Planning and Zoning Board Meeting
City of Rio Rancho
AGENDA
October 28, 2025
6:00 PM
City Hall

BOARD MEMBERS

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

MEETING INFORMATION

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

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

Meeting ID: 851 8074 1871

Passcode: 026819

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

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

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

1. 2026 Planning and Zoning Board Regular Meeting Calendar
2026 PZB Calendar.docx

2. October 14, 2025 Planning and Zoning Board Meeting Minutes
2025-1014 PZB Minutes V3 SB.docx

STAFF PRESENTATIONS, REPORTS AND COMMENTS

PUBLIC HEARINGS

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

3. **Preliminary Plat Extension.** The applicant, Coal Bank Holdings, Ltd., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Stonegate Phase 3 Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application.pdf
Justification Letter.pdf
Plat.pdf
Reproduction of Notices.pdf

4. **Variance.** The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The subject property is legally described as Diamond Ridge, Block 7, Lot 4. Staff contact is Ben Isaacs and staff recommend denial with findings.
Zoning & Location Map.pdf
Land Use Application.pdf
Justification Letter.pdf
Site Plan.pdf
Wall Photos.pdf
Code Enforcement Case 25-4161.pdf
Reproduction of Notifications.pdf
Public Comment - Don Schneider.pdf
Findings_of_Fact_BMB.docx

5. **Zone Map Amendment.** The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Plaza Rio, Lot B, currently zoned SU: Special Use for Limited Commercial Retail, to include multi-family townhomes as an added permissive use. Staff contact is Ben Isaacs and staff recommend approval with findings and conditions.
Zoning & Location Map.pdf
Land Use Application.pdf
Justification Letter.pdf
Conceptual Plans.pdf
Reproduction of Notifications.pdf
Draft_Ordinance_25-100-00012_BMB.docx

6. **Specific Area Plan Amendment.** The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of an amendment to the Northern/Rainbow Specific Area Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.
Location, Zoning Map.pdf
Application & Authorization Letters.pdf
Application Package.pdf
Reproduction of Notices.pdf
Staff Comments Memo.pdf
Exhibit A - Land Use Map

Proposed Northern Rainbow SAP - Clean
Proposed Northern Rainbow SAP - Red-line
DRAFT_Resolution.doc

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
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Legislation Item:

AGENDA DATE:
October 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
2026 Planning and Zoning Board Regular Meeting Calendar

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2026 PZB Calendar.docx

NOTICE OF REGULAR MEETINGS
PLANNING AND ZONING BOARD

The Planning and Zoning Board of the City of Rio Rancho will meet on the following dates at 6:00 PM in the Council Chambers of City Hall located at 3200 Civic Center Circle NE:

January 13, 2026	*June 23, 2026*
January 27, 2026	*July 14, 2026*
February 10, 2026	*July 28, 2026*
February 24, 2026	*August 11, 2026*
March 10, 2026	*August 25, 2026*
March 24, 2026	*September 8, 2026*
April 14, 2026	*September 22, 2026*
April 28, 2026	*October 13, 2026*
May 12, 2026	*October 27, 2026*
May 26, 2026	*November 17, 2026*
June 9, 2026	*December 15, 2026*

Agendas for Planning and Zoning Board meetings are available at least seventy-two hours (unless an emergency meeting is called) in advance in the City Hall Lobby and on the City's website at www.rrnm.gov.

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

Posting Locations:

- City of Rio Rancho website
- City Hall Lobby

Sharon Bitah, *Administrative Assistant*
October 28, 2025

CITY OF RIO RANCHO
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Legislation Item:

AGENDA DATE:
October 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
October 14, 2025 Planning and Zoning Board Meeting Minutes

BACKGROUND AND ANALYSIS:

IMPACT:

ALTERNATIVES:

DEPARTMENT RECOMMENDATION:
Approval

ATTACHMENT: 2025-1014 PZB Minutes V3 SB.docx

Planning and Zoning Board
of the
City of Rio Rancho

MINUTES

OCTOBER 14, 2025
6:00 PM
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF PRESENT:**
Scottie Richardson, District 1, Chair	Amy Rincon, Development Services Director
Fred Radosevich, District 3	David Serrano, Development Services Deputy Director
Robert Gabaldon, District 4, Vice-Chair (Virtual)	Brian Babyak, Planning & Zoning Manager
Andrea Hankins, District 5	Tim Dvorak, Planner II
Sal Tortorici, At-Large (Virtual)	Michelle Costilla, Planner II
	Tamarah Martinez, Planner I
MEMBERS ABSENT:	Sharon Bitah, Administrative Assistant
Kevin Kofchur, District 2	Matt Geisel, City Manager
Lisa Hardisty, District 6	Peter Wells, Deputy City Manager
	Jamie Marrufo, Public Works Deputy Director
	Connie Peterson, Parks, Recreation and Community Services Director
	Dyane Sonier, Parks, Recreation and Community Services Resource Development Manager
	James Wenzel, Fire Chief/Director
	Brian Johnson, Fire Marshal
	Scott Pope, Police Department Lieutenant
	Richard Romero, Police Department Deputy Chief
	Steve Gallegos, Utilities Director

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Richardson called the meeting to order at 6:00 PM.
Chairman Richardson stated items #8 and #9 would be moved up to be heard first in Public Hearings.

CONSENT CALENDAR

1) September 23, 2025 Planning and Zoning Board Meeting Minutes

Fred Radosevich moved to approve the Consent Calendar. Seconded by Andrea Hankins.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: (None)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2) Planning and Zoning Monthly Summary Plat Report – September 2025

3) Planning and Zoning Monthly Building Activity Report – September 2025

PUBLIC HEARINGS

8) The City of Rio Rancho requested approval of a Text Amendment to the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions, Platting Procedure, Design Standards, and Administration and Enforcement.

Development Services Director, Amy Rincon presented item #8 and item #9 concurrently, recommending approval to the Governing Body and stood for questions.

The following members of the public spoke against the item:

- Nicosha Schedlbauer
- Jarrod Likar
- Carey Plant
- Scooter Haynes

Member of the public, Lana Smiddle, spoke against the item after being administered the oath virtually.

Andrea Hankins moved to approve item #8. Seconded by Fred Radosevich.

Development Services Director, Amy Rincon continued her presentation. There were considerable questions and discussions from each of the commissioners, which were answered by Ms. Rincon, Brian Babyak, Planning and Zoning Manager and Matt Geisel, City Manager.

The motion failed by a vote of **2 FOR** and **3 AGAINST**
YES: Scottie Richardson, Andrea Hankins
NO: Fred Radosevich, Robert Gabaldon, Sal Tortorici

DISCUSSION AND DELIBERATION

9) The City of Rio Rancho requested approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM).

Andrea Hankins moved to approve Item #9. Seconded by Fred Radosevich.
The motion failed by a vote of **2 FOR** and **3 AGAINST**
YES: Scottie Richardson, Andrea Hankins
NO: Fred Radosevich, Robert Gabaldon, Sal Tortorici

City Manager, Matt Geisel and Commissioner Sal Tortorici expressed final comments.

PUBLIC HEARINGS CONTINUED

4) The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, had requested approval of a Zone Map Amendment from SU: Special Use District for Limited Retail Commercial to R-6: Multi-Family Residential District for the property legally described as Plaza Rio, Lot B.

Fred Radosevich moved to withdraw item #4 at the applicant's request. Seconded by Andrea Hankins.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: (None)

5) The applicant, Los Diamantes, LLC., through their agent, Isaacson & Arfman, Inc., requested approval of a Final Plat for the Los Diamantes Phase III Subdivision, consisting of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District on the property legally described as Los Diamantes, Tract 3-A-2.

