depth)(x)(in.)
Length (width)=	12.0 in.	unbraced length (width)(y)(in.)
$K_{e(x)}$=	2	effective length factor (x)
$K_{e(y)}$=	2	effective length factor (y)
K_{cE}=	0.3	
c=	0.8	
Load=	440 lbs.	Load per stud
A=	5.25 sq.in.	
$(l/d)_x$=	50.16	
$(l/d)_y$=	16.00	
E'_{min}=	440,000 psi	

Lumber

HF Stud

F_b=	675 psi	
F_t=	400 psi	
F_v=	150 psi	
F_{cP}=	405 psi	
F_c=	800 psi	
E_{min}=	440,000 psi	
E=	1,200,000 psi	

Lumber Factors

C_D=	1.25	Duration for gravity load
C_M=	1.00	Wet Service
C_t=	1.00	Temperature
C_L=	1.00	Beam Stability
C_F=	1.05	Size for F_c
C_{fu}=	1.00	Flat Use
C_i=	1.00	Incising
C_r=	1.15	Repetitive Member
C_f=	1.00	Form
C_T=	1.00	Buckling Stiffness (NDS 4.4.2)
C_F=	1.10	Size for F_b
C_D=	1.60	Duration for lateral load
C_r=	1.50	Repetitive Member (wind)

Weak Axis Calculations(y)

F_{cE}=	1412.81
F^*_c=	1050.00
F_{cE}/F^*_c=	1.35
$1+F_{cE}/F^*_c/2c$=	1.47
C_P=	0.78
F'_c=	821.62
$P_{allowable}$=	4,314 lbs.
Good/No Good?	**O.K.**

Strong Axis Calculations (x)

F_{cE}=	143.75
F^*_c=	1050.00
F_{cE}/F^*_c=	0.14
$1+F_{cE}/F^*_c/2c$=	0.71
C_P=	0.13
F'_c=	139.48
$P_{allowable}$=	732 lbs.
Good/No Good?	**O.K.**

Wind Load

Wind load per stud=	31.3 plf
Moment=	2,513 in.-lbs.
Reaction=	115 lbs.
Header depth=	3.50 in.
Total header width=	1.50 in.
Header span=	8.0 ft.

Bending

S_x=	3.06 cu.in.
F'_b=	1782 psi
f_b=	821 psi
Good/No Good?	**O.K.**

Shear

F'_v=	240 psi
f_v=	33 psi
Good/No Good?	**O.K.**

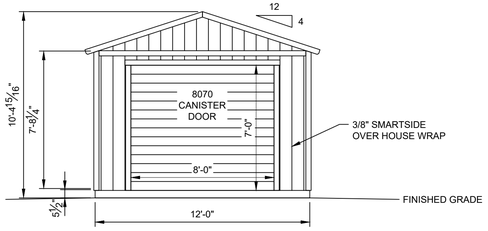
Combined Bending and Axial Loading

F'_c=	178.53	combine allowable compressive stress
f_c=	42 psi	combine compressive stress
Combined stress index=	0.71	
Good/No Good?	**O.K.**	

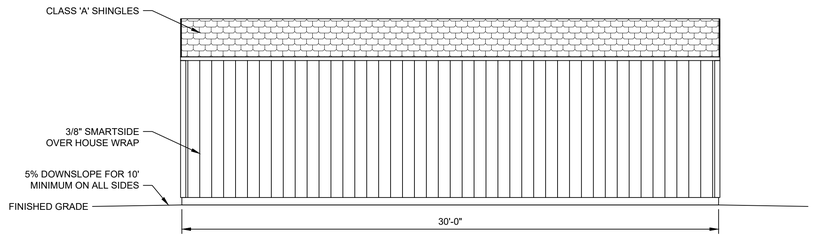
ACCESSORY BUILDING
12' X 30' = 360 SQ FT

DRAWING INDEX

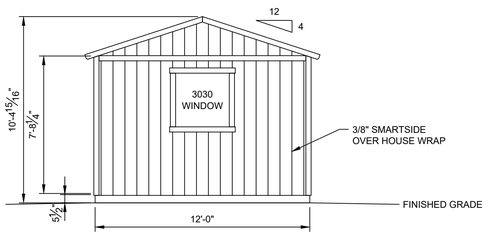
S1 - PROJECT NOTES, ELEVATIONS
S2 - PLANS, SHEAR WALL SCHEDULE
S3 - SECTIONS, DETAILS



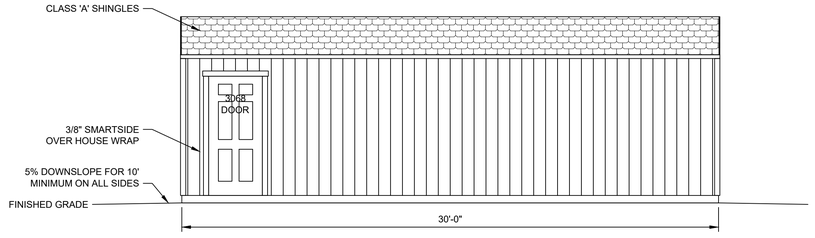
WALL A ELEVATION



WALL B ELEVATION



WALL C ELEVATION



WALL D ELEVATION

PROJECT NOTES

1. DESIGN REQUIREMENTS
   GOVERNING CODES: 2021 IBC
   OCCUPANCY GROUP: GROUP U
   CONSTRUCTION TYPE: V-B
   RISK CATEGORY: II

2. DESIGN SCHEDULE
   A. BUILDING SIZE
      WIDTH: 12'-0"
      LENGTH: 30'-0"
      SIDE WALL HEIGHT: 7'-8 1/4"
      TOTAL HEIGHT: 10'-5"
   B. ROOF PITCH: 4/12
   C. BUILDING LOADS
      GROUND SNOW LOAD, P_g: 20 PSF
      C_e: 1.00
      C_t: 1.20
      I_s: 1.00
      C_s: 1.00
      ROOF SNOW LOAD, P_s: 20 PSF MINIMUM
      ROOF LIVE LOAD: 20 PSF
      ROOF DEAD LOAD: 10 PSF
   D. DESIGN WIND
      BASIC WIND SPEED, V: 115 MPH
      ASD WIND SPEED, V_{asd}: 89 MPH
      WIND EXPOSURE: C
   E. SEISMIC DESIGN CATEGORY: D
      SEISMIC IMPORTANCE FACTOR, I_e: 1.00
      S_s: 0.46
      S_1: 0.15
      SITE CLASS: D
      S_{DS}: 0.44
      S_{D1}: 0.23
      SEISMIC FORCE-RESISTING SYSTEM: BEARING WALL
      DESIGN BASE SHEAR/WALL: 470 LBS
      C_s: 0.07
      R: 6.5
      ANALYSIS PROCEDURE: SIMPLIFIED DESIGN
      SITE CLASS: D

3. ROOFING SCHEDULE
   A. ROOF SHEATHING SHALL BE APA RATED 7/16" THICK OSB, 24/16 RATED MIN., UNBLOCKED DIAPHRAGM. STAGGER LAYOUT PER APA CONDITION 1.
   B. SHEATHING NAILING SHALL BE PER NAILING SCHEDULE.
   C. 25 YEAR ASPHALT SHINGLES (U.N.O.).
   D. GAF FELTBUSTER.
   E. TYPE 'D' METAL DRIP EDGE FLASHING REQUIRED ALL SIDES.
   F. TRUSSES SHALL BE SPACED @ 24" O.C.
   G. SEE SEPARATE TRUSS SHEETS FOR TRUSS FRAMING AND MATERIALS.
   H. TRUSSES MUST BE BRACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION "GUIDE TO GOOD PRACTICE OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI)
   I. TRUSS CONNECTION PLATES 'EAGLE METAL PLATES'.
   J. THE TRUSS PLATE INSTITUTE (TPI) (NER QA 430) IS THE INSPECTION AGENCY RESPONSIBLE FOR IN-PLANT INSPECTIONS.
   K. TRUSS MANUFACTURER: TUFF SHED, INC.

4. WOOD FRAMING
   A. ALL HEADERS ARE HF #2 (U.N.O.).
   B. ALL WALL FRAMING MEMBERS SHALL BE HF STUD GRADE OR BETTER.
   C. STUDS SHALL BE SPACED @ 16" O.C.
   D. FASTEN EXTERIOR WALL SHEATHING TO FRAMING PER NAILING SCHEDULE.
   E. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
   F. SHEAR WALL MATERIAL AND NAILING SHALL BE AS SPECIFIED IN SHEAR WALL SCHEDULE.
   G. LAMINATED VENEER LUMBER (LVL) SHALL BE LVL 2.0E-2600 F_b WITH THE FOLLOWING MIN. DESIGN VALUES: F_b = 2600 PSI, F_t = 1555 PSI, F_v = 285 PSI, $F_{c\perp}$ = 2510 PSI, $F_{c\perp}$ = 750 PSI, E = 2.0 x 10^6 PSI, SG= 0.50

5. SOIL
   A. MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH). PRESCRIPTIVE ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN IS 1500 PSF AT 18" DEEP. VALUES ARE PER TABLE 1806.2.
   B. ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
   C. IN THE EVENT OF THE DISCOVERY OF EXPANSIVE SOILS OR UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.

6. PERMIT
   A. PERMIT APPLICATIONS, WHERE NO PERMIT IS ISSUED, SHALL EXPIRE PER LIMITATIONS SET BY LOCAL CODES. SECTION 105.5.
   B. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE

7. GENERAL NOTES
   A. INSTALLATION PROCEDURES SHALL CONFORM TO OSHA STANDARDS. BUILDER SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
   B. BUILDER IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL SHORING OR BRACING AS REQUIRED AND PER GOVERNING REGULATIONS.
   C. ALL WOOD CONSTRUCTION CONNECTORS REFERENCED IN THIS DRAWING SHALL BE SIMPSON 'STRONG-TIE' OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
   D. GREEN VINYL SINKER NAILS DO NOT MEET THE NAILING REQUIREMENTS OF COMMON NAILS.

8. MATERIAL EVALUATION REPORT IDENTIFICATION
   A. TRUSS CONNECTION PLATES BY EAGLE METAL PLATES PER ICC-ES REPORT #ESR-1082.
   B. SMARTSIDE SIDING BY LP CORPORATION PER ICC-ES REPORT #ESR-1301.
   C. HARDIE PANEL SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-1844.
   D. HARDIE PLANK LAP SIDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT #ESR-2290.
   E. LAMINATED VENEER LUMBER (LVL) BY WEYERHAEUSER PER ICC-ES REPORT #ESR-1387.
   F. ASPHALT SHINGLES BY GAF PER ICC-ES REPORT #ESR-1475.
   G. FELTBUSTER ROOFING UNDERLAYMENT BY GAF PER ICC-ES REPORT #ESR-2808.
   H. HDU PRE-DEFLECTED HOLD-DOWNS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2330.
   I. SSTB ANCHOR BOLTS BY SIMPSON STRONG-TIE PER ICC-ES REPORT #ESR-2611.

2/12/2025

TUFF SHED, INC.
ENGINEERING DEPARTMENT
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1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833

SO #: 2142843 EP #: 23641
Customer: JUSTIN CARRICATO

Description:
ACCESSORY BUILDING
12' X 30' = 360 SQ FT
Site Address:
4420 BENTGRASS MEADOWS
DRIVE NE
RIO RANCHO NM 87144

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TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
8450 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87113
(505) 797-8853
STORE 060

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Drawn By: AX
Date: 1-9-25
Checked By:
Date:
Revised:
Revised:

Title:
PROJECT NOTES
ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet:
S1

NAILING SCHEDULE

CHORD SPLICE NAILING: (8) 16d NAILS EACH SIDE OF SPLICE.
TRUSS BLOCKING: (4) 16d (TOENAILED)

FRAMING NAILING:
STUD TO TOP PLATE, (2) 16d END NAIL
STUD TO SILL PLATE, (2) 16d END NAIL OR (4) 8d TOENAIL
DOUBLE HEADER 16d @ 16" OC ALONG EACH EDGE
HEADER TO KING STUD (4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLE TOP PLATES, 16d @ 16" FACE NAIL

UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2021 IBC TABLE 2304.10.2.

UPLIFT TRANSFER: PROVIDE SIMPSON H2.5A AT EACH END OF TRUSSES.

PROVIDE 2X4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD ON SHEAR WALLS.

UNBLOCKED ROOF DIAPHRAGM	CALC. SHEAR LOAD (lb/ft)	ALLOW. SHEAR LOAD (lb/ft)
ROOF SHEATHING NAILING:		
BORDER: 8d COMMON @ 6" OC		
EDGE: 8d COMMON @ 6" OC		
FIELD: 8d COMMON @ 12" OC	15	167

END WALL SHEAR TRANSFER: SHEATHING AT END WALL LAPS TOP PLATE OF WALL BELOW. PROVIDE EDGE NAILING. REFERENCE **END WALL ASSEMBLY**/S3, OR BALLOON FRAME END WALLS.

SHEAR WALL SCHEDULE

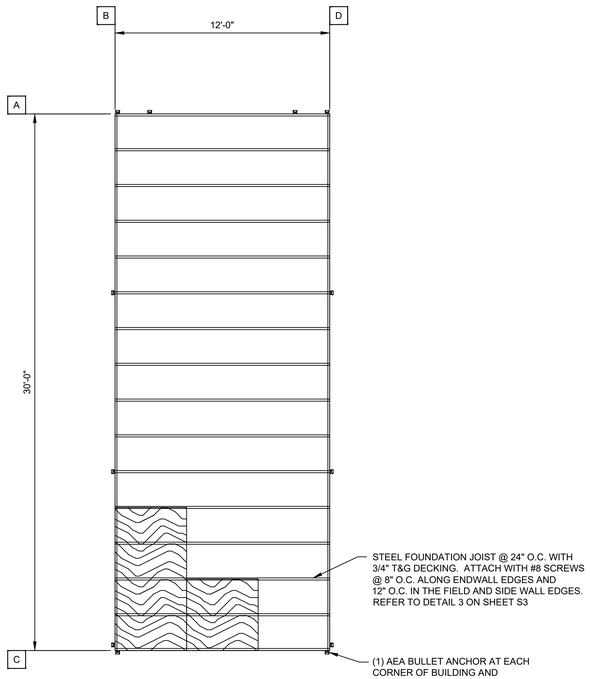
		CALC. SHEAR LOAD (lb/ft)	ALLOW SHEAR LOAD (lb/ft)
A	2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 12'-0" LONG TOTAL. HEADER/STRUT USED FOR SHEAR. RE: DETAIL 9/S3 NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED. PROVIDE 4 AEA BULLET ANCHORS LOCATED APPROXIMATELY AS SHOWN.	-	-
C	2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 12'-0" LONG TOTAL. (4.5'+4.5') = 9' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ **4" OC** FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED. PROVIDE 2 AEA BULLET ANCHORS LOCATED APPROXIMATELY AS SHOWN.	154	221

SHEAR WALL SCHEDULE

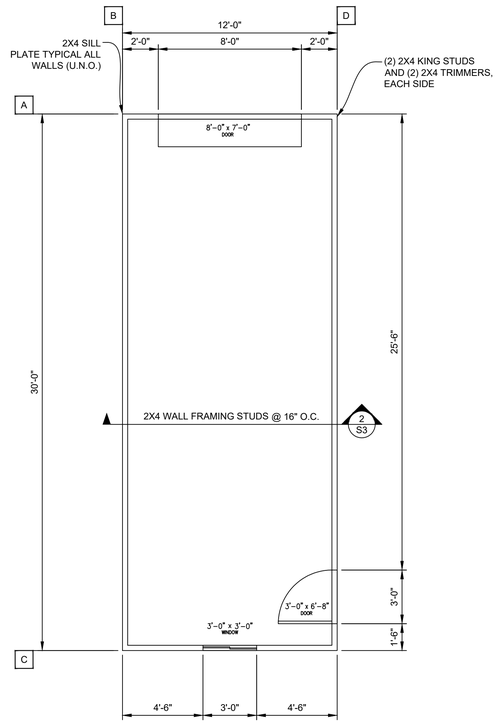
		CALC. SHEAR LOAD (lb/ft)	ALLOW. SHEAR LOAD (lb/ft)
B	2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 30'-0" LONG TOTAL. 30' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED. PROVIDE 3 AEA BULLET ANCHORS LOCATED APPROXIMATELY AS SHOWN. TOENAIL BLOCKING TO TOP PLATE: (3) 8d/BLOCK	15	148 150
D	2X4 FRAMING. SHEATHE EXTERIOR WITH 3/8" SMARTSIDE. 30'-0" LONG TOTAL. 25.5' USED FOR SHEAR. NAILING: EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC NO HOLD-DOWNS REQUIRED. PROVIDE 3 AEA BULLET ANCHORS LOCATED APPROXIMATELY AS SHOWN. TOENAIL BLOCKING TO TOP PLATE: (3) 8d/BLOCK	18	148 150

WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS. REFER TO ANSI/AWC SDPWS.

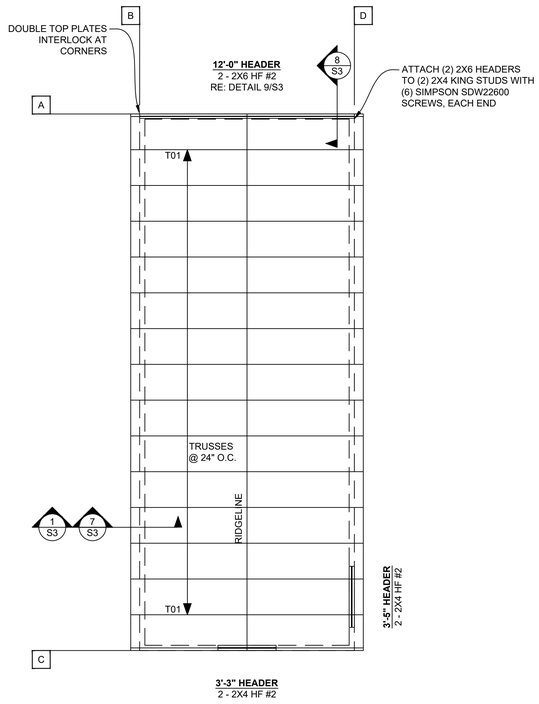
FASTENER EQUIVALENCY	
SIMPSON	USP
H2.5A	RT7A
SSTB16-SSTB36	STB16-STB36
HDU2-HDU5	PHD2A-PHD5A
HDU8	PHD8
LUS24-LUS210	JUS24-JUS210
LS30/LS50	MP3/MP5
LSTA9-LSTA24	LSTA9-LSTA24
A24	TDL5
H1	RT15
H3	RT3A
H6	LFTA6
H8	LTW12
H10	RT16A
PA51/PA68	TA51/TA71
ABA44/ABA66	PA44E/PA66E
BC4/BC6	C44/C66
A311	TDL10
HST2	KHST2
SDS1/4X3 SCREW	WS3
A34	MP34
A35	MPA1
CS18/CS22	RE200/RS300
HTT4/HTT5	HTT16/HTT22
CMSTC16	CMSTC16



FOUNDATION PLAN



FLOOR PLAN



ROOF FRAMING PLAN

2/12/2025

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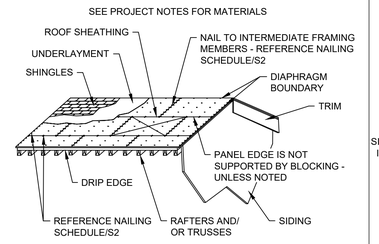
STORE 060

Drawn By: AX
Date: 1-9-25
Checked By:
Date:
Revised:
Revised:

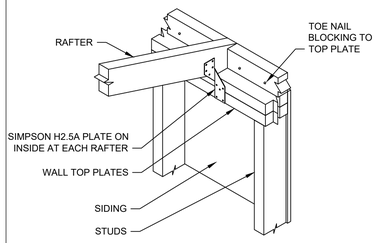
Title:
PLANS
SHEAR WALL SCHED
NAILING SCHEDULE

Scale: 1/4" = 1'-0"

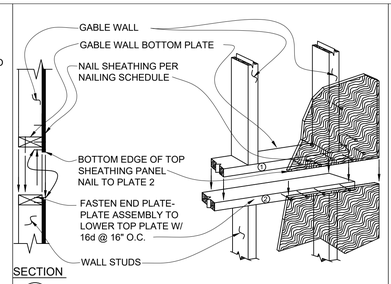
Sheet:
S2



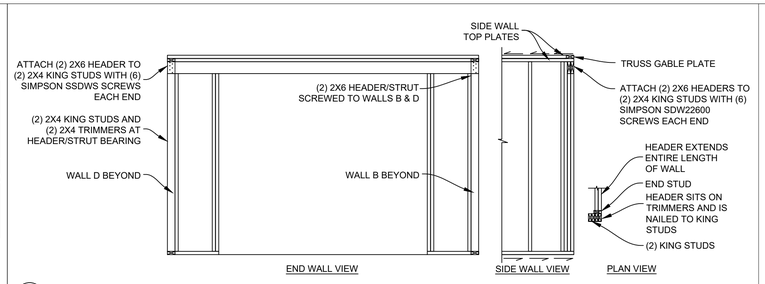
6 ROOFING SHEATHING NAILING DTL



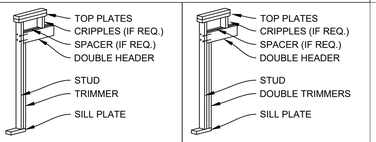
7 SHED TRUSS H2.5A ATTACHMENT



8 ENDWALL ASSEMBLY DETAIL



9 END WALL HEADER/STRUT

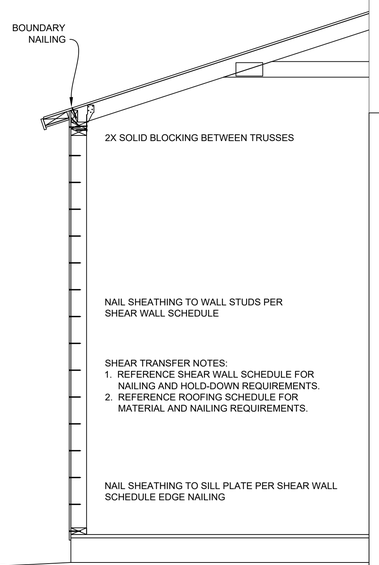


FOR OPENINGS UP TO 5'-11 1/2" UNLESS OTHERWISE NOTED

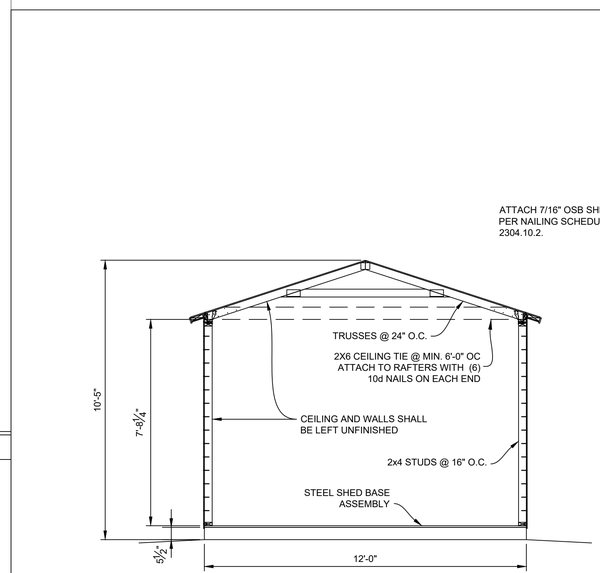
FOR OPENINGS 6'-0" AND WIDER UNLESS OTHERWISE NOTED

NAILING:
HEADER TO STUD - (4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER - 16d @ 16" STAGGERED FACE NAIL
REFERENCE TABLE 2304.10.2

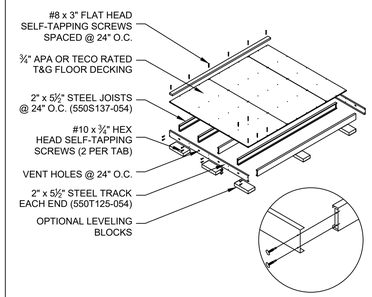
5 HEADER DETAIL
NOT TO SCALE



1 SHEAR TRANSFER DETAIL
3/4" = 1'-0"

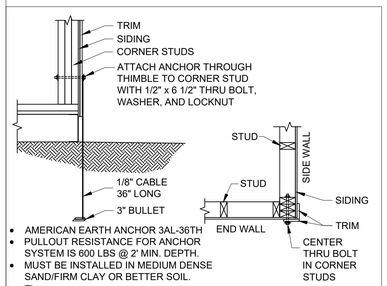


2 BUILDING SECTION
3/8" = 1'-0"



1. STEEL SHED FOUNDATION:
   2" x 5½"-16 GAUGE STEEL TRACKS G140 ZINC COATED
   2" x 5½"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
   (SUPPLIER: ALLIED STUDCO - JOIST: 550S137-054 / TRACK: 550T125-054).
2. ¾" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1⅝" LONG MIN. SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-TAPPING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

3 STEEL SHED BASE ASSEMBLY
NOT TO SCALE



- AMERICAN EARTH ANCHOR 3AL-36TH
- PULLOUT RESISTANCE FOR ANCHOR SYSTEM IS 600 LBS @ 2' MIN. DEPTH.
- MUST BE INSTALLED IN MEDIUM DENSE SAND/FIRM CLAY OR BETTER SOIL.

4 AEA 3" BULLET ANCHOR DETAIL

2/12/2025

TUFF SHED, INC.
ENGINEERING DEPARTMENT
TIMOTHY D. CAHALAN, P.E.
TCAHALAN@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833

SO #: 2142843 EP #: 23641
Customer: JUSTIN CARRICATO

Description:
ACCESSORY BUILDING
12' X 30' = 360 SQ FT
Site Address:
4420 BENTGRASS MEADOWS DRIVE NE
RIO RANCHO NM 87144

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED ONLY. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC AND THE ENGINEER OF RECORD.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.
8450 PAN AMERICAN FWY NE
ALBUQUERQUE, NM 87113
(505) 797-8553
STORE 660

COPYRIGHT © 2015 TUFF SHED, INC.
PROPRIETARY: ALL RIGHTS RESERVED

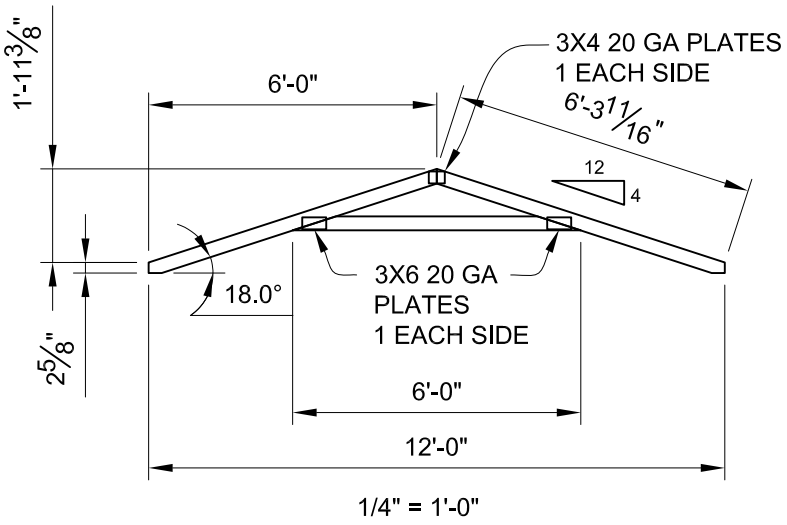
Drawn By: AX
Date: 1-9-25
Checked By:
Date:
Revised:
Revised:

Title:
SECTIONS
DETAILS

Scale: NONE

Sheet:
S3
Sheet 3 of 3

TRUSS LABEL: **T01**



1/4" = 1'-0"

DESIGN LOADS:
TOP CHORD LIVE LOAD = 20 PSF
TOP CHORD SNOW LOAD = 40 PSF
TOP CHORD DEAD LOAD = 10 PSF
COLLAR TIE DEAD LOAD = 5 PSF

NOTES:
2018/2021 IBC/IRC, 2022 CBC/CRC
ANSI/TPI 1-2014
TRUSSES TO BE SPACED @ 24" OC
MATERIAL TO BE 2X4 HF GRADE #2 OR BETTER
PLATES ARE TO BE PRESSED IN THE WOOD PER TPI.

NOTE:
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 16FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

PLATES ARE MANUFACTURED BY EAGLE METAL PRODUCTS, ICC-ES #ESR-1082.

REP MEMBER INCREASE: YES
LUMBER D.O.L.: 1.15

DEFLECTION
VERT LL: 0.06 in.
VERT TL: 0.08 in.

REACTIONS:
MAX. VERTICAL: 630 LBS.
MAX. UPLIFT: -215 LBS.

WIND:
ASCE 7-16, 130 mph, Exposure C, D.O.L.=1.60

NOTE: RAFTER IS DESIGNED AS AN IMPORTANCE CATEGORY II STRUCTURE . FOR ALL OTHER USE, SITE SPECIFIC DESIGN IS REQUIRED.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING THIS TRUSS ARE TO DO SO IN ACCORDANCE TO THE RECOMMENDATIONS FO THE LATEST VERSION OF THE BCSI.

2/12/2025

Drawn By: DWM | Date Drawn: 8/16/2010 | Checked By: | Date Revised: | Scale: 1/4" = 1'-0"

TUFF SHED® Storage Buildings & Garages

Title: FRAMING DETAIL
12' RANCH SHED TRUSS

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

April 3, 2025

RE: **Variance Request Case No. 25-110-00003 (4420 Bentgrass Meadows Dr Ne) Variance for Side Setback Requirement**

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, Justin Carricato, requests approval of a Variance request to the minimum required E-1: Estate Residential District setback of 10' on the side of the lot to allow for a 5' side setback for a new construction 360 square foot accessory structure on the subject property of **4420 Bentgrass Meadows Drive Ne**, legally described as **DIAM, Blk 2, Lot 35**. The property is zoned E-1:Estate Residential District and comprises approximately 0.5170 acres..

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, April 22, 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.

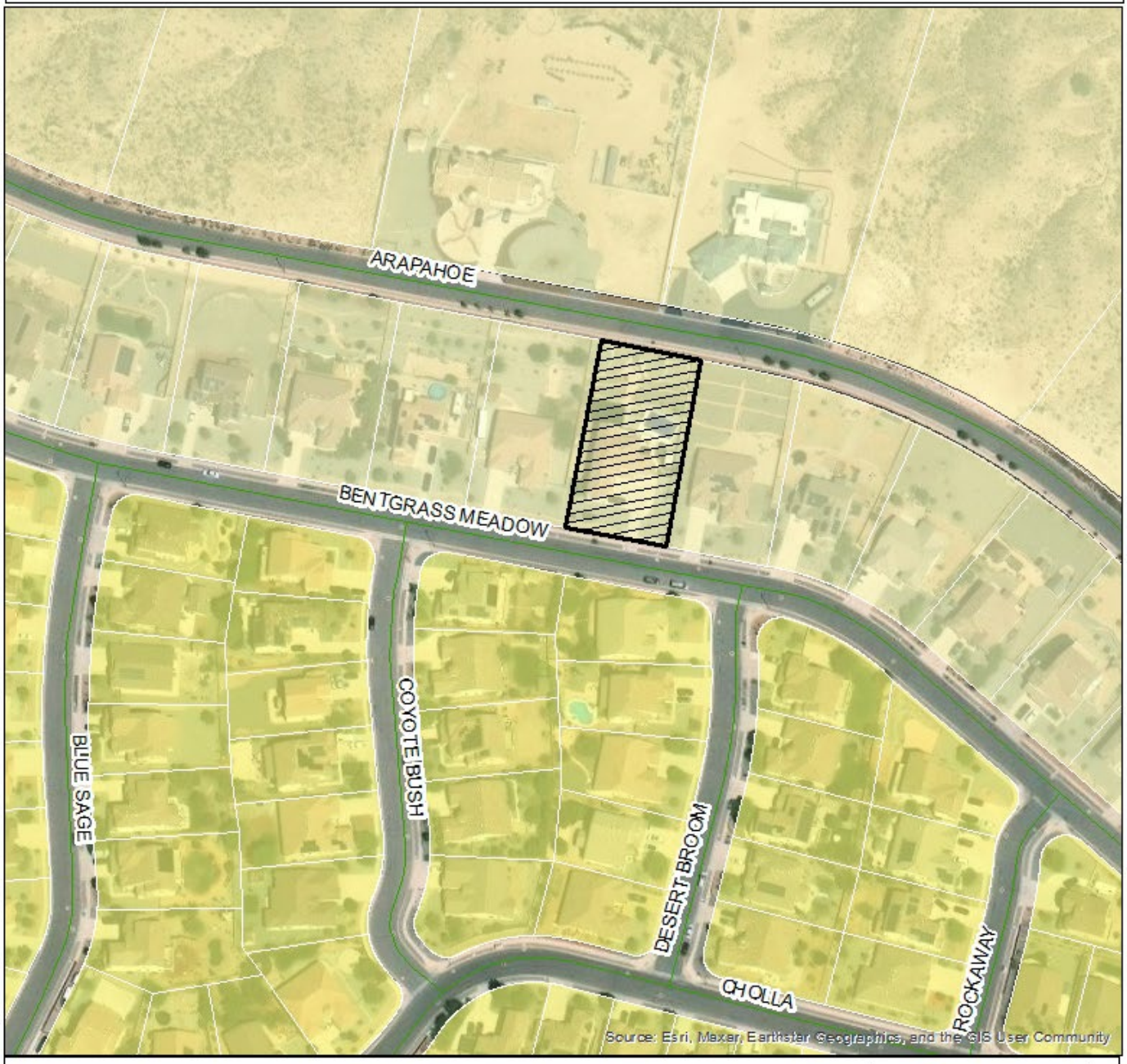
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

4420 BENTGRASS MEADOWS DR NE
DIAMOND RIDGE, BLOCK 2, LOT 36
VARIANCE TO E-1 RESIDENTIAL DISTRICT SIDE SETBACK



Rio Rancho
City of Vision

0 45 90 180 270 360
Feet

Subject Property
Roads
Zoning
E-1
R-1

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

Map Created by Tamarah Martinez on 4/3/2025

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, April 22, 2025:

Variance
Case #25-110-00003
The applicant, Justin Carricato, requests approval of a Variance request to the minimum required E-1: Estate Residential District setback of 10' on the side of the lot to allow for a 5' side setback for a new construction 360 square foot accessory structure on the subject property of 4420 Bentgrass Meadows Drive NE, legally described as DIAM, Blk 2, Lot 35. The property is zoned E-1: Estate Residential District and comprises approximately 0.5170 acres.

Variance
Case #25-110-00004
The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres.

Variance
Case #25-110-00005
The applicant, AMREP Southwest Inc., requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.229 acres.

Variance
Case #25-110-00006
The applicants, Timothy and Robin Hecker, request approval of a Variance to allow for a 1.9-foot encroachment into the rear setback area for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11.

Master Plan Amendment
Case #25-410-00001
The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment for the Lomas Encantadas Master Plan. The proposed Amendment includes an approximate 40.77-acre boundary expansion in the northwest portion of the Master Plan and provides for updated exhibits and figures.

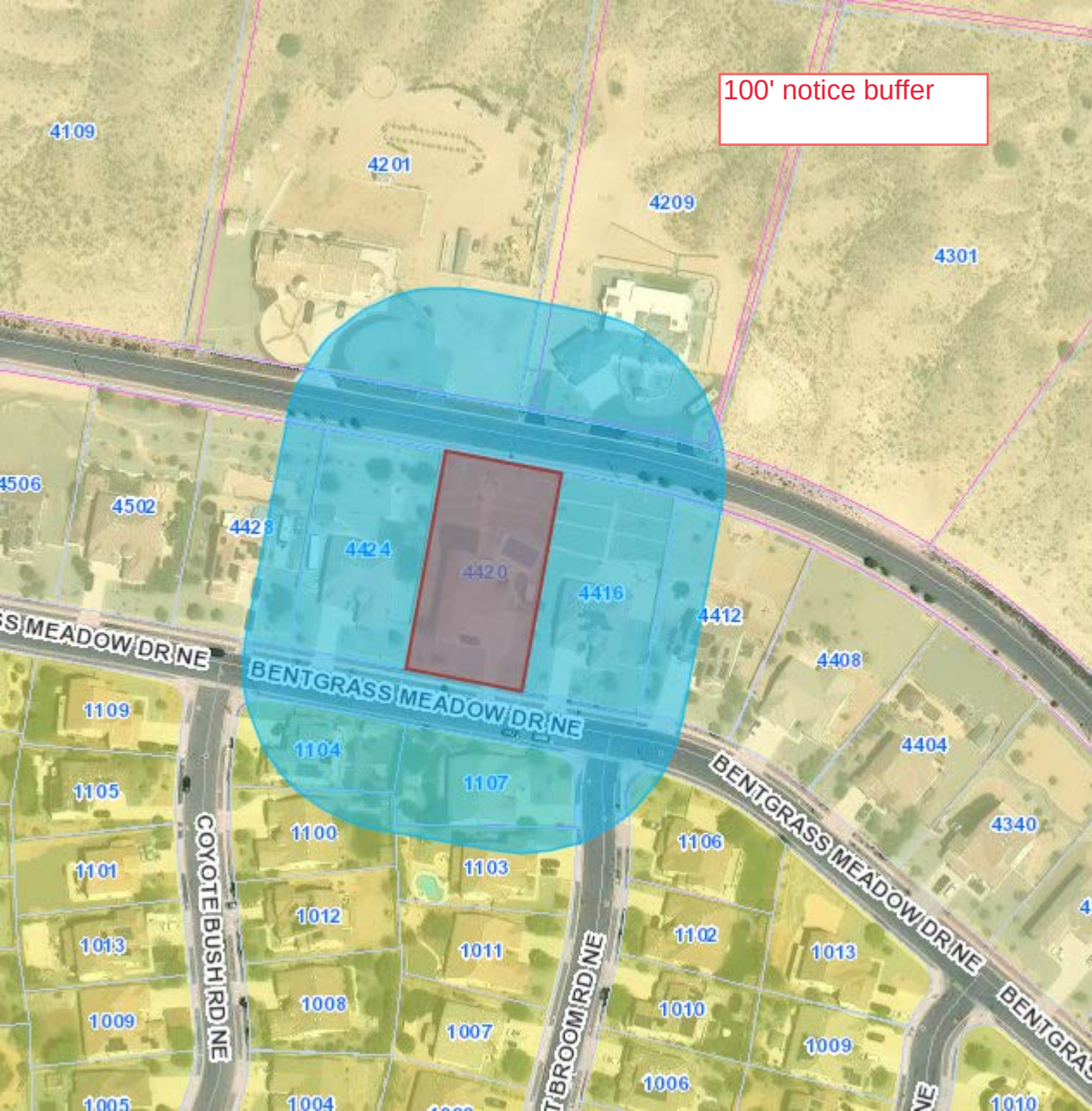
Zone Map Amendment
Case #25-100-00001
The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District. The subject properties comprise approx. 33.11 acres.

Preliminary Plat
Case #22-210-00005
The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, requests approval of a Preliminary Plat Extension to vacate a portion of 21st Ave SE, grant right of way for Pavilion Way SE, and combine Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1 to create Unser Pavilion West, Tract A.

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: April 7, 2025.


100' notice buffer
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4412
4408
4404
4340
BENTGRASS MEADOW DR NE
BENTGRASS MEADOW DR NE
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1104
1107
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1106
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1008
1009
1010
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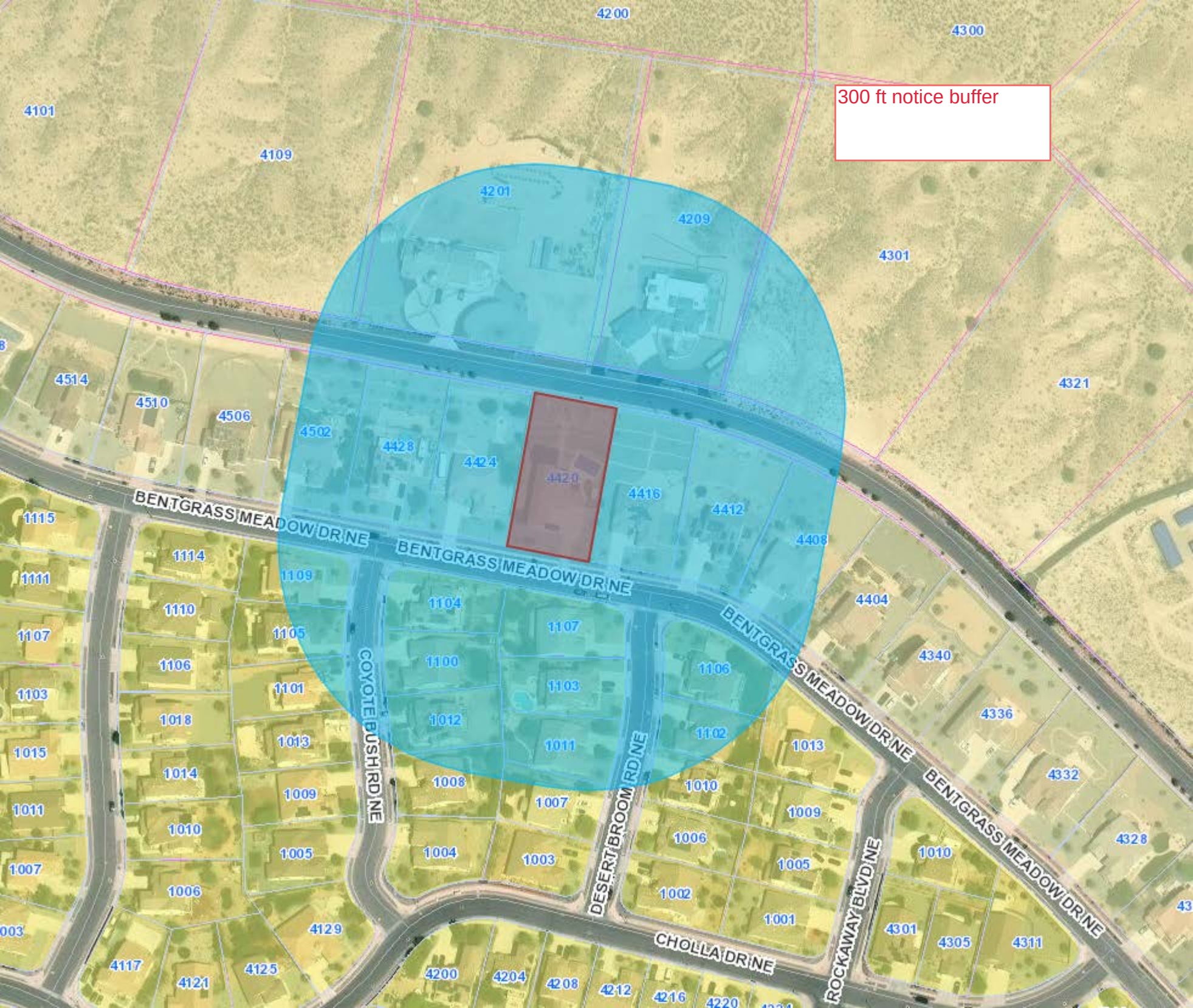
1006
COYOTE BUSH RD NE
1005
1004
1010


300 ft notice buffer
BENTGRASS MEADOW DR NE
BENTGRASS MEADOW DR NE
BENTGRASS MEADOW DR NE
COYOTE BUSH RD NE
DESERT BROOM RD NE
ROCKAWAY BLVD NE
CHOLLA DR NE
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4300
4101
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City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
Fax: (505) 896-8994

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**April 22, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**Aprll 22, 2025**
Time:	6:00PM
Staff Contact:	Tamarah Martinez (505)896-8793 tamartinez@rrnm.gov

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Justin Carricato, requests approval of a Variance request to the minimum required E-1: Estate Residential District side setback of 10' to allow for a 5' side setback for a new construction accessory structure on the subject property of 4420 Bentgrass Meadows Drive Ne, legally described as DIAM, Blk 2, Lot 35. The PZB will hear the request on April 22, 2025.

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

https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

Application Information

You are receiving this notice because your property abuts a site where a land development decision is required by the Planning and Zoning Board. The applicant, Justin Carricato, requests approval of a Variance request to the minimum required E-1: Estate Residential District side setback of 10' to allow for a 5' side setback for a new construction accessory structure on the subject property of 4420 Bentgrass Meadows Drive Ne, legally described as DIAM, Blk 2, Lot 35. The PZB will hear the request on April 22, 2025.

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https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00003

REQUEST FOR A VARIANCE TO THE 10-FOOT SIDE SETBACK IN E:1 ESTATE RESIDENTIAL DISTRICT FOR THE PROPERTY LEGALLY DESCRIBED AS LOMAS ENCANTADAS 1G PHASE 3A BLOCK 2 LOT 12.

Applicant: Justin Carricato

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of April, 2025 the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the side setback within the E-1: Estate Residential District.
4. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

SPECIFIC FINDINGS AND CONDITIONS FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance to allow for a 5' encroachment into the side setback for a lot within the E-1: Estate Residential District.
2. The subject variance will not adversely affect the public or surrounding properties.
3. A variance to R.O. 2003 §154.50 R-4 which states that any structure must be a minimum of 10 feet away from the corner-side property line to allow a 5’ encroachment into the side setback for only the accessory structure identified in Building Permit application #25-1659 is approved.
4. The structure, as identified in the included building permit application #25-1659 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.
5. The applicant must adhere to all other residential zoning requirements found within R.O. 2003 §154.50 and §154.70 for accessory structures.

THEREFORE, the application for a Variance request to the 10-foot side setback requirement, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on January 28, 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. 25-110-00003

REQUEST FOR A VARIANCE TO THE 10-FOOT CORNER SIDE SETBACK IN R:4 SINGLE-FAMILY RESIDENTIAL DISTRICT FOR THE PROPERTY LEGALLY DESCRIBED AS LOMAS ENCANTADAS 1G PHASE 3A BLOCK 2 LOT 12.

REQUEST FOR A VARIANCE TO THE 10-FOOT SIDE SETBACK IN E:1 ESTATE RESIDENTIAL DISTRICT FOR THE PROPERTY LEGALLY DESCRIBED AS LOMAS ENCANTADAS 1G PHASE 3A BLOCK 2 LOT 12.

Applicant: Justin Carricato

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of April, 2025 the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003 Section 150.06, the Planning and Zoning Board has jurisdiction over approval of a variance request.
2. Following procedures for a variance, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a variance to the side setback within the E-1: Estate Residential District.
4. Due process was provided to the applicant and the adjacent property owners.

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

SPECIFIC FINDINGS AND CONDITIONS FOR APPROVAL:

1. The applicant has adequately addressed the criteria for granting a variance to allow for a 5' encroachment into the side setback for a lot within the E-1: Estate Residential District.
2. The subject variance will not adversely affect the public or surrounding properties.
3. A variance to R.O. 2003 §154.50 R-4 which states that any structure must be a minimum of 10 feet away from the corner-side property line to allow a 5’ encroachment into the side setback for only the accessory structure identified in Building Permit application #25-1659 is approved.
4. The structure, as identified in the included building permit application #25-1659 shall conform to all applicable building and engineering codes; approval of this variance does not constitute approval of the subject building permit.
5. The applicant must adhere to all other residential zoning requirements found within R.O. 2003 §154.50 and §154.70 for accessory structures.

THEREFORE, the application for a Variance request to the 10-foot side setback requirement, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on January 28, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00006

AGENDA DATE:
April 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicants, Timothy and Robin Hecker, request approval of a Variance to the 5 ft rear setback for patio covers to allow for a 1.9-foot encroachment into the rear setback area, for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11. Staff contact is Tim Dvorak and staff recommends denial with findings.

BACKGROUND AND ANALYSIS:
The subject application by the applicants, Timothy and Robin Hecker, requests approval of a Variance to allow for a 1.9-foot encroachment into the rear property line setback for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11. The subject property is addressed as 620 Superstition Dr SE.

The subject property comprises approximately 0.1148 acres and is zoned SU: Special Use for Residential per Ordinance No. 41, Enactment No. 92-038, adopted December 9, 1992 by the Governing Body.

The applicant is seeking the subject variance for approval due to construction of a patio cover in the backyard of the subject property without an approved building permit application. The applicants have since submitted a building permit application under Permit # 25-1963.

The subject property is part of the High Resort Village Unit 2 neighborhood. Per the subject Special Use Ordinance, setbacks from property lines for lots within High Resort Village Unit 2 are as follows:

- Front: 15' minimum (staggered fronts)
- Rear: 15' minimum
- Side: 4' minimum
- Side Street: 7.5' minimum

Per R.O. 2003 §154.60(D)(1) a patio cover may encroach to within 5 feet from the rear property line.

Per building permit application #25-1963, the property line setbacks of the constructed patio cover are as follows:

- Front Property Line: 85' (Compliant)
- Rear Property Line: 3.1' (1.9' encroachment; Variance required)
- Left Side Property Line: 8.25' (Compliant)

- Right Side Property Line: 6' (Compliant)

REVIEW CRITERIA:
The applicant submitted a justification narrative in support of the variance application. This narrative is presented as an attachment to this item.

The criteria for a variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application. R.O. 2003 Section 150.06 (Variance) reads:

(A) Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship.

In their justification letter, the Applicant states, "The rear setback [for the patio cover] is 22 inches short of the required setback. Our request will allow the entire 358 square feet of the existing patio to be covered."

The Applicant continues, "The existing concrete slab goes the entire length of the rear of our home, and the desire was to have all of it covered to take advantage of the complete structure."

The Applicant has additionally spoken with both property owners immediately adjacent to their property. Both property owners have provided letters of support for the subject Variance request, provided as attachments with this application. The subject adjacent properties are:

- 616 Superstition Dr SE (HRV2, Block 3, Lot 12)
- 624 Superstition Dr SE (HRV2, Block 3, Lot 10)

Staff recommends the Planning and Zoning Board find that the subject property is not exceptionally irregular, narrow, shallow or steep. As such, there are no unique characteristics about the subject property that would prevent the applicant from complying with Chapter 154.

Staff finds that while the encroaching patio slab has existed as such within the rear setback prior to the Applicant having purchased the property, the provision within R.O. 2003 §154.60(D)(1), which allows patio covers to encroach up to 5' from the rear property line, still must be followed.

Staff additionally reviewed the easements for the subject property and found that there is a singular 5-foot Public Utility Easement & Drainage Easement along the front property line. Should the Planning and Zoning Board find that the Applicant's request meets the criteria for granting of a Variance, an encroachment agreement would not be required, as there are not easements within the rear area of the property.

City of Rio Rancho (R.O. 2003) §150.06 (B) requires that an applicant file a request for a variance through the City Planning and Zoning Board when a variance is sought.

Staff recommends the Planning and Zoning Board find that the application, presented as an attachment, meets the submittal requirements for the proposed variance request.

REVIEWER COMMENTS:

This application and associated materials were provided to the following departments for review:

DSD Planning	Comments included herein.
DSD Engineering	No adverse comments.
Rio Rancho Fire & Rescue	No adverse comments.
Parks, Recreations, & Community Services	No adverse comments.
SSCAFCA	No adverse comments.
Rio Rancho Police	No comments received.
Rio Rancho Public Schools	No comments received.
MRMPO	No comments received.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were notified via certified mail of the public hearing. Additionally, neighboring property owners within 100-300 feet of the subject property were notified via informational postcard. A legal ad was run in the April 7, 2025 version of the Albuquerque Journal. A public notice sign was posted on the property as per ordinance.

IMPACT:

Staff recommends the Planning and Zoning Board deny the subject Variance Case #25-110-00006 with the following findings of fact:

General Findings of Fact:

1. The Planning and Zoning Board has jurisdiction over approval of a request for a Variance to encroach within the specified SU: Special Use for Residential District rear property line setback.
2. The Applicant has the authority to make an application to request a Variance to encroach within the specified SU: Special Use for Residential District rear property line setback.

Specific Findings for Denial:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

However, if the Planning and Zoning Board finds that the Variance application meets the criteria for approval, the following findings and conditions for approval are recommended:

Specific Findings and Conditions for Approval:

1. The Applicant has adequately addressed the criteria for granting a Variance to allow for a 1.9 foot encroachment within the specified SU: Special Use for Residential District rear property line setback.
2. The subject Variance will not adversely affect the public or surrounding properties.
3. The patio cover, as identified in the included building permit application #25-1963, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
4. The patio cover shall comply with all other requirements under R.O 2003 154.60.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommends denial with findings.

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application
ATTACHMENT: Justification
ATTACHMENT: Letters of Support
ATTACHMENT: Building Permit Application 25-1963
ATTACHMENT: Reproduction of Notices, Legal
ATTACHMENT: Findings_of_Fact_620_Superstition_Dr_SE.docx

620 SUPERSTITION DR SE
HRV2, BLOCK 3, LOT 11
VARIANCE REQUEST FOR REAR SETBACK

City of Vision

0 20 40 80 120 160
Feet

Subject Property
Roads
Zoning
SU

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

Map Created by:Tim Dvorak on 4/4/2025

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: TIMOTHY A AND ROBIN HECKER		Phone: 505-220-0630
Address: 620 SUPERSTITION DR SE		E-Mail: Hecker1956@aol.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:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

ADJUST REAR SETBACK FROM 60" TO 38" TO ALLOW INSTALLATION OF PATIO COVER TO EXISTING 358 sf CONCRETE SLAB

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: HIGH RESORT VILLAGE 2	Block(s): 3	Lot(s): 11
Existing Zoning: R-1	Proposed Zoning:	
No. of existing lots:	No. of proposed lots:	Total area of site (acres)

ACKNOWLEDGEMENT

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

Print Name: TIMOTHY A HECKER	Applicant:	Agent:
Signature: [signature]		Date: 3/16/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**

Form revised June 2014

Tim and Robin Hecker

620 Superstition Dr. SE

Rio Rancho, NM 87124

03/16/2025

City of Rio Rancho Planning and Zoning Department

Development Services Department, Suite 130

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Subject: Zoning Variance Request for adjusted setback to rear property line

Dear Members of the Planning and Zoning Committee.

We are writing to formally request a zoning request to adjust the setback to our back property line from 5 feet (60") to 3.1' (38") to accommodate a cover built over our existing concrete pad at our home on 620 Superstition Dr Se, Rio Rancho, NM 87124. The rear setback of is 22" short of the required setback. We are asking for this change to allow for the installation of the 6 rear posts to attach to the patio roof header. Our request will allow the entire 358 Sf of the existing patio to be covered. The patio cover is for personal use. The existing concrete slab goes the entire length of the rear of our home and the desire was to have all of it covered to take advantage of the complete structure.

Both of our neighbors on either side of our property have been informed of the structure and have expressed their support. I have included their letters of support. The covered patio will not obstruct any views or be a detriment to their property values. The cover will not lead to any potential issues for adjacent properties.

Considering these factors, we respectfully request that the City of Rio Rancho grant a variance to allow a reduction of the rear setback space to the rear property line. This variance will allow me to use the entire existing concrete slab to its full potential which includes weather protection for our stucco while maintaining good relations with our neighbors.

We thank you for taking the time to consider this request. We are available to discuss this matter and would be happy to provide any additional information needed to assist in the decision.

Sincerely,

Tim and Robin Hecker

505-220-0630

Robin Hecker

Tim Hecker

Charlie Dowler

624 Superstition Dr SE

Rio Rancho. NM 87124

3/16/2025

City of Rio Rancho Planning and Zoning Department

Development Services Department, Suite 130

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Subject: for Zoning Variance Request – 620 Superstition Dr SE

Dear Members of the Planning and Zoning Committee.

I am writing to express my support for the zoning variance request submitted by the property owner at 620 Superstition Dr SE, Rio rancho, NM. The request is for a variance to allow the installation of a patio cover closer than 5' to the rear property line.

As a neighbor residing at 624 Superstition Dr. SE, I have been informed about the proposed location of the patio Cover which is on the backside of the property. After considering the r the proposed location, I believe that the patio cover will not negatively impact on my property or the surrounding area. I have no objections to the variance and support the request. The proposed location is appropriate and will not cause any disturbances or problems for my property.

I appreciate your consideration of this matter and support the approval of the variance request at 620 Superstition Dr. SE. if you require any additional information from me. Please do not hesitate to reach out.

Sincerely,

Charlie Dowler

Charlie Dowler 3/16/25

William and Kathy Dickerson

616 Superstition Dr SE

Rio Rancho. NM 87124

3/16/2025

City of Rio Rancho Planning and Zoning Department

Development Services Department, Suite 130

3200 Civic Center Circle NE

Rio Rancho, NM 87144

Subject: for Zoning Variance Request – 620 Superstition Dr SE

Dear Members of the Planning and Zoning Committee.

I am writing to express my support for the zoning variance request submitted by the property owner at 620 Superstition Dr SE, Rio rancho, NM. The request is for a variance to allow the installation of a patio cover closer than 5' to the rear property line.

As a neighbor residing at 616 Superstition Dr. SE, I have been informed about the proposed location of the patio Cover which is on the backside of the property. After considering the proposed location, I believe that the patio cover will not negatively impact on my property or the surrounding area. I have no objections to the variance and support the request. The proposed location is appropriate and will not cause any disturbances or problems for my property.

I appreciate your consideration of this matter and support the approval of the variance request at 620 Superstition Dr. SE. if you require any additional information from me. Please do not hesitate to reach out.

Sincerely,

William Dickerson / Kathy Dickerson

William and Kathy Dickerson

Rio Rancho
City of Vision

Residential Building Permit & Plan Review Application

City of Rio Rancho
Development Services
3200 Civic Center Circle NE 1st Floor
Rio Rancho, NM 87144
(505) 891-5006 Fax (505) 896-8994

Permit # _____
Model # _____

Fees (non-refundable)
Application fee is 65% of the Building Permit Fee

Property Information
Acreage of Property 0.12 Height of Primary _____
Width of Front Yard Setback _____ SQ. FT of Primary _____

Physical address
Address 620 SUPERSTITION DR SE
City RIO RANCHO State NM Zip 87124

Legal Description
Subdivision/Unit HIGH RESORT VILLAGE 2 Block ~~E~~ 3 Lot 11
Track/Parcel _____ Zoning ~~R-1~~ SU for Residential

Description of work to be conducted: PATIO COVER ATTACHED TO REAR OF HOME.

Cost of Project: $ 4,690

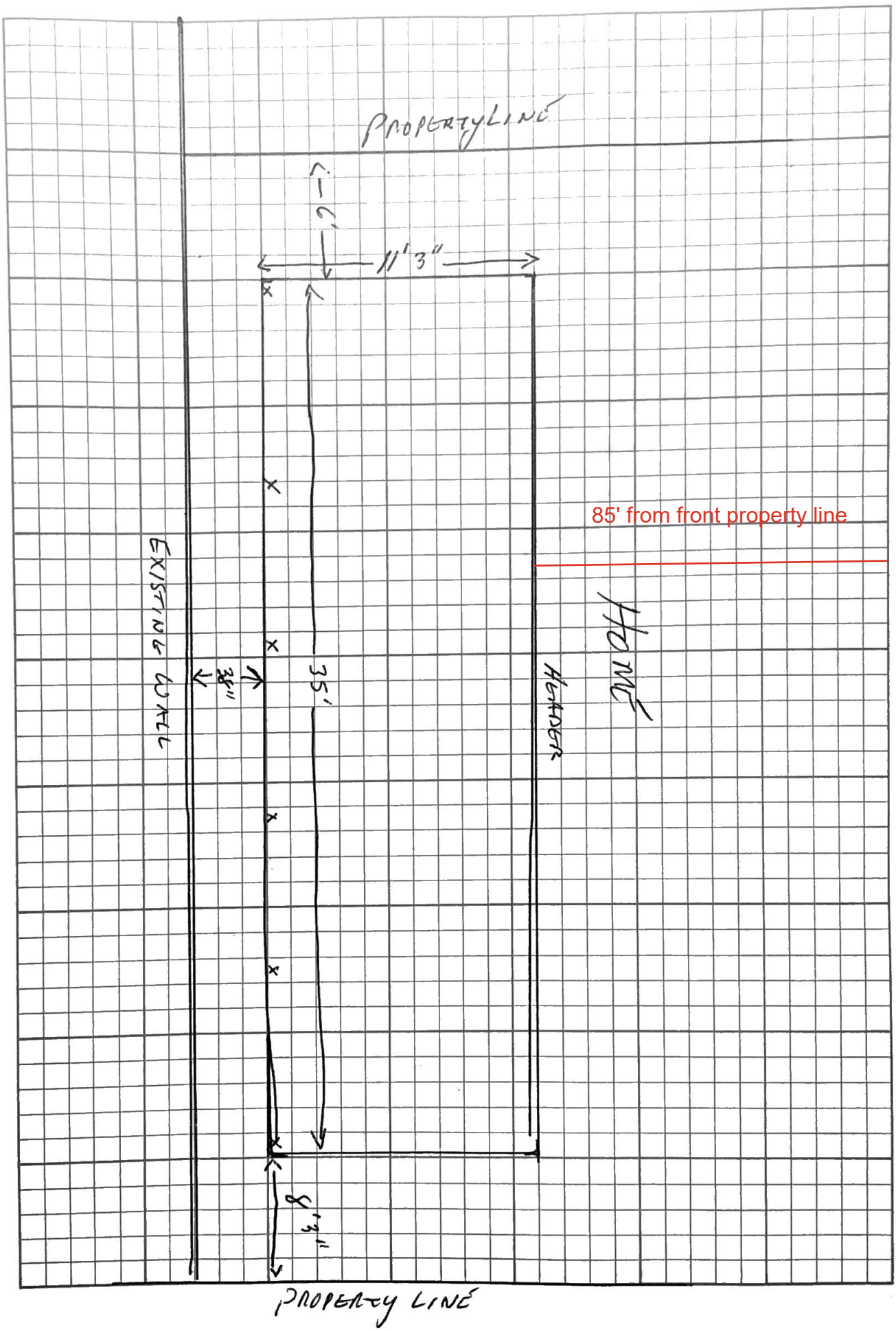
SETBACKS
Gross Floor Area: _____ Heated _____ Unheated ✓
Front 85' Rear ✓ 3.1' Left 8.25' Right 6'
Garage # of Bays N/A Water # N/A
No. of Stories N/A Septic # N/A
Height of Structure _____ Gallons (Pool only) N/A

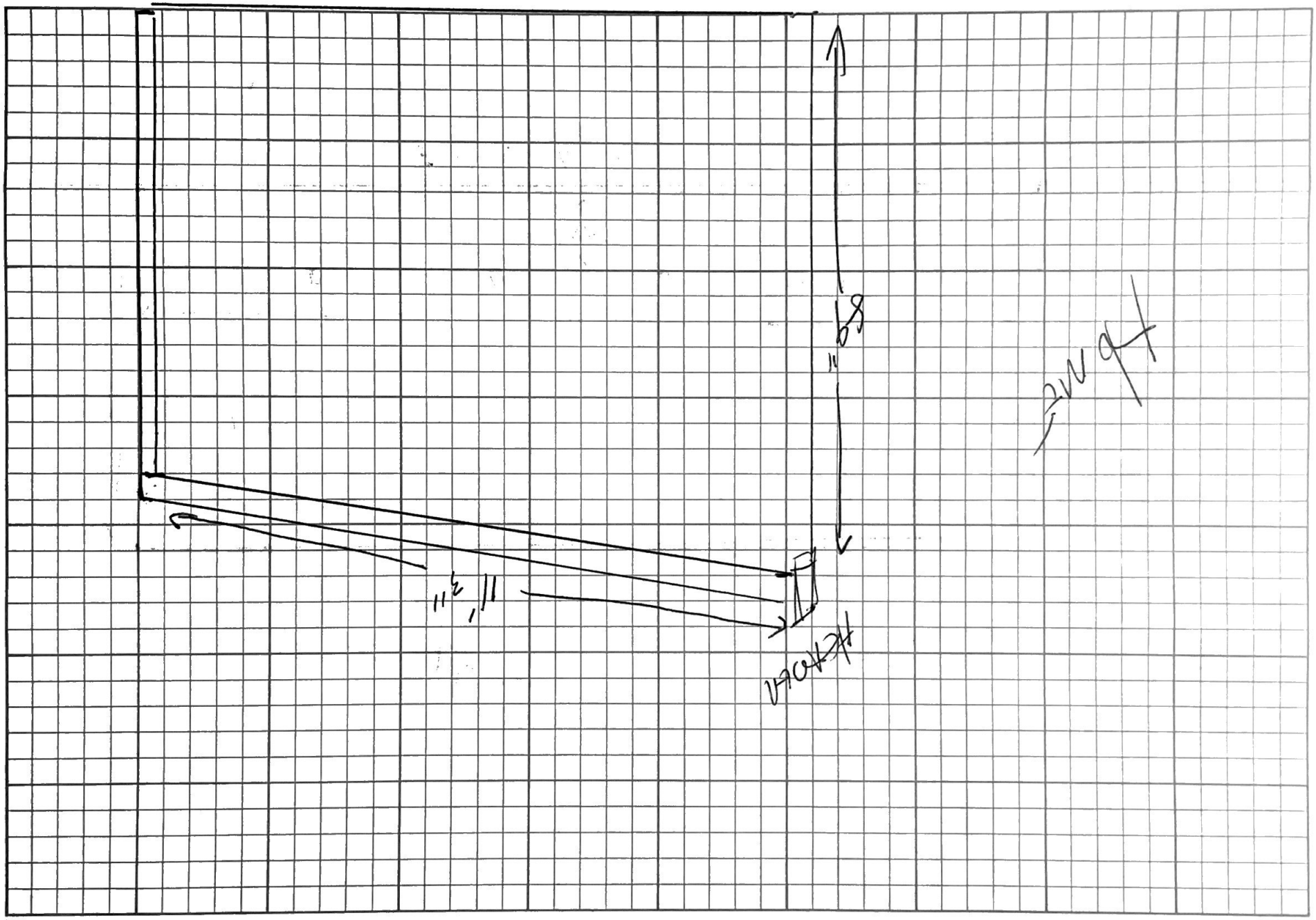
Homeowner Information
Name (Print) TIMOTHY A AND ROBIN G HECKER
Address 620 SUPERSTITION DR SE
City RIO RANCHO State NM Zip 87124
Phone 505-220-0630 Email thecker1956@aol.com

Contractor Information
Name A 1 HANDYMAN SERVICES LLC License # 7188560
Address _____
City RIO RANCHO State NM Zip 87124
Phone: 505-917-2756 Fax: _____ Email: _____

I, the undersigned, understand the above application procedure and agree to comply with conditions of same.

Name (printed) TIMOTHY A HECKER Date 2/24/25
Signature _____


PROPERTY LINE
2'
11' 3"
35'
EXISTING CURB
24"
HOME
HEADER
85' from front property line
8' 3"
PROPERTY LINE


68"
11½"

A1 HANDYMAN SERVICES LLC

ADDED A PATIO/PORCH COVER TO
THE REAR OF OUR HOME
DETAILS:
TAN SHEET METAL ROOF, UNDERLAYED WITH
ROOFING PAPER UNDER 1/2 OSB SHEETING
2X8 LEDGER AT HOUSE USING LAG BOLTS
2X6 DOWN RAFTERS USING SIMPSON CORROSION
PROOF HURRICANE STRAPS NAILED TO BOTH SIDES
6 4X4X4 POSTS SECURED IN CEMENT.

Rio Rancho
City of Vision

Development Services Department
Code Enforcement Division

Date: 2-17-25

Location of Violation: 620 Superstition Dr SE

RE: **COURTESY NOTICE OF CODE VIOLATION**

TO: Property Owner/Current Resident/Responsible Party

Observation and investigation of the property described above identified a violation of City of Rio Rancho Code of Ordinances.

- ☐ 91.03 Building & Structure Exteriors
- ☐ 91.04 Exterior Premises and Vacant Land
- ☐ 91.05 Vegetation
- ☐ 91.06 Inoperable or Abandoned Vehicle
- ☐ 91.07 Littering
- ☐ 91.08 Dust Control
- ☒ 154.81 Building Permit X2
- ☐ 154.77- Fence/Wall Regulation

To Correct the Violation: ① Please Call the Planning + Zoning Division at 505-891-5005 to obtain a Permit For the Fence alteration/Addition to Shared Wall. No Permit on File.

To avoid further code enforcement action in this matter, please complete the Required Corrective Action(s) no later than the Compliance Date shown above. Failure to correct the violations cited above shall, upon conviction, be punishable by a fine of not more than $500, or imprisonment in jail for a period of not more than 90 days, or both the fine and imprisonment. Each day that a violation continues to exist after conviction shall be considered as a separate offense.

Please refer to the attached link for more information on you current violation. https://www.codepublishing.com/NM/RioRancho/

THE CITY OF RIO RANCHO ALLOWS FOR UP TO FIFTEEN (15) DAYS TO CORRECT THE VIOLATION. PLEASE BRING THE PROPERTY INTO COMPLIANCE BEFORE March 4, 2025

IF THERE ARE ANY QUESTIONS IN REGARDS PLEASE CONTACT:

Officer Dale Carrier- 505-891-5863. Or E-mail dcarrier@rrnm.gov

② Please Call the Building Permit Desk at 505-891-5006 to obtain a Permit For Patio Cover/awning added in Rear of your Property. No Permit on File.

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

April 4, 2025

RE: **Variance Request: Case No. 25-110-00006 (620 Superstition Dr SE)**
Variance Request to Allow for Encroachment into the Rear Property Line Setback

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 applicants, Timothy and Robin Hecker, request approval of a Variance to allow for a 1.9-foot encroachment into the rear setback area for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11. The property comprises approximately 0.12 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, April 22, 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

620 SUPERSTITION DR SE
HRV2, BLOCK 3, LOT 11
VARIANCE REQUEST FOR REAR SETBACK

Rio Rancho
City of Vision

0 20 40 80 120 160
Feet

Subject Property
Roads
Zoning
SU

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

Map Created by Tim Dvorak on 4/4/2025

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**April 22, 2025**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom)/City Hall
Date:	**April 22, 2025**
Time:	6:00PM
Staff Contact:	Tim Dvorak (505) 896-8361 tdvorak@rrnm.gov

Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicants, Timothy and Robin Hecker, request approval of a Variance to allow for a 1.9-foot encroachment into the rear setback area for an existent patio cover on the subject property of 620 Superstition Dr SE. The PZB will hear the request on April 22, 2025.

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

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

Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

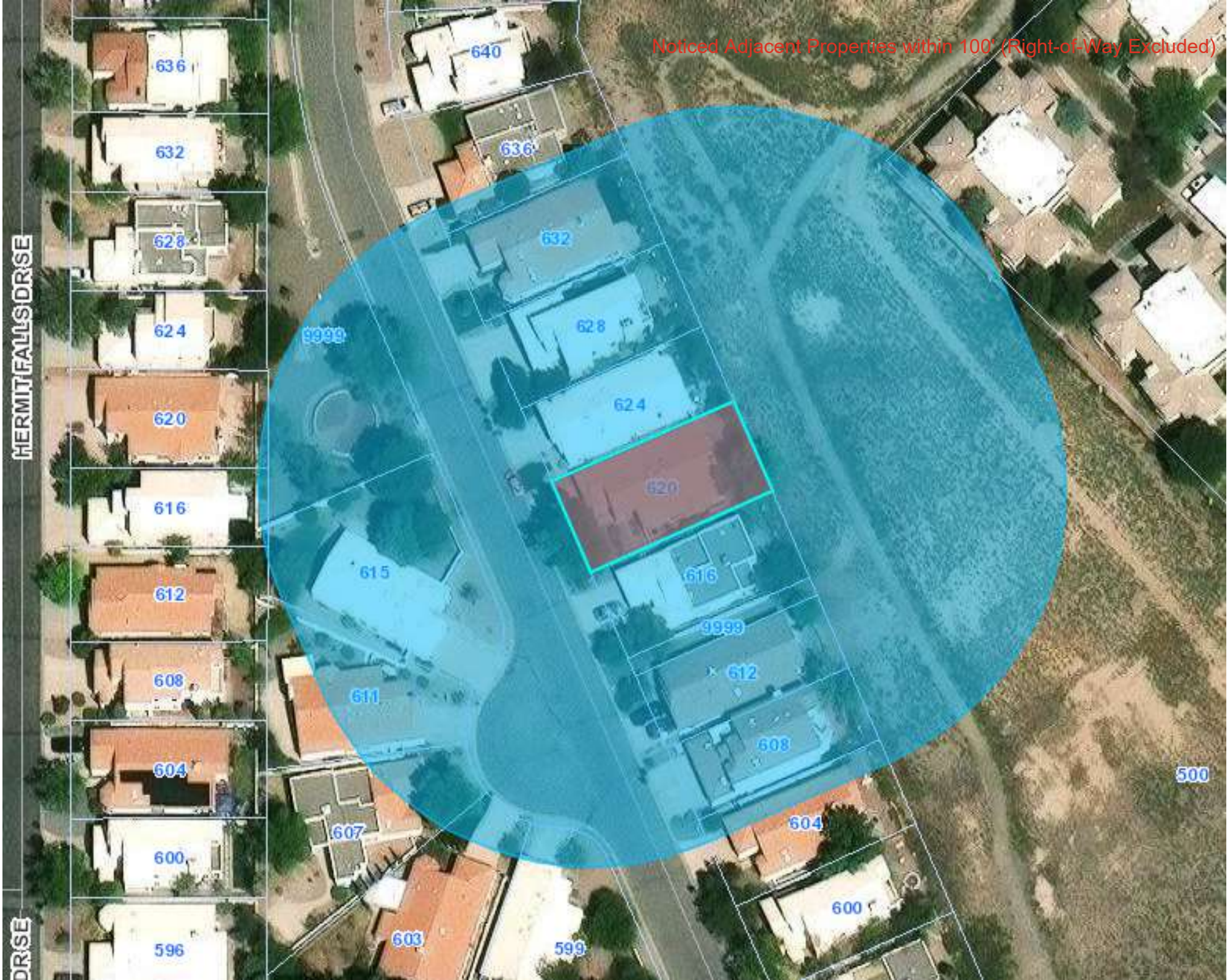
Application Information

You are receiving this notice because your property is within 300 feet of a site where a land development decision is required by the Planning and Zoning Board. The applicants, Timothy and Robin Hecker, request approval of a Variance to allow for a 1.9-foot encroachment into the rear setback area for an existent patio cover on the subject property of 620 Superstition Dr SE. The PZB will hear the request on April 22, 2025.

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

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

Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US


Noticed Adjacent Properties within 100' (Right-of-Way Excluded)
HERMIT FALLS DRIVE
636
632
628
624
620
616
612
608
604
600
596
640
636
632
628
624
620
616
615
612
611
608
604
600
599
603
607
9999
9999
500

Noticed Adjacent Properties within 300' (Right-of-Way Excluded)
BROADMOOR BLVD SE
WEST ISLAND DR SE
COPPER CREEK RD SE
2901
2900
2850
2825
655
651
647
643
639
635
631
627
623
619
615
611
607
603
660
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275
279

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, April 22, 2025:

Variance
Case #25-110-00003
The applicant, Justin Carricato, requests approval of a Variance request to the minimum required E-1: Estate Residential District setback of 10' on the side of the lot to allow for a 5' side setback for a new construction 360 square foot accessory structure on the subject property of 4420 Bentgrass Meadows Drive NE, legally described as DIAM, Blk 2, Lot 35. The property is zoned E-1: Estate Residential District and comprises approximately 0.5170 acres.

Variance
Case #25-110-00004
The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres.

Variance
Case #25-110-00005
The applicant, AMREP Southwest Inc., requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.229 acres.

Variance
Case #25-110-00006
The applicants, Timothy and Robin Hecker, request approval of a Variance to allow for a 1.9-foot encroachment into the rear setback area for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11.

Master Plan Amendment
Case #25-410-00001
The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment for the Lomas Encantadas Master Plan. The proposed Amendment includes an approximate 40.77-acre boundary expansion in the northwest portion of the Master Plan and provides for updated exhibits and figures.

Zone Map Amendment
Case #25-100-00001
The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District. The subject properties comprise approx. 33.11 acres.

Preliminary Plat
Case #22-210-00005
The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, requests approval of a Preliminary Plat Extension to vacate a portion of 21st Ave SE, grant right of way for Pavilion Way SE, and combine Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1 to create Unser Pavilion West, Tract A.

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: April 7, 2025.

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00006

REQUEST FOR VARIANCE TO ALLOW FOR A 1.9-FOOT ENCROACHMENT INTO THE REAR PROPERTY LINE SETBACK FOR A CONSTRUCTED PATIO COVER AT THE SUBJECT PROPERTY OF HIGH RESORT VILLAGE UNIT 2, BLOCK 3, LOT 11

Applicant: Timothy & Robin Hecker

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of April 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 approval of a request for a Variance to encroach within the specified SU: Special Use for Residential District rear property line setback.
2. The Applicant has the authority to make an application to request a Variance to encroach within the specified SU: Special Use for Residential District rear property line setback.

SPECIFIC FINDINGS OF FACT:

1. The Applicant has adequately addressed the criteria for granting a Variance to allow for a 1.9-foot encroachment within the specified SU: Special Use for Residential District rear property line setback.
2. The subject Variance will not adversely affect the public or surrounding properties.
3. The patio cover, as identified in the included building permit application #25-1963, shall conform to all applicable building and engineering codes; approval of this Variance does not constitute approval of the subject building permit.
4. The patio cover shall comply with all other requirements under R.O 2003 154.60.

THEREFORE, the application to allow for an encroachment of 1.9 feet into the rear property line setback, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on April 22, 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. 25-110-00006

REQUEST FOR VARIANCE TO ALLOW FOR A 1.9-FOOT ENCROACHMENT INTO THE REAR PROPERTY LINE SETBACK FOR A CONSTRUCTED PATIO COVER AT THE SUBJECT PROPERTY OF HIGH RESORT VILLAGE UNIT 2, BLOCK 3, LOT 11

Applicant: Timothy & Robin Hecker

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of April 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 approval of a request for a Variance to encroach within the specified SU: Special Use for Residential District rear property line setback.
2. The Applicant has the authority to make an application to request a Variance to encroach within the specified SU: Special Use for Residential District rear property line setback.

SPECIFIC FINDINGS OF FACT:

1. The application has not adequately met the criteria for granting a variance as set forth in R.O. 2003 § 150.06.
2. The lot is not irregular in shape, narrow, shallow, or steep and does not have an exceptional physical condition that prevents the applicant from complying with the zoning code.

THEREFORE, the application to allow for an encroachment of 1.9 feet into the rear property line setback, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on April 22, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00005

AGENDA DATE:
April 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, AMREP Southwest Inc., is requesting approval of a Variance to the R-1: Single-Family Residential District 60 ft minimum lot width requirement for a 50 ft wide lot for the property located at 101 9th Avenue NE. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest Inc., is requesting approval of a Variance to R.O. 2003, Section 154.50 Residential Zoning Table which states that all lots zoned R-1: Single-Family Residential District must have a minimum lot width of 60 feet. The subject property, located at 101 9th Avenue NE and legally described as Unit 11, Block UU, Lot 34, is an antiquated platted lot and has a lot width of 50 feet.

This Variance request is being heard concurrently with a Variance request to Section 154.60(A)(8) to allow for overhead utilities for the lot (case #25-110-00004).

The subject property is located on the north side of 9th Avenue NE, a residential road. The property is 50 feet wide and was platted in November 1965 (Book 1, Page 66). The property is zoned R-1: Single-Family Residential District per Ordinance No. 68, Enactment 94-066. It is also located within an Overlay Zone per Ordinance No. 21, Enactment No. 98-023, which was established in 1998.

The Overlay Ordinance states that it serves to prevent the proliferation of substandard 50 feet minimum frontage lots pending the adoption of a lot merger Ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards. The Ordinance continues to state in Section 1 that "all contiguous 50 feet minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes."

The applicant owns a single lot, and therefore the overlay language for merged lots does not apply. The applicant also does not have the ability to apply for a Summary Plat to combine two adjacent lots into a larger, conforming lot.

REVIEW CRITERIA:
The applicant, AMREP Southwest, Inc., submitted a justification narrative in support of the Variance application, which is presented as an attachment to this item. The criteria for a Variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

Regarding Variances, R.O. 2003, Section 150.06 (A) states, "Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in

the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship."

The applicant states within the included justification letter, "The antiquated platted lot was rezoned from an un-zoned district to a R-1 zoning district in 1994, per Ordinance No. 68, Enactment 94-066. The purpose of the ordinance was to provide a zoning designation for the lots within the Ordinance boundary. Many of the lots within the boundary of this Ordinance did not comply with the R-1 zoning designation. The Ordinance did include a 'Nonconforming Clause', however it only applied to 'already developed residential properties'. The nonconformity of this lot has existed since the lot was platted in 1967."

Staff recommends the Planning and Zoning Board find the subject property is an irregular and narrow lot. The strict application of the minimum lot width requirement of 60 feet on this 50 feet wide lot would result in a hardship that would deprive the owner of reasonable use of their land.

NOTIFICATIONS:
Property owners within 100 feet of the subject property were notified via certified mail 15 days prior to the hearing. Property owners within 100 to 300 feet of the subject property were notified via an informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on April 7th, 2025. A sign was posted to the property one week prior to the hearing. All legal notification requirements for this project have been met.

SURROUNDING LAND USE AND ZONING:
The properties to the north, east and west are zoned R-1: Single Family Residential District per Ordinance No. 58, Enactment 94-066 and are located within the same Overlay Zone as the subject property. The properties to the south, across 9th Avenue NE, are also zoned R-1: Single-Family Residential District per Ordinance No. 53, Enactment 94-061.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	**Received Application for Review**	**Comments**
DSD Planning & Zoning	X	Comments provided within this document.
DSD Engineering	X	No comments received.
Rio Rancho Public Schools	X	No comments received.
Fire and Rescue	X	No adverse comments.
Police Department	X	No comments received.
SSCAFCA	X	No adverse comments.
MRCoG	X	No adverse comments.
Parks, Recreation and Community Services	X	No adverse comments.

IMPACT:
The Development Services Department recommends that the Planning and Zoning Board approve the Variance request subject to the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum lot width requirement, as outlined by R.O. 2003, Section 154.50.
3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:
1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is irregular and narrow, having a width of 50 feet.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the applicant of reasonable use of their property.
4. The applicant must not have ownership of two contiguous lots to receive a Variance to the 60 feet width requirement of the R-1 zone, per Overlay Ordinance No. 21, Enactment 98-023.

If the Planning and Zoning Board finds the Variance request is not justified, denial may be based on the following findings:

FINDINGS OF FACT FOR DENIAL:
1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.

ALTERNATIVES:

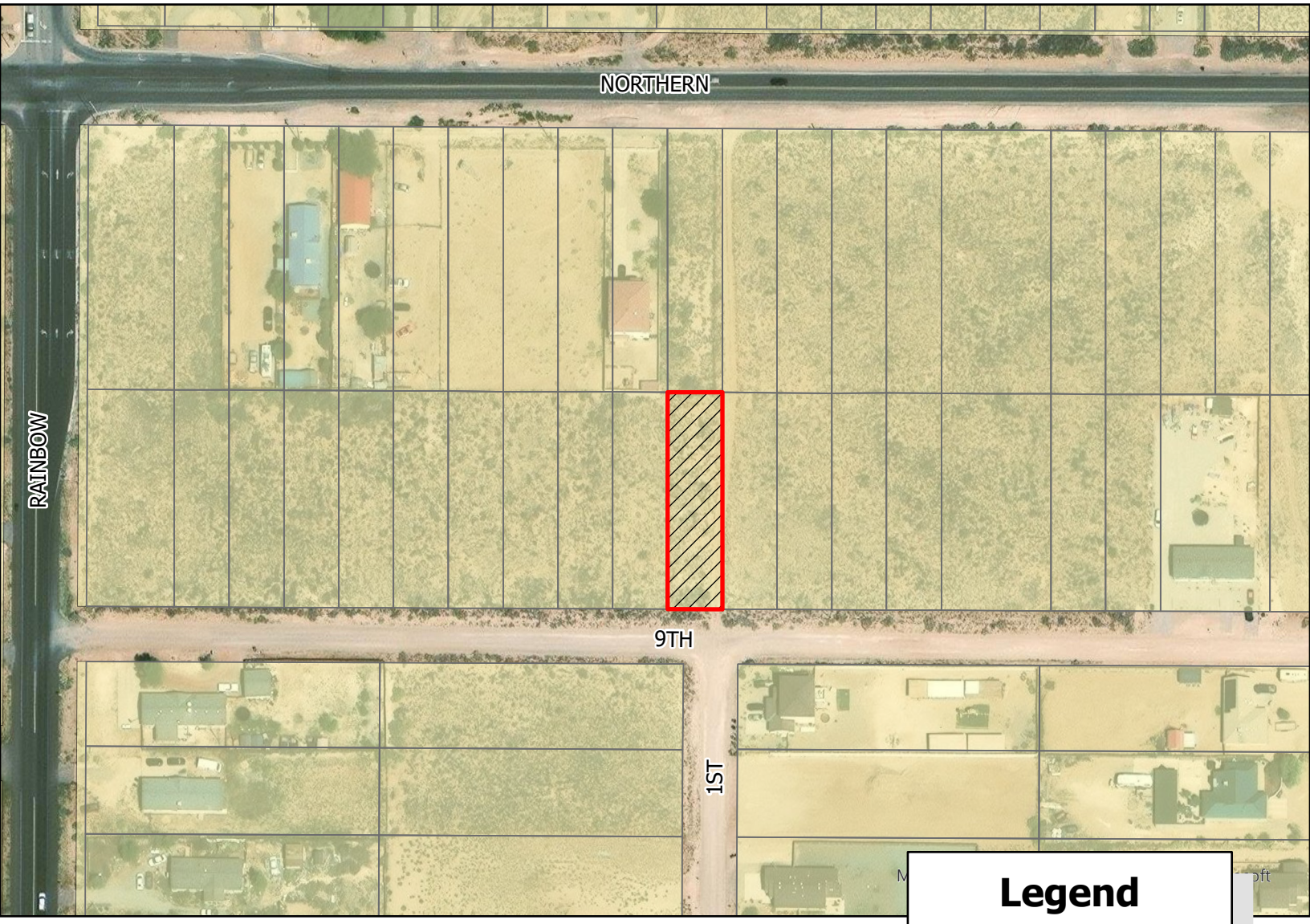
The Planning and Zoning Board may:
1. Approve the Variance with staff recommendations and conditions.
2. Approve the Variance with amendments to recommendations and/or conditions.
3. Deny the Variance.
4. Postpone the item and continue the public hearing for the variance in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Planning and Zoning Board approve the requested Variance.

ATTACHMENT: Location & Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Existing Zoning Ordinances.pdf
ATTACHMENT: 98-023 O-21 Overlay Ordinance.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings of Fact.docx

101 9TH AVENUE NE
UNIT 11, BLOCK UU, LOT 34



Legend

Subject Property

Zoning

R-1

Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
W
E
S

0 0.01 0.02 0.03 0.04 0.05
Miles

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
			☐ 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: bryana@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)
Agent Name:		Phone:
Address:		E-Mail:
City:	State:	ZIP Code:

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

Requesting a variance to Section 154.50 Residential Zoning Table; the lot at 101 9th Avenue, NE, an antiquated platted lot, has a front width of 50'. The current zoning district is R-1. The R-1 Zoning requires a minimum front width of 60'.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 11	Block(s): Block UU	Lot(s): 34
Existing Zoning: R-1	Proposed Zoning: R-1	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 0.229

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: Bryan Aragon	Applicant:	Agent:
Signature: Bryan Aragon		Date:

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

March 11, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: REQUEST FOR ZONING VARIANCE

Mr. Babyak,

We are requesting a variance to the R-1 zoning district 60-foot minimum lot width requirement, as outlined in the Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build residential home at 101 9th Avenue NE.

This antiquated platted lot was rezoned from an un-zoned district to a R-1 Zoning district in 1994, per Ordinance No. 68-94-066. The purpose of the ordinance was to provide a zoning designation for the lots within the ordinance boundary. Many of the lots within the boundary of this ordinance did not comply with the R-1 zoning designation. The ordinance did include a "Nonconforming Clause," however it only applied to "already developed residential properties." The non conformity of this lot has existed since the lot was platted in 1967.

The Rio Rancho Municipal Code, Section 154.50, R-1 zoning table states that the minimum lot width is 60-feet with a minimum area of 7,000 square feet. The front yard setback is 20-feet with 5-foot side yard setbacks and 20-foot rear setback.

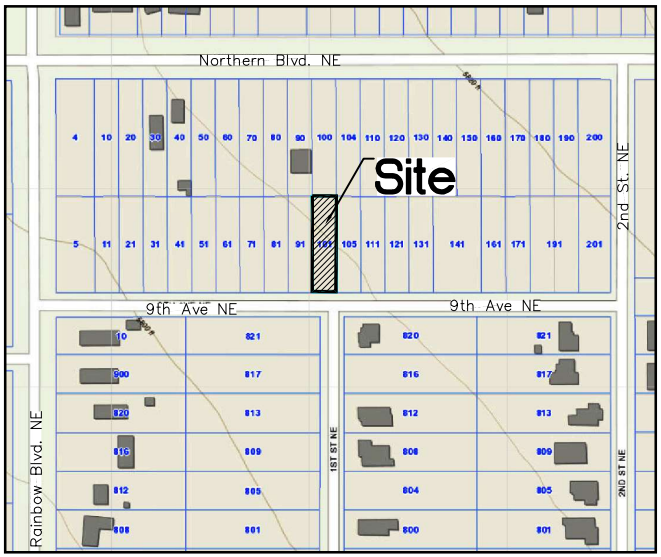
The lot at 101 9th Avenue consists of 9974 square feet, has a front width of 49.7-feet, a rear width of 49.99-feet and a lot depth of 200.11-feet. A copy of a boundary survey has been attached.

If there are any questions or any additional information is required, please contact me at your convenience.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator

Attachment: Boundary Survey



Vicinity Map

N.T.S.

Indexing Information

Section 16, Township 12 North, Range 2 East, N.M.P.M.
as Projected into the Town of Alameda Grant
Subdivision: Rio Rancho Estates Unit 11
Owner: AMREP Southwest Inc.
UPC #: 1-009-070-281-452

Boundary Survey
and
Topographic Map
for
Lot 34, Block "UU",
Rio Rancho Estates Unit 11
City of Rio Rancho
Sandoval County, New Mexico
May 2024

Legal Description

LOT NUMBERED THIRTY-FOUR (34), IN BLOCK LETTERED "UU", OF UNIT NUMBERED ELEVEN (11), AS SHOWN AND DESIGNATED ON THE MAP OF RIO RANCHO ESTATES, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON FEBRUARY 9, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 72.

Documents

1. REPLAT OF RECORD FOR RIO RANCHO ESTATES UNIT 11, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON FEBRUARY 6, 1967, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 72.
2. PLAT OF RIO RANCHO ESTATES UNIT 11, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON DECEMBER 11, 1962, IN RIO RANCHO ESTATES BOOK 1, PAGE 36.
3. REPLAT OF RIO RANCHO ESTATES UNIT 11, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON DECEMBER 08, 1965, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 66.

Notes

1. FIELD SURVEY PERFORMED IN MAY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD, A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS THAT AFFECT THE SUBJECT PROPERTY.
4. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS.
6. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996568233, WITH AN ORIGIN OF (0,0).
7. THERE ARE 5 FOOT PUBLIC UTILITY EASEMENTS ON THE FRONT, SIDE AND REAR LOT LINES GRANTED BY THE ORIGINAL PLAT FOR THE SUBJECT PROPERTY FILED ON DECEMBER 11, 1962, IN RRE BOOK 1, PAGE 36. THE SUBJECT PROPERTY WAS THEN RE-PLATTED BY THE PLAT FILED ON DECEMBER 8, 1965, IN RRE BOOK 1, PAGE 66 AND THE PLAT OF RECORD, FILED ON FEBRUARY 6, 1967, IN RRE BOOK 1, PAGE 72. THE EASEMENTS WERE NOT SHOWN AND CALLED OUT ON THE SUBSEQUENT RE-PLATS, THEREFORE ARE NOT SHOWN ON THIS SURVEY.

Benchmark -NAVD 88

THE BENCHMARK ELEVATIONS SHOWN HEREON WERE OBTAINED BY GPS OBSERVATION DERIVED FROM AN OPUS SOLUTION USING THE FOLLOWING THREE STATIONS:

P120 CLINESCORNNM2007 CORS ARP
ZAB1 ALBUQUERQUE 1 CORS ARP
NMSF SANTA FE CORS ARP

BASED UPON THE ACCURACIES AS DETERMINED USING THE NGS OPUS SOLUTIONS AND THE METHODS USED IN THE FIELD, THE PUBLISHED COORDINATES AND ELEVATIONS SHOWN HEREON HAVE THE FOLLOWING ACCURACIES:

X= 0.10'
Y= 0.10'
Z= 0.10'

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35043C1888D, DATED MARCH 18, 2008.