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

Agent, Justin Simenson presented on the item and stood for questions.

Andrea Hankins moved to approve item #5. Seconded by Fred Radosevich.
The motion carried by a vote of **5 FOR** and **0 AGAINST**

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

6) The applicant, Lomas Encantadas Development Co. LLC, through their agent, Cartesian Surveys Inc., requested approval of a Final Plat for the Montreal Phase 2 subdivision to create 31 single family residential lots and one tract on the property legally described as Montreal, Tract 1.

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

Applicant, Bryan Aragon spoke in agreement with findings and stood for questions.

Fred Radosevich moved to approve Item #6. Seconded by Andrea Hankins.
The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: (None)

7) The applicant, Cielo Bonito, LLC requested approval of a Zone Map Amendment for approximately 53.86 acres at the location legally described as Unit 21, Block 22, Lots 4-26, 28-31, 45-48, Block 23, Lots 3-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, and 68-70 from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single Family Residential.

Staff member, Tamarah Martinez presented the item, recommending denial and stood for questions.

Applicant, Nicosha Schedlbauer presented on the item and stood for questions.

Fred Radosevich moved to approve item #7. Seconded by Andrea Hankins.

Commissioner Hankins' questions were answered by Development Services Director Amy Rincon while applicant Nicosha Schedlbauer clarified Commissioner Tortorici's inquiries regarding ownership percentages.

The motion carried by a vote of **5 FOR** and **0 AGAINST**
YES: Scottie Richardson, Fred Radosevich, Robert Gabaldon, Andrea Hankins, Sal Tortorici
NO: (None)

COMMENTS BY BOARD MEMBERS

PUBLIC FORUM

ADJOURNMENT

Fred Radosevich moved to adjourn the meeting. Seconded by Andrea Hankins.
Chairman Richardson adjourned the meeting at 7:55 PM.

APPROVED THIS 28th DAY OF OCTOBER 2025.

Scottie Richardson, Chairman

CITY OF RIO RANCHO
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Legislation Item: 24-210-00008

AGENDA DATE:
October 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
Preliminary Plat Extension. The applicant, Coal Bank Holdings, Ltd., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Stonegate Phase 3 Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Coal Bank Holdings, Ltd., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension for the Stonegate Phase 3 Subdivision. The original preliminary plat was heard and approved by the Planning and Zoning Board at their November 19, 2024 meeting.

The plat proposes 37 lots zoned R-4:Single-Family Residential, and is made up of approximately 8.2924 acres; on the tracts legally described as STNG2, TR 2A1, and STNG, TR 1A. The subject properties are located within the Stonegate Master Plan, adopted under Resolution No. 16, Enact. No. 11-018. The subdivision is also within the the Lomas Negras Specific Area Plan, adopted as amended under Resolution No. 34, Enactment No. 24-033. The subject properties are located west of Edinburgh St NE and north of Havencrest Ave NE. Dinadan Dr NE is located to the west of the subdivision.

This extension is to allow for additional time for review of construction plans, which have yet to be approved by the City. 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.”

The Development Services Department finds it is in the public interest to grant the Preliminary Plat Extension. The extension provides the applicant with additional time to address any issues or outstanding items for subdivision construction. One of the primary purposes of the longevity clause is to prevent development of a subdivision, approved under previous iterations of the subdivision and zoning codes, that no longer meets the City’s standards.

There have been no significant revisions to the subdivision code, zoning code, or infrastructure design standards since the plat's approval date that would necessitate a second review and re-approval for the Stonegate Phase 3 Subdivision. Staff recommends the Planning and Zoning Board find that the Preliminary Plat extension will allow the applicant additional time to finalize infrastructure plans and that re-approval of the Preliminary Plat would serve a compelling public

interest.

NOTIFICATIONS. Notice of the first Preliminary Plat extension request and hearing date was sent via first class mail to abutting property owners 15 days prior to the hearing date. A legal notice was published in the October 13, 2025 edition of the Albuquerque Journal. A notice sign was posted on the property per Ordinance. All legal notification requirements for this project have been met.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board approve of the Preliminary Plat Extension with the following findings and conditions:

GENERAL FINDINGS OF FACT:

1. The Planning and Zoning Board has jurisdiction over the applicant's request for approval of a preliminary plat extension.
2. The applicant has the authority to apply for a preliminary plat extension.
3. The Preliminary Plat Extension is effective until November 19, 2026.

SPECIFIC FINDINGS OF FACT:

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 conforms to the requirements of the R-4: Single-Family Residential Zoning District.
4. The Preliminary Plat conforms to the requirements of the Stonegate Master Plan.
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 approval of the Stonegate Phase 3 Subdivision Plat that would create inconsistent standards for the development given the Preliminary Plat Extension.
5. All the conditions of the November 19, 2024 Preliminary Plat Approval shall apply to this extension, with those conditions being:

a. In accordance with R.O. 2003 §155.24(A), the final plat shall be recorded within 12 months following approval of the Preliminary Plat, or the Planning and Zoning Board approval shall become null and void.
b. Infrastructure shall be installed and accepted prior to the recording of the Final Plat or the applicant shall submit for staff review and approval of a subdivision improvement agreement and financial guarantee prior to the Final Plat hearing.
c. The applicant shall address all of the preliminary plat reviewers' staff comments prior to submitting construction plans or the final plat, whichever is applicable.
d. Impact Fee assessment for the properties will be based on the date of this preliminary plat approval and valid for four (4) years from the date of this approval.
f. Applicant has received approval for a Subdivision Variance to Chapter 155.43, which requires easements of 5 feet on all side and rear lot lines.

ALTERNATIVES:

The Planning and Zoning Board may:

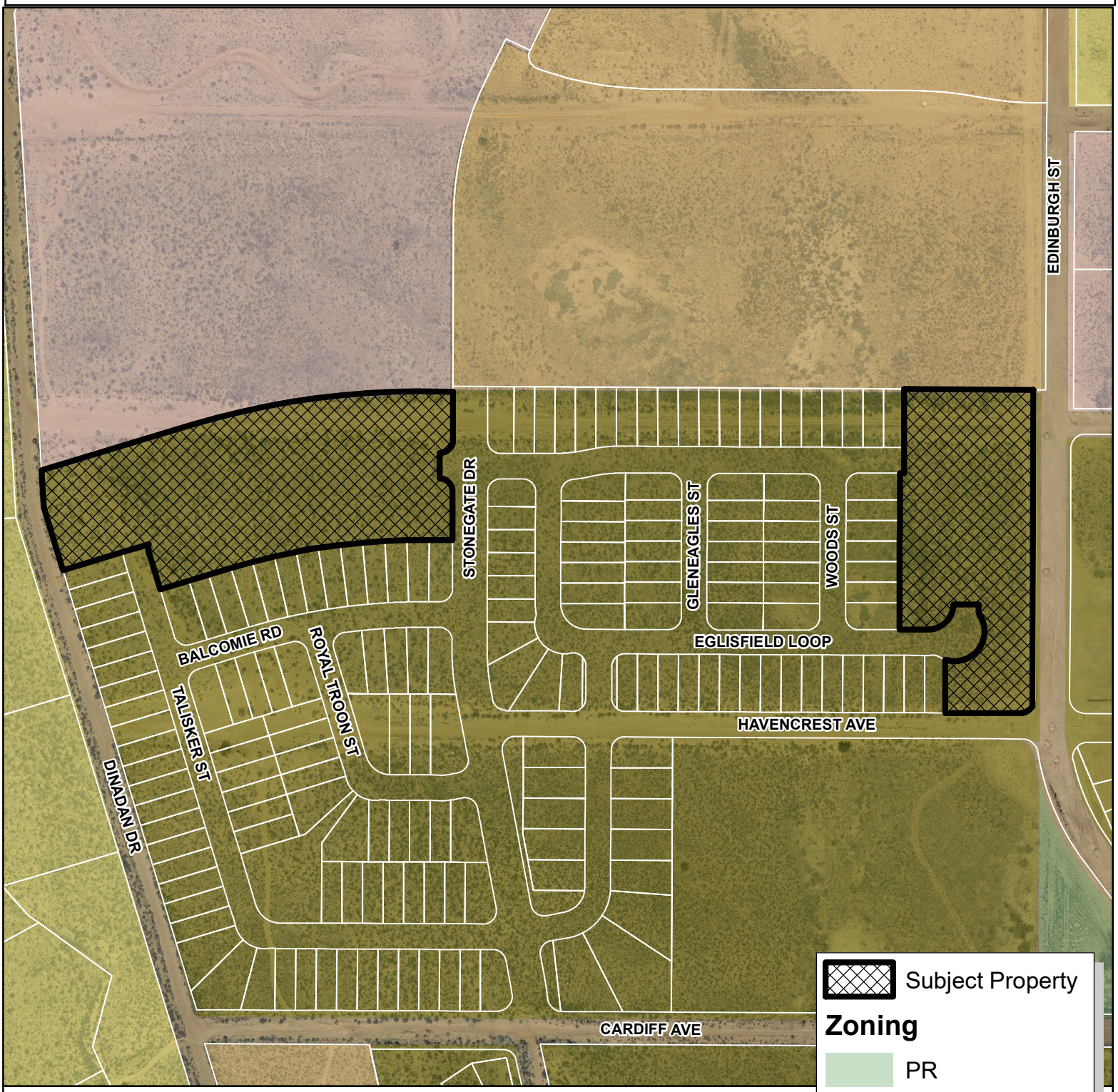
1. Approve the preliminary plat extension with staff recommendations and conditions
2. Approve the preliminary plat extension with amendments to recommendations and/or conditions
3. Deny the preliminary plat extension
4. Postpone the item and continue the public hearing for the preliminary plat extension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

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning and Zoning Board approve the Preliminary Plat Extension for the Stonegate Phase 3 Subdivision, with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Plat.pdf
ATTACHMENT: Reproduction of Notices.pdf

PRELIMINARY PLAT EXTENSION
STONEGATE PHASE 3



RioRancho City of Vision

GIS Moving Spatial Data Forward

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

Map Created by Liz Ruiz Carlos on 10/31/2024

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 Extension	☐ Appeal
☐ Home Occupation	☐ Master Plan	☐ Summary Plat	☐ Conditional Use Permit
☐ Model Home / Sales Office	☐ Master Plan Amendment	☐ Vacation of Plat	☐ Master Sign Plan
☐ Residential Child Care Facility 6 or <	☐ Specific Area Plan Amendment	☐ Street Name Change	☐ Site Plan
☐ Sign Permit	☐ Text Amendment	☐ Subdivision Interpretation	☐ Special Exception
☐ Other		☐ Subdivision Variance	☐ Variance
			☐ Zone Map Amendment
			☐ Zoning Certification
			☐ Zoning Interpretation

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

APPLICANT/AGENT INFORMATION

Applicant Name: Coal Bank Holdings, Ltd.		Phone: (505) 338-1438
Address: PO Box 1443		E-Mail: athornton@rayleehomes.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials)		Letter of Authorization Provided: (Initials) X
Agent Name: Isaacson & Arfman, Inc.		Phone: (505) 268-8828
Address: 128 Monroe St NE		E-Mail: thors@iacivil.com
City: Albuquerque	State: NM	ZIP Code: 87108

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

Preliminary Plat Extension for Stonegate Subdivision Phase 3
previously approved by Case No. 24-210-00008

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Unit 13	Block(s): 47	Lot(s): TRs 1-A and 2-A-1
Existing Zoning: R-4	Proposed Zoning: R-4	
No. of existing lots: 2	No. of proposed lots: 37	Total area of site (acres) 8.2924

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 Thor Simenson	Applicant:	Agent: X
Signature:		Date: **10/08/2025**

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants

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

October 08, 2025

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

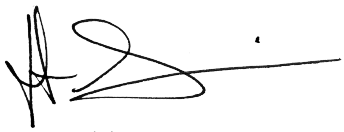
RE: STONEGATE SUBDIVISION PHASE 3

Isaacson & Arfman, agents for Coal Bank Holdings, Ltd, are requesting an extension of the Preliminary Plat Approval.

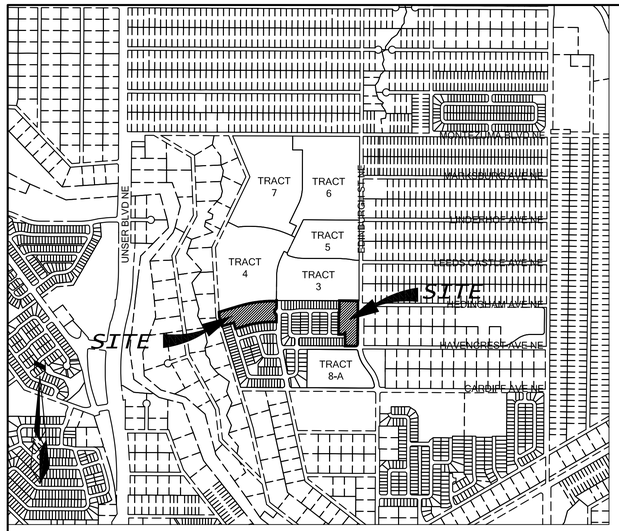
The preliminary plat was approved November 19th, 2024 (Case No. 24-210-00008). At this time the infrastructure plans for this phase of development are not yet approved. We anticipate approval of the plans soon and intend to begin construction shortly after. Extending the Preliminary Plat is for good cause and will allow the developer sufficient time to start construction and prepare the Final Plat documents required.

Please call/email me with any questions or comments.

Sincerely,
Isaacson & Arfman, Inc.



Justin Thor Simenson
President



LOCATION MAP SCALE:NTS

SUBDIVISION DATA

GROSS ACREAGE:	8.2924 AC.
NO. OF EXISTING LOTS:	0 LOTS
NO. OF EXISTING TRACTS:	2 TRACTS
NO. OF LOTS CREATED:	37 LOTS
NO. OF TRACTS CREATED:	2 TRACTS
PUBLIC RIGHT OF WAY CREATED:	1.3924 AC.
DATE OF SURVEY:	MARCH, 2024

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF LOTS AND TRACTS AS SHOWN HEREON. THE TRACTS LABELED "H.O.A." WILL BE DEEDED IN FEE SIMPLE TO THE STONEGATE HOME OWNERS ASSOCIATION AND WILL BE MAINTAINED BY SAME. THEY WILL BE FOR THE BENEFIT OF THE HOME OWNERS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HERBY CONSENT TO THE GRANTING OF PUBLIC, PRIVATE AND TEMPORARY EASEMENTS AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL PUBLC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC, WATER, SEWER AND COMMUNICATION SERVICES, WHERE SHOWN OR INDICATED, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF RIO RANCHO IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE PROPERTY SUBDIVIDED HEREON.

OWNER(S): COAL BANK HOLDINGS, LTD

ADAM THORNTON, Managing Member Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this _____ day of _____, 2024, this instrument was acknowledged before me by Adam Thornton, Managing Member, for Coal Bank Holdings, L.T.D. on behalf of said Coal Bank Holdings, L.T.D..

Notary Public My Comission Expires

LEGAL DESCRIPTION

All of Tract numbered One-A (1-A) and TwoA-One (2A-1) as the same is shown and designated on the Plat entitled, "PLAT FOR STONEGATE SUBDIVISION PHASE 2", filed in the office of the County Clerk of Sandoval County, New Mexico on July 26, 2023, in Volume 3, Folio 5075, (RRE Plat Book No. 34, pages 10-14), and containing 8.2924 acres more or less.

PURPOSE OF PLAT

1. To Subdivide Tract 1-A and Tract 2A-1, STONEGATE SUBDIVISION PHASE 2 into 37 residential lots and 2 Tracts as shown hereon.
2. To dedicate public street Right-of-way to the City of Rio Rancho in fee simple as shown hereon.
3. To grant all easements as shown hereon
4. To vacate temporary turnaround easements as shown hereon.

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARING (CENTRAL ZONE)
2. ALL DISTANCES ARE GROUND DISTANCES
3. BEARINGS AND DISTANCES IN PARENTHESIS RECORD.
4. BASIS OF BOUNDARY IS FROM THE PLAT OF RECORD ENTITLED:

   "PLAT OF TRACT 1 THRU 8, STONEGATE SUBDIVISION"
   (06-15-2011 VOLUME 3, FOLIO 3338)

   "PLAT OF TRACTS A AND B, BLOCK 47, RIO RANCHO ESTATES
   (04-15-2014, VOLUME 3, FOLIO 3699)

   "PLAT OF STONEGATE SUBDIVISION, PHASE 1"
   (05-11-2023, VOLUME 3, FOLIO 5048)

   "PLAT OF STONEGATE SUBDIVISION, PHASE 1"
   (05-11-2023, VOLUME 3, FOLIO 5048)

   "PLAT OF STONEGATE SUBDIVISION, PHASE 2"
   (07-26-2023, VOLUME 3, FOLIO 5075)

   "SUMMARY PLAT FOR LOTS 37-A THRU 51-A & HOA TRACT I, BLOCK 8, STONEGATE SUBDIVISION PHASE 2"
   (05-29-2024, VOLUME 3, FOLIO 5240)
5. FIELD SURVEY PERFORMED IN MARCH, 2024.
6. CITY OF RIO RANCHO, NEW MEXICO ZONE: R-4
7. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, PANEL 1900 OF 2225, FLOOD INSURANCE RATE MAP, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, DATED MARCH 18, 2008. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN.
8. TITLE REPORT: OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NO. 1500369 (EFFECTIVE DATE: 01-14-2015)
9. All corners shall be set 1/2" rebar with cap or PK nail and washer. Front corners will be set in the gutter pan as witness corners.
10. Dedication of public right-of-way includes the use of the roadways and rights-of-way for all uses typically associated with the use of a right-of-way and purposes appurtenant thereto, including, but not limited to, the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way area, and for all other purposes for which a public street and right-of-way is commonly used, including but not limited to installing, repairing, maintaining, altering, replacing, relocating and operating public and private utilities in, into, upon, over, across, and under any such right-of-way.

PUBLIC UTILITY EASEMENTS

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

1. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
2. NEW MEXICO GAS COMPANY (NMGCO) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. LUMEN (LUMEN) FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND ENCLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
5. SPARKLIGHT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
6. CITY OF RIO RANCHO UTILITIES (WATER AND SANITARY SEWER) FOR INSTALLATION, MAINTENANCE AND SERVICES OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, WITH THE RIGHT AND 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

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

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGCO, LUMEN, SPARKLIGHT AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGCO, LUMEN, SPARKLIGHT AND COMCAST 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.

CITY CLERKS CERTIFICATE

I, Noel C. Davis, City Clerk of the City of Rio Rancho, New Mexico do hereby certify that the plat shown hereon was approved administratively by the Rio Rancho Development Services Department Director on the _____ day of _____, 2024.

Noel C. Davis, City Clerk, City of Rio Rancho Date

TREASURER'S CERTIFICATE

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

Jennifer Taylor, Sandoval County Treasurer Date

PLAT
FOR
STONEGATE SUBDIVISION PHASE 3

(BEING A REPLAT OF TRACT 1-A AND 2A-1, STONEGATE SUBDIVISION PHASE 2)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 11 & 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

DSD CASE NO. 24-220-00009

RIO RANCHO PLANNING AND ZONING BOARD

Approved on the_____day of _____, 2024.

Fred Radosevich, Chairman Date

UTILITY APPROVALS

City of Rio Rancho Date

New Mexico Gas Company Date

Lumen Date

Public Service Company of New Mexico Date

Sparklight Date

Comcast Date

COUNTY CLERKS RECORDING INFORMATION

THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ TH DAY OF _____, 2024 IN RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, AND WAS RECORDED IN VOLUME_____, FOLIO _____, RECORDS OF SAID COUNTY.
(RIO RANCHO ESTATES PLAT BOOK _____, PAGE _____)

ANNE BRADY-ROMERO, COUNTY CLERK AND RECORDER

BY: _____
DEPUTY DATE

JURISDICTIONAL AFFIDAVIT

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

10/20/2024
Timothy Aldrich, P.S. No. 7719 Date

SURVEYOR'S CERTIFICATION

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

10/20/2024
Timothy Aldrich, P.S. No. 7719 Date

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

Designed: TA	Drawn: TA	Checked: TA	Sheet 1 of 4
Scale: as shown	Date: 10/19/2024	Job: 10082	