Surveyor's Certificate for Boundary Survey

I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

5/24/24
BRIAN J. MARTINEZ DATE
N.M.R.P.S. NO. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

Surveyor's Certificate for Topographic Map

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

5/24/24
BRIAN J. MARTINEZ DATE
N.M.R.P.S. NO. 18374

BRIAN J. MARTINEZ NEW MEXICO No. 18374 REGISTERED PROFESSIONAL SURVEYOR

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

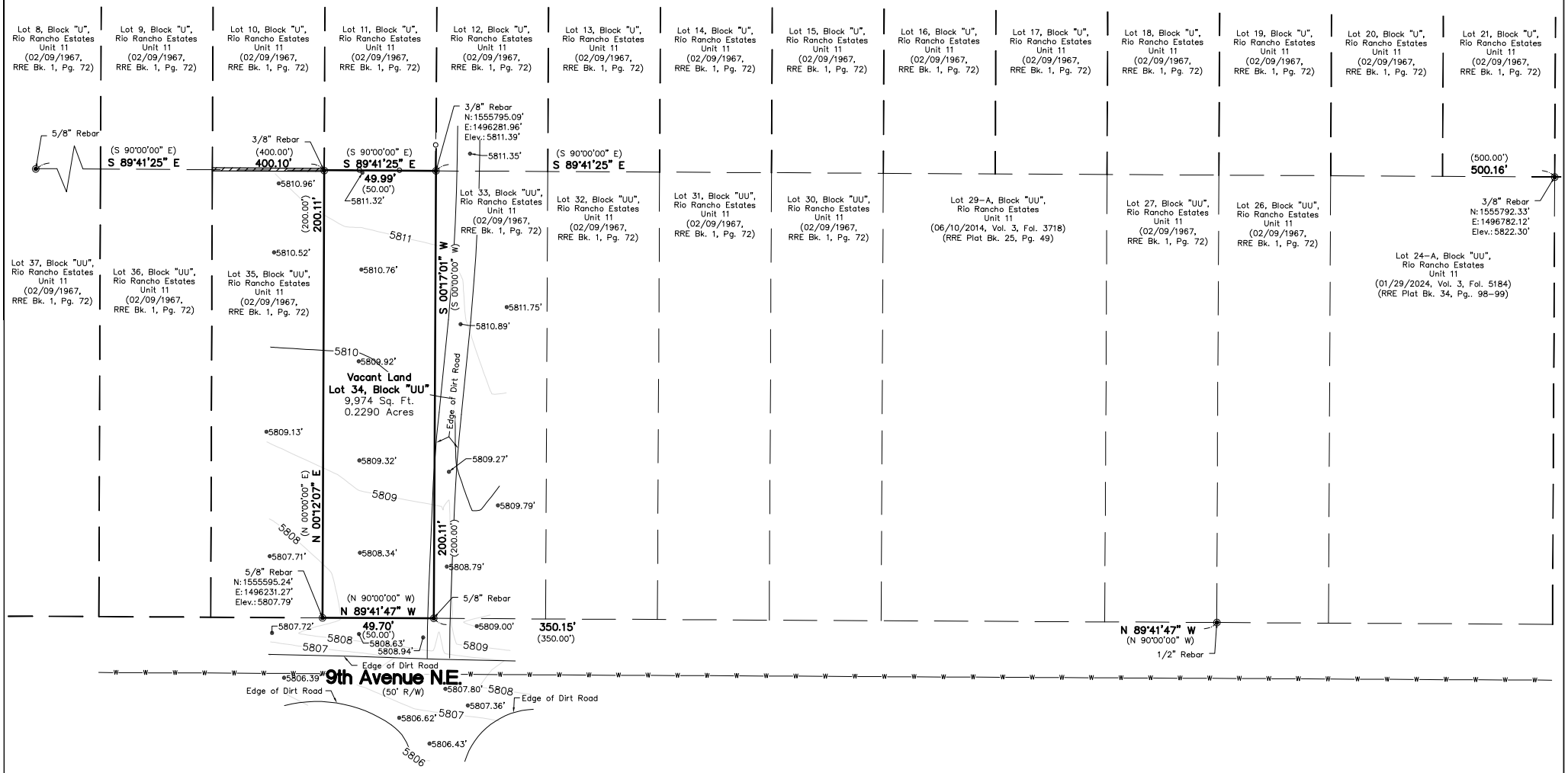
Boundary Survey
and
Topographic Map
for
Lot 34, Block "UU", Rio Rancho Estates Unit 11

City of Rio Rancho
Sandoval County, New Mexico
May 2024

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/8/1965, RRE BK. 1, PG. 66)
◉	FOUND MONUMENT AS INDICATED
—o—	CHAINLINK FENCE
//////	BLOCK WALL
—w—	UNDERGROUND WATER UTILITY LINE
5075.50	SPOT ELEVATION

BAR SCALE
0 30' 60'
SCALE: 1" = 30'



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

AMREP SOUTHWEST INC
409 NM Hwy 528 NE
Rio Rancho, NM 87124

March 11, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: REQUEST FOR ZONING VARIANCE

Mr. Babyak,

We are requesting a variance to the R-1 zoning district 60-foot minimum lot width requirement, as outlined in the Rio Rancho Municipal Code, Section 154.50 Zoning Table in order to build residential home at 101 9th Avenue NE.

This antiquated platted lot was rezoned from an un-zoned district to a R-1 Zoning district in 1994, per Ordinance No. 68-94-066. The purpose of the ordinance was to provide a zoning designation for the lots within the ordinance boundary. Many of the lots within the boundary of this ordinance did not comply with the R-1 zoning designation. The ordinance did include a "Nonconforming Clause," however it only applied to "already developed residential properties." The non conformity of this lot has existed since the lot was platted in 1967.

The Rio Rancho Municipal Code, Section 154.50, R-1 zoning table states that the minimum lot width is 60-feet with a minimum area of 7,000 square feet. The front yard setback is 20-feet with 5-foot side yard setbacks and 20-foot rear setback.

The lot at 101 9th Avenue consists of 9974 square feet, has a front width of 49.7-feet, a rear width of 49.99-feet and a lot depth of 200.11-feet. A copy of a boundary survey has been attached.

If there are any questions or any additional information is required, please contact me at your convenience.

Sincerely,

Bryan Aragon, PE
Land Development Coordinator

Attachment: Boundary Survey

CITY OF RIO RANCHO

ORDINANCE NO. 68 **ENACTMENT NO. 94-066**

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP; CHANGING ZONING DESIGNATION FOR PROPERTIES IN UNIT 11 (PHASE 4), FROM "UNZONED" TO R-1/SINGLE FAMILY RESIDENTIAL DISTRICT.

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

Section 1. **PURPOSE:** That the following properties in Unit 11 (Phase 4), legally described below and as per the map attached hereto as Exhibit "A", shall have their zoning designation changed from "Unzoned" to R-1/Single Family Residential District.

Block A; All Lots	Block B; All Lots	Block C; All Lots,Tract C-1
Block D; All Lots	Block E; All Lots	Block U; All Lots
Block UU; All Lots	Block UU; All Lots	Block V; All Lots
Block VV; All Lots	Block W; All Lots	Block WW; All lots

Section 2. **NONCONFORMING CLAUSE:** Some already developed residential properties may not conform to the R-1/Single Family Residential requirements. Therefore a nonconforming use certificate shall be granted to property owners of record, at no cost to the property owner, as nonconformities are identified, provided the provided owner can show the nonconformity existed prior to the adoption of this ordinance.

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

Section 4. **COMPILING CLAUSE.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 5. **EFFECTIVE DATE.** This Ordinance shall take effect in accordance with New Mexico State Statute guidelines and City Code.

ADOPTED THS 28TH DAY OF DECEMBER, 1994

Thomas E. Swisstack

Thomas E. Swisstack, Mayor

12/30/94

Date

ATTEST:

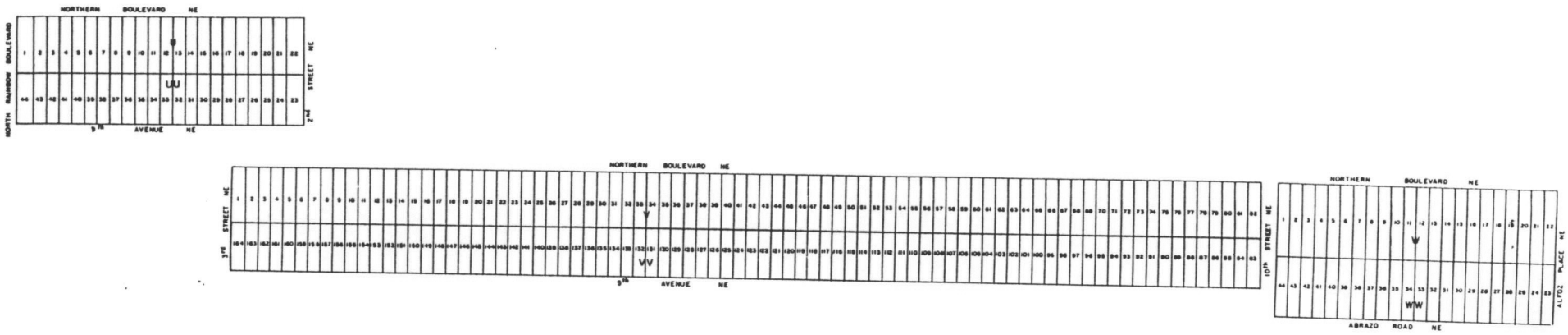
Tina Gonzales

Tina Gonzales, City Clerk

(S E A L)

CODIFIED

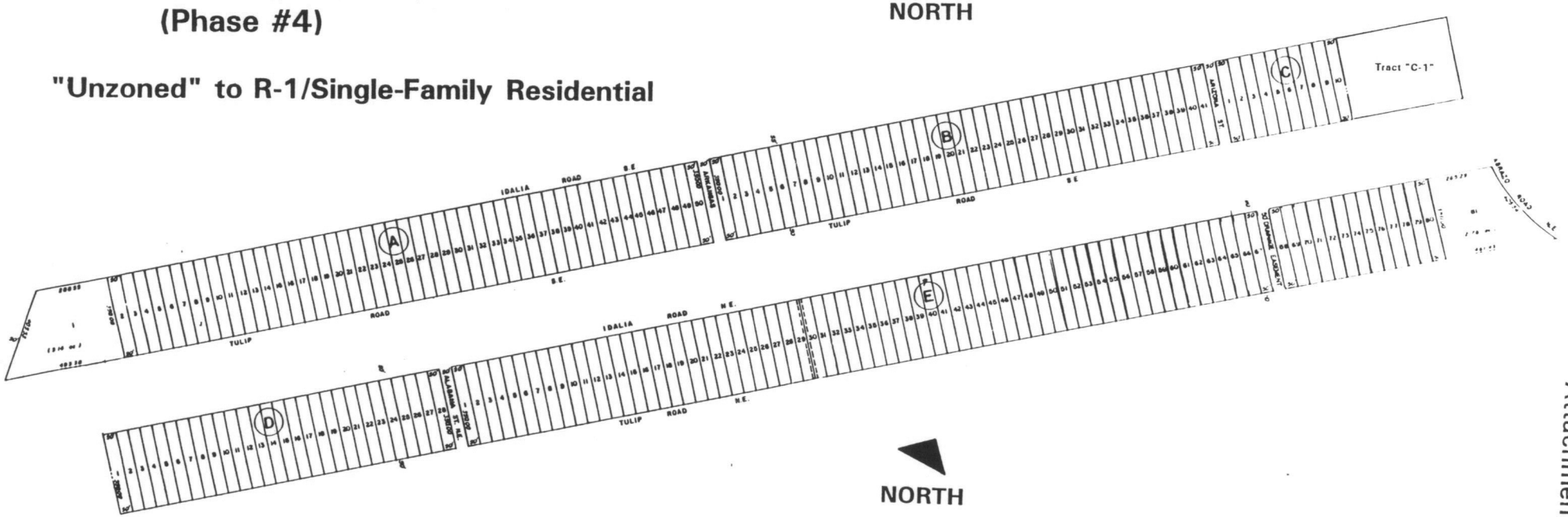
12/94



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

Attachment "A"

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM RE: O-68

DEPARTMENT: City Development AGENDA DATE: 12/28/94

SUBJECT: ZONE MAP ORDINANCE amending Appendix G (Zone Map Amendments) and the Zone Map **(Attachment I)**

PURPOSE: To Change the zoning designation of certain properties (later described) within Unit 11 (Phase 4) from "Unzoned" to R-1/Single Family Residential District.

BACKGROUND AND ANALYSIS:

This zone map ordinance is the fourth being processed for Unit 11 properties. This zone map ordinance as the others, serves to zone properties within the City's boundaries that has not previously been zoned by the City. This zoning action is in accordance with the City's Comprehensive Plan.

This zone map ordinance proposes to zone previously platted properties as R-1/single Family Residential. This recommendation again is made on the basis of the primary goal being to zone. Being that R-1 zoning is the most restrictive, it is proposed that R-1 be the designation given to these properties until future planning efforts support a change. The subject properties are primarily owned by various individual lot owners therefore, each lot will develop as each individual lot owner applies for permits to do so. Consequently, issues such as parks and open space, drainage, platting, etc., are not applicable to this zone map ordinance.

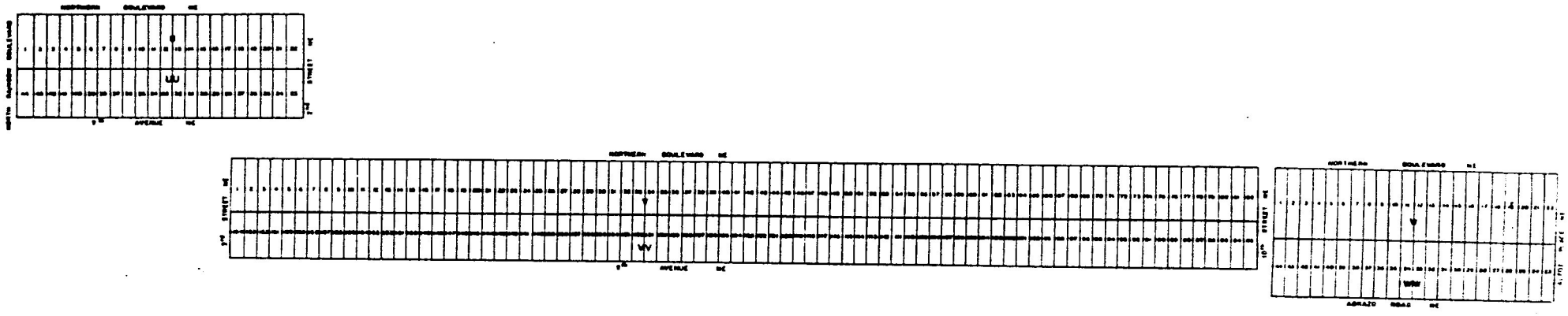
Attached for your review is the Zone Map Ordinance and Exhibit "A" which shows the zone map ordinance boundary and the R-1 ordinance section **(Attachment II)**.

DEPARTMENT AND/OR ADVISORY COMMITTEE RECOMMENDATION:

The Department recommends approval of the proposed Zone Map Ordinance.

At their regularly scheduled meeting of November 29, 1994, the Planning & Zoning Commission unanimously voted to recommend approval of the proposed amending ordinance **(Attachment III)**.

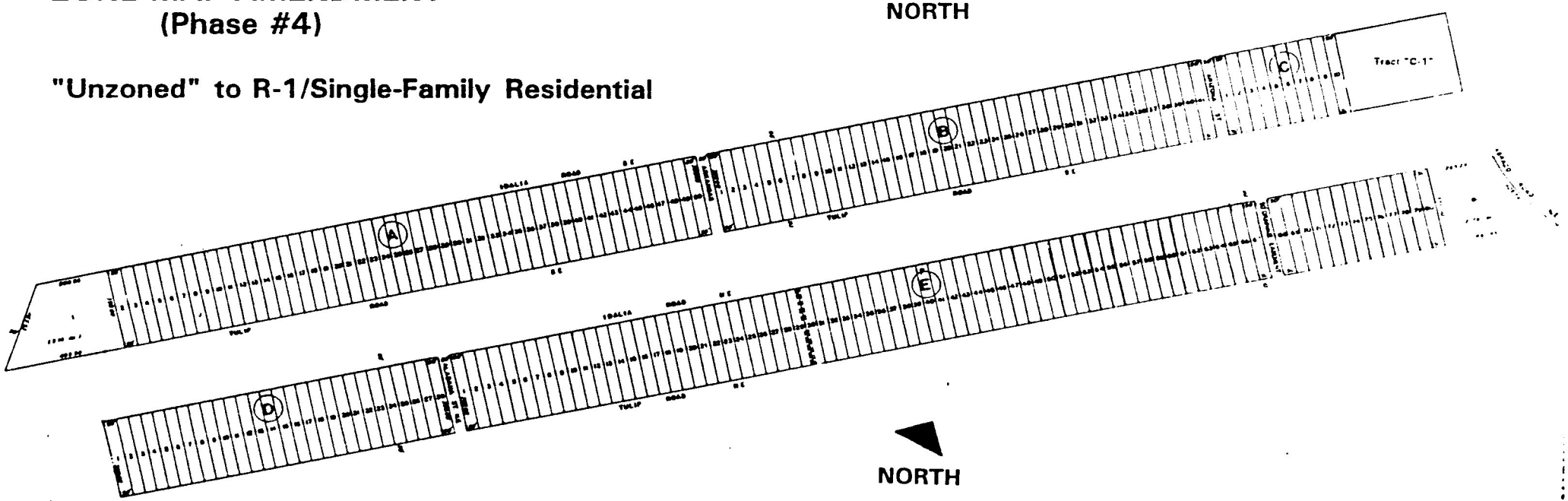
RECEIVED
DEC 21 1994
CITY CLERKS OFFICE



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

CHAPTER 9
PLANNING, ZONING, LAND USE MANAGEMENT

9-1-5 **R-1: Single Family Residential District**

This district permits a low density of population in which the principle land use is single family dwellings:

A. Permissive Uses:

(1) one single family dwelling per lot;

(2) accessory buildings or structures, but not to include structures for domestic livestock or fowl;

(3) noncommercial gardens, swimming pools, tennis courts;

(4) parks, open space, and public utilities; and

(5) home occupations; and

(6) construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to 120 days. Construction trailers will be allowed in R-1, R-2, and R-3 zones only where five (5) or more contiguous lots are being developed at the same time, by an individual developer, and the trailer is not to be used for residence.

B. Conditional Uses (requiring use permit):

(1) Churches and other places of worship, Sunday school buildings, and parish houses;

(2) hospitals and institutions of an educational, religious, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five (5) acres, may occupy not over ten (10) percent of the total area of the lot, and that the building shall be set back from all yard lines a distance of not less than one (1) foot for each foot of building height;

(3) recreation parks; and

(4) family day care home; and

(5) a second kitchen may be allowed in a single family dwelling provided that the kitchen is incidental to occupancy of the entire house in common by members of one family. Notwithstanding any other ordinance provision, a family for this purpose shall be defined to mean one or more individuals legally related. There shall not be two separate and distinct dwelling units, each exclusively occupied by some family members. A conditional use permit may be granted only after submission to the Commission of the plans for the dwelling or addition, along with a statement as to who the occupants shall be and their relationship. The conditional use permit shall be valid only as long as the situation as described in the application actually exists. The conditions for which the permit was granted shall be reaffirmed on an annual basis. Any additional modification to the dwelling or change in occupants shall be cause for reconsideration of the existing permit and may be cause for revocation of that permit.

(6) a single family dwelling may be used as a model home dwelling with these conditions:

(a) The number of model homes allowed, based on the number of lots owned by the developer, within a one mile radius of the proposed location of any given model that has a sales office, will be:

1 to 5 lots =	1 model
6 to 10 lots =	2 models
11 to 20 lots =	3 models
21 to 30 lots =	4 models
31 to 40 lots =	5 models
More than 40 lots =	6 models

Lots need not be contiguous

(b) Hours of operation will be determined by the Planning and Zoning Commission.

(c) Signage shall be determined by the Planning & Zoning Commission, however, in no case shall signage exceed 16 square feet for any single premise.

(d) If there are three or more adjacent model homes, off street parking for those persons touring the model home(s) shall be provided.

(e) The time limit for a model home is two years. Time extensions may be approved by the Planning and Zoning Commission through the Conditional Use process.

(f) Twenty-five (25) percent of the floor space of one model home may be used as a sales office.

(g) Ten percent of the lot on which each model home is located shall be landscaped with sod, shrubs and trees. (91-014)

(7) Hobby Breeders, provided the lot has an area appropriate to the type and size of the animals being bred:

(a) Applicants shall provide site plans which show lot dimensions, location and dimensions of all structures, landscaping and buffers, and if applicable, information with regard to the nature of the business for review and approval by the Planning and Zoning Commission.

(b) The applicant shall provide an inspection report approved by the department of public safety's animal control division.

(c) The number of animals shall be as per Chapter 14, Article 7, Section 6.

(e) The applicant shall obtain all necessary permits as may be required in this Chapter and Chapter 14.

(f) Grounds for revocation of the permit shall be as per Chapter 14, Article 7, Section 8. Further grounds for revocation of this permit may be the violation of any conditions attached to the use permit.

(91-027)

C. Area:

(1) Every lot must have an area of not less than 8,000 square feet and a width of not less than 70 feet along the front yard setback line. This minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer are used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.

(2) Setbacks: Front -- 25 feet; side -- 5 feet; rear -- 20 feet. Setbacks shall not apply to storage sheds of less than 120 square feet, provided that the structure is located behind the required front setback line.

D. Off-street Parking: Off-street parking must be provided as set forth in 9-1-16.

E. Height Restrictions: No building or structure shall exceed 32 feet in height above the high point of the facing curb, except flagpole, antenna, spire, belfry, or other accessory object usually required to be placed above the roof level and not intended for human occupancy. No accessory building shall exceed the height of the primary building.

MINUTES
PLANNING & ZONING COMMISSION
NOVEMBER 29, 1994
CITY HALL; MUNICIPAL COURTROOM
7:00 P.M.

ITEM ONE. **OPENING.**

ITEM TWO. **ROLL CALL.** Vice-Chairman Ayer, Commissioner Blomberg, Commissioner Cunningham, Commissioner Donnell, Commissioner Hawley, and Commissioner Soto were present. Chairman Ramaeker was absent.

ITEM THREE. **APPROVAL OF MINUTES:** November 8, 1994 - No Changes

ITEM FOUR. **APPROVAL OF AGENDA.**

ITEM FIVE. **PUBLIC HEARINGS.**

N. **ZONE MAP ORDINANCE.** The Department requests a recommendation on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development.

Lance Tupper, property owner, greeted the Commission and said he would like to see property zoned R-2 mainly because of the size of the lot.

Mr. Corsie stated that once again the reason for the R-1 is simply a basis to get unzoned property zoned and that once the property is zoned a change from R-1 to R-2 is feasible.

A resident, property owner, felt that with the lot sizes as they are, it would leave some properties "underdeveloped". This would leave lots open to weeds and dust. He had concern with the setbacks and which street would be back street. With back end of lots vacant could be a potential "slum" area. He would suggest retaining these lots for commercial.

Mark Phillips, resident, wanted to know about the mobil homes on Northern & Rainbow and if they would be allowed in this area. Mr. Corsie stated the area that he was referring to is County property, not city property. He further stated that it is legal for manufactured and modular homes to be brought in. Mr. Phillips wanted to know if the County property would ever be annexed.

Mr. Corsie said that eventually, probably yes and those mobil homes would be grandfathered in. Other buildings that would come in would then need to be in compliance.

Judith Rosenbaum mailed a letter stating she would prefer multi-family zoning.

PZC112994N: Commissioner Cunningham motioned for recommendation of approval on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development. Commissioner Blomberg seconded the motion.

PZC112994N VOTE: Approved 6-0

CITY OF RIO RANCHO

ORDINANCE NO. 21 **ENACTMENT NO. 98-023**

AMENDING CHAPTER 9, PLANNING, ZONING, LAND USE MANAGEMENT, APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP FOR THE PURPOSE OF CREATING A ZONE MAP OVERLAY WHICH SERVES TO PREVENT THE PROLIFERATION OF SUBSTANDARD 50 FOOT MINIMUM FRONTAGE LOTS PENDING THE ADOPTION OF A LOT MERGER ORDINANCE ADDRESSING SUCH LOTS AND PROVIDING FOR THEIR REPLATTING INTO LOTS WHICH CONFORM TO MINIMUM LOT STANDARDS

WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

WHEREAS: The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the general welfare of the City and Goal B, to "Encourage the development of a variety of distinctive neighborhoods, offering a maximum choice of housing, employment, and open space areas," would be served by Objective 4.1B9, to "Promote replatting in areas where subdivision layout is substandard or ill conceived, or where it imposes a hindrance to the continuity of the street network; and

WHEREAS: The Governing Body of the City of Rio Rancho, in Resolution No. 54, Enactment No. 93-057, amended the Comprehensive Plan by adopting a redevelopment policy effecting the replatting and redevelopment of vacant land; and adding new Goal C, to "promote replatting in areas where subdivision layout is substandard and ill conceived, or where it imposes a hindrance to the continuity of the street network," and

WHEREAS: The Governing Body of the City of Rio Rancho added new objectives to Goal C, as follows:
(4.1C1) Increase replatting opportunities in areas of the City which substantially impair the sound growth and economic health
(4.1C2) Establish a system and methodology which facilitates the implementation of a replatting process created to achieve the City's development goals; and

WHEREAS: The Governing Body of the City of Rio Rancho also amended the Comprehensive Plan to add a new objective to the former Goal C, now Goal D, to "Maintain and enhance the visual environmental qualities of the community," as follows:
(4.1D6) Consider replatting of areas which will promote maintaining and enhancing the visual and environmental qualities of the community; and

WHEREAS: On July 23, 1997, the Governing Body of the City of Rio Rancho adopted Resolution No. 45, Enactment No. 97-041, imposing a twelve-month moratorium on the development of 50 foot lots in R-1/Single Family Residential Districts for the purpose of soliciting, hiring and assisting a consultant in the creation of a plan intended to address inconsistencies between the development of 50 foot lots in their R-1/Single Family Residential Districts, which zones require 70 foot minimum lot frontages; and

WHEREAS: The Governing Body retained consultants, who studied all 50 foot minimum frontage lots in R-1/Single Family Residential Districts and proposed various strategies to address these lots in the context of the Comprehensive Plan; and

WHEREAS: On July 22, 1998, the Governing Body of the City of Rio Rancho adopted Resolution No. 49, Enactment No. 95-041, imposing a one hundred fifty-day extension on the existing moratorium to enable the Governing body to have sufficient time to carefully consider and implement the consultant's final recommendations, which recommendations include mandatory mergers of contiguous 50 foot minimum frontage lots in single ownership; and

WHEREAS: The properties covered by the extended moratorium are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, B, BB, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC, D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less than 50 feet; and

WHEREAS: The extended moratorium provides that 50 foot minimum frontage lots replatted to a frontage of 70 feet or larger are excluded from the moratorium; and

WHEREAS: The Governing Body is concerned that development of 50 foot minimum frontage lots which are not served by both community water and sewer systems create a threat of contamination of Rio Rancho's groundwater; and

WHEREAS: The Governing Body of the City of Rio Rancho has determined that the sale of individual 50 foot minimum frontage lots which are contiguous to other such lots in the same ownership to other parties during the period that the extended moratorium is in effect, creating a 50-foot lot in isolated ownership, would create a window of nonconformity, allowing the proliferation of such lots, thus thwarting the policies of the Comprehensive Plan as implemented by the moratorium, the study of these lots and the City's current development of a Comprehensive process to implement a lot merger strategy during the extended moratorium period; and

WHEREAS: Article 2, Subdivision, Chapter 9, Planning, Zoning, Land use Management, Rio Rancho Revised Ordinance, 1987, defines "Subdivision" as:
The division of any tract of land into two or more lots in the purpose, whether immediate, or in the future, of sales, lease or development.

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

Section 1. That as of the effective date of this Ordinance, all contiguous 50 foot minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes. These properties are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Section 2. Any division of lots merged by this ordinance shall be reviewed by the City Development Department, pursuant to the City of Rio Rancho Subdivision Ordinance.

Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this Ordinance.

Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from the operation of this ordinance.

Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of contiguous 50 foot minimum frontage lots in the same ownership and the disposition of existing 50 foot minimum frontage lots which are not contiguous to other such lots in the same ownership, this Ordinance shall be repealed by the Governing Body.

Section 6. **Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998

John M. Jennings, Mayor

9-23-98

Date

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
2:25 A.M. P.M. on
JAN 6 1999
Recorded in Vol._____
of records of said county, folio_____
By:_____ Clk. & Recorder, Deputy

Codified: 98-3

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: 0-21

DEPARTMENT: City Development **AGENDA DATE:** September 9, 1998

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS_____		PARKS & REC.	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE_____		PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV	_x_	LIBRARY_____		PUBLIC WORKS	____		

OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: Deloris Wood **DATE:** 8/31/98

DEPARTMENT DIRECTOR: [signature] **DATE:** 8/31/98

CITY ADMINISTRATOR: [signature] **DATE:** 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter

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

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W &-WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 891-7212 as soon as possible. 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.

Sincerely,

Dolores Wood, CZO
Zoning & Code Enforcement Manager

CITY OF RIO RANCHO

ORDINANCE NO. 21 **ENACTMENT NO. 98-023**

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WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

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WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC, D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less than 50 feet; and

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Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this Ordinance.

Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from the operation of this ordinance.

Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of contiguous 50 foot minimum frontage lots in the same ownership and the disposition of existing 50 foot minimum frontage lots which are not contiguous to other such lots in the same ownership, this Ordinance shall be repealed by the Governing Body.

Section 6. **Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998

John M. Jennings, Mayor

9-23-98

Date

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
2:25 A.M. P.M. on
JAN 6 1999
Recorded in Vol._____
of records of said county, folio_____
By:_____ Clk. & Recorder, Deputy

Codified: 98-3

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: 0-21

DEPARTMENT: City Development **AGENDA DATE:** September 9, 1998

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS_____		PARKS & REC.	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE_____		PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV	_x_	LIBRARY_____		PUBLIC WORKS	____		

OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: Deloris Wood **DATE:** 8/31/98

DEPARTMENT DIRECTOR: [signature] **DATE:** 8/31/98

CITY ADMINISTRATOR: [signature] **DATE:** 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter

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

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W &-WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 891-7212 as soon as possible. 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.

Sincerely,

Dolores Wood, CZO
Zoning & Code Enforcement Manager

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, April 22, 2025:

Variance
Request #25-110-00004

The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres.

Variance
Request #25-110-00005

The applicant, AMREP Southwest Inc., requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.229 acres.

The meetings are scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited and advised to attend virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

April 8, 2025

RE: Utility and Lot Width Variances, Case No. 25-110-00004 & 25-110-00005
101 9th Ave NE; Unit 10, Block UU, Lot 34

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, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres.

The applicant, AMREP Southwest Inc., also requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property is an antiquated platted lot and as such has a front lot width of 50'.

The **Planning & Zoning Board** will consider the requests and decide their approval on **Tuesday, April 22, 2025** at 6:00 pm in the **Council Chambers at City Hall** 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.

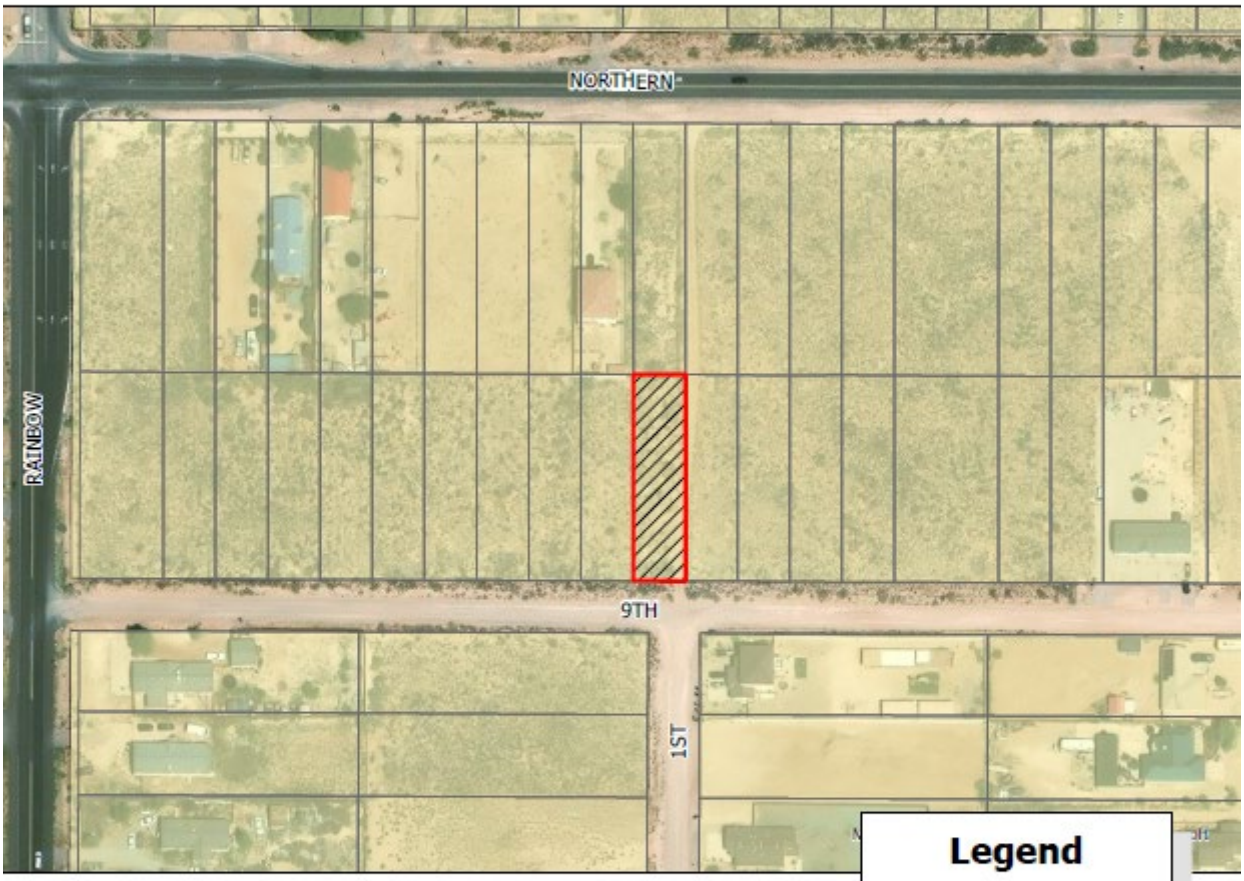
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department

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

101 9TH AVENUE NE
UNIT 11, BLOCK UU, LOT 34



GIS
Moving Spatial Data Forward

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

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**April 22, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

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

NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date: April 22, 2025
Time: 6:00PM
Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-110-00004 & 25-110-00005

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres. The applicant is also requesting approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'.

You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

Application Information Case 25-110-00004 & 25-110-00005

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres. The applicant is also requesting approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'.

You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00005

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, ALLOWING FOR 50' LOT WIDTH IN R-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK UU, LOT 34.

Applicant: AMREP Southwest, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of April, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum lot width requirement, as outlined by R.O. 2003, Section 154.50.
3. 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 granting a Variance as set forth in R.O. 2003, Section 150.06.

THEREFORE, the application for a variance to the minimum lot width for the R-1: Single-Family Residential zone, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on April 22, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00005

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.50, allowing for 50' LOT WIDTH IN R-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, ON THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, Block UU, LOT 34.

Applicant: AMREP Southwest, Inc.

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of April, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum lot width requirement, as outlined by R.O. 2003, Section 154.50.
3. 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 Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property is irregular and narrow, having a width of 50 feet.
3. The strict application of the minimum lot width requirement would create a hardship that would deprive the applicant of reasonable use of their property.
4. The applicant must not have ownership of two contiguous lots to receive a Variance to the 60 feet width requirement of the R-1 zone, per Overlay Ordinance No. 21, Enactment 98-023.

THEREFORE, the application for a variance to the minimum lot width for the R-1: Single-Family Residential zone, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on April 22, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00004

AGENDA DATE:
April 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Amreston Construction, is requesting approval of a Variance to R.O. 2003, Section 154.60(A)(8) Residential Design Criteria, requiring all utility service and distribution lines be placed underground. The request is for an overhead power extension for the subject property located at 101 9th Avenue NE, legally described as Unit 11, Block UU, Lot 34. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Amreston Construction, is requesting approval of a Variance to R.O. 2003, Section 154.60(A)(8) Residential Design Criteria, which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Avenue NE, legally described as Unit 11, Block UU, Lot 34.

This Variance request is being heard concurrently with a Variance request to Section 154.50, which states that all lots zoned R-1: Single-Family Residential District must have a minimum lot width of 60 feet (case #25-110-00005).

The subject property is located on the north side of 9th Avenue NE, a residential road, and east of Rainbow Boulevard NE, a minor arterial which was paved in September of 2023. R.O. 2003, Section 96.03 states that it serves to prevent cutting into roads that have been paved within the previous five years, except for the repair of leaking wet utilities buried under the roadway.

As the applicant is seeking to extend electrical utilities for the subject property from an existing overhead line along the west side of Rainbow Boulevard, staff are recommending approval of the Variance request to allow for overhead electrical line extension, so as to avoid cutting into the newly paved road and to remain in compliance with Section 96.03.

REVIEW CRITERIA:
The applicant, AMREP Southwest, Inc., submitted a justification narrative in support of the Variance application, which is presented as an attachment to this item. The criteria for a Variance, as defined in the Rio Rancho Code of Ordinances (R.O. 2003), has been used to review this application.

Regarding Variances, R.O. 2003, Section 150.06(A) states, "Variance from the strict application of area, height, dimension, distance, parking or setback requirements of this title may be allowed in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical condition where the strict application of the requirements of this title would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss or

monetary savings, or mere inconvenience upon the property owner, or difficulty caused to one's personal comfort is the basis for the claim of hardship."

The applicant states within the included justification letter, "We believe that allowing a Variance for 154.60.A.8 would be in the best interest of the City of Rio Rancho given the minor nature of the overhead extension as opposed to cutting into Rainbow Boulevard to place the electrical service underground."

Staff recommend the Planning and Zoning Board find that an exceptional physical condition exists in the recent paving of Rainbow Boulevard NE. The strict application of the requirements of Section 154.60(A)(8) would result in a hardship that would deprive the owner of reasonable use of their land in that extending the power line under Rainbow Blvd NE and boring through Rainbow Blvd would not be permitted, and compliance with City Code requirements would be a practical difficulty and unnecessary hardship.

SURROUNDING LAND USE AND ZONING:
The properties to the north, east and west are zoned R-1: Single Family Residential District per Ordinance No. 58, Enactment 94-066 and are located within the same Overlay Zone as the subject property. The properties to the south, across 9th Avenue NE, are also zoned R-1: Single-Family Residential District per Ordinance No. 53, Enactment 94-061.

NOTIFICATIONS:
Property owners within 100 feet of the subject property were notified via certified mail 15 days prior to the hearing. Property owners within 100 to 300 feet of the subject property were notified via an informational postcard 15 days prior to the hearing. A legal notice was published in the Albuquerque Journal on April 7th, 2025. A sign was posted to the property one week prior to the hearing. All legal notification requirements for this project have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	**Received Application for Review**	**Comments**
DSD Planning & Zoning	X	Comments provided within this document.
DSD Engineering	X	No comments received.
Rio Rancho Public Schools	X	No comments received.
Fire and Rescue	X	No adverse comments.
Police Department	X	No comments received.
SSCAFCA	X	No adverse comments.
MRCoG	X	No adverse comments.
Parks, Recreation and Community Services	X	No adverse comments.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve the Variance request subject to the following findings and conditions:

GENERAL FINDINGS OF FACT:
1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum lot width requirement, as outlined by R.O. 2003, Section 154.50.

3. Due process was provided to the applicant and adjacent property owners.

SPECIFIC FINDINGS OF FACT:
1. The applicant has adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property faces an exceptional physical condition in the recent repaving of Rainbow Boulevard NE.
3. The strict application of Section 154.60(A)(8) would result in a hardship that would deprive the owner of reasonable use of their land.
4. Variance approval is valid until September 2028, at which point the restrictions under R.O. 2003, Section 96.03 are no longer applicable.
5. Variance is applicable for extension of electrical lines to service the subject property, legally described as Unit 11, Block UU, Lot 34 for future residential building permit; all other zoning, building, electrical, and engineering codes shall be adhered to.

If the Planning and Zoning Board finds the Variance request is not justified, denial may be based on the following findings:

FINDINGS OF FACT FOR DENIAL:
1. The applicant has not adequately addressed the criteria for granting a Variance as set forth in R.O. 2003, Section 150.06.

ALTERNATIVES:

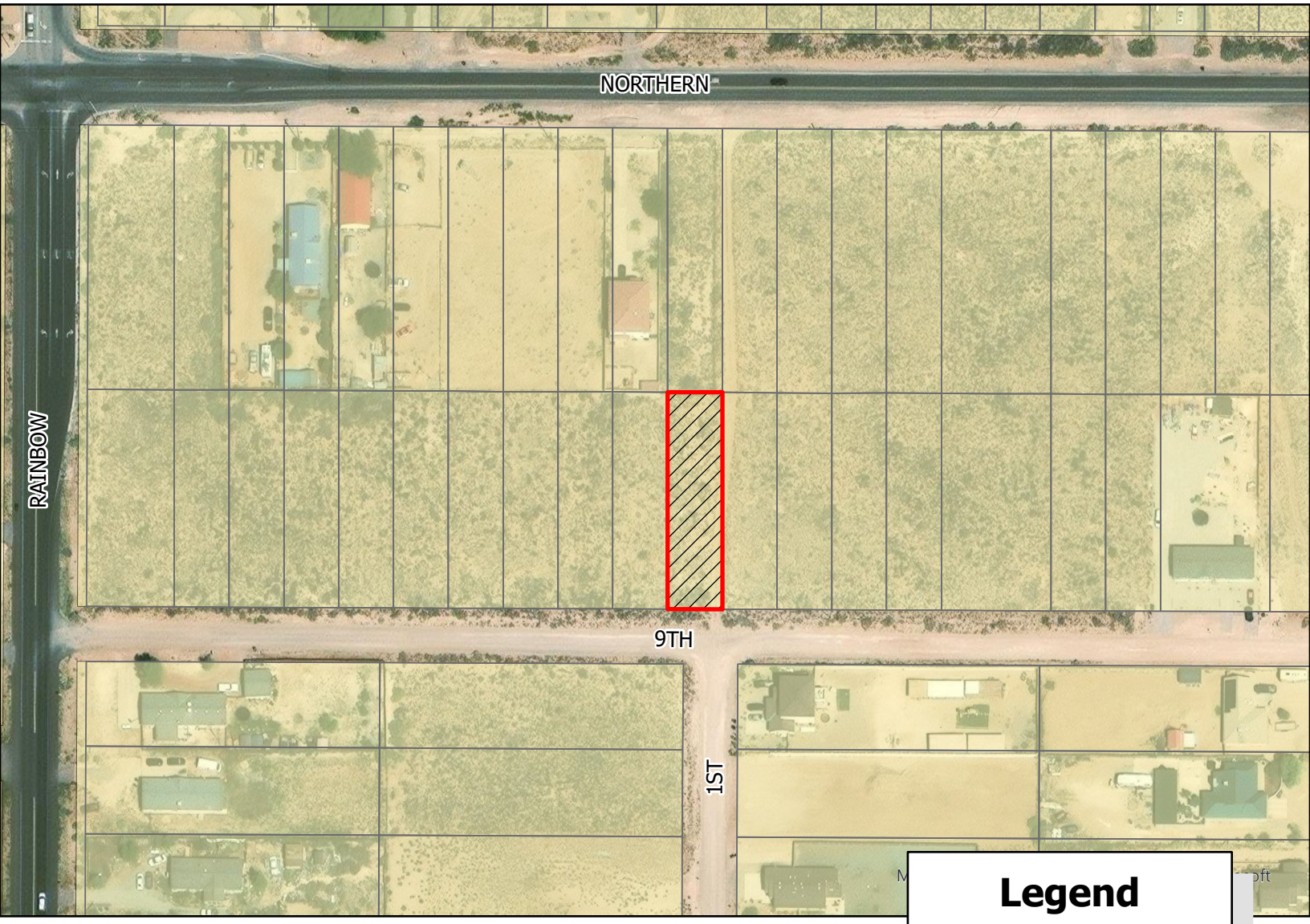
The Planning and Zoning Board may:
1. Approve the Variance with staff recommendations and conditions.
2. Approve the Variance with amendments to recommendations and/or conditions.
3. Deny the Variance.
4. Postpone the item and continue the public hearing for the variance in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Planning and Zoning Board approve the requested Variance.

ATTACHMENT: Location & Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Existing Zoning Ordinances.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

101 9TH AVENUE NE
UNIT 11, BLOCK UU, LOT 34



Legend

Subject Property

Zoning

R-1

Rio Rancho
City of Vision

GIS
Moving Spatial Data Forward

N
W
E
S

0 0.01 0.02 0.03 0.04 0.05
Miles

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

AMRESTON CONSTRUCTION, LLC

409 NM Hwy 528 NE
Rio Rancho, NM 87124

March 6, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: REQUEST FOR VARIANCE from Chapter 154.60 Residential Design Criteria(A)(8) for 101 9th Avenue

Mr. Babyak,

We are requesting a variance to Chapter 154 Planning & Zoning: 154.60 Residential Design Criteria (A)(8) which states:
(8) All utility service and distribution lines shall be placed underground. All liquid propane installations shall be either behind the primary structure from the address street or placed underground.

The application for the variance request is to avoid noncompliance with Chapter 96 USE OF PUBLIC RIGHT-OF-WAY: 96.03 REQUIREMENTS which states:
(I)As, city practice, roads less than 5 years old shall not be cut, except for the repair of leaking wet utilities buried under the roadway. A list of roads which cannot be cut may be obtained from the City Engineer. The city Manager may provide a variance to this practice.

Amreston Contruction recently submitted an electrical design request to PNM to service lots along 9th Avenue just east of Rainbow Boulevard. The resulting design required electrical line extensions from an existing overhead line along west side of Rainbow Boulevard at the intersection of the 9th Avenue intersection. The line extension would move east through Rainbow Boulevard within the 9th Avenue right of way until reaching 101 9th Avenue. To avoid cutting into the newly paved Rainbow Boulevard (September 2023), we are requesting a variance from 154.60(A)(8) to place an overhead line on a pole on the east side of Rainbow and 9th. Once the pole is placed on the east side of the intersection, the electrical service lines will be immediately taken underground and continue underground until terminating at 101 9th Avenue. We believe that allowing a variance for 154.60(A)(8) would be in the best interest of the City of Rio Rancho given the minor nature of the overhead extension as opposed to cutting into Rainbow Boulevard to place the electrical service underground.

Thank you for your consideration of this request. If there are any questions or require any additional information, please contact me at your convenience.

Sincerely,

Matt Sena
Director of Land Construction

Attachment: PNM Design for 101 9th Avenue

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

PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

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

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

APPLICANT/AGENT INFORMATION

Applicant Name: Amreston Construction		Phone: 505-407-0846
Address: 409 NM Hwy 528 NE		E-Mail: matts@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials)

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

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

We are requesting a variance to Chapter 154 Planning & Zoning: 154.60 Residential Design Criteria (A)(8)

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 11	Block(s): Block UU	Lot: 34
Existing Zoning: R1	Proposed Zoning: R1	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres)

ACKNOWLEDGEMENT

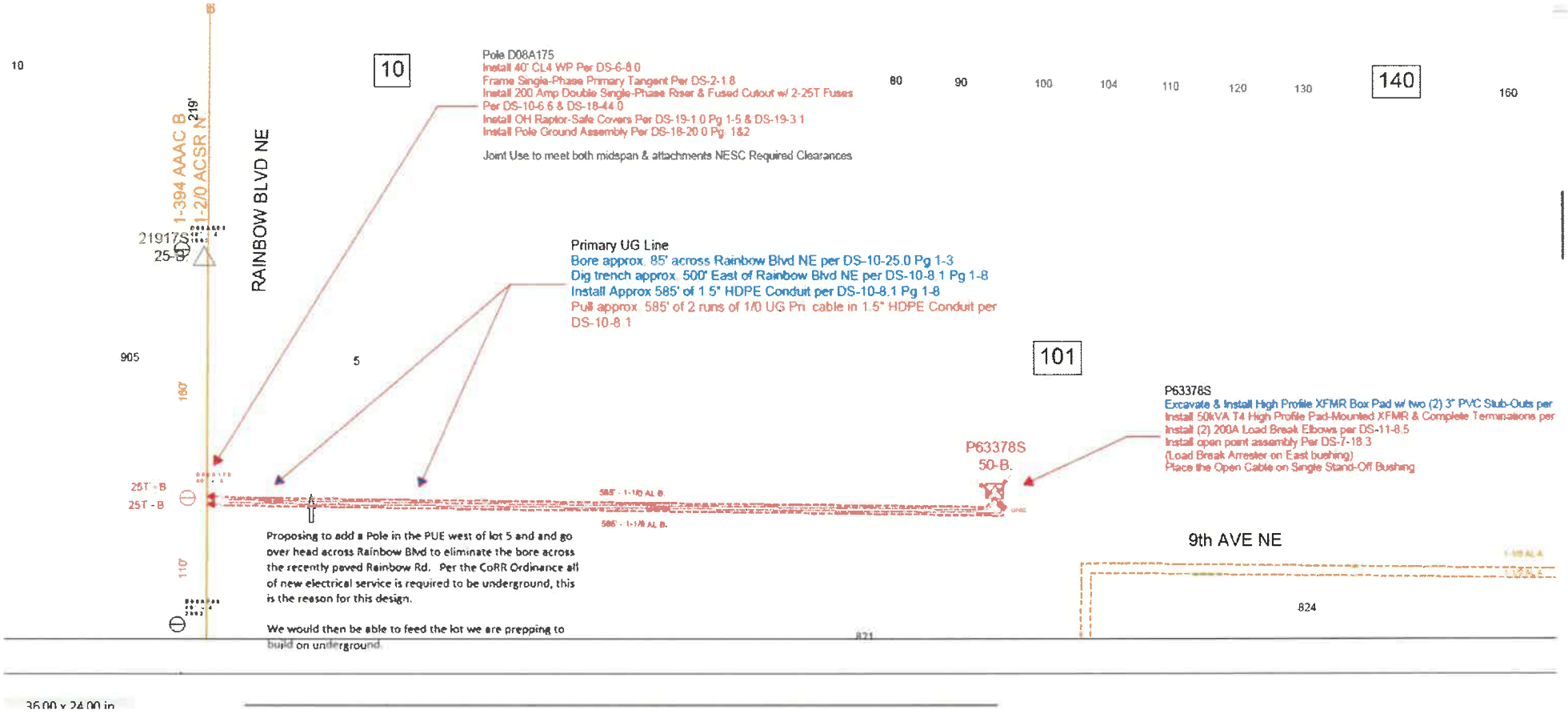
I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.

Print Name: Matt Sena	Applicant:	Agent:
Signature: Matt Sena		Date: 03-06-2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

APPLICATION ACCEPTED BY: _____ **DATE:**


10
10
Pole D08A175
Install 40' CL4 WP Per DS-6-8.0
Frame Single-Phase Primary Tangent Per DS-2-1.8
Install 200 Amp Double Single-Phase Riser & Fused Cutout w/ 2-25T Fuses
Per DS-10-6.6 & DS-18-44.0
Install OH Raptor-Safe Covers Per DS-19-1.0 Pg 1-5 & DS-19-3.1
Install Pole Ground Assembly Per DS-18-20.0 Pg. 1&2
Joint Use to meet both midspan & attachments NESC Required Clearances
80
90
100
104
110
120
130
140
160
1-394 AAAC B
1-2/0 ACSR N
219'
RAINBOW BLVD NE
219176
25-B
Primary UG Line
Bore approx. 85' across Rainbow Blvd NE per DS-10-25.0 Pg 1-3
Dig trench approx. 500' East of Rainbow Blvd NE per DS-10-8.1 Pg 1-8
Install Approx 585' of 1.5" HDPE Conduit per DS-10-8.1 Pg 1-8
Pull approx. 585' of 2 runs of 1/0 UG Pri. cable in 1.5" HDPE Conduit per
DS-10-8.1
905
5
101
P63378S
Excavate & Install High Profile XFMR Box Pad w/ two (2) 3" PVC Stub-Outs per
Install 50kVA T4 High Profile Pad-Mounted XFMR & Complete Terminations per
Install (2) 200A Load Break Elbows per DS-11-8.5
Install open point assembly Per DS-7-18.3
(Load Break Arrester on East bushing)
Place the Open Cable on Single Stand-Off Bushing
P63378S
50-B.
160'
110'
25T - B
25T - B
585' - 1-1/0 AL B
586' - 1-1/0 AL B.
Proposing to add a Pole in the PUE west of lot 5 and and go over head across Rainbow Blvd to eliminate the bore across the recently paved Rainbow Rd. Per the CoRR Ordinance all of new electrical service is required to be underground, this is the reason for this design.
We would then be able to feed the lot we are prepping to build on underground.
9th AVE NE
824
821
36.00 x 24.00 in

AMRESTON CONSTRUCTION, LLC

409 NM Hwy 528 NE
Rio Rancho, NM 87124

March 6, 2025

Brian Babyak, AICP
Planning and Zoning Division Manager
City of Rio Rancho
Development Services/Planning & Zoning Division
O: 505-896-8756

RE: REQUEST FOR VARIANCE from Chapter 154.60 Residential Design Criteria(A)(8) for 101 9th Avenue

Mr. Babyak,

We are requesting a variance to Chapter 154 Planning & Zoning: 154.60 Residential Design Criteria (A)(8) which states:
(8) All utility service and distribution lines shall be placed underground. All liquid propane installations shall be either behind the primary structure from the address street or placed underground.

The application for the variance request is to avoid noncompliance with Chapter 96 USE OF PUBLIC RIGHT-OF-WAY: 96.03 REQUIREMENTS which states:
(I)As, city practice, roads less than 5 years old shall not be cut, except for the repair of leaking wet utilities buried under the roadway. A list of roads which cannot be cut may be obtained from the City Engineer. The city Manager may provide a variance to this practice.

Amreston Contruction recently submitted an electrical design request to PNM to service lots along 9th Avenue just east of Rainbow Boulevard. The resulting design required electrical line extensions from an existing overhead line along west side of Rainbow Boulevard at the intersection of the 9th Avenue intersection. The line extension would move east through Rainbow Boulevard within the 9th Avenue right of way until reaching 101 9th Avenue. To avoid cutting into the newly paved Rainbow Boulevard (September 2023), we are requesting a variance from 154.60(A)(8) to place an overhead line on a pole on the east side of Rainbow and 9th. Once the pole is placed on the east side of the intersection, the electrical service lines will be immediately taken underground and continue underground until terminating at 101 9th Avenue. We believe that allowing a variance for 154.60(A)(8) would be in the best interest of the City of Rio Rancho given the minor nature of the overhead extension as opposed to cutting into Rainbow Boulevard to place the electrical service underground.

Thank you for your consideration of this request. If there are any questions or require any additional information, please contact me at your convenience.

Sincerely,

Matt Sena
Director of Land Construction

Attachment: PNM Design for 101 9th Avenue

CITY OF RIO RANCHO

ORDINANCE NO. 68 **ENACTMENT NO. 94-066**

AMENDING ORDINANCE 87-1, (R.O. 1987) APPENDIX G (ZONE MAP AMENDMENT) AND THE ZONE MAP; CHANGING ZONING DESIGNATION FOR PROPERTIES IN UNIT 11 (PHASE 4), FROM "UNZONED" TO R-1/SINGLE FAMILY RESIDENTIAL DISTRICT.

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

Section 1. **PURPOSE:** That the following properties in Unit 11 (Phase 4), legally described below and as per the map attached hereto as Exhibit "A", shall have their zoning designation changed from "Unzoned" to R-1/Single Family Residential District.

Block A; All Lots	Block B; All Lots	Block C; All Lots,Tract C-1
Block D; All Lots	Block E; All Lots	Block U; All Lots
Block UU; All Lots	Block UU; All Lots	Block V; All Lots
Block VV; All Lots	Block W; All Lots	Block WW; All lots

Section 2. **NONCONFORMING CLAUSE:** Some already developed residential properties may not conform to the R-1/Single Family Residential requirements. Therefore a nonconforming use certificate shall be granted to property owners of record, at no cost to the property owner, as nonconformities are identified, provided the provided owner can show the nonconformity existed prior to the adoption of this ordinance.

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

Section 4. **COMPILING CLAUSE.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 5. **EFFECTIVE DATE.** This Ordinance shall take effect in accordance with New Mexico State Statute guidelines and City Code.

ADOPTED THS 28TH DAY OF DECEMBER, 1994

Thomas E. Swisstack

Thomas E. Swisstack, Mayor

12/30/94

Date

ATTEST:

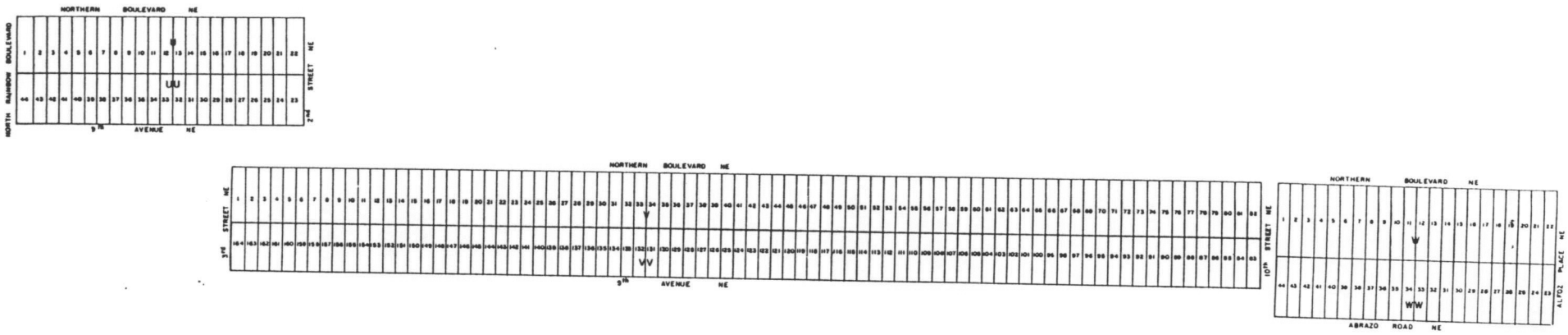
Tina Gonzales

Tina Gonzales, City Clerk

(S E A L)

CODIFIED

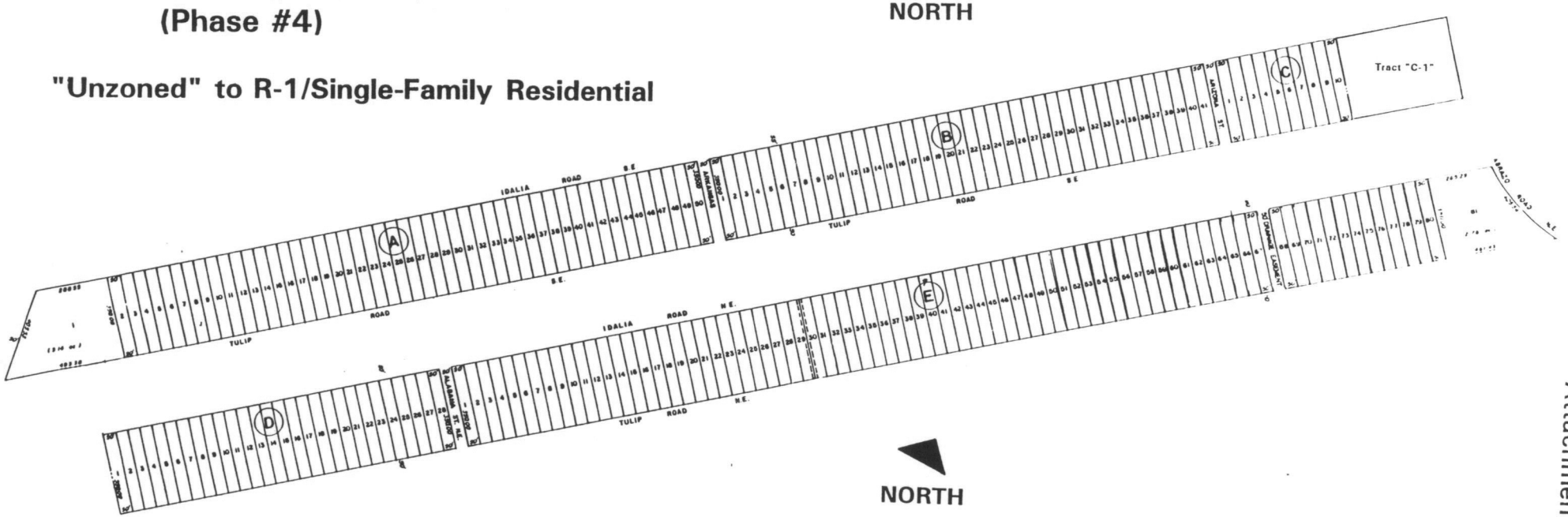
12/94



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

Attachment "A"

CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM RE: O-68

DEPARTMENT: City Development AGENDA DATE: 12/28/94

SUBJECT: ZONE MAP ORDINANCE amending Appendix G (Zone Map Amendments) and the Zone Map **(Attachment I)**

PURPOSE: To Change the zoning designation of certain properties (later described) within Unit 11 (Phase 4) from "Unzoned" to R-1/Single Family Residential District.

BACKGROUND AND ANALYSIS:

This zone map ordinance is the fourth being processed for Unit 11 properties. This zone map ordinance as the others, serves to zone properties within the City's boundaries that has not previously been zoned by the City. This zoning action is in accordance with the City's Comprehensive Plan.

This zone map ordinance proposes to zone previously platted properties as R-1/single Family Residential. This recommendation again is made on the basis of the primary goal being to zone. Being that R-1 zoning is the most restrictive, it is proposed that R-1 be the designation given to these properties until future planning efforts support a change. The subject properties are primarily owned by various individual lot owners therefore, each lot will develop as each individual lot owner applies for permits to do so. Consequently, issues such as parks and open space, drainage, platting, etc., are not applicable to this zone map ordinance.

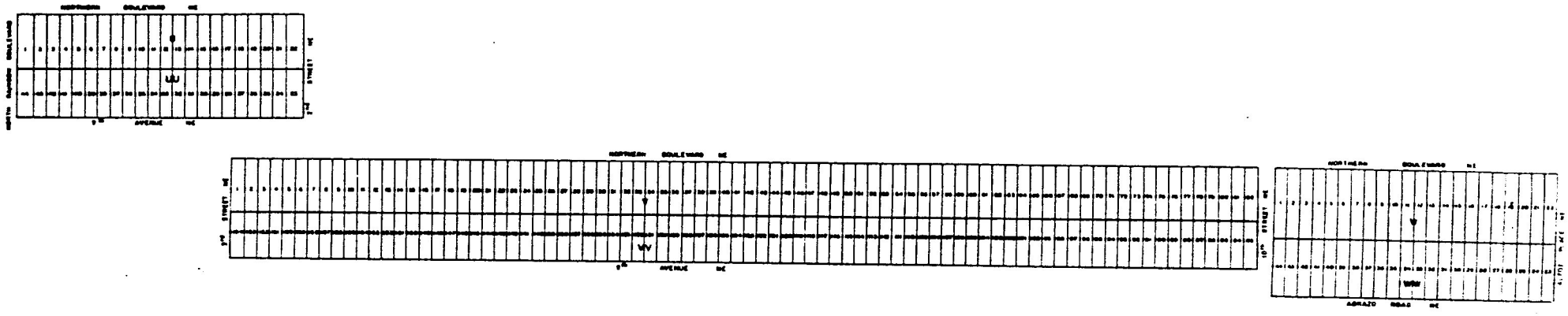
Attached for your review is the Zone Map Ordinance and Exhibit "A" which shows the zone map ordinance boundary and the R-1 ordinance section **(Attachment II)**.

DEPARTMENT AND/OR ADVISORY COMMITTEE RECOMMENDATION:

The Department recommends approval of the proposed Zone Map Ordinance.

At their regularly scheduled meeting of November 29, 1994, the Planning & Zoning Commission unanimously voted to recommend approval of the proposed amending ordinance **(Attachment III)**.

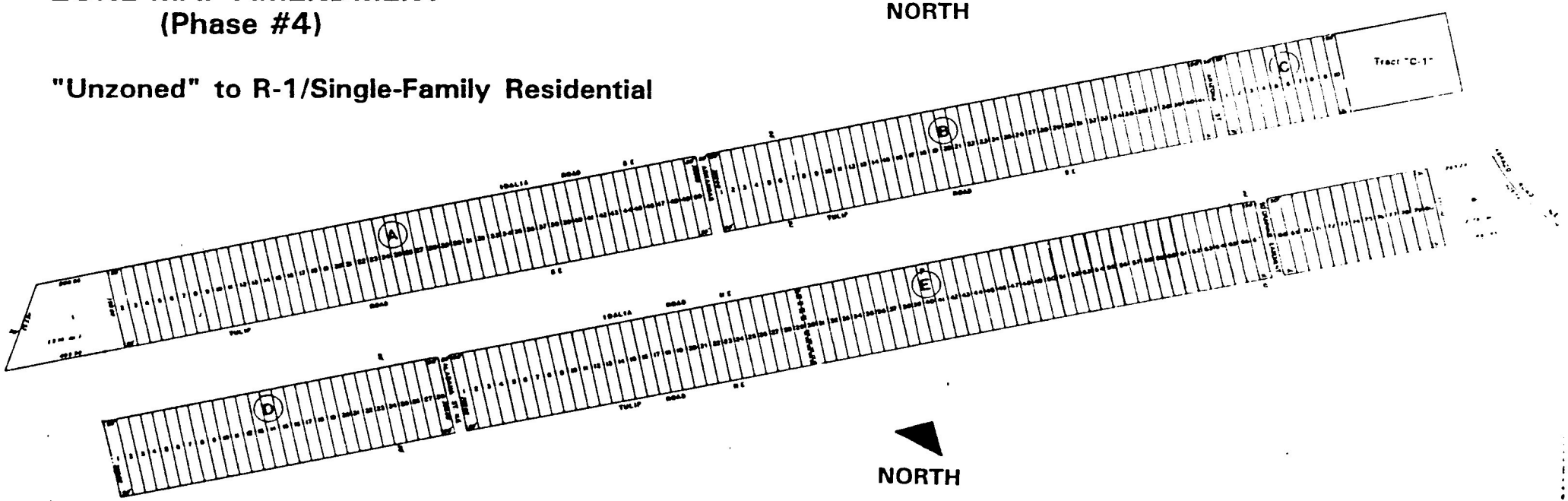
RECEIVED
DEC 21 1994
CITY CLERKS OFFICE



A PORTION OF UNIT #11
ZONE MAP AMENDMENT
(Phase #4)

"Unzoned" to R-1/Single-Family Residential

NORTH



NORTH

CHAPTER 9
PLANNING, ZONING, LAND USE MANAGEMENT

9-1-5 **R-1: Single Family Residential District**

This district permits a low density of population in which the principle land use is single family dwellings:

A. Permissive Uses:

(1) one single family dwelling per lot;

(2) accessory buildings or structures, but not to include structures for domestic livestock or fowl;

(3) noncommercial gardens, swimming pools, tennis courts;

(4) parks, open space, and public utilities; and

(5) home occupations; and

(6) construction trailers for a period not to exceed 21 days before construction plus the entire period of construction up to 6 months and no more than 30 days after construction has finished, provided that the use of the trailer is for assisting in the security of the construction site and facilitating the delivery of construction material, and that no sales are conducted from the construction trailer either before or after the site development is completed. If an extension is needed, application to and certification from the administration is necessary and may be granted for up to 120 days. Construction trailers will be allowed in R-1, R-2, and R-3 zones only where five (5) or more contiguous lots are being developed at the same time, by an individual developer, and the trailer is not to be used for residence.

B. Conditional Uses (requiring use permit):

(1) Churches and other places of worship, Sunday school buildings, and parish houses;

(2) hospitals and institutions of an educational, religious, or philanthropic nature, provided, however, that such buildings shall not be located upon sites containing an area of less than five (5) acres, may occupy not over ten (10) percent of the total area of the lot, and that the building shall be set back from all yard lines a distance of not less than one (1) foot for each foot of building height;

(3) recreation parks; and

(4) family day care home; and

(5) a second kitchen may be allowed in a single family dwelling provided that the kitchen is incidental to occupancy of the entire house in common by members of one family. Notwithstanding any other ordinance provision, a family for this purpose shall be defined to mean one or more individuals legally related. There shall not be two separate and distinct dwelling units, each exclusively occupied by some family members. A conditional use permit may be granted only after submission to the Commission of the plans for the dwelling or addition, along with a statement as to who the occupants shall be and their relationship. The conditional use permit shall be valid only as long as the situation as described in the application actually exists. The conditions for which the permit was granted shall be reaffirmed on an annual basis. Any additional modification to the dwelling or change in occupants shall be cause for reconsideration of the existing permit and may be cause for revocation of that permit.

(6) a single family dwelling may be used as a model home dwelling with these conditions:

(a) The number of model homes allowed, based on the number of lots owned by the developer, within a one mile radius of the proposed location of any given model that has a sales office, will be:

1 to 5 lots =	1 model
6 to 10 lots =	2 models
11 to 20 lots =	3 models
21 to 30 lots =	4 models
31 to 40 lots =	5 models
More than 40 lots =	6 models

Lots need not be contiguous

(b) Hours of operation will be determined by the Planning and Zoning Commission.

(c) Signage shall be determined by the Planning & Zoning Commission, however, in no case shall signage exceed 16 square feet for any single premise.

(d) If there are three or more adjacent model homes, off street parking for those persons touring the model home(s) shall be provided.

(e) The time limit for a model home is two years. Time extensions may be approved by the Planning and Zoning Commission through the Conditional Use process.

(f) Twenty-five (25) percent of the floor space of one model home may be used as a sales office.

(g) Ten percent of the lot on which each model home is located shall be landscaped with sod, shrubs and trees. (91-014)

(7) Hobby Breeders, provided the lot has an area appropriate to the type and size of the animals being bred:

(a) Applicants shall provide site plans which show lot dimensions, location and dimensions of all structures, landscaping and buffers, and if applicable, information with regard to the nature of the business for review and approval by the Planning and Zoning Commission.

(b) The applicant shall provide an inspection report approved by the department of public safety's animal control division.

(c) The number of animals shall be as per Chapter 14, Article 7, Section 6.

(e) The applicant shall obtain all necessary permits as may be required in this Chapter and Chapter 14.

(f) Grounds for revocation of the permit shall be as per Chapter 14, Article 7, Section 8. Further grounds for revocation of this permit may be the violation of any conditions attached to the use permit.

(91-027)

C. Area:

(1) Every lot must have an area of not less than 8,000 square feet and a width of not less than 70 feet along the front yard setback line. This minimum lot area assumes that the lot is serviced by community utilities. If on-site water and/or sewer are used, then lot sizes required by the New Mexico Environmental Improvement Division shall apply.

(2) Setbacks: Front -- 25 feet; side -- 5 feet; rear -- 20 feet. Setbacks shall not apply to storage sheds of less than 120 square feet, provided that the structure is located behind the required front setback line.

D. Off-street Parking: Off-street parking must be provided as set forth in 9-1-16.

E. Height Restrictions: No building or structure shall exceed 32 feet in height above the high point of the facing curb, except flagpole, antenna, spire, belfry, or other accessory object usually required to be placed above the roof level and not intended for human occupancy. No accessory building shall exceed the height of the primary building.

MINUTES
PLANNING & ZONING COMMISSION
NOVEMBER 29, 1994
CITY HALL; MUNICIPAL COURTROOM
7:00 P.M.

ITEM ONE. **OPENING.**

ITEM TWO. **ROLL CALL.** Vice-Chairman Ayer, Commissioner Blomberg, Commissioner Cunningham, Commissioner Donnell, Commissioner Hawley, and Commissioner Soto were present. Chairman Ramaeker was absent.

ITEM THREE. **APPROVAL OF MINUTES:** November 8, 1994 - No Changes

ITEM FOUR. **APPROVAL OF AGENDA.**

ITEM FIVE. **PUBLIC HEARINGS.**

N. **ZONE MAP ORDINANCE.** The Department requests a recommendation on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development.

Lance Tupper, property owner, greeted the Commission and said he would like to see property zoned R-2 mainly because of the size of the lot.

Mr. Corsie stated that once again the reason for the R-1 is simply a basis to get unzoned property zoned and that once the property is zoned a change from R-1 to R-2 is feasible.

A resident, property owner, felt that with the lot sizes as they are, it would leave some properties "underdeveloped". This would leave lots open to weeds and dust. He had concern with the setbacks and which street would be back street. With back end of lots vacant could be a potential "slum" area. He would suggest retaining these lots for commercial.

Mark Phillips, resident, wanted to know about the mobil homes on Northern & Rainbow and if they would be allowed in this area. Mr. Corsie stated the area that he was referring to is County property, not city property. He further stated that it is legal for manufactured and modular homes to be brought in. Mr. Phillips wanted to know if the County property would ever be annexed.

Mr. Corsie said that eventually, probably yes and those mobil homes would be grandfathered in. Other buildings that would come in would then need to be in compliance.

Judith Rosenbaum mailed a letter stating she would prefer multi-family zoning.

PZC112994N: Commissioner Cunningham motioned for recommendation of approval on a proposed ordinance amending Appendix G; Zone Map Amendments and the Zone Map, for the purpose of changing the zoning designation of properties in Unit 11 (Phase 4) from "Unzoned" to R-1. Department of City Development. Commissioner Blomberg seconded the motion.

PZC112994N VOTE: Approved 6-0

CITY OF RIO RANCHO

ORDINANCE NO. 21 **ENACTMENT NO. 98-023**

AMENDING CHAPTER 9, PLANNING, ZONING, LAND USE MANAGEMENT, APPENDIX G; ZONE MAP AMENDMENTS AND THE ZONE MAP FOR THE PURPOSE OF CREATING A ZONE MAP OVERLAY WHICH SERVES TO PREVENT THE PROLIFERATION OF SUBSTANDARD 50 FOOT MINIMUM FRONTAGE LOTS PENDING THE ADOPTION OF A LOT MERGER ORDINANCE ADDRESSING SUCH LOTS AND PROVIDING FOR THEIR REPLATTING INTO LOTS WHICH CONFORM TO MINIMUM LOT STANDARDS

WHEREAS: The State of New Mexico has empowered the City of Rio Rancho to enact zoning regulations for the purpose of promoting the health, safety and general welfare; and

WHEREAS: Chapter 9, Planning, Zoning, Land Use Management, Section A-1-5C(1), Rio Rancho Revised Ordinances 1987, provides that the minimum lot frontage width, in R-1/single Family Residential Districts be no less than 70' feet, with the exception of Unit 12, Blocks B, BB, C, CC, D, and DD, in which R-1 lots may have a minimum frontage width of no less than 50 feet, pursuant to Ordinance No. 19, Enactment No. 96-020; and

WHEREAS: The Governing Body of the City of Rio Rancho's Comprehensive Plan has determined that the general welfare of the City and Goal B, to "Encourage the development of a variety of distinctive neighborhoods, offering a maximum choice of housing, employment, and open space areas," would be served by Objective 4.1B9, to "Promote replatting in areas where subdivision layout is substandard or ill conceived, or where it imposes a hindrance to the continuity of the street network; and

WHEREAS: The Governing Body of the City of Rio Rancho, in Resolution No. 54, Enactment No. 93-057, amended the Comprehensive Plan by adopting a redevelopment policy effecting the replatting and redevelopment of vacant land; and adding new Goal C, to "promote replatting in areas where subdivision layout is substandard and ill conceived, or where it imposes a hindrance to the continuity of the street network," and

WHEREAS: The Governing Body of the City of Rio Rancho added new objectives to Goal C, as follows:
(4.1C1) Increase replatting opportunities in areas of the City which substantially impair the sound growth and economic health
(4.1C2) Establish a system and methodology which facilitates the implementation of a replatting process created to achieve the City's development goals; and

WHEREAS: The Governing Body of the City of Rio Rancho also amended the Comprehensive Plan to add a new objective to the former Goal C, now Goal D, to "Maintain and enhance the visual environmental qualities of the community," as follows:
(4.1D6) Consider replatting of areas which will promote maintaining and enhancing the visual and environmental qualities of the community; and

WHEREAS: On July 23, 1997, the Governing Body of the City of Rio Rancho adopted Resolution No. 45, Enactment No. 97-041, imposing a twelve-month moratorium on the development of 50 foot lots in R-1/Single Family Residential Districts for the purpose of soliciting, hiring and assisting a consultant in the creation of a plan intended to address inconsistencies between the development of 50 foot lots in their R-1/Single Family Residential Districts, which zones require 70 foot minimum lot frontages; and

WHEREAS: The Governing Body retained consultants, who studied all 50 foot minimum frontage lots in R-1/Single Family Residential Districts and proposed various strategies to address these lots in the context of the Comprehensive Plan; and

WHEREAS: On July 22, 1998, the Governing Body of the City of Rio Rancho adopted Resolution No. 49, Enactment No. 95-041, imposing a one hundred fifty-day extension on the existing moratorium to enable the Governing body to have sufficient time to carefully consider and implement the consultant's final recommendations, which recommendations include mandatory mergers of contiguous 50 foot minimum frontage lots in single ownership; and

WHEREAS: The properties covered by the extended moratorium are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, B, BB, C, CC, D, DD, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

WHEREAS: The Governing Body of the City of Rio Rancho has subsequently determined that in Ordinance 19, Enactment No. 96-020, it zoned the property in Unit 12, Blocks B, BB, C, CC, D and DD as R-1/Single Family Residential, but with a minimum frontage width of no less than 50 feet; and

WHEREAS: The extended moratorium provides that 50 foot minimum frontage lots replatted to a frontage of 70 feet or larger are excluded from the moratorium; and

WHEREAS: The Governing Body is concerned that development of 50 foot minimum frontage lots which are not served by both community water and sewer systems create a threat of contamination of Rio Rancho's groundwater; and

WHEREAS: The Governing Body of the City of Rio Rancho has determined that the sale of individual 50 foot minimum frontage lots which are contiguous to other such lots in the same ownership to other parties during the period that the extended moratorium is in effect, creating a 50-foot lot in isolated ownership, would create a window of nonconformity, allowing the proliferation of such lots, thus thwarting the policies of the Comprehensive Plan as implemented by the moratorium, the study of these lots and the City's current development of a Comprehensive process to implement a lot merger strategy during the extended moratorium period; and

WHEREAS: Article 2, Subdivision, Chapter 9, Planning, Zoning, Land use Management, Rio Rancho Revised Ordinance, 1987, defines "Subdivision" as:
The division of any tract of land into two or more lots in the purpose, whether immediate, or in the future, of sales, lease or development.

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

Section 1. That as of the effective date of this Ordinance, all contiguous 50 foot minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes. These properties are:
Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W & WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Section 2. Any division of lots merged by this ordinance shall be reviewed by the City Development Department, pursuant to the City of Rio Rancho Subdivision Ordinance.

Section 3. Lots in Unit 12, Blocks B, BB, C, CC, D and DD are excluded from the operation of this Ordinance.

Section 4. Lots which are replatted to a minimum frontage width of 70 feet or larger are excluded from the operation of this ordinance.

Section 5. Upon adoption of a permanent ordinance containing a procedure for the merger of contiguous 50 foot minimum frontage lots in the same ownership and the disposition of existing 50 foot minimum frontage lots which are not contiguous to other such lots in the same ownership, this Ordinance shall be repealed by the Governing Body.

Section 6. **Severability Clause.** If any section, paragraph, clause, or provision of this Ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the remaining portions of this Ordinance or the regulation so challenged.

Section 7. **Compiling Clause.** This Ordinance shall be incorporated in and compiled as part of the City Code of Rio Rancho, R.O. 1987.

Section 8. **Effective Date.** This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 23RD DAY OF SEPTEMBER, 1998

John M. Jennings, Mayor

9-23-98

Date

ATTEST:

Tina Gonzales, City Clerk

[S E A L]

STATE OF NEW MEXICO } SS
COUNTY OF SANDOVAL }
This instrument was filed for record at
2:25 A.M. P.M. on
JAN 6 1999
Recorded in Vol._____
of records of said county, folio_____
By:_____ Clk. & Recorder, Deputy

Codified: 98-3

CITY OF RIO RANCHO
AGENDA BRIEFING MEMORANDUM

REFERENCE #: 0-21

DEPARTMENT: City Development **AGENDA DATE:** September 9, 1998

SUBJECT: Proposed Amending Ordinance, amending Chapter 9, Appendix G and the Zone Map for the purpose of creating a zone map overlay ordinance which serves to prevent the proliferation of substandard 50 foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards.

SYNOPSIS

- The proposed ordinance deems lots under same ownership merged for zoning & building purposes.
- To develop, lots must be replatted to a width of 70' or greater
- Lots in Block B, BB, C, CC, D and DD of Unit 12 are excluded as the lots were zoned and excluded from the front lot width requirement of 70'

BACKGROUND AND ANALYSIS:

The proposed overlay ordinance stipulates that lots under single ownership are deemed merged for zoning and building purposes. The purpose of this ordinance is to prevent the transfer of 50' lots to single ownership status and to close the window of nonconformity that would occur if property owners are able to sell single 50' lots to other parties during the extended moratorium period. Without this proposed overlay ordinance, there is a possibility that the sale of single 50' lots would create more 50-foot lots in isolated ownership thereby allowing the proliferation of such lots.

This proposed overlay ordinance precedes the City's current development process to implement a lot merger strategy during the extended moratorium period as recommended by the Consultant in the 50' Lot Study Implementation plan.

The proposed overlay ordinance excludes certain blocks in Unit 12 (which are also currently under the moratorium) since the 50' front lot width was approved for those blocks via Ord 96-020. The proposed overlay ordinance includes (in bold text) verbiage stating that the moratorium is lifted from those certain blocks. The Governing Body should include this language if they would like to lift the moratorium without implementing any additional development standards other than what currently exist. The Governing Body may delete the verbiage should they want to impose additional development standards unique to the area such as some minimum/maximum setback requirements. Should additional development standards be warranted, an overlay ordinance specific to those blocks in Unit 12 should be prepared prior to lifting the moratorium.

The proposed zone map overlay ordinance is attached for your review.

IMPACT (SAFETY AND WELFARE/FINANCIAL/PERSONNEL/INFRASTRUCTURE)
There are no apparent adverse impacts.

ALTERNATIVES: The Governing Body may vote to approve the proposed zone map overlay ordinance with or without amendments or, the Governing Body may vote to deny approval of the proposed zone map overlay ordinance.

DEPARTMENT RECOMMENDATION: The Department recommends approval of the proposed zone map overlay ordinance.

REVIEWED BY:

CITY ATTORNEY		DPS_____		PARKS & REC.	____	SENIOR CTR.	____
CITY CLERK	____	FINANCE_____		PERSONNEL	____	OTHER (SPECIFY)	____
CITY DEV	_x_	LIBRARY_____		PUBLIC WORKS	____		

OTHER DEPARTMENT'S RECOMMENDATIONS: The Planning & Zoning Commission will review and make a recommendation as to approval or denial of the proposed zone map overlay on September 8, 1998. Their recommendation will be forwarded verbally to the Governing Body's meeting on September 9.

PREPARED BY: Deloris Wood **DATE:** 8/31/98

DEPARTMENT DIRECTOR: [signature] **DATE:** 8/31/98

CITY ADMINISTRATOR: [signature] **DATE:** 8/31/98

Attachment I: Proposed Zone Map Overlay Ordinance

Attachment II: Legal Notice & Property Owner Notice Letter

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

August 21, 1998

RE: Proposed Ordinance amending Chapter 9, Planning Zoning, Land Use Management, Appendix G; Zone Map Amendments and the Zone Map for the purpose of creating a Zone Map Overlay which serves to prevent the proliferation of substandard 50 Foot minimum frontage lots pending the adoption of a lot merger ordinance addressing such lots and providing for their replatting into lots which conform to minimum lot standards

Dear Property Owner:

The Governing Body of the City of Rio Rancho will consider adoption of a Zone Map Overlay Ordinance that if adopted will deem all contiguous 50 foot minimum frontage lots in the same ownership merged for zoning and building purposes.

Properties affected by this ordinance are:

Unit 11, Blocks A, B, C, D, E, S, T, U, UU, V, VV, W &-WW
Unit 12, Blocks AA, EE, FF, GG, H, HH, J, K, L & M
Unit 13, Blocks DD, E, EE, G, H, HH, J, & JJ, and
Unit 17, Blocks AA, B, BB, C, CC, DD, M, N, O, P, S, T & TT

Properties excluded from the operation of this Ordinance are:

Unit 12, Blocks B, BB, C, D, and DD

The meeting is scheduled for **September 9, 1998** at 7:00 p.m., 3900 Southern Boulevard, Council Chambers. You are being notified as our records indicate that you are either a property owner in the affected area(s) or, you are a property owner within one hundred feet of the affected area(s).

If you cannot attend the meeting and would like to comment on this item, you may submit written comments that will be provided to the Governing Body on your behalf. You may also telephone City Staff at (505)891-7206 with any questions, concerns, or comments that you want the Governing Body to consider.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 891-7212 as soon as possible. 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.

Sincerely,

Dolores Wood, CZO
Zoning & Code Enforcement Manager

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The Planning and Zoning Board of the City of Rio Rancho will consider the following matter at its regularly scheduled meeting at 6:00 p.m. on Tuesday, April 22, 2025:

Variance
Request #25-110-00004

The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres.

Variance
Request #25-110-00005

The applicant, AMREP Southwest Inc., requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.229 acres.

The meetings are scheduled for 6 p.m. in the Council Chambers at City Hall, 3200 Civic Center Cir. NE, Rio Rancho, NM. The public is invited and advised to attend virtually. Materials related to these items are available for viewing in the Development Services Department at City Hall.

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

April 8, 2025

RE: Utility and Lot Width Variances, Case No. 25-110-00004 & 25-110-00005
101 9th Ave NE; Unit 10, Block UU, Lot 34

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, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres.

The applicant, AMREP Southwest Inc., also requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property is an antiquated platted lot and as such has a front lot width of 50'.

The **Planning & Zoning Board** will consider the requests and decide their approval on **Tuesday, April 22, 2025** at 6:00 pm in the **Council Chambers at City Hall** 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.

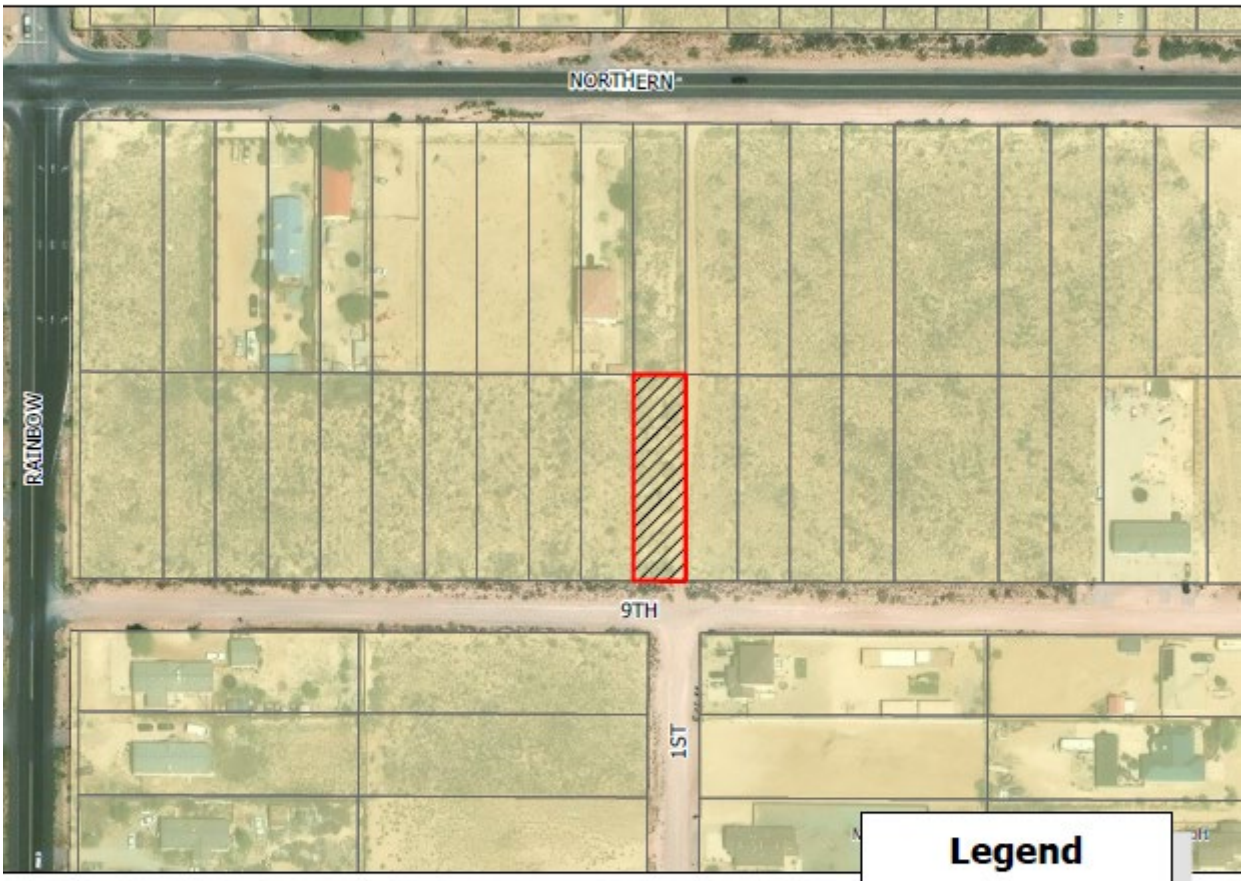
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department

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

101 9TH AVENUE NE
UNIT 11, BLOCK UU, LOT 34



GIS
Moving Spatial Data Forward

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

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

NOTICE OF PUBLIC HEARING

Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**April 22, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

City of Vision
Development Services Department
3200 Civic Center Circle NE, Suite 130
Rio Rancho NM, 87144
Phone: (505) 891-5005
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NOTICE OF PUBLIC HEARING

Meeting: Planning & Zoning Board
Location: Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date: April 22, 2025
Time: 6:00PM
Staff Contact: Ben Isaacs
(505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-110-00004 & 25-110-00005

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres. The applicant is also requesting approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'.

You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

Application Information Case 25-110-00004 & 25-110-00005

You are receiving this notice because your property is near a site where a land development decision is required by the Planning and Zoning Board. The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres. The applicant is also requesting approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'.

You may join the meeting from your computer, tablet or smartphone at:
https://us06web.zoom.us/j/85180741871?pwd=T3BlSHVpWkp6d3dDRmlHd3k2VzYvUT09
Meeting ID: 851 8074 1871 Passcode: 026819 Join via phone: 1-253-215-8782 US

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00004

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.60(A)(8), ALLOWING FOR OVERHEAD ELECTRICAL UTILITIES FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK UU, LOT 34.

Applicant: Amreston Construction

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of April, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum lot width requirement, as outlined by R.O. 2003, Section 154.50.
3. 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 granting a Variance as set forth in R.O. 2003, Section 150.06.

THEREFORE, the application for a variance to the residential design criteria, is DENIED by the Planning & Zoning Board of the City of Rio Rancho on April 22, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR APPROVAL
Case No. 25-110-00004

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.60(A)(8), ALLOWING FOR OVERHEAD ELECTRICAL UTILITIES FOR THE PROPERTY LEGALLY DESCRIBED AS UNIT 11, BLOCK UU, LOT 34.

Applicant: Amreston Construction

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 22nd day of April, 2025, the Planning & Zoning Board having taken evidence and considered the merits, has determined and found:

GENERAL FINDINGS OF FACT:

1. In accordance with R.O. 2003, Section 150.06, the Planning and Zoning Board has jurisdiction over approval of Variance requests.
2. The applicant has the authority to make an application to request a Variance to the minimum lot width requirement, as outlined by R.O. 2003, Section 154.50.
3. 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 Variance as set forth in R.O. 2003, Section 150.06.
2. The subject property faces an exceptional physical condition in the recent repaving of Rainbow Boulevard NE.
3. The strict application of Section 154.60(A)(8) would result in a hardship that would deprive the owner of reasonable use of their land.
4. Variance approval is valid until September 2028, at which point the restrictions under R.O. 2003, Section 96.03 are no longer applicable.
5. Variance is applicable for extension of electrical lines to service the subject property, legally described as Unit 11, Block UU, Lot 34 for future residential building permit; all other zoning, building, electrical, and engineering codes shall be adhered to.

THEREFORE, the application for a variance to the residential design criteria, is APPROVED by the Planning & Zoning Board of the City of Rio Rancho on April 22, 2025, subject to the conditions, restrictions and stipulations specified above.

Date

Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-410-00001

AGENDA DATE:
April 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Master Plan Amendment. The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Lomas Encantadas Master Plan. Staff contact is Tim Dvorak and staff recommends that the Planning and Zoning Board recommend approval to the Governing Body.

BACKGROUND AND ANALYSIS:
The applicant, AMREP Southwest, Inc., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Lomas Encantadas Master Plan. The proposed Amendment includes a proposed 40.77 acre boundary expansion, updated figures and exhibits to coincide with the proposed boundary expansion, and updated information to reflect current community statistics, preservation of open space provisions, and updated drainage information.

The Lomas Encantadas Master Plan was adopted by the Governing Body on August 11, 2004 via Resolution No. 69, Enactment No. 04-068, and most recently amended on February 12, 2020 via Resolution No. 11, Enactment No. 20-009.

The Master Plan currently consists of approximately 875 acres of land located north and south of Paseo del Volcan, a principal arterial, bounded by the Enchanted Hills Unit 20 Master Plan to the east and the Vista Entrada neighborhood to the south. The Master Plan is primarily accessed via Camino Encantadas NE, a minor arterial.

The proposed 40.77 acre expansion includes sixty-five (65) lots and right-of-way acreage, bringing the total proposed acreage of the Master Plan to 890.9 acres. Of note, the proposed expansion will not be not be incorporated into the respective Development Agreement established for Lomas Encantadas.

Existing zoning within the Master Plan:

- R-1: Single-Family Residential District
- R-4: Single-Family Residential District
- R-6: Multi-Family Residential District
- C-1: Retail Commercial District
- SU: Special Use for C-1 Commercial Uses
- OS: Open Space District
- PR: Parks and Recreation District

Concurrently, the Applicant is seeking a Zone Map Amendment for approximately 33.11 acres

under Case No. 25-100-00001 for both properties within the Lomas Encantadas Master Plan and for fifty (50) of the proposed sixty-five (65) lots included within the proposed expansion area.

All subject properties of the Zone Map Amendment request are currently zoned R-1: Single-Family Residential District via the notated Ordinances below:

Properties within the Lomas Encantadas Master Plan:

- Lomas Encantadas, Tracts 14, 15, & 16B (Zoning established under Ordinance No. 30, Enactment No. 04-029; Adopted August 11, 2004).

Properties within Proposed Lomas Encantadas Boundary Expansion:

- Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67 (Zoning established under Ordinance No. 73, Enactment No. 94-071; Adopted December 28, 1994).
- Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 (Zoning established under Ordinance No. 73, Enactment No. 94-071; Adopted December 28, 1994).