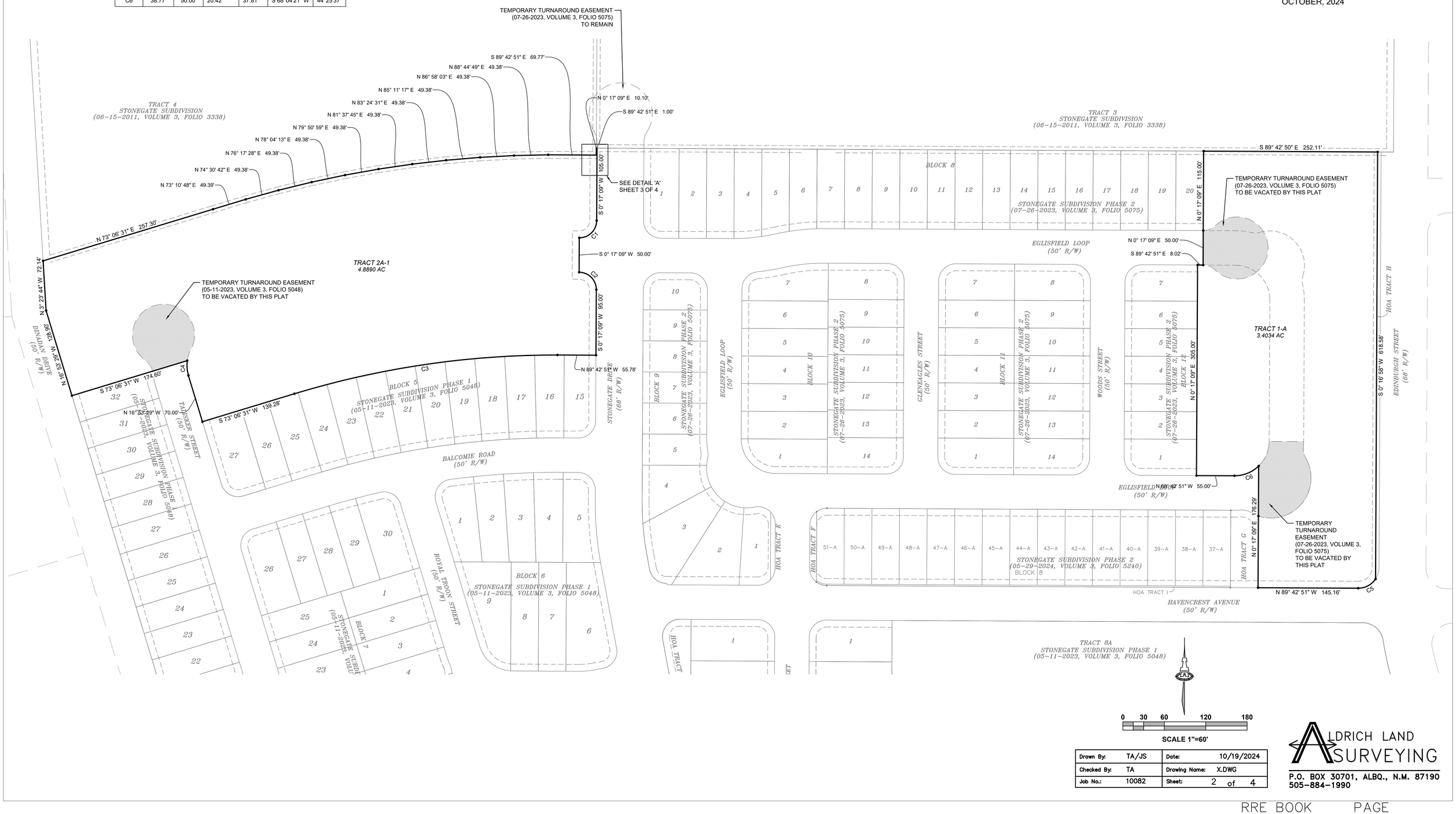
RRE BOOK _____ PAGE_____

PRELIMINARY PLAT FOR

STONEGATE SUBDIVISION PHASE 3

(BEING A REPLAT OF TRACTS 1-A AND 2A-1, STONEGATE SUBDIVISION STONEGATE PHASE 2 SUBDIVISION)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 11 & 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.36'	S 45°17'09" W	90°00'00"
C2	39.27'	25.00'	25.00'	35.36'	S 44°42'51" E	90°00'00"
C3	386.71'	1300.00'	194.79'	385.29'	S 81°37'50" W	17°02'38"
C4	21.62'	50.00'	10.98'	21.45'	N 4°30'09" W	24°46'40"
C5	29.56'	30.00'	16.10'	28.37'	S 62°03'47" W	56°26'45"
C6	38.77'	50.00'	20.42'	37.81'	S 68°04'21" W	44°25'37"



Drawn By:	TA/JS	Date:	10/19/2024
Checked By:	TA	Drawing Name:	X.DWG
Job No.:	10082	Sheet:	2 of 4

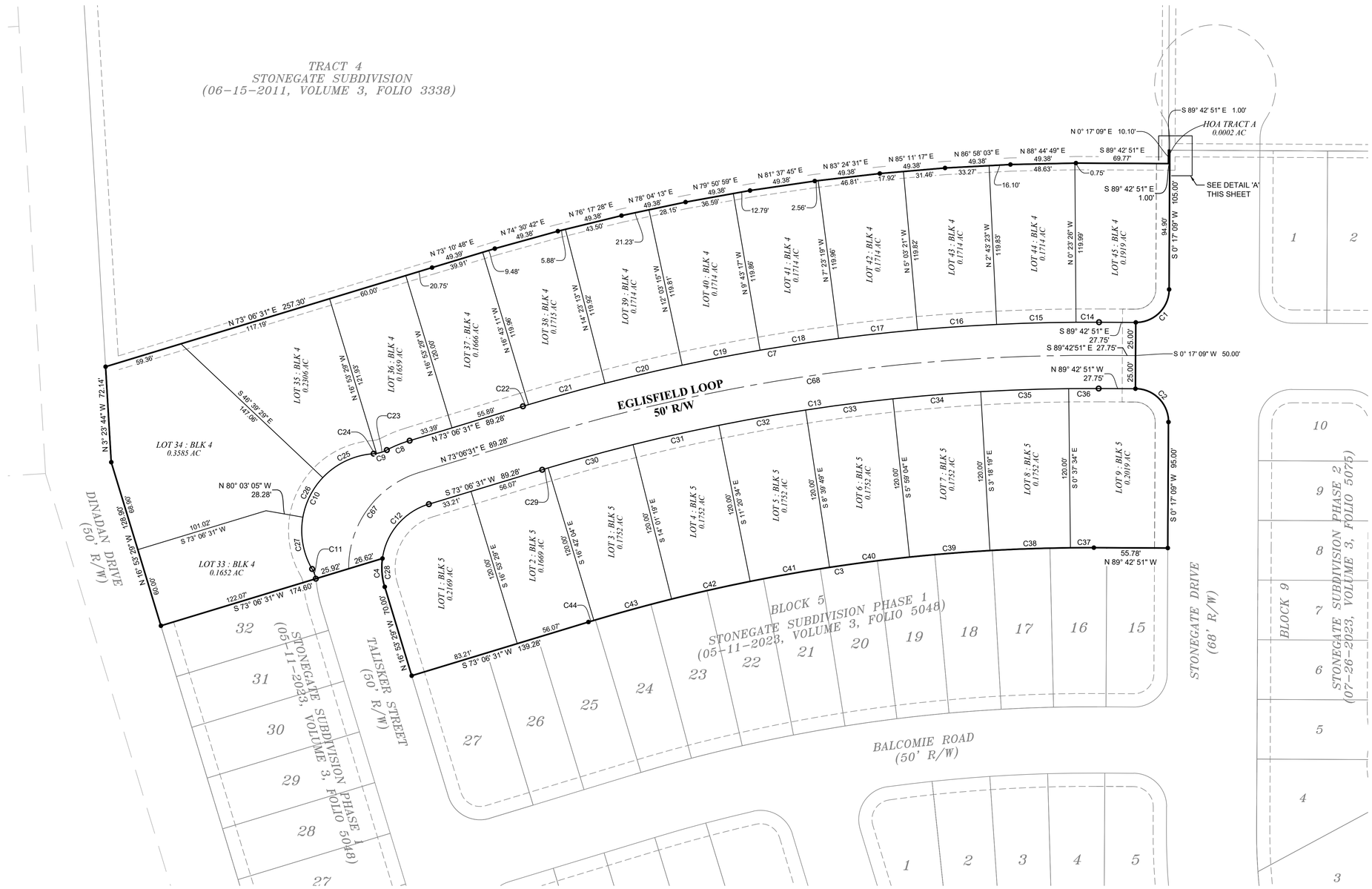
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

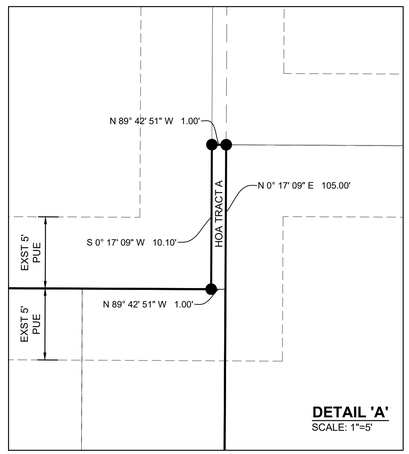
RRE BOOK PAGE

PRELIMINARY PLAT FOR

STONEGATE SUBDIVISION PHASE 3

(BEING A REPLAT OF TRACTS 1-A AND 2A-1, STONEGATE SUBDIVISION STONEGATE PHASE 2 SUBDIVISION)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 11 & 12
TOWNSHIP 12 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024





NOTE:
SEE SHEET 4 FOR CURVE TABLE.

0 20 40 80 120
SCALE 1"=40'

Drawn By:	TA/JS	Date:	10/19/2024
Checked By:	TA	Drawing Name:	X.DWG
Job No.:	10082	Sheet:	3 of 4

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

RRE BOOK PAGE

PRELIMINARY PLAT FOR
STONEGATE SUBDIVISION
PHASE 3

(BEING A REPLAT OF TRACTS 1-A AND 2A-1, STONEGATE SUBDIVISION STONEGATE PHASE 2 SUBDIVISION)
WITHIN
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CITY OF RIO RANCHO
SANDOVAL COUNTY, NEW MEXICO
OCTOBER, 2024

CURVE TABLE						
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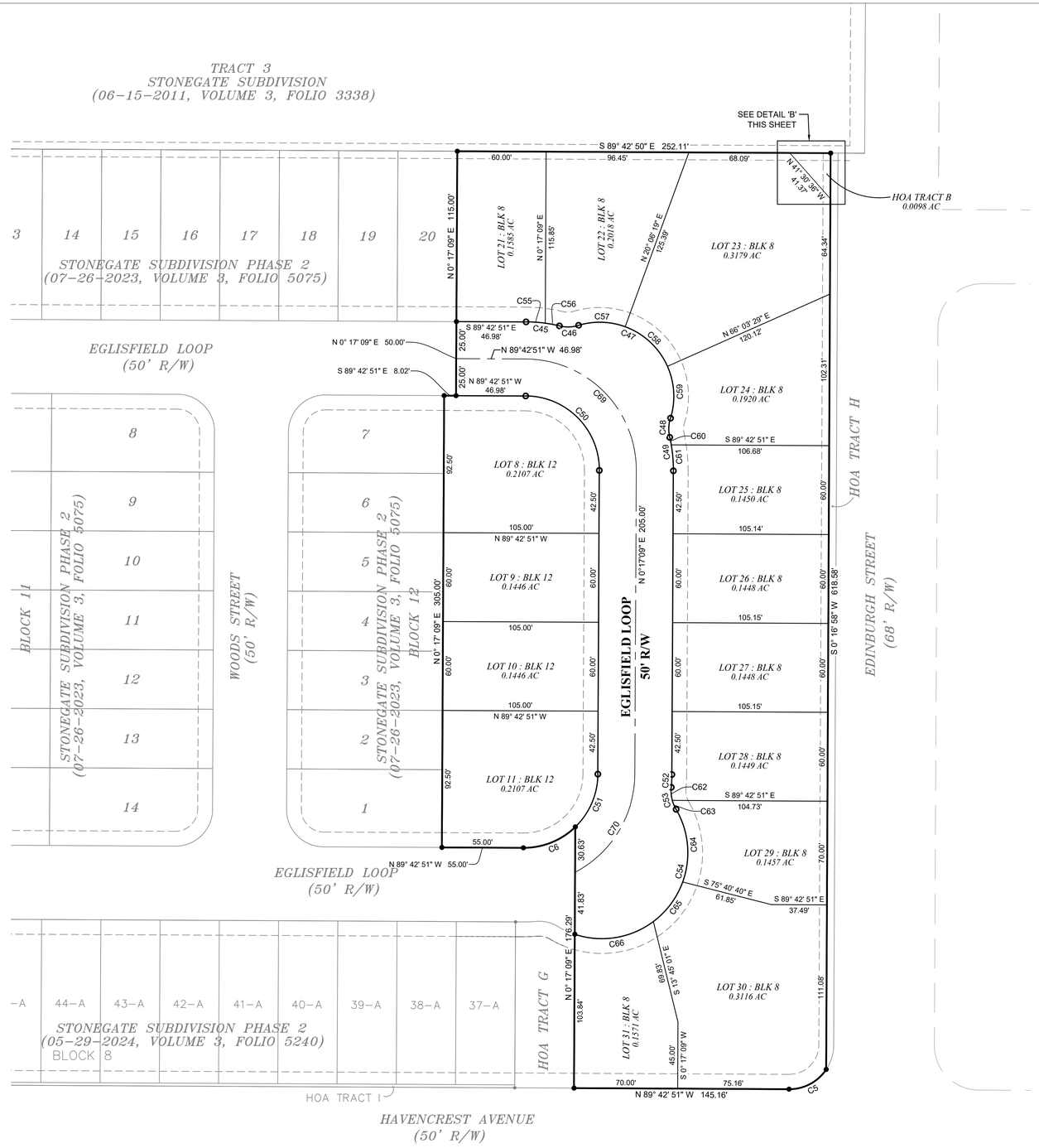
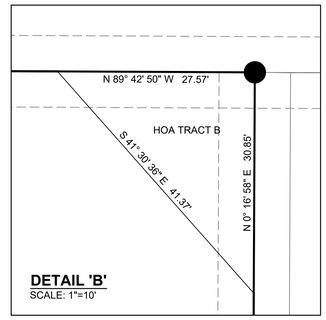
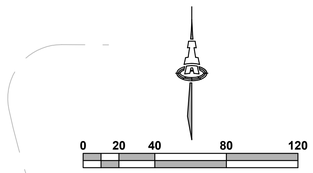
C1	39.27'	25.00'	25.00'	35.36'	S 45°17'09" W	90°00'00"
C2	39.27'	25.00'	25.00'	35.36'	S 44°42'51" E	90°00'00"
C3	386.71'	1300.00'	194.79'	385.29'	S 81°37'50" W	17°02'38"
C4	21.62'	50.00'	10.98'	21.45'	N 4°30'09" W	24°46'40"
C5	29.56'	30.00'	16.10'	28.37'	S 62°03'47" W	56°26'45"
C6	38.77'	50.00'	20.42'	37.81'	S 68°04'21" W	44°25'37"
C7	440.71'	1470.00'	222.02'	439.06'	S 81°41'50" W	17°10'38"
C8	18.64'	100.00'	9.35'	18.61'	N 67°46'07" E	10°40'48"
C9	10.38'	25.00'	5.27'	10.31'	N 74°19'36" E	23°47'46"
C10	117.66'	58.00'	93.24'	98.50'	S 28°06'31" W	116°13'56"
C11	7.94'	25.00'	4.00'	7.90'	N 20°54'47" W	18°11'18"
C12	56.92'	50.00'	31.99'	53.89'	S 40°29'51" W	65°13'20"
C13	425.72'	1420.00'	214.47'	424.12'	S 81°41'50" W	17°10'38"
C14	17.35'	1470.00'	8.68'	17.35'	N 89°56'52" E	0°40'35"
C15	59.85'	1470.00'	29.93'	59.85'	N 88°26'35" E	2°19'58"
C16	59.85'	1470.00'	29.93'	59.85'	N 86°06'38" E	2°19'58"
C17	59.85'	1470.00'	29.93'	59.85'	N 83°46'40" E	2°19'58"
C18	59.85'	1470.00'	29.93'	59.85'	N 81°26'42" E	2°19'58"
C19	59.85'	1470.00'	29.93'	59.85'	N 79°06'44" E	2°19'58"
C20	59.85'	1470.00'	29.93'	59.85'	N 76°46'46" E	2°19'58"
C21	59.85'	1470.00'	29.93'	59.85'	N 74°26'48" E	2°19'58"
C22	4.40'	1470.00'	2.20'	4.40'	N 73°11'40" E	0°10'18"
C23	8.12'	25.00'	4.09'	8.08'	N 71°43'48" E	18°36'08"
C24	2.27'	25.00'	1.13'	2.27'	N 83°37'40" E	5°11'37"
C25	43.41'	58.00'	22.78'	42.40'	N 64°47'00" E	42°52'58"
C26	33.80'	58.00'	17.40'	33.33'	S 26°38'43" W	33°23'36"
C27	40.45'	58.00'	21.08'	39.63'	N 10°01'46" W	39°57'21"
C28	21.62'	50.00'	10.98'	21.45'	S 4°30'09" E	24°46'40"
C29	4.71'	1420.00'	2.36'	4.71'	S 73°12'14" W	0°11'25"