Master Plan Amendment (April 22, 2025 Proposal):

Staff has created a document "Lomas Encantadas MPA - Existing vs. Proposed," which reflects the Applicant's Master Plan Amendment proposal in comparison with the existing Lomas Encantadas Master Plan. While the Applicant is proposing track changes throughout the Master Plan document, the majority of these changes reflect updated conditions as the Master Plan area has developed. As such, this report will focus primarily on the proposed changes in Land Use, which aligns the proposed Master Plan boundary expansion with the concurrently proposed Zone Map Amendment.

The proposed Master Plan Amendment focuses on the portion of Lomas Encantadas north of Paseo del Volcan and does not propose any changes for the area of Lomas Encantadas south of Paseo del Volcan.

Updated Figures/Exhibits:

- Figure 1. Lomas Encantadas Location Map & Nearby Community Facilities (Exhibit updated to reflect proposed expansion).
- Figure 2. Existing Topography (Map updated to reflect proposed boundary expansion).
- Figure 3. Existing Land Use (Map updated to reflect existing land use conditions within the Master Plan).
- Figure 4. Existing Zoning (Map updated to reflect existing zoning within the Master Plan).
- Figure 5. Proposed Land Use (Map updated to reflect the current Land Use Conditions and to reflect Medium Density Residential in the proposed boundary expansion area).
- Figure 6. Proposed Zoning (Map updated to reflect proposed expansion and proposed R-4 Zoning).
- Figure 7. Transportation Network by Functional Classification (Map updated to reflect proposed expansion and reflect current road conditions).
- Figure 8. Planned Community Facilities, from PID (Map updated to reflect the proposed expansion, update proposed and existing parks, and to reflect the proposed drainage pond).
- Table 1. Overview of Estimated Number of Housing Units North of Paseo del Volcan (Table 1 updated to reflect total acreages and anticipated number of units).
- Summary of Zoning Changes Table (Updated to reflect current unit and acreage statistics).

Compatibility with the Comprehensive Plan:

The Applicant has revised this section to include both previous amendments of the Master Plan (in 2020 and in 2024), which expanded and rezoned the expansion areas. This section also now includes the proposed 40.77 acre expansion, which is a part of this subject request.

Goal A-1: Eliminate antiquated platting within the City of Rio Rancho where desirable.

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

Staff finds the Applicant's proposal for expansion of the Master Plan boundary furthers the goals and policies of the Comprehensive Plan as outlined in the Master Plan document. Particularly, staff finds this proposal will directly address antiquated platting in the proposed expansion area through creation of medium density lots, which in turn provides further housing availability. Staff additionally finds the proposed park and drainage pond areas located directly northeast of the proposed expansion will provide accessible recreation areas for future residents to access.

Land Use:

A primary element of the subject proposal are revisions to the existent figures and tables throughout the document, as notated above. Figure 5. Proposed Land Use has been updated to reflect Medium Density Residential Land Use for the proposed boundary expansion area. The Figure additionally demarcates the subdivisions which have developed in the northern portion of Lomas Encantadas. Of particular concern for staff was to ensure that all proposed open space remained intact, including the minimum 100-foot buffer between LE Tract 13 and the Enchanted Hills Unit 4 neighborhood; this open space will continue to be platted as LE Tract 13 continues to build out.

Staff finds the amended land uses to be consistent with the expansion proposal, as well as the existent Lomas Encantadas Master Plan. Staff additionally finds inclusion of the required open space buffer within LE Tract 13 in Figure 5 further preserves this area to ensure it will remain as open space.

Transportation:

Camino Encantadas NE, a minor arterial, remains the primary access to the portions of Lomas Encantadas north of Paseo del Volcan. The proposed expansion area will be accessed via Camino Encantadas NE. Figure 7 has been updated to reflect the transportation classifications of current streets, as well as the proposed expansion boundary.

Parks and Open Space:

The total open space acreage for Lomas Encantadas has been increased from 150 acres to 157 acres. The Applicant has additionally further outlined the required open space to be preserved as a buffer between LE Tract 13 and Enchanted Hills Unit 4, updating the existing required 30 acres to 36.8 acres. The Applicant further clarifies the total estimated park acreage for the Master Plan, which will amount to approximately 60 acres.

Staff finds the Applicant's expansion of the required open space buffer in LE Tract 13 will provide for further preservation of open space between the neighborhoods within Lomas Encantadas and Enchanted Hills. The Applicant has additionally provided updated language within the Trails section of the Master Plan, which further clarifies that trails will be located within the open space buffer. Staff finds trails within the open space buffer will enhance this area of open space, providing a necessary recreational amenity for nearby residents.

Drainage:

The Applicant has provided updates to the Conceptual Drainage Plan to reflect current conditions and the proposed expansion, which have been duly reviewed by the Development Services Engineering Department. Engineering comments can be found in the attachment "Reviewer Comments".

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

Development Services Planning	Comments throughout ABM and reflected in document "Lomas Encantadas MPA - Existing vs. Proposed,"
Development Services Engineering	Comments attached.
Rio Rancho Fire & Rescue	No adverse comments.
Rio Rancho Police	No comments received.
SSCAFCA	Comments attached.
Parks, Recreation, and Community Services	Comments attached.
Rio Rancho Public Schools	No comments received.
MRMPO	Comments attached.

NOTIFICATIONS: Notice of the application was sent via first class mail to abutting property owners. A legal notice was published in the Albuquerque Journal on April 7, 2025. Public notice signs were posted on the property as per ordinance. All legal notification requirements have been met.

IMPACT:

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

General Findings of Fact:

1. The Planning and Zoning Board may review and make a recommendation to the Governing Body on the Applicant’s request for an Amendment to the Lomas Encantadas Master Plan.
2. The Applicant has the authority to submit an application to request an Amendment to the Lomas Encantadas Master Plan.

Specific Findings of Fact:

1. The proposed Amended Lomas Encantadas Master Plan does not adversely affect the intended character of the Plan area.
2. The proposed Master Plan Amendment is consistent with the goals and elements of the Comprehensive Plan.
3. The Applicant shall provide an updated copy of the Lomas Encantadas Master Plan addressing all department comments as outlined in the attached document, "Reviewer Comments."
4. On Page 4, final paragraph, revise 66 parcels to 65.
5. On Page 34 under "Community Facilities & Services" revise the full build-out lot count to 2,330.

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

Specific Findings of Fact for Denial:

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

ALTERNATIVES:

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

DEPARTMENT RECOMMENDATION:

The Development Services Department recommends that the Planning and Zoning Board recommend approval to the Governing Body.

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application & Authorization
ATTACHMENT: Justification Letter
ATTACHMENT: Exhibit A Lomas Encantadas Master Plan (Clean)
ATTACHMENT: Lomas Encantadas Master Plan (Redline)
ATTACHMENT: Lomas Encantadas MPA - Existing vs. Proposed
ATTACHMENT: Reviewer Comments
ATTACHMENT: 2024_Lomas_Encantadas_Master_Plan_Amendment_Draft_Resolution.doc
ATTACHMENT: Public Comment - Bernhardsen, Theresa
ATTACHMENT: Public Comment - Borrego, Ramon

LOMAS ENCANTADAS MASTER PLAN
MASTER PLAN AMENDMENT
ZONE MAP AMENDMENT R-1 TO R-4

0 337.5 675 1,350 2,025 2,700 Feet

Map Created by:Tim Dvorak on 4/4/2025

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

Development Services Department, 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)896-9009
Address: 333 Rio Rancho Blvd NE, Suite 202		E-Mail: jarrodl@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner of multiple lots in planning area	List Owners: See attached list	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Master Plan Amendment request to update the Lomas Encantadas Master Plan Amendment to reflect newly acquired parcels and drainage plan.
Zone Map Amendment request to change the R-1 zoning to R-4 zoning.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 20	Block(s):	Lot(s): See Attached
Existing Zoning: R-1	Proposed Zoning: R-4	
No. of existing lots: 1,329	No. of proposed lots: 65	Total area of site (acres) 916.2 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: Jim Strozier	Applicant: AMREP Southwest, Inc.	Agent: Consensus Planning Inc.
Signature:		Date: 1/09/2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

May 20, 2024

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

September 18, 2024

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

Re: Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent Resurrection Land Co. LLC. for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

Resurrection Land Co. LLC.

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

CONSENSUS PLANNING

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April 4, 2025

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

RE: AMREP Southwest – Request for Lomas Encantadas Master Plan Amendment and Zone Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Master Plan Amendment and Zone Map Amendment on behalf of AMREP Southwest, Inc. ("The Applicant"). Summary of Request: This two-part request is for:

1. Approval of a Master Plan Amendment to the Lomas Encantadas Master Plan to expand the Plan Area boundaries and update the land use, zoning, and existing conditions information to reflect changes in the Master Plan Area since the original plan was adopted in 2004.

   The expansion area includes 65 parcels totaling approximately 40.77 acres with parcels outlined below. The Lomas Encantadas Master Plan boundary totals 890.9 acres.
   - Rio Rancho Estates, Unit 20, Block 155, Lot 1-11, 42-67 and Block 158, Lot 1-14, 24-37.

2. Approval of a Zone Map Amendment to rezone the subject property that is owned by AMREP Southwest. The subject site includes 39 parcels within the Lomas Encantadas Master Plan Area (see Figure 1 on the following page). These parcels are currently zoned R-1: Single-family Residential. The legal descriptions of the subject properties are as follows:
   - Lomas Encantadas Subdivision, Tracts 14, 15, and 16B.
   - Rio Rancho Estates, Unit 20, Block 155, Lot 1, 4, 8-11, 42-60, 65-67; and Block 158, Lots 1-27, 33-34, 36-37.

A revised version of the Lomas Encantadas Master Plan with changes redlined has been submitted as part of the application. Updated land use and zoning maps for the Planning Area have also been provided. In addition, the Applicant held a pre-application meeting with Development Services staff on June 27, 2024 to discuss the proposed Plan Amendment and Zone Map Amendment requests.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

PROJECT DESCRIPTION

The subject properties are located in northern Rio Rancho, within the area of the Lomas Encantadas Master Plan expansion. The current zoning for the subject site is R-1 "Estate Residential" and R-1 "Terrain Fitted Residential". This zoning allows for single-family homes at gross densities of approximately 1.1 to 3.5 DUs/acre as outlined in the original Lomas Encantadas Plan. The Applicant, AMREP Southwest, Inc., is requesting a zone change to R-4 to allow for the development of additional single-family homes at a gross density of 4 to 6 DUs/acre. The actual density may vary slightly depending on the specific subdivision, open space, and the final platted layout.

The purpose of these amendments is to expand the Plan boundaries and refine the zoning in Lomas Encantadas. This change in zoning and the expansion of the Plan Area will support the development of future single-family subdivisions at higher densities than is currently allowed by the existing R-1 zoning. As detailed below, this request is consistent with the Zone Map Amendment criteria outlined in Section 150.07 of the Rio Rancho Municipal Code.

Although currently zoned for single-family homes, the Applicant believes that the higher density R-4 zoning are the appropriate zoning for this area given changed market conditions that make the R-4 zone more advantageous to the community. In addition, the Applicant believes that this zoning category will provide a more suitable housing density for this part of Rio Rancho.

CASE HISTORY

2004 – Ordinance No. 3, Enactment No, 04-029 amended the zone map for the parcels within Lomas Encantadas, including Tracts 12 and 13. The rezoning changed the zoning from R-1 to a mixture of R-1, R-4, C-1, Parks and Recreation, and Open Space throughout the Lomas Encantadas Master Plan Area. The existing OS: Open Space zoned land within the northern portion of Lomas Encantadas functioned as a buffer to the existing homes in Enchanted Hills, as well as following the larger arroyos identified in the original 2004 Master Plan that were part of the Loma Encantadas drainage plan. Smaller drainage channels located on the west side of Camino Encantadas were also identified in the plan, but never zoned for Open Space, which allowed increased flexibility to arrange lots and meet the drainage objectives of the plan. The revised Master Plan retains a significant amount of open space, particularly as a buffer that will remain along the edge of the development adjacent to Enchanted Hills. The area north of Paseo del Volcan will preserve a minimum of 30 acres of open space/drainage as required by the original 2004.

The Governing Body hereby approved the Resolution adopting amendments to the Lomas Encantadas Master Plan and revised Land Use Map comprised of approximately 810 acres located south of the Enchanted Hills community, north of Unit 20 and east of Chayote Road, NE is revised and updated to reflect expanded boundaries of the Plan, and land uses within the boundaries of the Master Plan on February 12, 2020.

THE REQUEST

The request is seeking approval for a Master Plan Amendment the Lomas Encantadas Master Plan to modify and include an updated and expanded boundary, zoning and land uses, transportation plan, economic development, conceptual drainage, project theming, and utility plans. The Original boundary consists of 875 acres including open space, roadways, and parcels. The extension adds 40.77 acres to the Northwest.

Figure 1. *Expansion Area in Dotted Red Line*

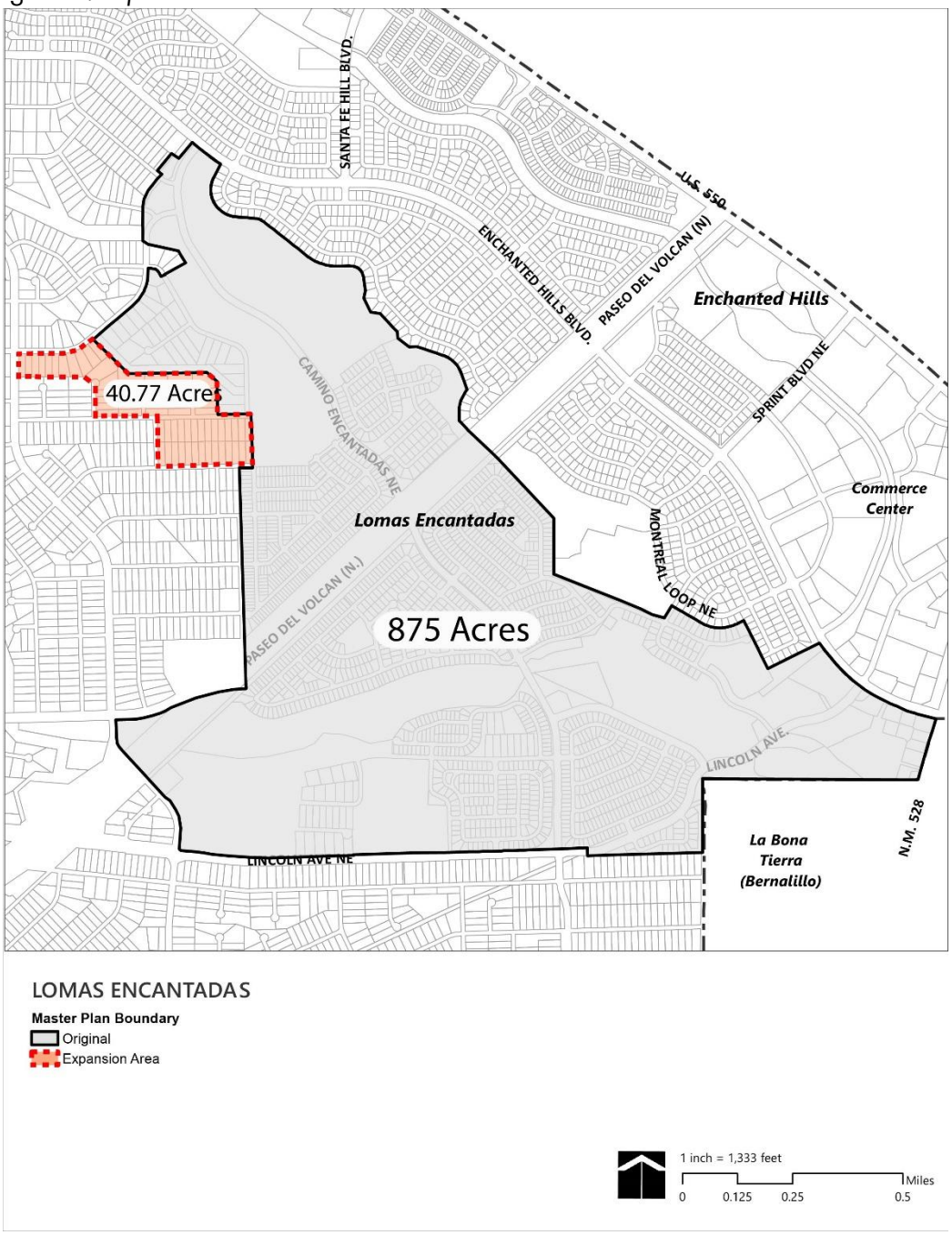
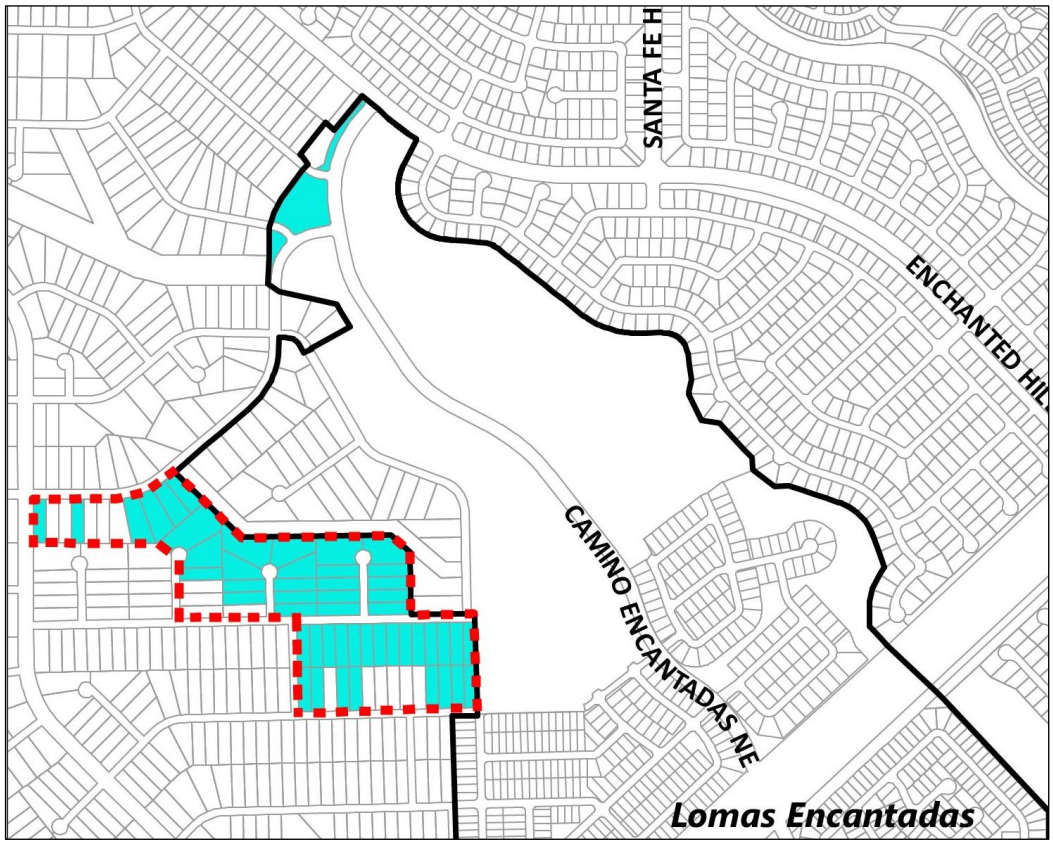


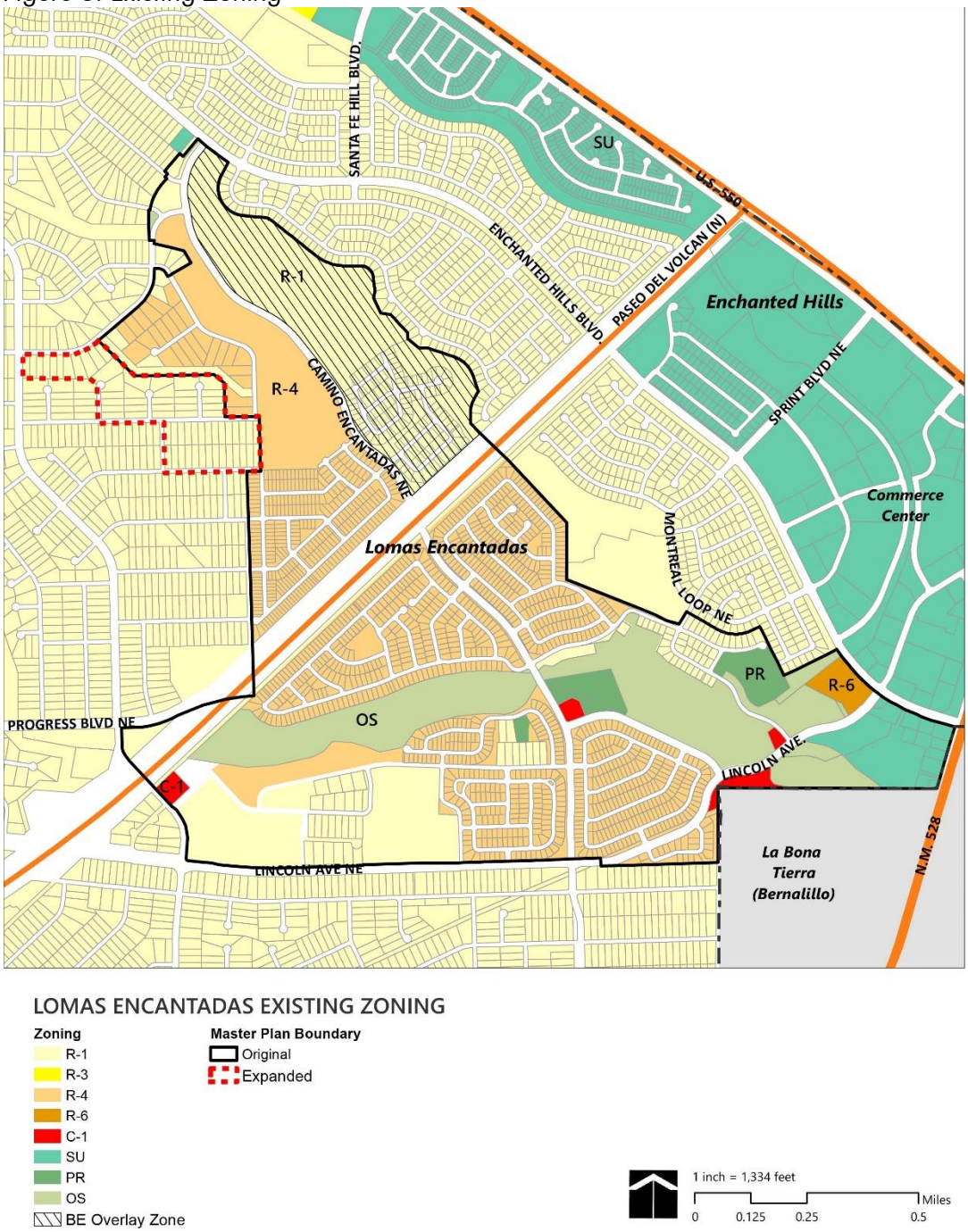
Figure 2. Subject properties (in turquoise) for Zoning Map Amendment



ADJACENT LAND USE AND ZONING

The subject site consists of 875 acres and expanding to 65 parcels approximately 40.77 acres with a combined total of 890.9 acres in size. The expansion area parcels are currently undeveloped and surrounded by undeveloped land on the north, south, and west, outside of Plan boundary, which are zoned R-1 (see Figure 2). The existing zoning within the Plan boundary, to the east are zoned R-4. There is a small parcel just north of Camino Encantadas NE that is zoned SU. To the south, across Paseo del Volcan, there are undeveloped and developing subdivisions within Lomas Encantadas, zoned R-1 and R-4. To the east of the subject parcels (adjacent to Tract 13 of the Lomas Encantadas Subdivision) are single-family homes in the Enchanted Hills neighborhood, zoned R-1. These homes are buffered by the existing OS: Open Space land and drainage area that runs along the northeastern side of Lomas Encantadas.

Figure 3. Existing Zoning



Note: Plan Expansion Area in Dotted Red Line

JUSTIFICATION OF ZONE MAP AMENDMENT REQUEST

This request for a zone map amendment complies with the criteria outlined in Section 150.07 of the Rio Rancho Municipal Code as follows:

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

> **Applicant's Response**: This request is consistent with the health, safety, morals, and general welfare of the City of Rio Rancho. The purpose of this zone change is to create a new and expanded single-family community that is near existing community facilities and existing infrastructure. This will ensure families will be able to find more attainable housing in this part of Rio Rancho. The Zone Map Amendment will also ensure the productive use of land that has remained undeveloped since 2004 when the Lomas Encantadas Master Plan was first adopted. In addition, as described in the response to Section 150.07(D)(3) below, the proposed zone change furthers several Comprehensive Plan policies that support and encourage single-family development, infill, and housing choices for families with a variety of incomes and lifestyles.

150.07(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.

> **Applicant's Response:** The request to rezone the site to R-4 is consistent with the Lomas Encantadas Master Plan and the existing R-4 zoning of properties to the south of Paseo del Volcan. The request for a Zone Map Amendment will allow for additional single-family residential development at a similar density to housing that is already present in Lomas Encantadas (approximately 4 to 6 DUs/acre gross). The proposed density enables the continuation of this land use pattern and density within Lomas Encantadas, thereby preserving the stability of land use within the Master Plan Area.
>
> In addition, the subject properties have remained vacant for over 14 years under the existing R-1 zoning. However, within the last year, there has been growing demand for additional single-family housing in Rio Rancho, coupled with a shortage in development-ready sites. Further, there has been less interest from homebuilders in large "estate" lots at lower densities, particularly for those areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 "Estate Residential" zoning are likely to continue to remain undeveloped as large estate lots. The proposed R-4 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for a more productive use of currently vacant land.

150.07(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.

> **Applicant's Response:** The subject parcels are within the Lomas Encantadas Master Plan, which identifies the subject parcels as supporting medium density housing using R-4 zoning district to achieve residential densities of 4 to 6 DUs/acre gross. The proposed R-4 zoning is therefore consistent with the

proposed land uses, density, and housing types envisioned for the subject parcels. R-4 zoning is also already present for the large portion of Lomas Encantadas to the south of Paseo del Volcan. In addition to compliance with the Lomas Encantadas Master Plan, the request for rezoning furthers several of the goals and policies from the City's Comprehensive Plan as identified below (Comprehensive Plan goals and policies are in italics).

GOAL A-1: Eliminate antiquated platting with the City of Rio Rancho where desirable.
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.

Applicant's Response: The adopted Lomas Encantadas Master plan has laid the groundwork to consolidate, and re-plat prematurely developed lots in the planning area. This has led to the successful development of several new subdivisions in the Planning Area. The requested Zone Map Amendment will allow the Applicant to continue to address the issue of antiquated platting by consolidating 7 lots in Block 146, Unit 20 of Rio Rancho Estates, 3 lots in Block 156, Unit 20 of Rio Rancho Estates, 25 lots in Block 152, Unit 20 of Rio Rancho Estates, 37 lots in Block 155, Unit 20 of Rio Rancho Estates, 28 lots in Block 158, Unit 20 of Rio Rancho Estates, and replatting these lots at an appropriate density to support a future single-family subdivisions. It is unlikely that these lots will develop without the requested zoning due to the existing large lot sizes.

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's Response: The conceptual drainage plan for the Lomas Encantadas Master Plan addresses drainage in Tracts 12 and 13 that meet water quality requirements. This drainage solution provides a way to meet water quality standards.

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's Response: The subject parcels within Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build-out. The development of these homes will provide additional housing options for families in Rio Rancho with a wider range of incomes. The site is also well located for new residential development given to the proximity to large regional job centers and growth nodes, including V. Sue Cleveland High School, Enchanted Hills Commerce Center, UNM Sandoval Regional Medical Center, and the City Center area.

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.

Applicant's Response: Lomas Encantadas is well suited to support additional housing growth due to its proximity to existing infrastructure and major roads. The site is located next to existing water service lines that run along Camino Encantadas, Enchanted Hills Boulevard, and Paseo del Volcan. Sanitary sewer lines are also available along Camino Encantadas and can be extended to serve future subdivisions in the subject area. Development in this area will create contiguous growth next to identified growth areas adjacent to Enchanted Hills and Paseo del Volcan.

150.07(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.

Applicant's Response: Since the adoption of the Lomas Encantadas Master Plan and subsequent rezoning of the subject site in 2004, there have been several neighborhood and community changes (Criterion b) within the Master Plan Area and locally that justify a change in zoning, including the following:

The original Lomas Encantadas Master Plan envisioned "a large lot, low-density (R-1 zoning) series of projects, which have terrain-fitting lots and roadways, building envelopes and preservation of natural features through conservation easements and the OS [Open Space] zone." These "terrain-fitting" lots were proposed in response to the need to manage drainage issues for the northern half of the Lomas Encantadas Master Plan Area (to the north of Paseo del Volcan). In this configuration, storm water runoff was managed using a series of natural drainage channels and large drainage facilities (detention ponds) that also functioned as open space. These changes, along with an increased demand for housing in Rio Rancho, make a different zoning category more advantageous to the community. Given changed community conditions, the requested R-4 zoning is more advantageous for the following reasons:

- The subject properties have not developed under the existing R-1 zoning. They have remained vacant for over 14 years since the original Lomas Encantadas Master Plan was adopted in 2004. There is currently growing demand for additional single-family housing in Rio Rancho and the Greater Albuquerque Metro Region, coupled with a

shortage in development-ready sites. As a result, the subject site is well suited to support housing development at medium densities.

- The requested R-4 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of single-family homes that "meet the needs of all members of the community." It is unlikely that the "estate lots" envisioned in the original Lomas Encantadas Master Plan will develop in the near future due to current trends in the housing market towards smaller homes on smaller lots.
- The site is also well located for new residential development given the proximity to large regional job centers, including V. Sue Cleveland High School, UNM Sandoval Regional Medical Center, Enchanted Hills Commerce Center, Santa Ana Casino, and the City Center area.

For these reasons, the requested R-4 zoning for this property will better serve the goals and interests of the City of Rio Rancho than the existing R-1 zoning.

150.07(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's Response: The request zone change is not related to economic considerations, but due to implement strategies from the Rio Rancho Affordable Housing Plan that address the conditions that impact the availability and affordability of housing in the city, including: spur development of housing on vacant or underutilized parcels, encourage development of "starter homes", and add additional housing units to existing neighborhoods that have necessitated an update to the Lomas Encantadas Master Plan and corresponding Drainage Master Plan.

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

Applicant's Response: The requested zone change is not being requested due to its location along a major street, but rather due to the site's compliance with the Lomas Encantadas Master Plan, Drainage Master Plan, and Comprehensive Plan. The requested zone map amendment is not for apartment, office, or commercial zoning.

150.07(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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

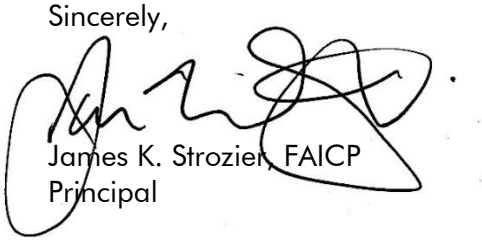
Applicant's Response: The requested zone map amendment is not a spot zone since it applies to a large, contiguous area within Lomas Encantadas. The

proposed zoning is the same as the existing R-4 zoning within Lomas Encantadas to the south of Paseo del Volcan.

CONCLUSION

On behalf of AMREP Southwest, Inc., we respectfully request the Planning and Zoning Board approve this request for a Zone Map Amendment and Master Plan Amendment for the subject properties. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

CITY OF RIO RANCHO

Lomas Encantadas Master Plan

First Adopted: October 2004
Amended: February 2020
Amended: XX, 2025

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
AMREP SOUTHWEST, INC.

CONSENSUS PLANNING

LOMAS ENCANTADAS MASTERPLAN

Adopted: October 2004
Amended: February 12, 2020
Amended: XX

Rio Rancho, New Mexico

PREPARED FOR:
AMREP Southwest, Inc

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

Huitt Zollars, Inc.
6501 Americas Parkway NE, Suite 830
Albuquerque, NM 87110

Original Plan prepared by: Community Sciences Corporation

[Adopting Resolution]

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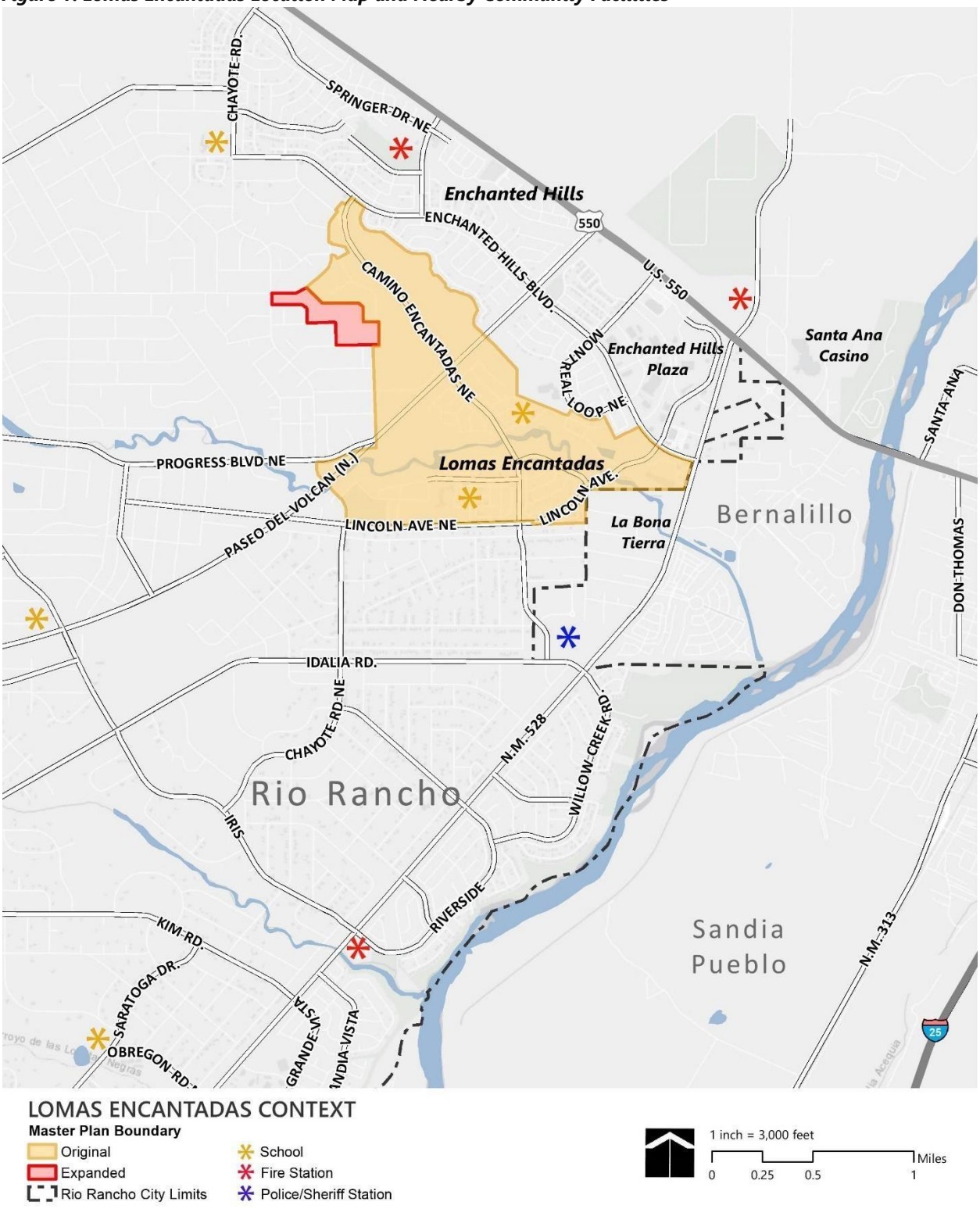
INTRODUCTION

Lomas Encantadas (formerly known as Enchanted Hills South) is designed as a mixed-use, predominantly residential, master-planned community in northern Rio Rancho. The 890.91-acre master plan area is bounded, generally, on the north by the established Enchanted Hills community, on the west by Chayote Road, on the south by Lincoln Road, and on east by NM 528 (see ***FIGURE 1*** below).

This document is a revision to the original Lomas Encantadas Master Plan adopted in October 2004 and amended in February 2020. This revision includes an expansion of the planning boundaries to include additional lots in Block 155 and Block 158, Unit 20 of Rio Rancho Estates; a revision to the conceptual drainage master plan; an update of the land use plan; proposed changes to zoning for undeveloped portions of the planning area; and updates to the existing conditions sections to reflect development that has occurred since the Plan was first adopted. As an updated Master Plan, this document supports numerous goals and policies of the City of Rio Rancho's 2010 Comprehensive Plan, amended in 2015 and seeks to continue to develop Lomas Encantadas as one of Rio Rancho's most livable communities.

Overall, the Lomas Encantadas Master Plan seeks to enable the orderly development of the Lomas Encantadas Planning Area, by planning for the development of the urban infrastructure necessary to address site drainage and runoff issues, transportation needs, and other infrastructure needs. The Plan's approach has been tailored to the area's unique physical characteristics and will lead to the development of an attractive community for future residents.

Figure 1. Lomas Encantadas Location Map and Nearby Community Facilities



COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Planning Process & History

The planning process for Lomas Encantadas began in 1993 with the annexation of the area by the City of Rio Rancho (Resolution 160, Enactment 93-153) and the adoption of a Master Plan for the entire Enchanted Hills neighborhood. The Enchanted Hills Master Plan rezoned the Lomas Encantadas area to R-1 and included approximately 30 acres of open space along the Venada Arroyo. While that Master Plan was sufficient for the initial development of Enchanted Hills, it was not specifically developed or detailed enough to provide planning guidance for the area now known as Lomas Encantadas.

In 1996, Community Sciences Corporation (CSC) was hired by AMREP Southwest, Inc. to provide recommendations for lot configurations, serviceability by utilities, and a general strategy of implementation. That study concentrated on major arterial roads and the feasibility of creating either "large lot" subdivisions or the development of conventional single-family homes at an approximate density of 3 dwelling units (DUs) per acre.

In 1999, CSC was again retained to analyze the cost of alternative land use scenarios. At the time, the lowest density zoning district allowed in the City of Rio Rancho was R-1. Due to the existing zoning and the extreme costs for grading, drainage, and arroyo treatment, development was deemed infeasible at that time.

In 2001, the City's Integrated Comprehensive Plan (ICP) was adopted, providing general guidelines for the City of Rio Rancho. The ICP recognized the Enchanted Hills area as an existing "Level 4" Master Plan and a development growth node, which set the framework for more detailed planning and subsequent development activities. Shortly afterwards, the City of Rio Rancho approved amendments to the zoning code that created more zoning districts and general flexibility in the types and density of housing that could be developed.

Beginning in 2001, Huitt Zollars, Inc. was retained to review generalized land use, roadway connections, and to devise a strategy for drainage management that would work in conjunction with the goals and objectives of SSCAFCA. Following the development of a Master Drainage Plan for the area, Huitt Zollars, in conjunction with CSC and AMREP Southwest, Inc., developed the original Master Plan for Lomas Encantadas, which was adopted in 2004. The previous version of this plan laid the foundation for subsequent re-platting of AMREP Southwest properties. This in turn led to the rezoning of the southeastern half of the planning area, the construction of infrastructure and roadways, and the eventual development of several planned subdivisions. The overall proposed density was also increased slightly from the original land use plan developed in 1996.

A fiscal impact study was performed for the original 1993 Enchanted Hills Plan and was updated for the 2004 Lomas Encantadas Plan. The 2004 fiscal impact study found that the development of Lomas Encantadas would have a positive impact on the City's General Fund when accounting for increased property taxes, construction gross receipts, impact fees, and the gross receipts associated with the development of the Enchanted Hills Commerce Center area.

Since the initial adoption of this plan in 2004, much of the southern portion of the planning area (south of Paseo del Volcan) re-platted and developed as single-family homes. Other were completed, such as the construction of drainage and infrastructure improvements, the construction of new area schools, and the development of new commercial sites along NM 528. Some areas remained undeveloped, to include south of the Venada Arroyo, as well as the majority of the northern half of the planning area (to the northwest of Paseo del Volcan).

The initial adoption of this plan in 2004, the Lomas Encantadas Master Plan included an estimated 810 acres.
The Master Plan Amendment in 2020 included a west expansion on the northern half of the planning area (north of Paseo del Volcan), which added 32 acres that include parcels, ROW, and arroyo totaling roughly 842 acres but reported as 840 acres in the document. A zoning map amendment was completed for both sides of Camino Encantadas north of Paseo del Volcan, plus the expansion area. East of Camino Encantadas the zoning changed from a combined Open Space (OS) and R-1 to solely R-1. West of Camino Encantadas and the expansion area changed from R-1 to R-4. The Master Plan continues to utilize open space to comply with the existing Unit 20 Master Plan, vegetation and landform preservation between Lomas Encantadas and Enchanted Hills.

In 2024, the City of Rio Rancho updated the Lomas Encantadas Master Plan boundary to extend past Plaza @ Enchanted Hills, to include the commercial uses that run along Pat D'Arco Highway. The new boundary increased the Lomas Encantadas total acreage by 8.14 acres to 850.14 acres.

In 2025, Lomas Encantadas Amendment expanded the boundary south 38.08 acres to include 66 parcels and including the ROW the total expansion equals 40.77 acres. The Lomas Encantadas Master Plan boundary includes 890.9 acres.

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GOALS & POLICY GUIDANCE

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

Antiquated Platting

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

- **GOAL A-1:** Eliminate antiquated platting with 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.

The adopted Master Plan laid the groundwork to consolidate and re-plat prematurely developed lots in the planning area. This has led to the successful development of several new subdivisions since 2004. This plan update continues to address the issue of antiquated platting by adding additional lots within the expanded planning area to be consolidated within the revised planning boundaries and by proposing new land uses, which dictates housing density -for the undeveloped northern portions of the site.

Natural Environment

As described in other chapters, the Master Plan seeks to preserve and enhance natural features whenever possible, especially regarding open space, natural drainage, and water use. The Plan furthers the following Comprehensive Plan goals and policies:

- **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.
- **POLICY CON-12:** Develop and protect a public open space network.

The drainage plan for the undeveloped northern portions of Lomas Encantadas (as outlined in the ***CONCEPTUAL DRAINAGE PLAN CHAPTER)*** is designed to create retention ponds that will address water quality and runoff issues within the northern portion of the planning area. These retention ponds will be part of the larger storm water management system that seeks to protect open space areas and connect community amenities together. Overall, open space accounts for about 17.7% of the planning area, which meets a need to provide both recreation opportunities while preserving the natural environment.

Land Use

As described in the ***LAND USE CHAPTER***, much of the planning area is proposed to be medium density single-family residential, with additional land set aside for parks, open space, and trails. The proposed land use furthers the following Comprehensive Plan goals and policies:

- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- **GOAL L-3:** Maintain a balance of land uses throughout the City.

- **POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- **POLICY L-3:** Promote and support development that incorporates walkability.

As stated above, the Plan promotes the consolidation of existing lots and the development of new residential subdivisions that establish a community character. The site includes several internal trails and open space areas that promote walkability. The site is also well located for new residential development given to the proximity to large regional job centers and growth nodes, including V. Sue Cleveland High School, the Enchanted Hills Commerce Center, UNM Sandoval Regional Medical Center, and the City Center area. Several other sections of the plan address specific land use-related elements, including circulation, building location, lot layouts, trails, and building design.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The City is once again poised to grow, which will require the development of a variety of new neighborhoods for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- **GOAL PH-2:** Maintain the strength, vitality, and stability of all residential neighborhoods and types.
- **GOAL PH-3:** Promote a variety of housing types to meet the needs of all members of the community.
- **GOAL PH-4:** To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.

Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build out. The development of these homes will provide additional housing options for families in Rio Rancho with a variety of incomes. In addition, the plan supports the development of new commuter-friendly subdivisions that include quality community amenities such as parks, open space areas, trails, and connections to transit. The Rio Rancho Affordable Housing Plan prescribes the benefits of providing various housing prices for entry level employees and support staff who earn lower wages.

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 neighborhood traffic. An updated transportation plan and traffic impact assessment (included within the ***TRANSPORTATION CHAPTER***) support many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-1:** Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's economy.
- **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.
- **GOAL TR-3:** A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).

- **POLICY TR-9:** Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property.
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in Lomas Encantadas will be constructed to respect surrounding land uses and meet local and state design requirements. An updated trip generation study was performed to ensure that increased trips from residential development do not negatively impact level of service on adjacent roadways. In addition, this Plan outlines local pedestrian and bicycle, connections that connect to a larger regional transportation network. Additional planning for future roadways will be planned in coordination with the City during the time of subdivision platting.

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). This Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The ***INFRASTRUCTURE CHAPTER*** of this plan outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized. This plan builds on the existing infrastructure development that has occurred since the Plan was first adopted in 2004 and seeks to adequately meet the future demand as the northern portion of the planning area begins to develop. The site is located next to existing water service lines that run along Camino Encantadas NE, Enchanted Hills Boulevard, and Paseo del Volcan. Sanitary sewer lines are also available along Camino Encantadas and can be extended to serve future subdivisions north of Paseo del Volcan. Development in this area will create contiguous growth next to identified growth areas adjacent to Enchanted Hills and Paseo del Volcan.

Parks and Recreation

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

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- **GOAL PR-2:** Be responsive to the recreational needs of the community.
- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

Lomas Encantadas will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 3 acres of park space per 1,000 residents). Approximately 60 acres of parks will be provided, spread across eight developer dedicated parks and the existing Cibola Little League Fields and associated park area recently purchased by the City of Rio Rancho. In addition, the Master Plan proposes

an integrated system of trails that will connect to regional trail facilities identified in the City's Bicycle and Pedestrian Transportation Master Plan.

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. Lomas Encantadas 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-2:** Create traditional neighborhood patterns that support a sense of place.
- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.

Design features in Lomas Encantadas help establish a community identity through a system of trails, open space, park space, design standards (see ***DEVELOPMENT CRITERIA***), that integrate with the larger regional landscape. In addition, the proposed residential subdivisions will seek to create distinct neighborhoods that support a sense of place.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract additional employers. In addition, the City has sought to increase the amount of local retail opportunities within Rio Rancho, as well as expand the overall tax base.

- **GOAL EDP-3:** Enhance the tax base.
- **GOAL EDP-4:** Improve the quality of life.

Ongoing residential development in Lomas Encantadas will expand the City's tax base through increased property taxes, gross receipt taxes from construction, and through spending by new residents.

Population

The estimated population of Lomas Encantadas in 2018 was 1,750 residents, spread among 625 households[1]. 1 The population has almost doubled since 2010, when the population was 926 residents (89% growth since 2010). Including the remaining undeveloped areas in Lomas Encantadas, the entire Master Plan Area is planned to include up to 2,330 single family dwelling units and approximately 120 multi-family units. Given the 2022 average household size (2.77)[2] and vacancy rate (2.3%) in Rio Rancho, Lomas Encantadas is expected to support a total population of approximately 6,000 to 7,000 residents after full build-out.

Topography

The primary topographical features within Lomas Encantadas are the two low-lying drainage channels that make up the Venada Arroyo. The main branch of the Venada Arroyo flows easterly, beginning near the western planning boundary and Paseo del Volcan and exiting the site at the La Bona Tierra Subdivision and NM 528. A smaller, secondary branch of the Venada Arroyo flows southward from the northern boundary of the planning area into a culvert at Paseo del Volcan. Then it connects to the main channel through an outfall near Quintana Place NE. This channel roughly follows the future alignment (currently unconstructed) of Camino Encantadas NE to the north of Paseo del Volcan. While secondary to the main branch, construction near this northern tributary will require careful attention for erosion, lateral migration, development constraints, and stormwater management. In addition, the primary drainage diversion in Enchanted Hills (Encantado Channel) intercepts stormwater runoff and carries flows to an existing ponding area near Paseo del Volcan.

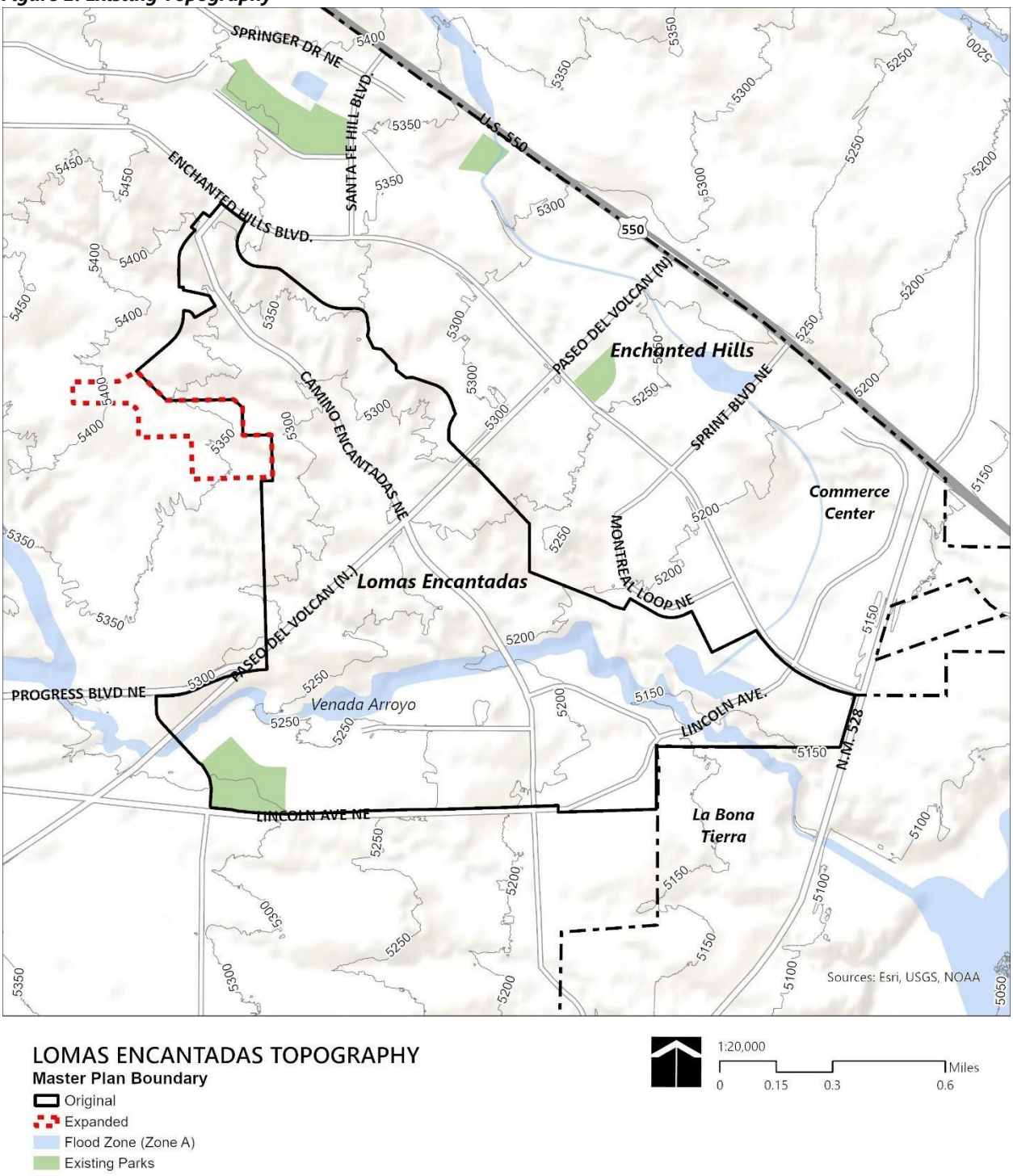
Most of the developed portions of Lomas Encantadas are relatively flat, with grades between 1% and 5%. About half of the undeveloped areas in the southeastern portions of the planning area have been massgraded to support eventual re-platting and construction. The undeveloped northwestern side of the planning area has steeper grades and has not been mass graded. Along the western side of Lomas Encantadas, the bluff area between the existing development of Enchanted Hills and northeast planning boundary contain steep grades. The drainage pattern formed by stormwater runoff in this area contributes to the two branches of the Venada Arroyo and creates a development challenge. This drainage area was originally zoned as open space for ongoing preservation and this plan continues to maintain an open space buffer along this edge as described later in the plan.

[1] ESRI Business Analyst Data, 2018

[2] Census Bureau, ACS 2022 5-year Estimates

Existing Topography of Undeveloped Portion of the Planning Area North of Paseo del Volcan

Figure 2. Existing Topography



LOMAS ENCANTADAS TOPOGRAPHY

Master Plan Boundary

- Original
- Expanded
- Flood Zone (Zone A)
- Existing Parks

1:20,000

0 0.15 0.3 0.6 Miles

Vegetation

The most noticeable characteristic about vegetation within northern Rio Rancho is the variety of grass species, which include a total of 17 identified species of grasses. Other vegetation in the planning area consists of smaller shrub and small tree species typical to this climate including one-seed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and several forms of cacti, among others:

Grasses

- Blue, Black, Hairy and Side oats Gama;
- Galleta;
- Indian Rice grass;
- Squirrel Tail;
- Vine-Mesquite;
- Three (3) Drop seed grasses;
- Three-awn;
- Fluff grass;
- Little Bluestem;
- Ring Muhly;
- Prairie Sage;
- Antelope Sage;
- Dyssodia;
- Silvery Sophora;
- White Prairie Clover;
- Globe Mallow;
- Prairie Evening Primrose;
- Lavenderleaf Sundrops;
- Yellow Hiddenflower;

Herbaceous plants

- Wormwood;
- Scapose Bitterweed;
- Fendler Bladder pod;
- Spectacle Pod;
- Bastard Toadflax;
- Gaura;
- Stemless Evening Primrose;
- Carpet Phlox;
- Bow-Nut Cryptantha;

Dominate Trees

- One-seed Juniper;
- Cedar (scrub);
- Pinon;

Cacti

- New Mexican Beehive;
- Club Challa;
- Prickly Pear (4 different varieties min.);
- Sclerocactus;
- Claret Cup;
- Tree Cholla;

Shrubs and Sub-Shrubs

- Snakeweed;
- Dwarf Chamisa;
- Apache-plume;
- Threadleaf;
- Sage;
- Black Sage;
- Wormwood;
- Joint fir;
- Blackfoot Daisy;
- Skunkbrush;
- Winterfat;
- Dune Broom;
- Soapweed Yucca;
- Wild Buckwheat;
- Mountain Mahogany;
- Feather Dalea;
- Banana Yucca;
- Four-wing Saltbrush;

Wildlife

According to the State of New Mexico Game and Fish Department's, Biota Information System of New Mexico (BISONM), there are no endangered or threatened species that inhabit the site.

Cultural Resources

A cultural resources inventory was performed for the original draft of this plan in 2004. At the time, reports indicated that some areas of Lomas Encantadas contained archaeological artifacts representing mostly surface use areas by early pueblo tribes. While important, none of these sites indicated the presence of subsurface pueblos, kivas, or other cultural resources that would require extensive mitigation or excavation. Since 2004, development of the lots in Lomas Encantadas has resulted in the proper removal of any remaining shards, remnants, and/or use-areas that remained.

Open Space

Lomas Encantadas has approximately 157 acres of open space land including approximately 112 acres along the Venada Arroyo. In addition, just under 37 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development (see Figure 5).

In addition to the topographic constraints of Lomas Encantadas, the City of Rio Rancho indicated in the Master Plan for Enchanted Hills that a minimum of 36.8 acres of open space be preserved. This preservation is intended to maintain the natural vegetation on the northwestern portion of Enchanted Hills where there is a higher concentration of vegetative cover than is found in other areas of Rio Rancho.

Open Space along the Venada Arroyo

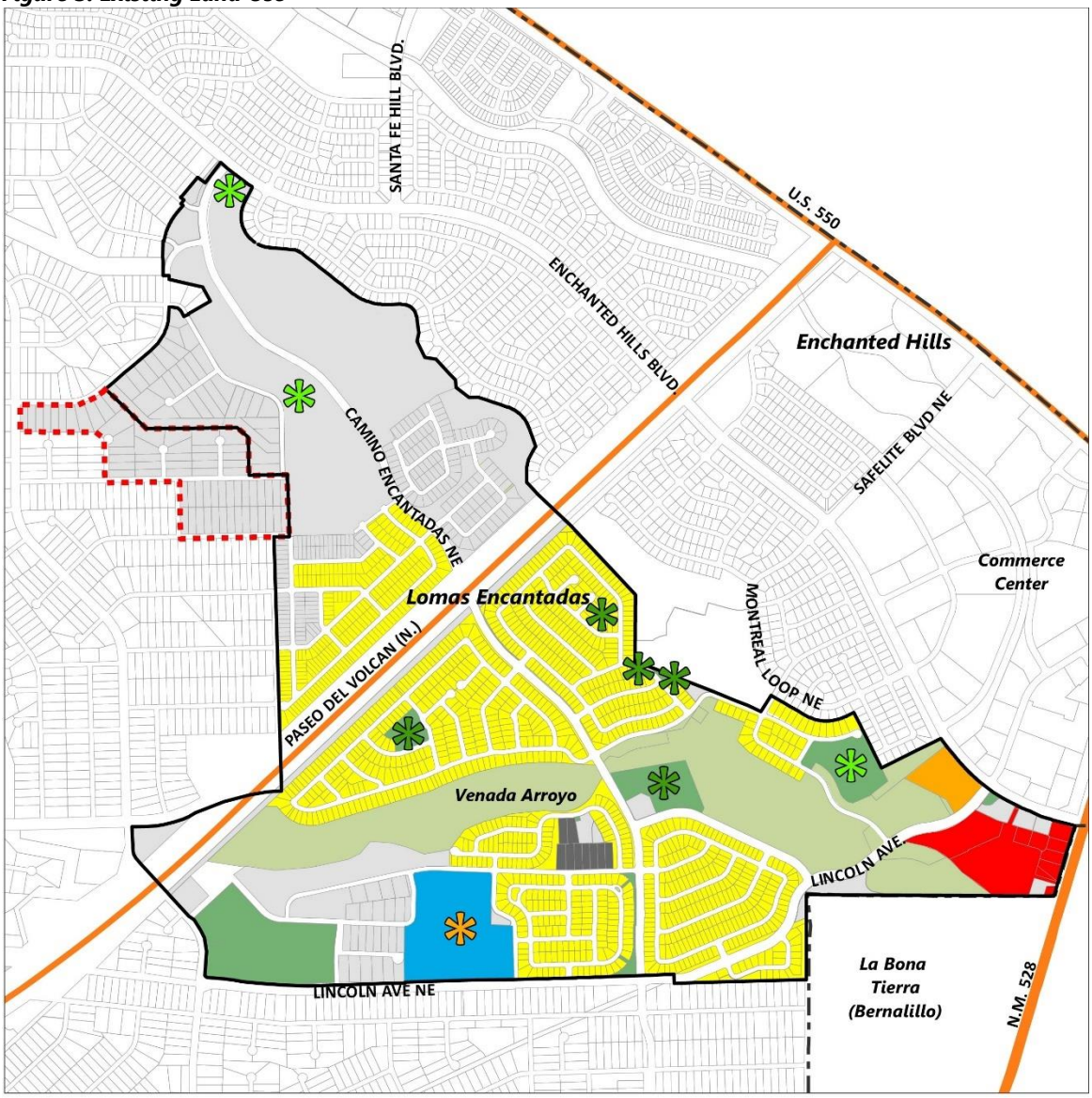
Adjacent Land Uses

To the northeast of Lomas Encantadas is Enchanted Hills, a large master planned community consisting of several thousand homes on land zoned R-1 and Special Use (SU). The Enchanted Hills community is an established growth node for the City. Residential units 1-14 (platted and approved) constitute the initial residential portion together with the "Enchanted Hills Commerce Center." In accordance with the early Master Plan for the area adopted in 1993, the direction has been set for an integration of employment and housing within proximity to employment centers. Although primarily residential, other land uses within Enchanted Hills include commercial and industrial uses, park land, and an existing elementary school site with open space buffering. A considerable portion (200 acres) of the development of Enchanted Hills is zoned for commercial, industrial, and other non-residential uses.

Immediately southeast of Lomas Encantadas, fronting NM 528, is a previously platted development known as La Bona Tierra Subdivision, within the Town of Bernalillo. This development is comprised of dirt roads, mobile homes, a building truss manufacturing facility, and mixed-use properties. The principal impact of this area on the Lomas Encantadas Master Plan involves the connectivity challenges with existing platted City of Rio Rancho roadways, and managing drainage flows from the main branch of the Venada Arroyo that discharges through culverts under NM 528.

Lands to the south and southeast of the planning boundary are primarily low-density residential uses, with a combination of large lot custom homes and undeveloped parcels. Areas to the immediate west and northwest are undeveloped, and zoned R-1.

Figure 3. Existing Land Use



LOMAS ENCANTADAS EXISTING LAND USE

LandUse
- Low Density
- Medium Density
- High Density
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant

Master Plan Boundary
- Original Boundary
- Expansion Area
- Proposed Park
- Existing Park
- Existing School

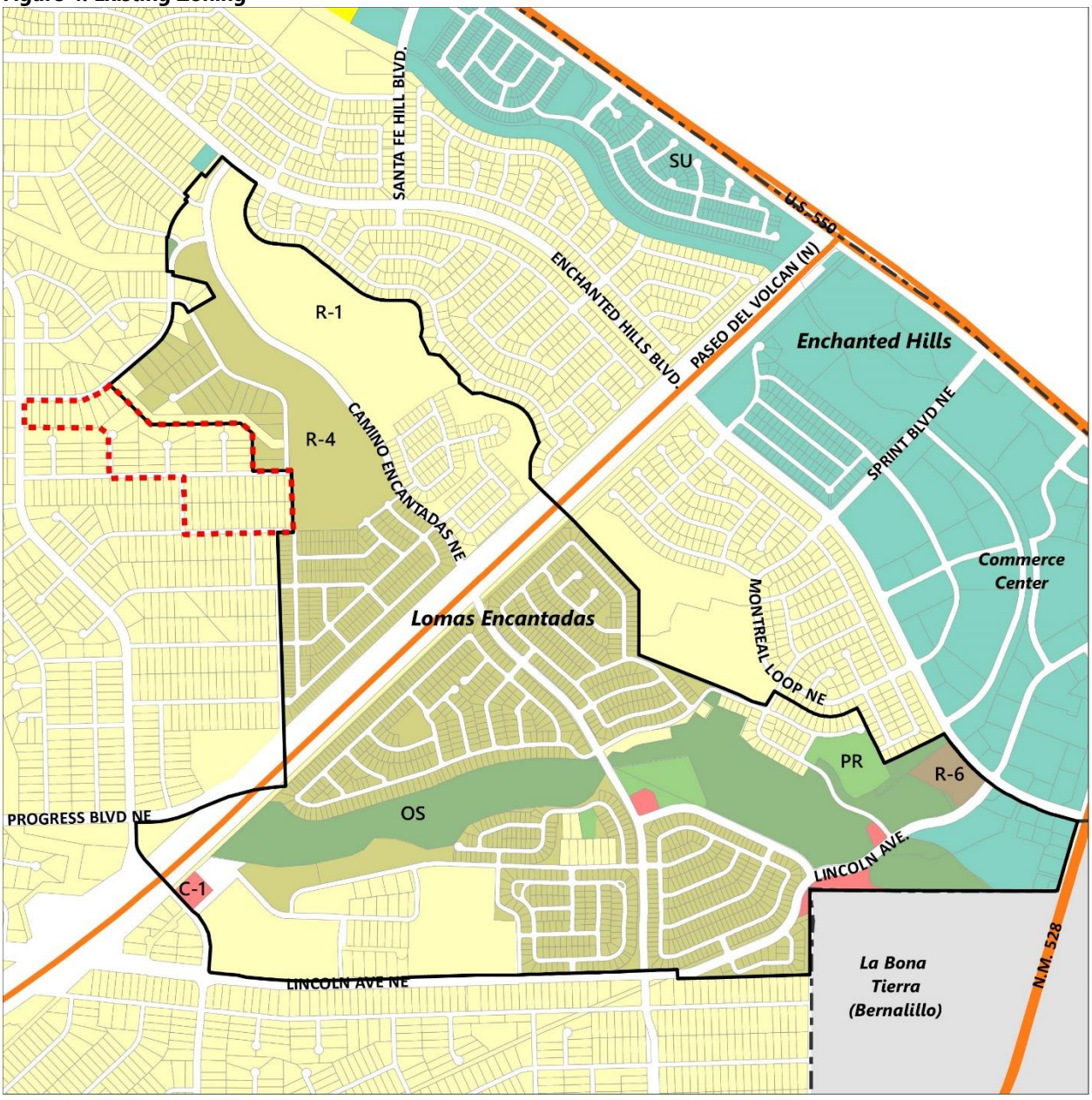
1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

Existing Zoning

Existing zoning in Lomas Encantadas consists of R-1 (single family residential), R-4 (single family residential), R-6 (multi-family residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004. Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1 and to, follow the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.

Figure 4. Existing Zoning



LOMAS ENCANTADAS EXISTING ZONING

Zoning	Master Plan Boundary
R-1	Original
R-3	Expanded
R-4	
R-6	
C-1	
SU	
PR	
OS	

1 inch = 1,334 feet

0 0.125 0.25 0.5 Miles

Proposed Zoning & Density

Proposed land use and zoning districts within Lomas Encantadas will continue to consist primarily of residential uses, with a small increase in density from the zoning approved in the 2004 version of this Plan. Instead of the three different types of R-1 zoning included in the 2004 Plan ("Terrain Fitted," "Estate," and "Standard"), the proposed land use and zoning districts are simplified to include R-1, R-2, R-4, and R-6 as described below:

Residential

R-1 **Low Density Single Family Residential**
Lot Density: 2 to 5 dwelling units per acre.
Zoning: R-1
Description: Single-family residential dwellings and associated uses. These areas include R1 zoned land to the north of Lincoln Avenue near Sandia Vista Elementary School and along Aldan Drive NE.

R-1, R-2, and R-4 **Medium Density Single Family Residential**
Lot Density: 4 to 6 dwelling units per acre
Zoning: R-1, R-2, and R-4
Description: Single-family residential dwellings and associated uses on medium sized lots. These areas include the existing developed neighborhoods south of Paseo del Volcan and areas designated to the northwest of Paseo del Volcan that encompass the currently undeveloped portion of Lomas Encantadas.

R-6 **High Density Multi-Family Residential**
Lot Density: 10 to 25 dwelling units per acre.
Zoning: R-6
Description: High-density multi-family residential. These areas are limited to a single parcel at the intersection of Lincoln Avenue and Enchanted Hills Boulevard.

Commercial

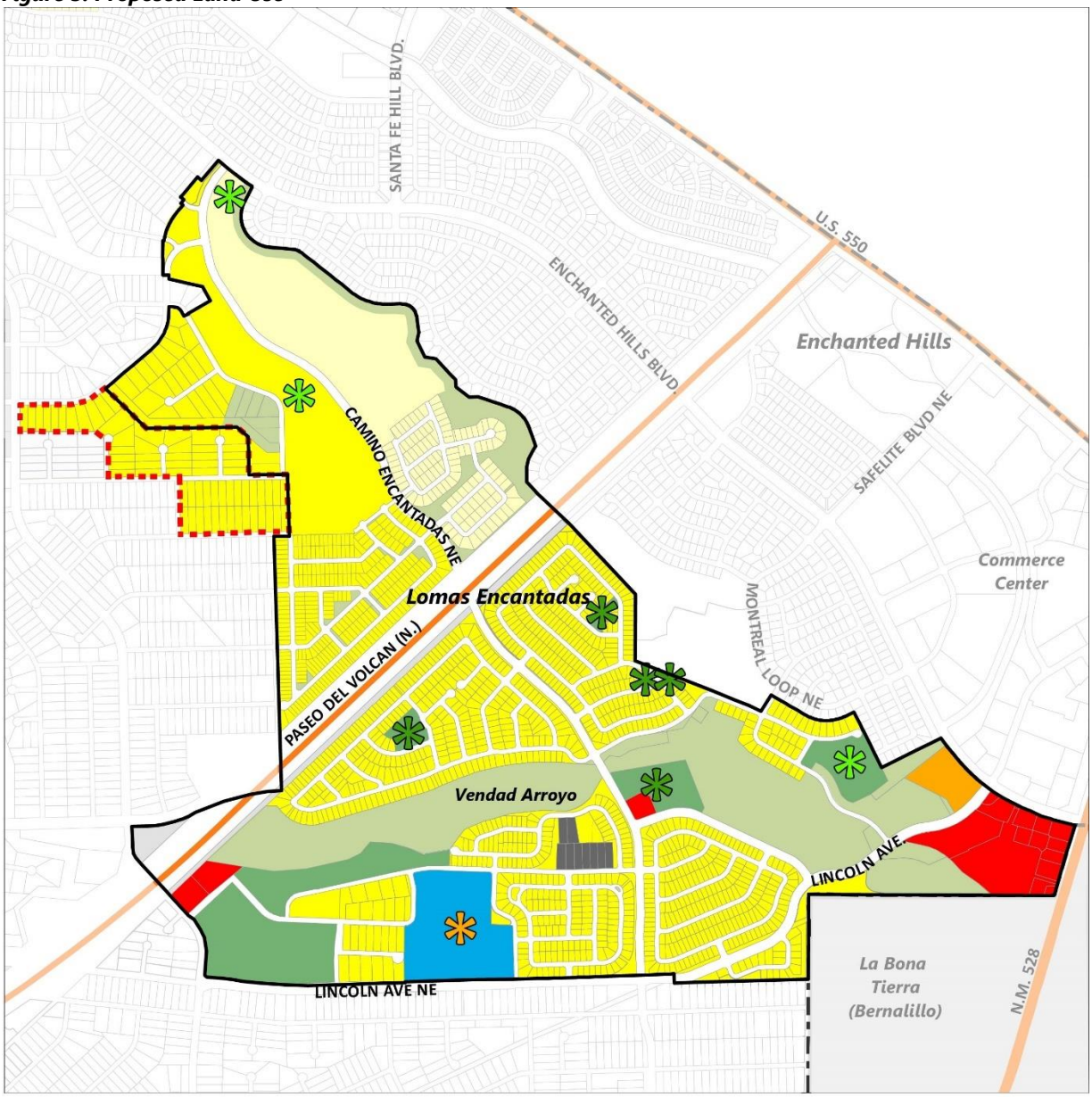
C-1 **Commercial**
Use Allowance: All uses allowed in C-1 district subject to zoning district limitations.

Open Space & Parks

OS **Open Space**
Use Allowance: All uses allowed in OS district subject to zoning district limitations.

PR **Parks and Recreation**
Use Allowance: All uses allowed in PK district subject to zoning district limitations.

Figure 5. Proposed Land Use



LOMAS ENCANTADAS PROPOSED LAND USE - North of Paseo Del Volcan

LandUse
- Low Density
- Medium Density
- High Density
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant

Master Plan Boundary
- Original
- Expansion Area
- Proposed Park
- Existing Park
- Existing School

1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

The area south of Paseo del Volcan has largely developed under the 2004 Master Plan, and this revised plan does not propose additional changes to those areas. The primary changes are proposed to the north of Paseo del Volcan where the original 2004 plan resulted in R-1 zoning.

Table 1. Overview of Estimated Number of Housing Units

LAND USE	TOTAL ACRES	ANTICIPATED UNITS
North of Camino Encantadas	224.5	962
South of Camino Encantadas	468.1	1,174
Expansion Area	40.8	199
Open Space & Drainage (OS)	157.2	N/A
Totals	**890.9**	**2,330**

In 2020, the Master Plan Amendment included a zone change from R-1 to R-4 to the existing the planning area north of Paseo de Volcan and the expansion area. The 37.9 acres expansion area to the west was zoned R-1 and rezoned as R-4. This amounts to a 22.2 increase in residential dwellings in the area based on the revised land use plan. The changed zoning increased the potential number of households to approximately 178 dwellings compared to the 145 that could be developed under R-1 zoning. As discussed in more detail elsewhere in the plan, there are approximately 36.8 acres of land preserved for open space buffer between Lomas Encantadas and Enchanted Hills, zoned for R-1. The 36.8 acres will be reconfigured under the revised plan to provide an enhanced buffer to existing residences in Enchanted Hills, (see Figure 5). Approximately 8 acres of open space is provided for a drainage pond but shall remain zoned R-4. The 112.4 acres of open space within the Venada Arroyo ensures that the average open space provided remains consistent with prior approvals and exceeds the minimums desired by the City of Rio Rancho.

In 2025, the Master Plan Amendment included an expansion of 40.8 acres to the west and north of Paseo del Volcano. This 40.8-acre expansion under R-1 zoning allowed 4.5 dwelling units per acre and was able to increase to 5.5 dwelling per acres through a zoning map amendment from R-1 to R-4. The full build-out will consist of 2,330 units (see Table 1). This takes into consideration roadway circulation, open space, and drainage.

Figure 6. Proposed Zoning

LOMAS ENCANTADAS PROPOSED ZONING

Zoning	Master Plan Boundary
R-1	Original
R-4	Expansion Area
R-6	
C-1	
SU	
PR	
OS	

1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

City of Rio Rancho Design Standards

Design guidelines and Covenants, Conditions and Restrictions (CC&Rs) for Lomas Encantadas were established by the Master Developer coincidentally with the approval of the Lomas Encantadas Master Plan in 2004. Subsequent modifications to the CC&Rs are to be made by the Master Developer or each parcel developer for Lomas Encantadas. Residences, buildings, structures, landscaping and other improvements will not be allowed to be constructed or installed on any lot without the prior written approval of the Master Developer or the Architectural Review Committee.

All design guidelines are subject to City codes, ordinances and adopted policies of the City of Rio Rancho. The following are general guidelines for development in Lomas Encantadas, and update the original standards developed for the original adopted plan in 2004.

Landscape Design

Lomas Encantadas' objective is to provide a unique community rich with the preservation and integration of native vegetation and materials that protect the character of the site. This objective provides habitat enhancement and will ultimately reduce the potential water requirements for landscaping within residential developments and open space areas. General guidelines for landscape design include:

- Disturbed areas will require natural re-vegetation;
- Approved plant palette listed in the Standards and Guidelines shall be used on all plant material choices except for interior walled areas;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Site landscaping must be installed in a timely manner and be approved by the Architectural Review Committee for Lomas Encantadas;
- Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas; and
- Water harvesting principles will be employed in public and private detention areas.

Development will repair and restore disturbed land as quickly as possible. Certain situations where disturbed land is along the perimeter or adjacent to open space may require seed mixtures and/or installation methods to restore natural plant densities. Drip irrigation systems may be employed to minimize runoff and evaporation while providing water to natural landscapes. Long-term water requirements will be considered to prevent the destabilization of the soil. In some areas, irrigation will be employed for plant establishment- to be abandoned upon stability of installed drought-tolerant species. All entryway and right-of-way landscaping will be maintained by the Homeowners Association.

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Major Roadways

Lomas Encantadas' roadways have been designed to create a safe, accessible, and multi-modal street network that connect the Master Plan Area to adjacent communities. Major roads within the planning area include Camino Encantadas NE, Paseo del Volcan, and Lincoln Avenue NE. Camino Encantadas is the primary north/south collector roadway through the planning area, which provides access to existing and planned subdivisions. The roadway currently ends at Paseo del Volcan but is planned to extend northward through the Paseo del Volcan underpass and connect to Enchanted Hills Boulevard. Paseo del Volcan is a limited access principal arterial roadway that bisects Lomas Encantadas into southern and northern halves. Direct access to the roadway is limited from Lomas Encantadas, with the nearest access points at US 550 and Iris Road. Lincoln Avenue is planned to extend to the east to Paseo del Volcan in the future as a minor arterial road. Lincoln Avenue NE and Aldan Drive NE provide direct connections to Enchanted Hills. The remaining streets in the planning area are local roads designed to serve the existing and planned residential subdivisions.

Camino Encantadas Roadway Heading North

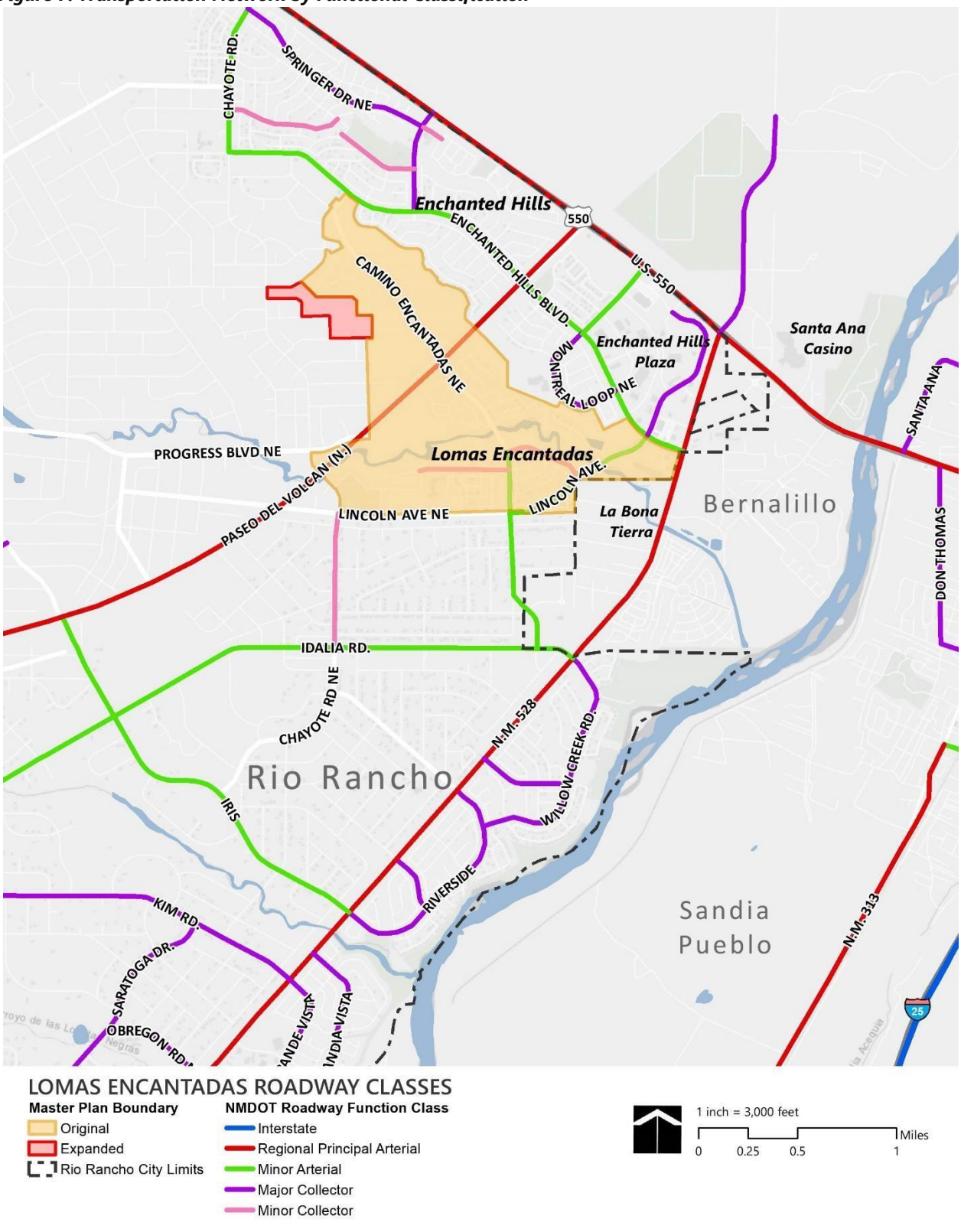
Street Design Guidelines

All City of Rio Rancho street design and right-of-way standards will be met except for certain cul-de-sacs which are planned to be greater than 500 feet long. In these cases, the right-of-way will be expanded to 60 feet and the radius of the bulb will be expanded to a 120-foot diameter. It is requested that sidewalks not be required on the side of a street where recreational trails will be installed. Streets within Lomas Encantadas will be constructed by the developer and dedicated to the City of Rio Rancho for maintenance upon completion and acceptance.

Parking

On street parking and parking lots within Lomas Encantadas shall follow the City of Rio Rancho Zoning Ordinance with screened parking lots, which may include low walls, fences and/or landscaped berms. Shared parking opportunities will be provided where feasible for non-residential uses and recreational centers.

Figure 7. Transportation Network by Functional Classification



Drainage Management

This drainage management plan amendment addresses the storm water runoff and proposed infrastructure necessary to convey the runoff from the Lomas Encantadas Subdivision north of Paseo Del Volcan {PDV), including the proposed expanded Master Plan area. The subdivision is located off Paseo del Volcan and is adjacent to the Enchanted Hills Subdivision. This report will demonstrate that the development of this project complies with City of Rio Rancho drainage policies.

This report is an amendment to the Lomas Encantadas Drainage Management Plan {LEDMP) dated May 2005 and the Lomas Encantadas Drainage Management Plan Amendment (LEDMPA) dated May 2021. Existing storm drain infrastructure and residential subdivisions are built up to Reagan Road, approximately 1,000-feet north of Paseo Del Volcan utilizing analysis presented in the LEDMP and the LEDMPA. The purpose of this amendment is to present a revised drainage analysis including the proposed expanded Master Plan area changes for the remaining undeveloped areas of Lomas Encantadas which are located to the north of Paseo Del Volcan.

Related Reports

Venada Arroyo Watershed Management Plan (VWMP), dated November 2002, was prepared by ASCG, Inc. to analyze the Venada Arroyo and its tributaries. Ultimately, the VWMP establishes the allowable flowrate at the final downstream outlet which occurs at the Venada Arroyo culvert crossing at NM 528. The allowable developed flowrate for Lomas Encantadas as defined by VWMP is 3100 CFS.

Lomas Encantadas Drainage Management Plan, dated May 2005, was prepared by Huitt-Zollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100- year storm event. The layout of Lomas Encantadas Subdivision presented in the original DMP was calculated to produce a developed peak flowrate of 3022 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS.

Lomas Encantadas Drainage Management Plan Amendment, dated May 2021, was prepared by HuittZollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100-year storm event. The layout of Lomas Encantadas Subdivision presented in the first amendment was calculated to produce a developed peak flowrate of 2954 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS. The overall developed peak flowrate at Paseo Del Volcan was calculated to be 475.7 CFS at AP JW-17, 298.5 CFS at AP JE-20, and 102.1 CFS at AP PDV-5 as part of the first amendment. This second amendment demonstrates that the developed peak flowrate at these analysis points is less than the allowable established in the first amendment.

Flood Hazard Zone

The project site included in this amendment, located north of PDV, is within *Zone* X, which is an "Area of Minimal Flood Hazard". This amendment utilizes procedures as provided by "City of Rio Rancho Development Process Manual". Peak flowrates for the 100-year storm event were determined with the use of model. The model was also updated for current land uses and proposed zoning.

The entire storm drain system for Lomas Encantadas Subdivision is designed to safely convey the 100year storm event. For this amendment, only the storm drain trunk line is designed. The trunk line is a dual pipeline in Camino Encantadas. One pipeline collects developed runoff from the east side of the subdivision and the other pipeline collects runoff from the west side. The two pipelines are separate and ultimately discharge into the Venada Arroyo at a culvert crossing in Camino Encantadas. As each individual unit is developed, a detailed analysis and internal storm drain design will be completed. The storm drain trunk line is currently built from Venada Arroyo to Reagan Road, approximately 1,000-feet north of PDV

Existing Conditions

The project site north of Paseo del Volcan is currently being developed, with approximately 85% undeveloped, consisting of native shrubs and desert vegetation. Units 1G Phase 1, 1G Phase 2, 1G Phase 3A, 1F and 1E Phase 1 are fully constructed, while Unit 1G Phase 3B is almost complete. Unit 1D Phase 1A, 1E Phase 2 and 1A Phase 1 are the next subdivisions to be developed. The site generally slopes from north to south with a natural lowpoint in the proposed pathway of Camino Encantadas. There are no offsite flows from the north and east due to the existing Enchanted Hills Subdivision. Offsite flows from the west will be intercepted along the western edge of Lomas Encantadas Subdivision. The Venada Arroyo passes southeast through the subdivision towards NM 528.

Paseo Del Volcan Culverts

There are existing culvert crossings that were built with the Paseo del Volcan roadway. Pertinent excerpts of the Record Drawing construction plans are included in the LEDMPA dated May 2021. Four of the culverts are utilized with the Lomas Encantadas project to convey flows from the north side of Paseo del Volcan to the south side. The hydraulic capacity of each culvert was analyzed to determine if the proposed layout of the amendment would be compatible with the existing conditions of the culverts. The table below confirms adequate capacity of the culverts to convey the developed runoff from the proposed amendment layout. Reports from CulvertMaster are included in the LEDMPA dated May 2021.

Offsite Flow Management

Offsite flows coming into Lomas Encantadas will be mitigated to reduce flowrates and to manage sediment. Designed structures at the incoming arroyos will be designed and detailed with each unit Lomas Encantadas Subdivision is mostly built up to Paseo del Volcan and the remainder is proposed to be developed into single family residential lots. It is designed to follow its historic flow path and drain into the Venada Arroyo.

The offsite area from the west that drains toward Lomas Encantadas is currently undeveloped and consists of residential lots zoned R-1. Consistent with the LEDMPA dated May 2021, these offsite basins are modeled as fully developed R-1 lots and are allowed free discharge into the Lomas Encantadas Subdivision. This offsite flow will be mitigated and collected along the western edge of the project site as individual units are developed. Refer to the table below for an offsite basin summary. For three large offsite basins, Basin 203R, Basin 207R and Basin 208R, three offsite detention ponds are proposed to manage the flowrate and release it into the internal storm drain. Basins 205R, 207R, lH-1, lH-2, lH-3 and 11 are proposed to drain into future Pond 207R via a storm drainpipe system to be designed when that area is developed. Basin 203R will drain directly into future Pond 203R, while Basin 208R and 210R will drain directly into future Pond 208R.

The offsite detention ponds are designed to mitigate developed flow and release a significantly reduced peak flowrate into internal subdivision storm drain systems that connect to the Camino Encantadas storm drain system. In addition to mitigating the peak flowrate, the ponds act as a stormwater quality feature to collect sediment and floatables from stormwater before discharging into the storm drain system. The ponds will be located on a combination of private property and SSCAFCA property. Following construction of the offsite detention ponds, the ponds will be owned and maintained by the City of Rio Rancho. The transference of properties to City of Rio Rancho will be determined when the area is developed. The ponds will act as regional drainage facilities for the benefit of Lomas Encantadas and the offsite basin areas.

The major infrastructure improvements of this amendment are the storm drain trunk lines in Camino Encantadas and the offsite detention ponds. The storm drain trunk lines will extend from Paseo del Volcan to proposed Unit 1B. Generally, the segments of storm drain trunk line will need to be built prior to or in conjunction with the developed basins that drain into each segment. For example, Pond 203R will need to be constructed with Basin 1B or if a significant number of lots in Basins 203R are developed. In addition, as units downstream of Pond 203R are constructed, each phase of development should evaluate the total flow reaching the storm drain trunkline to ensure that the capacity is not exceeded. Pond 207R will be built with Unit 1D Phase lA, while Pond 208R has been partially constructed with Unit lG Phase 2 to accommodate the existing conditions runoff. Pond 208R will be expanded with upstream development. The outfall structure for each offsite pond will be built in conjunction with the pond and will consist of a storm drain pipe that connects to the Camino Encantadas storm drain trunk line.

On the east side of Camino Encantadas, designated open space areas will drain towards Units lA, lE, and lF. Units 1F and lE Phase 1 have been constructed, to which Basins OS-4, OS-5, OS-6, OS- 7 and OS8 drain. Specific methods for capturing and conveying runoff from the open space areas will be detailed with each phase of development.

The onsite proposed layout for this amendment consists of approximately 225 additional R-4 residential lots compared to the LEDMPA dated May 2021 which will result in higher peak flowrates. However, the net effect at the ultimate outfall remains virtually unchanged due to the proposed stormwater management features to be installed within the development. These features will consist of detention ponds to attenuate the discharge flowrate from the development into the Venada Arroyo. In addition, a dedicated "open space" area located adjacent to existing Enchanted Hills lots reduces the amount of buildable area in Lomas Encantadas and provides areas for additional stormwater management features. The proposed layout shown on *Exhibit 1 and 2* is a conceptual plan and is subject to change as individual units are developed. Refer to the table below for a summary of residential density changes of this amendment compared to the original LEDMP and LEDMPA dated May 2021.

Summary of Zoning Changes						
Unit	Original LEDMP Zoning	N (units/acre)	LEDMP Amendment Zoning	N (units/acre)	LEDMP Amendment #2 Zoning	N (units/acre)
IA	Estate	1.1	R-1	3.6	R-1	4.0
18	Estate	0.9	R-1	3.0	R-4	4.6
IC	Estate	1.2	R-4	4.8	R-4	6.1
1D	Estate	1.9	R-4	4.4	R-4	6.1
IE	Estate	1.5	R-1	3.8	R-1	4.1
IF	Estate	1.3	R-1	3.4	R-1	3.5
IG	R-1	2.3	R-4	4.8	R-4	5.2
IH	N/A	N/A	R-4	5.5	R-4	5.7
1-1	N/A	N/A	R-4	N/A	R-4	5.7

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INFRASTRUCTURE & UTILITES

Water and Wastewater Availability

Lomas Encantadas' water supply will utilize connections to existing infrastructure to the north of the Master Plan area. Individual requests to the City of Rio Rancho for Water and Wastewater availability will be submitted during the platting and final design process of each phase of Lomas Encantadas.

Additionally, Lomas Encantadas intends to make use of an internal wastewater collection system that will discharge into a lift station near the Venada Arroyo (Lift Station #15).

Utilities

An existing power transmission facility bisects Lomas Encantadas. This primary utility corridor contains 115 Kv (and lower) Public Service Company of New Mexico transmission high lines and Plains Electric Cooperative transmission facilities. There are also underground gas utilities located within historic easements that must be respected in the platting and construction considerations.

Electric and Natural Gas

Electric is provided by Public Service Company of the New Mexico (PNM) and natural gas is provided by New Mexico Gas Company. Bundling of utility and technology services must include negotiations with PNM. PNM's long-range planning is for two (2) substations within the area bounded approximately by Progress Boulevard, US 550 and the limits of the City of Rio Rancho. Additionally, a new 115Kv transmission line loop is planned to connect to these proposed substations and the existing power grid. Natural gas facilities serving the National Guard Patriot Missile Battalion and Enchanted Hills exist and can be extended to serve Lomas Encantadas.

Internet and Telephone 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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A self-sufficient planned community should provide on-site services, employment opportunities and recreational amenities. Lomas Encantadas has integrated these components into this Master Plan through a public improvement district (PID), which outlines plans to create parks, trails, sidewalks, and other public improvements within Lomas Encantadas (see ***FIGURE 8***, on next page). These improvements, along with a discussion of community services are discussed below.

Parks and Open Space

Preserving the natural conditions of Lomas Encantadas' open space is the primary focus of the plan. Large tracts of open space areas have been dedicated along the Venada Arroyo, as well as a significant open space buffer along the northeastern boundary of the plan area where it abuts existing residential development in Enchanted Hills.

The plan gives special consideration to this open space buffer. The proposed open space protects an area of steep slopes and mitigates the impact of the proposed development of Lomas Encantadas by providing separation between new homes and the existing homes in Enchanted Hills (see FIGURE 5). Overall, the original 2004 Master Plan resulted in approximately 35.6 acres zoned for open space north of Paseo del Volcan.

The revised 2020 plan adjusts the open space location and widths in order to follow existing contours while allowing for necessary utility installation and development densities. However, the plan increases the acreage of open space area to approximately 36.8 acres and concentrates it near existing residents.

The 2025 amended plan continued to adjust the open space location and widths in order to follow existing contours. The proposed open space boundary is conceptual in nature and may be defined in greater detail as future subdivisions are developed while maintaining a buffer between Lomas Encantadas and Enchanted Hills. The amendment maintains the just under 37 acres of open space buffer and includes 112.4 acres of open space around the Venada Arroyo totaling 157.2 acres.

Neighborhood and community parks have also been identified for the planning area. These include Cibola Little League, two larger parks that have already been zoned for future park development: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Four smaller parks have been identified for the area between the Venada Arroyo and Paseo del Volcan. In addition, two neighborhood park are planned for the undeveloped area to the north of Paseo del Volcan. The full build-out in Lomas Encantadas is 2,340 homes which is estimated to have a population of 6,622. An estimated 60 acres of park land will be provided compared to the 19.9 acres required by City of Rio Rancho Parks and Recreation.

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, City's Bicycle and Pedestrian Transportation Master Plan, and Mid-Region Council of

Governments Metropolitan Transportation Plan. Trails will be located within the planning area's northeastern boundary, and along sections of the eastern buffer between Enchanted Hills utilizing the 36.8 acres of preserved open space. The Mid-Region Council of Governments identifies proposed bicycle lane along Chayote Road, Camino Encantadas Road, and Enchanted Hills Boulevard. Paseo del Volcan was identified to have a proposed paved trail. Approximately 8 acres for a drainage pond on the east side of Camino Encantadas provides an opportunity were trails are planned for this open space and will assist in connecting parks to area residents (see Figure 8).

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, City's Bicycle and Pedestrian Transportation Master Plan, Mid-Region Council of Governments Metropolitan Transportation Plan. Trails will be located within the planning area's northeastern boundary, and along sections of the eastern buffer between Enchanted Hills utilizing the 36.8 acres of preserved open space. The Mid-Region Council of Governments identifies proposed bicycle lane along Chayote Road, Camino Encantadas Road, and Enchanted Hills Boulevard. Paseo del Volcan was identified to have a proposed paved trail. Approximately 8 acres for a drainage pond on the east side of Camino Encantadas provides an opportunity where trails are planned for this open space and will assist in connecting residents to parks (see Figure 8).