C30	66.40'	1420.00'	33.21'	66.39'	S 74°38'18" W	2°40'45"
C31	66.40'	1420.00'	33.21'	66.39'	S 77°19'03" W	2°40'45"
C32	66.40'	1420.00'	33.21'	66.39'	S 79°59'49" W	2°40'45"
C33	66.40'	1420.00'	33.21'	66.39'	S 82°40'34" W	2°40'45"
C34	66.40'	1420.00'	33.21'	66.39'	S 85°21'19" W	2°40'45"
C35	66.40'	1420.00'	33.21'	66.39'	S 88°02'04" W	2°40'45"
C36	22.60'	1420.00'	11.30'	22.60'	S 89°49'48" W	0°54'43"
C37	17.67'	1300.00'	8.83'	17.67'	N 89°45'48" E	0°46'43"
C38	60.79'	1300.00'	30.40'	60.78'	N 88°02'04" E	2°40'45"
C39	60.79'	1300.00'	30.40'	60.78'	N 85°21'19" E	2°40'45"
C40	60.79'	1300.00'	30.40'	60.78'	N 82°40'34" E	2°40'45"
C41	60.79'	1300.00'	30.40'	60.78'	N 79°59'49" E	2°40'45"
C42	60.79'	1300.00'	30.40'	60.78'	N 77°19'03" E	2°40'45"
C43	60.79'	1300.00'	30.40'	60.78'	N 74°38'18" E	2°40'45"
C44	4.32'	1300.00'	2.16'	4.32'	N 73°12'14" E	0°11'25"
C45	22.78'	100.00'	11.44'	22.73'	N 83°11'17" W	13°03'07"
C46	13.06'	25.00'	6.68'	12.91'	N 88°22'29" E	29°55'35"
C47	107.99'	50.00'	93.54'	88.19'	N 44°42'51" W	123°44'56"
C48	13.06'	25.00'	6.68'	12.91'	S 2°11'50" W	29°55'35"
C49	22.78'	100.00'	11.44'	22.73'	N 6°14'24" W	13°03'07"
C50	78.54'	50.00'	50.00'	70.71'	N 44°42'51" W	90°00'00"
C51	39.77'	50.00'	21.00'	38.73'	N 23°04'21" E	45°34'23"
C52	8.71'	100.00'	4.36'	8.70'	S 2°46'49" W	4°59'20"
C53	15.50'	25.00'	8.01'	15.25'	S 12°29'04" E	35°31'07"
C54	140.35'	58.00'	153.67'	108.53'	N 39°04'42" E	138°38'38"
C55	13.06'	100.00'	6.54'	13.05'	S 85°58'24" E	7°28'53"
C56	9.72'	100.00'	4.87'	9.72'	S 79°26'51" E	5°34'14"
C57	32.02'	50.00'	16.58'	31.48'	S 88°14'30" E	36°41'38"
C58	40.10'	50.00'	21.20'	39.04'	S 46°55'06" E	45°57'10"
C59	35.87'	50.00'	18.75'	35.10'	S 3°23'27" E	41°06'08"
C60	5.19'	100.00'	2.60'	5.19'	S 11°16'46" E	2°58'24"
C61	17.59'	100.00'	8.82'	17.57'	S 4°45'12" E	10°04'43"
C62	8.89'	25.00'	4.49'	8.84'	S 4°54'31" E	20°22'01"
C63	6.61'	25.00'	3.32'	6.59'	S 22°40'04" E	15°09'06"
C64	50.76'	58.00'	27.13'	49.15'	S 5°10'24" E	50°08'27"
C65	33.64'	58.00'	17.31'	33.17'	S 36°30'48" W	33°13'56"
C66	55.95'	58.00'	30.37'	53.81'	S 80°45'54" W	55°16'15"
C67	96.57'	75.00'	56.29'	90.04'	S 36°13'15" W	73°46'32"
C68	433.21'	1445.00'	218.24'	431.59'	S 81°41'50" W	17°10'38"
C69	117.81'	75.00'	75.00'	106.07'	N 44°42'51" W	90°00'00"
C70	81.40'	75.00'	45.23'	77.46'	N 31°22'37" E	62°10'55"