Educational Facilities

Lomas Encantadas is served by an existing elementary and middle school, both of which were recently constructed. Sandia Vista Elementary School is located immediately to the southwest of the planning area, and Mountain View Middle School is located along the northwestern planning boundary. It is likely that these schools can continue to be utilized in conjunction with possible future proposed school sites to accommodate the short-term growth in Lomas Encantadas and the surrounding area. Longer term, a second elementary school may need to be constructed north of Paseo del Volcan to support a large number of new households in future subdivisions northwest the planning area.

Community Centers

The HUB is the newest community center located at the Plaza @ Enchanted Hills Shopping Center. The Cabezon Community Center 10 miles to the south and Sabana Grande Recreation Center 7 miles to the south are the closest centers. The Sabana Grande Recreation Center has an art center and offers art, music, and sports classes for children and seniors. There is Broadmoor Senior Center located near City Hall that provides services and activities that promote positive aging.

Public Safety

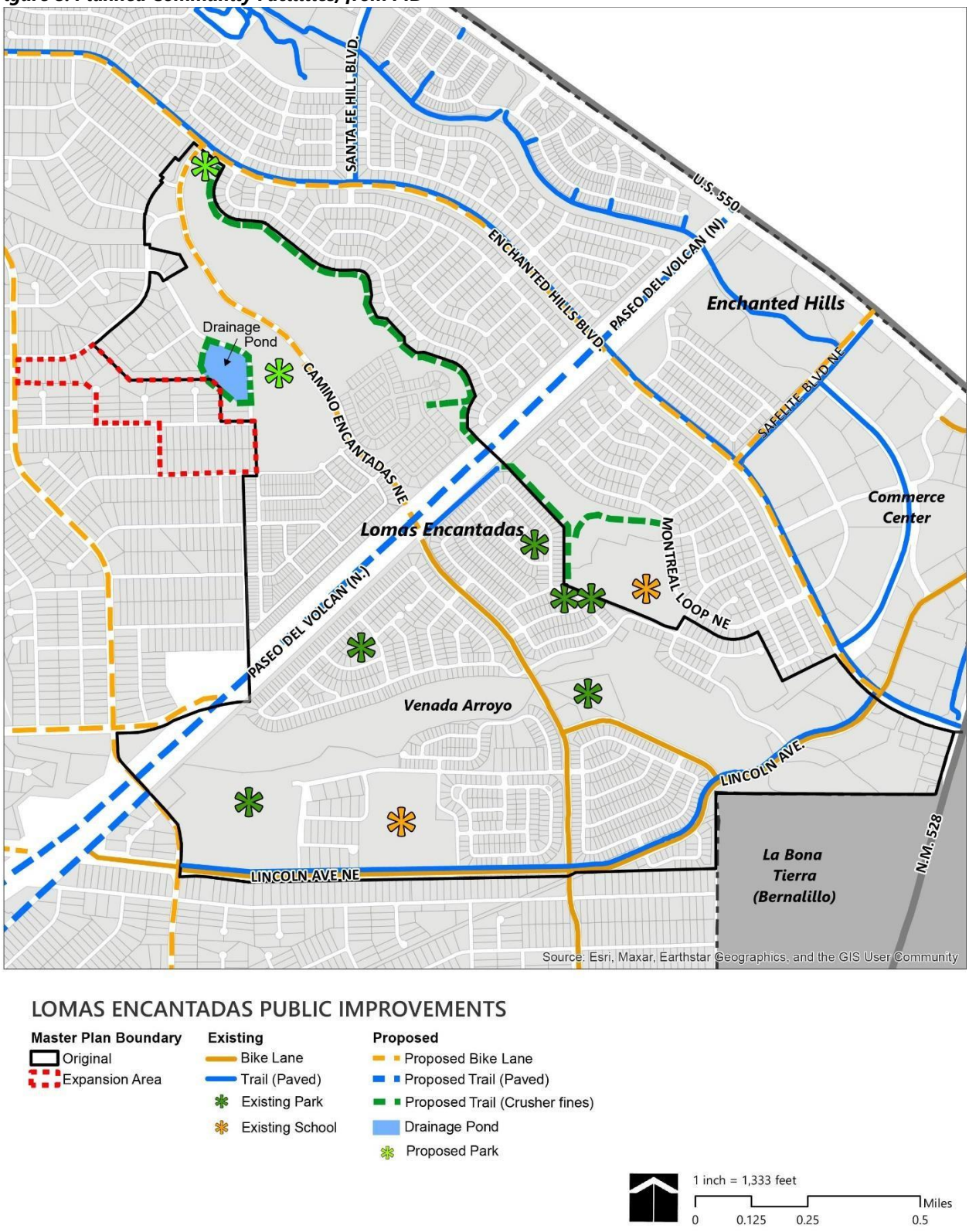
There is an existing fire station in Enchanted Hills (Fire Station #5) along Santa Fe Hills Boulevard. This is the primary fire station covering the Lomas Encantadas area, with a secondary Sandoval County Fire Station 21 located along US 550 and Tamaya Boulevard to the northeast. There are no existing or planned police substations in Lomas Encantadas. However, the City's Comprehensive Plan discusses a goal to increase the number of community facilities (including police substations) over time.

Other Public Facilities & Services

The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.

- **Libraries** - Should be located near regional activity centers within Lomas Encantadas.
- **Cemeteries -** None are planned or designated.
- **Solid Waste -** Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Lomas Encantadas' solid waste.
- **Recycling -** Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Lomas Encantadas.

Figure 8. Planned Community Facilities, from PID



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Implementation

The implementation of the Lomas Encantadas Master Plan began with the adoption of the original Plan in 2004. Since then, several new residential subdivisions to the southeast have been built out, following the specifications and policies outlined in this Plan. Future implementation of the Lomas Encantadas Master Plan will occur through replatting of parcels that have been added to the plan boundaries; through a zone map amendment to rezone portions of the site to support medium density residential uses; by securing private funding to finance public infrastructure improvements; and through the future construction of agreed upon public improvements, including roadways, drainage facilities, community amenities, and trails.

Phasing

Since adoption of this plan in 2004, much of the southeastern side of Lomas Encantadas has developed, following the original proposed phasing. Phase 1 entailed construction of the initial infrastructure (roadways, access points, drainage facilities, and utilities) within the southeastern portion of the Master Plan. Phase 1 was designed to support the first round of residential homebuilding.

Phase 2 involved the construction of the first series of residential subdivisions to the south of the Venada Arroyo, as well as the completion of additional collector roads and infrastructure improvements within the new subdivisions. This phase has been substantially completed as of 2018.

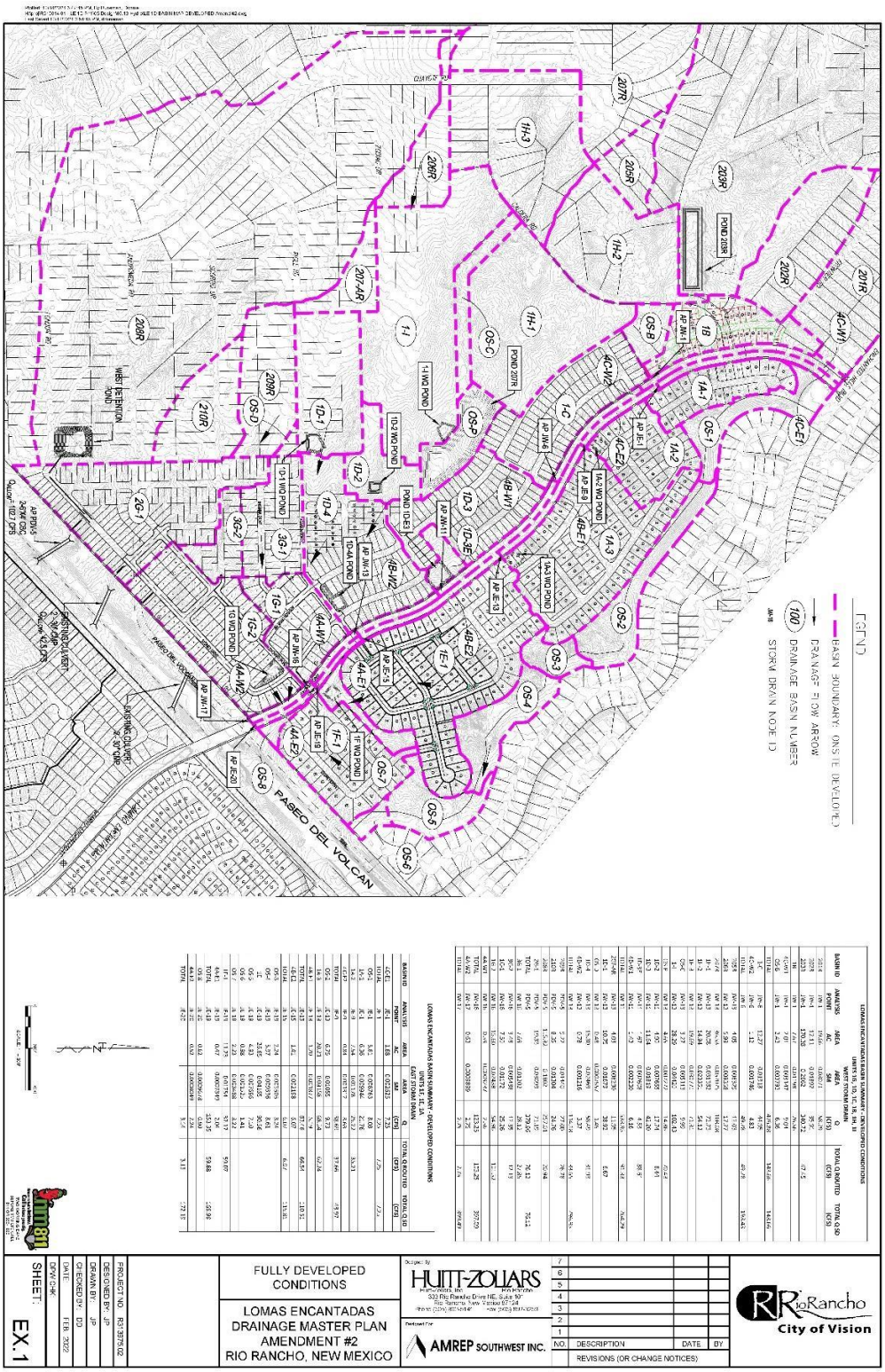
Phase 3 envisioned continued development of the residential lots south of the Paseo del Volcan and the creation of the entire street network and the construction of a direct connection to Enchanted Hills Boulevard and the Enchanted Hills neighborhood.

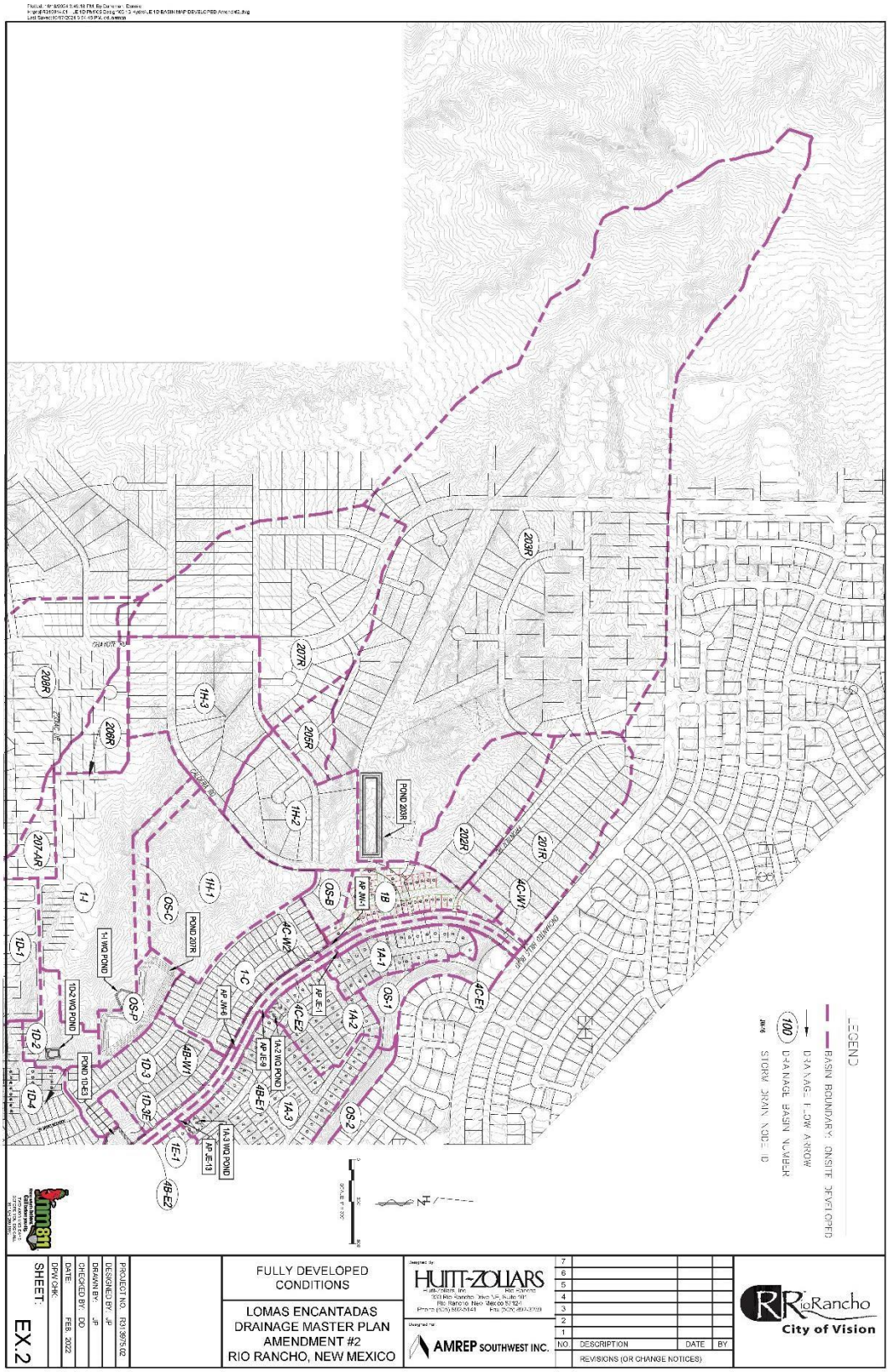
Phases 1 through 3 have been substantially completed and much of the land within the southeast of Lomas Encantadas has been built out. However, there are still several larger areas to the north of the Venada Arroyo and Paseo del Volcan that remain undeveloped as of the end of 2019. Phase 4 of the implementation of this plan will involve land preparation, infrastructure development, drainage improvements, and the eventual construction of residential subdivisions to the northwest of Paseo del Volcan. Phase 4 will also involve the construction of planned community amenities including the proposed parks, trails, and open space areas.

APPENDIX

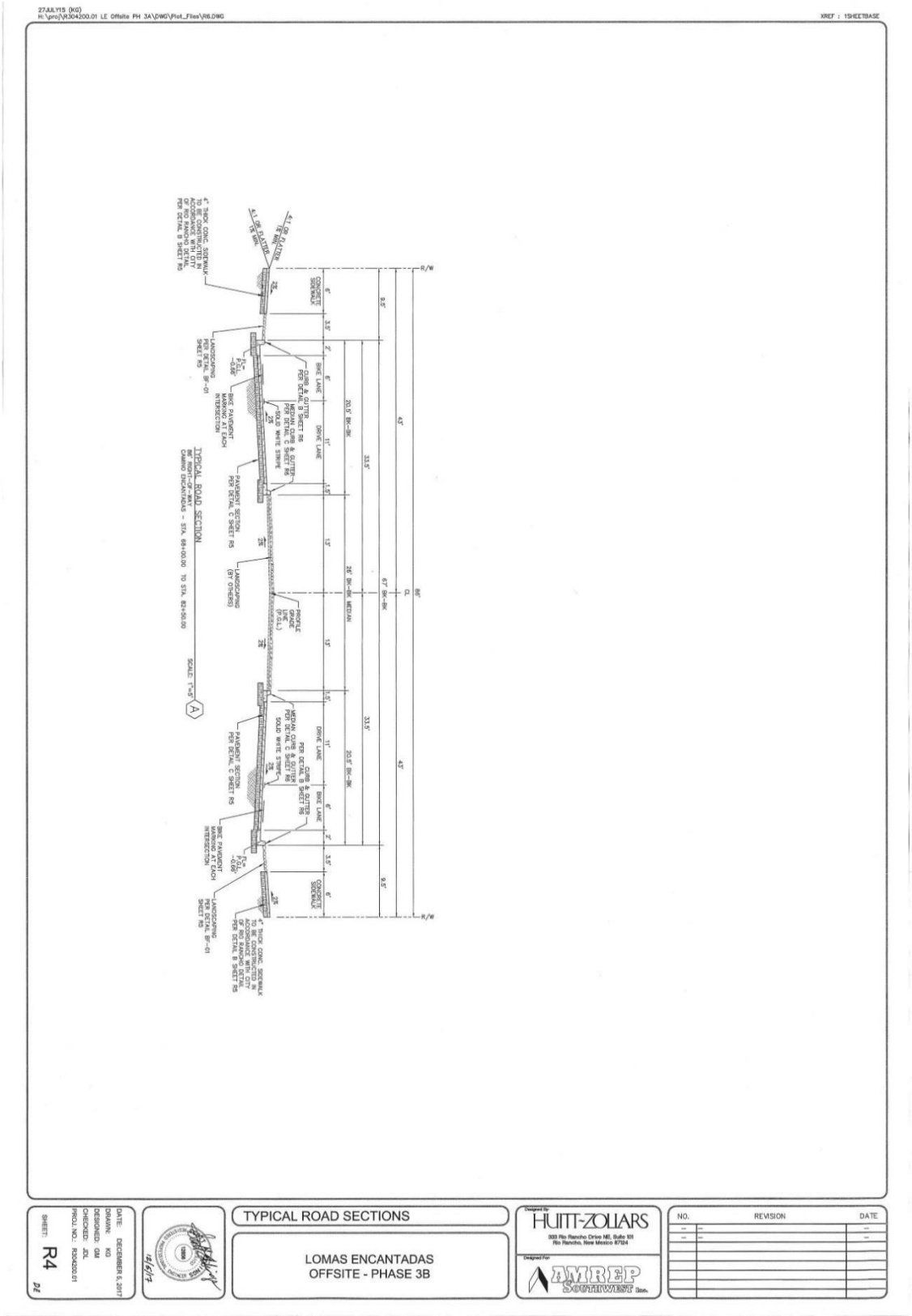
Drainage Management Plan
Roadway Cross-sections
Resolution

DRAINAGE MANAGEMENT PLAN




FULLY DEVELOPED CONDITIONS
LOMAS ENCANTADAS DRAINAGE MASTER PLAN AMENDMENT #2 RIO RANCHO, NEW MEXICO
HUITT-ZOLLARS
AMREP SOUTHWEST INC.
Rio Rancho City of Vision
SHEET: EX.2
LEGEND
BASIN BOUNDARY: ONSITE DEVELOPED
DRAINAGE BASIN NUMBER
STORM DRAIN NODE ID
POND 20R
POND 1D-3E
1-1 WQ POND
1D-2 WQ POND
1A-2 WQ POND
1A-3 WQ POND
AP JE-1
AP JW-1
AP JE-9
AP JE-13
AP JW-6
NO DESCRIPTION DATE BY
REVISIONS (OR CHANGE NOTICES)

Roadway Cross-sections



Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO.11 **ENACTMENT NO. 20-009**

RESOLUTION AMENDING THE LOMAS ENCANTADAS MASTER PLAN

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho approved the Lomas Encantadas Master Plan on August 11, 2004 with Resolution No. 69, Enactment No. 04-068; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments to the Lomas Encantadas Master Plan and 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:

That the Governing Body hereby approves the Resolution adopting amendments to the Lomas Encantadas Master Plan and revised Land Use Map comprised of approximately 810 acres located south of the Enchanted Hills community, north of Unit 20 and east of Chayote Road NE, and west of Paseo del Volcan Boulevard NE.

A. The Lomas Encantadas Master Plan (Exhibit A) is revised and updated to reflect expanded boundaries of the Plan, and land uses within the boundaries of the Master Plan.

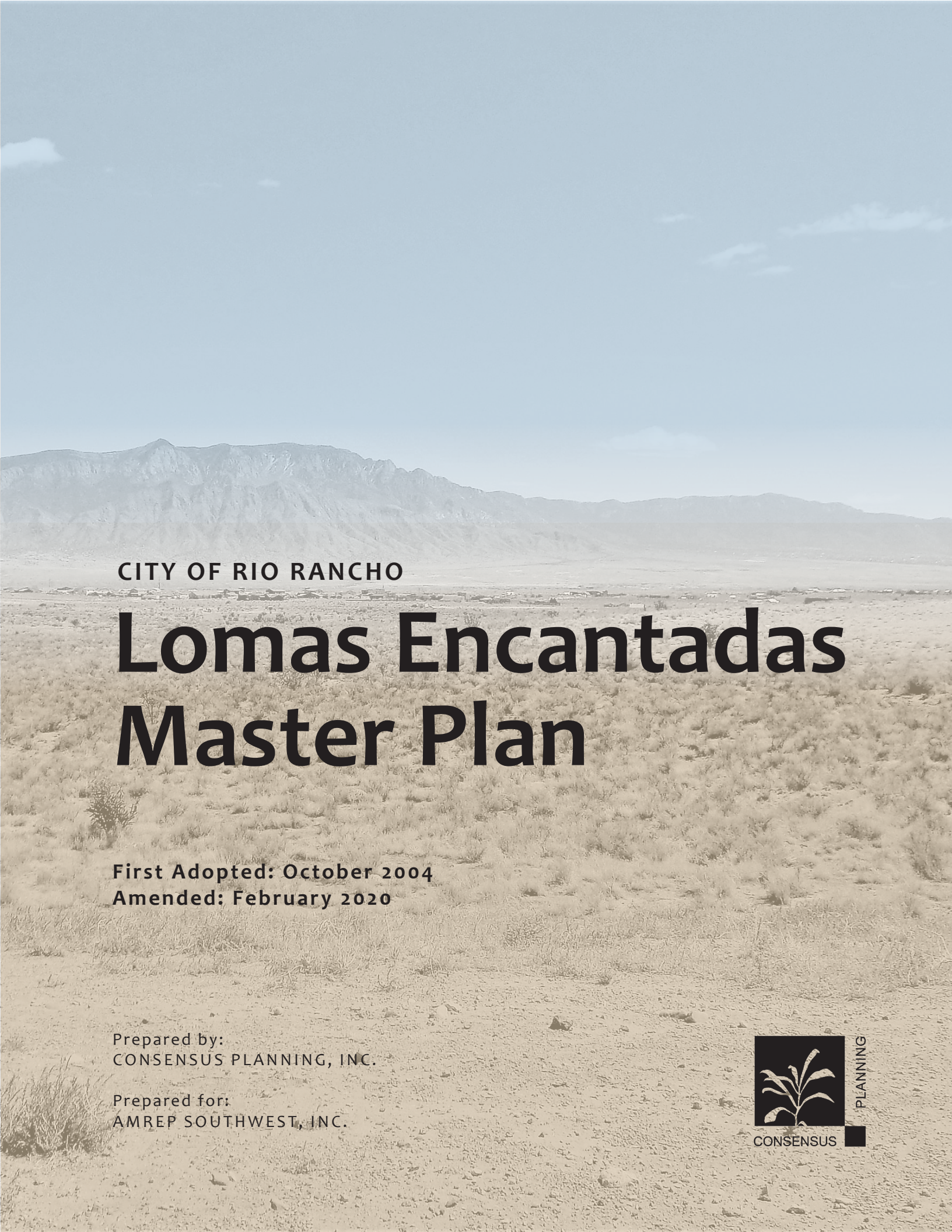
B. The Lomas Encantadas Master Plan is hereby adopted and accepted with the changes outlined in the redline copy of the updated and proposed Master Plan, with the following changes: Page 13: Proposed Zoning and Density, Medium Density Residential to allow implementing zoning districts: R-1, R-2, and R-4.

ADOPTED THIS 12th DAY OF FEBRUARY, 2020.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)



CITY OF RIO RANCHO

Lomas Encantadas Master Plan

First Adopted: October 2004
Amended: February 2020

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
AMREP SOUTHWEST, INC.

CONSENSUS PLANNING

LOMAS ENCANTADAS MASTERPLAN

Adopted: October 2004
Amended: February 12, 2020
Amended: XX

Rio Rancho, New Mexico

PREPARED FOR:
AMREP Southwest, Inc

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

Huitt Zollars, Inc.
6501 Americas Parkway NE, Suite 830
Albuquerque, NM 87110

Original Plan prepared by: Community Sciences Corporation

[Adopting Resolution]

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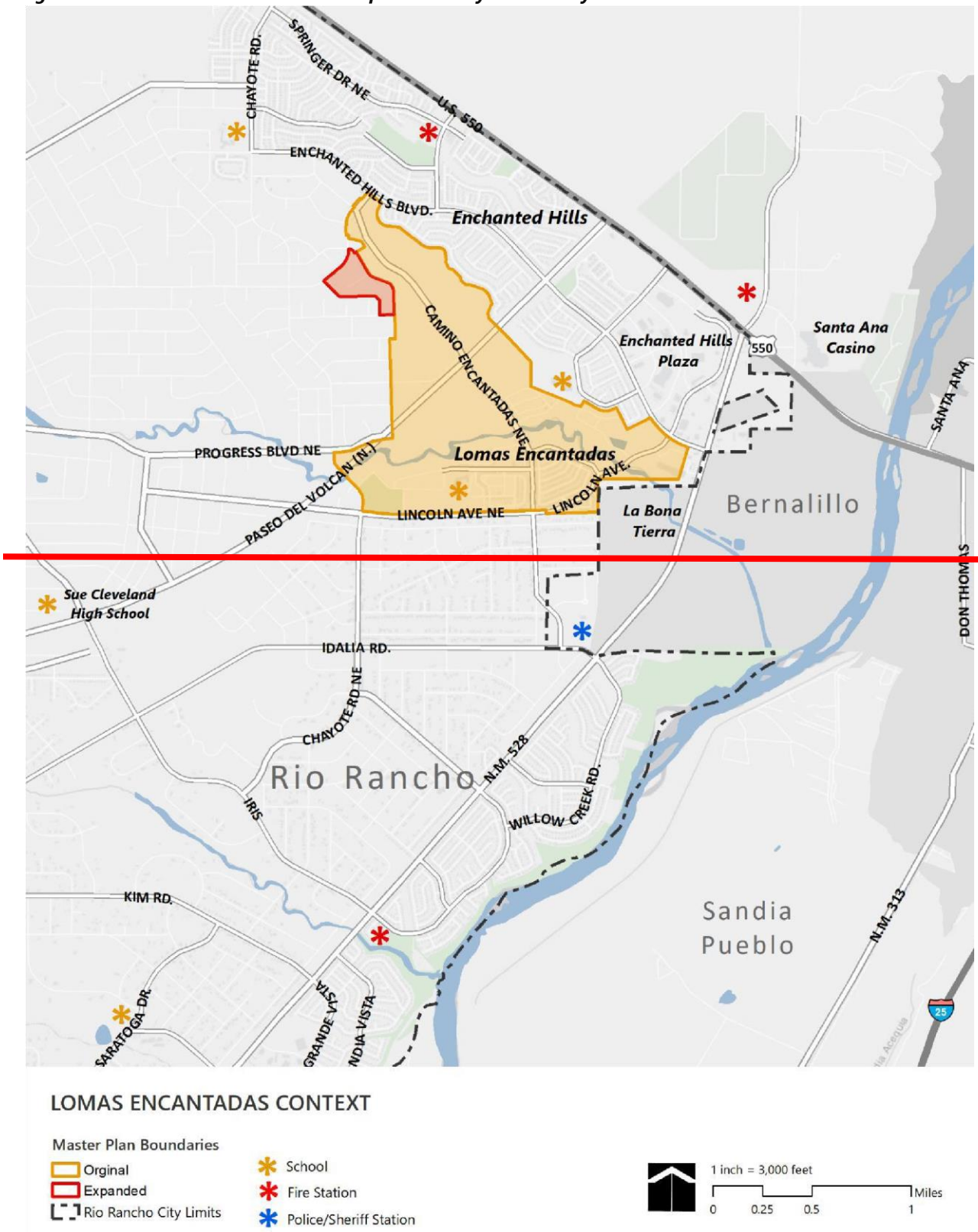
INTRODUCTION

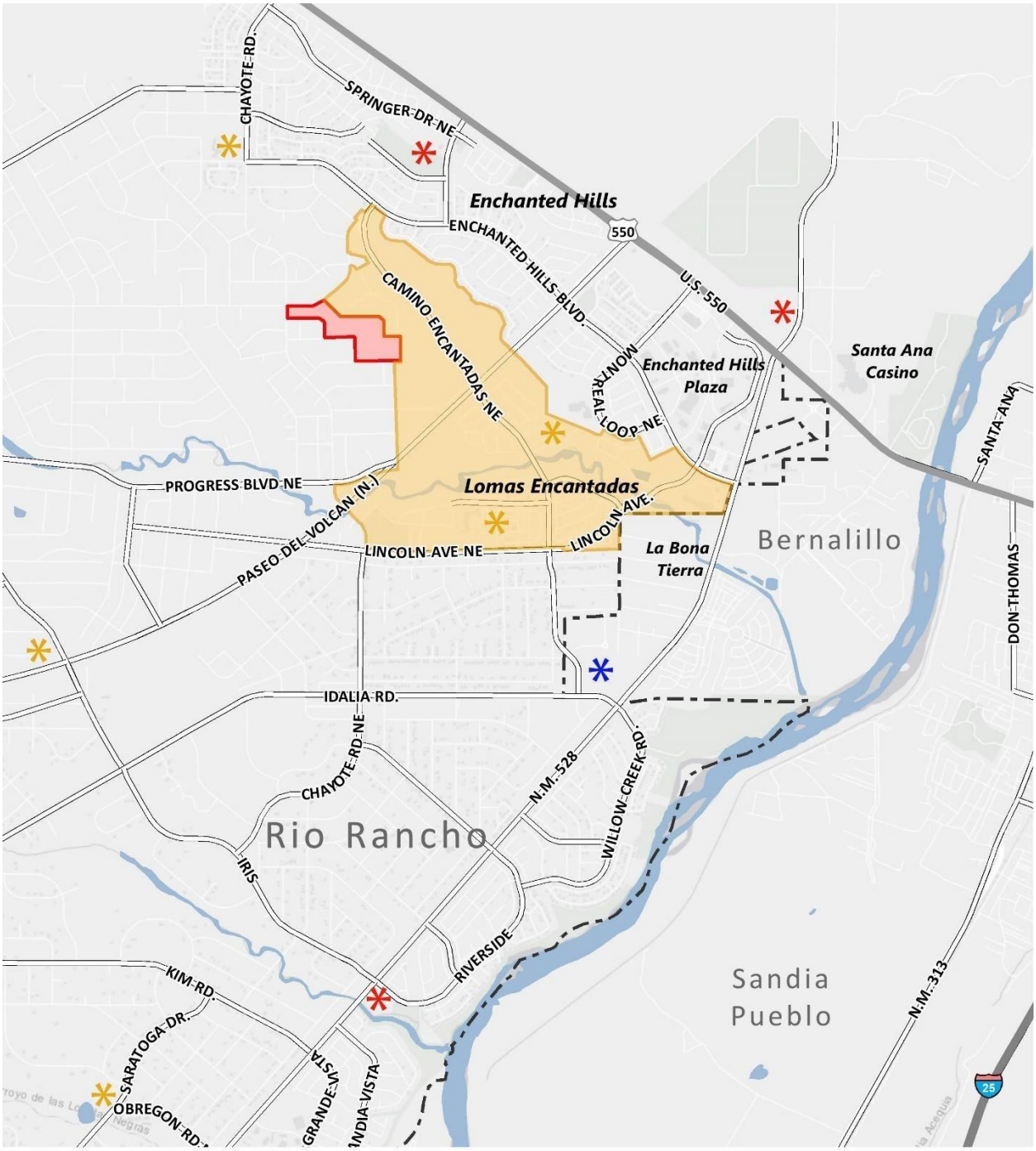
Lomas Encantadas (formerly known as Enchanted Hills South) is designed as a mixed-use, predominantly residential, master-planned community in northern Rio Rancho. The ~~840~~ 890.91 -acre master plan area is bounded, generally, on the north by the established Enchanted Hills community, on the west by Chayote Road, on the south by Lincoln Road, and on east by NM 528 (see ***FIGURE 1*** below).

This document is a revision to the original Lomas Encantadas Master Plan ~~that was~~ adopted in October 2004 and amended in February 2020. This revision includes an expansion of the planning boundaries to include additional lots in Block 155 and Block 158, Unit 20 of Rio Rancho Estates; a revision to the conceptual drainage master plan; an update of the land use plan; proposed changes to zoning for undeveloped portions of the planning area; and updates to the existing conditions sections to reflect development that has occurred since the Plan was first adopted. As an updated Master Plan, this document supports numerous goals and policies of the City of Rio Rancho's 2010 Comprehensive Plan, amended in 2015 and seeks to continue to develop Lomas Encantadas as one of Rio Rancho's most livable communities.

Overall, the Lomas Encantadas Master Plan seeks to enable the orderly development of the Lomas Encantadas Planning Area, by planning for the development of the urban infrastructure necessary to address site drainage and runoff issues, transportation needs, and other infrastructure needs. The Plan's approach has been tailored to the area's unique physical characteristics and will lead to the development of an attractive community for future residents.

Figure 1. Lomas Encantadas Location Map and Nearby Community Facilities





LOMAS ENCANTADAS CONTEXT

Master Plan Boundary

- Original
- Expanded
- Rio Rancho City Limits
- School
- Fire Station
- Police/Sheriff Station

1 inch = 3,000 feet

Miles: 0 0.25 0.5 1

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Planning Process & History

The planning process for Lomas Encantadas began in 1993 with the annexation of the area by the City of Rio Rancho (Resolution 160, Enactment 93-153) and the adoption of a Master Plan for the entire Enchanted Hills neighborhood. The Enchanted Hills Master Plan rezoned the Lomas Encantadas area to R-1 and included approximately 30 acres of open space along the Venada Arroyo. While that Master Plan was sufficient for the initial development of Enchanted Hills, it was not specifically developed or detailed enough to provide planning guidance for the area now known as Lomas Encantadas.

In 1996, Community Sciences Corporation (CSC) was hired by AMREP Southwest, Inc. to provide recommendations for lot configurations, serviceability by utilities, and a general strategy of implementation. That study concentrated on major arterial roads and the feasibility of creating either "large lot" subdivisions or the development of conventional single-family homes at an approximate density of 3 dwelling units (DUs) per acre.

In 1999, CSC was again retained to analyze the cost of alternative land use scenarios. At the time, the lowest density zoning district allowed in the City of Rio Rancho was R-1. Due to the existing zoning and the extreme costs for grading, drainage, and arroyo treatment, development was deemed infeasible at that time.

In 2001, the City's Integrated Comprehensive Plan (ICP) was adopted, providing general guidelines for the City of Rio Rancho. The ICP recognized the Enchanted Hills area as an existing "Level 4" Master Plan and a development growth node, which set the framework for more detailed planning and subsequent development activities. Shortly afterwards, the City of Rio Rancho approved amendments to the zoning code that created more zoning districts and general flexibility in the types and density of housing that could be developed.

Beginning in 2001, Huitt Zollars, Inc. was retained to review generalized land use, roadway connections, and to devise a strategy for drainage management that would work in conjunction with the goals and objectives of SSCAFCA. Following the development of a Master Drainage Plan for the area, Huitt Zollars, in conjunction with CSC and AMREP Southwest, Inc., developed the original Master Plan for Lomas Encantadas, which was adopted in 2004. The previous version of this plan laid the foundation for subsequent re-platting of AMREP Southwest properties. This in turn led to the rezoning of the southeastern half of the planning area, the construction of infrastructure and roadways, and the eventual development of several planned subdivisions. The overall proposed density was also increased slightly from the original land use plan developed in 1996.

A fiscal impact study was performed for the original 1993 Enchanted Hills Plan and was updated for the 2004 Lomas Encantadas Plan. The 2004 fiscal impact study found that the development of Lomas Encantadas would have a positive impact on the City's General Fund when accounting for increased property taxes, construction gross receipts, impact fees, and the gross receipts associated with the development of the Enchanted Hills Commerce Center area.

Since the initial adoption of this plan in 2004, much of the southern portion of the planning area (south of Paseo del Volcan) ~~has been~~ re-platted and developed as single-family homes. Other improvements ~~have also been~~were completed, such as the construction of drainage and infrastructure improvements, the construction of new area schools, and the development of new commercial sites along NM 528. Some areas remained undeveloped, to include~~to the~~ south of the Venada Arroyo ~~remains undeveloped~~, as well as the ~~entire~~ majority of the northern half of the planning area (to the northwest of Paseo del Volcan)~~,~~ ~~which has not yet been developed.~~

The initial adoption of this plan in 2004, the Lomas Encantadas Master Plan included an estimated 810 acres.

The Master Plan Amendment in 2020 included a west expansion on the northern half of the planning area (north of Paseo del Volcan), which added 32 acres that include parcels, ROW, and arroyo totaling roughly 842 acres but reported as 840 acres in the document. A zoning map amendment was completed for both sides of Camino Encantadas north of Paseo del Volcan, plus the expansion area. East of Camino Encantadas the zoning changed from a combined Open Space (OS) and R-1 to solely R-1. West of Camino Encantadas and the expansion area changed from R-1 to R-4. The Master Plan continues to utilize open space to comply with the existing Unit 20 Master Plan, vegetation and landform preservation between Lomas Encantadas and Enchanted Hills.

In 2024, the City of Rio Rancho updated the Lomas Encantadas Master Plan boundary to extend past Plaza @ Enchanted Hills, to include the commercial uses that run along Pat D'Arco Highway. The new boundary increased the Lomas Encantadas total acreage by 8.14 acres to 850.14 acres.

In 2025, Lomas Encantadas Amendment expanded the boundary south 38.08 acres to include 66 parcels and including the ROW the total expansion equals 40.77 acres. The Lomas Encantadas Master Plan boundary includes 890.9 acres.

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GOALS & POLICY GUIDANCE

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

Antiquated Platting

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

- **GOAL A-1:** Eliminate antiquated platting with 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.

The adopted Master Plan laid the groundwork to consolidate and re-plat prematurely developed lots in the planning area. This has led to the successful development of several new subdivisions since 2004. This plan update continues to address the issue of antiquated platting by adding additional lots within the expanded planning area to be consolidated within the revised planning boundaries and by proposing ~~a new illustrative lot layout~~new land uses, which dictates housing density ~~-~~for the undeveloped northern portions of the site.

Natural Environment

As described in other chapters, the Master Plan seeks to preserve and enhance natural features whenever possible, especially regarding open space, natural drainage, and water use. The Plan furthers the following Comprehensive Plan goals and policies:

- **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.
- **POLICY CON-12:** Develop and protect a public open space network.

The drainage plan for the undeveloped northern portions of Lomas Encantadas (as outlined in the ***CONCEPTUAL DRAINAGE PLAN CHAPTER)*** is designed to create a ~~series of smaller scale "micro-parks"~~ retention ponds that will address water quality and runoff issues within the northern portion of the planning area. These ~~microparks~~ retention ponds will be part of the larger storm water management system that seeks to protect open space areas and connect community amenities together. Overall, open space accounts for about ~~17.5~~ 16.6% of the planning area, which meets a need to provide both recreation opportunities while preserving the natural environment. ~~In addition, the Master Plan meets new Federal requirements that are part of Section 404 of the Clean Water Act.~~

Land Use

As described in the ***LAND USE CHAPTER***, much of the planning area is proposed to be medium density single-family residential, with additional land set aside for parks, open space, and trails. The proposed land use furthers the following Comprehensive Plan goals and policies:

- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- **GOAL L-3:** Maintain a balance of land uses throughout the City.
- **POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- **POLICY L-3:** Promote and support development that incorporates walkability.

As stated above, the Plan promotes the consolidation of existing lots and the development of new residential subdivisions that establish a community character. The site includes several internal trails and open space areas that promote walkability. The site is also well located for new residential development given to the proximity to large regional job centers and growth nodes, including V. Sue Cleveland High School, the Enchanted Hills Commerce Center, UNM Sandoval Regional Medical Center, and the City Center area. Several other sections of the plan address specific land use-related elements, including circulation, building location, lot layouts, trails, and building design.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The City is once again poised to grow, which will require the development of a variety of new neighborhoods for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- **GOAL PH-2:** Maintain the strength, vitality, and stability of all residential neighborhoods and types.
- **GOAL PH-3:** Promote a variety of housing types to meet the needs of all members of the community.
- **GOAL PH-4:** To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.

Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build out. The development of these homes will provide additional housing options for families in Rio Rancho with a variety of incomes. In addition, the plan supports the development of new commuter-friendly subdivisions that include quality community amenities such as parks, open space areas, trails, and connections to transit. The Rio Rancho Affordable Housing Plan prescribes the benefits of providing various housing prices for entry level employees and support staff who earn lower wages.

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 neighborhood traffic. An updated transportation plan and traffic impact assessment (included within the ***TRANSPORTATION CHAPTER***) support many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-1:** Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's economy.

- **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.
- **GOAL TR-3:** A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- **POLICY TR-9:** Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property.
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in Lomas Encantadas will be constructed to respect surrounding land uses and meet local and state design requirements. An updated trip generation study was performed to ensure that increased trips from residential development do not negatively impact level of service on adjacent roadways. In addition, this Plan outlines ~~key~~ local pedestrian and~~,~~ bicycle, ~~and transit~~ connections that connect to a larger regional transportation network. Additional planning for future roadways will be planned in coordination with the City during the time of subdivision platting.

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). This Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The ***INFRASTRUCTURE CHAPTER*** of this plan outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized. This plan builds on the existing infrastructure development that has occurred since the Plan was first adopted in 2004 and seeks to adequately meet the future demand as the northern portion of the planning area begins to develop. The site is located next to existing water service lines that run along Camino Encantadas NE, Enchanted Hills Boulevard, and Paseo del Volcan. Sanitary sewer lines are also available along Camino Encantadas and can be extended to serve future subdivisions north of Paseo del Volcan. Development in this area will create contiguous growth next to identified growth areas adjacent to Enchanted Hills and Paseo del Volcan.

Parks and Recreation

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

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- **GOAL PR-2:** Be responsive to the recreational needs of the community.
- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

Lomas Encantadas will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently ~~4~~ 3 acres of park space per 1,000 residents). Approximately 60 acres of parks will be provided, spread across eight developer dedicated parks and the existing Cibola Little League Fields and associated park area recently purchased by the City of Rio Rancho. In addition, the Master Plan proposes an integrated system of trails that will connect to regional trail facilities identified in the City's Bicycle and Pedestrian Transportation Master Plan.

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. Lomas Encantadas 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-2:** Create traditional neighborhood patterns that support a sense of place.
- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.

Design features in Lomas Encantadas help establish a community identity through a system of trails, open space, park space, design standards (see ***DEVELOPMENT CRITERIA***), that integrate with the larger regional landscape. In addition, the proposed residential subdivisions will seek to create distinct neighborhoods that support a sense of place.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract additional employers. In addition, the City has sought to increase the amount of local retail opportunities within Rio Rancho, as well as expand the overall tax base.

- **GOAL EDP-3:** Enhance the tax base.
- **GOAL EDP-4:** Improve the quality of life.

Ongoing residential development in Lomas Encantadas will expand the City's tax base through increased property taxes, gross receipt taxes from construction, and through spending by new residents.

Population

The estimated population of Lomas Encantadas in 2018 was 1,750 residents spread among 625 households[1]. 1 The population has almost doubled since 2010, when the population was 926 residents (89% growth since 2010). Including the remaining undeveloped areas in Lomas Encantadas, the entire Master Plan Area is planned to include up to ~~2,500~~ 2,330 single family dwelling units and approximately 120 multi-family units. Given the ~~2018~~2022 average household size (2.~~8~~77)[2] and vacancy rate (~~7~~2.3%) in Rio Rancho, Lomas Encantadas is expected to support a total population of approximately 6,000 to 7,000 residents after full build-out.

Topography

The primary topographical features within Lomas Encantadas are the two low-lying drainage channels that make up the Venada Arroyo. The main branch of the Venada Arroyo flows easterly, beginning near the western planning boundary and Paseo del Volcan and exiting the site at the La Bona Tierra Subdivision and NM 528. A smaller, secondary branch of the Venada Arroyo flows southward from the northern boundary of the planning area into a culvert at Paseo del Volcan ~~and then connects~~. Then it connects to the main channel through an outfall near Quintana Place NE. This channel roughly follows the future alignment (currently unconstructed) of Camino Encantadas NE to the north of Paseo del Volcan. While secondary to the main branch, construction near this northern tributary will require careful attention for erosion, lateral migration, development constraints, and stormwater management. In addition, the primary drainage diversion in Enchanted Hills (Encantado Channel) intercepts stormwater runoff and carries flows to an existing ponding area near Paseo del Volcan.

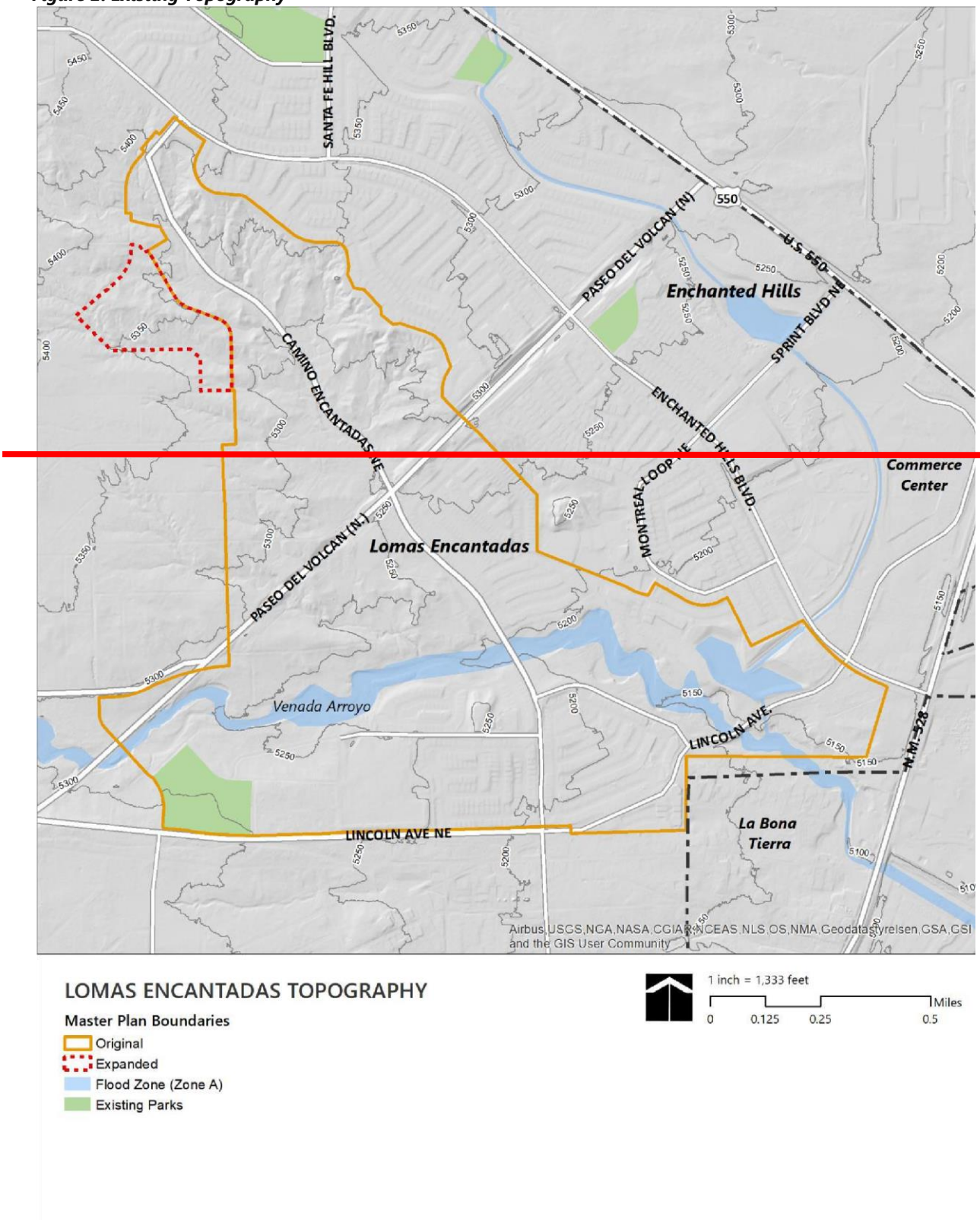
Most of the developed portions of Lomas Encantadas are relatively flat, with grades between 1% and 5%. About half of the undeveloped areas in the southeastern portions of the planning area have been massgraded to support eventual re-platting and construction. The undeveloped northwestern side of the planning area has steeper grades and has not been mass graded. Along the western side of Lomas Encantadas, the bluff area between the existing development of Enchanted Hills and northeast planning boundary contain steep grades. The drainage pattern formed by stormwater runoff in this area contributes to the two branches of the Venada Arroyo and creates a development challenge. This drainage area was originally zoned as open space for ongoing preservation and this plan continues to maintain an open space buffer along this edge as described later in the plan.

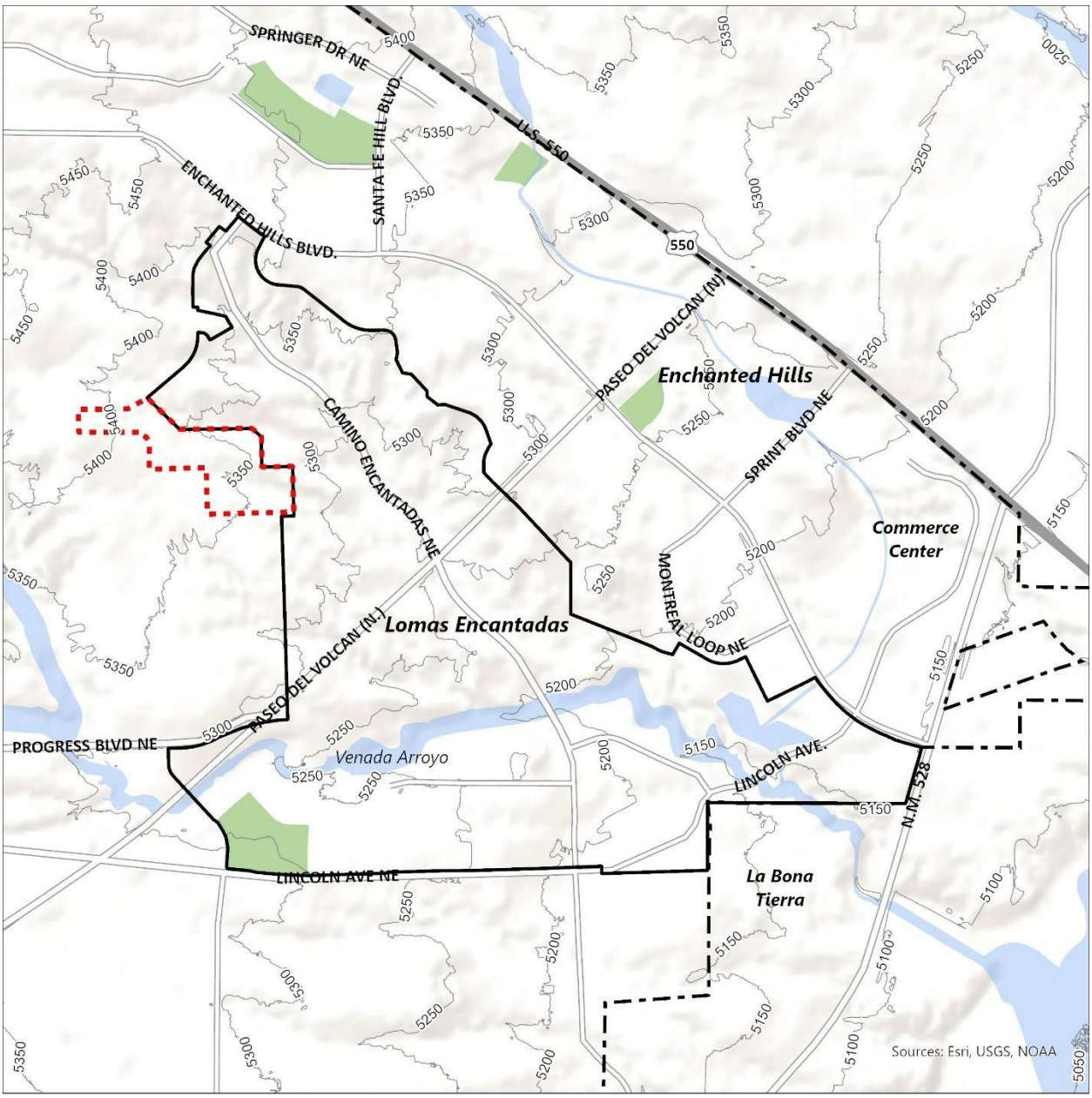
[1] ESRI Business Analyst Data, 2018

[2] Census Bureau, ACS 2022 5-year Estimates

Existing Topography of Undeveloped Portion of the Planning Area North of Paseo del Volcan

Figure 2. Existing Topography





LOMAS ENCANTADAS TOPOGRAPHY

Master Plan Boundary

- Original
- Expanded
- Flood Zone (Zone A)
- Existing Parks

1:20,000

0 0.15 0.3 0.6 Miles

Vegetation

The most noticeable characteristic about vegetation within northern Rio Rancho is the variety of grass species, which include a total of 17 identified species of grasses. Other vegetation in the planning area consists of smaller shrub and small tree species typical to this climate including one-seed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and several forms of cacti, among others:

Grasses

- Blue, Black, Hairy and Side oats Gama;
- Galleta;
- Indian Rice grass;
- Squirrel Tail;
- Vine-Mesquite;
- Three (3) Drop seed grasses;
- Three-awn;
- Fluff grass;
- Little Bluestem;
- Ring Muhly;
- Prairie Sage;
- Antelope Sage;
- Dyssodia;
- Silvery Sophora;
- White Prairie Clover;
- Globe Mallow;
- Prairie Evening Primrose;
- Lavenderleaf Sundrops;
- Yellow Hiddenflower;

Herbaceous plants

- Wormwood;
- Scapose Bitterweed;
- Fendler Bladder pod;
- Spectacle Pod;
- Bastard Toadflax;
- Gaura;
- Stemless Evening Primrose;
- Carpet Phlox;
- Bow-Nut Cryptantha;

Dominate Trees

- One-seed Juniper;
- Cedar (scrub);
- Pinon;

Cacti

- New Mexican Beehive;
- Club Challa;
- Prickly Pear (4 different varieties min.);
- Sclerocactus;
- Claret Cup;
- Tree Cholla;

Shrubs and Sub-Shrubs

- Snakeweed;
- Dwarf Chamisa;
- Apache-plume;
- Threadleaf;
- Sage;
- Black Sage;
- Wormwood;
- Joint fir;
- Blackfoot Daisy;
- Skunkbrush;
- Winterfat;
- Dune Broom;
- Soapweed Yucca;
- Wild Buckwheat;
- Mountain Mahogany;
- Feather Dalea;
- Banana Yucca;
- Four-wing Saltbrush;

Wildlife

According to the State of New Mexico Game and Fish Department's, Biota Information System of New Mexico (BISONM), there are no endangered or threatened species that inhabit the site.

Cultural Resources

A cultural resources inventory was performed for the original draft of this plan in 2004. At the time, reports indicated that some areas of Lomas Encantadas contained archaeological artifacts representing mostly surface use areas by early pueblo tribes. While important, none of these sites indicated the presence of subsurface pueblos, kivas, or other cultural resources that would require extensive mitigation or excavation. Since 2004, development of the lots in Lomas Encantadas has resulted in the proper removal of any remaining shards, remnants, and/or use-areas that remained.

Open Space

Lomas Encantadas has approximately ~~150~~157 acres of open space land including approximately ~~120~~112 acres along the Venada Arroyo. In addition, ~~over 30~~ just under 37 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development (see Figure 5).

In addition to the topographic constraints of Lomas Encantadas, the City of Rio Rancho indicated in the Master Plan for Enchanted Hills that a minimum of ~~30~~36.8 acres of open space be preserved. This preservation is intended to maintain the natural vegetation on the northwestern portion of Enchanted Hills where there is a higher concentration of vegetative cover than is found in other areas of Rio Rancho. ~~Lomas Encantadas has approximately 150 acres of open space land including approximately 120 acres along the Venada Arroyo. In addition, over 30 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development.~~

Open Space along the Venada Arroyo

Adjacent Land Uses

To the northeast of Lomas Encantadas is Enchanted Hills, a large master planned community consisting of several thousand homes on land zoned R-1 and Special Use (SU). The Enchanted Hills community is an established growth node for the City. Residential units 1-14 (platted and approved) constitute the initial residential portion together with the "Enchanted Hills Commerce Center." In accordance with the early Master Plan for the area adopted in 1993, the direction has been set for an integration of employment and housing within proximity to employment centers. Although primarily residential, other land uses within Enchanted Hills include commercial and industrial uses, park land, and an existing elementary school site with open space buffering. A considerable portion (200 acres) of the development of Enchanted Hills is zoned for commercial, industrial, and other non-residential uses.

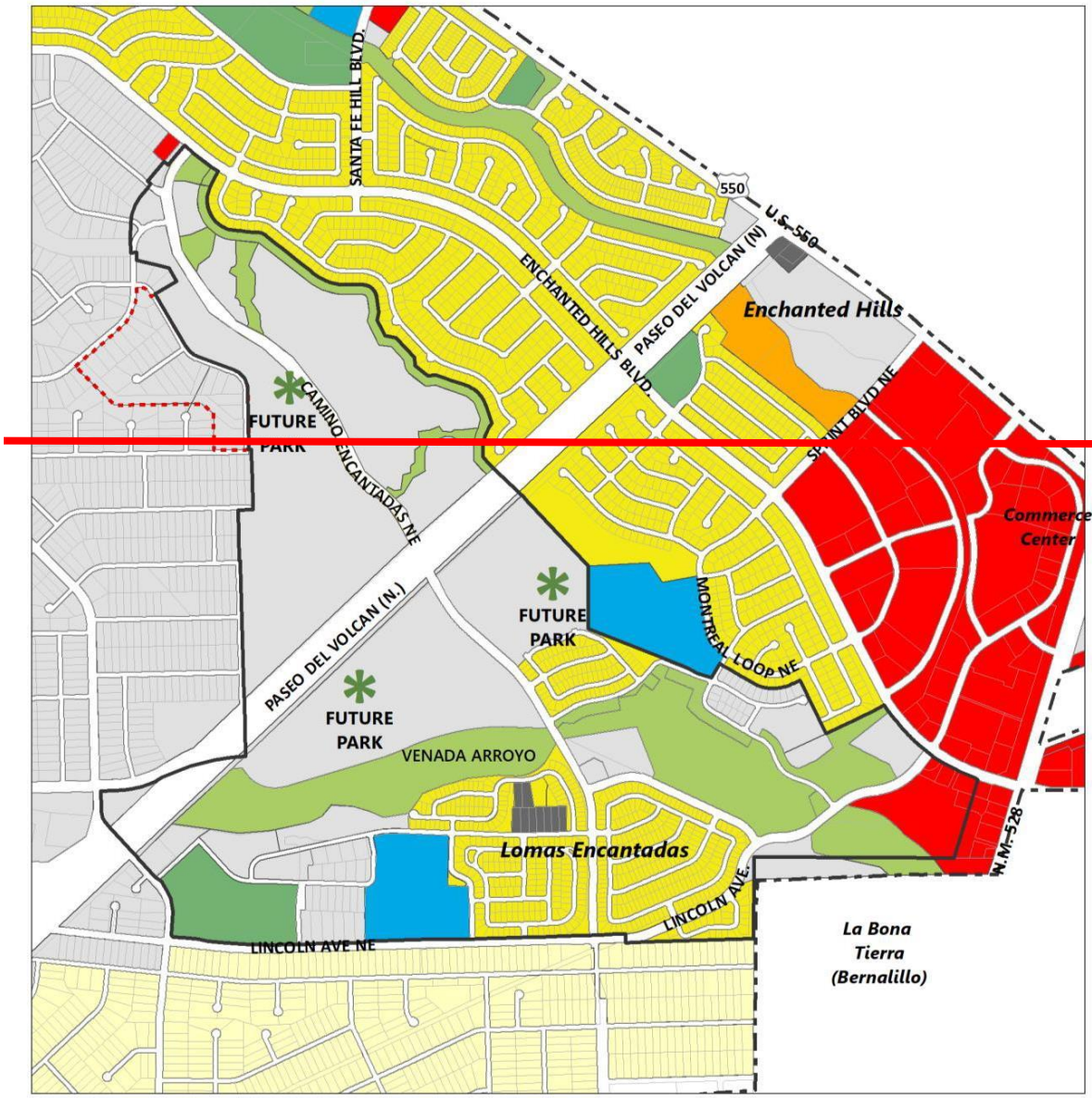
Immediately southeast of Lomas Encantadas, fronting NM 528, is a previously platted development known as La Bona Tierra Subdivision, within the Town of Bernalillo. This development is comprised of dirt roads, mobile homes, a building truss manufacturing facility, and mixed-use properties. The principal impact of this area on the Lomas Encantadas Master Plan involves the connectivity challenges with existing platted City of Rio Rancho roadways, and managing drainage flows from the main branch of the Venada Arroyo that discharges through culverts under NM 528.

Lands to the south and southeast of the planning boundary are primarily low-density residential uses, with a combination of large lot custom homes and undeveloped parcels. Areas to the immediate west and northwest are undeveloped, and zoned R-1.

~~Existing Zoning~~

~~Existing zoning in Lomas Encantadas consists of R-1 (single family residential), R-4 (single family residential), R-6 (multi-family residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004. Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1, but a zone map amendment request has been submitted to rezone this portion to R-4 and R-2, following the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two currently undeveloped locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.~~

Figure 3. Existing Land Use



LOMAS ENCANTADAS EXISTING LAND USE

Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant/Future Planning Area

Master Plan Boundaries

- Original
- Expanded

0 0.125 0.25 0.5 Miles

LOMAS ENCANTADAS EXISTING LAND USE

LandUse
- Low Density
- Medium Density
- High Density
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant

Master Plan Boundary
- Original Boundary
- Expansion Area
- Proposed Park
- Existing Park
- Existing School

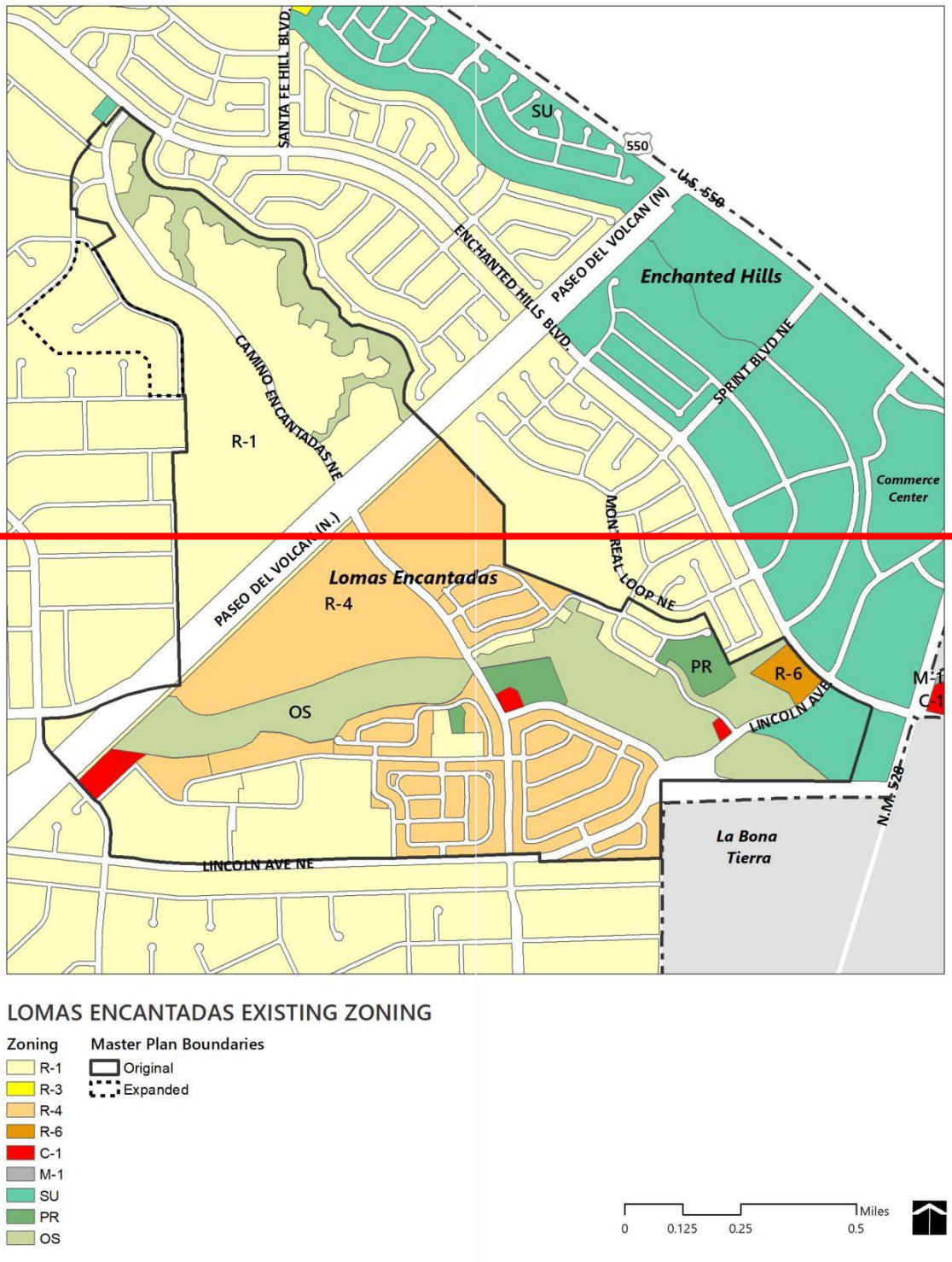
1 inch = 1,333 feet

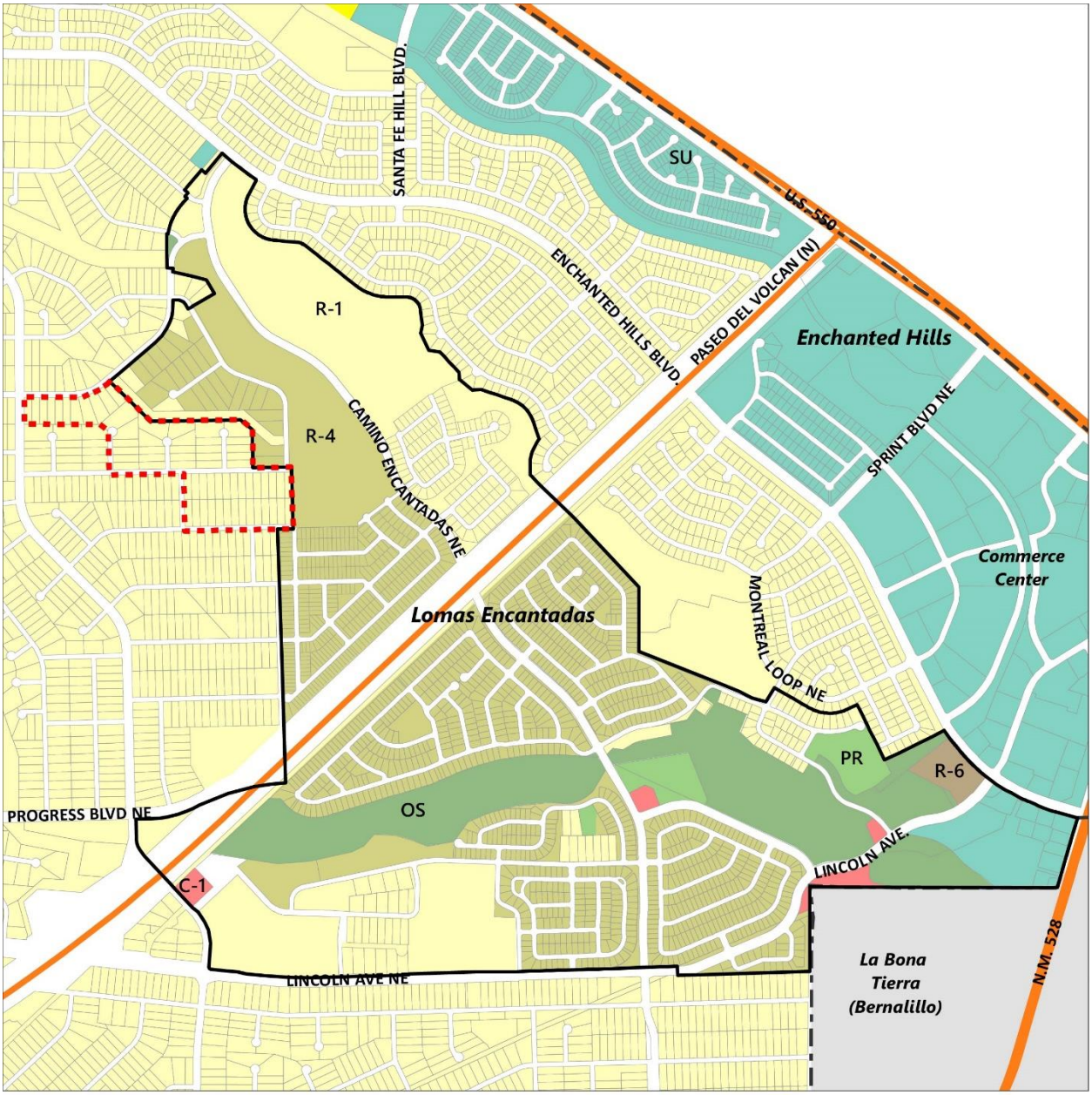
Miles: 0 0.125 0.25 0.5

Existing Zoning

Existing zoning in Lomas Encantadas consists of R-1 (single family residential), R-4 (single family residential), R-6 (multi-family residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004. Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1~~, but a zone map amendment request has been submitted to rezone this portion to~~ and ~~-~~R-4~~ and R-2~~ to~~, following~~ follow the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two ~~currently undeveloped~~ locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.

Figure 4. Existing Zoning





LOMAS ENCANTADAS EXISTING ZONING

Zoning

- R-1
- R-3
- R-4
- R-6
- C-1
- SU
- PR
- OS

Master Plan Boundary

- Original
- Expanded

1 inch = 1,334 feet

0 0.125 0.25 0.5 Miles

Proposed Zoning & Density

Proposed land use and zoning districts within Lomas Encantadas will continue to consist primarily of residential uses, with a small increase in density from the zoning approved in the 2004 version of this Plan. Instead of the three different types of R-1 zoning included in the 2004 Plan ("Terrain Fitted," "Estate," and "Standard"), the proposed land use and zoning districts are simplified to include R-1, ~~R-2,~~ R-4, and R-6 as described below:

Residential

R-1 **Low Density Single Family Residential**

Lot Density: 2 to 5 dwelling units per acre.
Zoning: R-1
Description: Single-family residential dwellings and associated uses. These areas include R1 zoned land to the north of Lincoln Avenue near Sandia Vista Elementary School and along Aldan Drive NE.

R-1, R-2, and R-4 **Medium Density Single Family Residential**

Lot Density: 4 to 6 dwelling units per acre
Zoning: R-1, R-2, and R-4
Description: Single-family residential dwellings and associated uses on medium sized lots. These areas include the existing developed neighborhoods south of Paseo del Volcan and areas designated to the northwest of Paseo del Volcan that encompass the currently undeveloped portion of Lomas Encantadas.

R-6 **High Density Multi-Family Residential**

Lot Density: 10 to 25 dwelling units per acre.
Zoning: R-6
Description: High-density multi-family residential. These areas are limited to a single parcel at the intersection of Lincoln Avenue and Enchanted Hills Boulevard.

Commercial

C-1 **Commercial**

Use Allowance: All uses allowed in C-1 district subject to zoning district limitations.

Open Space & Parks

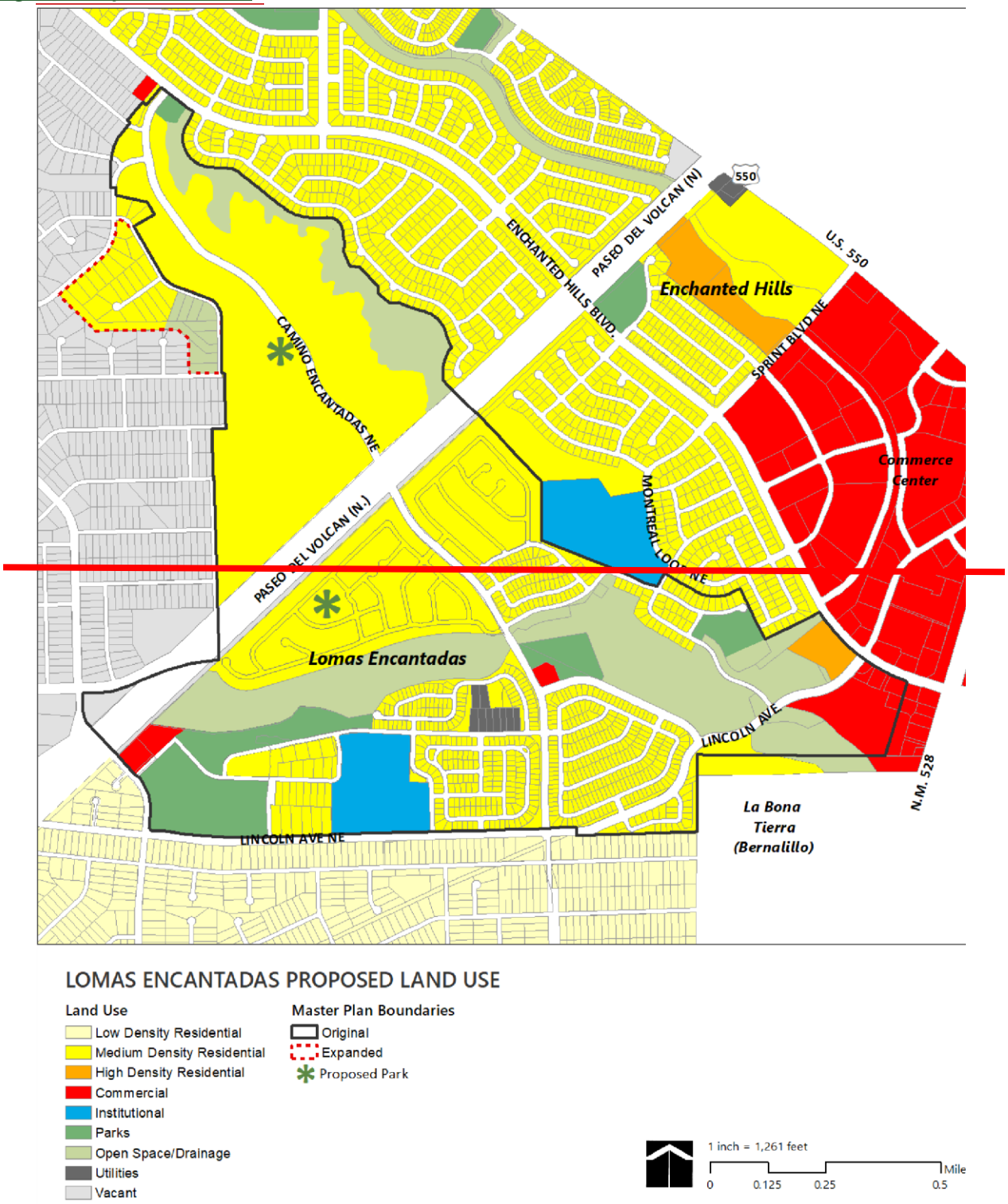
OS **Open Space**

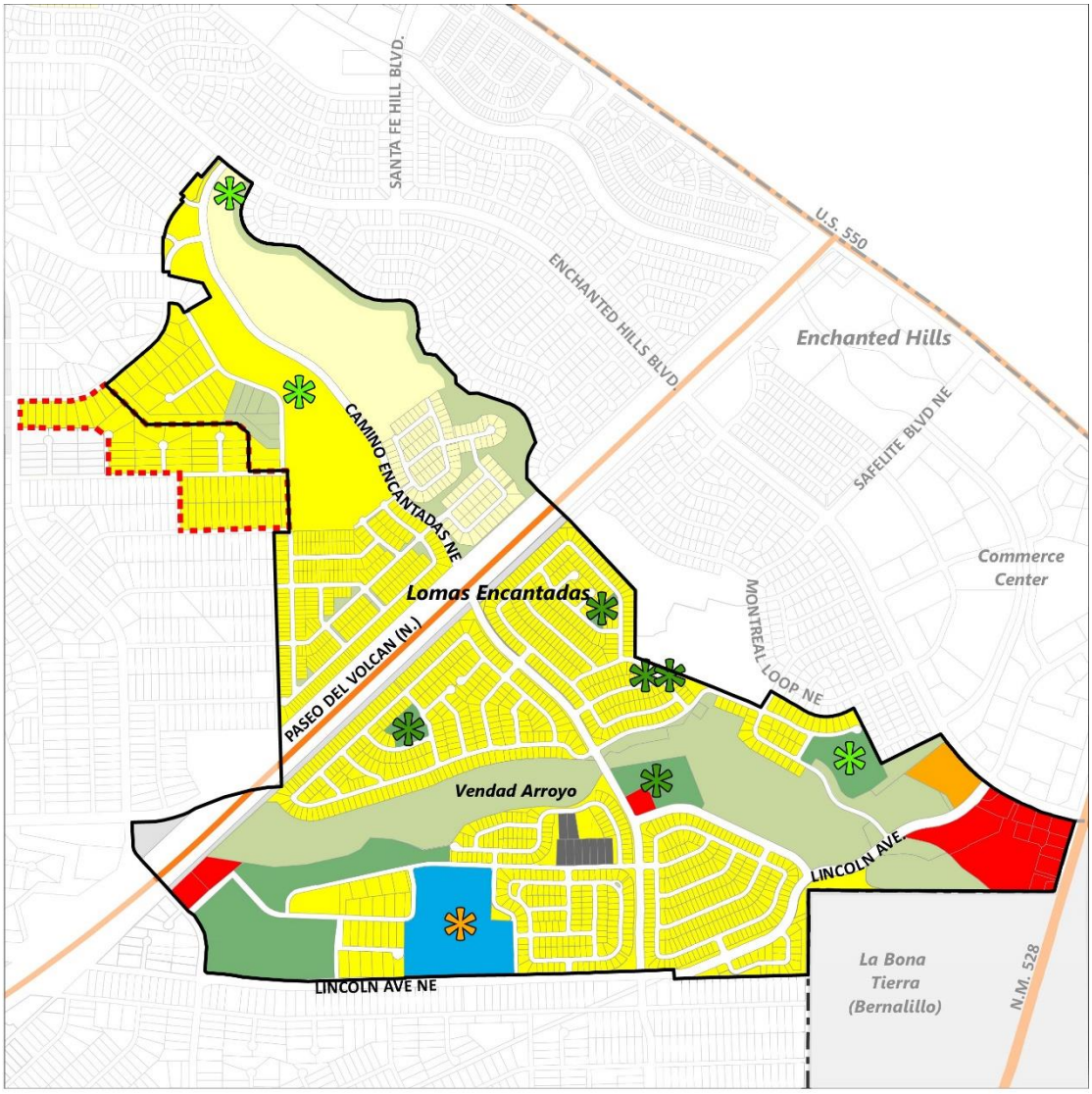
Use Allowance: All uses allowed in OS district subject to zoning district limitations.

P~~K~~R **Parks and Recreation**

Use Allowance: All uses allowed in PK district subject to zoning district limitations.

Figure 5. Proposed Land Use





LOMAS ENCANTADAS PROPOSED LAND USE - North of Paseo Del Volcan

LandUse
- Low Density
- Medium Density
- High Density
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant

Master Plan Boundary
- Original
- Expansion Area
- Proposed Park
- Existing Park
- Existing School

1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

The area south of Paseo del Volcan has largely developed under the 2004 Master Plan, and this revised plan does not propose additional changes to those areas. The primary changes are proposed to the north of Paseo del Volcan where the original 2004 plan resulted in R-1 zoning. ~~and this revision expands the plan boundary. The revised land use plan also identifies additional residential density that supports needed drainage and infrastructure improvements. The following table highlights the differences between the~~

~~estimated dwelling units available in this area according to the 2004 zoning and the anticipated number of dwelling units based on the increased density contemplated by this revised plan:~~

Table 1. Overview of Estimated Number of Housing Units ~~North of Paseo del Volcan~~

LAND USE	TOTAL ACRES	~~ESTIMATED R-1 UNITS (4.5 DUs/ACRE)~~	ANTICIPATED UNITS ~~(5.5 DUs/ACRE)~~
North of Camino Encantadas	~~66~~ 224.5	~~301~~	~~363~~ 962
South of Camino Encantadas	~~100~~ 468.1	~~450~~	~~550~~ 1,174
Expansion Area	~~32~~ 40.8	~~144~~	~~176~~ 199
Open Space & Drainage (OS)	~~36~~ 157.2	~~N/A~~	N/A
Totals	**~~234~~ 890.9**	**~~895~~**	**~~1089~~ 2,330**

In 2020, the Master Plan Amendment included a zone change from R-1 to R-4 to the existing the planning area north of Paseo de Volcan and the expansion area. The 32.3 acres expansion area to the west was zoned R-1 and rezoned as R-4. This amounts to a 22.2 increase in residential dwellings in the area based on the revised land use plan. The changed zoning increased the potential number of households to approximately 178 dwellings compared to the 145 that could be developed under R-1 zoning. As discussed in more detail elsewhere in the plan, there are approximately 36.8 acres of land preserved for open space buffer between Lomas Encantadas and Enchanted Hills, zoned for R-1. The 36.8 acres will be reconfigured under the revised plan to provide an enhanced buffer to existing residences in Enchanted Hills, (see Figure 5). Approximately 8 acres of open space is provided for a drainage pond but shall remain zoned R-4. The 112.4 acres of open space within the Venada Arroyo ensures that the average open space provided remains consistent with prior approvals and exceeds the minimums desired by the City of Rio Rancho.

In 2025, the Master Plan Amendment included an expansion of 40.8 acres to the west and north of Paseo del Volcano. This 40.8-acre expansion under R-1 zoning allowed 4.5 dwelling units per acre and was able to increase to 5.5 dwelling acres through a zoning map amendment from R-1 to R-4. The full build-out will consist of 2,340 units (see Table 1). This takes into consideration roadway circulation, open space, and drainage.

Figure 6. Proposed Zoning

LOMAS ENCANTADAS PROPOSED ZONING

Zoning	Master Plan Boundary
R-1	Original
R-4	Expansion Area
R-6	
C-1	
SU	
PR	
OS	

1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

City of Rio Rancho Design Standards

Design guidelines and Covenants, Conditions and Restrictions (CC&Rs) for Lomas Encantadas were established by the Master Developer coincidentally with the approval of the Lomas Encantadas Master Plan in 2004. Subsequent modifications to the CC&Rs are to be made by the Master Developer or each parcel developer for Lomas Encantadas. Residences, buildings, structures, landscaping and other improvements will not be allowed to be constructed or installed on any lot without the prior written approval of the Master Developer or the Architectural Review Committee.

All design guidelines are subject to City codes, ordinances and adopted policies of the City of Rio Rancho. The following are general guidelines for development in Lomas Encantadas, and update the original standards developed for the original adopted plan in 2004.

Landscape Design

Lomas Encantadas' objective is to provide a unique community rich with the preservation and integration of native vegetation and materials that protect the character of the site. This objective provides habitat enhancement and will ultimately reduce the potential water requirements for landscaping within residential developments and open space areas. General guidelines for landscape design include:

- Disturbed areas will require natural re-vegetation;
- Approved plant palette listed in the Standards and Guidelines shall be used on all plant material choices except for interior walled areas;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Site landscaping must be installed in a timely manner and be approved by the Architectural Review Committee for Lomas Encantadas;
- Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas; and
- Water harvesting principles will be employed in public and private detention areas.

Development will repair and restore disturbed land as quickly as possible. Certain situations where disturbed land is along the perimeter or adjacent to open space may require seed mixtures and/or installation methods to restore natural plant densities. Drip irrigation systems may be employed to minimize runoff and evaporation while providing water to natural landscapes. Long-term water requirements will be considered to prevent the destabilization of the soil. In some areas, irrigation will be employed for plant establishment-to be abandoned upon stability of installed drought-tolerant species. All entryway and right-of-way landscaping will be maintained by the Homeowners Association.

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Major Roadways

Lomas Encantadas' roadways have been designed to create a safe, accessible, and multi-modal street network that connect the Master Plan Area to adjacent communities. Major roads within the planning area include Camino Encantadas NE, Paseo del Volcan, and Lincoln Avenue NE. Camino Encantadas is the primary north/south collector roadway through the planning area, which provides access to existing and planned subdivisions. The roadway currently ends at Paseo del Volcan but is planned to extend northward through the Paseo del Volcan underpass and connect to Enchanted Hills Boulevard. Paseo del Volcan is a limited access principal arterial roadway that bisects Lomas Encantadas into southern and northern halves. Direct access to the roadway is limited from Lomas Encantadas, with the nearest access points at US 550 and Iris Road. Lincoln Avenue is planned to extend to the east to Paseo del Volcan in the future as a minor arterial road. Lincoln Avenue NE and Aldan Drive NE provide direct connections to Enchanted Hills. The remaining streets in the planning area are local roads designed to serve the existing and planned residential subdivisions.

Camino Encantadas Roadway Heading North

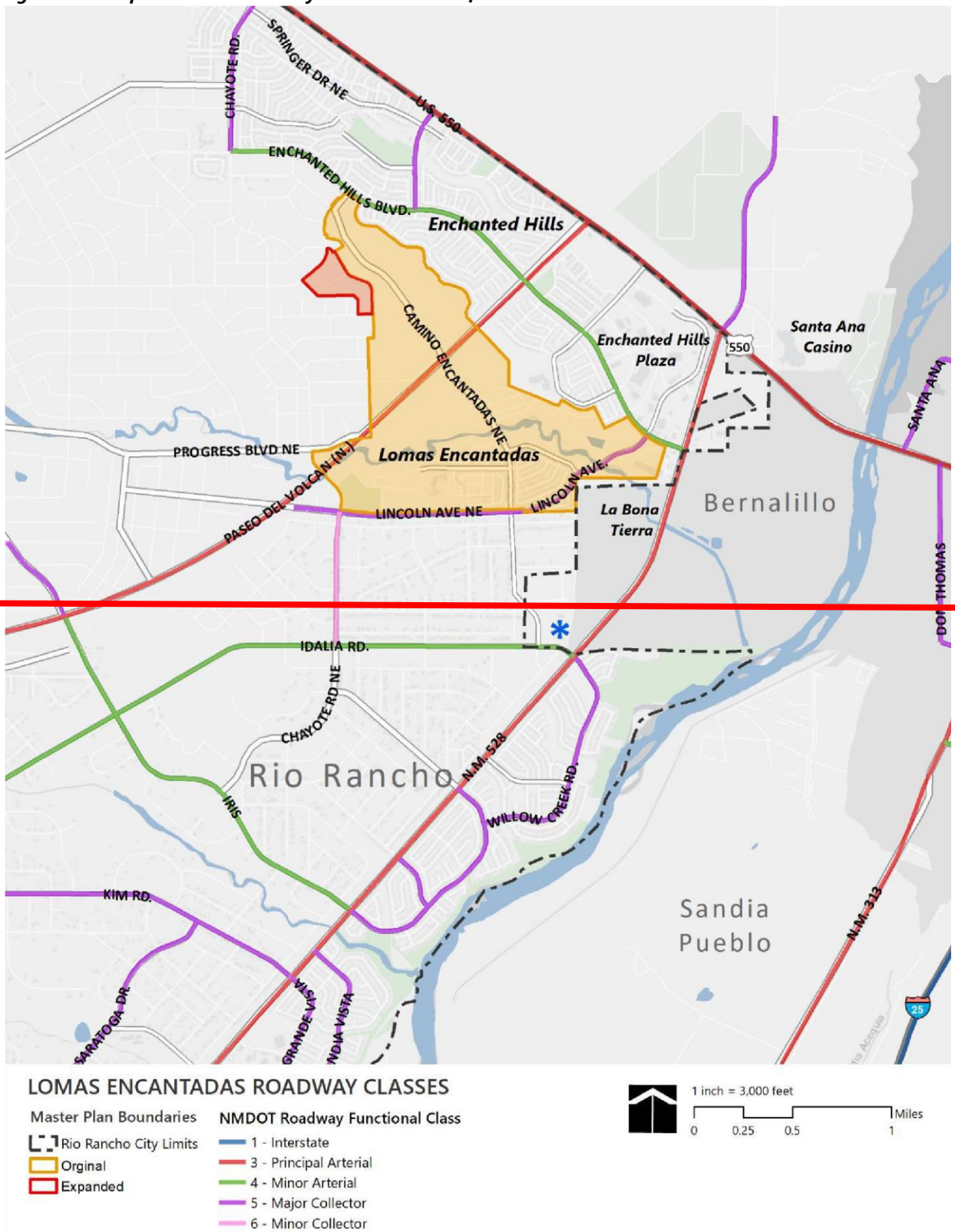
Street Design Guidelines

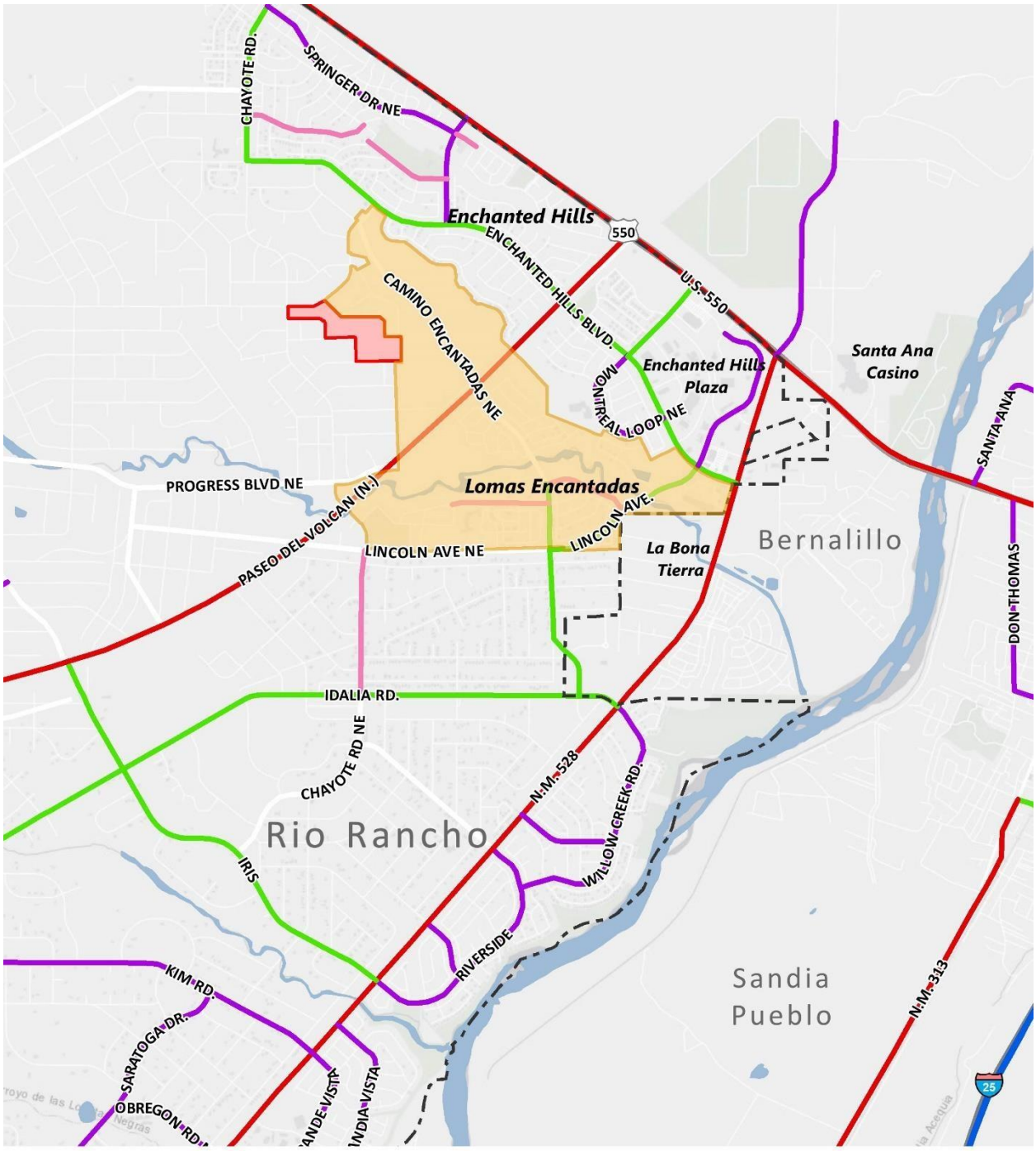
All City of Rio Rancho street design and right-of-way standards will be met except for certain cul-de-sacs which are planned to be greater than 500 feet long. In these cases, the right-of-way will be expanded to 60 feet and the radius of the bulb will be expanded to a 120-foot diameter. It is requested that sidewalks not be required on the side of a street where recreational trails will be installed. Streets within Lomas Encantadas will be constructed by the developer and dedicated to the City of Rio Rancho for maintenance upon completion and acceptance.

Parking

On street parking and parking lots within Lomas Encantadas shall follow the City of Rio Rancho Zoning Ordinance with screened parking lots, which may include low walls, fences and/or landscaped berms. Shared parking opportunities will be provided where feasible for non-residential uses and recreational centers.

Figure 7. Transportation Network by Functional Classification





LOMAS ENCANTADAS ROADWAY CLASSES

Master Plan Boundary
- Original
- Expanded
- Rio Rancho City Limits

NMDOT Roadway Function Class
- Interstate
- Regional Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

1 inch = 3,000 feet

0 0.25 0.5 1 Miles

Drainage Management

There has been a change in the Army Corps of Engineers 404 Permit requirements under the Clean Water Act, which necessitate the creation of a new Drainage Management Plan (DMP) for the undeveloped, northern half of Lomas Encantadas. The revised Drainage Management Plan will incorporate the fundamental drainage management concepts presented in the previously approved "Enchanted Hills South DMP." The revised DMP will include a discussion of the existing and proposed developed drainage patterns for this area and the infrastructure required to convey runoff through existing and planned subdivisions.

The design parameters for drainage management will follow the Venada Arroyo Watershed Management Plan (VEWMP) from November 2002. The VEWMP states that the management strategy for this watershed is to "Manage the watershed to restrict flows in the lower end of the Venada Arroyo to existing facility capacities and approximately existing conditions flow rates. This establishes a watershed management objective of 3100 cfs in the lower reach. This includes the existing NM 528 crossing and the constructed facilities downstream and immediately upstream of NM 528."

The drainage management concept for the updated Lomas Encantadas Master Plan will be guided by four key concepts:

100-Year Peak Flow Management
Storm Water Quality
Offsite Flow Management
Arroyo/Open Space Mitigation

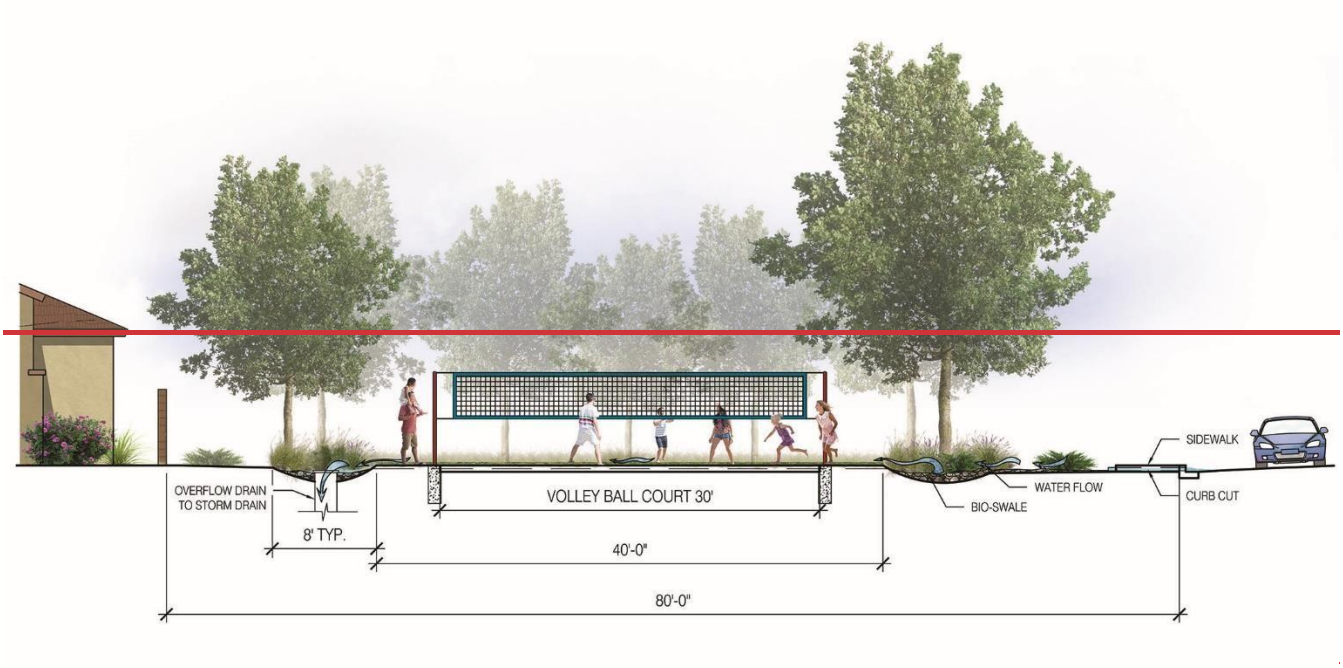
100-Year Peak Flow Management

The backbone drainage infrastructure that will serve the northern portion of Lomas Encantadas has been constructed by the Lomas Encantadas development to date. Large diameter reinforced concrete pipes 7 and 8 feet in diameter have been constructed from the Venada Arroyo outfall northward in the Camino Encantadas Roadway corridor, ending north of the Paseo del Volcan Corridor in order to allow connection and accept flows from the upper portion of Lomas Encantadas. The revised DMP will provide analysis to ensure that the infrastructure can manage the intended design flows per SSCAFCA and City of Rio Rancho drainage policies for the 100-year event flows.

~~Storm Water Quality~~

~~Micro-parks~~Detention ponds ~~with landscaped grassy surfacing will be designed and constructed within~~ each ~~unit of~~ the ~~development~~of the northern planning area. ~~Street surface flows conveyed by curb and gutter will flow into grassy swale areas, which will serve as multi-function micro-parks~~ detention pond to manage stormwater runoff by storing it and releasing it gradually. ~~Each micro-park will feature an activity area, which may include individual standalone activity locations (volleyball courts, tetherball parks, playgrounds) or exercise stations incorporated into neighborhood fitness loops. Storm water quality will be bio-swale oriented and these parks will be maintained by future Homeowners' Association(s). Individual micro-park water quality features are shown in Figure 7 and the plan Appendix. Final locations and design will occur with each unit of development. Bat boxes can be installed at each micro-park to mitigate mosquito populations (a single bat is capable of eating over 1000 mosquitos per night).~~

~~Figure 7. Conceptual Micropark Section Showing Waterflow Through Micropark~~



~~*Note: Graphic is for illustrative purposes only.*~~

~~Offsite Flow Management~~

~~Offsite flows coming into Lomas Encantadas will be mitigated to reduce flowrates and to manage sediment. Designed structures at the incoming arroyos will be designed and detailed with each unit~~.

~~Arroyo/Open Space Mitigation~~

~~Since the Master Plan update process began, the U.S. Army Corps Clean Water Section 404 Individual permit has been renewed and development in Lomas Encantadas will comply with the approved permit~~.

This drainage management plan amendment addresses the storm water runoff and proposed infrastructure necessary to convey the runoff from the Lomas Encantadas Subdivision north of Paseo Del Volcan {PDV), including the proposed expanded Master Plan area. The subdivision is located off Paseo del Volcan and is adjacent to the Enchanted Hills Subdivision. This report will demonstrate that the development of this project complies with City of Rio Rancho drainage policies.

This report is an amendment to the Lomas Encantadas Drainage Management Plan {LEDMP) dated May 2005 and the Lomas Encantadas Drainage Management Plan Amendment (LEDMPA) dated May 2021. Existing storm drain infrastructure and residential subdivisions are built up to Reagan Road, approximately 1,000-feet north of Paseo Del Volcan utilizing analysis presented in the LEDMP and the LEDMPA. The purpose of this amendment is to present a revised drainage analysis including the proposed expanded Master Plan area changes for the remaining undeveloped areas of Lomas Encantadas which are located to the north of Paseo Del Volcan.

Related Reports

Venada Arroyo Watershed Management Plan (VWMP), dated November 2002, was prepared by ASCG, Inc. to analyze the Venada Arroyo and its tributaries. Ultimately, the VWMP establishes the allowable flowrate at the final downstream outlet which occurs at the Venada Arroyo culvert crossing at NM 528. The allowable developed flowrate for Lomas Encantadas as defined by VWMP is 3100 CFS.

Lomas Encantadas Drainage Management Plan, dated May 2005, was prepared by Huitt-Zollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100- year storm event. The layout of Lomas Encantadas Subdivision presented in the original DMP was calculated to produce a developed peak flowrate of 3022 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS.

Lomas Encantadas Drainage Management Plan Amendment, dated May 2021, was prepared by HuittZollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100-year storm event. The layout of Lomas Encantadas Subdivision presented in the first amendment was calculated to produce a developed peak flowrate of 2954 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS. The overall developed peak flowrate at Paseo Del Volcan was calculated to be 475.7 CFS at AP JW-17, 298.5 CFS at AP JE-20, and 102.1 CFS at AP PDV-5 as part of the first amendment. This second amendment demonstrates that the developed peak flowrate at these analysis points is less than the allowable established in the first amendment.

Flood Hazard Zone

The project site included in this amendment, located north of PDV, is within *Zone* X, which is an "Area of Minimal Flood Hazard". This amendment utilizes procedures as provided by "City of Rio Rancho Development Process Manual". Peak flowrates for the 100-year storm event were determined with the use of model. The model was also updated for current land uses and proposed zoning.

The entire storm drain system for Lomas Encantadas Subdivision is designed to safely convey the 100year storm event. For this amendment, only the storm drain trunk line is designed. The trunk line is a dual pipeline in Camino Encantadas. One pipeline collects developed runoff from the east side of the subdivision and the other pipeline collects runoff from the west side. The two pipelines are separate and ultimately discharge into the Venada Arroyo at a culvert crossing in Camino Encantadas. As each individual

unit is developed, a detailed analysis and internal storm drain design will be completed. The storm drain trunk line is currently built from Venada Arroyo to Reagan Road, approximately 1,000-feet north of PDV

Existing Conditions

The project site north of Paseo del Volcan is currently being developed, with approximately 85% undeveloped, consisting of native shrubs and desert vegetation. Units 1G Phase 1, 1G Phase 2, 1G Phase 3A, 1F and 1E Phase 1 are fully constructed, while Unit 1G Phase 3B is almost complete. Unit 1D Phase 1A, 1E Phase 2 and 1A Phase 1 are the next subdivisions to be developed. The site generally slopes from north to south with a natural lowpoint in the proposed pathway of Camino Encantadas. There are no offsite flows from the north and east due to the existing Enchanted Hills Subdivision. Offsite flows from the west will be intercepted along the western edge of Lomas Encantadas Subdivision. The Venada Arroyo passes southeast through the subdivision towards NM 528.

Paseo Del Volcan Culverts

There are existing culvert crossings that were built with the Paseo del Volcan roadway. Pertinent excerpts of the Record Drawing construction plans are included in the LEDMPA dated May 2021. Four of the culverts are utilized with the Lomas Encantadas project to convey flows from the north side of Paseo del Volcan to the south side. The hydraulic capacity of each culvert was analyzed to determine if the proposed layout of the amendment would be compatible with the existing conditions of the culverts. The table below confirms adequate capacity of the culverts to convey the developed runoff from the proposed amendment layout. Reports from CulvertMaster are included in the LEDMPA dated May 2021.

Offsite Flow Management

Offsite flows coming into Lomas Encantadas will be mitigated to reduce flowrates and to manage sediment. Designed structures at the incoming arroyos will be designed and detailed with each unit Lomas Encantadas Subdivision is mostly built up to Paseo del Volcan and the remainder is proposed to be developed into single family residential lots. It is designed to follow its historic flow path and drain into the Venada Arroyo.

The offsite area from the west that drains toward Lomas Encantadas is currently undeveloped and consists of residential lots zoned R-1. Consistent with the LEDMPA dated May 2021, these offsite basins are modeled as fully developed R-1 lots and are allowed free discharge into the Lomas Encantadas Subdivision. This offsite flow will be mitigated and collected along the western edge of the project site as individual units are developed. Refer to the table below for an offsite basin summary. For three large offsite basins, Basin 203R, Basin 207R and Basin 208R, three offsite detention ponds are proposed to manage the flowrate and release it into the internal storm drain. Basins 205R, 207R, IH-1, IH-2, IH-3 and 11 are proposed to drain into future Pond 207R via a storm drainpipe system to be designed when that area is developed. Basin 203R will drain directly into future Pond 203R, while Basin 208R and 210R will drain directly into future Pond 208R.

The offsite detention ponds are designed to mitigate developed flow and release a significantly reduced peak flowrate into internal subdivision storm drain systems that connect to the Camino Encantadas storm drain system. In addition to mitigating the peak flowrate, the ponds act as a stormwater quality feature to collect sediment and floatables from stormwater before discharging into the storm drain system. The ponds will be located on a combination of private property and SSCAFCA property. Following construction of the offsite detention ponds, the ponds will be owned and maintained by the City of Rio Rancho. The transference

of properties to City of Rio Rancho will be determined when the area is developed. The ponds will act as regional drainage facilities for the benefit of Lomas Encantadas and the offsite basin areas.

The major infrastructure improvements of this amendment are the storm drain trunk lines in Camino Encantadas and the offsite detention ponds. The storm drain trunk lines will extend from Paseo del Volcan to proposed Unit 1B. Generally, the segments of storm drain trunk line will need to be built prior to or in conjunction with the developed basins that drain into each segment. For example, Pond 203R will need to be constructed with Basin 1B or if a significant number of lots in Basins 203R are developed. In addition, as units downstream of Pond 203R are constructed, each phase of development should evaluate the total flow reaching the storm drain trunkline to ensure that the capacity is not exceeded. Pond 207R will be built with Unit 1D Phase lA, while Pond 208R has been partially constructed with Unit lG Phase 2 to accommodate the existing conditions runoff. Pond 208R will be expanded with upstream development. The outfall structure for each offsite pond will be built in conjunction with the pond and will consist of a storm drain pipe that connects to the Camino Encantadas storm drain trunk line.

On the east side of Camino Encantadas, designated open space areas will drain towards Units lA, lE, and lF. Units 1F and lE Phase 1 have been constructed, to which Basins OS-4, OS-5, OS-6, OS- 7 and OS8 drain. Specific methods for capturing and conveying runoff from the open space areas will be detailed with each phase of development.

The onsite proposed layout for this amendment consists of approximately 225 additional R-4 residential lots compared to the LEDMPA dated May 2021 which will result in higher peak flowrates. However, the net effect at the ultimate outfall remains virtually unchanged due to the proposed stormwater management features to be installed within the development. These features will consist of detention ponds to attenuate the discharge flowrate from the development into the Venada Arroyo. In addition, a dedicated "open space" area located adjacent to existing Enchanted Hills lots reduces the amount of buildable area in Lomas Encantadas and provides areas for additional stormwater management features. The proposed layout shown on *Exhibit 1 and 2* is a conceptual plan and is subject to change as individual units are developed. Refer to the table below for a summary of residential density changes of this amendment compared to the original LEDMP and LEDMPA dated May 2021.

Summary of Zoning Changes						
Unit	Original LEDMP Zoning	N (units/acre)	LEDMP Amendment Zoning	N (units/acre)	LEDMP Amendment #2 Zoning	N (units/acre)
lA	Estate	1.1	R-1	3.6	R-1	4.0
18	Estate	0.9	R-1	3.0	R-4	4.6
lC	Estate	1.2	R-4	4.8	R-4	6.1
1D	Estate	1.9	R-4	4.4	R-4	6.1
lE	Estate	1.5	R-1	3.8	R-1	4.1
lF	Estate	1.3	R-1	3.4	R-1	3.5
lG	R-1	2.3	R-4	4.8	R-4	5.2
lH	N/A	N/A	R-4	5.5	R-4	5.7
1-1	N/A	N/A	R-4	N/A	R-4	5.7

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INFRASTRUCTURE & UTILITES

Water and Wastewater Availability

Lomas Encantadas' water supply will utilize connections to existing infrastructure to the north of the Master Plan area. Individual requests to the City of Rio Rancho for Water and Wastewater availability will be submitted during the platting and final design process of each phase of Lomas Encantadas.

Additionally, Lomas Encantadas intends to make use of an internal wastewater collection system that will discharge into a lift station near the Venada Arroyo (Lift Station #15).

Utilities

An existing power transmission facility bisects Lomas Encantadas. This primary utility corridor contains 115 Kv (and lower) Public Service Company of New Mexico transmission high lines and Plains Electric Cooperative transmission facilities. There are also underground gas utilities located within historic easements that must be respected in the platting and construction considerations.

Electric and Natural Gas

Electric is provided by Public Service Company of the New Mexico (PNM) and natural gas is provided by New Mexico Gas Company~~utilities are provided by the Public Service Company of New Mexico (PNM~~. Bundling of utility and technology services must include negotiations with PNM. PNM's long-range planning is for two (2) substations within the area bounded approximately by Progress Boulevard, US 550 and the limits of the City of Rio Rancho. Additionally, a new 115Kv transmission line loop is planned to connect to these proposed substations and the existing power grid. Natural gas facilities serving the National Guard Patriot Missile Battalion and Enchanted Hills exist and can be extended to serve Lomas Encantadas.

Internet and Telephone 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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A self-sufficient planned community should provide on-site services, employment opportunities and recreational amenities. Lomas Encantadas has integrated these components into this Master Plan through a public improvement district (PID), which outlines plans to create parks, trails, sidewalks, and other public improvements within Lomas Encantadas (see ***FIGURE 8***, on next page). These improvements, along with a discussion of community services are discussed below.

Parks and Open Space

Preserving the natural conditions of Lomas Encantadas' open space is ~~a primary~~the primary focus of the plan. Large tracts of open space areas have been dedicated along the Venada Arroyo, as well as a significant open space buffer along the northeastern boundary of the plan area where it abuts existing residential development in Enchanted Hills.

The plan gives special consideration to this open space buffer. The proposed open space protects an area of steep slopes and mitigates the impact of the proposed development of Lomas Encantadas by providing separation between new homes and the existing homes in Enchanted Hills (see FIGURE 5). Overall, the original 2004 Master Plan resulted in approximately 35.6 acres zoned for open space north of Paseo del Volcan.

The revised 2020 plan adjusts the open space location and widths in order to follow existing contours while allowing for necessary utility installation and development densities. However, the plan increases the acreage of open space area to approximately 36.8 acres and concentrates it near existing residents.

The 2025 amended plan continued to adjust the open space location and widths in order to follow existing contours~~.~~. The proposed open space boundary is conceptual in nature and may be defined in greater detail as future subdivisions are developed ~~following this general configuration and acreage~~ while maintaining a buffer between Lomas Encantadas and Enchanted Hills. The amendment maintains the just under 37 acres of open space buffer and includes 112.4 acres of open space around the Venada Arroyo totaling 157.2 acres. ~~Trails are also planned for this open space and will include a variety of amenities to area residents.~~

Neighborhood and community parks have also been identified for the planning area. These include Cibola Little League, two larger parks that have already been zoned for future park development: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). ~~Five~~ Four smaller parks have been identified for the area between the Venada Arroyo and Paseo del Volcan. In addition, ~~a larger~~two~~,~~ neighborhood park ~~is~~ are planned for the undeveloped area to the north of Paseo del Volcan. ~~The microparks discussed in the Conceptual Drainage Chapter will provide additional recreation opportunities.~~ The full build-out in Lomas Encantadas is 2,340 homes which is estimated to have a population of 6,622. An estimated 60 acres of park land will be provided compared to the 19.9 acres required by City of Rio Rancho Parks and Recreation.

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, ~~and the~~ City's Bicycle and Pedestrian Transportation Master Plan, and Mid-Region Council of Governments Metropolitan Transportation Plan. Trails will be located within ~~the OS (Open Space) zoning along the planning area's arroyos, northeastern boundary, and along sections of the western boundary. The Bicycle and Pedestrian Master Plan identifies a proposed bicycle trail along the Venada Arroyo, as well as along both sides of Paseo del Volcan. Bike lanes are also identified along Camino Encantadas, Chayote Road NE, Idalia Road NE, and Lincoln Ave NE.~~ the planning area's northeastern boundary, and along sections of the eastern buffer between Enchanted Hills utilizing the 36.8 acres of preserved open space. The Mid-Region Council of Governments identifies proposed bicycle lane along Chayote Road, Camino Encantadas Road, and Enchanted Hills Boulevard. Paseo del Volcan was identified to have a proposed paved trail. Approximately 8 acres for a drainage pond on the east side of Camino Encantadas provides an opportunity were trails are planned for this open space and will assist in connecting residents to parks (see Figure 8).

Educational Facilities

Lomas Encantadas is served by an existing elementary and middle school, both of which were recently constructed. Sandia Vista Elementary School is located immediately to the southwest of the planning area, and Mountain View Middle School is located along the northwestern planning boundary. It is likely that these schools can continue to be utilized in conjunction with possible future proposed school sites to accommodate the short-term growth in Lomas Encantadas and the surrounding area. Longer term, a second elementary school may need to be constructed north of Paseo del Volcan to support a large number of new households in future subdivisions northwest the planning area.

Community Centers

~~There are no existing or planned community centers in Lomas Encantadas or the immediate area.~~ The HUB is the newest community center located at the Plaza @ Enchanted Hills Shopping Center. The Cabezon Community Center 10 miles to the south and Sabana Grande Recreation Center 7 miles to the south are the closest centers. The Sabana Grande Recreation Center has an art center and offers art, music, and sports classes for children and seniors. There is Broadmoor Senior Center located near City Hall that provides services and activities that promote positive aging.

Public Safety

There is an existing fire station in Enchanted Hills (Fire Station #5) along Santa Fe Hills Boulevard. This is the primary fire station covering the Lomas Encantadas area, with a secondary Sandoval County Fire Station 21 located along US 550 and Tamaya Boulevard to the northeast. There are no existing or planned police substations in Lomas Encantadas. However, the City's Comprehensive Plan discusses a goal to increase the number of community facilities (including police substations) over time.

Other Public Facilities & Services

The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.

- **Libraries** - Should be located near regional activity centers within Lomas Encantadas.
- **Cemeteries -** None are planned or designated.
- **Solid Waste -** Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Lomas Encantadas' solid waste.
- **Recycling -** Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Lomas Encantadas.

Figure 8. Planned Community Facilities, from PID

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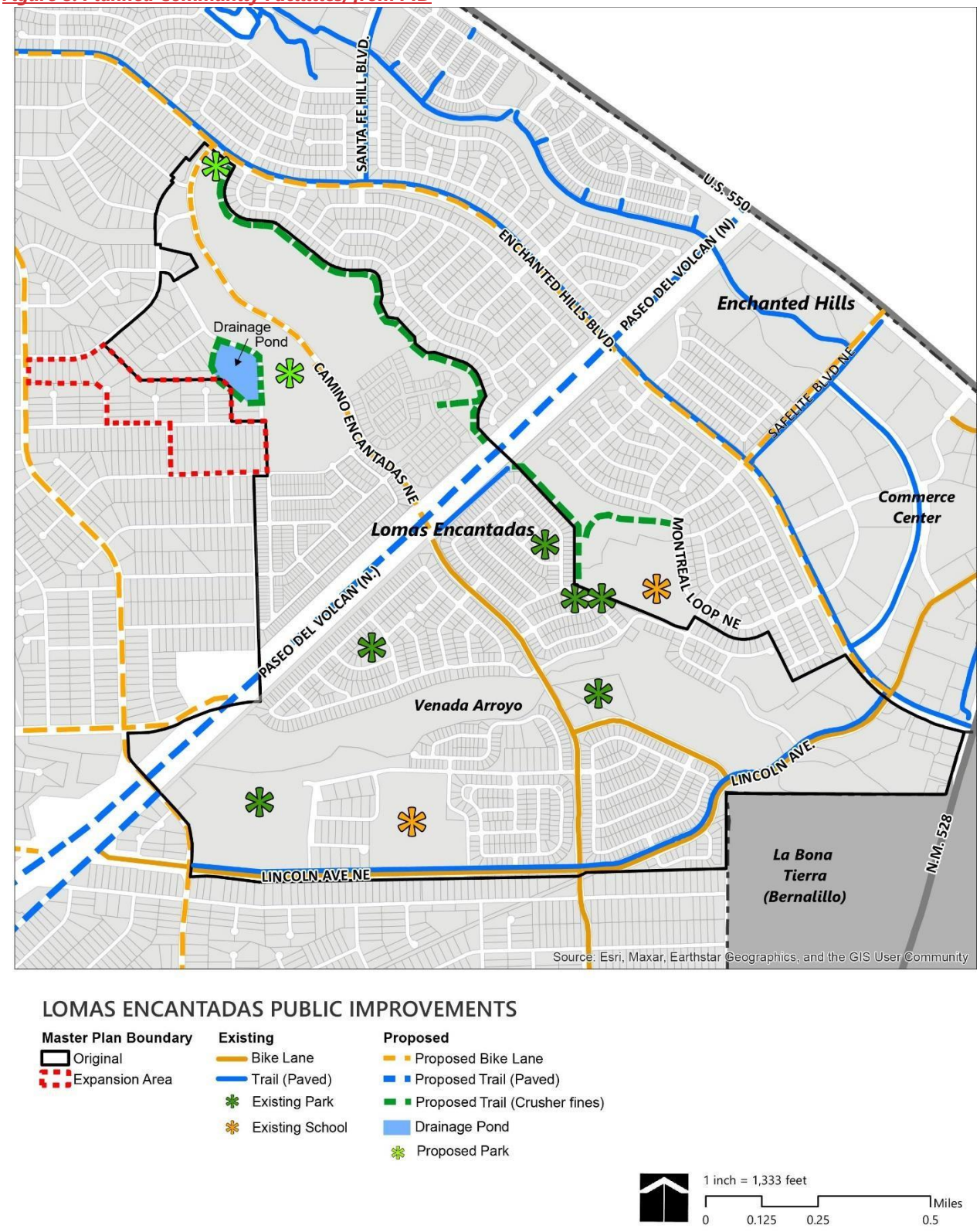

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Implementation

The implementation of the Lomas Encantadas Master Plan began with the adoption of the original Plan in 2004. Since then, several new residential subdivisions to the southeast have been built out, following the specifications and policies outlined in this Plan. Future implementation of the Lomas Encantadas Master Plan will occur through replatting of parcels that have been added to the plan boundaries; through a zone map amendment to rezone portions of the site to support medium density residential uses; by securing private funding to finance public infrastructure improvements; and through the future construction of agreed upon public improvements, including roadways, drainage facilities, community amenities, and trails.

Phasing

Since adoption of this plan in 2004, much of the southeastern side of Lomas Encantadas has developed, following the original proposed phasing. Phase 1 entailed construction of the initial infrastructure (roadways, access points, drainage facilities, and utilities) within the southeastern portion of the Master Plan. Phase 1 was designed to support the first round of residential homebuilding.

Phase 2 involved the construction of the first series of residential subdivisions to the south of the Venada Arroyo, as well as the completion of additional collector roads and infrastructure improvements within the new subdivisions. This phase has been substantially completed as of 2018.

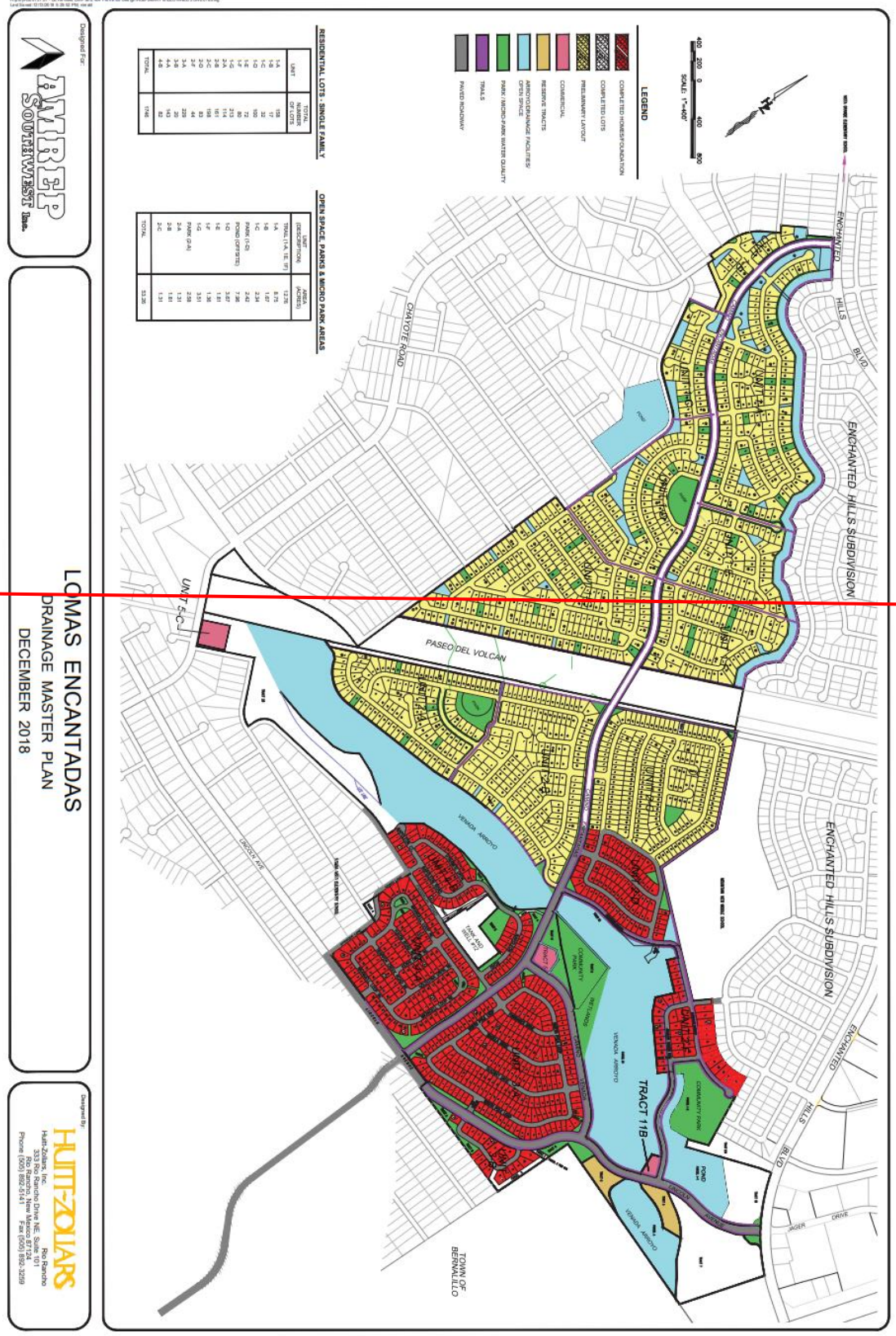
Phase 3 envisioned continued development of the residential lots south of the Paseo del Volcan and the creation of the entire street network and the construction of a direct connection to Enchanted Hills Boulevard and the Enchanted Hills neighborhood.

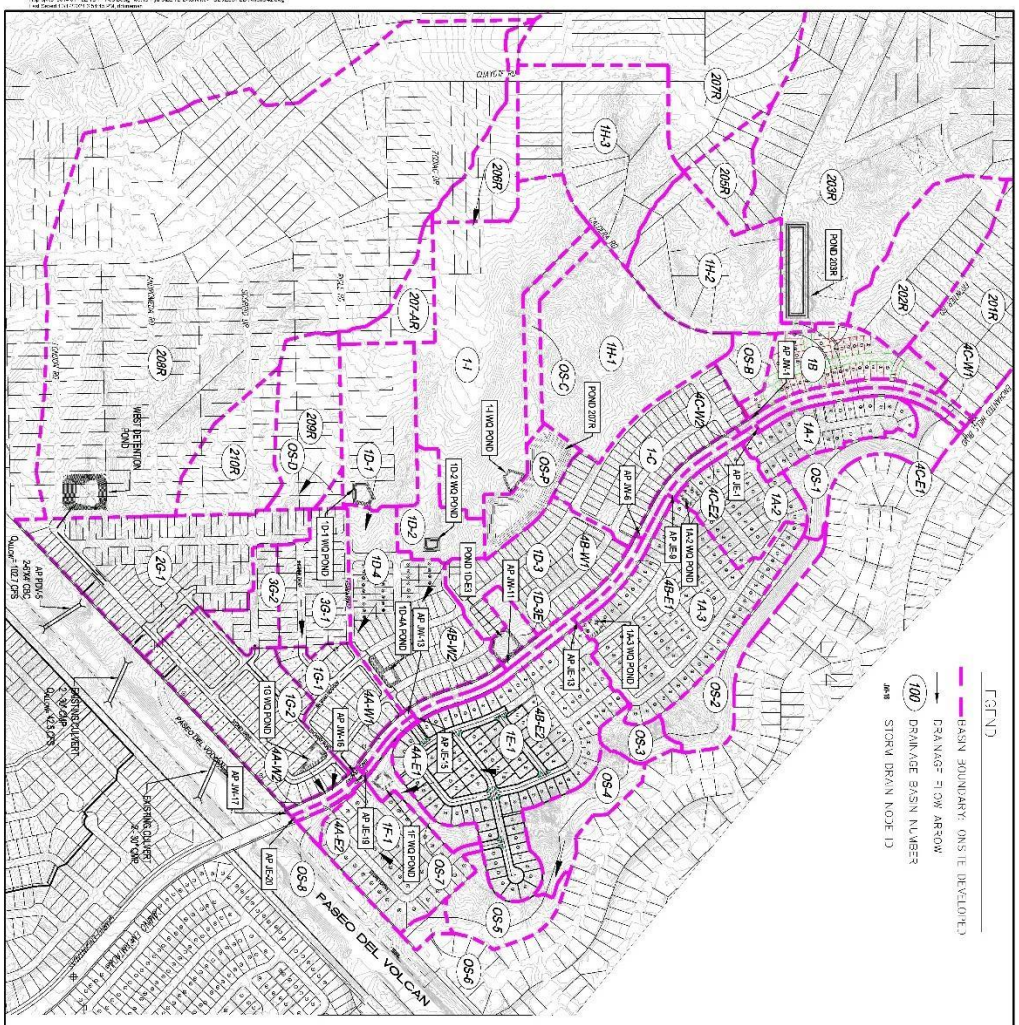
Phases 1 through 3 have been substantially completed and much of the land within the southeast of Lomas Encantadas has been built out. However, there are still several larger areas to the north of the Venada Arroyo and Paseo del Volcan that remain undeveloped as of the end of 2019. Phase 4 of the implementation of this plan will involve land preparation, infrastructure development, drainage improvements, and the eventual construction of residential subdivisions to the northwest of Paseo del Volcan. Phase 4 will also involve the construction of planned community amenities including the proposed parks, trails, and open space areas.

APPENDIX

Drainage Management Plan
~~**Conceptual Micropark Diagram**~~
Roadway Cross-sections
Resolution

DRAINAGE MANAGEMENT PLAN





LOMAS ENCANTADAS BASIN SUMMARY - DEVELOPED CONDITIONS

BASIN ID	ANALYSIS POINT	AREA AC	AREA SM	Q (CFS)	TOTAL Q ROUTED (CFS)	TOTAL Q SIZED (CFS)
OS-C						
1H-1	JW-1	13.11	0.020483	36.76	97.5	
1H-2	JW-1	2.00	0.003125	6.26		
1H-3	JW-1	2.43	0.003793	6.26	104.66	
OS-9	JW-1	12.27	0.019178	46.08		
4C-W2	JW-4	1.12	0.001750	4.83		
4C-E2	JW-4			4.83	104.66	
OS-P	JW-5	4.06	0.006344	17.07		
1-C	JW-5	1.93	0.003018	12.77		
4C-W1	JW-5				46.78	104.66
1-1	JW-6	4.09	0.006390	11.06		
1C-1	JW-13	10.75	0.016730	28.92	6.67	
1H-4	JW-11	15.80	0.024688	94.05		
1H-5	JW-13	0.78	0.001216	3.37	41.10	
4B-W2	JW-13					104.66
1-2	JW-13	14.84	0.023194	54.12		
1H-6	JW-13	26.76	0.041813	77.24		
1H-7	JW-13	19.69	0.030767	71.41		
1H-8	JW-13	28.39	0.044361	102.63		
OS-8	JW-13				214.4	
1A-1	JW-14	4.04	0.006277	14.46		
1A-2	JW-14	11.64	0.018181	42.20	8.61	
1A-3	JW-14	2.73	0.004230	9.86		
1B	JW-14				51.06	104.66
1H-9	JW-15	4.06	0.006336	17.07		
2G-1	JW-15	1.93	0.003018	12.77		
2G-2	JW-15				46.78	104.66
1H-10	JW-13	4.09	0.006390	11.06		
1C-2	JW-13	10.75	0.016730	28.92	6.67	
1H-11	JW-13	15.80	0.024688	94.05		
1H-12	JW-13	0.78	0.001216	3.37	41.10	
4B-W1	JW-13					104.66
1-3	JW-13	14.84	0.023194	54.12		
1H-13	JW-13	26.76	0.041813	77.24		
1H-14	JW-13	19.69	0.030767	71.41		
1H-15	JW-13	28.39	0.044361	102.63		
OS-B					214.4	
1A-4	JW-14	4.04	0.006277	14.46		
1A-5	JW-14	11.64	0.018181	42.20	8.61	
1A-6	JW-14	2.73	0.004230	9.86		
1B-1	JW-14				51.06	104.66
1H-16	JW-17	4.09	0.006390	11.06		
2G-3	JW-17	10.75	0.016730	28.92	6.67	
2G-4	JW-17	15.80	0.024688	94.05		
2G-5	JW-17	0.78	0.001216	3.37	41.10	
4B-W2	JW-17					104.66
2-1	JW-17	14.84	0.023194	54.12		
2H-1	JW-17	26.76	0.041813	77.24		
2H-2	JW-17	19.69	0.030767	71.41		
2H-3	JW-17	28.39	0.044361	102.63		
OS-C					214.4	
2A-1	JW-18	4.04	0.006277	14.46		
2A-2	JW-18	11.64	0.018181	42.20	8.61	
2A-3	JW-18	2.73	0.004230	9.86		
2B-1	JW-18				51.06	104.66
2H-4	JW-19	4.09	0.006390	11.06		
2C-1	JW-19	10.75	0.016730	28.92	6.67	
2H-5	JW-19	15.80	0.024688	94.05		
2H-6	JW-19	0.78	0.001216	3.37	41.10	
4B-W2	JW-19					104.66
2-2	JW-19	14.84	0.023194	54.12		
2H-7	JW-19	26.76	0.041813	77.24		
2H-8	JW-19	19.69	0.030767	71.41		
2H-9	JW-19	28.39	0.044361	102.63		
OS-B					214.4	
2A-4	JW-20	4.04	0.006277	14.46		
2A-5	JW-20	11.64	0.018181	42.20	8.61	
2A-6	JW-20	2.73	0.004230	9.86		
2B-2	JW-20				51.06	104.66
2H-10	JW-21	4.09	0.006390	11.06		
2C-2	JW-21	10.75	0.016730	28.92	6.67	
2H-11	JW-21	15.80	0.024688	94.05		
2H-12	JW-21	0.78	0.001216	3.37	41.10	
4B-W1	JW-21					104.66
2-3	JW-21	14.84	0.023194	54.12		
2H-13	JW-21	26.76	0.041813	77.24		
2H-14	JW-21	19.69	0.030767	71.41		
2H-15	JW-21	28.39	0.044361	102.63		
OS-C					214.4	
2A-7	JW-22	4.04	0.006277	14.46		
2A-8	JW-22	11.64	0.018181	42.20	8.61	
2A-9	JW-22	2.73	0.004230	9.86		
2B-3	JW-22				51.06	104.66
2H-16	JW-23	4.09	0.006390	11.06		
2C-3	JW-23	10.75	0.016730	28.92	6.67	
2H-17	JW-23	15.80	0.024688	94.05		
2H-18	JW-23	0.78	0.001216	3.37	41.10	
4B-W1	JW-23					104.66
2-4	JW-23	14.84	0.023194	54.12		
2H-19	JW-23	26.76	0.041813	77.24		
2H-20	JW-23	19.69	0.030767	71.41		
2H-21	JW-23	28.39	0.044361	102.63		
OS-B					214.4	
2A-10	JW-24	4.04	0.006277	14.46		
2A-11	JW-24	11.64	0.018181	42.20	8.61	
2A-12	JW-24	2.73	0.004230	9.86		
2B-4	JW-24				51.06	104.66
2H-22	JW-25	4.09	0.006390	11.06		
2C-4	JW-25	10.75	0.016730	28.92	6.67	
2H-23	JW-25	15.80	0.024688	94.05		
2H-24	JW-25	0.78	0.001216	3.37	41.10	
4B-W2	JW-25					104.66
2-5	JW-25	14.84	0.023194	54.12		
2H-25	JW-25	26.76	0.041813	77.24		
2H-26	JW-25	19.69	0.030767	71.41		
2H-27	JW-25	28.39	0.044361	102.63		
OS-C					214.4	
2A-13	JW-26	4.04	0.006277	14.46		
2A-14	JW-26	11.64	0.018181	42.20	8.61	
2A-15	JW-26	2.73	0.004230	9.86		
2B-5	JW-26				51.06	104.66
2H-28	JW-27	4.09	0.006390	11.06		
2C-5	JW-27	10.75	0.016730	28.92	6.67	
2H-29	JW-27	15.80	0.024688	94.05		
2H-30	JW-27	0.78	0.001216	3.37	41.10	
4B-W1	JW-27					104.66
2-6	JW-27	14.84	0.023194	54.12		
2H-31	JW-27	26.76	0.041813	77.24		
2H-32	JW-27	19.69	0.030767	71.41		
2H-33	JW-27	28.39	0.044361	102.63		
OS-B					214.4	
2A-16	JW-28	4.04	0.006277	14.46		
2A-17	JW-28	11.64	0.018181	42.20	8.61	
2A-18	JW-28	2.73	0.004230	9.86		
2B-6	JW-28				51.06	104.66
2H-34	JW-29	4.09	0.006390	11.06		
2C-6	JW-29	10.75	0.016730	28.92	6.67	
2H-35	JW-29	15.80	0.024688	94.05		
2H-36	JW-29	0.78	0.001216	3.37	41.10	
4B-W2	JW-29					104.66
2-7	JW-29	14.84	0.023194	54.12		
2H-37	JW-29	26.76	0.041813	77.24		
2H-38	JW-29	19.69	0.030767	71.41		
2H-39	JW-29	28.39	0.044361	102.63		
OS-C					214.4	
2A-19	JW-30	4.04	0.006277	14.46		
2A-20	JW-30	11.64	0.018181	42.20	8.61	
2A-21	JW-30	2.73	0.004230	9.86		
2B-7	JW-30				51.06	104.66
2H-40	JW-31	4.09	0.006390	11.06		
2C-7	JW-31	10.75	0.016730	28.92	6.67	
2H-41	JW-31	15.80	0.024688	94.05		
2H-42	JW-31	0.78	0.001216	3.37	41.10	
4B-W1	JW-31					104.66
2-8	JW-31	14.84	0.023194	54.12		
2H-43	JW-31	26.76	0.041813	77.24		
2H-44	JW-31	19.69	0.030767	71.41		
2H-45	JW-31	28.39	0.044361	102.63		
OS-B					214.4	
2A-22	JW-32	4.04	0.006277	14.46		
2A-23	JW-32	11.64	0.018181	42.20	8.61	
2A-24	JW-32	2.73	0.004230	9.86		
2B-8	JW-32				51.06	104.66
TOTAL		413.0	0.645313	2,256	3,113	2,721.0

LOMAS ENCANTADAS BASIN SUMMARY - DEVELOPED CONDITIONS
UNITS 1E, 1F, 1A
EAST STORM DRAIN

BASIN ID	ANALYSIS POINT	AREA AC	AREA SM	Q (CFS)	TOTAL Q ROUTED (CFS)	TOTAL Q SIZED (CFS)
1E-1	JW-16	11.60	0.018125	54.96	54.96	
1F-1	JW-16	3.75	0.005859	25.38		
1F-2	JW-16	7.85	0.012266	28.92	79.12	
1A-1	JW-16	2.73	0.004230	9.86		
1A-2	JW-16	4.04	0.006277	14.46		
1A-3	JW-16	11.64	0.018181	42.20	8.61	
1B-1	JW-16				51.06	104.66
1E-2	JW-17	11.60	0.018125	54.96	54.96	
1F-3	JW-17	3.75	0.005859	25.38		
1F-4	JW-17	7.85	0.012266	28.92	79.12	
1A-4	JW-17	2.73	0.004230	9.86		
1A-5	JW-17	4.04	0.006277	14.46		
1A-6	JW-17	11.64	0.018181	42.20	8.61	
1B-2	JW-17				51.06	104.66
TOTAL		413.0	0.645313	2,256	3,113	2,721.0

Designed by
HUITT-ZOLLARS
Albuquerque, NM
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
phone (505) 883-8181 fax (505) 883-8221

Prepared for
AMREP SOUTHWEST INC.

NO.	DESCRIPTION	DATE	BY
	REVISIONS (OR CHANGE NOTICES)		

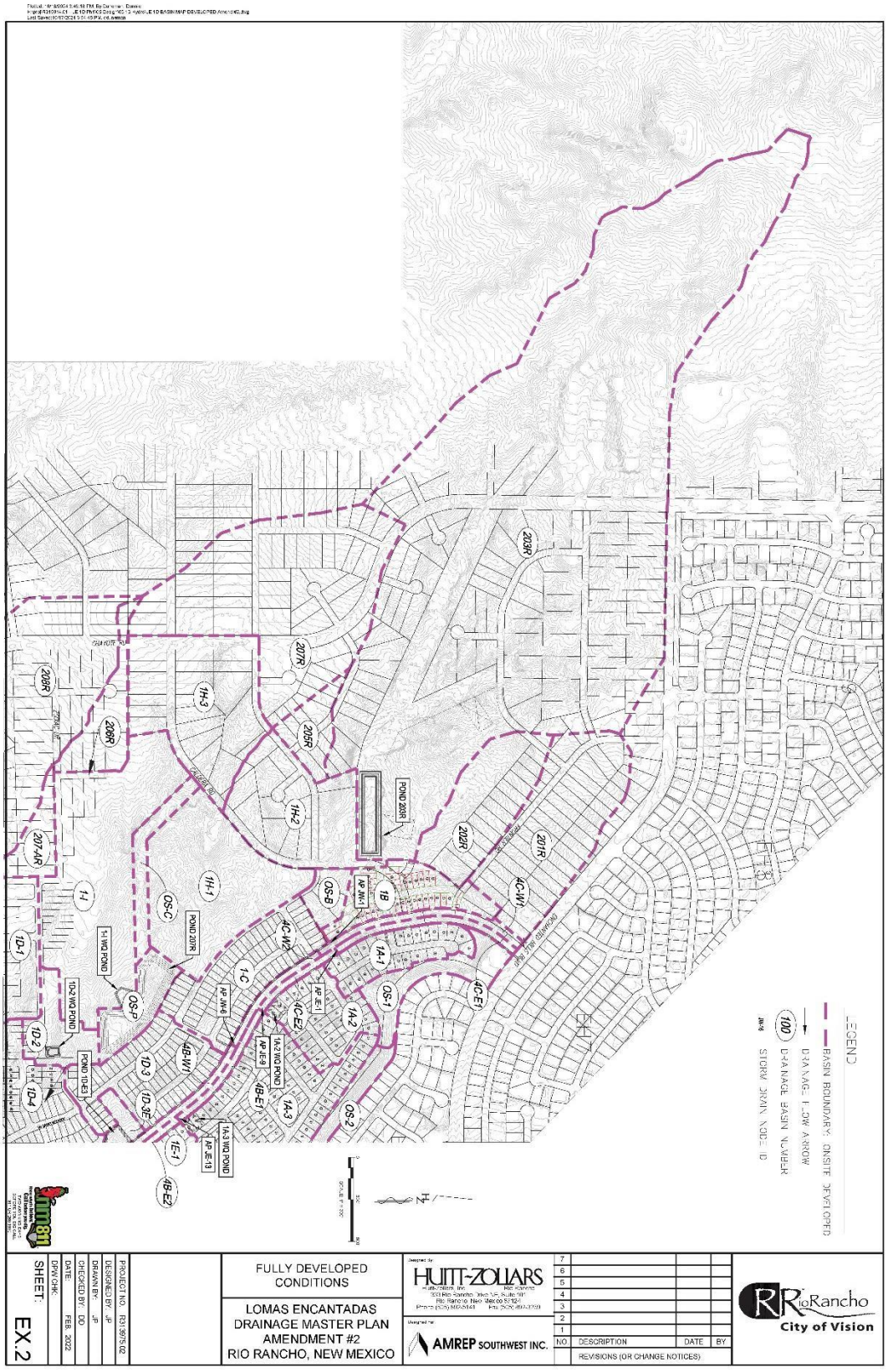
RioRancho City of Vision

FULLY DEVELOPED CONDITIONS

LOMAS ENCANTADAS DRAINAGE MASTER PLAN AMENDMENT #2 RIO RANCHO, NEW MEXICO

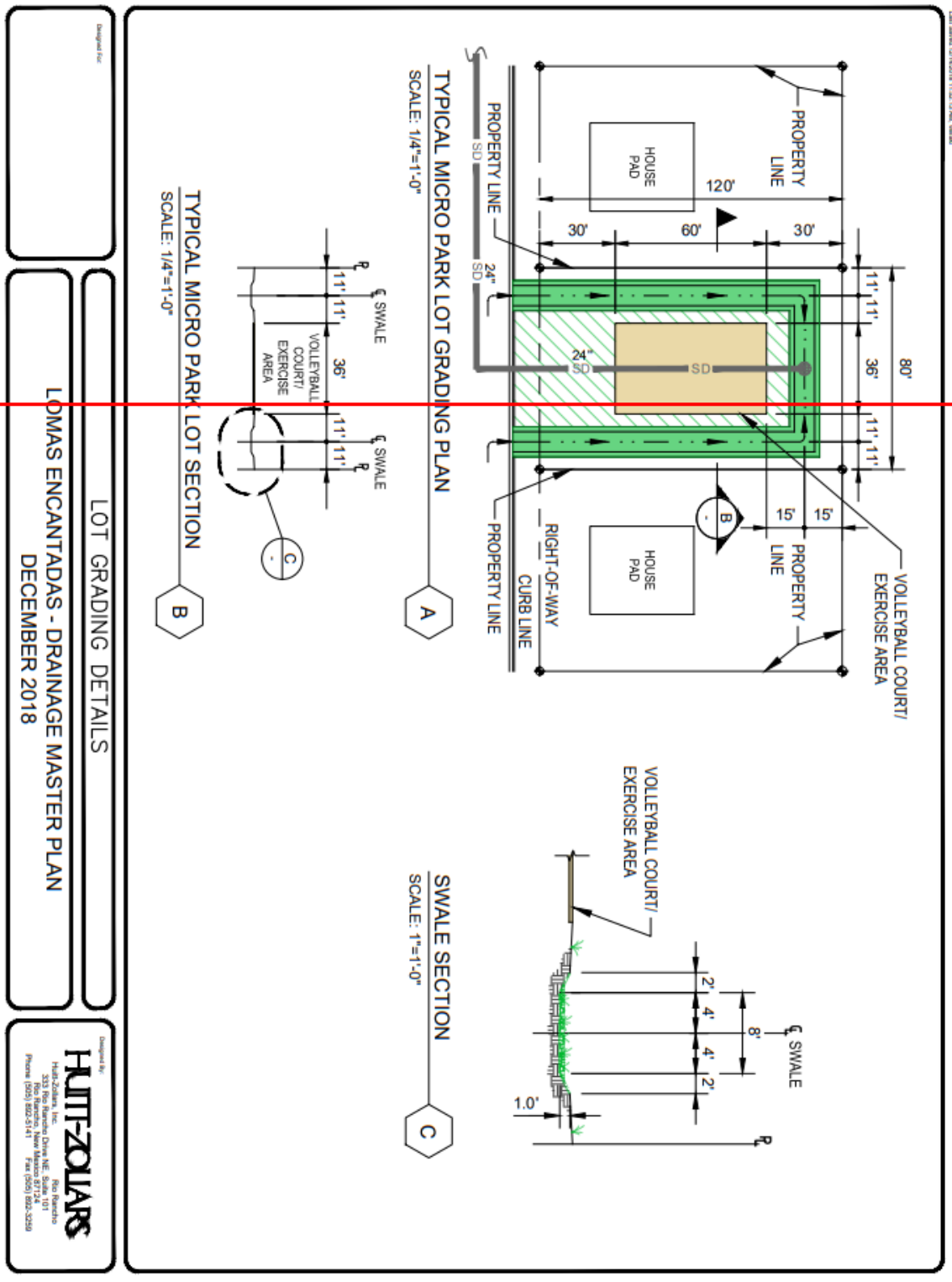
PROJECT NO: R3187502
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: DD
DATE: FEB 2022
DRAWING

SHEET: EX.1

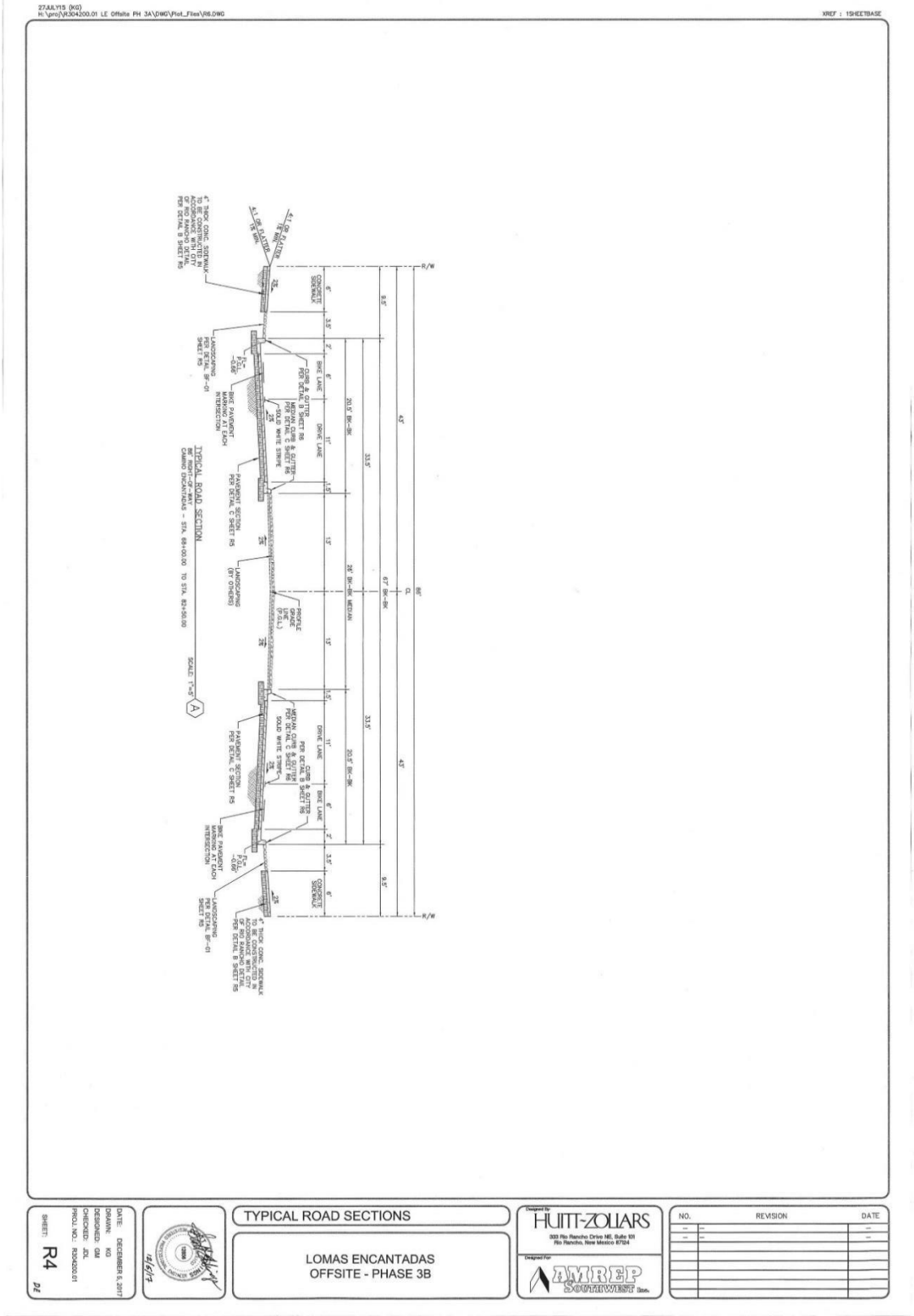


SHEET: EX.2	FULLY DEVELOPED CONDITIONS	Designed by: HUITT-ZOLLARS INC.	RioRancho City of Vision
DRW CHK:	LOMAS ENCANTADAS DRAINAGE MASTER PLAN AMENDMENT #2 RIO RANCHO, NEW MEXICO	Designed for: AMREP SOUTHWEST INC.	
DATE: FEB. 2022		NO. DESCRIPTION DATE BY	
CHECKED BY: DD		REVISIONS (OR CHANGE NOTICES)	
DRAWN BY: JP			
DESIGNED BY: JP			
PROJECT NO. R31.3975.02			

Conceptual Micropark Diagram



Roadway Cross-sections



Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO.11 **ENACTMENT NO. 20-009**

RESOLUTION AMENDING THE LOMAS ENCANTADAS MASTER PLAN

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho approved the Lomas Encantadas Master Plan on August 11, 2004 with Resolution No. 69, Enactment No. 04-068; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments to the Lomas Encantadas Master Plan and 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:

That the Governing Body hereby approves the Resolution adopting amendments to the Lomas Encantadas Master Plan and revised Land Use Map comprised of approximately 810 acres located south of the Enchanted Hills community, north of Unit 20 and east of Chayote Road NE, and west of Paseo del Volcan Boulevard NE.

A. The Lomas Encantadas Master Plan (Exhibit A) is revised and updated to reflect expanded boundaries of the Plan, and land uses within the boundaries of the Master Plan.

B. The Lomas Encantadas Master Plan is hereby adopted and accepted with the changes outlined in the redline copy of the updated and proposed Master Plan, with the following changes: Page 13: Proposed Zoning and Density, Medium Density Residential to allow implementing zoning districts: R-1, R-2, and R-4.

ADOPTED THIS 12th DAY OF FEBRUARY, 2020.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)

Lomas Encantadas Master Plan (Existing vs. Proposed Amendment)

Existing MP (Feb 12, 2020)	Proposed MP Amendment	Changes & Staff Comments
Pg. 1. Lomas Encantadas (formerly known as Enchanted Hills South) is designed as a mixed-use, predominantly residential, master-planned community in northern Rio Rancho. The 840-acre master plan area is bounded, generally, on the north by the established Enchanted Hills community, on the west by Chayote Road, on the south by Lincoln Road, and on east by NM 528 (see *FIGURE 1* below). This document is a revision to the original Lomas Encantadas Master Plan that was adopted in October 2004. This revision includes an expansion of the planning boundaries to include additional lots in Block 155, Unit 20 of Rio Rancho Estates; a revision to the conceptual drainage master plan; an update of the land use plan; proposed changes to zoning for undeveloped portions of the planning area; and updates to the existing conditions sections to reflect development that has occurred since the Plan was first adopted. As an updated Master Plan, this document supports numerous goals and policies of the City of Rio Rancho's 2010 Comprehensive Plan and seeks to continue to develop Lomas Encantadas as one of Rio Rancho's most livable communities.	Pg. 1. Lomas Encantadas (formerly known as Enchanted Hills South) is designed as a mixed-use, predominantly residential, master-planned community in northern Rio Rancho. The 890.91-acre master plan area is bounded, generally, on the north by the established Enchanted Hills community, on the west by Chayote Road, on the south by Lincoln Road, and on east by NM 528 (see *FIGURE 1* below). This document is a revision to the original Lomas Encantadas Master Plan ~~that was~~ adopted in October 2004 and amended in February 2020. This revision includes an expansion of the planning boundaries to include additional lots in Block 155 and Block 158, Unit 20 of Rio Rancho Estates; a revision to the conceptual drainage master plan; an update of the land use plan; proposed changes to zoning for undeveloped portions of the planning area; and updates to the existing conditions sections to reflect development that has occurred since the Plan was first adopted. As an updated Master Plan, this document supports numerous goals and policies of the 2010 Comprehensive Plan, amended in 2015 and seeks to continue to develop Lomas Encantadas as one of Rio Rancho's most livable communities.	Applicant is proposing a 40.77-acre boundary expansion to the existing master plan. Included in this expansion are 65 residential lots, 50 of which are currently owned by the applicant.
Pg. 2. Figure 1: Lomas Encantadas Location Map & Nearby Community Facilities	Pg. 2. Updated Figure to reflect proposed boundary expansion.	Reflects proposed boundary expansion.
Pg. 4. **Compatibility with the Comprehensive Plan.** Since the initial adoption of this plan in 2004, much of the southern portion of the planning area (south of Paseo del Volcan) has been re-platted and developed as single-family homes. Other improvements have also been completed, such as the construction of drainage and infrastructure improvements, the construction of new area schools, and the development of new commercial sites along NM 528. Some area to the south of the Venada Arroyo remains undeveloped, as well as the entire northern half of the planning area (to the northwest of Paseo del Volcan), which has not yet been developed.	Pg. 4. **Compatibility with the Comprehensive Plan** Since the initial adoption of this plan in 2004, much of the southern portion of the planning area (south of Paseo del Volcan) ~~has been~~ re-platted and developed as single-family homes. Other improvements ~~have also been~~ were completed, such as the construction of drainage and infrastructure improvements, the construction of new area schools, and the development of new commercial sites along NM 528. Some areas remained undeveloped, to include ~~to the~~ south of the Venada Arroyo ~~remains undeveloped~~, as well as the ~~entire~~ majority of the northern half of the planning area (to the northwest of Paseo del Volcan)~~., which has not yet been developed.~~	

	Pg. 4. New paragraphs added: The initial adoption of this plan in 2004, the Lomas Encantadas Master Plan included an estimated 810 acres. The Master Plan Amendment in 2020 included a west expansion on the northern half of the planning area (north of Paseo del Volcan), which added 32 acres that include parcels, ROW, and arroyo totaling roughly 842 acres but reported as 840 acres in the document. A zoning map amendment was completed for both sides of Camino Encantadas north of Paseo del Volcan, plus the expansion area. East of Camino Encantadas the zoning changed from a combined Open Space (OS) and R-1 to solely R-1. West of Camino Encantadas and the expansion area changed from R-1 to R-4. The Master Plan continues to utilize open space to comply with the existing Unit 20 Master Plan, vegetation and landform preservation between Lomas Encantadas and Enchanted Hills. In 2024, the City of Rio Rancho updated the Lomas Encantadas Master Plan boundary to extend past Plaza @ Enchanted Hills, to include the commercial uses that run along Pat D'Arco Highway. The new boundary increased the Lomas Encantadas total acreage by 8.14 acres to 850.14 acres. In 2025, Lomas Encantadas Amendment expanded the boundary south 38.08 acres to include 66 parcels and including the ROW the total expansion equals 40.77 acres. The Lomas Encantadas Master Plan boundary includes 890.9 acres.	New information added provides history of the rezoning and expansions of the Lomas Encantadas Master Plan. The final paragraph states 66 lots when it should state 65.
Pg. 6 **Compatibility with the Comprehensive Plan** This plan update continues to address the issue of antiquated platting by adding additional lots within the expanded planning area to be consolidated within the revised planning boundaries and by proposing a new illustrative lot layout for the undeveloped northern portions of the site.	Pg. 6. ~~Compatibility with the Comprehensive Plan~~ Goals & Policy Guidance This plan update continues to address the issue of antiquated platting by adding additional lots within the expanded planning area to be consolidated within the revised planning boundaries and by proposing ~~a new illustrative lot layout~~ new land uses, which dictate housing density for the undeveloped northern portions of the site.	Proposed land use updates by applicant within the master plan's figures do not match and conflict with both existing and future land use/zoning.

Pg. 6. The drainage plan for the undeveloped northern portions of Lomas Encantadas (as outlined in the *CONCEPTUAL DRAINAGE PLAN CHAPTER)* is designed to create a series of smaller scale "micro-parks" that will address water quality and runoff issues within the northern portion of the planning area. These microparks will be part of the larger storm water management system that seeks to protect open space areas and connect community amenities together. Overall, open space accounts for about 17.5% of the planning area, which meets a need to provide both recreation opportunities while preserving the natural environment. In addition, the Master Plan meets new Federal requirements that are part of Section 404 of the Clean Water Act.	Pg. 6. The drainage plan for the undeveloped northern portions of Lomas Encantadas (as outlined in the *CONCEPTUAL DRAINAGE PLAN CHAPTER)* is designed to create ~~a series of smaller scale "micro-parks"~~ retention ponds that will address water quality and runoff issues within the northern portion of the planning area. These ~~microparks~~ retention ponds will be part of the larger storm water management system that seeks to protect open space areas and connect community amenities together. Overall, open space accounts for about ~~17.5%~~ 16.6% of the planning area, which meets a need to provide both recreation opportunities while preserving the natural environment. ~~In addition, the Master Plan meets new Federal requirements that are part of Section 404 of the Clean Water Act.~~	"Microparks" revised to "retention ponds." As all proposed parks and open space remain intact, staff does not have an issue with this term change.
Pg. 7. Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build out. The development of these homes will provide additional housing options for families in Rio Rancho with a variety of incomes. In addition, the plan supports the development of new commuter-friendly subdivisions that include quality community amenities such as parks, open space areas, trails, and connections to transit.	Pg. 7. Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build out. The development of these homes will provide additional housing options for families in Rio Rancho with a variety of incomes. In addition, the plan supports the development of new commuter-friendly subdivisions that include quality community amenities such as parks, open space areas, trails, and connections to transit. The Rio Rancho Affordable Housing Plan that prescribes the benefits of providing various housing prices for entry level employees and support staff who earn lower wages.	Reference made to the City's Affordable Housing Plan.
Pg. 8. Roadways in Lomas Encantadas will be constructed to respect surrounding land uses and meet local and state design requirements. An updated trip generation study was performed to ensure that increased trips from residential development do not negatively impact level of service on adjacent roadways. In addition, this Plan outlines key pedestrian, bicycle, and transit connections that connect to a larger regional transportation network. Additional planning for future roadways will be planned in coordination with the City during the time of subdivision platting.	Pg. 8. Roadways in Lomas Encantadas will be constructed to respect surrounding land uses and meet local and state design requirements. An updated trip generation study was performed to ensure that increased trips from residential development do not negatively impact level of service on adjacent roadways. In addition, this Plan outlines ~~key~~ local pedestrian and, bicycle, ~~and transit~~ connections that connect to a larger regional transportation network. Additional planning for future roadways will be planned in coordination with the City during the time of subdivision platting.	
Pg. 8. Lomas Encantadas will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 4 acres of park space per	Pg. 8. Lomas Encantadas will include parks and open space areas that meet or exceed the City's Parks and	Reduction from 4 to 3 acres of park space per 1,000 residents. This does not affect the necessary open space provisions included in the Master Plan.

1,000 residents). Approximately 60 acres of parks will be provided, spread across eight developer dedicated parks and the existing Cibola Little League Fields and associated park area recently purchased by the City of Rio Rancho. In addition, the Master Plan proposes an integrated system of trails that will connect to regional trail facilities identified in the City's Bicycle and Pedestrian Transportation Master Plan.	Recreation standards (currently ~~4~~ 3 acres of park space per 1,000 residents). Approximately 60 acres of parks will be provided, spread across eight developer dedicated parks and the existing Cibola Little League Fields and associated park area recently purchased by the City of Rio Rancho. In addition, the Master Plan proposes an integrated system of trails that will connect to regional trail facilities identified in the City's Bicycle and Pedestrian Transportation Master Plan.	
Pg. 10. **Existing Conditions** Population The estimated population of Lomas Encantadas in 2018 was 1,750 residents spread among 625 households.1 The population has almost doubled since 2010, when the population was 926 residents (89% growth since 2010). Including the remaining undeveloped areas in Lomas Encantadas, the entire Master Plan Area is planned to include up to 2,500 single family dwelling units and approximately 120 multi-family units. Given the 2018 average household size (2.8) and vacancy rate (7%) in Rio Rancho, Lomas Encantadas is expected to support a total population of approximately 6,000 to 7,000 residents after full build-out. Topography The primary topographical features within Lomas Encantadas are the two low-lying drainage channels that make up the Venada Arroyo. The main branch of the Venada Arroyo flows easterly, beginning near the western planning boundary and Paseo del Volcan and exiting the site at the La Bona Tierra Subdivision and NM 528. A smaller, secondary branch of the Venada Arroyo flows southward from the northern boundary of the planning area into a culvert at Paseo del Volcan and then connects to the main channel through an outfall near Quintana Place NE. This channel roughly follows the future alignment (currently unconstructed) of Camino Encantadas NE to the north of Paseo del Volcan. While secondary to the main branch, construction near this northern tributary will require careful attention for erosion, lateral migration, development constraints, and stormwater management. In addition, the primary drainage diversion in Enchanted	Pg. 10. **Existing Conditions** Population The estimated population of Lomas Encantadas in 2018 was 1,750 residents spread among 625 households.1 The population has almost doubled since 2010, when the population was 926 residents (89% growth since 2010). Including the remaining undeveloped areas in Lomas Encantadas, the entire Master Plan Area is planned to include up to ~~2,500~~ 2,330 single family dwelling units and approximately 120 multi-family units. Given the ~~2018~~ 2022 average household size (2.~~8~~77) and vacancy rate (~~7~~2.3%) in Rio Rancho, Lomas Encantadas is expected to support a total population of approximately 6,000 to 7,000 residents after full build-out. Topography The primary topographical features within Lomas Encantadas are the two low-lying drainage channels that make up the Venada Arroyo. The main branch of the Venada Arroyo flows easterly, beginning near the western planning boundary and Paseo del Volcan and exiting the site at the La Bona Tierra Subdivision and NM 528. A smaller, secondary branch of the Venada Arroyo flows southward from the northern boundary of the planning area into a culvert at Paseo del Volcan ~~and then connects.~~ Then it connects to the main channel through an outfall near Quintana Place NE. This channel roughly follows the future alignment (currently unconstructed) of Camino Encantadas NE to the north of Paseo del Volcan. While secondary to the main branch, construction near this northern tributary will require careful attention for erosion, lateral migration, development constraints, and stormwater management. In addition, the primary drainage diversion in Enchanted Hills (Encantado Channel)	Population figures changed to reflect current conditions. A new reference to open space preservation is included.

Hills (Encantado Channel) intercepts stormwater runoff and carries flows to an existing ponding area near Paseo del Volcan. Most of the developed portions of Lomas Encantadas are relatively flat, with grades between 1% and 5%. About half of the undeveloped areas in the southeastern portions of the planning area have been massgraded to support eventual re-platting and construction. The undeveloped northwestern side of the planning area has steeper grades and has not been mass graded. Along the western side of Lomas Encantadas, the bluff area between the existing development of Enchanted Hills and northeast planning boundary contain steep grades. The drainage pattern formed by stormwater runoff in this area contributes to the two branches of the Venada Arroyo and creates a development challenge.	intercepts stormwater runoff and carries flows to an existing ponding area near Paseo del Volcan. Most of the developed portions of Lomas Encantadas are relatively flat, with grades between 1% and 5%. About half of the undeveloped areas in the southeastern portions of the planning area have been massgraded to support eventual re-platting and construction. The undeveloped northwestern side of the planning area has steeper grades and has not been mass graded. Along the western side of Lomas Encantadas, the bluff area between the existing development of Enchanted Hills and northeast planning boundary contain steep grades. The drainage pattern formed by stormwater runoff in this area contributes to the two branches of the Venada Arroyo and creates a development challenge. This drainage area was originally zoned as open space for ongoing preservation and this plan continues to maintain an open space buffer along this edge as described later in the plan.	
Pg. 10. **Figure 2: Existing Topography**	Updated Figure to reflect proposed boundary expansion. Includes an updated topography layer.	
Pg. 14. **Open Space** In addition to the topographic constraints of Lomas Encantadas, the City of Rio Rancho indicated in the Master Plan for Enchanted Hills that a minimum of 30 acres of open space be preserved. This preservation is intended to maintain the natural vegetation on the northwestern portion of Enchanted Hills where there is a higher concentration of vegetative cover than is found in other areas of Rio Rancho. Lomas Encantadas has approximately 150 acres of open space land including approximately 120 acres along the Venada Arroyo. In addition, over 30 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development.	Pg. 14. **Open Space** Lomas Encantadas has approximately 157 acres of open space land including approximately 112 acres along the Venada Arroyo. In addition, just under 37 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development (see Figure 5). In addition to the topographic constraints of Lomas Encantadas, the City of Rio Rancho indicated in the Master Plan for Enchanted Hills that a minimum of ~~30~~ 36.8 acres of open space be preserved. This preservation is intended to maintain the natural vegetation on the northwestern portion of Enchanted Hills, where there is a higher concentration of vegetative cover than is found in other areas of Rio Rancho. ~~Lomas Encantadas has approximately 150 acres of open space land, including~~	Open space acreages expanded and updated to reflect current conditions. The minimum 30 acres for preservation of open space along the northwestern portion of Enchanted Hills has been expanded to 36.8 acres.

	~~approximately 120 acres along the Venada Arroyo. In addition, over 30 acres of open space are planned to be preserved in the northern portion of the site. along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development.~~	
Pg. 13. **Existing Zoning** Existing zoning in Lomas Encantadas consists of R-1 (single family residential), R-4 (single family residential), R-6 (multifamily residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004. Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1, but a zone map amendment request has been submitted to rezone this portion to R-4 and R-2, following the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two currently undeveloped locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.	Pgs. 16-17. **Existing Zoning** ~~Existing zoning in Lomas Encantadas consists of R-1 (single family residential), R-4 (single family residential), R-6 (multifamily residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004. Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1, but a zone map amendment request has been submitted to rezone this portion to R-4 and R-2, following the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two currently undeveloped locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.~~ Figure 3: Existing Land Use updated and moved to Pg. 16. (Existing Land Use formerly Figure 4; Existing Zoning formerly Figure 3) New existing zoning language moved to Pg. 17 after Figure 3: Existing zoning in Lomas Encantadas consists of R-1 (single-family residential), R-4 (single-family residential), R-6 (multifamily residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004.	Existing zoning information updated on Figure 3 and within the existing text.

	Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1 and R-4 to follow the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.	
	Figure 4: Existing Zoning updated and moved to Pg. 18.	
Pg. 19. **Proposed Zoning & Density** **PK Parks and Recreation**	Pg. 19. **Proposed Zoning & Density** **~~PK~~ PR Parks and Recreation**	Parks & Recreation zoning abbreviation updated from PK to PR.
Pg. 15. The area south of Paseo del Volcan has largely developed under the 2004 Master Plan, and this revised plan does not propose additional changes to those areas. The primary changes are proposed to the north of Paseo del Volcan where the original 2004 plan resulted in R-1 zoning and this revision expands the plan boundary. The revised land use plan also identifies additional residential density that supports needed drainage and infrastructure improvements. The following table highlights the differences between the estimated dwelling units available in this area according to the 2004 zoning and the anticipated number of dwelling units based on the increased density contemplated by this revised plan: Table 1: Overview of Estimated Number of Housing Units North of Paseo del Volcan Approximately 1,089 dwellings may be accommodated to the north of Paseo del Volcan compared to the 895 that could be developed under the R-1 zoning. This amounts to an approximately 18 percent increase in residential dwellings in the area located to the north of Paseo del Volcan based on the revised land use plan. As discussed in more detail elsewhere in the plan, there are approximately 35 acres of land currently zoned for open	Figure 5: Proposed Land Use updated and moved to Pg. 20. Pg. 21. ~~The area south of Paseo del Volcan has largely developed under the 2004 Master Plan, and this revised plan does not propose additional changes to those areas. The primary changes are proposed to the north of Paseo del Volcan where the original 2004 plan resulted in R-1 zoning and this revision expands the plan boundary. The revised land use plan also identifies additional residential density that supports needed drainage and infrastructure improvements. The following table highlights the differences between the estimated dwelling units available in this area according to the 2004 zoning and the anticipated number of dwelling units based on the increased density contemplated by this revised plan:~~ Table 1 updated to reflect current acreages and anticipated unit counts. ~~Approximately 1,089 dwellings may be accommodated to the north of Paseo del Volcan compared to the 895 that could be developed under the R-1 zoning. This amounts to an approximately 18 percent increase in residential dwellings in the area located to the north of Paseo del Volcan based on the revised land use plan. As discussed in more detail elsewhere in the plan, there are approximately~~	

space in this part of the planning area abutting existing residential development in Enchanted Hills. As shown, this area will be reconfigured under the revised plan and increased slightly to provide an enhanced buffer to existing residences in Enchanted Hills. Approximately 8 acres of open space is provided for a drainage pond that is also designated as an open space land use. This additional open space ensures that the average open space provided per dwelling unit and resident in this plan remains consistent with prior approvals and exceeds the minimums desired by the City of Rio Rancho.	~~35 acres of land currently zoned for open space in this part of the planning area abutting existing residential development in Enchanted Hills. As shown, this area will be reconfigured under the revised plan and increased slightly to provide an enhanced buffer to existing residences in Enchanted Hills. Approximately 8 acres of open space is provided for a drainage pond that is also designated as an open space land use. This additional open space ensures that the average open space provided per dwelling unit and resident in this plan remains consistent with prior approvals and exceeds the minimums desired by the City of Rio Rancho.~~ New language added: The area south of Paseo del Volcan has largely developed under the 2004 Master Plan, and this revised plan does not propose additional changes to those areas. The primary changes are proposed to the north of Paseo del Volcan where the original 2004 plan resulted in R-1 zoning. In 2020, the Master Plan Amendment included a zone change from R-1 to R-4 to the existing the planning area north of Paseo de Volcan and the expansion area. The 37.9 acres expansion area to the west was zoned R-1 and rezoned as R-4. This amounts to a 22.2 increase in residential dwellings in the area based on the revised land use plan. The changed zoning increased the potential number of households to approximately 178 dwellings compared to the 145 that could be developed under R-1 zoning. As discussed in more detail elsewhere in the plan, there are approximately 36.8 acres of land preserved for open space buffer between Lomas Encantadas and Enchanted Hills, zoned for R-1. The 36.8 acres will be reconfigured under the revised plan to provide an enhanced buffer to existing residences in Enchanted Hills, (see Figure 5). Approximately 8 acres of open space is provided for a drainage pond but shall remain zoned R-4. The 112.4 acres of open space within the Venada Arroyo ensures that the average open space provided remains consistent with prior approvals and exceeds the minimums desired by the City of Rio Rancho. In 2025, the Master Plan Amendment included an expansion of 40.8 acres to the west and north of Paseo del	

	Volcan. This 40.8-acre expansion under R-1 zoning allowed 4.5 dwelling units per acre and was able to increase to 5.5 dwelling per acre through a zoning map amendment from R-1 to R-4. The full build-out will consist of 2,330 units (see Table 1). This takes into consideration roadway circulation, open space, and drainage.	
Pg. 22. Figure 6: Transportation Network by Functional Classification.	Pg. 27. Figure 7: Transportation Network by Functional Classification (Figure updated & changed to #7)	
Pgs. 23-24. **Conceptual Drainage Plan.**	Pgs. 28-30 **Conceptual Drainage Plan** updated	
Pg 25. **Infrastructure & Utilities** Electric and gas utilities are provided by the Public Service Company of New Mexico (PNM).	Pg 32. **Infrastructure & Utilities** Electric is provided by Public Service Company of the New Mexico (PNM) and natural gas is provided by New Mexico Gas Company ~~utilities are provided by the Public Service Company of New Mexico (PNM.~~	
Pg. 27. **Community Facilities & Services** **Parks & Open Space** Preserving the natural conditions of Lomas Encantadas' open space is a primary focus of the plan. The revised plan adjusts the open space location and widths in order to follow existing contours while allowing for necessary utility installation and development densities. However, the plan increases the acreage of open space area to approximately 36.8 acres and concentrates it near existing residents. The proposed open space boundary is conceptual in nature and may be defined in greater detail as future subdivisions are developed following this general configuration and acreage. Trails are also planned for this open space and will include a variety of amenities to area residents.	Pg. 34. **Community Facilities & Services** **Parks & Open Space** Preserving the natural conditions of Lomas Encantadas' open space is ~~a~~ the primary focus of the plan. The revised 2020 plan adjusts the open space location and widths in order to follow existing contours while allowing for necessary utility installation and development densities. However, the plan increases the acreage of open space area to approximately 36.8 acres and concentrates it near existing residents. The 2025 amended plan continued to adjust the open space location and widths in order to follow existing contours. The proposed open space boundary is conceptual in nature and may be defined in greater detail as future subdivisions are developed ~~following this general configuration and acreage~~ while maintaining a buffer between Lomas Encantadas and Enchanted Hills. The amendment maintains the just under 37 acres of open space buffer and includes 112.4 acres of open space around the Venada Arroyo totaling 157.2 acres. ~~Trails are also planned for this open space and will include a variety of amenities to area residents.~~	Open space language expanded again to account for the 36.8 acres of open space buffer along Enchanted Hills and 112.4 acres of open space in total. Applicant needs to adjust the full build-out total to 2,330 homes.

Neighborhood and community parks have also been identified for the planning area. These include two larger parks that have already been zoned for future park development: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Five smaller parks have been identified for the area between the Venada Arroyo and Paseo del Volcan. In addition, a larger, neighborhood park is planned for the undeveloped area to the north of Paseo del Volcan. The microparks discussed in the Conceptual Drainage Chapter will provide additional recreation opportunities. **Trails** Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan and the City's Bicycle and Pedestrian Transportation Master Plan. Trails will be located within the OS (Open Space) zoning along the planning area's arroyos, northeastern boundary, and along sections of the western boundary. The Bicycle and Pedestrian Master Plan identifies a proposed bicycle trail along the Venada Arroyo, as well as along both sides of Paseo del Volcan. Bike lanes are also identified along Camino Encantadas, Chayote Road NE, Idalia Road NE, and Lincoln Ave NE.	Neighborhood and community parks have also been identified for the planning area. These include Cibola Little League, two larger parks that have already been zoned for future park development: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). ~~Five~~ Four smaller parks have been identified for the area between the Venada Arroyo and Paseo del Volcan. In addition, ~~a larger~~ two neighborhood park~~s is~~ are planned for the undeveloped area to the north of Paseo del Volcan. ~~The microparks discussed in the Conceptual Drainage Chapter will provide additional recreation opportunities.~~ The full build-out in Lomas Encantadas is 2,340 homes which is estimated to have a population of 6,622. An estimated 60 acres of park land will be provided compared to the 19.9 acres required by City of Rio Rancho Parks and Recreation. Pgs. 34-35 **Trails** Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, ~~and the~~ City's Bicycle and Pedestrian Transportation Master Plan, and Mid-Region Council of Governments Metropolitan Transportation Plan. Trails will be located within ~~the OS (Open Space) zoning along the planning area's arroyos, northeastern boundary, and along sections of the western boundary. The Bicycle and Pedestrian Master Plan identifies a proposed bicycle trail along the Venada Arroyo, as well as along both sides of Paseo del Volcan. Bike lanes are also identified along Camino Encantadas, Chayote Road NE, Idalia Road NE, and Lincoln Ave NE.~~ the planning area's northeastern boundary, and along sections of the eastern buffer between Enchanted Hills utilizing the 36.8 acres of preserved open space. The Mid-Region Council of Governments identifies proposed bicycle lane along Chayote Road, Camino Encantadas Road, and Enchanted Hills Boulevard. Paseo del Volcan was identified to have a proposed paved trail. Approximately 8 acres for a drainage pond on the east side of Camino Encantadas provides an opportunity were trails are planned for this open space and will assist in connecting parks to area residents (see Figure 8).	

Pgs. 27-28. **Educational Facilities** Lomas Encantadas is served by an existing elementary and middle school, both of which were recently constructed. Sandia Vista Elementary School is located immediately to the southwest of the planning area, and Mountain View Middle School is located along the northwestern planning boundary. It is likely that these schools can continue to be utilized in conjunction with possible future proposed school sites to accommodate the short-term growth in Lomas Encantadas and the surrounding area. Longer term, a second elementary school may need to be constructed north of Paseo del Volcan to support a large number of new households in future subdivisions northwest the planning area. **Community Centers** There are no existing or planned community centers in Lomas Encantadas or the immediate area. The Cabezon Community Center 10 miles to the south and Sabana Grande Recreation Center 7 miles to the south are the closest centers. The Sabana Grande Recreation Center has an art center and offers art, music, and sports classes for children and seniors. **Public Safety** There is an existing fire station in Enchanted Hills (Fire Station #5) along Santa Fe Hills Boulevard. This is the primary fire station covering the Lomas Encantadas area, with a secondary Sandoval County Fire Station 21 located along US 550 and Tamaya Boulevard to the northeast. There are no existing or planned police substations in Lomas Encantadas. However, the City's Comprehensive Plan discusses a goal to increase the number of community facilities (including police substations) over time. **Other Public Facilities & Services** The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.	Pgs. 35-36. No changes to the following sections: **Educational Facilities, Public Safety, and Other Public Facilities & Services sections.** **Community Centers** ~~There are no existing or planned community centers in Lomas Encantadas or the immediate area.~~ The HUB is the newest community center located at the Plaza @ Enchanted Hills Shopping Center. The Cabezon Community Center 10 miles to the south and Sabana Grande Recreation Center 7 miles to the south are the closest centers. The Sabana Grande Recreation Center has an art center and offers art, music, and sports classes for children and seniors. There is the Broadmoor Senior Center located near City Hall that provides services and activities that promote positive aging.	

• Libraries - Should be located near regional activity centers within Lomas Encantadas. • Cemeteries - None are planned or designated. • Solid Waste - Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Lomas Encantadas' solid waste. • Recycling - Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Lomas Encantadas.		
Pg. 29. Figure 8: Planned Community Facilities from PID	Pg. 37. Figure 8: Planned Community Facilities from PID. Updated for existing conditions & drainage pond added.	
Pg. 32. **Appendix** **Drainage Management Plan** **Conceptual Micropark Diagram** **Roadway Cross-sections**	Pg. 40. **Appendix** **Drainage Management Plan** ~~**Conceptual Micropark Diagram**~~ **Roadway Cross-sections** **Resolution** Pg. 33. Drainage Master Plan Figure removed. Pg. 34. Conceptual Micropark Program removed.	

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: March 3, 2025

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

FROM: Development Services Department, Planning & Zoning Division

RE: (3.3.2025 REVISIONS)
DSD #25-410-00001 / Lomas Encantadas Master Plan Amendment
DSD #25-100-00001 / ZMA R-1 to R-4 Residential

The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment for the Lomas Encantadas Master Plan. This proposed amendment includes a boundary expansion of approximately 37.89 acres of land (65 parcels). All parcels included in the expansion area are zoned R-1: Single-Family Residential District. The proposed amendment additionally updates all applicable exhibits to reflect the proposed expansion, as well as updated figures to reflect current community conditions, changes in land use, and other redline changes.

In concurrence with the Master Plan Amendment, the applicant is requesting a Zone Map Amendment from R-1: Single-Family Residential District to R-4: Single-Family Residential District for the subject 39 parcels (approx. 33.11 acres in total) below:

Within Existing MP Boundary: LE, Tracts 14, 15, & 16B
In Proposed MP Expansion Boundary: Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37.

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 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

P. 10 and 42 of the plan (p. 42 of the plan – Parks and Open Space paragraph 4), Cibola Little League is an organization that leases the Rio Rancho Sports Complex North facility, the facility is not called Cibola Little League. The rest of this paragraph is not updated (ie. The park at Camino Venada and Camino Encantadas has been build, it looks like the on Aldan Dr. NE will not be built (at this rate?) and it doesn't describe any of the pid parks that have been built, are on their other figures (such as that on pages 25 and 46 of the plan), but not described – south of PDV. 17.64 acres dedicated by Development Agreement (including 3 acres Sports Complex North - more was platted even though unusable) and more than 7 through the PID. If the build out population, allowing for the expansion area, equals 7,000 residents, 21 acres of developed park land is required. * These simple changes can be made and verified without another full submission if no other changes have been identified.

Dyane N. Sonier *03/17/2025*

Reviewer Date

DEVELOPMENT SERVICES DEPARTMENT— TRANSMITTAL AND REVIEW SHEET

DATE: January 14, 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: DSD #24-100-00012/#24-410-00003

The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 218.91 acres (191 lots) to the plan. The applicant concurrently requests a Zone Map Amendment for 314.6 acres from TZ and OS to R-2, R-4, R-1, C-1, and OS.

Please review and provide recommendations, comments or corrections on this form and return via hand delivery, fax or e-mail by **January 24, 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 property:

- Increase alternative housing concepts such as tiny homes, co-housing, multi-generational housing and accessory dwelling units.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings
- Promote a healthy jobs housing balance west of the river through preserving commercially zoned land, site-readiness programs, etc.

Peach Anderson-Tauzer
Reviewer

1-23-2025
Date

SSCAFCA Comments (Pg. 1 of 2)

Requires SSCAFCA board approval

The offsite detention ponds are designed to mitigate developed flow and release a significantly reduced peak flowrate into internal subdivision storm drain systems that connect to the Camino Encantadas storm drain system. In addition to mitigating the peak flowrate, the ponds act as a stormwater quality feature to collect sediment and floatables from stormwater before discharging into the storm drain system. The ponds will be located on a combination of private property and SSCAFCA property. Following construction of the offsite detention ponds, the ponds will be owned and maintained by the City of Rio Rancho. The transference of properties to City of Rio Rancho will be determined when the area is developed. The ponds will act as regional drainage facilities for the benefit of Lomas Encantadas and the offsite basin areas.

The major infrastructure improvements of this amendment are the storm drain trunk lines in Camino Encantadas and the offsite detention ponds. The storm drain trunk lines will extend from Paseo del Volcan to proposed Unit 1B. Generally, the segments of storm drain trunk line will need to be built prior to or in conjunction with the developed basins that drain into each segment. For example, Pond 203R will need to be constructed with Basin 1B or if a significant number of lots in Basins 203R are developed. In addition, as units downstream of Pond 203R are constructed, each phase of development should evaluate the total flow reaching the storm drain trunkline to ensure that the capacity is not exceeded. Pond 207R will be built with Unit 1D Phase lA, while Pond 208R has been partially constructed with Unit lG Phase 2 to accommodate the existing conditions runoff. Pond 208R will be expanded with upstream development. The outfall structure for each offsite pond will be built in conjunction with the pond and will consist of a storm drain pipe that connects to the Camino Encantadas storm drain trunk line.

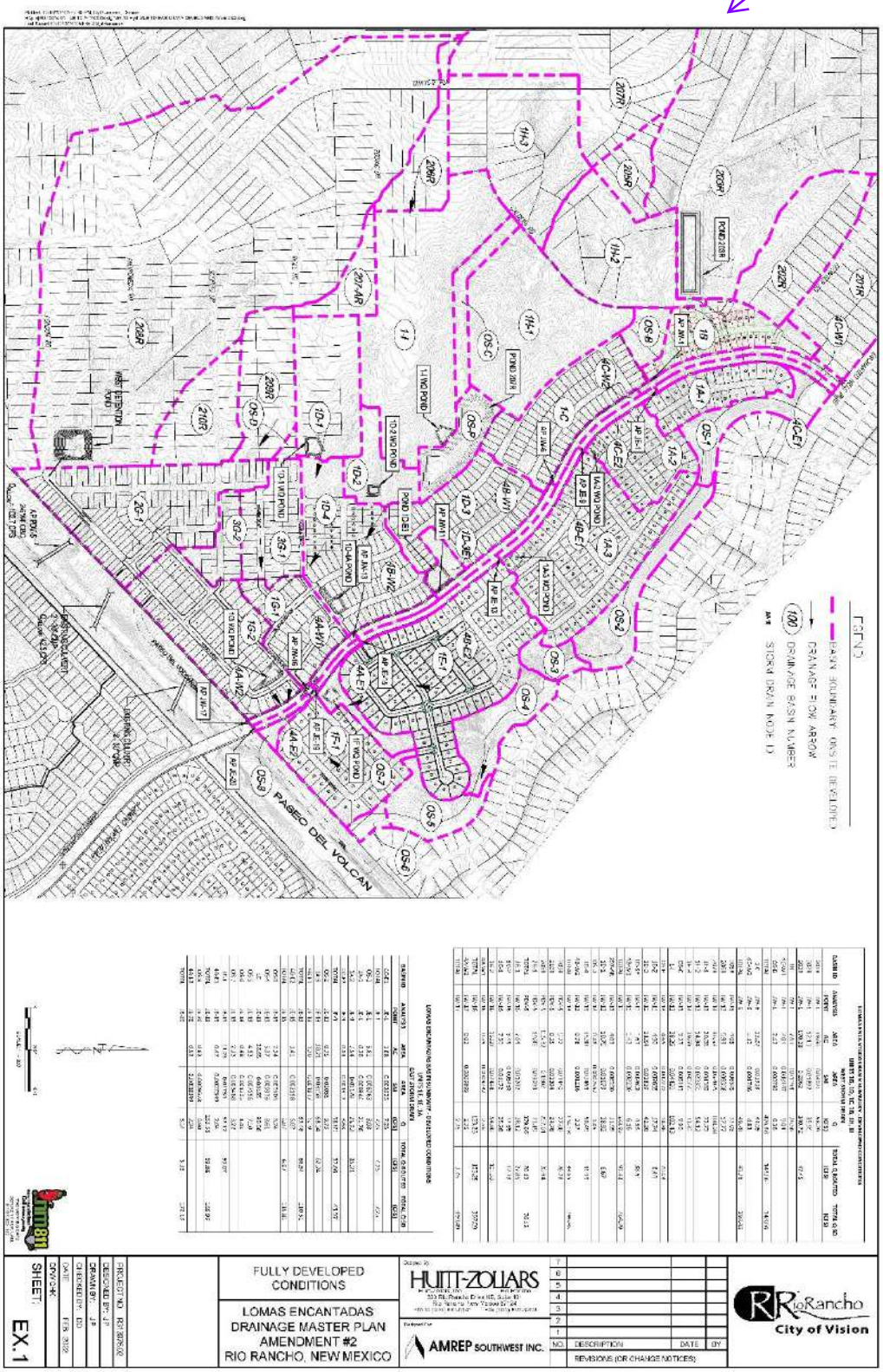
On the east side of Camino Encantadas, designated open space areas will drain towards Units lA, lE, and lF. Units 1F and lE Phase 1 have been constructed, to which Basins OS-4, OS-5, OS-6, OS- 7 and OS-8 drain. Specific methods for capturing and conveying runoff from the open space areas will be detailed with each phase of development.

The onsite proposed layout for this amendment consists of approximately 225 additional R-4 residential lots compared to the LEDMPA dated May 2021 which will result in higher peak flowrates. However, the net effect at the ultimate outfall remains virtually unchanged due to the proposed stormwater management features to be installed within the development. These features will consist of detention ponds to attenuate the discharge flowrate from the development into the Venada Arroyo. In addition, a dedicated "open space" area located adjacent to existing Enchanted Hills lots reduces the amount of buildable area in Lomas Encantadas and provides areas for additional stormwater management features. The proposed layout shown on *Exhibit 1 and 2* is a conceptual plan and is subject to change as individual units are developed. Refer to the table below for a summary of residential density changes of this amendment compared to the original LEDMP and LEDMPA dated May 2021.

SSCAFCA Comments (Pg. 2 of 2)

DRAINAGE MANAGEMENT PLAN

Low quality



DSD Engineering Comments (Pg. 1 of 2)

GOALS & POLICY GUIDANCE

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

Antiquated Platting

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

- **GOAL A-1:** Eliminate antiquated platting with 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.

The adopted Master Plan laid the groundwork to consolidate and re-plat prematurely developed lots in the planning area. This has led to the successful development of several new subdivisions since 2004. This plan update continues to address the issue of antiquated platting by adding additional lots within the expanded planning area to be consolidated within the revised planning boundaries and by proposing ~~a new illustrative lot layout~~new land uses, which dictates housing density ~~-~~for the undeveloped northern portions of the site.

Natural Environment

As described in other chapters, the Master Plan seeks to preserve and enhance natural features whenever possible, especially regarding open space, natural drainage, and water use. The Plan furthers the following Comprehensive Plan goals and policies:

- **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.
- **POLICY CON-12:** Develop and protect a public open space network.

The drainage plan for the undeveloped northern portions of Lomas Encantadas (as outlined in the ***CONCEPTUAL DRAINAGE PLAN CHAPTER)*** is designed to create a ~~series of smaller scale "micro-parks"~~ retention ponds that will address water quality and runoff issues within the northern portion of the planning area. These ~~microparks~~ retention ponds will be part of the larger storm water management system that seeks to protect open space areas and connect community amenities together. Overall, open space accounts for about ~~17.5~~15.9% of the planning area, which meets a need to provide both recreation opportunities while preserving the natural environment. ~~In addition, the Master Plan meets new Federal requirements that are part of Section 404 of the Clean Water Act.~~

Detention ponds

Land Use

As described in the ***LAND USE CHAPTER***, much of the planning area is proposed to be medium density single-family residential, with additional land set aside for parks, 30 acres required open space, and trails. The proposed land use furthers the following Comprehensive Plan goals and policies:

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

may.

Language needs to be less definitive and be softer throughout

The offsite detention ponds are designed to mitigate developed flow and release a duced peak flowrate into internal subdivision storm drain systems that connect to the tadas storm drain system. In addition to mitigating the peak flowrate, the ponds act quality feature to collect sediment and floatables from stormwater before discharging into the storm drain system. The ponds will be located on a combination of private property and SSCAFCA property. Following construction of the offsite detention ponds, the ponds will be owned and maintained by the City of Rio Rancho. The transference of properties to City of Rio Rancho will be determined when the area is developed. The ponds will act as regional drainage facilities for the benefit of Lomas Encantadas and the offsite basin areas.

The major infrastructure improvements of this amendment are the storm drain trunk lines in Camino Encantadas and the offsite detention ponds. The storm drain trunk lines will extend from Paseo del Volcan to proposed Unit 1B. Generally, the segments of storm drain trunk line will need to be built prior to or in conjunction with the developed basins that drain into each segment. For example, Pond 203R will need to be constructed with Basin 1B or if a significant number of lots in Basins 203R are developed. In addition, as units downstream of Pond 203R are constructed, each phase of development should evaluate the total flow reaching the storm drain trunkline to ensure that the capacity is not exceeded. Pond 207R will be built with Unit 1D Phase lA, while Pond 208R has been partially constructed with Unit lG Phase 2 to accommodate the existing conditions runoff. Pond 208R will be expanded with upstream development. The outfall structure for each offsite pond will be built in conjunction with the pond and will consist of a storm drain pipe that connects to the Camino Encantadas storm drain trunk line.

On the east side of Camino Encantadas, designated open space areas will drain towards Units lA, lE, and lF. Units 1F and lE Phase 1 have been constructed, to which Basins OS-4, OS-5, OS-6, OS- 7 and OS-8 drain. Specific methods for capturing and conveying runoff from the open space areas will be detailed with each phase of development.

The onsite proposed layout for this amendment consists of approximately 225 additional R-4 residential lots compared to the LEDMPA dated May 2021 which will result in higher peak flowrates. However, the net effect at the ultimate outfall remains virtually unchanged due to the proposed stormwater management features to be installed within the development. These features will consist of detention ponds to attenuate the discharge flowrate from the development into the Venada Arroyo. In addition, a dedicated "open space" area located adjacent to existing Enchanted Hills lots reduces the amount of buildable area in Lomas Encantadas and provides areas for additional stormwater management features. The proposed layout shown on *Exhibit 1 and 2* is a conceptual plan and is subject to change as individual units are developed. Refer to the table below for a summary of residential density changes of this amendment compared to the original LEDMP and LEDMPA dated May 2021.

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE LOMAS ENCANTADAS MASTER PLAN TO UPDATE THE MASTER PLAN BOUNDARY, COMMUNITY CONDITIONS, AND ALL FIGURES AND EXHIBITS TO REFLECT EXISTING AND PROPOSED CONDITIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

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

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

WHEREAS: the Lomas Encantadas Master Plan was originally adopted on August 11, 2004 by Resolution No. 69, Enactment No. 04-068 and was subsequently amended on February 12, 2020 by Resolution No. 11, Enactment No. 20-009; and

WHEREAS: in order to update the Master Plan boundary, Community Conditions, and all Figures and Exhibits to reflect existing and proposed conditions; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Lomas Encantadas Master Plan at their meeting held on April 22, 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. 25-410-00001) to the Lomas Encantadas Master Plan at their meeting held May 22, 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 Encantadas Master Plan to update the Master Plan boundary, community conditions, and all figures and exhibits to reflect existing and proposed conditions, 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)

Timothy Dvorak

From: Theresa Bernhardsen <tbernhardsen@gmail.com>
Sent: Thursday, April 10, 2025 2:22 PM
To: Timothy Dvorak
Cc: Dave Bernhardsen
Subject: Re[2]: Lomas Encantadas Master Plan Amendments

Caution! This message was sent from outside your organization. Report

Hello Mr. Dvorak,

Thank you for the clarification.

We will not be able to attend the meeting on 4/22, however, we would like to express our opposition to the proposal to change lot sizes from R-1 to R-4.
The change would mean cramming too many homes into this area. Not only will this create water and traffic issues, but it will also impact our wildlife. We are asking that the zoning STAY R-1.

Please relay our opposition to the P&Z Board.

Thank you,
Theresa & Dave Bernhardsen
6768 Augusta Hills Dr NE
Rio Rancho 87144

------ Original Message ------
From "Timothy Dvorak" <tdvorak@rrnm.gov>
To "Theresa Bernhardsen" <tbernhardsen@gmail.com>
Cc "Dave Bernhardsen" <dbernhardsen56@gmail.com>
Date 4/10/2025 8:34:01 AM
Subject RE: Lomas Encantadas Master Plan Amendments

Good morning Theresa,

I apologize for the confusion. The proposed expansion for the master plan is in the northwest portion of the existing master plan boundary. I have included a couple of maps from the application which illustrate the proposed expansion area and the proposed Zone Map Amendment below:

From: ramon borrego <scramblerhd@hotmail.com>
Sent: Monday, April 14, 2025 10:26 AM
To: Timothy Dvorak <tdvorak@rrnm.gov>
Subject: Re: Zone map amendment

You don't often get email from scramblerhd@hotmail.com. Learn why this is important

Hello Timothy

Thank you for your response, the included maps are much better than the sones mailed out. I would still like to voice my objection to the proposal and am not in favor of rezoning R1 to R4.

Thank you
Ramon Borrego

From: ramon borrego <scramblerhd@hotmail.com>
Sent: Friday, April 11, 2025 11:59 AM
To: Timothy Dvorak <tdvorak@rrnm.gov>
Subject: Zone map amendment

You don't often get email from scramblerhd@hotmail.com. Learn why this is important

Hello Tim;

I am responding to a letter I received from the City on Lomas Encantadas Master Plan Amendment, zone map amendment (Case # 25-110-00001). I live at 6916 Augusta Hills Dr NE.

The map that was sent to me is not very clear on what the proposal is. Once again, we are being asked to comment on something that I feel is intentionally left unclear so that these plan amendments not contested and the planning board. I am against any plan to amend R-1 to R4, also I would appreciate a better map and explanation on what area is being considered for amendments.

Thank you
Ramon Borrego

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00001

AGENDA DATE:
April 22, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District. Staff contact is Tim Dvorak, 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, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District. The subject properties comprise approx. 33.11 acres.

Concurrently, the Applicant is seeking an Amendment to the Lomas Encantadas Master Plan under Case No. 25-410-00001. The proposed Master Plan Amendment would add approximately 40.77 acres to the northwestern boundary of Lomas Encantadas, comprised of sixty-five (65) lots and acreage for right-of-way. The proposed Master Plan Amendment will additionally update all pertinent exhibits, figures, and information within the Master Plan document to align with and enable the subject Zone Map Amendment proposal.

The subject properties part of the Zone Map Amendment request include three (3) existing tracts within the Lomas Encantadas Master Plan boundary, as well as fifty (50) of the sixty-five (65) lots proposed to be added to the northwest boundary of the Lomas Encantadas Master Plan. The Applicant does not own fifteen (15) of the above sixty-five (65) lots. As such, these fifteen (15) lots are not a part of the subject Zone Map Amendment request.

The Lomas Encantadas Master Plan was adopted by the Governing Body on August 11, 2004 via Resolution No. 69, Enactment No. 04-068, and most recently amended on February 12, 2020 via Resolution No. 11, Enactment No. 20-009.

All subject properties of the Zone Map Amendment request are currently zoned R-1: Single-Family Residential District via the notated Ordinances below:

<u>Properties within the Lomas Encantadas Master Plan:</u>

- Lomas Encantadas, Tracts 14, 15, & 16B (Ordinance No. 30, Enactment No. 04-029; Adopted August 11, 2004).

Properties within Proposed Lomas Encantadas Boundary Expansion:

- Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67 (Zoned via Ordinance No. 73, Enactment No. 94-071; Adopted December 28, 1994).
- Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 (Zoned via Ordinance No. 73, Enactment No. 94-071; Adopted December 28, 1994).

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 the Planning and Zoning Board find that the application meets the submittal requirements for the proposed zoning request, as City staff is the applicant.

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.

In their justification letter, the Applicant states, "The purpose of this zone change is to create a new and expanded single-family community that is near existing community facilities and existing infrastructure. This will ensure families will be able to find more attainable housing in this part of Rio Rancho. The Zone Map Amendment will also ensure the productive use of land that has remained undeveloped since 2004 when the Lomas Encantadas Master Plan was first adopted."

Staff recommends the Planning and Zoning Board find that the proposed R-4:Single-Family Residential District zoning would be consistent with the health, safety, morals, and general welfare of the City. The proposed R-4 would align with the existent northwestern boundary of the Master Plan, which primarily consists of R-4: Single-Family zoning.

Staff recommends the Board finds that the proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by providing additional single-family homes as part of a Master Planned community, adjacent to current and planned community facilities and infrastructure.

(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 in their justification: "The request for a Zone Map Amendment will allow for additional single-family residential development at a similar density to housing that is already present in Lomas Encantadas (approximately 4 to 6 DUs/acre gross). The proposed density enables the continuation of this land use pattern and density within Lomas Encantadas, thereby preserving the stability of land use within the Master Plan Area."

The Applicant continues, "In addition, the subject properties have remained vacant for over 14 years under the existing R-1 zoning. However, within the last year, there has been growing demand

for additional single-family housing in Rio Rancho, couple with a shortage in development-ready sites. Further, there has been less interest from homebuilders in large 'estate' lots at lower densities, particularly for those areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 'estate residential' zoning are likely to remain undeveloped as large estate lots. The proposed R-4 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for a more productive use of currently vacant land."

Staff recommends the Planning and Zoning Board find that the zone change is consistent with the surrounding area conditions and would provide further consistency and compatibility of zoning within Lomas Encantadas. Staff additionally finds the proposed zone change may accelerate future development, as the properties proposed to be rezoned have remained undeveloped since initially being zoned R-1: Single-Family Residential District.

(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.

In their justification, the Applicant states, "In addition to compliance with the Lomas Encantadas Master Plan, the request for rezoning furthers several of the goals and policies from the City's Comprehensive Plan."

Goal A-1: Eliminate antiquated platting with the City of Rio Rancho where desirable.

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 where feasible.

The Applicant states, "The requested Zone Map Amendment will allow the Applicant to continue to address the issue of antiquated platting."

The Applicant then lists lots within Blocks 146, 152, 155, and 158 of Unit 20 which can be further combined to address antiquated platting; however, it should be noted that the lots within Blocks 146 and 152 identified by the Applicant in their justification to be consolidated after rezoning are not part of this Zone Map Amendment request and remain R-1: Single-Family Residential District.

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 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 Applicant states, "The subject parcels within Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build-out. The development of these homes will provide additional housing options for families in Rio Rancho with a wider range of incomes. The site is also well located for new residential development given to the proximity to large regional job centers and growth nodes, including V. Sue Cleveland High School, Enchanted Hills Commerce Center, UNM Sandoval Regional Medical Center, and the City Center area."

Goal UD-1: Create focused growth areas where existing public infrastructure can support higher

density development.

The Applicant states, "Lomas Encantadas is well suited to support additional housing growth due to its proximity to existing infrastructure and major roads. The site is located next to existing water service lines that run along Camino Encantadas, Enchanted Hills Boulevard, and Paseo del Volcan. Sanitary sewer lines are also available along Camino Encantadas and can be extended to serve future subdivisions in the subject area. Development in this area will create contiguous growth next to identified growth areas adjacent to Enchanted Hills and Paseo del Volcan."

Staff recommends the Planning and Zoning Board find that this criterion has been met, as the proposed Zone Map Amendment will further the Comprehensive Plan by providing for development contiguous to an existing and developing Master Plan. The Comprehensive Plan Generalized Land Use Map (GLUM), Map L-2 identifies the area as 'Future Planning', while the current Lomas Encantadas Master Plan identifies an existing land use of 'vacant' for the subject lands proposed to be rezoned.

In the concurrent Master Plan Amendment proposal, the Applicant has updated Figure 5: Proposed Land Use to reflect a Medium Density Land Use for the subject properties to be rezoned. The proposed land use is consistent with R-4: Single-Family Residential District zoning. As part of this Zone Map Amendment, the GLUM will also be amended to a "Low/Medium Density Residential" Land Use.

(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 identifies multiple neighborhood and community changes, stating, "The original Lomas Encantadas Master Plan envisioned 'a large lot, low-density (R-1 zoning) series of projects, which have terrain-fitting lots and roadways and preservation of natural features through conservation easements and the OS (Open Space) zone.' These 'terrain-fitting' lots were proposed in response to the need to manage drainage issues for the northern half of the Lomas Encantadas Master Plan Area (to the north of Paseo del Volcan). In this configuration, storm water runoff was managed using a series of natural drainage channels and large drainage facilities (detention ponds) that also functioned as open space. These changes, along with an increased demand for housing in Rio Rancho, make a different zoning category more advantageous to the community."

Staff recommends the Planning and Zoning Board find that the proposed Zone Map Amendment will aid in the development of single-family residential land which has historically remained vacant. Proximity to the established Lomas Encantadas Master Plan allows for easier accessibility to provide the necessary infrastructure improvements for development.

Staff recommends the Boards finds that the request is more advantageous to the community, as it will accomplish several Comprehensive Plan goals and enable development of single-family neighborhoods in a Master Planned community with complete infrastructure and facilities.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the

determining factor for a change of zone.

The Applicant states, "The request[ed] zone change is not related to economic considerations, but due to implement[ed] strategies from the Rio Rancho Affordable Housing Plan that address the conditions that impact the availability and affordability of housing in the city, including: spur development of housing on vacant or underutilized parcels, encourage development of 'starter homes', and add additional housing units to existing neighborhoods that have necessitated an update to the Lomas Encantadas Master Plan and corresponding Drainage Master Plan."

Staff recommends the Planning and Zoning Board find economic considerations to not be the primary basis for the subject 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 states, "The requested zone change is not being requested due to its location along a major street, but rather due to the site's compliance with the Lomas Encantadas Master Plan, Drainage Master Plan, and Comprehensive Plan. The requested Zone Map Amendment is not for apartment, office, or commercial zoning."

Staff recommends the Planning and Zoning Board finds that the sole justification for this request is not based on the site's location on a major street or to further zoning for apartments, office, or commercial development.

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

The Applicant states, "The requested Zone Map Amendment is not a spot zone since it applies to a large, contiguous area within Lomas Encantadas. The proposed zoning is the same as the existing R-4 zoning within Lomas Encantadas to the south of Paseo del Volcan."

Staff recommends the Planning and Zoning Board find that the proposed R-4: Single-Family Residential zoning will further zoning continuity with the adjacent R-4 zoning already established within the areas of Lomas Encantadas, Tract 12 and south of Paseo del Volcan.

NOTIFICATIONS:
In accordance with State Statute NMSA 3-21-6, which stipulates notification procedures for this type of zoning action, all property owners within 100 feet of the subject properties received a first class letter containing a notice of action and impending Planning and Zoning Board hearing. Notice signs were placed within the subject Master Plan by the applicant, as required by ordinance. A legal notice was published in the April 7, 2025 edition of the Albuquerque Journal.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:

Reviewing Agency	Received Application for Review	Comments
DSD Planning and Zoning	X	Comments within ABM.
DSD Engineering	X	No adverse comments.

Rio Rancho Public Schools	X	No comments provided.
Fire and Rescue	X	No adverse comments.
Police Department	X	No comments provided.
SSCAFCA	X	No adverse comments.
MRCOG	X	No adverse comments.
Parks, Recreation, and Community Services	X	No adverse comments.

IMPACT:

Staff recommends the Planning and Zoning Board recommend approval of Zone Map Amendment Case No. 25-100-00001 to the Governing Body, subject to the following findings:

General Findings of Fact:

1. The Planning and Zoning Board may make a recommendation to the Governing Body on the Applicant's request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of this hearing on this matter was given.
3. The Applicant has the authority to make an application to request a Zone Map Amendment.

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 bringing the subject property into conformance with City land use regulations and is compatible with surrounding zoning.
2. The Applicant has provided sound justification for the proposed zone change and the Zone Map Amendment would provide for stability of zoning.
3. The proposed Zone Map Amendment would be consistent with the intent of the adopted elements of the Comprehensive Plan and the Lomas Encantadas Master Plan, with approval of the concurrent Master Plan amendment request.
4. The cost of the land or other economic considerations does not appear to be a justification for the proposed Zone Map Amendment.
5. The Applicant has provided sufficient justification that the Zone Map Amendment request is not based on the properties' location.
6. The requested Zone Map Amendment would not create a "spot zone" in that it maintains continuity with the existing R-4: Single-Family zoning established within the Lomas Encantadas Master 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 additional

information or to consider testimony provided at the public hearing.

DEPARTMENT RECOMMENDATION:

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

ATTACHMENT: Zoning, Location Map
ATTACHMENT: Application & Authorization
ATTACHMENT: Justification Letter
ATTACHMENT: Lomas Encantadas Master Plan - Clean
ATTACHMENT: Lomas Encantadas Master Plan - Red Line
ATTACHMENT: Property List
ATTACHMENT: Reproduction of Notices, Legal Ad
ATTACHMENT: Public Comment - Bernhardsen, Theresa
ATTACHMENT: Public Comment - Borrego, Ramon
ATTACHMENT: Draft_Ordinance_BMB.docx

LOMAS ENCANTADAS MASTER PLAN
MASTER PLAN AMENDMENT
ZONE MAP AMENDMENT R-1 TO R-4

0 337.5 675 1,350 2,025 2,700 Feet

Map Created by:Tim Dvorak on 4/4/2025

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

Development Services Department, 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)896-9009
Address: 333 Rio Rancho Blvd NE, Suite 202		E-Mail: jarrodl@aswinc.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest: Owner of multiple lots in planning area	List Owners: See attached list	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials)	
Agent Name: Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: NM	ZIP Code: 87102

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

Master Plan Amendment request to update the Lomas Encantadas Master Plan Amendment to reflect newly acquired parcels and drainage plan.
Zone Map Amendment request to change the R-1 zoning to R-4 zoning.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates Unit 20	Block(s):	Lot(s): See Attached
Existing Zoning: R-1	Proposed Zoning: R-4	
No. of existing lots: 1,329	No. of proposed lots: 65	Total area of site (acres) 916.2 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: Jim Strozier	Applicant: AMREP Southwest, Inc.	Agent: Consensus Planning Inc.
Signature:		Date: 1/09/2024

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

May 20, 2024

City of Rio Rancho

3200 Civic Circle NE

Rio Rancho, NM 87144

Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent AMREP Southwest for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

AMREP Southwest

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

September 18, 2024

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

Re: Letter of Authorization

To Whom It May Concern,

This letter authorizes Consensus Planning, Inc. to represent Resurrection Land Co. LLC. for all projects occurring within the City of Rio Rancho. The agent shall have full authority to meet with City Staff, hold meetings, and submit any documents related to the ongoing projects. Thank you for your help and cooperation.

Sincerely,

Resurrection Land Co. LLC.

By: _____

Printed Name: Bryan Aragon

Title: Land Development Coordinator

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

April 4, 2025

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

RE: AMREP Southwest – Request for Lomas Encantadas Master Plan Amendment and Zone Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Master Plan Amendment and Zone Map Amendment on behalf of AMREP Southwest, Inc. ("The Applicant"). Summary of Request: This two-part request is for:

1. Approval of a Master Plan Amendment to the Lomas Encantadas Master Plan to expand the Plan Area boundaries and update the land use, zoning, and existing conditions information to reflect changes in the Master Plan Area since the original plan was adopted in 2004.

   The expansion area includes 65 parcels totaling approximately 40.77 acres with parcels outlined below. The Lomas Encantadas Master Plan boundary totals 890.9 acres.
   - Rio Rancho Estates, Unit 20, Block 155, Lot 1-11, 42-67 and Block 158, Lot 1-14, 24-37.

2. Approval of a Zone Map Amendment to rezone the subject property that is owned by AMREP Southwest. The subject site includes 39 parcels within the Lomas Encantadas Master Plan Area (see Figure 1 on the following page). These parcels are currently zoned R-1: Single-family Residential. The legal descriptions of the subject properties are as follows:
   - Lomas Encantadas Subdivision, Tracts 14, 15, and 16B.
   - Rio Rancho Estates, Unit 20, Block 155, Lot 1, 4, 8-11, 42-60, 65-67; and Block 158, Lots 1-27, 33-34, 36-37.

A revised version of the Lomas Encantadas Master Plan with changes redlined has been submitted as part of the application. Updated land use and zoning maps for the Planning Area have also been provided. In addition, the Applicant held a pre-application meeting with Development Services staff on June 27, 2024 to discuss the proposed Plan Amendment and Zone Map Amendment requests.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

PROJECT DESCRIPTION

The subject properties are located in northern Rio Rancho, within the area of the Lomas Encantadas Master Plan expansion. The current zoning for the subject site is R-1 "Estate Residential" and R-1 "Terrain Fitted Residential". This zoning allows for single-family homes at gross densities of approximately 1.1 to 3.5 DUs/acre as outlined in the original Lomas Encantadas Plan. The Applicant, AMREP Southwest, Inc., is requesting a zone change to R-4 to allow for the development of additional single-family homes at a gross density of 4 to 6 DUs/acre. The actual density may vary slightly depending on the specific subdivision, open space, and the final platted layout.

The purpose of these amendments is to expand the Plan boundaries and refine the zoning in Lomas Encantadas. This change in zoning and the expansion of the Plan Area will support the development of future single-family subdivisions at higher densities than is currently allowed by the existing R-1 zoning. As detailed below, this request is consistent with the Zone Map Amendment criteria outlined in Section 150.07 of the Rio Rancho Municipal Code.

Although currently zoned for single-family homes, the Applicant believes that the higher density R-4 zoning are the appropriate zoning for this area given changed market conditions that make the R-4 zone more advantageous to the community. In addition, the Applicant believes that this zoning category will provide a more suitable housing density for this part of Rio Rancho.

CASE HISTORY

2004 – Ordinance No. 3, Enactment No, 04-029 amended the zone map for the parcels within Lomas Encantadas, including Tracts 12 and 13. The rezoning changed the zoning from R-1 to a mixture of R-1, R-4, C-1, Parks and Recreation, and Open Space throughout the Lomas Encantadas Master Plan Area. The existing OS: Open Space zoned land within the northern portion of Lomas Encantadas functioned as a buffer to the existing homes in Enchanted Hills, as well as following the larger arroyos identified in the original 2004 Master Plan that were part of the Loma Encantadas drainage plan. Smaller drainage channels located on the west side of Camino Encantadas were also identified in the plan, but never zoned for Open Space, which allowed increased flexibility to arrange lots and meet the drainage objectives of the plan. The revised Master Plan retains a significant amount of open space, particularly as a buffer that will remain along the edge of the development adjacent to Enchanted Hills. The area north of Paseo del Volcan will preserve a minimum of 30 acres of open space/drainage as required by the original 2004.

The Governing Body hereby approved the Resolution adopting amendments to the Lomas Encantadas Master Plan and revised Land Use Map comprised of approximately 810 acres located south of the Enchanted Hills community, north of Unit 20 and east of Chayote Road, NE is revised and updated to reflect expanded boundaries of the Plan, and land uses within the boundaries of the Master Plan on February 12, 2020.

THE REQUEST

The request is seeking approval for a Master Plan Amendment the Lomas Encantadas Master Plan to modify and include an updated and expanded boundary, zoning and land uses, transportation plan, economic development, conceptual drainage, project theming, and utility plans. The Original boundary consists of 875 acres including open space, roadways, and parcels. The extension adds 40.77 acres to the Northwest.

Figure 1. *Expansion Area in Dotted Red Line*

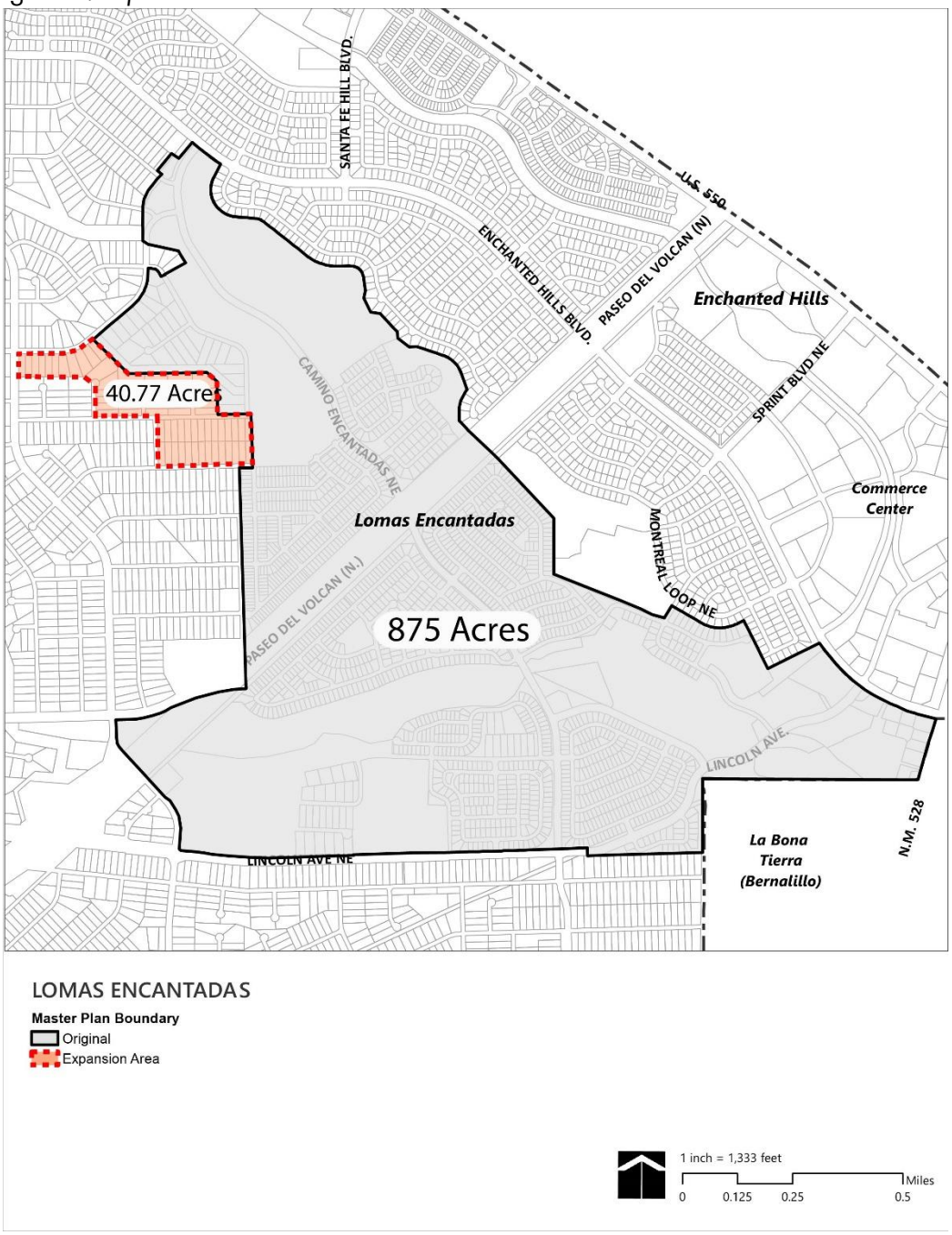
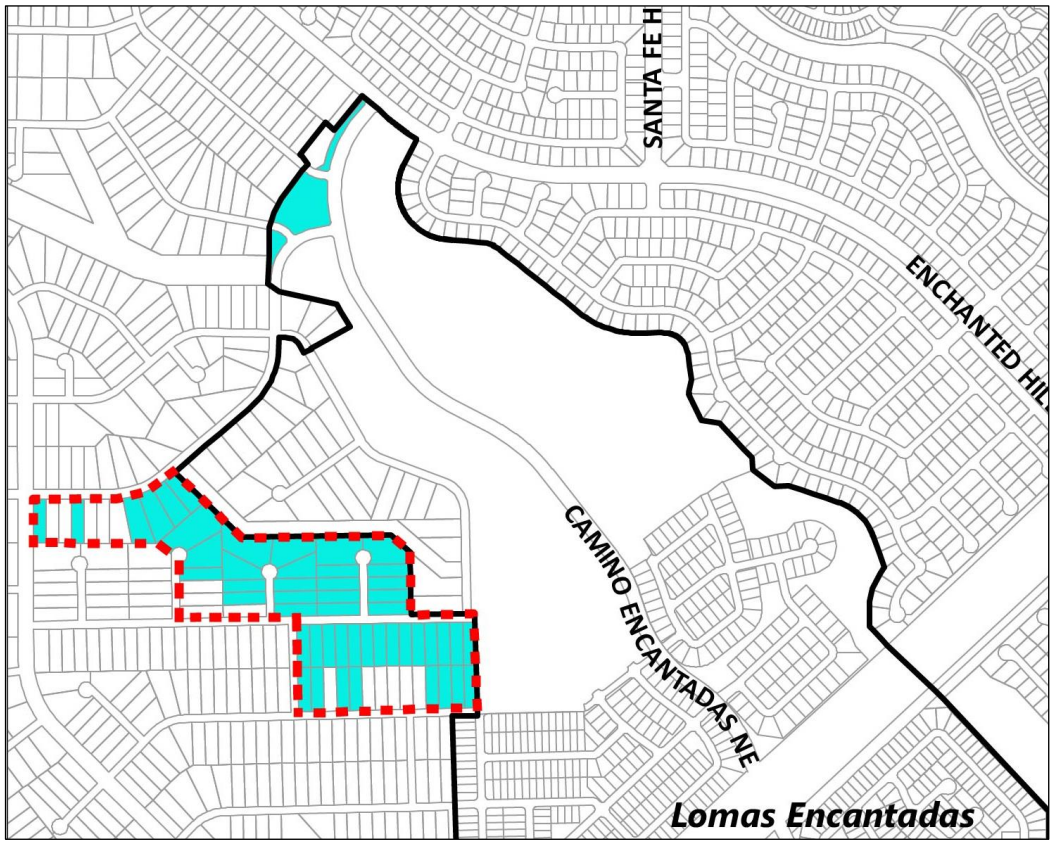


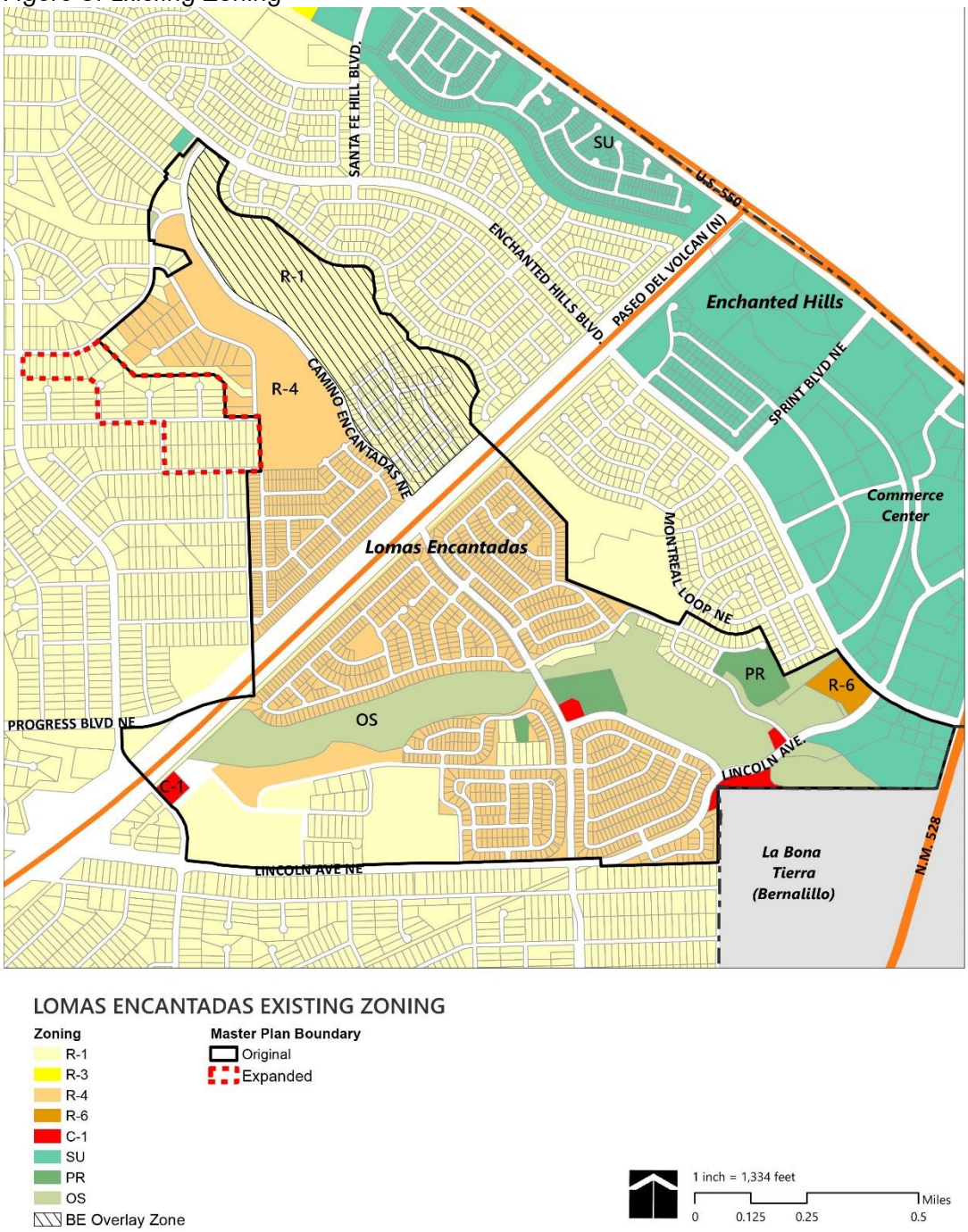
Figure 2. Subject properties (in turquoise) for Zoning Map Amendment



ADJACENT LAND USE AND ZONING

The subject site consists of 875 acres and expanding to 65 parcels approximately 40.77 acres with a combined total of 890.9 acres in size. The expansion area parcels are currently undeveloped and surrounded by undeveloped land on the north, south, and west, outside of Plan boundary, which are zoned R-1 (see Figure 2). The existing zoning within the Plan boundary, to the east are zoned R-4. There is a small parcel just north of Camino Encantadas NE that is zoned SU. To the south, across Paseo del Volcan, there are undeveloped and developing subdivisions within Lomas Encantadas, zoned R-1 and R-4. To the east of the subject parcels (adjacent to Tract 13 of the Lomas Encantadas Subdivision) are single-family homes in the Enchanted Hills neighborhood, zoned R-1. These homes are buffered by the existing OS: Open Space land and drainage area that runs along the northeastern side of Lomas Encantadas.

Figure 3. Existing Zoning



Note: Plan Expansion Area in Dotted Red Line

JUSTIFICATION OF ZONE MAP AMENDMENT REQUEST

This request for a zone map amendment complies with the criteria outlined in Section 150.07 of the Rio Rancho Municipal Code as follows:

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

> **Applicant's Response**: This request is consistent with the health, safety, morals, and general welfare of the City of Rio Rancho. The purpose of this zone change is to create a new and expanded single-family community that is near existing community facilities and existing infrastructure. This will ensure families will be able to find more attainable housing in this part of Rio Rancho. The Zone Map Amendment will also ensure the productive use of land that has remained undeveloped since 2004 when the Lomas Encantadas Master Plan was first adopted. In addition, as described in the response to Section 150.07(D)(3) below, the proposed zone change furthers several Comprehensive Plan policies that support and encourage single-family development, infill, and housing choices for families with a variety of incomes and lifestyles.

150.07(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.

> **Applicant's Response:** The request to rezone the site to R-4 is consistent with the Lomas Encantadas Master Plan and the existing R-4 zoning of properties to the south of Paseo del Volcan. The request for a Zone Map Amendment will allow for additional single-family residential development at a similar density to housing that is already present in Lomas Encantadas (approximately 4 to 6 DUs/acre gross). The proposed density enables the continuation of this land use pattern and density within Lomas Encantadas, thereby preserving the stability of land use within the Master Plan Area.
>
> In addition, the subject properties have remained vacant for over 14 years under the existing R-1 zoning. However, within the last year, there has been growing demand for additional single-family housing in Rio Rancho, coupled with a shortage in development-ready sites. Further, there has been less interest from homebuilders in large "estate" lots at lower densities, particularly for those areas that require substantial transportation and drainage improvements due to access and topography challenges. As a result, the subject parcels, with their larger lot and infrastructure requirements under the existing R-1 "Estate Residential" zoning are likely to continue to remain undeveloped as large estate lots. The proposed R-4 zoning is better suited and provides a logical transition from R-1 with a medium lot size option for a more productive use of currently vacant land.

150.07(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.

> **Applicant's Response:** The subject parcels are within the Lomas Encantadas Master Plan, which identifies the subject parcels as supporting medium density housing using R-4 zoning district to achieve residential densities of 4 to 6 DUs/acre gross. The proposed R-4 zoning is therefore consistent with the

proposed land uses, density, and housing types envisioned for the subject parcels. R-4 zoning is also already present for the large portion of Lomas Encantadas to the south of Paseo del Volcan. In addition to compliance with the Lomas Encantadas Master Plan, the request for rezoning furthers several of the goals and policies from the City's Comprehensive Plan as identified below (Comprehensive Plan goals and policies are in italics).

GOAL A-1: Eliminate antiquated platting with the City of Rio Rancho where desirable.
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.

Applicant's Response: The adopted Lomas Encantadas Master plan has laid the groundwork to consolidate, and re-plat prematurely developed lots in the planning area. This has led to the successful development of several new subdivisions in the Planning Area. The requested Zone Map Amendment will allow the Applicant to continue to address the issue of antiquated platting by consolidating 7 lots in Block 146, Unit 20 of Rio Rancho Estates, 3 lots in Block 156, Unit 20 of Rio Rancho Estates, 25 lots in Block 152, Unit 20 of Rio Rancho Estates, 37 lots in Block 155, Unit 20 of Rio Rancho Estates, 28 lots in Block 158, Unit 20 of Rio Rancho Estates, and replatting these lots at an appropriate density to support a future single-family subdivisions. It is unlikely that these lots will develop without the requested zoning due to the existing large lot sizes.

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's Response: The conceptual drainage plan for the Lomas Encantadas Master Plan addresses drainage in Tracts 12 and 13 that meet water quality requirements. This drainage solution provides a way to meet water quality standards.

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's Response: The subject parcels within Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build-out. The development of these homes will provide additional housing options for families in Rio Rancho with a wider range of incomes. The site is also well located for new residential development given to the proximity to large regional job centers and growth nodes, including V. Sue Cleveland High School, Enchanted Hills Commerce Center, UNM Sandoval Regional Medical Center, and the City Center area.

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.

Applicant's Response: Lomas Encantadas is well suited to support additional housing growth due to its proximity to existing infrastructure and major roads. The site is located next to existing water service lines that run along Camino Encantadas, Enchanted Hills Boulevard, and Paseo del Volcan. Sanitary sewer lines are also available along Camino Encantadas and can be extended to serve future subdivisions in the subject area. Development in this area will create contiguous growth next to identified growth areas adjacent to Enchanted Hills and Paseo del Volcan.

150.07(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.

Applicant's Response: Since the adoption of the Lomas Encantadas Master Plan and subsequent rezoning of the subject site in 2004, there have been several neighborhood and community changes (Criterion b) within the Master Plan Area and locally that justify a change in zoning, including the following:

The original Lomas Encantadas Master Plan envisioned "a large lot, low-density (R-1 zoning) series of projects, which have terrain-fitting lots and roadways, building envelopes and preservation of natural features through conservation easements and the OS [Open Space] zone." These "terrain-fitting" lots were proposed in response to the need to manage drainage issues for the northern half of the Lomas Encantadas Master Plan Area (to the north of Paseo del Volcan). In this configuration, storm water runoff was managed using a series of natural drainage channels and large drainage facilities (detention ponds) that also functioned as open space. These changes, along with an increased demand for housing in Rio Rancho, make a different zoning category more advantageous to the community. Given changed community conditions, the requested R-4 zoning is more advantageous for the following reasons:

- The subject properties have not developed under the existing R-1 zoning. They have remained vacant for over 14 years since the original Lomas Encantadas Master Plan was adopted in 2004. There is currently growing demand for additional single-family housing in Rio Rancho and the Greater Albuquerque Metro Region, coupled with a

shortage in development-ready sites. As a result, the subject site is well suited to support housing development at medium densities.

- The requested R-4 zoning is more advantageous to the community, as it responds to the City of Rio Rancho's goal to support the construction of single-family homes that "meet the needs of all members of the community." It is unlikely that the "estate lots" envisioned in the original Lomas Encantadas Master Plan will develop in the near future due to current trends in the housing market towards smaller homes on smaller lots.
- The site is also well located for new residential development given the proximity to large regional job centers, including V. Sue Cleveland High School, UNM Sandoval Regional Medical Center, Enchanted Hills Commerce Center, Santa Ana Casino, and the City Center area.

For these reasons, the requested R-4 zoning for this property will better serve the goals and interests of the City of Rio Rancho than the existing R-1 zoning.

150.07(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's Response: The request zone change is not related to economic considerations, but due to implement strategies from the Rio Rancho Affordable Housing Plan that address the conditions that impact the availability and affordability of housing in the city, including: spur development of housing on vacant or underutilized parcels, encourage development of "starter homes", and add additional housing units to existing neighborhoods that have necessitated an update to the Lomas Encantadas Master Plan and corresponding Drainage Master Plan.

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

Applicant's Response: The requested zone change is not being requested due to its location along a major street, but rather due to the site's compliance with the Lomas Encantadas Master Plan, Drainage Master Plan, and Comprehensive Plan. The requested zone map amendment is not for apartment, office, or commercial zoning.

150.07(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
(1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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

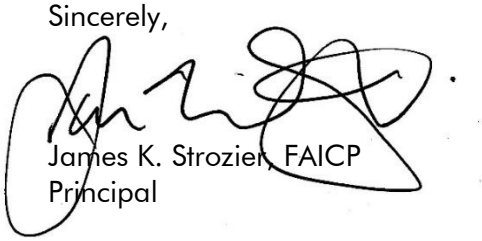
Applicant's Response: The requested zone map amendment is not a spot zone since it applies to a large, contiguous area within Lomas Encantadas. The

proposed zoning is the same as the existing R-4 zoning within Lomas Encantadas to the south of Paseo del Volcan.

CONCLUSION

On behalf of AMREP Southwest, Inc., we respectfully request the Planning and Zoning Board approve this request for a Zone Map Amendment and Master Plan Amendment for the subject properties. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

CITY OF RIO RANCHO

Lomas Encantadas Master Plan

First Adopted: October 2004
Amended: February 2020
Amended: XX, 2025

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
AMREP SOUTHWEST, INC.

CONSENSUS PLANNING

LOMAS ENCANTADAS MASTERPLAN

Adopted: October 2004
Amended: February 12, 2020
Amended: XX

Rio Rancho, New Mexico

PREPARED FOR:
AMREP Southwest, Inc

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

Huitt Zollars, Inc.
6501 Americas Parkway NE, Suite 830
Albuquerque, NM 87110

Original Plan prepared by: Community Sciences Corporation

[Adopting Resolution]

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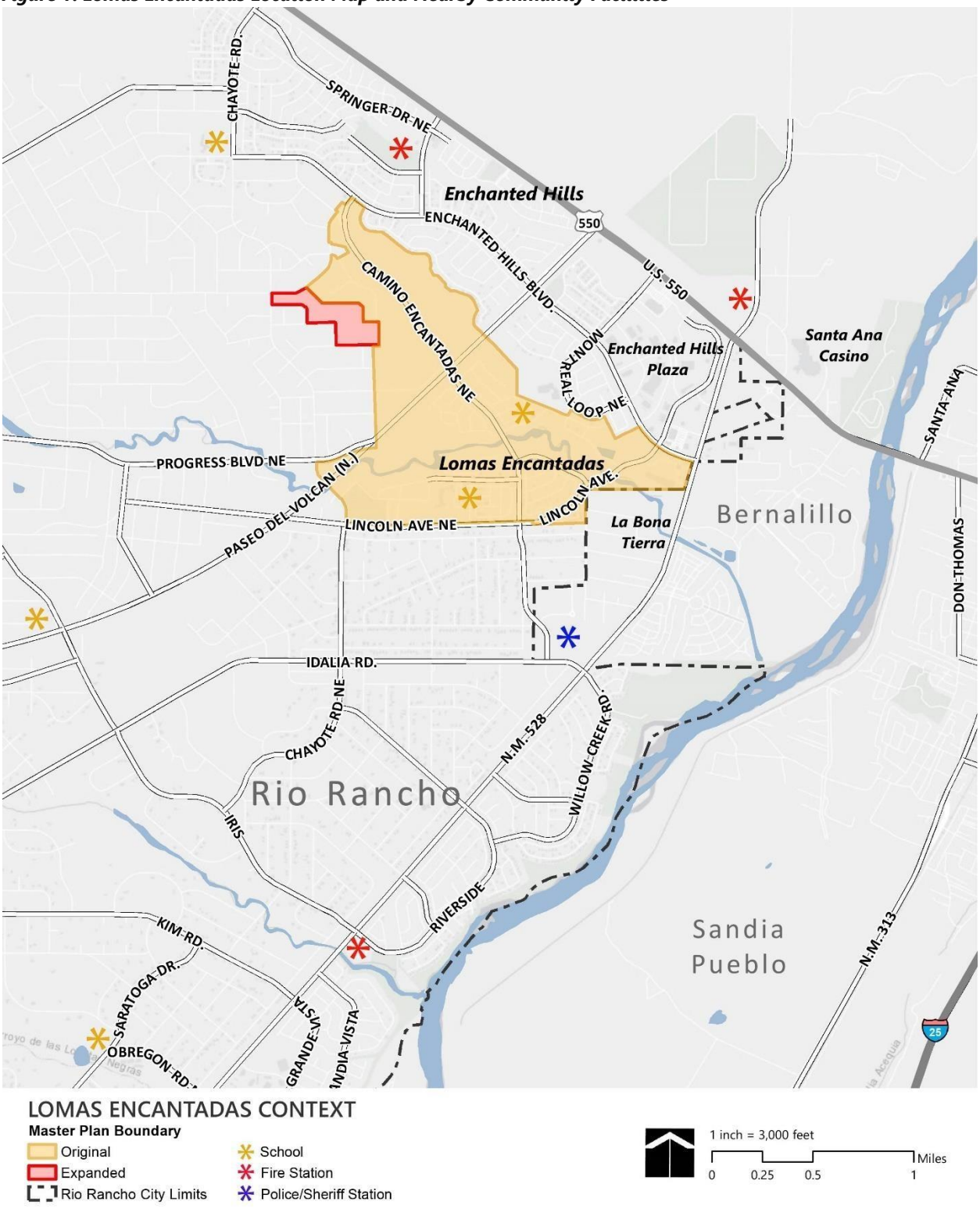
INTRODUCTION

Lomas Encantadas (formerly known as Enchanted Hills South) is designed as a mixed-use, predominantly residential, master-planned community in northern Rio Rancho. The 890.91-acre master plan area is bounded, generally, on the north by the established Enchanted Hills community, on the west by Chayote Road, on the south by Lincoln Road, and on east by NM 528 (see ***FIGURE 1*** below).

This document is a revision to the original Lomas Encantadas Master Plan adopted in October 2004 and amended in February 2020. This revision includes an expansion of the planning boundaries to include additional lots in Block 155 and Block 158, Unit 20 of Rio Rancho Estates; a revision to the conceptual drainage master plan; an update of the land use plan; proposed changes to zoning for undeveloped portions of the planning area; and updates to the existing conditions sections to reflect development that has occurred since the Plan was first adopted. As an updated Master Plan, this document supports numerous goals and policies of the City of Rio Rancho's 2010 Comprehensive Plan, amended in 2015 and seeks to continue to develop Lomas Encantadas as one of Rio Rancho's most livable communities.

Overall, the Lomas Encantadas Master Plan seeks to enable the orderly development of the Lomas Encantadas Planning Area, by planning for the development of the urban infrastructure necessary to address site drainage and runoff issues, transportation needs, and other infrastructure needs. The Plan's approach has been tailored to the area's unique physical characteristics and will lead to the development of an attractive community for future residents.

Figure 1. Lomas Encantadas Location Map and Nearby Community Facilities



COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Planning Process & History

The planning process for Lomas Encantadas began in 1993 with the annexation of the area by the City of Rio Rancho (Resolution 160, Enactment 93-153) and the adoption of a Master Plan for the entire Enchanted Hills neighborhood. The Enchanted Hills Master Plan rezoned the Lomas Encantadas area to R-1 and included approximately 30 acres of open space along the Venada Arroyo. While that Master Plan was sufficient for the initial development of Enchanted Hills, it was not specifically developed or detailed enough to provide planning guidance for the area now known as Lomas Encantadas.

In 1996, Community Sciences Corporation (CSC) was hired by AMREP Southwest, Inc. to provide recommendations for lot configurations, serviceability by utilities, and a general strategy of implementation. That study concentrated on major arterial roads and the feasibility of creating either "large lot" subdivisions or the development of conventional single-family homes at an approximate density of 3 dwelling units (DUs) per acre.

In 1999, CSC was again retained to analyze the cost of alternative land use scenarios. At the time, the lowest density zoning district allowed in the City of Rio Rancho was R-1. Due to the existing zoning and the extreme costs for grading, drainage, and arroyo treatment, development was deemed infeasible at that time.

In 2001, the City's Integrated Comprehensive Plan (ICP) was adopted, providing general guidelines for the City of Rio Rancho. The ICP recognized the Enchanted Hills area as an existing "Level 4" Master Plan and a development growth node, which set the framework for more detailed planning and subsequent development activities. Shortly afterwards, the City of Rio Rancho approved amendments to the zoning code that created more zoning districts and general flexibility in the types and density of housing that could be developed.

Beginning in 2001, Huitt Zollars, Inc. was retained to review generalized land use, roadway connections, and to devise a strategy for drainage management that would work in conjunction with the goals and objectives of SSCAFCA. Following the development of a Master Drainage Plan for the area, Huitt Zollars, in conjunction with CSC and AMREP Southwest, Inc., developed the original Master Plan for Lomas Encantadas, which was adopted in 2004. The previous version of this plan laid the foundation for subsequent re-platting of AMREP Southwest properties. This in turn led to the rezoning of the southeastern half of the planning area, the construction of infrastructure and roadways, and the eventual development of several planned subdivisions. The overall proposed density was also increased slightly from the original land use plan developed in 1996.

A fiscal impact study was performed for the original 1993 Enchanted Hills Plan and was updated for the 2004 Lomas Encantadas Plan. The 2004 fiscal impact study found that the development of Lomas Encantadas would have a positive impact on the City's General Fund when accounting for increased property taxes, construction gross receipts, impact fees, and the gross receipts associated with the development of the Enchanted Hills Commerce Center area.

Since the initial adoption of this plan in 2004, much of the southern portion of the planning area (south of Paseo del Volcan) re-platted and developed as single-family homes. Other were completed, such as the construction of drainage and infrastructure improvements, the construction of new area schools, and the development of new commercial sites along NM 528. Some areas remained undeveloped, to include south of the Venada Arroyo, as well as the majority of the northern half of the planning area (to the northwest of Paseo del Volcan).

The initial adoption of this plan in 2004, the Lomas Encantadas Master Plan included an estimated 810 acres.
The Master Plan Amendment in 2020 included a west expansion on the northern half of the planning area (north of Paseo del Volcan), which added 32 acres that include parcels, ROW, and arroyo totaling roughly 842 acres but reported as 840 acres in the document. A zoning map amendment was completed for both sides of Camino Encantadas north of Paseo del Volcan, plus the expansion area. East of Camino Encantadas the zoning changed from a combined Open Space (OS) and R-1 to solely R-1. West of Camino Encantadas and the expansion area changed from R-1 to R-4. The Master Plan continues to utilize open space to comply with the existing Unit 20 Master Plan, vegetation and landform preservation between Lomas Encantadas and Enchanted Hills.

In 2024, the City of Rio Rancho updated the Lomas Encantadas Master Plan boundary to extend past Plaza @ Enchanted Hills, to include the commercial uses that run along Pat D'Arco Highway. The new boundary increased the Lomas Encantadas total acreage by 8.14 acres to 850.14 acres.

In 2025, Lomas Encantadas Amendment expanded the boundary south 38.08 acres to include 66 parcels and including the ROW the total expansion equals 40.77 acres. The Lomas Encantadas Master Plan boundary includes 890.9 acres.

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GOALS & POLICY GUIDANCE

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

Antiquated Platting

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

- **GOAL A-1:** Eliminate antiquated platting with 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.

The adopted Master Plan laid the groundwork to consolidate and re-plat prematurely developed lots in the planning area. This has led to the successful development of several new subdivisions since 2004. This plan update continues to address the issue of antiquated platting by adding additional lots within the expanded planning area to be consolidated within the revised planning boundaries and by proposing new land uses, which dictates housing density -for the undeveloped northern portions of the site.

Natural Environment

As described in other chapters, the Master Plan seeks to preserve and enhance natural features whenever possible, especially regarding open space, natural drainage, and water use. The Plan furthers the following Comprehensive Plan goals and policies:

- **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.
- **POLICY CON-12:** Develop and protect a public open space network.

The drainage plan for the undeveloped northern portions of Lomas Encantadas (as outlined in the ***CONCEPTUAL DRAINAGE PLAN CHAPTER)*** is designed to create retention ponds that will address water quality and runoff issues within the northern portion of the planning area. These retention ponds will be part of the larger storm water management system that seeks to protect open space areas and connect community amenities together. Overall, open space accounts for about 17.7% of the planning area, which meets a need to provide both recreation opportunities while preserving the natural environment.

Land Use

As described in the ***LAND USE CHAPTER***, much of the planning area is proposed to be medium density single-family residential, with additional land set aside for parks, open space, and trails. The proposed land use furthers the following Comprehensive Plan goals and policies:

- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- **GOAL L-3:** Maintain a balance of land uses throughout the City.

- **POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- **POLICY L-3:** Promote and support development that incorporates walkability.

As stated above, the Plan promotes the consolidation of existing lots and the development of new residential subdivisions that establish a community character. The site includes several internal trails and open space areas that promote walkability. The site is also well located for new residential development given to the proximity to large regional job centers and growth nodes, including V. Sue Cleveland High School, the Enchanted Hills Commerce Center, UNM Sandoval Regional Medical Center, and the City Center area. Several other sections of the plan address specific land use-related elements, including circulation, building location, lot layouts, trails, and building design.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The City is once again poised to grow, which will require the development of a variety of new neighborhoods for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- **GOAL PH-2:** Maintain the strength, vitality, and stability of all residential neighborhoods and types.
- **GOAL PH-3:** Promote a variety of housing types to meet the needs of all members of the community.
- **GOAL PH-4:** To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.

Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build out. The development of these homes will provide additional housing options for families in Rio Rancho with a variety of incomes. In addition, the plan supports the development of new commuter-friendly subdivisions that include quality community amenities such as parks, open space areas, trails, and connections to transit. The Rio Rancho Affordable Housing Plan prescribes the benefits of providing various housing prices for entry level employees and support staff who earn lower wages.

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 neighborhood traffic. An updated transportation plan and traffic impact assessment (included within the ***TRANSPORTATION CHAPTER***) support many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-1:** Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's economy.
- **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.
- **GOAL TR-3:** A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).

- **POLICY TR-9:** Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property.
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in Lomas Encantadas will be constructed to respect surrounding land uses and meet local and state design requirements. An updated trip generation study was performed to ensure that increased trips from residential development do not negatively impact level of service on adjacent roadways. In addition, this Plan outlines local pedestrian and bicycle, connections that connect to a larger regional transportation network. Additional planning for future roadways will be planned in coordination with the City during the time of subdivision platting.

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). This Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The ***INFRASTRUCTURE CHAPTER*** of this plan outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized. This plan builds on the existing infrastructure development that has occurred since the Plan was first adopted in 2004 and seeks to adequately meet the future demand as the northern portion of the planning area begins to develop. The site is located next to existing water service lines that run along Camino Encantadas NE, Enchanted Hills Boulevard, and Paseo del Volcan. Sanitary sewer lines are also available along Camino Encantadas and can be extended to serve future subdivisions north of Paseo del Volcan. Development in this area will create contiguous growth next to identified growth areas adjacent to Enchanted Hills and Paseo del Volcan.

Parks and Recreation

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

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- **GOAL PR-2:** Be responsive to the recreational needs of the community.
- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

Lomas Encantadas will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 3 acres of park space per 1,000 residents). Approximately 60 acres of parks will be provided, spread across eight developer dedicated parks and the existing Cibola Little League Fields and associated park area recently purchased by the City of Rio Rancho. In addition, the Master Plan proposes

an integrated system of trails that will connect to regional trail facilities identified in the City's Bicycle and Pedestrian Transportation Master Plan.

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. Lomas Encantadas 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-2:** Create traditional neighborhood patterns that support a sense of place.
- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.

Design features in Lomas Encantadas help establish a community identity through a system of trails, open space, park space, design standards (see ***DEVELOPMENT CRITERIA***), that integrate with the larger regional landscape. In addition, the proposed residential subdivisions will seek to create distinct neighborhoods that support a sense of place.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract additional employers. In addition, the City has sought to increase the amount of local retail opportunities within Rio Rancho, as well as expand the overall tax base.

- **GOAL EDP-3:** Enhance the tax base.
- **GOAL EDP-4:** Improve the quality of life.

Ongoing residential development in Lomas Encantadas will expand the City's tax base through increased property taxes, gross receipt taxes from construction, and through spending by new residents.

Population

The estimated population of Lomas Encantadas in 2018 was 1,750 residents, spread among 625 households[1]. 1 The population has almost doubled since 2010, when the population was 926 residents (89% growth since 2010). Including the remaining undeveloped areas in Lomas Encantadas, the entire Master Plan Area is planned to include up to 2,330 single family dwelling units and approximately 120 multi-family units. Given the 2022 average household size (2.77)[2] and vacancy rate (2.3%) in Rio Rancho, Lomas Encantadas is expected to support a total population of approximately 6,000 to 7,000 residents after full build-out.

Topography

The primary topographical features within Lomas Encantadas are the two low-lying drainage channels that make up the Venada Arroyo. The main branch of the Venada Arroyo flows easterly, beginning near the western planning boundary and Paseo del Volcan and exiting the site at the La Bona Tierra Subdivision and NM 528. A smaller, secondary branch of the Venada Arroyo flows southward from the northern boundary of the planning area into a culvert at Paseo del Volcan. Then it connects to the main channel through an outfall near Quintana Place NE. This channel roughly follows the future alignment (currently unconstructed) of Camino Encantadas NE to the north of Paseo del Volcan. While secondary to the main branch, construction near this northern tributary will require careful attention for erosion, lateral migration, development constraints, and stormwater management. In addition, the primary drainage diversion in Enchanted Hills (Encantado Channel) intercepts stormwater runoff and carries flows to an existing ponding area near Paseo del Volcan.

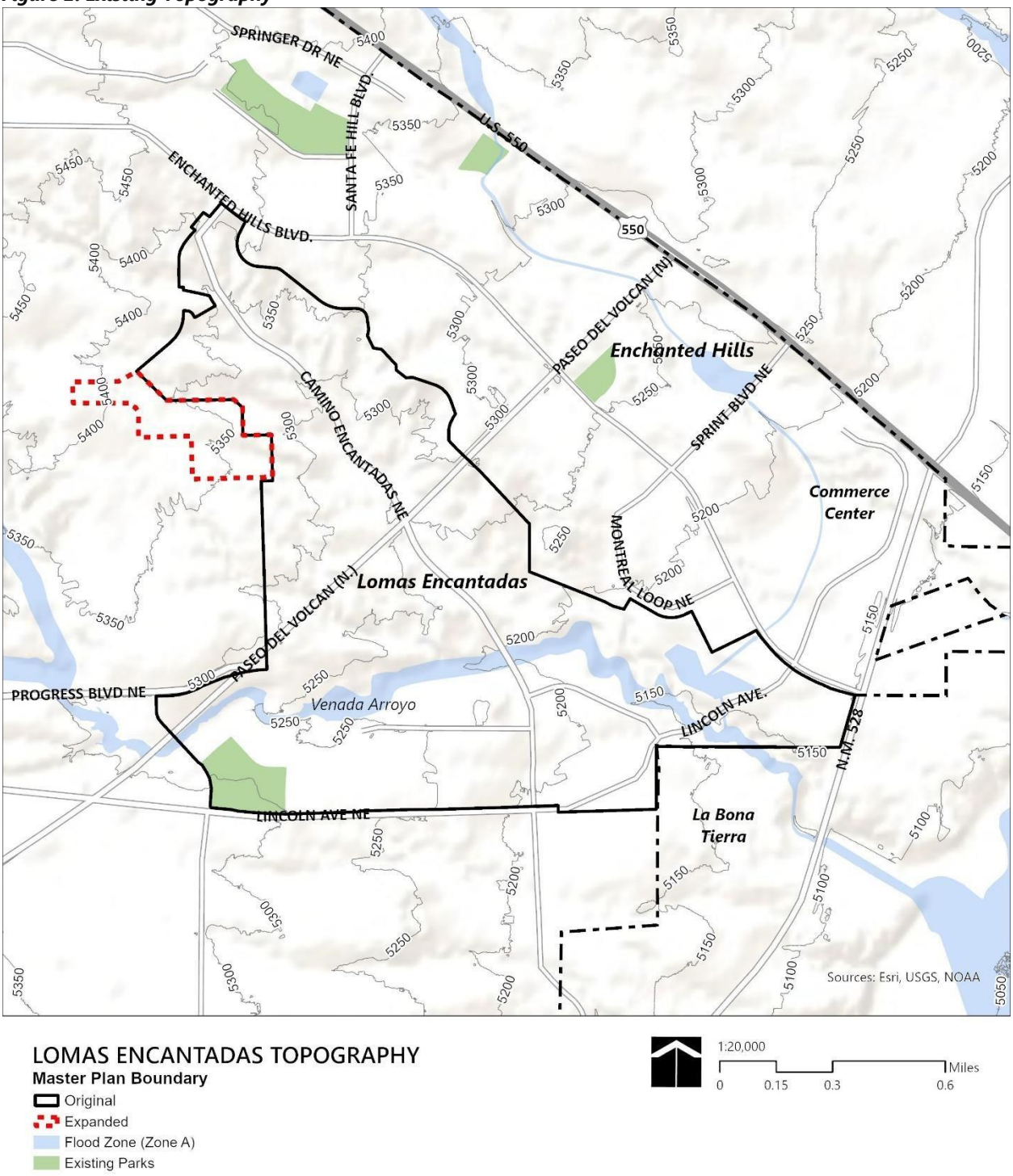
Most of the developed portions of Lomas Encantadas are relatively flat, with grades between 1% and 5%. About half of the undeveloped areas in the southeastern portions of the planning area have been massgraded to support eventual re-platting and construction. The undeveloped northwestern side of the planning area has steeper grades and has not been mass graded. Along the western side of Lomas Encantadas, the bluff area between the existing development of Enchanted Hills and northeast planning boundary contain steep grades. The drainage pattern formed by stormwater runoff in this area contributes to the two branches of the Venada Arroyo and creates a development challenge. This drainage area was originally zoned as open space for ongoing preservation and this plan continues to maintain an open space buffer along this edge as described later in the plan.

[1] ESRI Business Analyst Data, 2018

[2] Census Bureau, ACS 2022 5-year Estimates

Existing Topography of Undeveloped Portion of the Planning Area North of Paseo del Volcan

Figure 2. Existing Topography



LOMAS ENCANTADAS TOPOGRAPHY

Master Plan Boundary

- Original
- Expanded
- Flood Zone (Zone A)
- Existing Parks

1:20,000

0 0.15 0.3 0.6 Miles

Vegetation

The most noticeable characteristic about vegetation within northern Rio Rancho is the variety of grass species, which include a total of 17 identified species of grasses. Other vegetation in the planning area consists of smaller shrub and small tree species typical to this climate including one-seed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and several forms of cacti, among others:

Grasses

- Blue, Black, Hairy and Side oats Gama;
- Galleta;
- Indian Rice grass;
- Squirrel Tail;
- Vine-Mesquite;
- Three (3) Drop seed grasses;
- Three-awn;
- Fluff grass;
- Little Bluestem;
- Ring Muhly;
- Prairie Sage;
- Antelope Sage;
- Dyssodia;
- Silvery Sophora;
- White Prairie Clover;
- Globe Mallow;
- Prairie Evening Primrose;
- Lavenderleaf Sundrops;
- Yellow Hiddenflower;

Herbaceous plants

- Wormwood;
- Scapose Bitterweed;
- Fendler Bladder pod;
- Spectacle Pod;
- Bastard Toadflax;
- Gaura;
- Stemless Evening Primrose;
- Carpet Phlox;
- Bow-Nut Cryptantha;

Dominate Trees

- One-seed Juniper;
- Cedar (scrub);
- Pinon;

Cacti

- New Mexican Beehive;
- Club Challa;
- Prickly Pear (4 different varieties min.);
- Sclerocactus;
- Claret Cup;
- Tree Cholla;

Shrubs and Sub-Shrubs

- Snakeweed;
- Dwarf Chamisa;
- Apache-plume;
- Threadleaf;
- Sage;
- Black Sage;
- Wormwood;
- Joint fir;
- Blackfoot Daisy;
- Skunkbrush;
- Winterfat;
- Dune Broom;
- Soapweed Yucca;
- Wild Buckwheat;
- Mountain Mahogany;
- Feather Dalea;
- Banana Yucca;
- Four-wing Saltbrush;

Wildlife

According to the State of New Mexico Game and Fish Department's, Biota Information System of New Mexico (BISONM), there are no endangered or threatened species that inhabit the site.

Cultural Resources

A cultural resources inventory was performed for the original draft of this plan in 2004. At the time, reports indicated that some areas of Lomas Encantadas contained archaeological artifacts representing mostly surface use areas by early pueblo tribes. While important, none of these sites indicated the presence of subsurface pueblos, kivas, or other cultural resources that would require extensive mitigation or excavation. Since 2004, development of the lots in Lomas Encantadas has resulted in the proper removal of any remaining shards, remnants, and/or use-areas that remained.

Open Space

Lomas Encantadas has approximately 157 acres of open space land including approximately 112 acres along the Venada Arroyo. In addition, just under 37 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development (see Figure 5).

In addition to the topographic constraints of Lomas Encantadas, the City of Rio Rancho indicated in the Master Plan for Enchanted Hills that a minimum of 36.8 acres of open space be preserved. This preservation is intended to maintain the natural vegetation on the northwestern portion of Enchanted Hills where there is a higher concentration of vegetative cover than is found in other areas of Rio Rancho.

Open Space along the Venada Arroyo

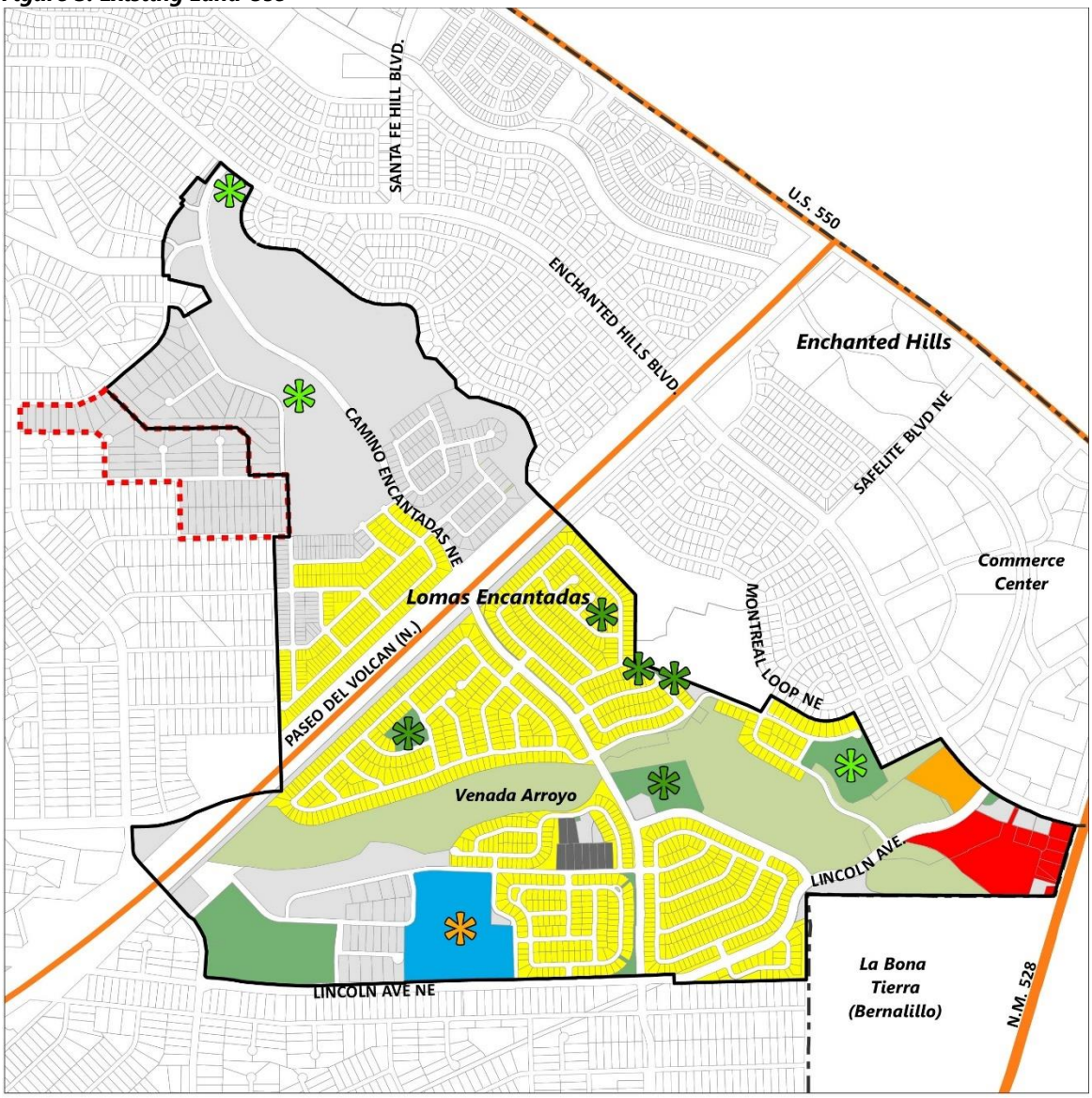
Adjacent Land Uses

To the northeast of Lomas Encantadas is Enchanted Hills, a large master planned community consisting of several thousand homes on land zoned R-1 and Special Use (SU). The Enchanted Hills community is an established growth node for the City. Residential units 1-14 (platted and approved) constitute the initial residential portion together with the "Enchanted Hills Commerce Center." In accordance with the early Master Plan for the area adopted in 1993, the direction has been set for an integration of employment and housing within proximity to employment centers. Although primarily residential, other land uses within Enchanted Hills include commercial and industrial uses, park land, and an existing elementary school site with open space buffering. A considerable portion (200 acres) of the development of Enchanted Hills is zoned for commercial, industrial, and other non-residential uses.

Immediately southeast of Lomas Encantadas, fronting NM 528, is a previously platted development known as La Bona Tierra Subdivision, within the Town of Bernalillo. This development is comprised of dirt roads, mobile homes, a building truss manufacturing facility, and mixed-use properties. The principal impact of this area on the Lomas Encantadas Master Plan involves the connectivity challenges with existing platted City of Rio Rancho roadways, and managing drainage flows from the main branch of the Venada Arroyo that discharges through culverts under NM 528.

Lands to the south and southeast of the planning boundary are primarily low-density residential uses, with a combination of large lot custom homes and undeveloped parcels. Areas to the immediate west and northwest are undeveloped, and zoned R-1.

Figure 3. Existing Land Use



LOMAS ENCANTADAS EXISTING LAND USE

LandUse
- Low Density
- Medium Density
- High Density
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant

Master Plan Boundary
- Original Boundary
- Expansion Area
- Proposed Park
- Existing Park
- Existing School

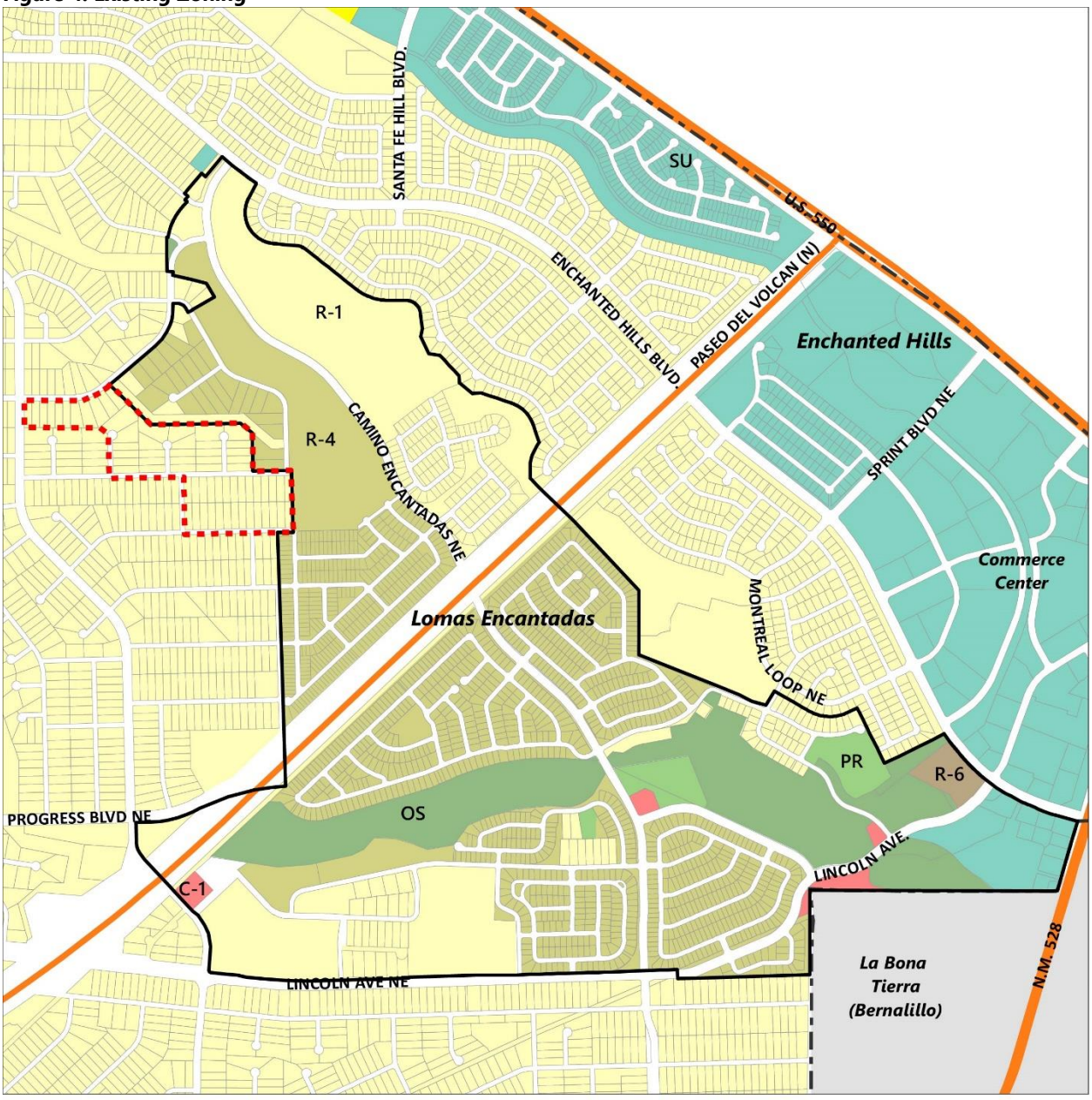
1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

Existing Zoning

Existing zoning in Lomas Encantadas consists of R-1 (single family residential), R-4 (single family residential), R-6 (multi-family residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004. Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1 and to, follow the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.

Figure 4. Existing Zoning



LOMAS ENCANTADAS EXISTING ZONING

Zoning	Master Plan Boundary
R-1	Original
R-3	Expanded
R-4	
R-6	
C-1	
SU	
PR	
OS	

1 inch = 1,334 feet

0 0.125 0.25 0.5 Miles

Proposed Zoning & Density

Proposed land use and zoning districts within Lomas Encantadas will continue to consist primarily of residential uses, with a small increase in density from the zoning approved in the 2004 version of this Plan. Instead of the three different types of R-1 zoning included in the 2004 Plan ("Terrain Fitted," "Estate," and "Standard"), the proposed land use and zoning districts are simplified to include R-1, R-2, R-4, and R-6 as described below:

Residential

R-1 **Low Density Single Family Residential**
Lot Density: 2 to 5 dwelling units per acre.
Zoning: R-1
Description: Single-family residential dwellings and associated uses. These areas include R1 zoned land to the north of Lincoln Avenue near Sandia Vista Elementary School and along Aldan Drive NE.

R-1, R-2, and R-4 **Medium Density Single Family Residential**
Lot Density: 4 to 6 dwelling units per acre
Zoning: R-1, R-2, and R-4
Description: Single-family residential dwellings and associated uses on medium sized lots. These areas include the existing developed neighborhoods south of Paseo del Volcan and areas designated to the northwest of Paseo del Volcan that encompass the currently undeveloped portion of Lomas Encantadas.

R-6 **High Density Multi-Family Residential**
Lot Density: 10 to 25 dwelling units per acre.
Zoning: R-6
Description: High-density multi-family residential. These areas are limited to a single parcel at the intersection of Lincoln Avenue and Enchanted Hills Boulevard.

Commercial

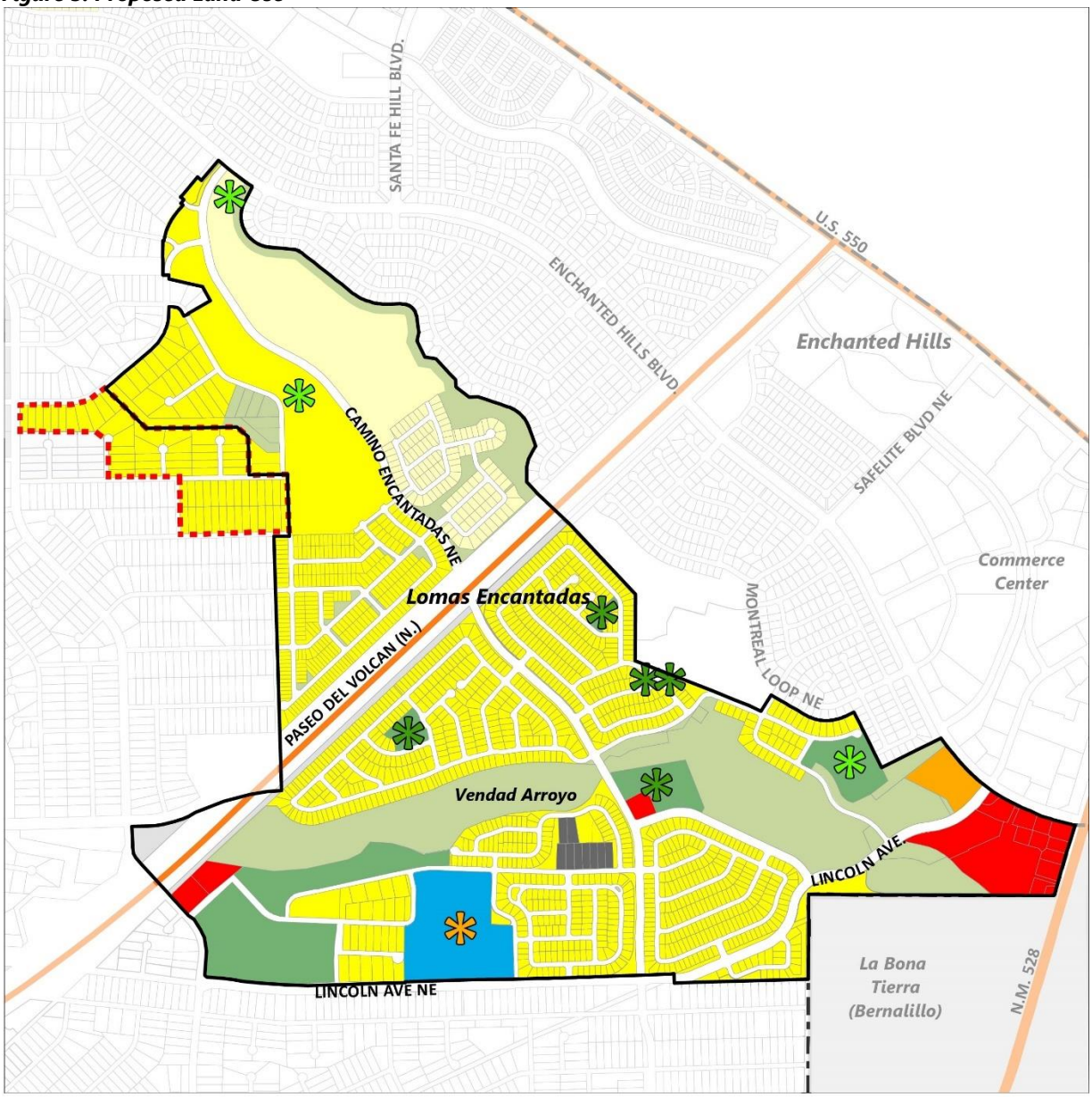
C-1 **Commercial**
Use Allowance: All uses allowed in C-1 district subject to zoning district limitations.

Open Space & Parks

OS **Open Space**
Use Allowance: All uses allowed in OS district subject to zoning district limitations.

PR **Parks and Recreation**
Use Allowance: All uses allowed in PK district subject to zoning district limitations.

Figure 5. Proposed Land Use



LOMAS ENCANTADAS PROPOSED LAND USE - North of Paseo Del Volcan

LandUse
- Low Density
- Medium Density
- High Density
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant

Master Plan Boundary
- Original
- Expansion Area
- Proposed Park
- Existing Park
- Existing School

1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

The area south of Paseo del Volcan has largely developed under the 2004 Master Plan, and this revised plan does not propose additional changes to those areas. The primary changes are proposed to the north of Paseo del Volcan where the original 2004 plan resulted in R-1 zoning.

Table 1. Overview of Estimated Number of Housing Units

LAND USE	TOTAL ACRES	ANTICIPATED UNITS
North of Camino Encantadas	224.5	962
South of Camino Encantadas	468.1	1,174
Expansion Area	40.8	199
Open Space & Drainage (OS)	157.2	N/A
Totals	**890.9**	**2,330**

In 2020, the Master Plan Amendment included a zone change from R-1 to R-4 to the existing the planning area north of Paseo de Volcan and the expansion area. The 37.9 acres expansion area to the west was zoned R-1 and rezoned as R-4. This amounts to a 22.2 increase in residential dwellings in the area based on the revised land use plan. The changed zoning increased the potential number of households to approximately 178 dwellings compared to the 145 that could be developed under R-1 zoning. As discussed in more detail elsewhere in the plan, there are approximately 36.8 acres of land preserved for open space buffer between Lomas Encantadas and Enchanted Hills, zoned for R-1. The 36.8 acres will be reconfigured under the revised plan to provide an enhanced buffer to existing residences in Enchanted Hills, (see Figure 5). Approximately 8 acres of open space is provided for a drainage pond but shall remain zoned R-4. The 112.4 acres of open space within the Venada Arroyo ensures that the average open space provided remains consistent with prior approvals and exceeds the minimums desired by the City of Rio Rancho.

In 2025, the Master Plan Amendment included an expansion of 40.8 acres to the west and north of Paseo del Volcano. This 40.8-acre expansion under R-1 zoning allowed 4.5 dwelling units per acre and was able to increase to 5.5 dwelling per acres through a zoning map amendment from R-1 to R-4. The full build-out will consist of 2,330 units (see Table 1). This takes into consideration roadway circulation, open space, and drainage.

Figure 6. Proposed Zoning

LOMAS ENCANTADAS PROPOSED ZONING

Zoning	Master Plan Boundary
R-1	Original
R-4	Expansion Area
R-6	
C-1	
SU	
PR	
OS	

1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

City of Rio Rancho Design Standards

Design guidelines and Covenants, Conditions and Restrictions (CC&Rs) for Lomas Encantadas were established by the Master Developer coincidentally with the approval of the Lomas Encantadas Master Plan in 2004. Subsequent modifications to the CC&Rs are to be made by the Master Developer or each parcel developer for Lomas Encantadas. Residences, buildings, structures, landscaping and other improvements will not be allowed to be constructed or installed on any lot without the prior written approval of the Master Developer or the Architectural Review Committee.

All design guidelines are subject to City codes, ordinances and adopted policies of the City of Rio Rancho. The following are general guidelines for development in Lomas Encantadas, and update the original standards developed for the original adopted plan in 2004.

Landscape Design

Lomas Encantadas' objective is to provide a unique community rich with the preservation and integration of native vegetation and materials that protect the character of the site. This objective provides habitat enhancement and will ultimately reduce the potential water requirements for landscaping within residential developments and open space areas. General guidelines for landscape design include:

- Disturbed areas will require natural re-vegetation;
- Approved plant palette listed in the Standards and Guidelines shall be used on all plant material choices except for interior walled areas;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Site landscaping must be installed in a timely manner and be approved by the Architectural Review Committee for Lomas Encantadas;
- Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas; and
- Water harvesting principles will be employed in public and private detention areas.

Development will repair and restore disturbed land as quickly as possible. Certain situations where disturbed land is along the perimeter or adjacent to open space may require seed mixtures and/or installation methods to restore natural plant densities. Drip irrigation systems may be employed to minimize runoff and evaporation while providing water to natural landscapes. Long-term water requirements will be considered to prevent the destabilization of the soil. In some areas, irrigation will be employed for plant establishment- to be abandoned upon stability of installed drought-tolerant species. All entryway and right-of-way landscaping will be maintained by the Homeowners Association.

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Major Roadways

Lomas Encantadas' roadways have been designed to create a safe, accessible, and multi-modal street network that connect the Master Plan Area to adjacent communities. Major roads within the planning area include Camino Encantadas NE, Paseo del Volcan, and Lincoln Avenue NE. Camino Encantadas is the primary north/south collector roadway through the planning area, which provides access to existing and planned subdivisions. The roadway currently ends at Paseo del Volcan but is planned to extend northward through the Paseo del Volcan underpass and connect to Enchanted Hills Boulevard. Paseo del Volcan is a limited access principal arterial roadway that bisects Lomas Encantadas into southern and northern halves. Direct access to the roadway is limited from Lomas Encantadas, with the nearest access points at US 550 and Iris Road. Lincoln Avenue is planned to extend to the east to Paseo del Volcan in the future as a minor arterial road. Lincoln Avenue NE and Aldan Drive NE provide direct connections to Enchanted Hills. The remaining streets in the planning area are local roads designed to serve the existing and planned residential subdivisions.

Camino Encantadas Roadway Heading North

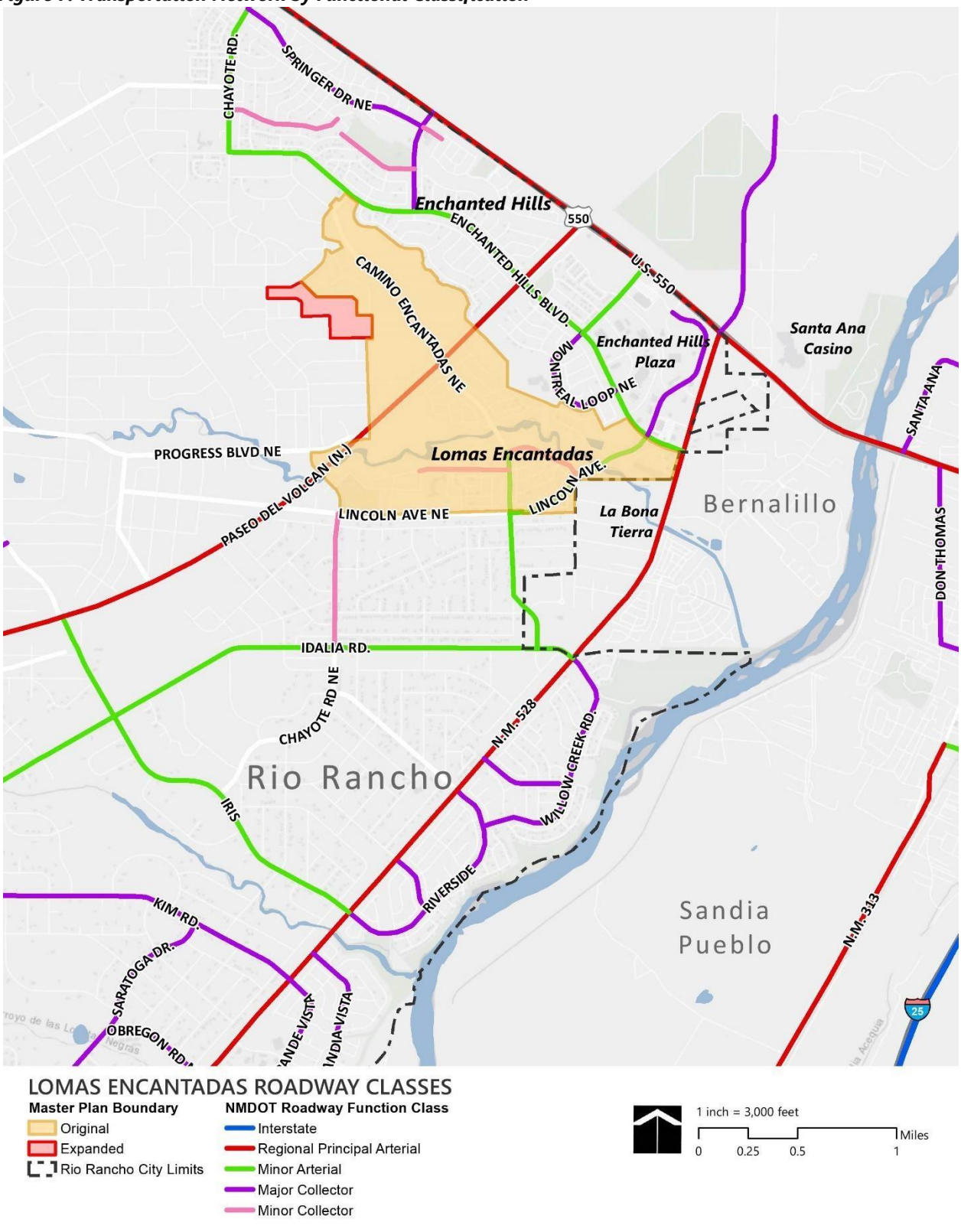
Street Design Guidelines

All City of Rio Rancho street design and right-of-way standards will be met except for certain cul-de-sacs which are planned to be greater than 500 feet long. In these cases, the right-of-way will be expanded to 60 feet and the radius of the bulb will be expanded to a 120-foot diameter. It is requested that sidewalks not be required on the side of a street where recreational trails will be installed. Streets within Lomas Encantadas will be constructed by the developer and dedicated to the City of Rio Rancho for maintenance upon completion and acceptance.

Parking

On street parking and parking lots within Lomas Encantadas shall follow the City of Rio Rancho Zoning Ordinance with screened parking lots, which may include low walls, fences and/or landscaped berms. Shared parking opportunities will be provided where feasible for non-residential uses and recreational centers.

Figure 7. Transportation Network by Functional Classification



Drainage Management

This drainage management plan amendment addresses the storm water runoff and proposed infrastructure necessary to convey the runoff from the Lomas Encantadas Subdivision north of Paseo Del Volcan {PDV), including the proposed expanded Master Plan area. The subdivision is located off Paseo del Volcan and is adjacent to the Enchanted Hills Subdivision. This report will demonstrate that the development of this project complies with City of Rio Rancho drainage policies.

This report is an amendment to the Lomas Encantadas Drainage Management Plan {LEDMP) dated May 2005 and the Lomas Encantadas Drainage Management Plan Amendment (LEDMPA) dated May 2021. Existing storm drain infrastructure and residential subdivisions are built up to Reagan Road, approximately 1,000-feet north of Paseo Del Volcan utilizing analysis presented in the LEDMP and the LEDMPA. The purpose of this amendment is to present a revised drainage analysis including the proposed expanded Master Plan area changes for the remaining undeveloped areas of Lomas Encantadas which are located to the north of Paseo Del Volcan.

Related Reports

Venada Arroyo Watershed Management Plan (VWMP), dated November 2002, was prepared by ASCG, Inc. to analyze the Venada Arroyo and its tributaries. Ultimately, the VWMP establishes the allowable flowrate at the final downstream outlet which occurs at the Venada Arroyo culvert crossing at NM 528. The allowable developed flowrate for Lomas Encantadas as defined by VWMP is 3100 CFS.

Lomas Encantadas Drainage Management Plan, dated May 2005, was prepared by Huitt-Zollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100- year storm event. The layout of Lomas Encantadas Subdivision presented in the original DMP was calculated to produce a developed peak flowrate of 3022 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS.

Lomas Encantadas Drainage Management Plan Amendment, dated May 2021, was prepared by HuittZollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100-year storm event. The layout of Lomas Encantadas Subdivision presented in the first amendment was calculated to produce a developed peak flowrate of 2954 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS. The overall developed peak flowrate at Paseo Del Volcan was calculated to be 475.7 CFS at AP JW-17, 298.5 CFS at AP JE-20, and 102.1 CFS at AP PDV-5 as part of the first amendment. This second amendment demonstrates that the developed peak flowrate at these analysis points is less than the allowable established in the first amendment.

Flood Hazard Zone

The project site included in this amendment, located north of PDV, is within *Zone* X, which is an "Area of Minimal Flood Hazard". This amendment utilizes procedures as provided by "City of Rio Rancho Development Process Manual". Peak flowrates for the 100-year storm event were determined with the use of model. The model was also updated for current land uses and proposed zoning.

The entire storm drain system for Lomas Encantadas Subdivision is designed to safely convey the 100year storm event. For this amendment, only the storm drain trunk line is designed. The trunk line is a dual pipeline in Camino Encantadas. One pipeline collects developed runoff from the east side of the subdivision and the other pipeline collects runoff from the west side. The two pipelines are separate and ultimately discharge into the Venada Arroyo at a culvert crossing in Camino Encantadas. As each individual unit is developed, a detailed analysis and internal storm drain design will be completed. The storm drain trunk line is currently built from Venada Arroyo to Reagan Road, approximately 1,000-feet north of PDV

Existing Conditions

The project site north of Paseo del Volcan is currently being developed, with approximately 85% undeveloped, consisting of native shrubs and desert vegetation. Units 1G Phase 1, 1G Phase 2, 1G Phase 3A, 1F and 1E Phase 1 are fully constructed, while Unit 1G Phase 3B is almost complete. Unit 1D Phase 1A, 1E Phase 2 and 1A Phase 1 are the next subdivisions to be developed. The site generally slopes from north to south with a natural lowpoint in the proposed pathway of Camino Encantadas. There are no offsite flows from the north and east due to the existing Enchanted Hills Subdivision. Offsite flows from the west will be intercepted along the western edge of Lomas Encantadas Subdivision. The Venada Arroyo passes southeast through the subdivision towards NM 528.

Paseo Del Volcan Culverts

There are existing culvert crossings that were built with the Paseo del Volcan roadway. Pertinent excerpts of the Record Drawing construction plans are included in the LEDMPA dated May 2021. Four of the culverts are utilized with the Lomas Encantadas project to convey flows from the north side of Paseo del Volcan to the south side. The hydraulic capacity of each culvert was analyzed to determine if the proposed layout of the amendment would be compatible with the existing conditions of the culverts. The table below confirms adequate capacity of the culverts to convey the developed runoff from the proposed amendment layout. Reports from CulvertMaster are included in the LEDMPA dated May 2021.

Offsite Flow Management

Offsite flows coming into Lomas Encantadas will be mitigated to reduce flowrates and to manage sediment. Designed structures at the incoming arroyos will be designed and detailed with each unit Lomas Encantadas Subdivision is mostly built up to Paseo del Volcan and the remainder is proposed to be developed into single family residential lots. It is designed to follow its historic flow path and drain into the Venada Arroyo.

The offsite area from the west that drains toward Lomas Encantadas is currently undeveloped and consists of residential lots zoned R-1. Consistent with the LEDMPA dated May 2021, these offsite basins are modeled as fully developed R-1 lots and are allowed free discharge into the Lomas Encantadas Subdivision. This offsite flow will be mitigated and collected along the western edge of the project site as individual units are developed. Refer to the table below for an offsite basin summary. For three large offsite basins, Basin 203R, Basin 207R and Basin 208R, three offsite detention ponds are proposed to manage the flowrate and release it into the internal storm drain. Basins 205R, 207R, lH-1, lH-2, lH-3 and 11 are proposed to drain into future Pond 207R via a storm drainpipe system to be designed when that area is developed. Basin 203R will drain directly into future Pond 203R, while Basin 208R and 210R will drain directly into future Pond 208R.

The offsite detention ponds are designed to mitigate developed flow and release a significantly reduced peak flowrate into internal subdivision storm drain systems that connect to the Camino Encantadas storm drain system. In addition to mitigating the peak flowrate, the ponds act as a stormwater quality feature to collect sediment and floatables from stormwater before discharging into the storm drain system. The ponds will be located on a combination of private property and SSCAFCA property. Following construction of the offsite detention ponds, the ponds will be owned and maintained by the City of Rio Rancho. The transference of properties to City of Rio Rancho will be determined when the area is developed. The ponds will act as regional drainage facilities for the benefit of Lomas Encantadas and the offsite basin areas.

The major infrastructure improvements of this amendment are the storm drain trunk lines in Camino Encantadas and the offsite detention ponds. The storm drain trunk lines will extend from Paseo del Volcan to proposed Unit 1B. Generally, the segments of storm drain trunk line will need to be built prior to or in conjunction with the developed basins that drain into each segment. For example, Pond 203R will need to be constructed with Basin 1B or if a significant number of lots in Basins 203R are developed. In addition, as units downstream of Pond 203R are constructed, each phase of development should evaluate the total flow reaching the storm drain trunkline to ensure that the capacity is not exceeded. Pond 207R will be built with Unit 1D Phase lA, while Pond 208R has been partially constructed with Unit lG Phase 2 to accommodate the existing conditions runoff. Pond 208R will be expanded with upstream development. The outfall structure for each offsite pond will be built in conjunction with the pond and will consist of a storm drain pipe that connects to the Camino Encantadas storm drain trunk line.

On the east side of Camino Encantadas, designated open space areas will drain towards Units lA, lE, and lF. Units 1F and lE Phase 1 have been constructed, to which Basins OS-4, OS-5, OS-6, OS- 7 and OS8 drain. Specific methods for capturing and conveying runoff from the open space areas will be detailed with each phase of development.

The onsite proposed layout for this amendment consists of approximately 225 additional R-4 residential lots compared to the LEDMPA dated May 2021 which will result in higher peak flowrates. However, the net effect at the ultimate outfall remains virtually unchanged due to the proposed stormwater management features to be installed within the development. These features will consist of detention ponds to attenuate the discharge flowrate from the development into the Venada Arroyo. In addition, a dedicated "open space" area located adjacent to existing Enchanted Hills lots reduces the amount of buildable area in Lomas Encantadas and provides areas for additional stormwater management features. The proposed layout shown on *Exhibit 1 and 2* is a conceptual plan and is subject to change as individual units are developed. Refer to the table below for a summary of residential density changes of this amendment compared to the original LEDMP and LEDMPA dated May 2021.

Summary of Zoning Changes						
Unit	Original LEDMP Zoning	N (units/acre)	LEDMP Amendment Zoning	N (units/acre)	LEDMP Amendment #2 Zoning	N (units/acre)
IA	Estate	1.1	R-1	3.6	R-1	4.0
18	Estate	0.9	R-1	3.0	R-4	4.6
IC	Estate	1.2	R-4	4.8	R-4	6.1
1D	Estate	1.9	R-4	4.4	R-4	6.1
IE	Estate	1.5	R-1	3.8	R-1	4.1
IF	Estate	1.3	R-1	3.4	R-1	3.5
IG	R-1	2.3	R-4	4.8	R-4	5.2
IH	N/A	N/A	R-4	5.5	R-4	5.7
1-1	N/A	N/A	R-4	N/A	R-4	5.7

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INFRASTRUCTURE & UTILITES

Water and Wastewater Availability

Lomas Encantadas' water supply will utilize connections to existing infrastructure to the north of the Master Plan area. Individual requests to the City of Rio Rancho for Water and Wastewater availability will be submitted during the platting and final design process of each phase of Lomas Encantadas.

Additionally, Lomas Encantadas intends to make use of an internal wastewater collection system that will discharge into a lift station near the Venada Arroyo (Lift Station #15).

Utilities

An existing power transmission facility bisects Lomas Encantadas. This primary utility corridor contains 115 Kv (and lower) Public Service Company of New Mexico transmission high lines and Plains Electric Cooperative transmission facilities. There are also underground gas utilities located within historic easements that must be respected in the platting and construction considerations.

Electric and Natural Gas

Electric is provided by Public Service Company of the New Mexico (PNM) and natural gas is provided by New Mexico Gas Company. Bundling of utility and technology services must include negotiations with PNM. PNM's long-range planning is for two (2) substations within the area bounded approximately by Progress Boulevard, US 550 and the limits of the City of Rio Rancho. Additionally, a new 115Kv transmission line loop is planned to connect to these proposed substations and the existing power grid. Natural gas facilities serving the National Guard Patriot Missile Battalion and Enchanted Hills exist and can be extended to serve Lomas Encantadas.

Internet and Telephone 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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A self-sufficient planned community should provide on-site services, employment opportunities and recreational amenities. Lomas Encantadas has integrated these components into this Master Plan through a public improvement district (PID), which outlines plans to create parks, trails, sidewalks, and other public improvements within Lomas Encantadas (see ***FIGURE 8***, on next page). These improvements, along with a discussion of community services are discussed below.

Parks and Open Space

Preserving the natural conditions of Lomas Encantadas' open space is the primary focus of the plan. Large tracts of open space areas have been dedicated along the Venada Arroyo, as well as a significant open space buffer along the northeastern boundary of the plan area where it abuts existing residential development in Enchanted Hills.

The plan gives special consideration to this open space buffer. The proposed open space protects an area of steep slopes and mitigates the impact of the proposed development of Lomas Encantadas by providing separation between new homes and the existing homes in Enchanted Hills (see FIGURE 5). Overall, the original 2004 Master Plan resulted in approximately 35.6 acres zoned for open space north of Paseo del Volcan.

The revised 2020 plan adjusts the open space location and widths in order to follow existing contours while allowing for necessary utility installation and development densities. However, the plan increases the acreage of open space area to approximately 36.8 acres and concentrates it near existing residents.

The 2025 amended plan continued to adjust the open space location and widths in order to follow existing contours. The proposed open space boundary is conceptual in nature and may be defined in greater detail as future subdivisions are developed while maintaining a buffer between Lomas Encantadas and Enchanted Hills. The amendment maintains the just under 37 acres of open space buffer and includes 112.4 acres of open space around the Venada Arroyo totaling 157.2 acres.

Neighborhood and community parks have also been identified for the planning area. These include Cibola Little League, two larger parks that have already been zoned for future park development: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Four smaller parks have been identified for the area between the Venada Arroyo and Paseo del Volcan. In addition, two neighborhood park are planned for the undeveloped area to the north of Paseo del Volcan. The full build-out in Lomas Encantadas is 2,340 homes which is estimated to have a population of 6,622. An estimated 60 acres of park land will be provided compared to the 19.9 acres required by City of Rio Rancho Parks and Recreation.

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, City's Bicycle and Pedestrian Transportation Master Plan, and Mid-Region Council of

Governments Metropolitan Transportation Plan. Trails will be located within the planning area's northeastern boundary, and along sections of the eastern buffer between Enchanted Hills utilizing the 36.8 acres of preserved open space. The Mid-Region Council of Governments identifies proposed bicycle lane along Chayote Road, Camino Encantadas Road, and Enchanted Hills Boulevard. Paseo del Volcan was identified to have a proposed paved trail. Approximately 8 acres for a drainage pond on the east side of Camino Encantadas provides an opportunity were trails are planned for this open space and will assist in connecting parks to area residents (see Figure 8).

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, City's Bicycle and Pedestrian Transportation Master Plan, Mid-Region Council of Governments Metropolitan Transportation Plan. Trails will be located within the planning area's northeastern boundary, and along sections of the eastern buffer between Enchanted Hills utilizing the 36.8 acres of preserved open space. The Mid-Region Council of Governments identifies proposed bicycle lane along Chayote Road, Camino Encantadas Road, and Enchanted Hills Boulevard. Paseo del Volcan was identified to have a proposed paved trail. Approximately 8 acres for a drainage pond on the east side of Camino Encantadas provides an opportunity where trails are planned for this open space and will assist in connecting residents to parks (see Figure 8).

Educational Facilities

Lomas Encantadas is served by an existing elementary and middle school, both of which were recently constructed. Sandia Vista Elementary School is located immediately to the southwest of the planning area, and Mountain View Middle School is located along the northwestern planning boundary. It is likely that these schools can continue to be utilized in conjunction with possible future proposed school sites to accommodate the short-term growth in Lomas Encantadas and the surrounding area. Longer term, a second elementary school may need to be constructed north of Paseo del Volcan to support a large number of new households in future subdivisions northwest the planning area.

Community Centers

The HUB is the newest community center located at the Plaza @ Enchanted Hills Shopping Center. The Cabezon Community Center 10 miles to the south and Sabana Grande Recreation Center 7 miles to the south are the closest centers. The Sabana Grande Recreation Center has an art center and offers art, music, and sports classes for children and seniors. There is Broadmoor Senior Center located near City Hall that provides services and activities that promote positive aging.

Public Safety

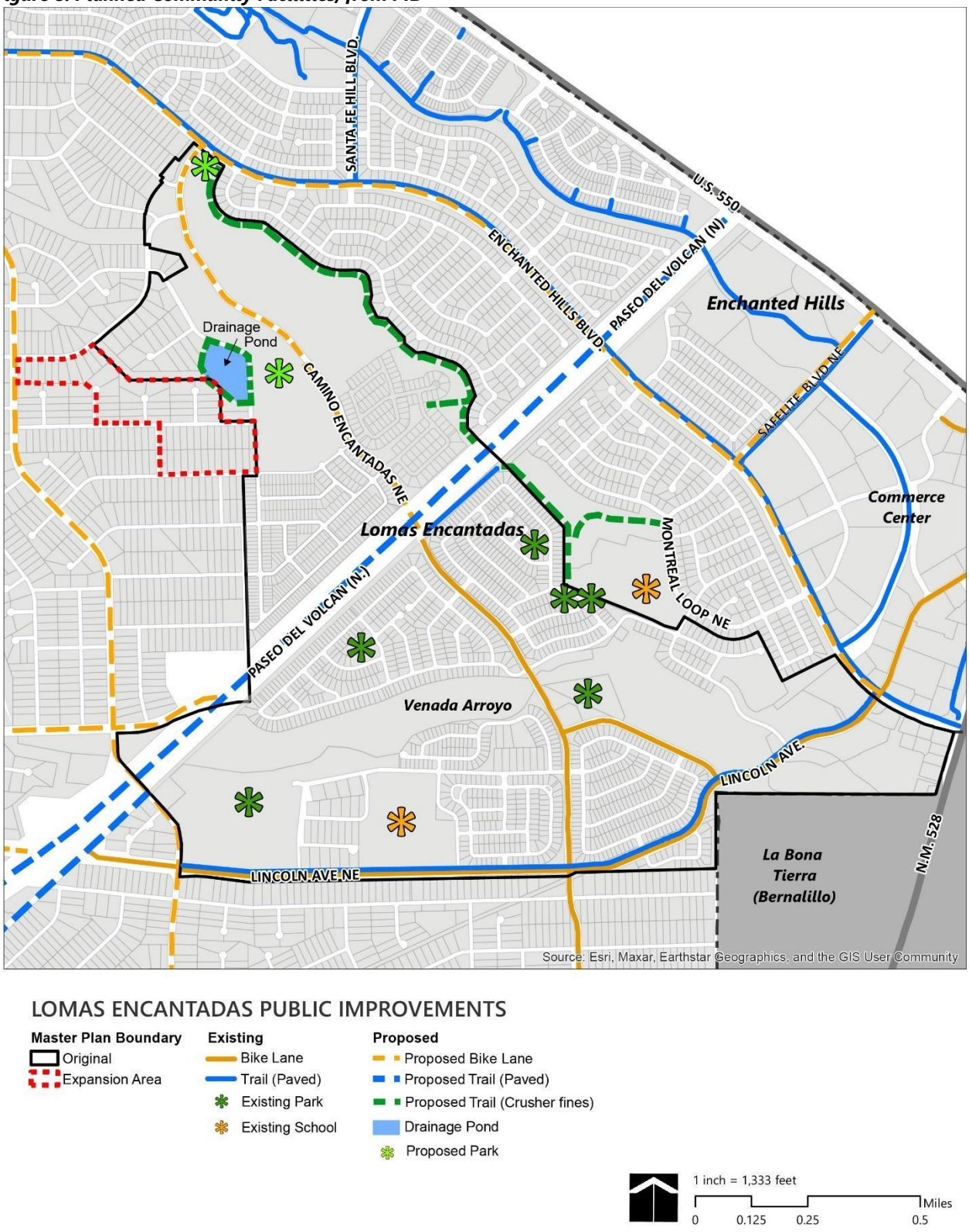
There is an existing fire station in Enchanted Hills (Fire Station #5) along Santa Fe Hills Boulevard. This is the primary fire station covering the Lomas Encantadas area, with a secondary Sandoval County Fire Station 21 located along US 550 and Tamaya Boulevard to the northeast. There are no existing or planned police substations in Lomas Encantadas. However, the City's Comprehensive Plan discusses a goal to increase the number of community facilities (including police substations) over time.

Other Public Facilities & Services

The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.

- **Libraries** - Should be located near regional activity centers within Lomas Encantadas.
- **Cemeteries -** None are planned or designated.
- **Solid Waste -** Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Lomas Encantadas' solid waste.
- **Recycling -** Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Lomas Encantadas.

Figure 8. Planned Community Facilities, from PID



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Implementation

The implementation of the Lomas Encantadas Master Plan began with the adoption of the original Plan in 2004. Since then, several new residential subdivisions to the southeast have been built out, following the specifications and policies outlined in this Plan. Future implementation of the Lomas Encantadas Master Plan will occur through replatting of parcels that have been added to the plan boundaries; through a zone map amendment to rezone portions of the site to support medium density residential uses; by securing private funding to finance public infrastructure improvements; and through the future construction of agreed upon public improvements, including roadways, drainage facilities, community amenities, and trails.

Phasing

Since adoption of this plan in 2004, much of the southeastern side of Lomas Encantadas has developed, following the original proposed phasing. Phase 1 entailed construction of the initial infrastructure (roadways, access points, drainage facilities, and utilities) within the southeastern portion of the Master Plan. Phase 1 was designed to support the first round of residential homebuilding.

Phase 2 involved the construction of the first series of residential subdivisions to the south of the Venada Arroyo, as well as the completion of additional collector roads and infrastructure improvements within the new subdivisions. This phase has been substantially completed as of 2018.

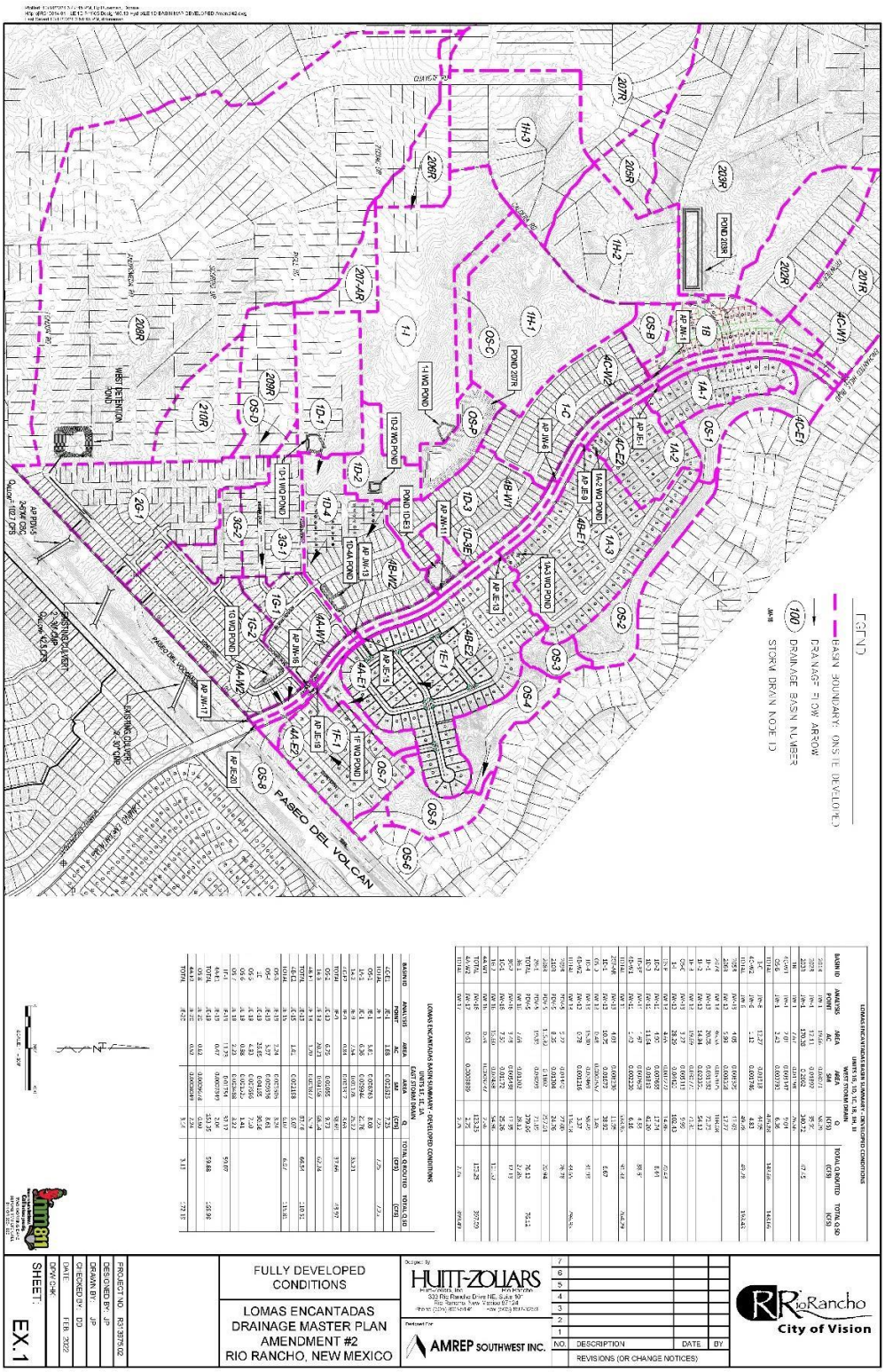
Phase 3 envisioned continued development of the residential lots south of the Paseo del Volcan and the creation of the entire street network and the construction of a direct connection to Enchanted Hills Boulevard and the Enchanted Hills neighborhood.

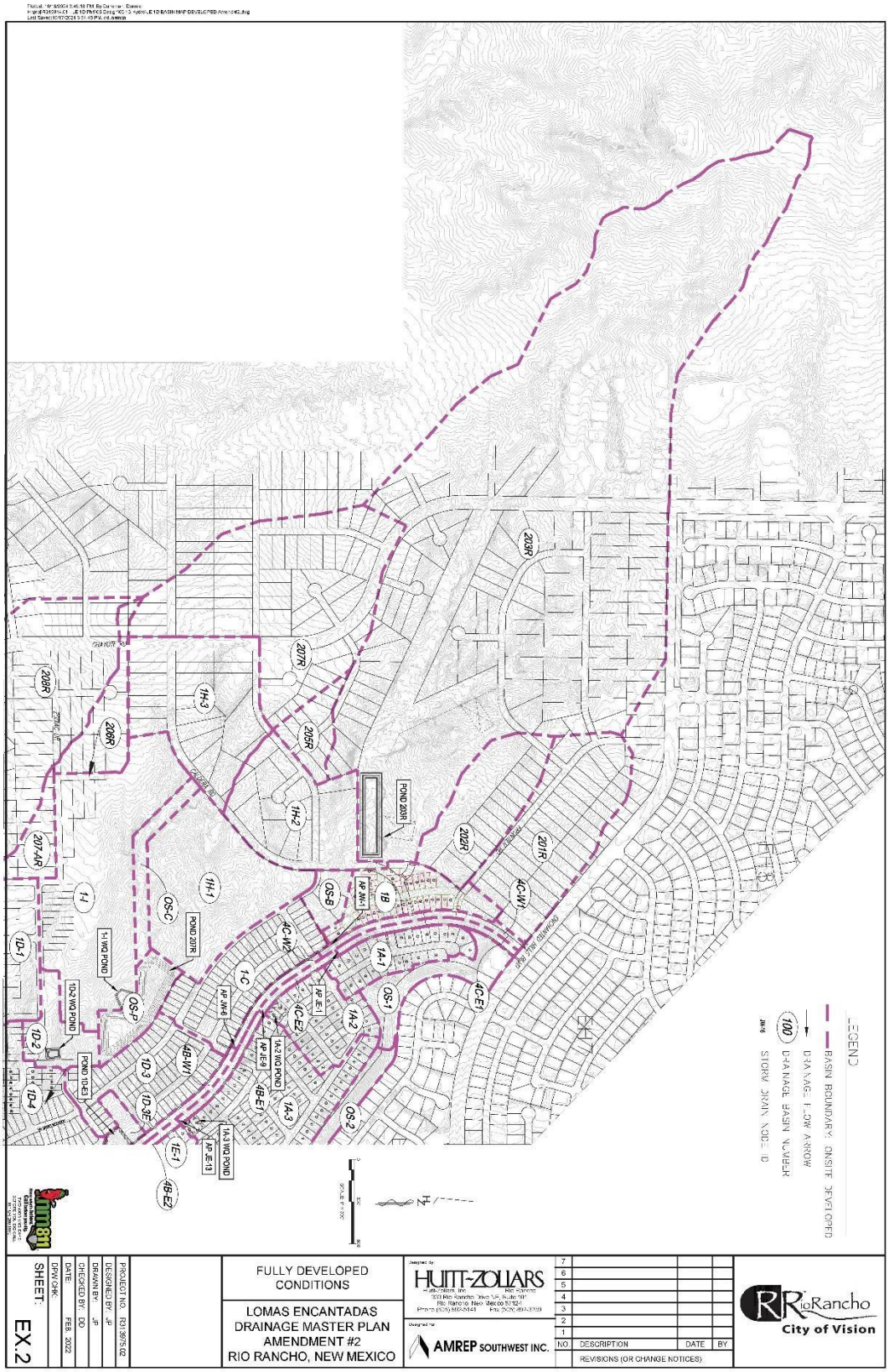
Phases 1 through 3 have been substantially completed and much of the land within the southeast of Lomas Encantadas has been built out. However, there are still several larger areas to the north of the Venada Arroyo and Paseo del Volcan that remain undeveloped as of the end of 2019. Phase 4 of the implementation of this plan will involve land preparation, infrastructure development, drainage improvements, and the eventual construction of residential subdivisions to the northwest of Paseo del Volcan. Phase 4 will also involve the construction of planned community amenities including the proposed parks, trails, and open space areas.

APPENDIX

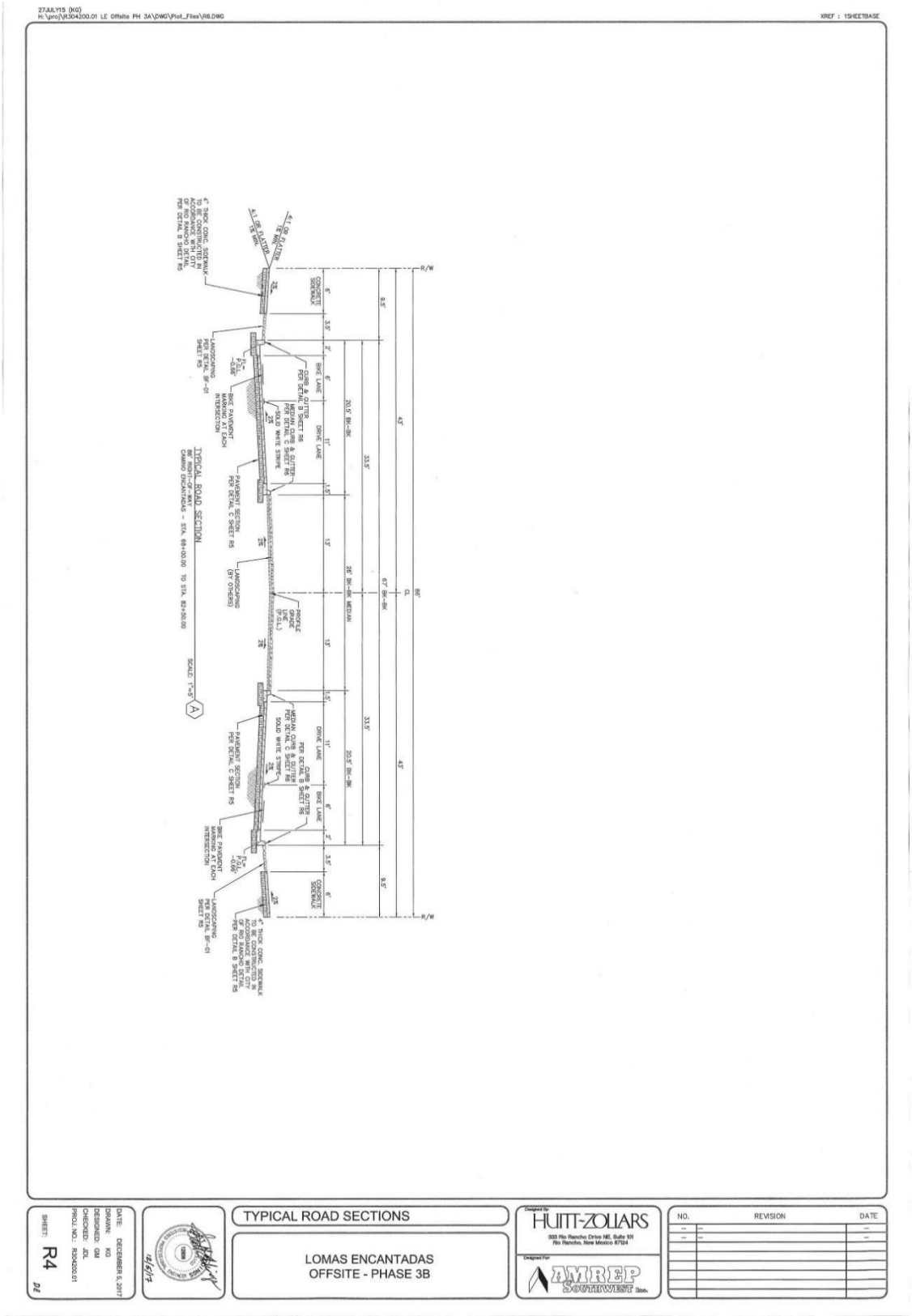
Drainage Management Plan
Roadway Cross-sections
Resolution

DRAINAGE MANAGEMENT PLAN




FULLY DEVELOPED CONDITIONS
LOMAS ENCANTADAS DRAINAGE MASTER PLAN AMENDMENT #2 RIO RANCHO, NEW MEXICO
HUITT-ZOLLARS
AMREP SOUTHWEST INC.
Rio Rancho City of Vision
SHEET: EX.2
LEGEND
BASIN BOUNDARY: ONSITE DEVELOPED
DRAINAGE BASIN NUMBER
STORM DRAIN NODE ID
POND 20R
POND 1D-3E
1-1 WQ POND
1D-2 WQ POND
1A-2 WQ POND
1A-3 WQ POND
AP JE-1
AP JW-1
AP JE-9
AP JE-13
AP JW-6
NO DESCRIPTION DATE BY
REVISIONS (OR CHANGE NOTICES)

Roadway Cross-sections



Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO.11 **ENACTMENT NO. 20-009**

RESOLUTION AMENDING THE LOMAS ENCANTADAS MASTER PLAN

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho approved the Lomas Encantadas Master Plan on August 11, 2004 with Resolution No. 69, Enactment No. 04-068; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments to the Lomas Encantadas Master Plan and 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:

That the Governing Body hereby approves the Resolution adopting amendments to the Lomas Encantadas Master Plan and revised Land Use Map comprised of approximately 810 acres located south of the Enchanted Hills community, north of Unit 20 and east of Chayote Road NE, and west of Paseo del Volcan Boulevard NE.

A. The Lomas Encantadas Master Plan (Exhibit A) is revised and updated to reflect expanded boundaries of the Plan, and land uses within the boundaries of the Master Plan.

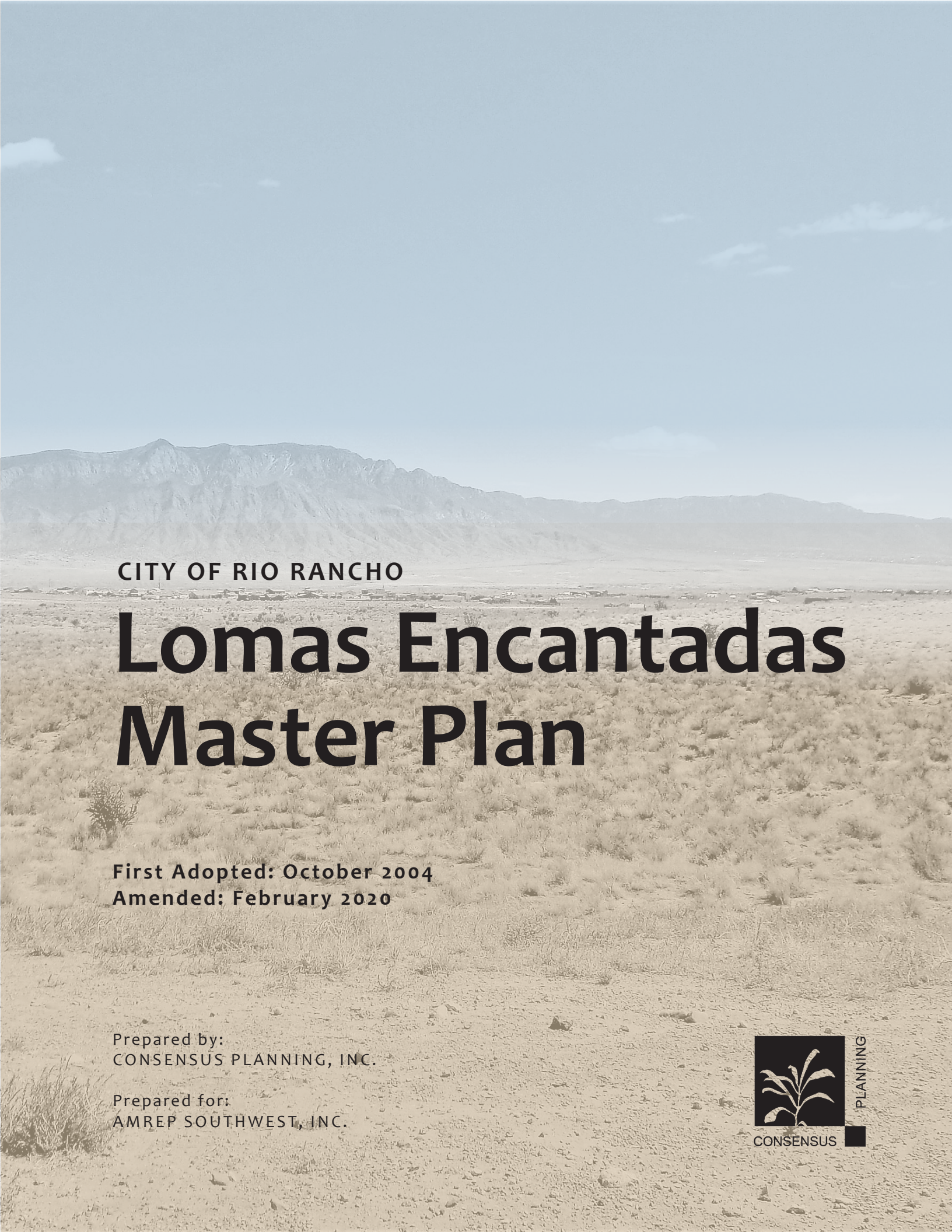
B. The Lomas Encantadas Master Plan is hereby adopted and accepted with the changes outlined in the redline copy of the updated and proposed Master Plan, with the following changes: Page 13: Proposed Zoning and Density, Medium Density Residential to allow implementing zoning districts: R-1, R-2, and R-4.

ADOPTED THIS 12th DAY OF FEBRUARY, 2020.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)



CITY OF RIO RANCHO

Lomas Encantadas Master Plan

First Adopted: October 2004
Amended: February 2020

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
AMREP SOUTHWEST, INC.

CONSENSUS PLANNING

LOMAS ENCANTADAS MASTERPLAN

Adopted: October 2004
Amended: February 12, 2020
Amended: XX

Rio Rancho, New Mexico

PREPARED FOR:
AMREP Southwest, Inc

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

Huitt Zollars, Inc.
6501 Americas Parkway NE, Suite 830
Albuquerque, NM 87110

Original Plan prepared by: Community Sciences Corporation

[Adopting Resolution]

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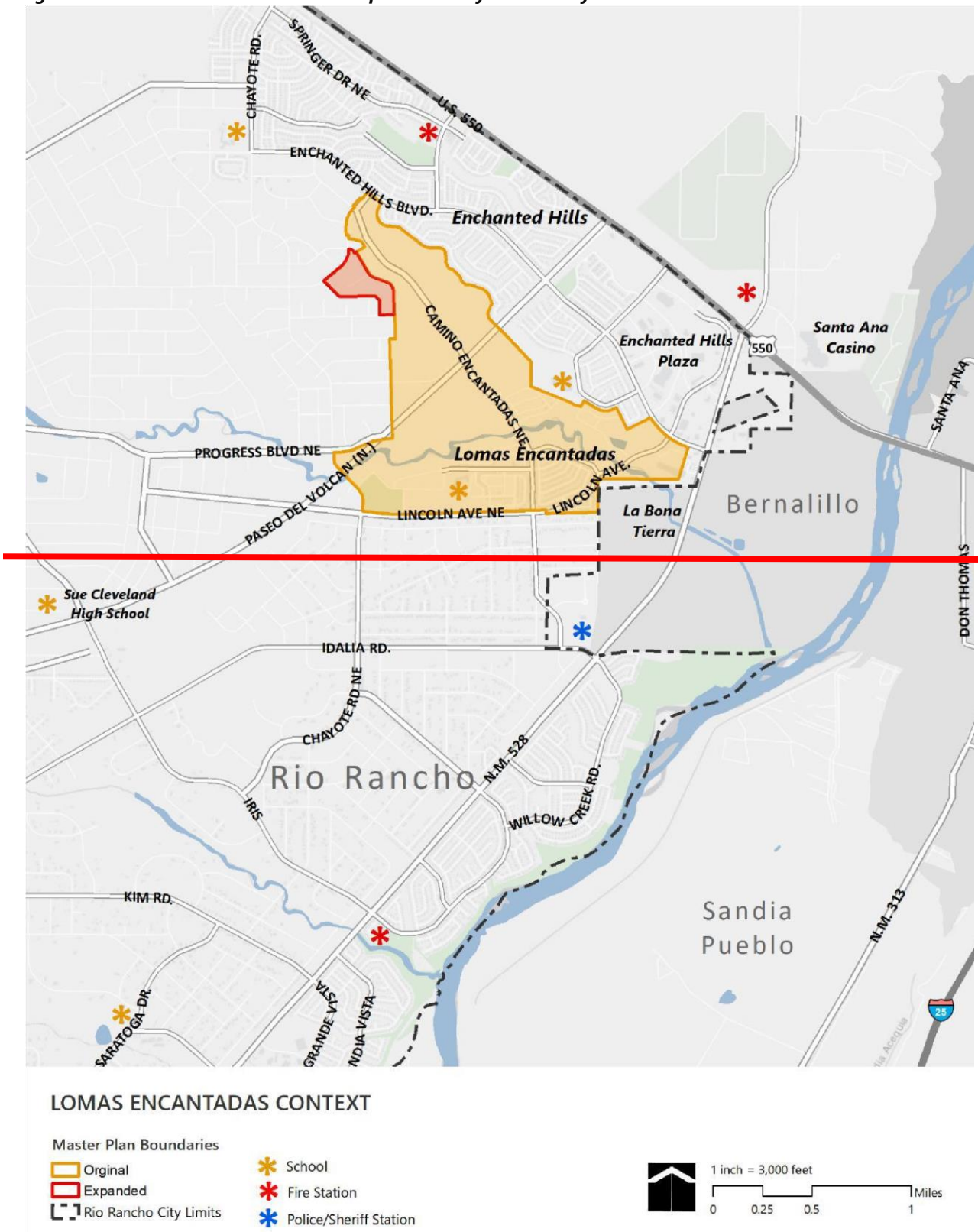
INTRODUCTION

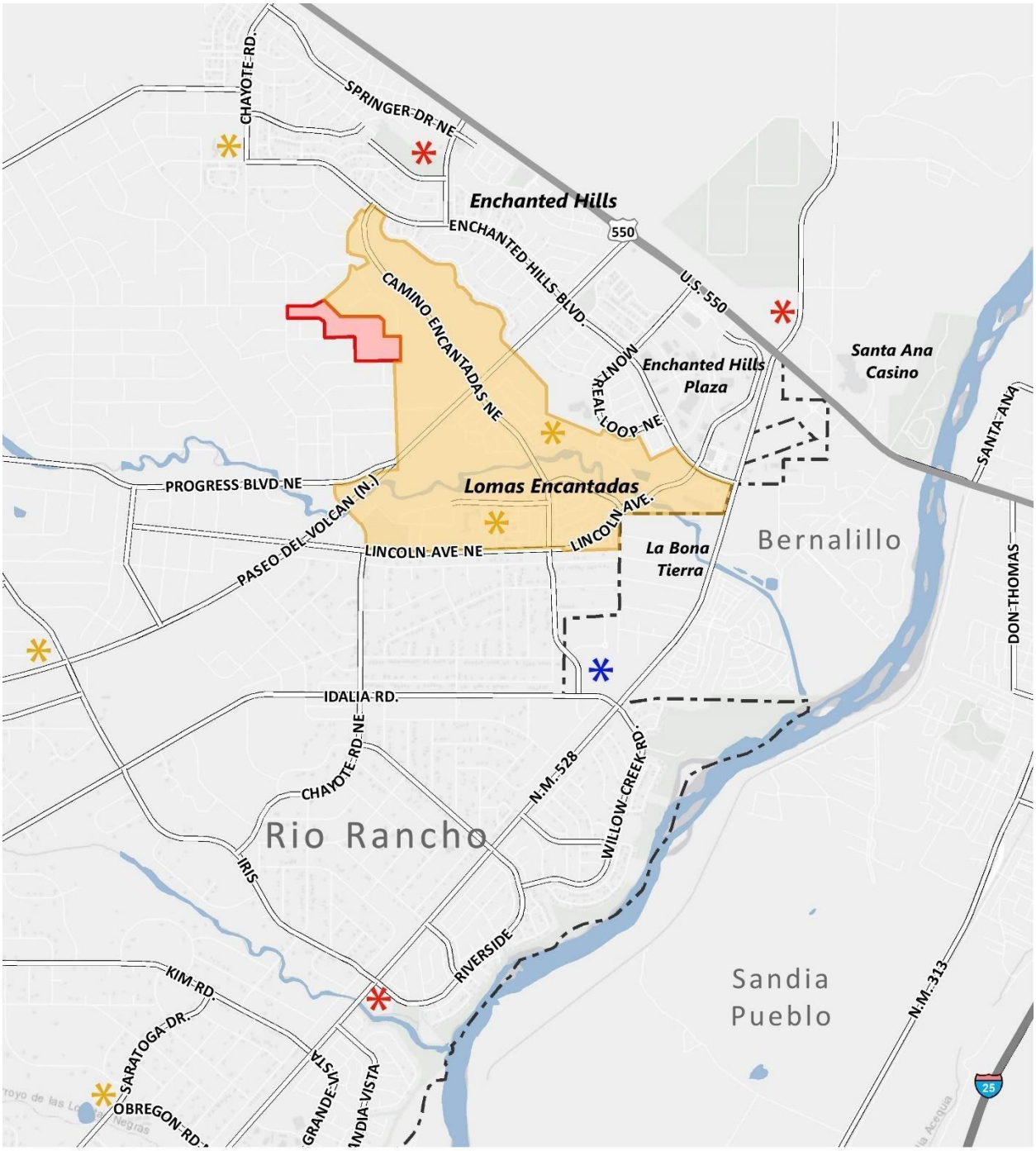
Lomas Encantadas (formerly known as Enchanted Hills South) is designed as a mixed-use, predominantly residential, master-planned community in northern Rio Rancho. The ~~840~~ 890.91 -acre master plan area is bounded, generally, on the north by the established Enchanted Hills community, on the west by Chayote Road, on the south by Lincoln Road, and on east by NM 528 (see ***FIGURE 1*** below).

This document is a revision to the original Lomas Encantadas Master Plan ~~that was~~ adopted in October 2004 and amended in February 2020. This revision includes an expansion of the planning boundaries to include additional lots in Block 155 and Block 158, Unit 20 of Rio Rancho Estates; a revision to the conceptual drainage master plan; an update of the land use plan; proposed changes to zoning for undeveloped portions of the planning area; and updates to the existing conditions sections to reflect development that has occurred since the Plan was first adopted. As an updated Master Plan, this document supports numerous goals and policies of the City of Rio Rancho's 2010 Comprehensive Plan, amended in 2015 and seeks to continue to develop Lomas Encantadas as one of Rio Rancho's most livable communities.

Overall, the Lomas Encantadas Master Plan seeks to enable the orderly development of the Lomas Encantadas Planning Area, by planning for the development of the urban infrastructure necessary to address site drainage and runoff issues, transportation needs, and other infrastructure needs. The Plan's approach has been tailored to the area's unique physical characteristics and will lead to the development of an attractive community for future residents.

Figure 1. Lomas Encantadas Location Map and Nearby Community Facilities





LOMAS ENCANTADAS CONTEXT

Master Plan Boundary

- Original
- Expanded
- Rio Rancho City Limits
- School
- Fire Station
- Police/Sheriff Station

1 inch = 3,000 feet

Miles: 0 0.25 0.5 1

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

Planning Process & History

The planning process for Lomas Encantadas began in 1993 with the annexation of the area by the City of Rio Rancho (Resolution 160, Enactment 93-153) and the adoption of a Master Plan for the entire Enchanted Hills neighborhood. The Enchanted Hills Master Plan rezoned the Lomas Encantadas area to R-1 and included approximately 30 acres of open space along the Venada Arroyo. While that Master Plan was sufficient for the initial development of Enchanted Hills, it was not specifically developed or detailed enough to provide planning guidance for the area now known as Lomas Encantadas.

In 1996, Community Sciences Corporation (CSC) was hired by AMREP Southwest, Inc. to provide recommendations for lot configurations, serviceability by utilities, and a general strategy of implementation. That study concentrated on major arterial roads and the feasibility of creating either "large lot" subdivisions or the development of conventional single-family homes at an approximate density of 3 dwelling units (DUs) per acre.

In 1999, CSC was again retained to analyze the cost of alternative land use scenarios. At the time, the lowest density zoning district allowed in the City of Rio Rancho was R-1. Due to the existing zoning and the extreme costs for grading, drainage, and arroyo treatment, development was deemed infeasible at that time.

In 2001, the City's Integrated Comprehensive Plan (ICP) was adopted, providing general guidelines for the City of Rio Rancho. The ICP recognized the Enchanted Hills area as an existing "Level 4" Master Plan and a development growth node, which set the framework for more detailed planning and subsequent development activities. Shortly afterwards, the City of Rio Rancho approved amendments to the zoning code that created more zoning districts and general flexibility in the types and density of housing that could be developed.

Beginning in 2001, Huitt Zollars, Inc. was retained to review generalized land use, roadway connections, and to devise a strategy for drainage management that would work in conjunction with the goals and objectives of SSCAFCA. Following the development of a Master Drainage Plan for the area, Huitt Zollars, in conjunction with CSC and AMREP Southwest, Inc., developed the original Master Plan for Lomas Encantadas, which was adopted in 2004. The previous version of this plan laid the foundation for subsequent re-platting of AMREP Southwest properties. This in turn led to the rezoning of the southeastern half of the planning area, the construction of infrastructure and roadways, and the eventual development of several planned subdivisions. The overall proposed density was also increased slightly from the original land use plan developed in 1996.

A fiscal impact study was performed for the original 1993 Enchanted Hills Plan and was updated for the 2004 Lomas Encantadas Plan. The 2004 fiscal impact study found that the development of Lomas Encantadas would have a positive impact on the City's General Fund when accounting for increased property taxes, construction gross receipts, impact fees, and the gross receipts associated with the development of the Enchanted Hills Commerce Center area.

Since the initial adoption of this plan in 2004, much of the southern portion of the planning area (south of Paseo del Volcan) ~~has been~~ re-platted and developed as single-family homes. Other improvements ~~have also been~~were completed, such as the construction of drainage and infrastructure improvements, the construction of new area schools, and the development of new commercial sites along NM 528. Some areas remained undeveloped, to include~~to the~~ south of the Venada Arroyo ~~remains undeveloped~~, as well as the ~~entire~~ majority of the northern half of the planning area (to the northwest of Paseo del Volcan)~~,~~ ~~which has not yet been developed.~~

The initial adoption of this plan in 2004, the Lomas Encantadas Master Plan included an estimated 810 acres.

The Master Plan Amendment in 2020 included a west expansion on the northern half of the planning area (north of Paseo del Volcan), which added 32 acres that include parcels, ROW, and arroyo totaling roughly 842 acres but reported as 840 acres in the document. A zoning map amendment was completed for both sides of Camino Encantadas north of Paseo del Volcan, plus the expansion area. East of Camino Encantadas the zoning changed from a combined Open Space (OS) and R-1 to solely R-1. West of Camino Encantadas and the expansion area changed from R-1 to R-4. The Master Plan continues to utilize open space to comply with the existing Unit 20 Master Plan, vegetation and landform preservation between Lomas Encantadas and Enchanted Hills.

In 2024, the City of Rio Rancho updated the Lomas Encantadas Master Plan boundary to extend past Plaza @ Enchanted Hills, to include the commercial uses that run along Pat D'Arco Highway. The new boundary increased the Lomas Encantadas total acreage by 8.14 acres to 850.14 acres.

In 2025, Lomas Encantadas Amendment expanded the boundary south 38.08 acres to include 66 parcels and including the ROW the total expansion equals 40.77 acres. The Lomas Encantadas Master Plan boundary includes 890.9 acres.

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GOALS & POLICY GUIDANCE

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

Antiquated Platting

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

- **GOAL A-1:** Eliminate antiquated platting with 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.

The adopted Master Plan laid the groundwork to consolidate and re-plat prematurely developed lots in the planning area. This has led to the successful development of several new subdivisions since 2004. This plan update continues to address the issue of antiquated platting by adding additional lots within the expanded planning area to be consolidated within the revised planning boundaries and by proposing ~~a new illustrative lot layout~~new land uses, which dictates housing density ~~-~~for the undeveloped northern portions of the site.

Natural Environment

As described in other chapters, the Master Plan seeks to preserve and enhance natural features whenever possible, especially regarding open space, natural drainage, and water use. The Plan furthers the following Comprehensive Plan goals and policies:

- **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.
- **POLICY CON-12:** Develop and protect a public open space network.

The drainage plan for the undeveloped northern portions of Lomas Encantadas (as outlined in the ***CONCEPTUAL DRAINAGE PLAN CHAPTER)*** is designed to create a ~~series of smaller scale "micro-parks"~~ retention ponds that will address water quality and runoff issues within the northern portion of the planning area. These ~~microparks~~ retention ponds will be part of the larger storm water management system that seeks to protect open space areas and connect community amenities together. Overall, open space accounts for about ~~17.5~~ 16.6% of the planning area, which meets a need to provide both recreation opportunities while preserving the natural environment. ~~In addition, the Master Plan meets new Federal requirements that are part of Section 404 of the Clean Water Act.~~

Land Use

As described in the ***LAND USE CHAPTER***, much of the planning area is proposed to be medium density single-family residential, with additional land set aside for parks, open space, and trails. The proposed land use furthers the following Comprehensive Plan goals and policies:

- **GOAL L-2:** Encourage consolidation of lots to promote a variety of land uses in a planned manner.
- **GOAL L-3:** Maintain a balance of land uses throughout the City.
- **POLICY L-1:** Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- **POLICY L-3:** Promote and support development that incorporates walkability.

As stated above, the Plan promotes the consolidation of existing lots and the development of new residential subdivisions that establish a community character. The site includes several internal trails and open space areas that promote walkability. The site is also well located for new residential development given to the proximity to large regional job centers and growth nodes, including V. Sue Cleveland High School, the Enchanted Hills Commerce Center, UNM Sandoval Regional Medical Center, and the City Center area. Several other sections of the plan address specific land use-related elements, including circulation, building location, lot layouts, trails, and building design.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The City is once again poised to grow, which will require the development of a variety of new neighborhoods for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- **GOAL PH-2:** Maintain the strength, vitality, and stability of all residential neighborhoods and types.
- **GOAL PH-3:** Promote a variety of housing types to meet the needs of all members of the community.
- **GOAL PH-4:** To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.

Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build out. The development of these homes will provide additional housing options for families in Rio Rancho with a variety of incomes. In addition, the plan supports the development of new commuter-friendly subdivisions that include quality community amenities such as parks, open space areas, trails, and connections to transit. The Rio Rancho Affordable Housing Plan prescribes the benefits of providing various housing prices for entry level employees and support staff who earn lower wages.

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 neighborhood traffic. An updated transportation plan and traffic impact assessment (included within the ***TRANSPORTATION CHAPTER***) support many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-1:** Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho's economy.

- **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.
- **GOAL TR-3:** A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle and pedestrian facilities).
- **POLICY TR-9:** Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property.
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in Lomas Encantadas will be constructed to respect surrounding land uses and meet local and state design requirements. An updated trip generation study was performed to ensure that increased trips from residential development do not negatively impact level of service on adjacent roadways. In addition, this Plan outlines ~~key~~ local pedestrian and~~,~~ bicycle, ~~and transit~~ connections that connect to a larger regional transportation network. Additional planning for future roadways will be planned in coordination with the City during the time of subdivision platting.

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). This Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The ***INFRASTRUCTURE CHAPTER*** of this plan outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized. This plan builds on the existing infrastructure development that has occurred since the Plan was first adopted in 2004 and seeks to adequately meet the future demand as the northern portion of the planning area begins to develop. The site is located next to existing water service lines that run along Camino Encantadas NE, Enchanted Hills Boulevard, and Paseo del Volcan. Sanitary sewer lines are also available along Camino Encantadas and can be extended to serve future subdivisions north of Paseo del Volcan. Development in this area will create contiguous growth next to identified growth areas adjacent to Enchanted Hills and Paseo del Volcan.

Parks and Recreation

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

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- **GOAL PR-2:** Be responsive to the recreational needs of the community.
- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

Lomas Encantadas will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently ~~4~~ 3 acres of park space per 1,000 residents). Approximately 60 acres of parks will be provided, spread across eight developer dedicated parks and the existing Cibola Little League Fields and associated park area recently purchased by the City of Rio Rancho. In addition, the Master Plan proposes an integrated system of trails that will connect to regional trail facilities identified in the City's Bicycle and Pedestrian Transportation Master Plan.

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. Lomas Encantadas 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-2:** Create traditional neighborhood patterns that support a sense of place.
- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.

Design features in Lomas Encantadas help establish a community identity through a system of trails, open space, park space, design standards (see ***DEVELOPMENT CRITERIA***), that integrate with the larger regional landscape. In addition, the proposed residential subdivisions will seek to create distinct neighborhoods that support a sense of place.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract additional employers. In addition, the City has sought to increase the amount of local retail opportunities within Rio Rancho, as well as expand the overall tax base.

- **GOAL EDP-3:** Enhance the tax base.
- **GOAL EDP-4:** Improve the quality of life.

Ongoing residential development in Lomas Encantadas will expand the City's tax base through increased property taxes, gross receipt taxes from construction, and through spending by new residents.

Population

The estimated population of Lomas Encantadas in 2018 was 1,750 residents spread among 625 households[1]. 1 The population has almost doubled since 2010, when the population was 926 residents (89% growth since 2010). Including the remaining undeveloped areas in Lomas Encantadas, the entire Master Plan Area is planned to include up to ~~2,500~~ 2,330 single family dwelling units and approximately 120 multi-family units. Given the ~~2018~~2022 average household size (2.~~8~~77)[2] and vacancy rate (~~7~~2.3%) in Rio Rancho, Lomas Encantadas is expected to support a total population of approximately 6,000 to 7,000 residents after full build-out.

Topography

The primary topographical features within Lomas Encantadas are the two low-lying drainage channels that make up the Venada Arroyo. The main branch of the Venada Arroyo flows easterly, beginning near the western planning boundary and Paseo del Volcan and exiting the site at the La Bona Tierra Subdivision and NM 528. A smaller, secondary branch of the Venada Arroyo flows southward from the northern boundary of the planning area into a culvert at Paseo del Volcan ~~and then connects~~. Then it connects to the main channel through an outfall near Quintana Place NE. This channel roughly follows the future alignment (currently unconstructed) of Camino Encantadas NE to the north of Paseo del Volcan. While secondary to the main branch, construction near this northern tributary will require careful attention for erosion, lateral migration, development constraints, and stormwater management. In addition, the primary drainage diversion in Enchanted Hills (Encantado Channel) intercepts stormwater runoff and carries flows to an existing ponding area near Paseo del Volcan.

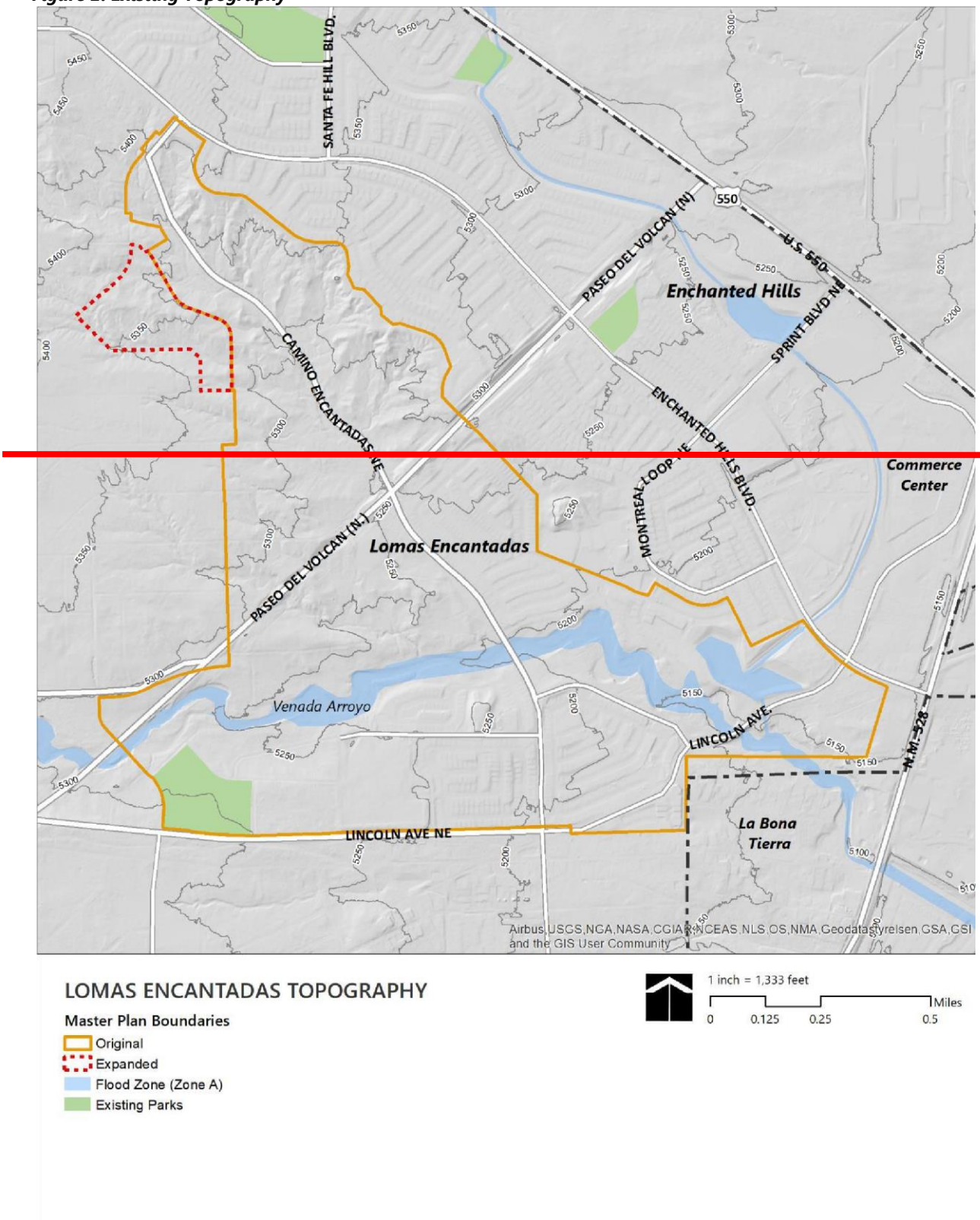
Most of the developed portions of Lomas Encantadas are relatively flat, with grades between 1% and 5%. About half of the undeveloped areas in the southeastern portions of the planning area have been massgraded to support eventual re-platting and construction. The undeveloped northwestern side of the planning area has steeper grades and has not been mass graded. Along the western side of Lomas Encantadas, the bluff area between the existing development of Enchanted Hills and northeast planning boundary contain steep grades. The drainage pattern formed by stormwater runoff in this area contributes to the two branches of the Venada Arroyo and creates a development challenge. This drainage area was originally zoned as open space for ongoing preservation and this plan continues to maintain an open space buffer along this edge as described later in the plan.

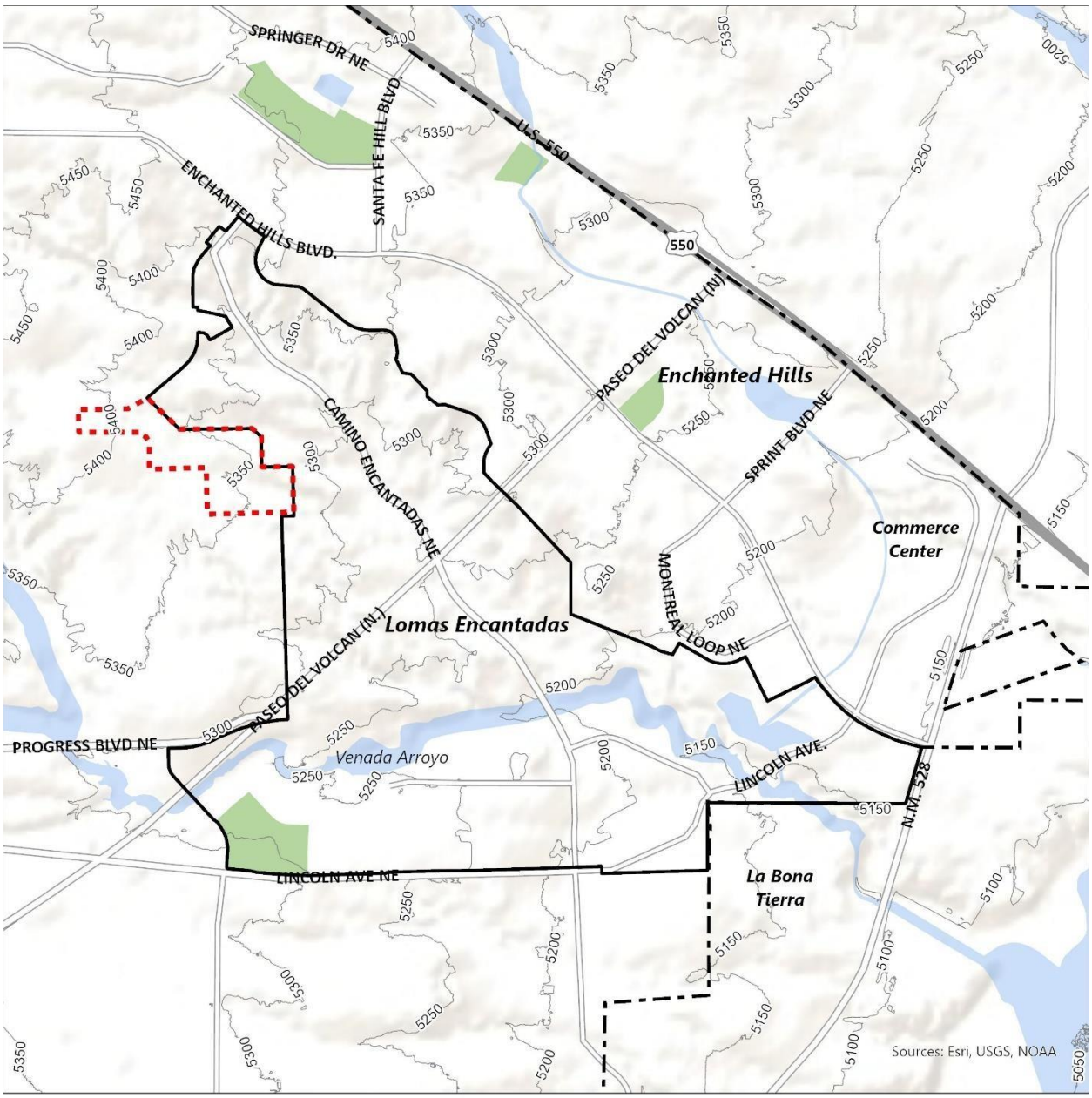
[1] ESRI Business Analyst Data, 2018

[2] Census Bureau, ACS 2022 5-year Estimates

Existing Topography of Undeveloped Portion of the Planning Area North of Paseo del Volcan

Figure 2. Existing Topography





LOMAS ENCANTADAS TOPOGRAPHY

Master Plan Boundary

- Original
- Expanded
- Flood Zone (Zone A)
- Existing Parks

1:20,000

0 0.15 0.3 0.6 Miles

Vegetation

The most noticeable characteristic about vegetation within northern Rio Rancho is the variety of grass species, which include a total of 17 identified species of grasses. Other vegetation in the planning area consists of smaller shrub and small tree species typical to this climate including one-seed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and several forms of cacti, among others:

Grasses

- Blue, Black, Hairy and Side oats Gama;
- Galleta;
- Indian Rice grass;
- Squirrel Tail;
- Vine-Mesquite;
- Three (3) Drop seed grasses;
- Three-awn;
- Fluff grass;
- Little Bluestem;
- Ring Muhly;
- Prairie Sage;
- Antelope Sage;
- Dyssodia;
- Silvery Sophora;
- White Prairie Clover;
- Globe Mallow;
- Prairie Evening Primrose;
- Lavenderleaf Sundrops;
- Yellow Hiddenflower;

Herbaceous plants

- Wormwood;
- Scapose Bitterweed;
- Fendler Bladder pod;
- Spectacle Pod;
- Bastard Toadflax;
- Gaura;
- Stemless Evening Primrose;
- Carpet Phlox;
- Bow-Nut Cryptantha;

Dominate Trees

- One-seed Juniper;
- Cedar (scrub);
- Pinon;

Cacti

- New Mexican Beehive;
- Club Challa;
- Prickly Pear (4 different varieties min.);
- Sclerocactus;
- Claret Cup;
- Tree Cholla;

Shrubs and Sub-Shrubs

- Snakeweed;
- Dwarf Chamisa;
- Apache-plume;
- Threadleaf;
- Sage;
- Black Sage;
- Wormwood;
- Joint fir;
- Blackfoot Daisy;
- Skunkbrush;
- Winterfat;
- Dune Broom;
- Soapweed Yucca;
- Wild Buckwheat;
- Mountain Mahogany;
- Feather Dalea;
- Banana Yucca;
- Four-wing Saltbrush;

Wildlife

According to the State of New Mexico Game and Fish Department's, Biota Information System of New Mexico (BISONM), there are no endangered or threatened species that inhabit the site.

Cultural Resources

A cultural resources inventory was performed for the original draft of this plan in 2004. At the time, reports indicated that some areas of Lomas Encantadas contained archaeological artifacts representing mostly surface use areas by early pueblo tribes. While important, none of these sites indicated the presence of subsurface pueblos, kivas, or other cultural resources that would require extensive mitigation or excavation. Since 2004, development of the lots in Lomas Encantadas has resulted in the proper removal of any remaining shards, remnants, and/or use-areas that remained.

Open Space

Lomas Encantadas has approximately ~~150~~157 acres of open space land including approximately ~~120~~112 acres along the Venada Arroyo. In addition, ~~over 30~~ just under 37 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development (see Figure 5).

In addition to the topographic constraints of Lomas Encantadas, the City of Rio Rancho indicated in the Master Plan for Enchanted Hills that a minimum of ~~30~~36.8 acres of open space be preserved. This preservation is intended to maintain the natural vegetation on the northwestern portion of Enchanted Hills where there is a higher concentration of vegetative cover than is found in other areas of Rio Rancho. ~~Lomas Encantadas has approximately 150 acres of open space land including approximately 120 acres along the Venada Arroyo. In addition, over 30 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development.~~

Open Space along the Venada Arroyo

Adjacent Land Uses

To the northeast of Lomas Encantadas is Enchanted Hills, a large master planned community consisting of several thousand homes on land zoned R-1 and Special Use (SU). The Enchanted Hills community is an established growth node for the City. Residential units 1-14 (platted and approved) constitute the initial residential portion together with the "Enchanted Hills Commerce Center." In accordance with the early Master Plan for the area adopted in 1993, the direction has been set for an integration of employment and housing within proximity to employment centers. Although primarily residential, other land uses within Enchanted Hills include commercial and industrial uses, park land, and an existing elementary school site with open space buffering. A considerable portion (200 acres) of the development of Enchanted Hills is zoned for commercial, industrial, and other non-residential uses.

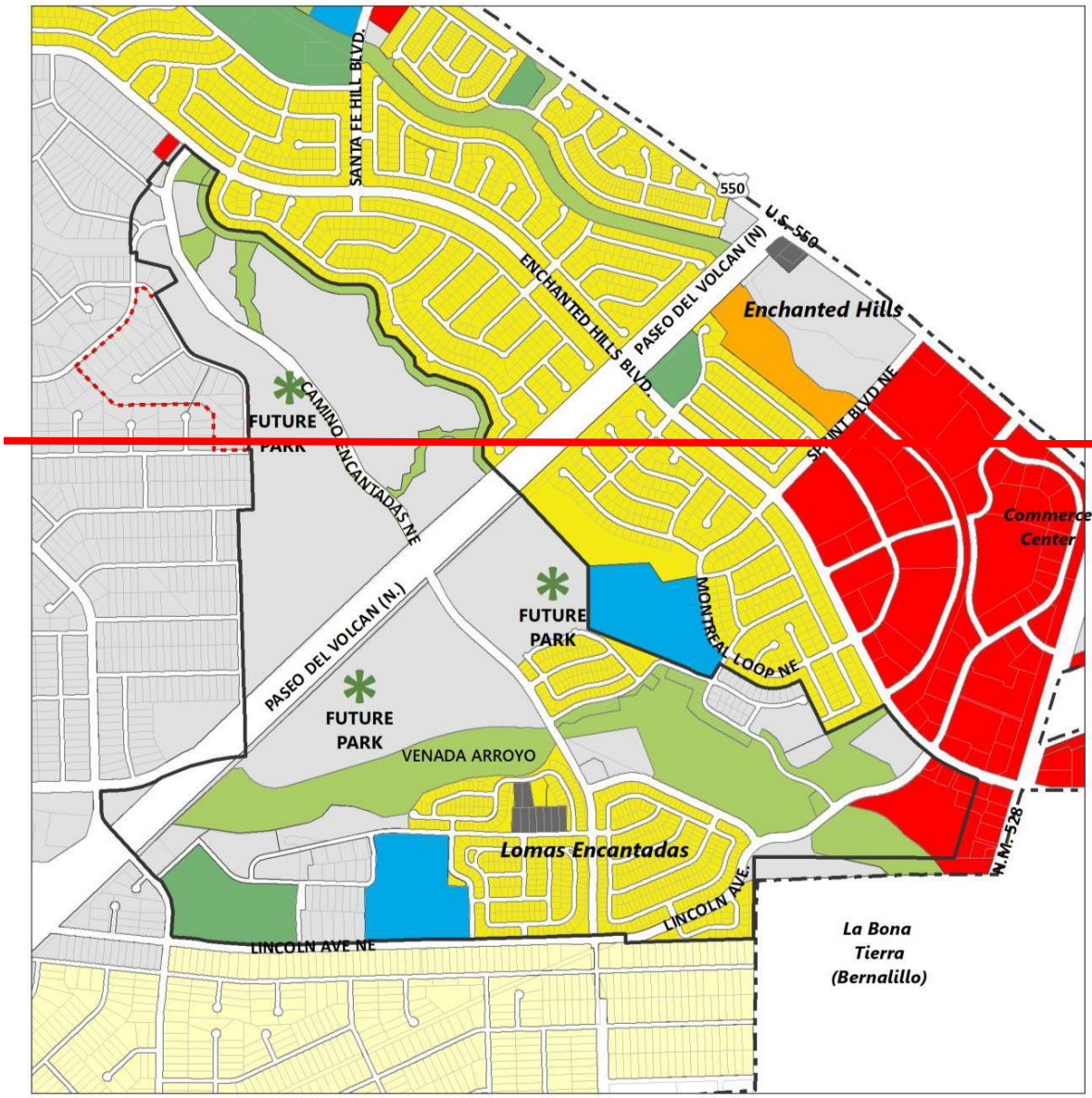
Immediately southeast of Lomas Encantadas, fronting NM 528, is a previously platted development known as La Bona Tierra Subdivision, within the Town of Bernalillo. This development is comprised of dirt roads, mobile homes, a building truss manufacturing facility, and mixed-use properties. The principal impact of this area on the Lomas Encantadas Master Plan involves the connectivity challenges with existing platted City of Rio Rancho roadways, and managing drainage flows from the main branch of the Venada Arroyo that discharges through culverts under NM 528.

Lands to the south and southeast of the planning boundary are primarily low-density residential uses, with a combination of large lot custom homes and undeveloped parcels. Areas to the immediate west and northwest are undeveloped, and zoned R-1.

~~Existing Zoning~~

~~Existing zoning in Lomas Encantadas consists of R-1 (single family residential), R-4 (single family residential), R-6 (multi-family residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004. Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1, but a zone map amendment request has been submitted to rezone this portion to R-4 and R-2, following the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two currently undeveloped locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.~~

Figure 3. Existing Land Use



LOMAS ENCANTADAS EXISTING LAND USE

Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant/Future Planning Area

Master Plan Boundaries

- Original
- Expanded

0 0.125 0.25 0.5 Miles

LOMAS ENCANTADAS EXISTING LAND USE

LandUse
- Low Density
- Medium Density
- High Density
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant

Master Plan Boundary
- Original Boundary
- Expansion Area
- Proposed Park
- Existing Park
- Existing School

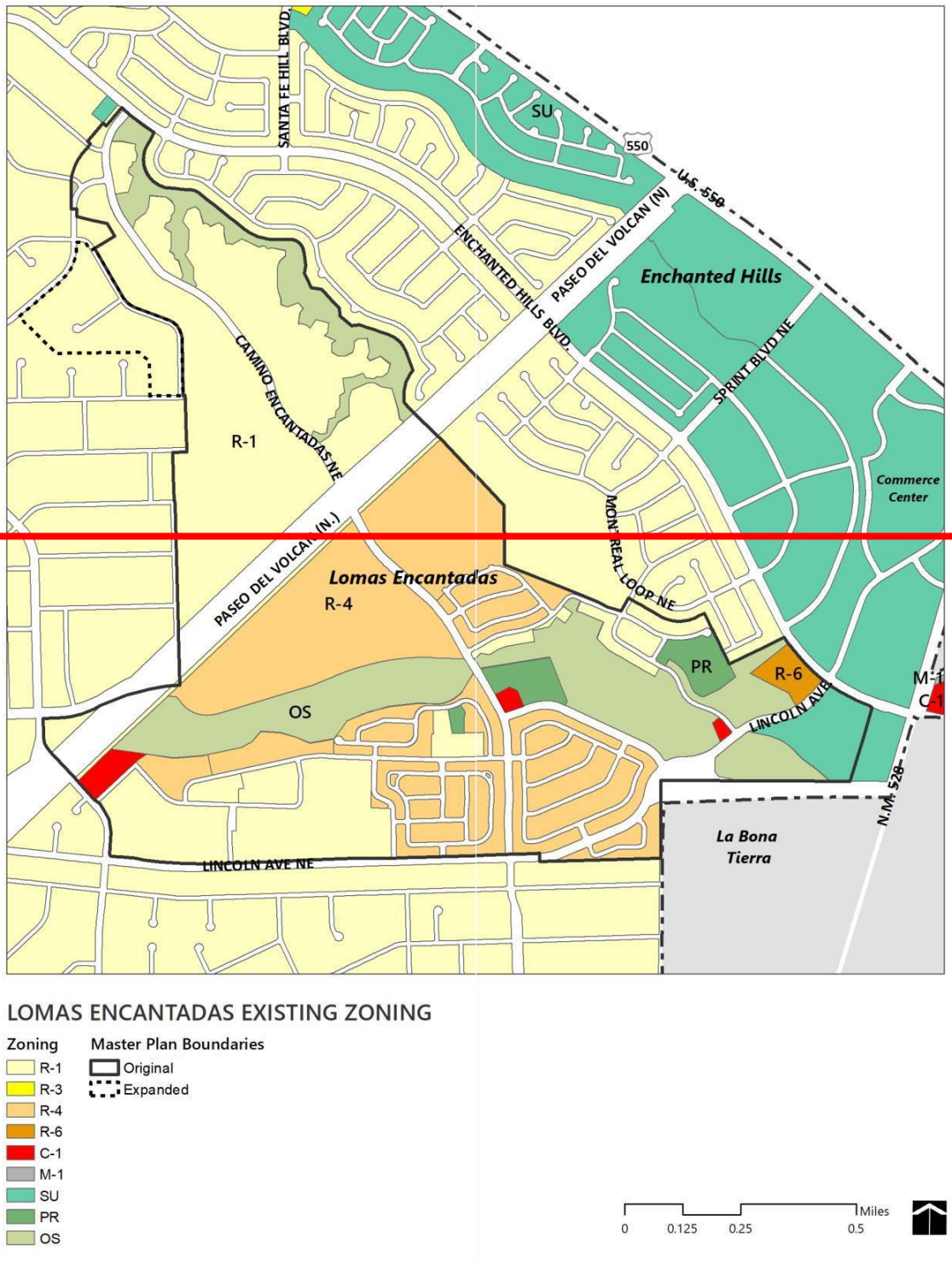
1 inch = 1,333 feet

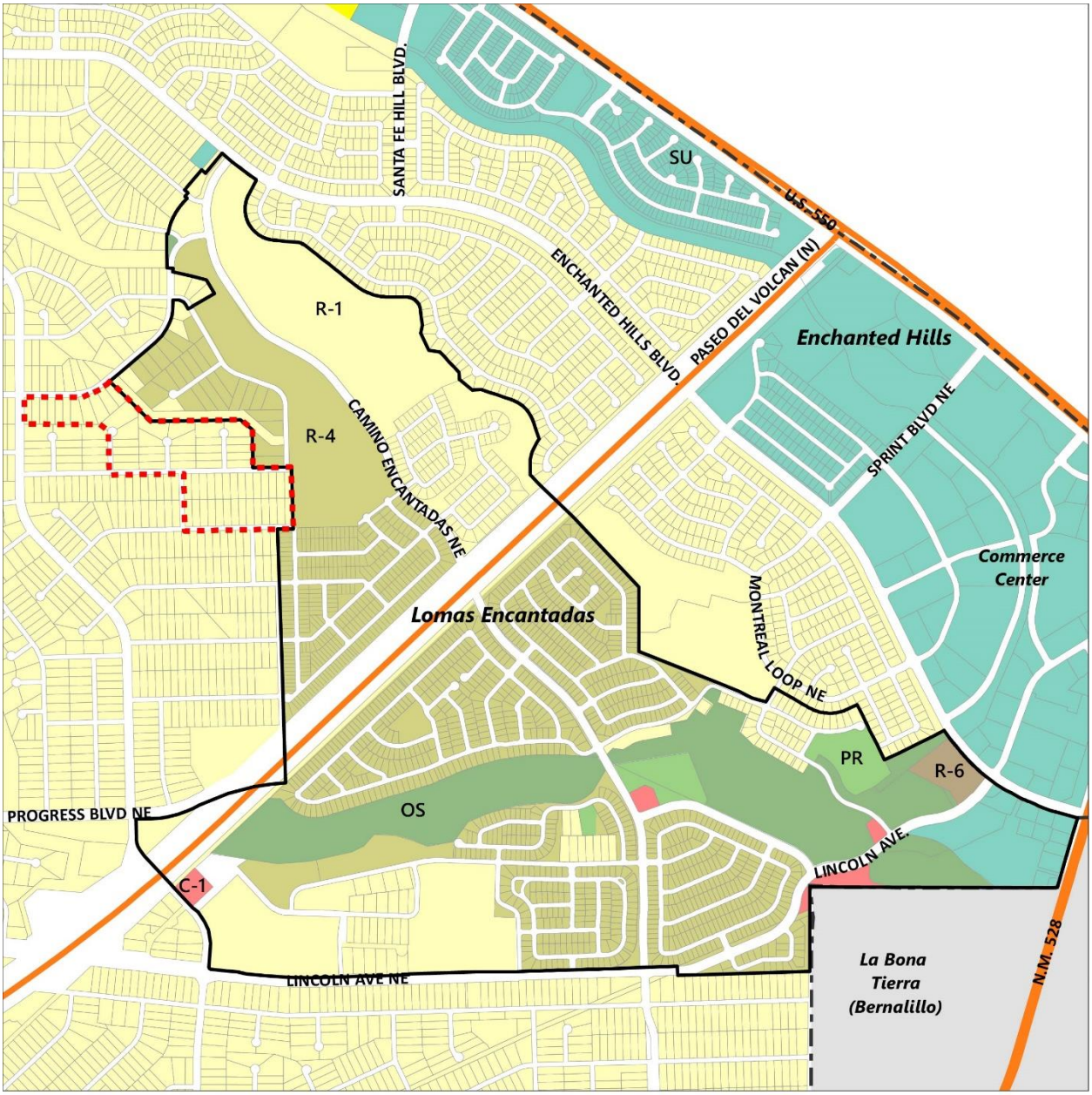
Miles: 0 0.125 0.25 0.5

Existing Zoning

Existing zoning in Lomas Encantadas consists of R-1 (single family residential), R-4 (single family residential), R-6 (multi-family residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004. Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1~~, but a zone map amendment request has been submitted to rezone this portion to~~ and ~~-~~R-4~~ and R-2~~ to~~, following~~ follow the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two ~~currently undeveloped~~ locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.

Figure 4. Existing Zoning





LOMAS ENCANTADAS EXISTING ZONING

Zoning

- R-1
- R-3
- R-4
- R-6
- C-1
- SU
- PR
- OS

Master Plan Boundary

- Original
- Expanded

1 inch = 1,334 feet

0 0.125 0.25 0.5 Miles

Proposed Zoning & Density

Proposed land use and zoning districts within Lomas Encantadas will continue to consist primarily of residential uses, with a small increase in density from the zoning approved in the 2004 version of this Plan. Instead of the three different types of R-1 zoning included in the 2004 Plan ("Terrain Fitted," "Estate," and "Standard"), the proposed land use and zoning districts are simplified to include R-1, ~~R-2,~~ R-4, and R-6 as described below:

Residential

R-1 **Low Density Single Family Residential**

Lot Density: 2 to 5 dwelling units per acre.
Zoning: R-1
Description: Single-family residential dwellings and associated uses. These areas include R1 zoned land to the north of Lincoln Avenue near Sandia Vista Elementary School and along Aldan Drive NE.

R-1, R-2, and R-4 **Medium Density Single Family Residential**

Lot Density: 4 to 6 dwelling units per acre
Zoning: R-1, R-2, and R-4
Description: Single-family residential dwellings and associated uses on medium sized lots. These areas include the existing developed neighborhoods south of Paseo del Volcan and areas designated to the northwest of Paseo del Volcan that encompass the currently undeveloped portion of Lomas Encantadas.

R-6 **High Density Multi-Family Residential**

Lot Density: 10 to 25 dwelling units per acre.
Zoning: R-6
Description: High-density multi-family residential. These areas are limited to a single parcel at the intersection of Lincoln Avenue and Enchanted Hills Boulevard.

Commercial

C-1 **Commercial**

Use Allowance: All uses allowed in C-1 district subject to zoning district limitations.

Open Space & Parks

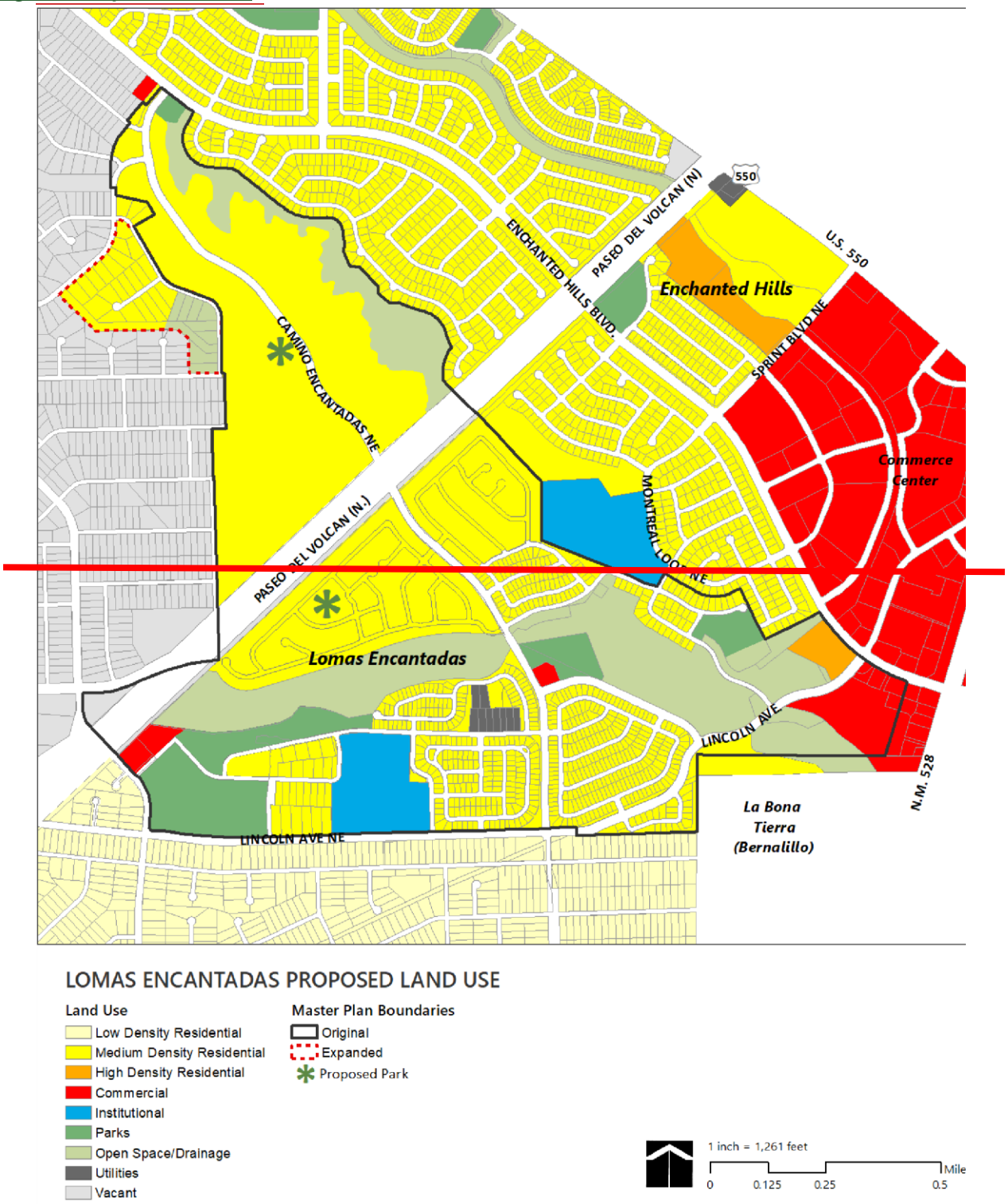
OS **Open Space**

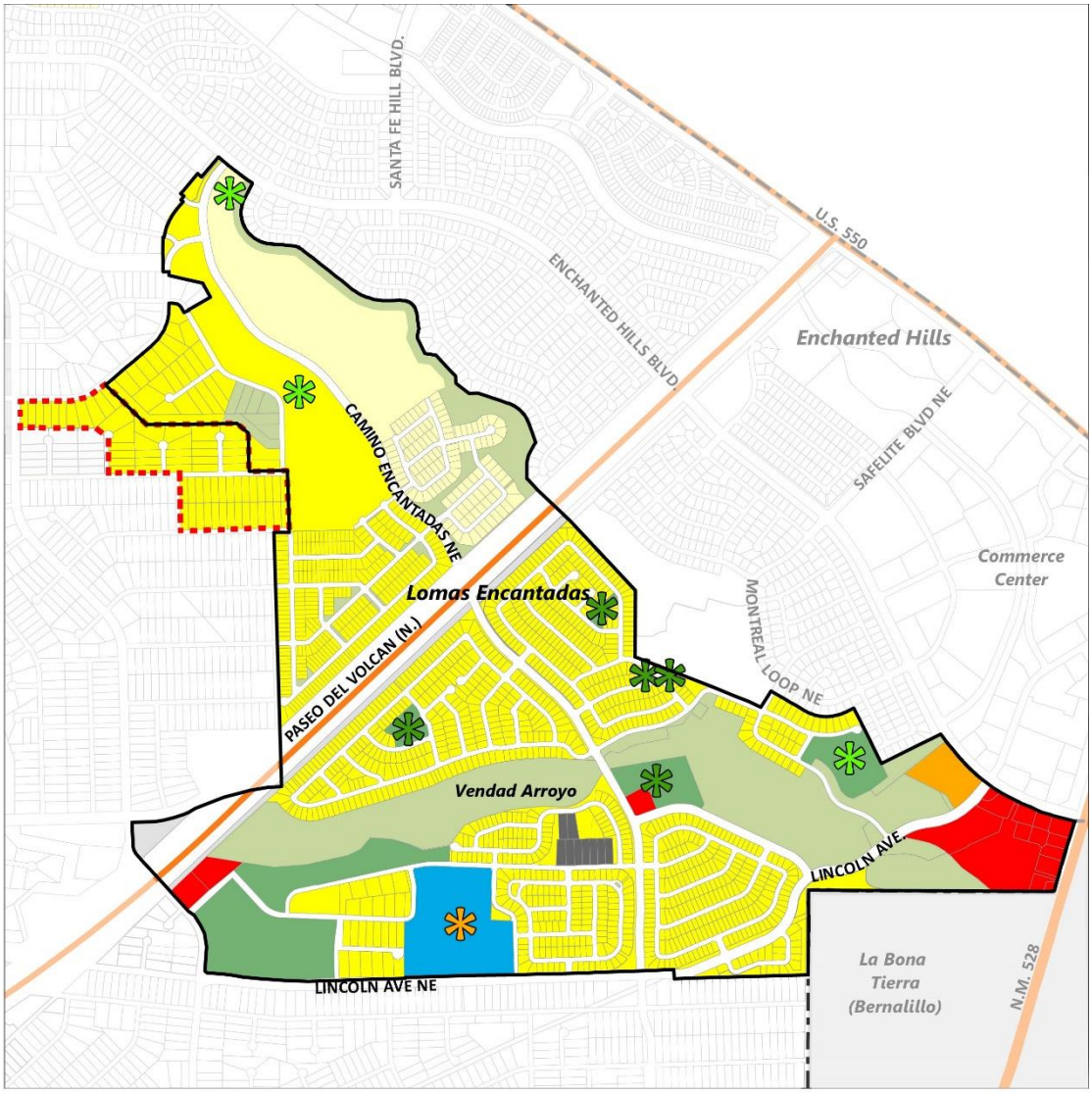
Use Allowance: All uses allowed in OS district subject to zoning district limitations.

P~~K~~R **Parks and Recreation**

Use Allowance: All uses allowed in PK district subject to zoning district limitations.

Figure 5. Proposed Land Use





LOMAS ENCANTADAS PROPOSED LAND USE - North of Paseo Del Volcan

LandUse
- Low Density
- Medium Density
- High Density
- Commercial
- Institutional
- Parks
- Open Space/Drainage
- Utilities
- Vacant

Master Plan Boundary
- Original
- Expansion Area
- Proposed Park
- Existing Park
- Existing School

1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

The area south of Paseo del Volcan has largely developed under the 2004 Master Plan, and this revised plan does not propose additional changes to those areas. The primary changes are proposed to the north of Paseo del Volcan where the original 2004 plan resulted in R-1 zoning. ~~and this revision expands the plan boundary. The revised land use plan also identifies additional residential density that supports needed drainage and infrastructure improvements. The following table highlights the differences between the~~

~~estimated dwelling units available in this area according to the 2004 zoning and the anticipated number of dwelling units based on the increased density contemplated by this revised plan:~~

Table 1. Overview of Estimated Number of Housing Units ~~North of Paseo del Volcan~~

LAND USE	TOTAL ACRES	~~ESTIMATED R-1 UNITS (4.5 DUs/ACRE)~~	ANTICIPATED UNITS ~~(5.5 DUs/ACRE)~~
North of Camino Encantadas	~~66~~ 224.5	~~301~~	~~363~~ 962
South of Camino Encantadas	~~100~~ 468.1	~~450~~	~~550~~ 1,174
Expansion Area	~~32~~ 40.8	~~144~~	~~176~~ 199
Open Space & Drainage (OS)	~~36~~ 157.2	~~N/A~~	N/A
Totals	**~~234~~ 890.9**	**~~895~~**	**~~1089~~ 2,330**

In 2020, the Master Plan Amendment included a zone change from R-1 to R-4 to the existing the planning area north of Paseo de Volcan and the expansion area. The 32.3 acres expansion area to the west was zoned R-1 and rezoned as R-4. This amounts to a 22.2 increase in residential dwellings in the area based on the revised land use plan. The changed zoning increased the potential number of households to approximately 178 dwellings compared to the 145 that could be developed under R-1 zoning. As discussed in more detail elsewhere in the plan, there are approximately 36.8 acres of land preserved for open space buffer between Lomas Encantadas and Enchanted Hills, zoned for R-1. The 36.8 acres will be reconfigured under the revised plan to provide an enhanced buffer to existing residences in Enchanted Hills, (see Figure 5). Approximately 8 acres of open space is provided for a drainage pond but shall remain zoned R-4. The 112.4 acres of open space within the Venada Arroyo ensures that the average open space provided remains consistent with prior approvals and exceeds the minimums desired by the City of Rio Rancho.

In 2025, the Master Plan Amendment included an expansion of 40.8 acres to the west and north of Paseo del Volcano. This 40.8-acre expansion under R-1 zoning allowed 4.5 dwelling units per acre and was able to increase to 5.5 dwelling acres through a zoning map amendment from R-1 to R-4. The full build-out will consist of 2,340 units (see Table 1). This takes into consideration roadway circulation, open space, and drainage.

Figure 6. Proposed Zoning

LOMAS ENCANTADAS PROPOSED ZONING

Zoning	Master Plan Boundary
R-1	Original
R-4	Expansion Area
R-6	
C-1	
SU	
PR	
OS	

1 inch = 1,333 feet

0 0.125 0.25 0.5 Miles

City of Rio Rancho Design Standards

Design guidelines and Covenants, Conditions and Restrictions (CC&Rs) for Lomas Encantadas were established by the Master Developer coincidentally with the approval of the Lomas Encantadas Master Plan in 2004. Subsequent modifications to the CC&Rs are to be made by the Master Developer or each parcel developer for Lomas Encantadas. Residences, buildings, structures, landscaping and other improvements will not be allowed to be constructed or installed on any lot without the prior written approval of the Master Developer or the Architectural Review Committee.

All design guidelines are subject to City codes, ordinances and adopted policies of the City of Rio Rancho. The following are general guidelines for development in Lomas Encantadas, and update the original standards developed for the original adopted plan in 2004.

Landscape Design

Lomas Encantadas' objective is to provide a unique community rich with the preservation and integration of native vegetation and materials that protect the character of the site. This objective provides habitat enhancement and will ultimately reduce the potential water requirements for landscaping within residential developments and open space areas. General guidelines for landscape design include:

- Disturbed areas will require natural re-vegetation;
- Approved plant palette listed in the Standards and Guidelines shall be used on all plant material choices except for interior walled areas;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Site landscaping must be installed in a timely manner and be approved by the Architectural Review Committee for Lomas Encantadas;
- Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas; and
- Water harvesting principles will be employed in public and private detention areas.

Development will repair and restore disturbed land as quickly as possible. Certain situations where disturbed land is along the perimeter or adjacent to open space may require seed mixtures and/or installation methods to restore natural plant densities. Drip irrigation systems may be employed to minimize runoff and evaporation while providing water to natural landscapes. Long-term water requirements will be considered to prevent the destabilization of the soil. In some areas, irrigation will be employed for plant establishment-to be abandoned upon stability of installed drought-tolerant species. All entryway and right-of-way landscaping will be maintained by the Homeowners Association.

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Major Roadways

Lomas Encantadas' roadways have been designed to create a safe, accessible, and multi-modal street network that connect the Master Plan Area to adjacent communities. Major roads within the planning area include Camino Encantadas NE, Paseo del Volcan, and Lincoln Avenue NE. Camino Encantadas is the primary north/south collector roadway through the planning area, which provides access to existing and planned subdivisions. The roadway currently ends at Paseo del Volcan but is planned to extend northward through the Paseo del Volcan underpass and connect to Enchanted Hills Boulevard. Paseo del Volcan is a limited access principal arterial roadway that bisects Lomas Encantadas into southern and northern halves. Direct access to the roadway is limited from Lomas Encantadas, with the nearest access points at US 550 and Iris Road. Lincoln Avenue is planned to extend to the east to Paseo del Volcan in the future as a minor arterial road. Lincoln Avenue NE and Aldan Drive NE provide direct connections to Enchanted Hills. The remaining streets in the planning area are local roads designed to serve the existing and planned residential subdivisions.

Camino Encantadas Roadway Heading North

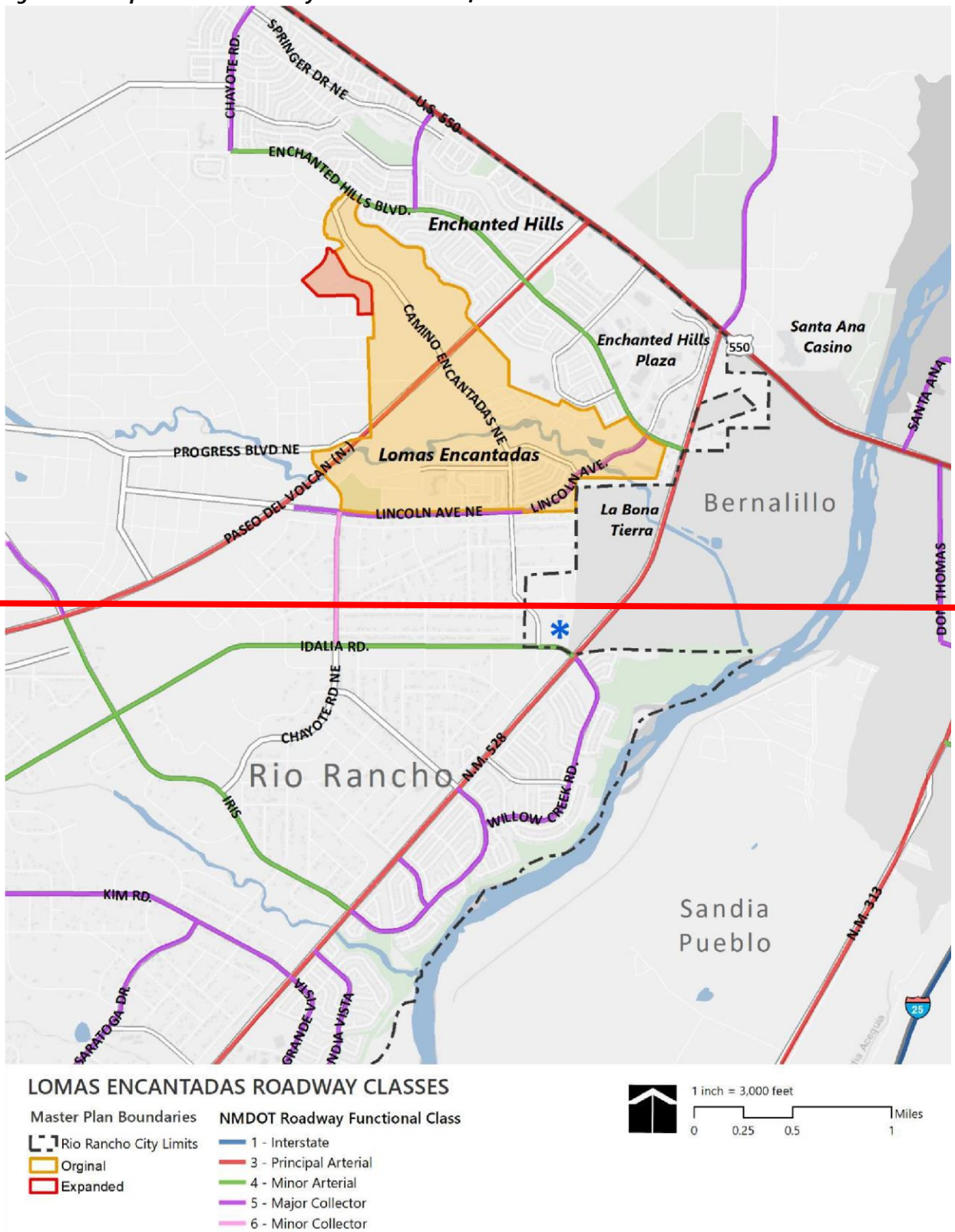
Street Design Guidelines

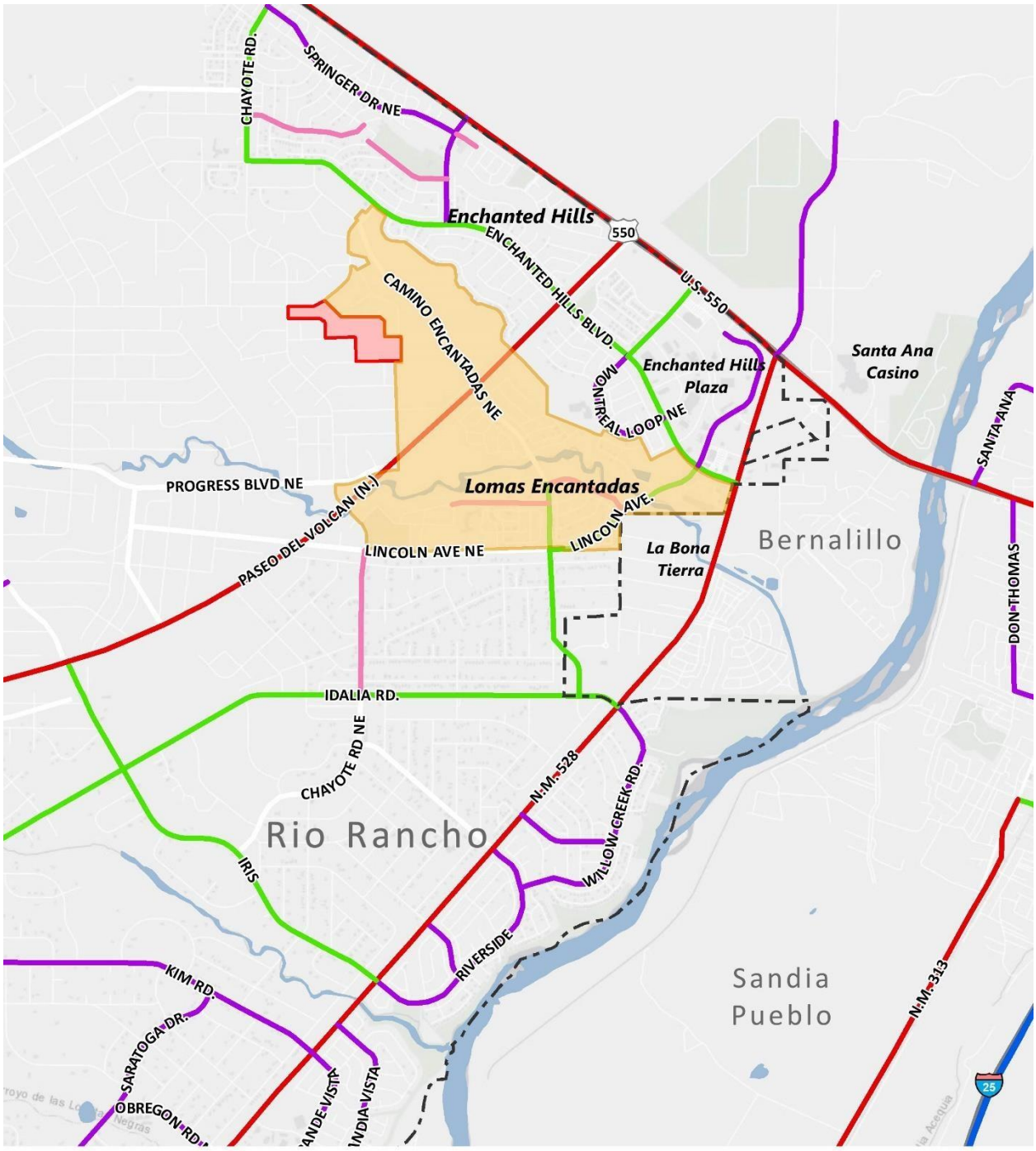
All City of Rio Rancho street design and right-of-way standards will be met except for certain cul-de-sacs which are planned to be greater than 500 feet long. In these cases, the right-of-way will be expanded to 60 feet and the radius of the bulb will be expanded to a 120-foot diameter. It is requested that sidewalks not be required on the side of a street where recreational trails will be installed. Streets within Lomas Encantadas will be constructed by the developer and dedicated to the City of Rio Rancho for maintenance upon completion and acceptance.

Parking

On street parking and parking lots within Lomas Encantadas shall follow the City of Rio Rancho Zoning Ordinance with screened parking lots, which may include low walls, fences and/or landscaped berms. Shared parking opportunities will be provided where feasible for non-residential uses and recreational centers.

Figure 7. Transportation Network by Functional Classification





LOMAS ENCANTADAS ROADWAY CLASSES

Master Plan Boundary
- Original
- Expanded
- Rio Rancho City Limits

NMDOT Roadway Function Class
- Interstate
- Regional Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

1 inch = 3,000 feet

0 0.25 0.5 1 Miles

Drainage Management

There has been a change in the Army Corps of Engineers 404 Permit requirements under the Clean Water Act, which necessitate the creation of a new Drainage Management Plan (DMP) for the undeveloped, northern half of Lomas Encantadas. The revised Drainage Management Plan will incorporate the fundamental drainage management concepts presented in the previously approved "Enchanted Hills South DMP." The revised DMP will include a discussion of the existing and proposed developed drainage patterns for this area and the infrastructure required to convey runoff through existing and planned subdivisions.

The design parameters for drainage management will follow the Venada Arroyo Watershed Management Plan (VEWMP) from November 2002. The VEWMP states that the management strategy for this watershed is to "Manage the watershed to restrict flows in the lower end of the Venada Arroyo to existing facility capacities and approximately existing conditions flow rates. This establishes a watershed management objective of 3100 cfs in the lower reach. This includes the existing NM 528 crossing and the constructed facilities downstream and immediately upstream of NM 528."

The drainage management concept for the updated Lomas Encantadas Master Plan will be guided by four key concepts:

100-Year Peak Flow Management
Storm Water Quality
Offsite Flow Management
Arroyo/Open Space Mitigation

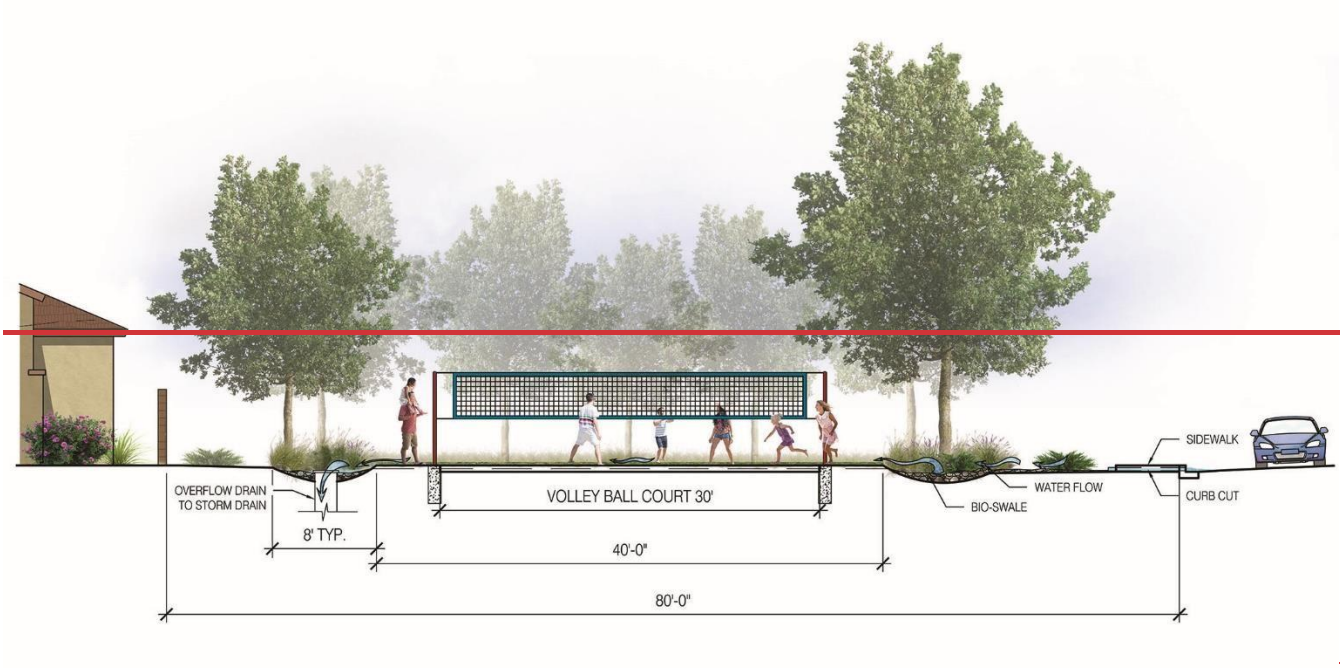
100-Year Peak Flow Management

The backbone drainage infrastructure that will serve the northern portion of Lomas Encantadas has been constructed by the Lomas Encantadas development to date. Large diameter reinforced concrete pipes 7 and 8 feet in diameter have been constructed from the Venada Arroyo outfall northward in the Camino Encantadas Roadway corridor, ending north of the Paseo del Volcan Corridor in order to allow connection and accept flows from the upper portion of Lomas Encantadas. The revised DMP will provide analysis to ensure that the infrastructure can manage the intended design flows per SSCAFCA and City of Rio Rancho drainage policies for the 100-year event flows.

~~Storm Water Quality~~

~~Micro-parks~~Detention ponds ~~with landscaped grassy surfacing will be designed and constructed within~~ each ~~unit of~~ the ~~development~~of the northern planning area. ~~Street surface flows conveyed by curb and gutter will flow into grassy swale areas, which will serve as multi-function micro-parks~~ detention pond to manage stormwater runoff by storing it and releasing it gradually. ~~Each micro-park will feature an activity area, which may include individual standalone activity locations (volleyball courts, tetherball parks, playgrounds) or exercise stations incorporated into neighborhood fitness loops. Storm water quality will be bio-swale oriented and these parks will be maintained by future Homeowners' Association(s). Individual micro-park water quality features are shown in Figure 7 and the plan Appendix. Final locations and design will occur with each unit of development. Bat boxes can be installed at each micro-park to mitigate mosquito populations (a single bat is capable of eating over 1000 mosquitos per night).~~

~~Figure 7. Conceptual Micropark Section Showing Waterflow Through Micropark~~



~~*Note: Graphic is for illustrative purposes only.*~~

~~Offsite Flow Management~~

~~Offsite flows coming into Lomas Encantadas will be mitigated to reduce flowrates and to manage sediment. Designed structures at the incoming arroyos will be designed and detailed with each unit~~.

~~Arroyo/Open Space Mitigation~~

~~Since the Master Plan update process began, the U.S. Army Corps Clean Water Section 404 Individual permit has been renewed and development in Lomas Encantadas will comply with the approved permit~~.

This drainage management plan amendment addresses the storm water runoff and proposed infrastructure necessary to convey the runoff from the Lomas Encantadas Subdivision north of Paseo Del Volcan {PDV), including the proposed expanded Master Plan area. The subdivision is located off Paseo del Volcan and is adjacent to the Enchanted Hills Subdivision. This report will demonstrate that the development of this project complies with City of Rio Rancho drainage policies.

This report is an amendment to the Lomas Encantadas Drainage Management Plan {LEDMP) dated May 2005 and the Lomas Encantadas Drainage Management Plan Amendment (LEDMPA) dated May 2021. Existing storm drain infrastructure and residential subdivisions are built up to Reagan Road, approximately 1,000-feet north of Paseo Del Volcan utilizing analysis presented in the LEDMP and the LEDMPA. The purpose of this amendment is to present a revised drainage analysis including the proposed expanded Master Plan area changes for the remaining undeveloped areas of Lomas Encantadas which are located to the north of Paseo Del Volcan.

Related Reports

Venada Arroyo Watershed Management Plan (VWMP), dated November 2002, was prepared by ASCG, Inc. to analyze the Venada Arroyo and its tributaries. Ultimately, the VWMP establishes the allowable flowrate at the final downstream outlet which occurs at the Venada Arroyo culvert crossing at NM 528. The allowable developed flowrate for Lomas Encantadas as defined by VWMP is 3100 CFS.

Lomas Encantadas Drainage Management Plan, dated May 2005, was prepared by Huitt-Zollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100- year storm event. The layout of Lomas Encantadas Subdivision presented in the original DMP was calculated to produce a developed peak flowrate of 3022 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS.

Lomas Encantadas Drainage Management Plan Amendment, dated May 2021, was prepared by HuittZollars, Inc. to present a drainage management plan for onsite infrastructure improvements for the 100-year storm event. The layout of Lomas Encantadas Subdivision presented in the first amendment was calculated to produce a developed peak flowrate of 2954 CFS at the final downstream outlet, less than the allowable developed flowrate for Lomas Encantadas as defined by VWMP of 3100 CFS. The overall developed peak flowrate at Paseo Del Volcan was calculated to be 475.7 CFS at AP JW-17, 298.5 CFS at AP JE-20, and 102.1 CFS at AP PDV-5 as part of the first amendment. This second amendment demonstrates that the developed peak flowrate at these analysis points is less than the allowable established in the first amendment.

Flood Hazard Zone

The project site included in this amendment, located north of PDV, is within *Zone* X, which is an "Area of Minimal Flood Hazard". This amendment utilizes procedures as provided by "City of Rio Rancho Development Process Manual". Peak flowrates for the 100-year storm event were determined with the use of model. The model was also updated for current land uses and proposed zoning.

The entire storm drain system for Lomas Encantadas Subdivision is designed to safely convey the 100year storm event. For this amendment, only the storm drain trunk line is designed. The trunk line is a dual pipeline in Camino Encantadas. One pipeline collects developed runoff from the east side of the subdivision and the other pipeline collects runoff from the west side. The two pipelines are separate and ultimately discharge into the Venada Arroyo at a culvert crossing in Camino Encantadas. As each individual

unit is developed, a detailed analysis and internal storm drain design will be completed. The storm drain trunk line is currently built from Venada Arroyo to Reagan Road, approximately 1,000-feet north of PDV

Existing Conditions

The project site north of Paseo del Volcan is currently being developed, with approximately 85% undeveloped, consisting of native shrubs and desert vegetation. Units 1G Phase 1, 1G Phase 2, 1G Phase 3A, 1F and 1E Phase 1 are fully constructed, while Unit 1G Phase 3B is almost complete. Unit 1D Phase 1A, 1E Phase 2 and 1A Phase 1 are the next subdivisions to be developed. The site generally slopes from north to south with a natural lowpoint in the proposed pathway of Camino Encantadas. There are no offsite flows from the north and east due to the existing Enchanted Hills Subdivision. Offsite flows from the west will be intercepted along the western edge of Lomas Encantadas Subdivision. The Venada Arroyo passes southeast through the subdivision towards NM 528.

Paseo Del Volcan Culverts

There are existing culvert crossings that were built with the Paseo del Volcan roadway. Pertinent excerpts of the Record Drawing construction plans are included in the LEDMPA dated May 2021. Four of the culverts are utilized with the Lomas Encantadas project to convey flows from the north side of Paseo del Volcan to the south side. The hydraulic capacity of each culvert was analyzed to determine if the proposed layout of the amendment would be compatible with the existing conditions of the culverts. The table below confirms adequate capacity of the culverts to convey the developed runoff from the proposed amendment layout. Reports from CulvertMaster are included in the LEDMPA dated May 2021.

Offsite Flow Management

Offsite flows coming into Lomas Encantadas will be mitigated to reduce flowrates and to manage sediment. Designed structures at the incoming arroyos will be designed and detailed with each unit Lomas Encantadas Subdivision is mostly built up to Paseo del Volcan and the remainder is proposed to be developed into single family residential lots. It is designed to follow its historic flow path and drain into the Venada Arroyo.

The offsite area from the west that drains toward Lomas Encantadas is currently undeveloped and consists of residential lots zoned R-1. Consistent with the LEDMPA dated May 2021, these offsite basins are modeled as fully developed R-1 lots and are allowed free discharge into the Lomas Encantadas Subdivision. This offsite flow will be mitigated and collected along the western edge of the project site as individual units are developed. Refer to the table below for an offsite basin summary. For three large offsite basins, Basin 203R, Basin 207R and Basin 208R, three offsite detention ponds are proposed to manage the flowrate and release it into the internal storm drain. Basins 205R, 207R, IH-1, IH-2, IH-3 and 11 are proposed to drain into future Pond 207R via a storm drainpipe system to be designed when that area is developed. Basin 203R will drain directly into future Pond 203R, while Basin 208R and 210R will drain directly into future Pond 208R.

The offsite detention ponds are designed to mitigate developed flow and release a significantly reduced peak flowrate into internal subdivision storm drain systems that connect to the Camino Encantadas storm drain system. In addition to mitigating the peak flowrate, the ponds act as a stormwater quality feature to collect sediment and floatables from stormwater before discharging into the storm drain system. The ponds will be located on a combination of private property and SSCAFCA property. Following construction of the offsite detention ponds, the ponds will be owned and maintained by the City of Rio Rancho. The transference

of properties to City of Rio Rancho will be determined when the area is developed. The ponds will act as regional drainage facilities for the benefit of Lomas Encantadas and the offsite basin areas.

The major infrastructure improvements of this amendment are the storm drain trunk lines in Camino Encantadas and the offsite detention ponds. The storm drain trunk lines will extend from Paseo del Volcan to proposed Unit 1B. Generally, the segments of storm drain trunk line will need to be built prior to or in conjunction with the developed basins that drain into each segment. For example, Pond 203R will need to be constructed with Basin 1B or if a significant number of lots in Basins 203R are developed. In addition, as units downstream of Pond 203R are constructed, each phase of development should evaluate the total flow reaching the storm drain trunkline to ensure that the capacity is not exceeded. Pond 207R will be built with Unit 1D Phase lA, while Pond 208R has been partially constructed with Unit lG Phase 2 to accommodate the existing conditions runoff. Pond 208R will be expanded with upstream development. The outfall structure for each offsite pond will be built in conjunction with the pond and will consist of a storm drain pipe that connects to the Camino Encantadas storm drain trunk line.

On the east side of Camino Encantadas, designated open space areas will drain towards Units lA, lE, and lF. Units 1F and lE Phase 1 have been constructed, to which Basins OS-4, OS-5, OS-6, OS- 7 and OS8 drain. Specific methods for capturing and conveying runoff from the open space areas will be detailed with each phase of development.

The onsite proposed layout for this amendment consists of approximately 225 additional R-4 residential lots compared to the LEDMPA dated May 2021 which will result in higher peak flowrates. However, the net effect at the ultimate outfall remains virtually unchanged due to the proposed stormwater management features to be installed within the development. These features will consist of detention ponds to attenuate the discharge flowrate from the development into the Venada Arroyo. In addition, a dedicated "open space" area located adjacent to existing Enchanted Hills lots reduces the amount of buildable area in Lomas Encantadas and provides areas for additional stormwater management features. The proposed layout shown on *Exhibit 1 and 2* is a conceptual plan and is subject to change as individual units are developed. Refer to the table below for a summary of residential density changes of this amendment compared to the original LEDMP and LEDMPA dated May 2021.

Summary of Zoning Changes						
Unit	Original LEDMP Zoning	N (units/acre)	LEDMP Amendment Zoning	N (units/acre)	LEDMP Amendment #2 Zoning	N (units/acre)
lA	Estate	1.1	R-1	3.6	R-1	4.0
18	Estate	0.9	R-1	3.0	R-4	4.6
lC	Estate	1.2	R-4	4.8	R-4	6.1
1D	Estate	1.9	R-4	4.4	R-4	6.1
lE	Estate	1.5	R-1	3.8	R-1	4.1
lF	Estate	1.3	R-1	3.4	R-1	3.5
lG	R-1	2.3	R-4	4.8	R-4	5.2
lH	N/A	N/A	R-4	5.5	R-4	5.7
1-1	N/A	N/A	R-4	N/A	R-4	5.7

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INFRASTRUCTURE & UTILITES

Water and Wastewater Availability

Lomas Encantadas' water supply will utilize connections to existing infrastructure to the north of the Master Plan area. Individual requests to the City of Rio Rancho for Water and Wastewater availability will be submitted during the platting and final design process of each phase of Lomas Encantadas.

Additionally, Lomas Encantadas intends to make use of an internal wastewater collection system that will discharge into a lift station near the Venada Arroyo (Lift Station #15).

Utilities

An existing power transmission facility bisects Lomas Encantadas. This primary utility corridor contains 115 Kv (and lower) Public Service Company of New Mexico transmission high lines and Plains Electric Cooperative transmission facilities. There are also underground gas utilities located within historic easements that must be respected in the platting and construction considerations.

Electric and Natural Gas

Electric is provided by Public Service Company of the New Mexico (PNM) and natural gas is provided by New Mexico Gas Company~~utilities are provided by the Public Service Company of New Mexico (PNM~~. Bundling of utility and technology services must include negotiations with PNM. PNM's long-range planning is for two (2) substations within the area bounded approximately by Progress Boulevard, US 550 and the limits of the City of Rio Rancho. Additionally, a new 115Kv transmission line loop is planned to connect to these proposed substations and the existing power grid. Natural gas facilities serving the National Guard Patriot Missile Battalion and Enchanted Hills exist and can be extended to serve Lomas Encantadas.

Internet and Telephone 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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A self-sufficient planned community should provide on-site services, employment opportunities and recreational amenities. Lomas Encantadas has integrated these components into this Master Plan through a public improvement district (PID), which outlines plans to create parks, trails, sidewalks, and other public improvements within Lomas Encantadas (see ***FIGURE 8***, on next page). These improvements, along with a discussion of community services are discussed below.

Parks and Open Space

Preserving the natural conditions of Lomas Encantadas' open space is ~~a primary~~the primary focus of the plan. Large tracts of open space areas have been dedicated along the Venada Arroyo, as well as a significant open space buffer along the northeastern boundary of the plan area where it abuts existing residential development in Enchanted Hills.

The plan gives special consideration to this open space buffer. The proposed open space protects an area of steep slopes and mitigates the impact of the proposed development of Lomas Encantadas by providing separation between new homes and the existing homes in Enchanted Hills (see FIGURE 5). Overall, the original 2004 Master Plan resulted in approximately 35.6 acres zoned for open space north of Paseo del Volcan.

The revised 2020 plan adjusts the open space location and widths in order to follow existing contours while allowing for necessary utility installation and development densities. However, the plan increases the acreage of open space area to approximately 36.8 acres and concentrates it near existing residents.

The 2025 amended plan continued to adjust the open space location and widths in order to follow existing contours~~.~~. The proposed open space boundary is conceptual in nature and may be defined in greater detail as future subdivisions are developed ~~following this general configuration and acreage~~ while maintaining a buffer between Lomas Encantadas and Enchanted Hills. The amendment maintains the just under 37 acres of open space buffer and includes 112.4 acres of open space around the Venada Arroyo totaling 157.2 acres. ~~Trails are also planned for this open space and will include a variety of amenities to area residents.~~

Neighborhood and community parks have also been identified for the planning area. These include Cibola Little League, two larger parks that have already been zoned for future park development: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). ~~Five~~ Four smaller parks have been identified for the area between the Venada Arroyo and Paseo del Volcan. In addition, ~~a larger~~two~~,~~ neighborhood park ~~is~~ are planned for the undeveloped area to the north of Paseo del Volcan. ~~The microparks discussed in the Conceptual Drainage Chapter will provide additional recreation opportunities.~~ The full build-out in Lomas Encantadas is 2,340 homes which is estimated to have a population of 6,622. An estimated 60 acres of park land will be provided compared to the 19.9 acres required by City of Rio Rancho Parks and Recreation.

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan, ~~and the~~ City's Bicycle and Pedestrian Transportation Master Plan, and Mid-Region Council of Governments Metropolitan Transportation Plan. Trails will be located within ~~the OS (Open Space) zoning along the planning area's arroyos, northeastern boundary, and along sections of the western boundary. The Bicycle and Pedestrian Master Plan identifies a proposed bicycle trail along the Venada Arroyo, as well as along both sides of Paseo del Volcan. Bike lanes are also identified along Camino Encantadas, Chayote Road NE, Idalia Road NE, and Lincoln Ave NE.~~ the planning area's northeastern boundary, and along sections of the eastern buffer between Enchanted Hills utilizing the 36.8 acres of preserved open space. The Mid-Region Council of Governments identifies proposed bicycle lane along Chayote Road, Camino Encantadas Road, and Enchanted Hills Boulevard. Paseo del Volcan was identified to have a proposed paved trail. Approximately 8 acres for a drainage pond on the east side of Camino Encantadas provides an opportunity were trails are planned for this open space and will assist in connecting residents to parks (see Figure 8).

Educational Facilities

Lomas Encantadas is served by an existing elementary and middle school, both of which were recently constructed. Sandia Vista Elementary School is located immediately to the southwest of the planning area, and Mountain View Middle School is located along the northwestern planning boundary. It is likely that these schools can continue to be utilized in conjunction with possible future proposed school sites to accommodate the short-term growth in Lomas Encantadas and the surrounding area. Longer term, a second elementary school may need to be constructed north of Paseo del Volcan to support a large number of new households in future subdivisions northwest the planning area.

Community Centers

~~There are no existing or planned community centers in Lomas Encantadas or the immediate area.~~ The HUB is the newest community center located at the Plaza @ Enchanted Hills Shopping Center. The Cabezon Community Center 10 miles to the south and Sabana Grande Recreation Center 7 miles to the south are the closest centers. The Sabana Grande Recreation Center has an art center and offers art, music, and sports classes for children and seniors. There is Broadmoor Senior Center located near City Hall that provides services and activities that promote positive aging.

Public Safety

There is an existing fire station in Enchanted Hills (Fire Station #5) along Santa Fe Hills Boulevard. This is the primary fire station covering the Lomas Encantadas area, with a secondary Sandoval County Fire Station 21 located along US 550 and Tamaya Boulevard to the northeast. There are no existing or planned police substations in Lomas Encantadas. However, the City's Comprehensive Plan discusses a goal to increase the number of community facilities (including police substations) over time.

Other Public Facilities & Services

The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.

- **Libraries** - Should be located near regional activity centers within Lomas Encantadas.
- **Cemeteries -** None are planned or designated.
- **Solid Waste -** Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Lomas Encantadas' solid waste.
- **Recycling -** Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Lomas Encantadas.

Figure 8. Planned Community Facilities, from PID

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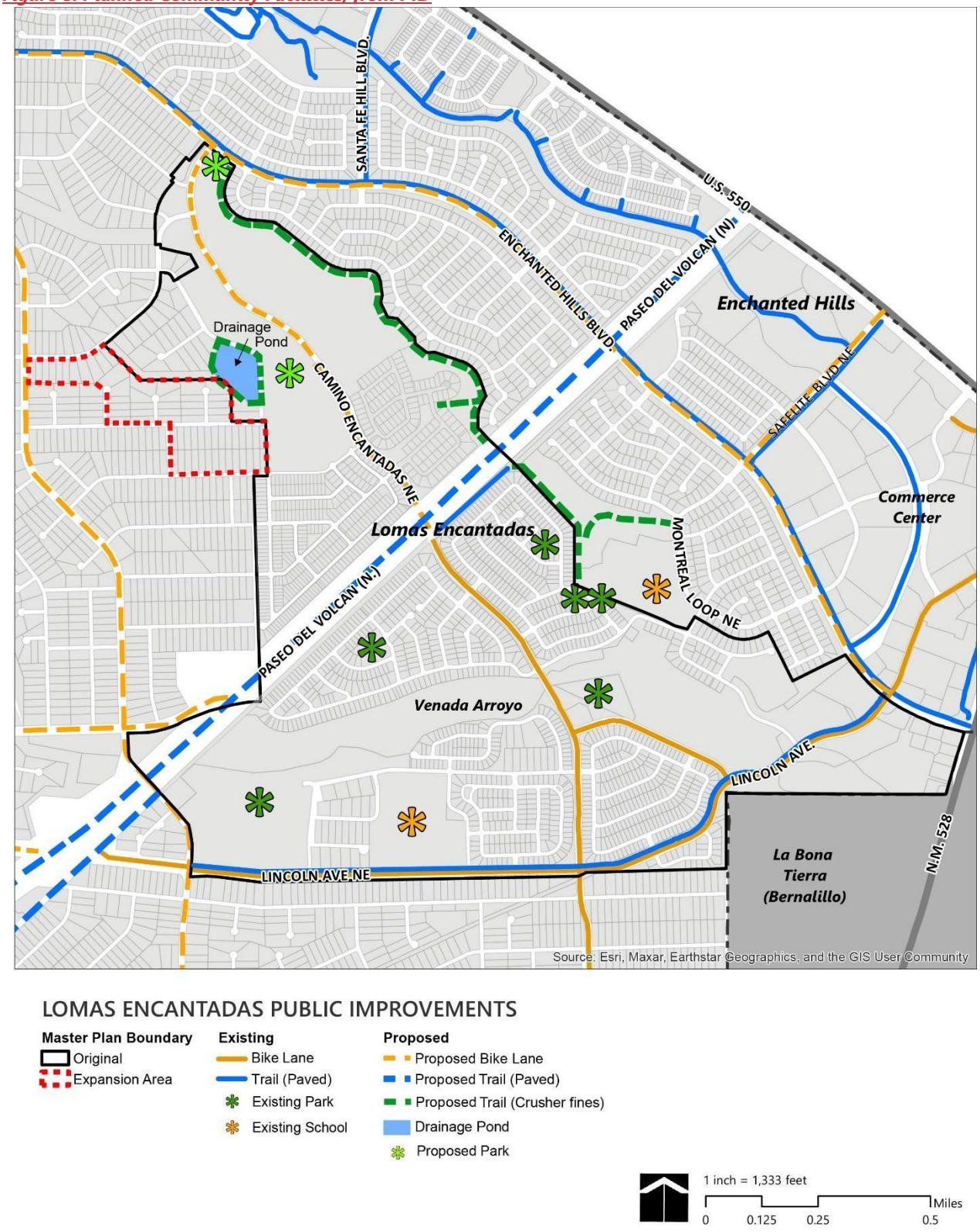

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- **Recycling** - Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Lomas Encantadas.

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Implementation

The implementation of the Lomas Encantadas Master Plan began with the adoption of the original Plan in 2004. Since then, several new residential subdivisions to the southeast have been built out, following the specifications and policies outlined in this Plan. Future implementation of the Lomas Encantadas Master Plan will occur through replatting of parcels that have been added to the plan boundaries; through a zone map amendment to rezone portions of the site to support medium density residential uses; by securing private funding to finance public infrastructure improvements; and through the future construction of agreed upon public improvements, including roadways, drainage facilities, community amenities, and trails.

Phasing

Since adoption of this plan in 2004, much of the southeastern side of Lomas Encantadas has developed, following the original proposed phasing. Phase 1 entailed construction of the initial infrastructure (roadways, access points, drainage facilities, and utilities) within the southeastern portion of the Master Plan. Phase 1 was designed to support the first round of residential homebuilding.

Phase 2 involved the construction of the first series of residential subdivisions to the south of the Venada Arroyo, as well as the completion of additional collector roads and infrastructure improvements within the new subdivisions. This phase has been substantially completed as of 2018.

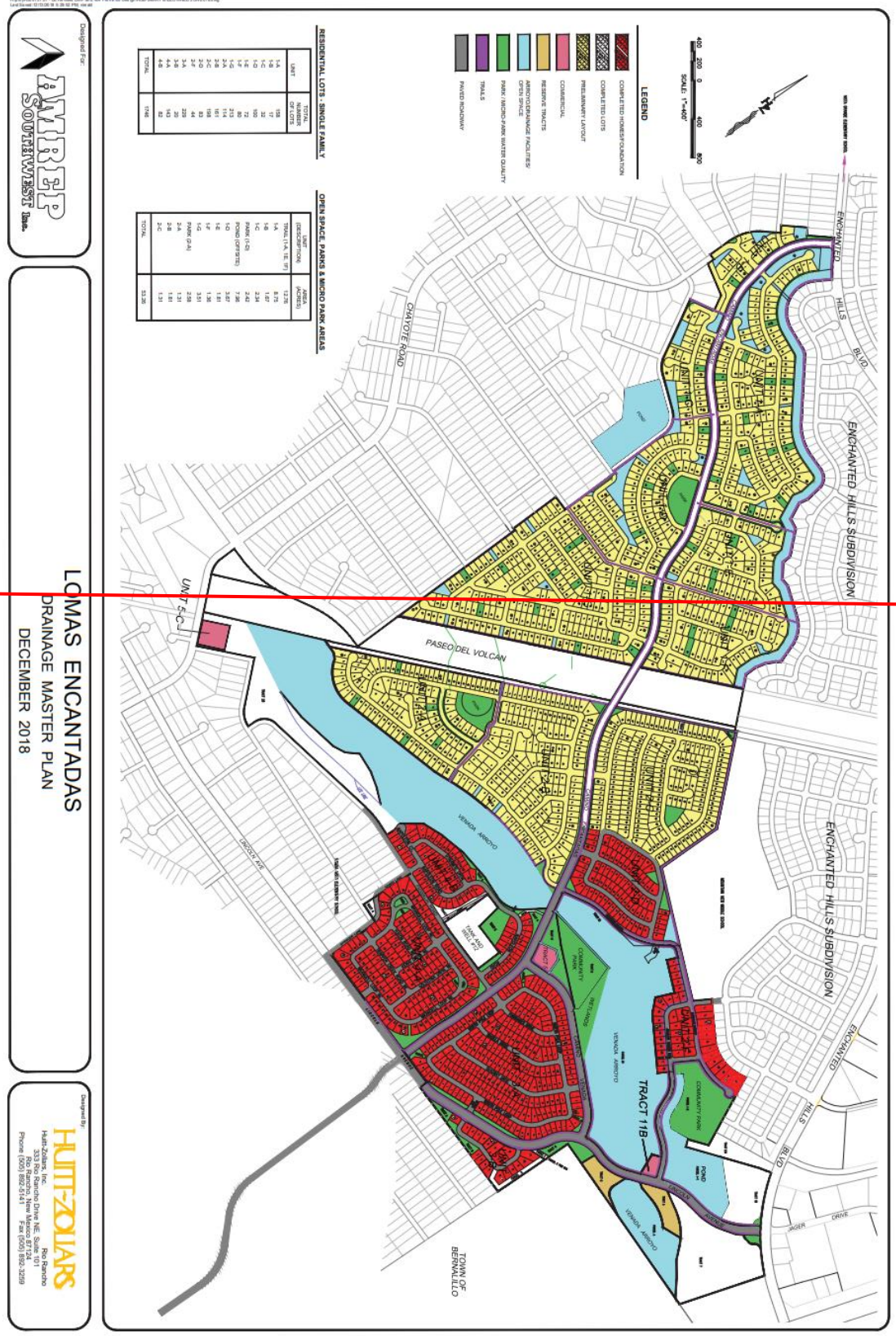
Phase 3 envisioned continued development of the residential lots south of the Paseo del Volcan and the creation of the entire street network and the construction of a direct connection to Enchanted Hills Boulevard and the Enchanted Hills neighborhood.

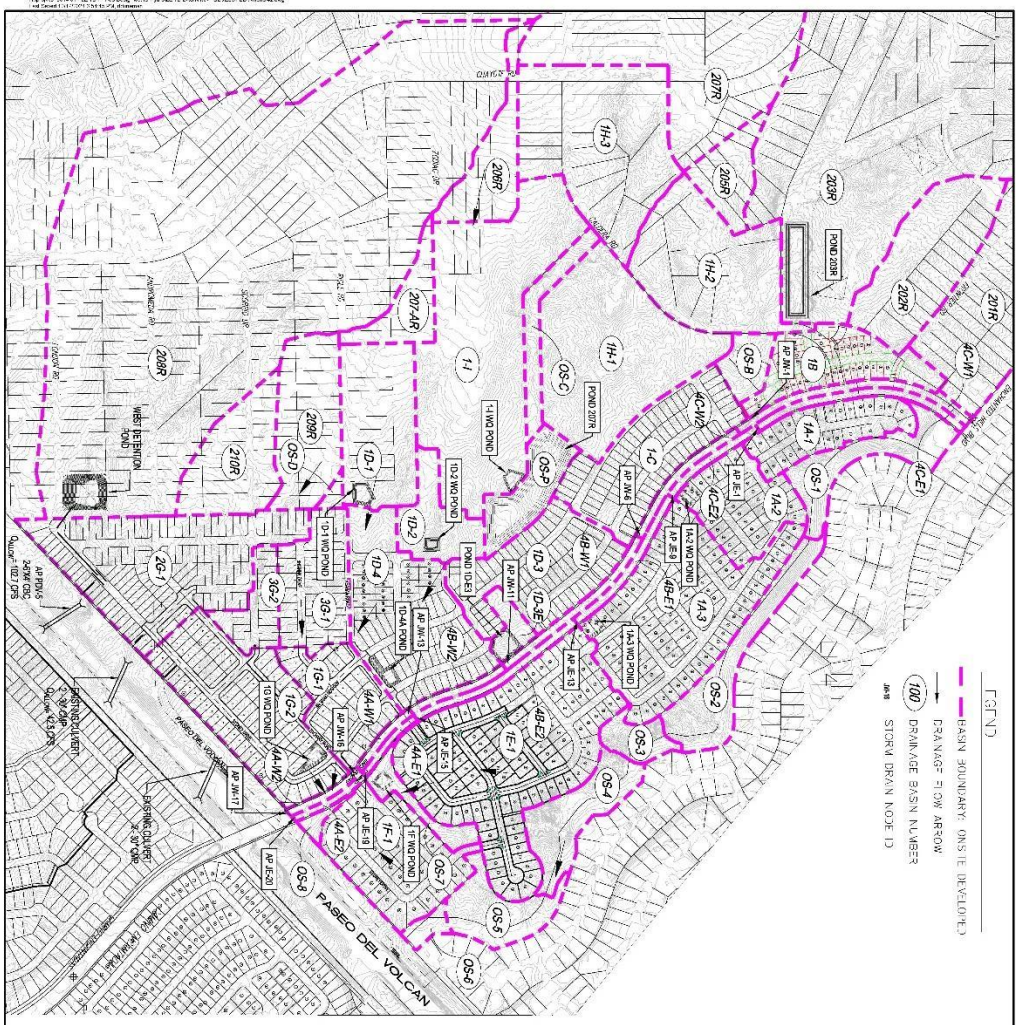
Phases 1 through 3 have been substantially completed and much of the land within the southeast of Lomas Encantadas has been built out. However, there are still several larger areas to the north of the Venada Arroyo and Paseo del Volcan that remain undeveloped as of the end of 2019. Phase 4 of the implementation of this plan will involve land preparation, infrastructure development, drainage improvements, and the eventual construction of residential subdivisions to the northwest of Paseo del Volcan. Phase 4 will also involve the construction of planned community amenities including the proposed parks, trails, and open space areas.

APPENDIX

Drainage Management Plan
~~**Conceptual Micropark Diagram**~~
Roadway Cross-sections
Resolution

DRAINAGE MANAGEMENT PLAN





LOMAS ENCANTADAS BASIN SUMMARY - DEVELOPED CONDITIONS

BASIN ID	ANALYSIS POINT	AREA AC	AREA SM	Q (CFS)	TOTAL Q ROUTED (CFS)	TOTAL Q SIZED (CFS)
OS-C						
1H-1	JW-1	13.11	0.020483	36.76	97.5	
1H-2	JW-1	2.00	0.003125	6.26		
1H-3	JW-1	2.43	0.003793	6.26	104.66	
OS-9	JW-1	12.27	0.019178	46.08		
4C-W2	JW-4	1.12	0.001750	4.83		
4C-E2	JW-4			4.83	104.66	
OS-P	JW-5	4.06	0.006344	17.07		
1-C	JW-5	1.93	0.003018	12.77		
4C-W1	JW-5				46.78	104.66
1-1	JW-6	4.09	0.006390	11.06		
1C-1	JW-13	10.75	0.016730	28.92	6.67	
1H-4	JW-11	15.80	0.024688	94.05		
1H-5	JW-13	0.78	0.001216	3.37	41.10	
4B-W2	JW-13					104.66
1-2	JW-13	14.84	0.023194	54.12		
1H-6	JW-13	26.76	0.041813	77.24		
1H-7	JW-13	19.69	0.030767	71.41		
1H-8	JW-13	28.39	0.044361	102.63		
OS-8	JW-13				214.4	
1A-1	JW-14	4.04	0.006277	14.46		
1A-2	JW-14	11.64	0.018181	42.20	8.61	
1A-3	JW-14	2.73	0.004230	9.86		
1B	JW-14				51.06	104.66
1H-9	JW-15	4.06	0.006336	17.07		
2G-1	JW-15	1.93	0.003018	12.77		
2G-2	JW-15				46.78	104.66
1H-10	JW-13	4.09	0.006390	11.06		
1C-2	JW-13	10.75	0.016730	28.92	6.67	
1H-11	JW-13	15.80	0.024688	94.05		
1H-12	JW-13	0.78	0.001216	3.37	41.10	
4B-W1	JW-13					104.66
1-3	JW-13	14.84	0.023194	54.12		
1H-13	JW-13	26.76	0.041813	77.24		
1H-14	JW-13	19.69	0.030767	71.41		
1H-15	JW-13	28.39	0.044361	102.63		
OS-B					214.4	
1A-4	JW-14	4.04	0.006277	14.46		
1A-5	JW-14	11.64	0.018181	42.20	8.61	
1A-6	JW-14	2.73	0.004230	9.86		
1B-1	JW-14				51.06	104.66
1H-16	JW-17	4.09	0.006390	11.06		
2G-3	JW-17	10.75	0.016730	28.92	6.67	
2G-4	JW-17	15.80	0.024688	94.05		
2G-5	JW-17	0.78	0.001216	3.37	41.10	
4B-W2	JW-17					104.66
2-1	JW-17	14.84	0.023194	54.12		
2H-1	JW-17	26.76	0.041813	77.24		
2H-2	JW-17	19.69	0.030767	71.41		
2H-3	JW-17	28.39	0.044361	102.63		
OS-C					214.4	
2A-1	JW-18	4.04	0.006277	14.46		
2A-2	JW-18	11.64	0.018181	42.20	8.61	
2A-3	JW-18	2.73	0.004230	9.86		
2B-1	JW-18				51.06	104.66
2H-4	JW-19	4.09	0.006390	11.06		
2C-1	JW-19	10.75	0.016730	28.92	6.67	
2H-5	JW-19	15.80	0.024688	94.05		
2H-6	JW-19	0.78	0.001216	3.37	41.10	
4B-W2	JW-19					104.66
2-2	JW-19	14.84	0.023194	54.12		
2H-7	JW-19	26.76	0.041813	77.24		
2H-8	JW-19	19.69	0.030767	71.41		
2H-9	JW-19	28.39	0.044361	102.63		
OS-B					214.4	
2A-4	JW-20	4.04	0.006277	14.46		
2A-5	JW-20	11.64	0.018181	42.20	8.61	
2A-6	JW-20	2.73	0.004230	9.86		
2B-2	JW-20				51.06	104.66
2H-10	JW-21	4.09	0.006390	11.06		
2C-2	JW-21	10.75	0.016730	28.92	6.67	
2H-11	JW-21	15.80	0.024688	94.05		
2H-12	JW-21	0.78	0.001216	3.37	41.10	
4B-W1	JW-21					104.66
2-3	JW-21	14.84	0.023194	54.12		
2H-13	JW-21	26.76	0.041813	77.24		
2H-14	JW-21	19.69	0.030767	71.41		
2H-15	JW-21	28.39	0.044361	102.63		
OS-C					214.4	
2A-7	JW-22	4.04	0.006277	14.46		
2A-8	JW-22	11.64	0.018181	42.20	8.61	
2A-9	JW-22	2.73	0.004230	9.86		
2B-3	JW-22				51.06	104.66
2H-16	JW-23	4.09	0.006390	11.06		
2C-3	JW-23	10.75	0.016730	28.92	6.67	
2H-17	JW-23	15.80	0.024688	94.05		
2H-18	JW-23	0.78	0.001216	3.37	41.10	
4B-W1	JW-23					104.66
2-4	JW-23	14.84	0.023194	54.12		
2H-19	JW-23	26.76	0.041813	77.24		
2H-20	JW-23	19.69	0.030767	71.41		
2H-21	JW-23	28.39	0.044361	102.63		
OS-B					214.4	
2A-10	JW-24	4.04	0.006277	14.46		
2A-11	JW-24	11.64	0.018181	42.20	8.61	
2A-12	JW-24	2.73	0.004230	9.86		
2B-4	JW-24				51.06	104.66
2H-22	JW-25	4.09	0.006390	11.06		
2C-4	JW-25	10.75	0.016730	28.92	6.67	
2H-23	JW-25	15.80	0.024688	94.05		
2H-24	JW-25	0.78	0.001216	3.37	41.10	
4B-W2	JW-25					104.66
2-5	JW-25	14.84	0.023194	54.12		
2H-25	JW-25	26.76	0.041813	77.24		
2H-26	JW-25	19.69	0.030767	71.41		
2H-27	JW-25	28.39	0.044361	102.63		
OS-C					214.4	
2A-13	JW-26	4.04	0.006277	14.46		
2A-14	JW-26	11.64	0.018181	42.20	8.61	
2A-15	JW-26	2.73	0.004230	9.86		
2B-5	JW-26				51.06	104.66
2H-28	JW-27	4.09	0.006390	11.06		
2C-5	JW-27	10.75	0.016730	28.92	6.67	
2H-29	JW-27	15.80	0.024688	94.05		
2H-30	JW-27	0.78	0.001216	3.37	41.10	
4B-W1	JW-27					104.66
2-6	JW-27	14.84	0.023194	54.12		
2H-31	JW-27	26.76	0.041813	77.24		
2H-32	JW-27	19.69	0.030767	71.41		
2H-33	JW-27	28.39	0.044361	102.63		
OS-B					214.4	
2A-16	JW-28	4.04	0.006277	14.46		
2A-17	JW-28	11.64	0.018181	42.20	8.61	
2A-18	JW-28	2.73	0.004230	9.86		
2B-6	JW-28				51.06	104.66
2H-34	JW-29	4.09	0.006390	11.06		
2C-6	JW-29	10.75	0.016730	28.92	6.67	
2H-35	JW-29	15.80	0.024688	94.05		
2H-36	JW-29	0.78	0.001216	3.37	41.10	
4B-W2	JW-29					104.66
2-7	JW-29	14.84	0.023194	54.12		
2H-37	JW-29	26.76	0.041813	77.24		
2H-38	JW-29	19.69	0.030767	71.41		
2H-39	JW-29	28.39	0.044361	102.63		
OS-C					214.4	
2A-19	JW-30	4.04	0.006277	14.46		
2A-20	JW-30	11.64	0.018181	42.20	8.61	
2A-21	JW-30	2.73	0.004230	9.86		
2B-7	JW-30				51.06	104.66
2H-40	JW-31	4.09	0.006390	11.06		
2C-7	JW-31	10.75	0.016730	28.92	6.67	
2H-41	JW-31	15.80	0.024688	94.05		
2H-42	JW-31	0.78	0.001216	3.37	41.10	
4B-W1	JW-31					104.66
2-8	JW-31	14.84	0.023194	54.12		
2H-43	JW-31	26.76	0.041813	77.24		
2H-44	JW-31	19.69	0.030767	71.41		
2H-45	JW-31	28.39	0.044361	102.63		
OS-B					214.4	
2A-22	JW-32	4.04	0.006277	14.46		
2A-23	JW-32	11.64	0.018181	42.20	8.61	
2A-24	JW-32	2.73	0.004230	9.86		
2B-8	JW-32				51.06	104.66
TOTAL		413.0	0.645313	2,256	3,113	2,721.0

LOMAS ENCANTADAS BASIN SUMMARY - DEVELOPED CONDITIONS
UNITS 1E, 1F, 1A
EAST STORM DRAIN

BASIN ID	ANALYSIS POINT	AREA AC	AREA SM	Q (CFS)	TOTAL Q ROUTED (CFS)	TOTAL Q SIZED (CFS)
1E-1	JW-16	11.60	0.018125	54.96	54.96	
1F-1	JW-16	3.75	0.005859	25.38		
1F-2	JW-16	7.85	0.012266	28.92	79.12	
1A-1	JW-16	2.73	0.004230	9.86		
1A-2	JW-16	4.04	0.006277	14.46		
1A-3	JW-16	11.64	0.018181	42.20	8.61	
1B-1	JW-16				51.06	104.66
1E-2	JW-17	11.60	0.018125	54.96	54.96	
1F-3	JW-17	3.75	0.005859	25.38		
1F-4	JW-17	7.85	0.012266	28.92	79.12	
1A-4	JW-17	2.73	0.004230	9.86		
1A-5	JW-17	4.04	0.006277	14.46		
1A-6	JW-17	11.64	0.018181	42.20	8.61	
1B-2	JW-17				51.06	104.66
TOTAL		413.0	0.645313	2,256	3,113	2,721.0

Designed by
HUITT-ZOLLARS
Albuquerque, NM
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
phone (505) 883-8181 fax (505) 883-8221

Prepared for
AMREP SOUTHWEST INC.

NO.	DESCRIPTION	DATE	BY
	REVISIONS (OR CHANGE NOTICES)		

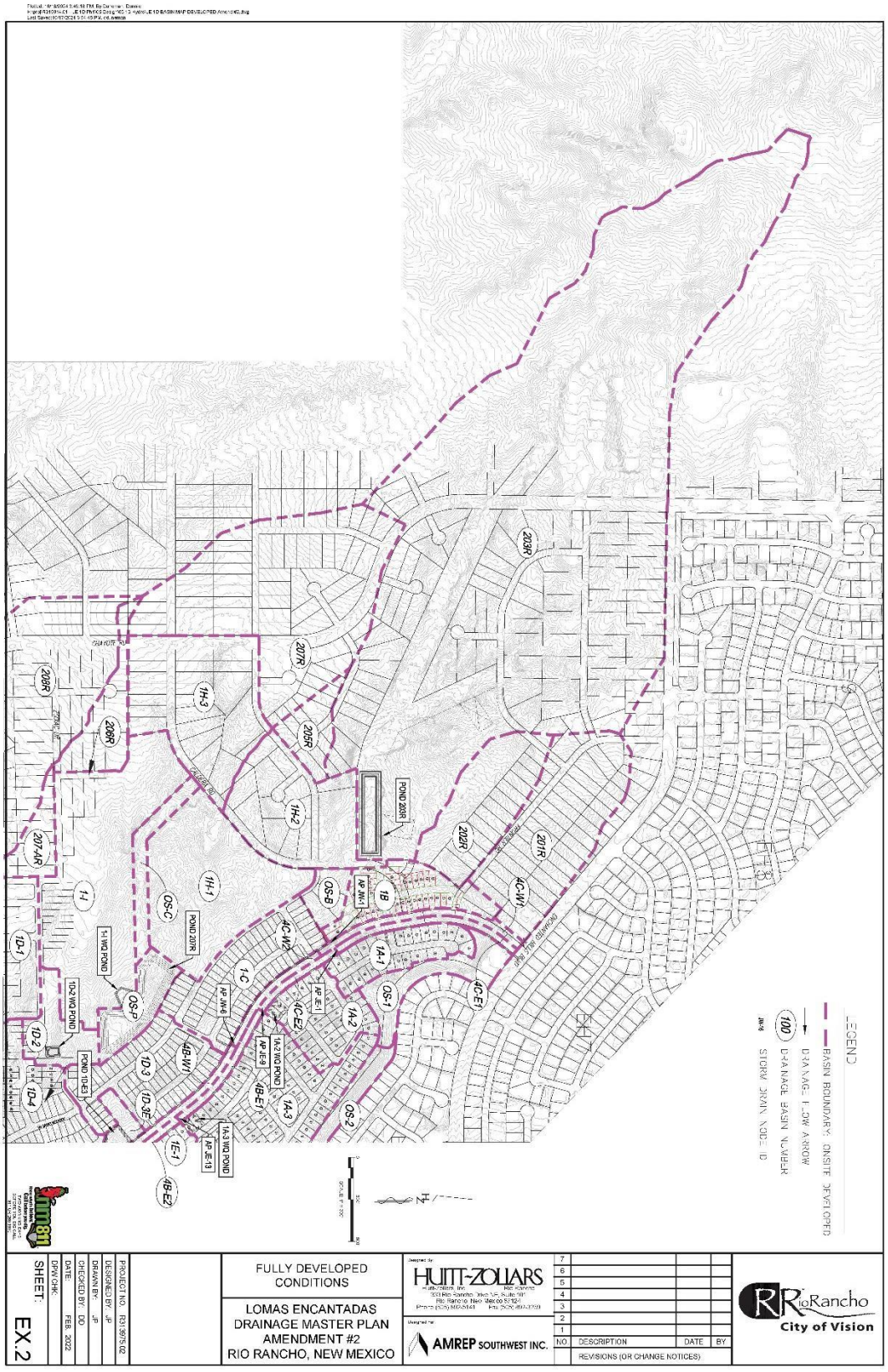
RioRancho City of Vision

FULLY DEVELOPED CONDITIONS

LOMAS ENCANTADAS DRAINAGE MASTER PLAN AMENDMENT #2 RIO RANCHO, NEW MEXICO

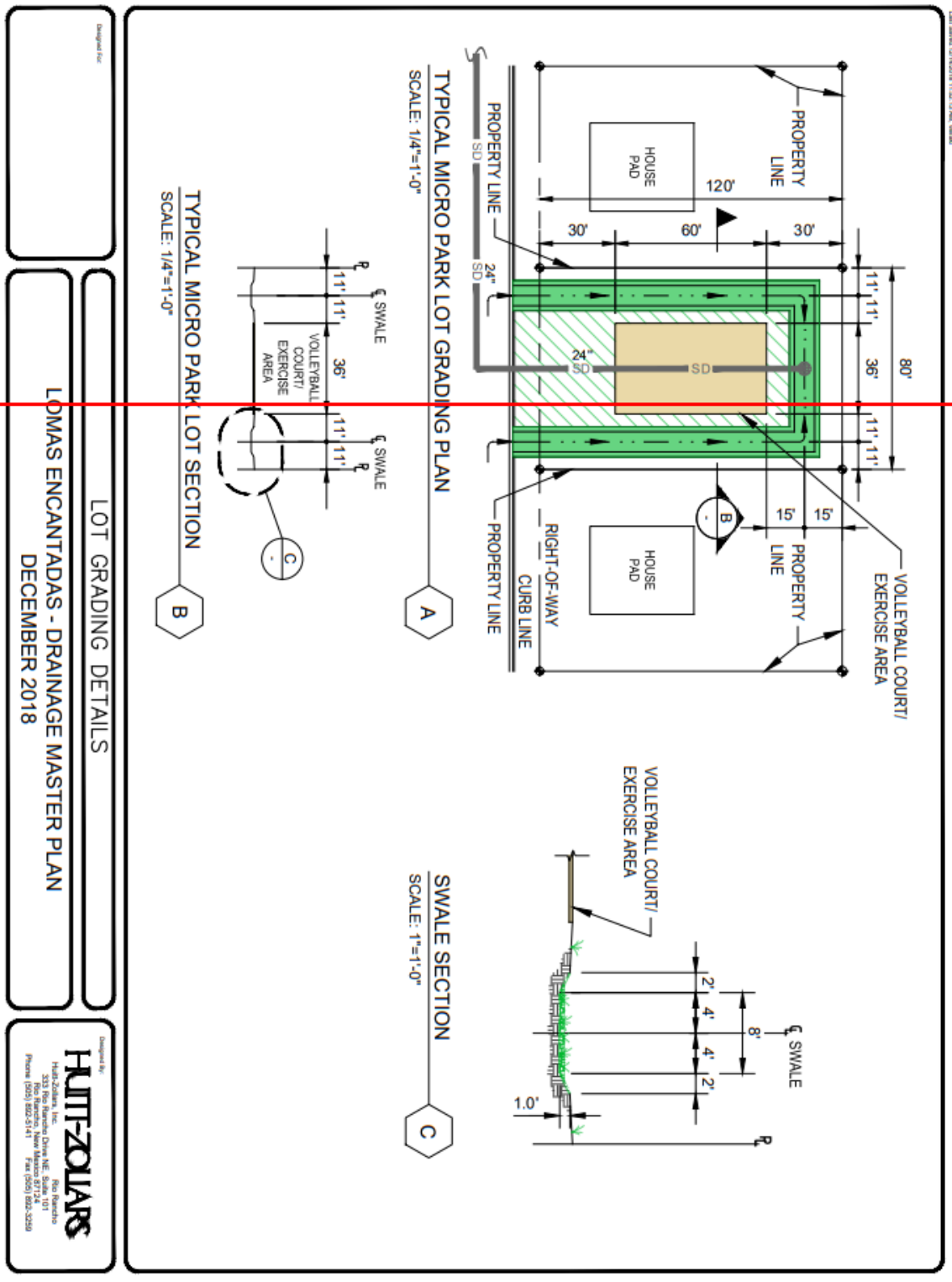
PROJECT NO: R3187502
DESIGNED BY: JP
DRAWN BY: JP
CHECKED BY: DD
DATE: FEB 2022
DRAWING

SHEET: EX.1

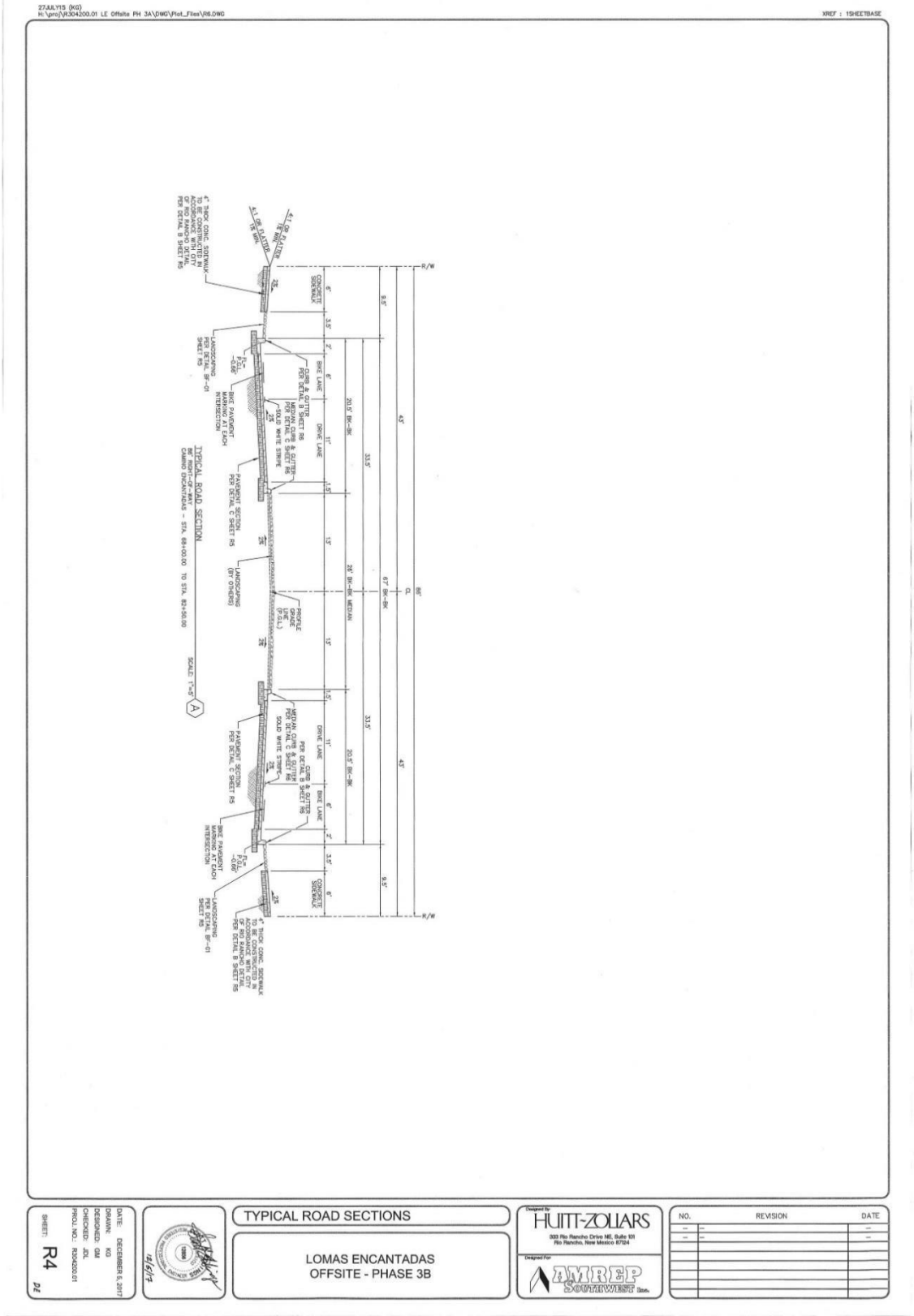


SHEET: EX.2	FULLY DEVELOPED CONDITIONS	Designed by: HUITT-ZOLLARS INC.	RioRancho City of Vision
DRW CHK:	LOMAS ENCANTADAS DRAINAGE MASTER PLAN AMENDMENT #2 RIO RANCHO, NEW MEXICO	Designed for: AMREP SOUTHWEST INC.	
DATE: FEB. 2022		NO. DESCRIPTION DATE BY	
CHECKED BY: DD		REVISIONS (OR CHANGE NOTICES)	
DRAWN BY: JP			
DESIGNED BY: JP			
PROJECT NO. R31.3975.02			

Conceptual Micropark Diagram



Roadway Cross-sections



Resolution

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO.11 **ENACTMENT NO. 20-009**

RESOLUTION AMENDING THE LOMAS ENCANTADAS MASTER PLAN

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

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

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

WHEREAS: the Governing Body of the City of Rio Rancho approved the Lomas Encantadas Master Plan on August 11, 2004 with Resolution No. 69, Enactment No. 04-068; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments to the Lomas Encantadas Master Plan and 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:

That the Governing Body hereby approves the Resolution adopting amendments to the Lomas Encantadas Master Plan and revised Land Use Map comprised of approximately 810 acres located south of the Enchanted Hills community, north of Unit 20 and east of Chayote Road NE, and west of Paseo del Volcan Boulevard NE.

A. The Lomas Encantadas Master Plan (Exhibit A) is revised and updated to reflect expanded boundaries of the Plan, and land uses within the boundaries of the Master Plan.

B. The Lomas Encantadas Master Plan is hereby adopted and accepted with the changes outlined in the redline copy of the updated and proposed Master Plan, with the following changes: Page 13: Proposed Zoning and Density, Medium Density Residential to allow implementing zoning districts: R-1, R-2, and R-4.

ADOPTED THIS 12th DAY OF FEBRUARY, 2020.

Greggory D. Hull, Mayor

ATTEST:

Rebecca A. Martinez, City Clerk
(SEAL)

ATTACHMENT A
Master Plan Amendment (Expansion area) Parcels

Unit	Block	Lot	Owner_List	Acrage	Parcel
20	155	1	AMREP SOUTHWEST INC	0.495 ac	0.49
20	155	2	HEIMERL, OTTO AND JOSEPHINE	0.498 ac	0.50
20	155	3	HEIMERL, OTTO AND JOSEPHINE	0.511 ac	0.51
20	155	4	AMREP SOUTHWEST INC	0.519 ac	0.52
20	155	5	ROBERTSON, JACLYNN R	0.511 ac	0.51
20	155	6	ROBERTSON, JACLYNN R	0.479 ac	0.48
20	155	7	RACZKOWSKI, LORRAINE	0.728 ac	0.73
20	155	8	AMREP SOUTHWEST INC	0.863 ac	0.86
20	155	9	AMREP SOUTHWEST INC	0.846 ac	0.85
20	155	10	AMREP SOUTHWEST INC	0.688 ac	0.69
20	155	11	AMREP SOUTHWEST INC	0.671 ac	0.67
20	155	42	AMREP SOUTHWEST INC	0.492 ac	0.49
20	155	43	AMREP SOUTHWEST INC	0.489 ac	0.49
20	155	44	AMREP SOUTHWEST INC	0.496 ac	0.50
20	155	45	AMREP SOUTHWEST INC	0.518 ac	0.52
20	155	46	AMREP SOUTHWEST INC	0.973 ac	0.97
20	155	47	AMREP SOUTHWEST INC	1.119 ac	1.12
20	155	48	AMREP SOUTHWEST INC	0.504 ac	0.50
20	155	49	AMREP SOUTHWEST INC	0.501 ac	0.50
20	155	50	AMREP SOUTHWEST INC	0.520 ac	0.52
20	155	51	AMREP SOUTHWEST INC	0.475 ac	0.47
20	155	52	AMREP SOUTHWEST INC	0.484 ac	0.48
20	155	53	AMREP SOUTHWEST INC	0.518 ac	0.52
20	155	54	AMREP SOUTHWEST INC	0.492 ac	0.49
20	155	55	AMREP SOUTHWEST INC	0.626 ac	0.63
20	155	56	AMREP SOUTHWEST INC	0.943 ac	0.94
20	155	57	AMREP SOUTHWEST INC	1.250 ac	1.25
20	155	58	AMREP SOUTHWEST INC	0.737 ac	0.74
20	155	59	AMREP SOUTHWEST INC	0.484 ac	0.48
20	155	60	AMREP SOUTHWEST INC	0.522 ac	0.52
20	155	61	BELLA VISTA 505 LLC	0.516 ac	0.52
20	155	62	TAPIA, ANNETTE M	0.518 ac	0.52
20	155	63	TAPIA, ANNETTE M	0.508 ac	0.51
20	155	64	MILLER, HOWARD & ZINA	0.470 ac	0.47
20	155	65	AMREP SOUTHWEST INC	0.494 ac	0.49
20	155	66	AMREP SOUTHWEST INC	0.891 ac	0.89
20	155	67	AMREP SOUTHWEST INC	1.472 ac	1.47
20	158	1	AMREP SOUTHWEST INC	0.476 ac	0.48
20	158	2	AMREP SOUTHWEST INC	0.518 ac	0.52
20	158	3	AMREP SOUTHWEST INC	0.505 ac	0.50
20	158	4	AMREP SOUTHWEST INC	0.505 ac	0.51
20	158	5	AMREP SOUTHWEST INC	0.503 ac	0.50
20	158	6	AMREP SOUTHWEST INC	0.513 ac	0.51
20	158	7	AMREP SOUTHWEST INC	0.505 ac	0.51
20	158	8	AMREP SOUTHWEST INC	0.512 ac	0.51
20	158	9	AMREP SOUTHWEST INC	0.490 ac	0.49

20	158	10	AMREP SOUTHWEST INC	0.537 ac	0.54
20	158	11	AMREP SOUTHWEST INC	0.506 ac	0.51
20	158	12	AMREP SOUTHWEST INC	0.527 ac	0.53
20	158	13	AMREP SOUTHWEST INC	0.514 ac	0.51
20	158	14	AMREP SOUTHWEST INC	0.497 ac	0.50
20	158	24	AMREP SOUTHWEST INC	0.488 ac	0.49
20	158	25	AMREP SOUTHWEST INC	0.494 ac	0.49
20	158	26	AMREP SOUTHWEST INC	0.492 ac	0.49
20	158	27	AMREP SOUTHWEST INC	0.501 ac	0.50
20	158	28	MAY, HARVEY & WINTER, BONNIE	0.527 ac	0.53
20	158	29	WINTER, BONNIE AND STANLEY	0.461 ac	0.46
20	158	30	\FFONE, DOMINICK SR & DOMINICK JR	0.506 ac	0.51
20	158	31	ↄNE, DOMINICK SR AND DOMINICK JR	0.490 ac	0.49
20	158	32	MASON, ELIZABETH ANN	0.515 ac	0.52
20	158	33	AMREP SOUTHWEST INC	0.491 ac	0.49
20	158	34	AMREP SOUTHWEST INC	0.500 ac	0.50
20	158	35	MATTHEWS, JAMES R & JOYCE M	0.501 ac	0.50
20	158	36	AMREP SOUTHWEST INC	0.524 ac	0.52
20	158	37	AMREP SOUTHWEST INC	0.478 ac	0.48
					37.90

ATTACHMENT B
Zone Map Amendment Parcels

Unit	Tract	Block	Lot	Owner_List	Acrage	Parcel
20	15			OUTER RIM INVESTMENTS INC	2.271 ac	2.27
20	14			OUTER RIM INVESTMENTS INC	0.217 ac	0.22
20	16B			LOMAS ENCANTADAS MASTER ASSOCIATION	0.463 ac	0.46
20		155	1	AMREP SOUTHWEST INC	0.495 ac	0.49
20		155	4	AMREP SOUTHWEST INC	0.519 ac	0.52
20		155	8	AMREP SOUTHWEST INC	0.863 ac	0.86
20		155	9	AMREP SOUTHWEST INC	0.846 ac	0.85
20		155	10	AMREP SOUTHWEST INC	0.688 ac	0.69
20		155	11	AMREP SOUTHWEST INC	0.671 ac	0.67
20		155	42	AMREP SOUTHWEST INC	0.492 ac	0.49
20		155	43	AMREP SOUTHWEST INC	0.489 ac	0.49
20		155	44	AMREP SOUTHWEST INC	0.496 ac	0.50
20		155	45	AMREP SOUTHWEST INC	0.518 ac	0.52
20		155	46	AMREP SOUTHWEST INC	0.973 ac	0.97
20		155	47	AMREP SOUTHWEST INC	1.119 ac	1.12
20		155	48	AMREP SOUTHWEST INC	0.504 ac	0.50
20		155	49	AMREP SOUTHWEST INC	0.501 ac	0.50
20		155	50	AMREP SOUTHWEST INC	0.520 ac	0.52
20		155	51	AMREP SOUTHWEST INC	0.475 ac	0.47
20		155	52	AMREP SOUTHWEST INC	0.484 ac	0.48
20		155	53	AMREP SOUTHWEST INC	0.518 ac	0.52
20		155	54	AMREP SOUTHWEST INC	0.492 ac	0.49
20		155	55	AMREP SOUTHWEST INC	0.626 ac	0.63
20		155	56	AMREP SOUTHWEST INC	0.943 ac	0.94
20		155	57	AMREP SOUTHWEST INC	1.250 ac	1.25
20		155	58	AMREP SOUTHWEST INC	0.737 ac	0.74
20		155	59	AMREP SOUTHWEST INC	0.484 ac	0.48
20		155	60	AMREP SOUTHWEST INC	0.522 ac	0.52
20		155	65	AMREP SOUTHWEST INC	0.494 ac	0.49
20		155	66	AMREP SOUTHWEST INC	0.891 ac	0.89
20		155	67	AMREP SOUTHWEST INC	1.472 ac	1.47
20		158	1	AMREP SOUTHWEST INC	0.476 ac	0.48
20		158	2	AMREP SOUTHWEST INC	0.518 ac	0.52
20		158	3	AMREP SOUTHWEST INC	0.505 ac	0.50
20		158	4	AMREP SOUTHWEST INC	0.505 ac	0.51
20		158	5	AMREP SOUTHWEST INC	0.503 ac	0.50
20		158	6	AMREP SOUTHWEST INC	0.513 ac	0.51
20		158	7	AMREP SOUTHWEST INC	0.505 ac	0.51
20		158	8	AMREP SOUTHWEST INC	0.512 ac	0.51
20		158	9	AMREP SOUTHWEST INC	0.490 ac	0.49
20		158	10	AMREP SOUTHWEST INC	0.537 ac	0.54
20		158	11	AMREP SOUTHWEST INC	0.506 ac	0.51
20		158	12	AMREP SOUTHWEST INC	0.527 ac	0.53
20		158	13	AMREP SOUTHWEST INC	0.514 ac	0.51
20		158	14	AMREP SOUTHWEST INC	0.497 ac	0.50
20		158	24	AMREP SOUTHWEST INC	0.488 ac	0.49
20		158	25	AMREP SOUTHWEST INC	0.494 ac	0.49
20		158	26	AMREP SOUTHWEST INC	0.492 ac	0.49
20		158	27	AMREP SOUTHWEST INC	0.501 ac	0.50
20		158	33	AMREP SOUTHWEST INC	0.491 ac	0.49
20		158	34	AMREP SOUTHWEST INC	0.500 ac	0.50
20		158	36	AMREP SOUTHWEST INC	0.524 ac	0.52
20		158	37	AMREP SOUTHWEST INC	0.478 ac	0.48
						33.11

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

April 4, 2025

RE: **Lomas Encantadas Master Plan Amendment (Case # 25-410-00001)**
Zone Map Amendment (Case # 25-110-00001) R-1 Single-Family Residential District to R-4: Single-Family Residential District

Dear Property Owner:

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

The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment for the Lomas Encantadas Master Plan. The proposed Amendment includes an approximate 40.77-acre boundary expansion in the northwest portion of the Master Plan and provides for updated exhibits and figures.

In a concurrent request, The applicant additionally requests approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District. The subject properties comprise approx. 33.11 acres.

The Planning and Zoning Board will consider this request at a public hearing on **Tuesday, April 22, 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.

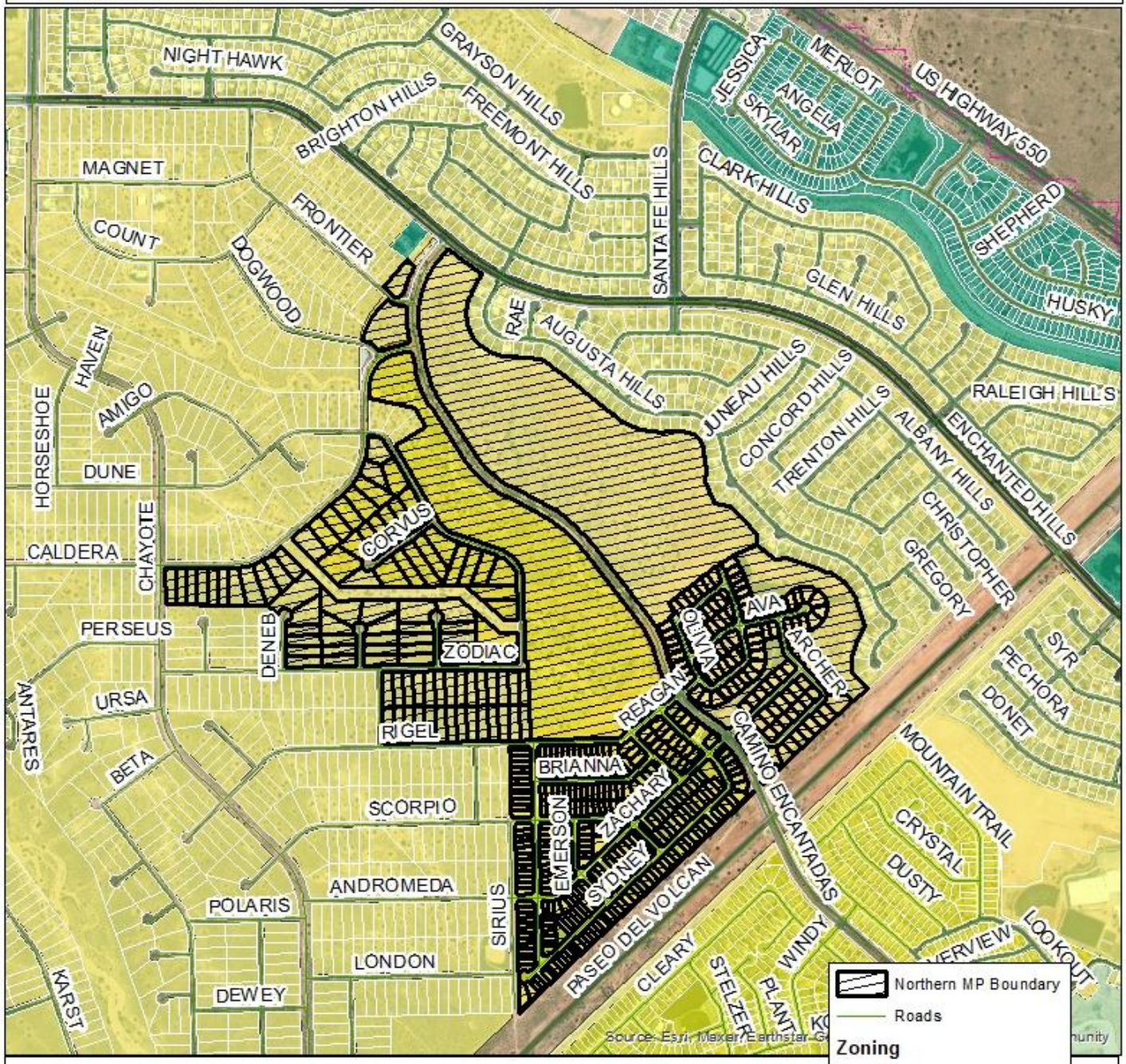
If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk, 505-891-5004, as soon as possible prior to the meeting. Public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

LOMAS ENCANTADAS MASTER PLAN
MASTER PLAN AMENDMENT
ZONE MAP AMENDMENT R-1 TO R-4



Rio Rancho
City of Vision

0 337.5 675 1,350 2,025 2,700
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 4/4/2025

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, April 22, 2025:

Variance
Case #25-110-00003
The applicant, Justin Carricato, requests approval of a Variance request to the minimum required E-1: Estate Residential District setback of 10' on the side of the lot to allow for a 5' side setback for a new construction 360 square foot accessory structure on the subject property of 4420 Bentgrass Meadows Drive NE, legally described as DIAM, Blk 2, Lot 35. The property is zoned E-1: Estate Residential District and comprises approximately 0.5170 acres.

Variance
Case #25-110-00004
The applicant, Amreston Construction, requests approval of a Variance to R.O. 2003 Chapter 154.60 Residential Design Criteria (A)(8) which states that all utility service and distribution lines shall be placed underground. The applicant is seeking approval of an overhead power extension for the subject property located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.229 acres.

Variance
Case #25-110-00005
The applicant, AMREP Southwest Inc., requests approval of a Variance to Section 154.50 Residential Zoning Table which states that all lots zoned R-1 must have a minimum front width of 60'. The subject property, located at 101 9th Ave NE, legally described as Unit 11, Block UU, Lot 34 and zoned R-1: Single-Family Residential District, is an antiquated platted lot and as such has a front lot width of 50'. The subject property comprises approximately 0.229 acres.

Variance
Case #25-110-00006
The applicants, Timothy and Robin Hecker, request approval of a Variance to allow for a 1.9-foot encroachment into the rear setback area for an existent patio cover on the subject property legally described as High Resort Village Unit 2, Block 3, Lot 11.

Master Plan Amendment
Case #25-410-00001
The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment for the Lomas Encantadas Master Plan. The proposed Amendment includes an approximate 40.77-acre boundary expansion in the northwest portion of the Master Plan and provides for updated exhibits and figures.

Zone Map Amendment
Case #25-100-00001

The applicant, AMREP Southwest, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for the properties legally described as Lomas Encantadas, Tracts 14, 15, & 16B; Rio Rancho Estates Unit 20, Block 155, Lots 1, 4, 8-11, 42-60, & 65-67; and Rio Rancho Estates Unit 20, Block 158, Lots 1-14, 24-27, 33-34, & 36-37 from R-1: Single-Family Residential District to R-4: Single-Family Residential District. The subject properties comprise approx. 33.11 acres.

Preliminary Plat
Case #22-210-00005
The applicant, EPJ Land LP, through their agent, Community Sciences Corporation, requests approval of a Preliminary Plat Extension to vacate a portion of 21st Ave SE, grant right of way for Pavilion Way SE, and combine Unit 10, Block 25, Lots 24-28 and 35, and Unit 10, Block 26, Lot 16B1 to create Unser Pavilion West, Tract A.

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: April 7, 2025.

Timothy Dvorak

From: Theresa Bernhardsen <tbernhardsen@gmail.com>
Sent: Thursday, April 10, 2025 2:22 PM
To: Timothy Dvorak
Cc: Dave Bernhardsen
Subject: Re[2]: Lomas Encantadas Master Plan Amendments

Caution! This message was sent from outside your organization. Report

Hello Mr. Dvorak,

Thank you for the clarification.

We will not be able to attend the meeting on 4/22, however, we would like to express our opposition to the proposal to change lot sizes from R-1 to R-4.
The change would mean cramming too many homes into this area. Not only will this create water and traffic issues, but it will also impact our wildlife. We are asking that the zoning STAY R-1.

Please relay our opposition to the P&Z Board.

Thank you,
Theresa & Dave Bernhardsen
6768 Augusta Hills Dr NE
Rio Rancho 87144

------ Original Message ------
From "Timothy Dvorak" <tdvorak@rrnm.gov>
To "Theresa Bernhardsen" <tbernhardsen@gmail.com>
Cc "Dave Bernhardsen" <dbernhardsen56@gmail.com>
Date 4/10/2025 8:34:01 AM
Subject RE: Lomas Encantadas Master Plan Amendments

Good morning Theresa,

I apologize for the confusion. The proposed expansion for the master plan is in the northwest portion of the existing master plan boundary. I have included a couple of maps from the application which illustrate the proposed expansion area and the proposed Zone Map Amendment below:

From: ramon borrego <scramblerhd@hotmail.com>
Sent: Monday, April 14, 2025 10:26 AM
To: Timothy Dvorak <tdvorak@rrnm.gov>
Subject: Re: Zone map amendment

You don't often get email from scramblerhd@hotmail.com. Learn why this is important

Hello Timothy

Thank you for your response, the included maps are much better than the sones mailed out. I would still like to voice my objection to the proposal and am not in favor of rezoning R1 to R4.

Thank you
Ramon Borrego

From: ramon borrego <scramblerhd@hotmail.com>
Sent: Friday, April 11, 2025 11:59 AM
To: Timothy Dvorak <tdvorak@rrnm.gov>
Subject: Zone map amendment

You don't often get email from scramblerhd@hotmail.com. Learn why this is important

Hello Tim;

I am responding to a letter I received from the City on Lomas Encantadas Master Plan Amendment, zone map amendment (Case # 25-110-00001). I live at 6916 Augusta Hills Dr NE.

The map that was sent to me is not very clear on what the proposal is. Once again, we are being asked to comment on something that I feel is intentionally left unclear so that these plan amendments not contested and the planning board. I am against any plan to amend R-1 to R4, also I would appreciate a better map and explanation on what area is being considered for amendments.

Thank you
Ramon Borrego

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 PROPERTIES LEGALLY DESCRIBED AS LOMAS ENCANTADAS, TRACTS 14, 15, AND 16B; RIO RANCHO ESTATES UNIT 20, BLOCK 155, LOTS 1, 4, 8-11, 42-60, & 65-67; AND RIO RANCHO ESTATES UNIT 20, BLOCK 158, LOTS 1-14, 24-27, 33-34, & 36-37 FROM R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-4: SINGLE-FAMILY RESIDENTIAL DISTRICT, IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject properties has been submitted by the City of Rio Rancho, and assigned City Case No. 25-100-00001; and

WHEREAS: the Governing Body adopted the Lomas Encantadas Master Plan on August 11, 2004 under Resolution No. 69, Enactment No. 04-068; amended on February 12, 2020 under Resolution No. 11, Enactment No. 20-009, and on May 22, 2025 under Resolution No.__, Enactment No. 25-__; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on April 22, 2025, regarding the proposed changes to the Zoning Classification and 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 May 22, 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 amendment promotes the health, safety, morals, and general welfare of the City;

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

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

The Official Zone Map is hereby amended by assigning a zoning designation on approximately 33.11 acres from R-1: Single-Family Residential District to R-4: Single-Family Residential District on the lands legally described as:

Tracts 14, 15, & 16B, Lomas Encantadas, filed in the office of the County Clerk of Sandoval County New Mexico, Lomas Encantadas Tracts 1 Thru 21, A Thru D, and Parcels A Thru J, A Vacation and Replat of Portions of Unit Twenty, Including Unplatted Property Within Unit Twenty, Within Sections 22, 23, 25, 26, 27, 34, and 35, Township 13 North, Range 3 East, New Mexico Principal Meridian, City of Rio Rancho, Sandoval County, New Mexico.

Lots 1, 4, 8-11, 42-60, & 65-67, Block 155, Rio Rancho Estates Unit 20, filed in the office of the County Clerk of Sandoval County New Mexico, Blocks 154 Thru 167 and Portion of Block 168, Unit 20, Rio Rancho Estates, Sandoval County, New Mexico.

Lots 1-14, 24-27, 33-34, & 36-37, Block 158, Rio Rancho Estates Unit 20, filed in the office of the County Clerk of Sandoval County New Mexico, Blocks 154 Thru 167 and Portion of Block 168, Unit 20, Rio Rancho Estates, Sandoval County, New Mexico.

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

A. The properties identified in Section 1, above, are subject to all requirements of the R-4: Single-Family Residential Zoning District 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 1, above, are subject to all land use restrictions, zoning restrictions, and development standards and regulations as specified in the Lomas Encantadas Master Plan
C. The City of Rio Rancho Comprehensive Plan, Generalized Land Use Map (GLUM), Map L-2 is hereby amended for the properties identified in Section 1, 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 _____DAY OF _____, 2025.

_____
Greggory D. Hull, Mayor

ATTEST:

_____
Noel C. Davis, City Clerk
(SEAL)