Drawn By:	TA/JS	Date:	10/19/2024
Checked By:	TA	Drawing Name:	X.DWG
Job No.:	10082	Sheet:	4 of 4

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

RRE BOOK PAGE

The City of Rio Rancho

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

October 9, 2025

RE: Preliminary Plat Extension
Case No. 24-210-00008
STNG2, TR 2A1, and STNG, TR 1A

Dear Property Owner:

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

The applicant, Coal Bank Holdings, Ltd. is requesting approval of a Preliminary Plat Extension for the Stonegate Phase 3 Subdivision; on the tracts legally described as Stonegate Unit 2, Tract 2A1, and Stonegate, Tract 1A.

The **Planning and Zoning Board** will consider the request on **Tuesday, October 28, 2025** at 6:00 pm in the **Council Chambers** and **Virtually** as a hybrid meeting, through the **Zoom link and number below.**

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

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

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

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

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

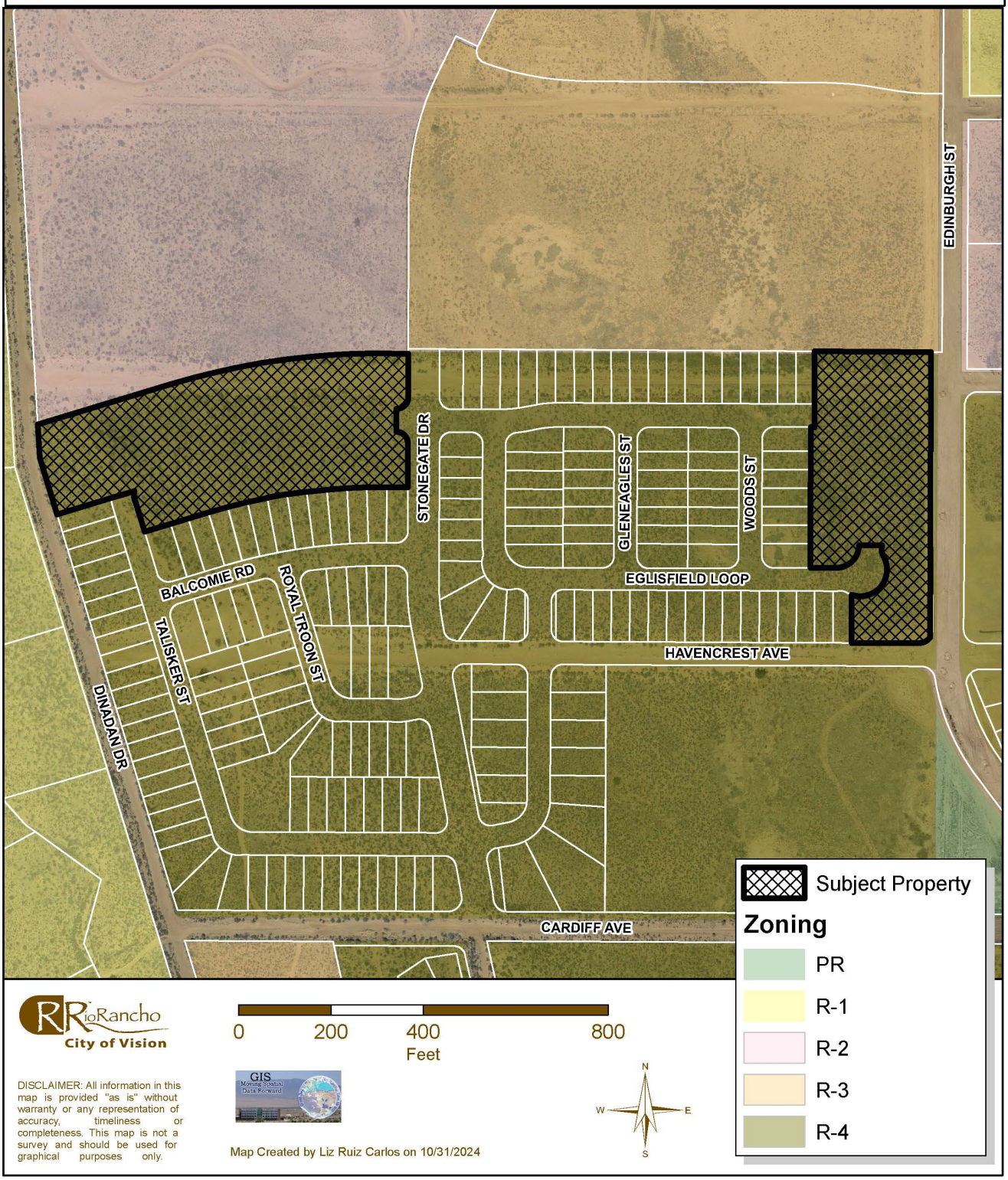
Respectfully,

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

The City of Rio Rancho

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

PRELIMINARY PLAT EXTENSION
STONEGATE PHASE 3



City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, October 28, 2025:

Preliminary Plat (Extension)
Case #24-210-00008

The applicant, Coal Bank Holdings, Ltd. is requesting approval of a Preliminary Plat Extension for the Stonegate Phase 3 Subdivision; on the tracts legally described as Stonegate Unit 2, Tract 2A1, and Stonegate, Tract 1A.

Specific Area Plan Amendment
Case #25-410-00006

The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of a Specific Area Plan Amendment to the Northern/Rainbow Specific Area Plan; to expand the plan boundary and update land uses.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres. Variance

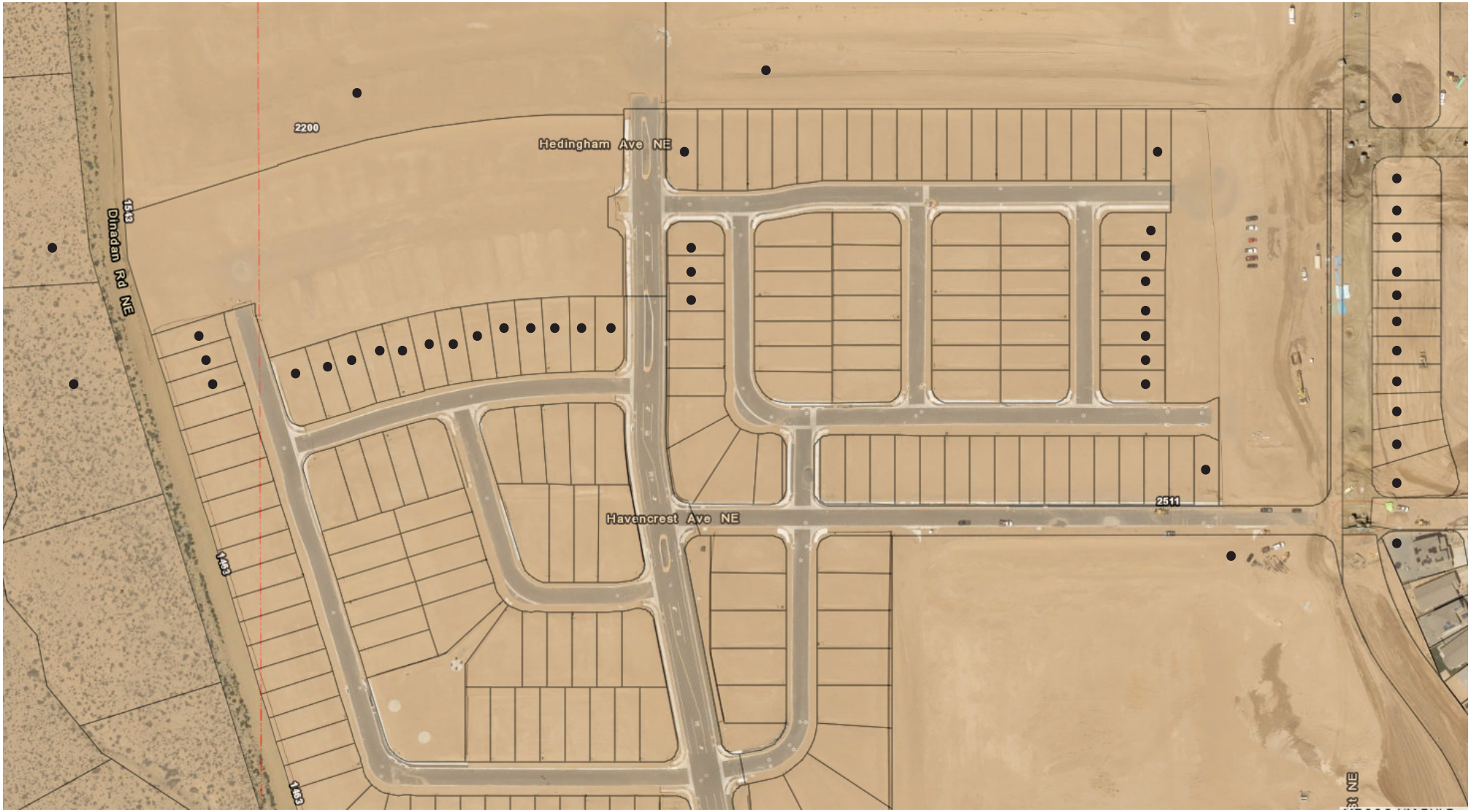
Case #25-110-00021

The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The subject property is legally described as Diamond Ridge, Block 7, Lot 4, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

The meeting is scheduled for 6 p.m. 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. 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: October 13, 2025



Notice Map: • - Abutting Properties, first-class mail

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-110-00021

AGENDA DATE:
October 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
Variance. The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The subject property is legally described as Diamond Ridge, Block 7, Lot 4. Staff contact is Ben Isaacs and staff recommend denial with findings.

BACKGROUND AND ANALYSIS:
The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet.

The subject property is legally described as Diamond Ridge, Block 7, Lot 4, and is addressed as 4305 Cholla Dr NE. The property is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

The applicant received a Code Enforcement violation (Case #25-4161) originating from a citizen complaint for a section of the wall located behind the front setback on the western property line after having raised its height to seven feet and ten inches (7’10”). The complaint was received from the neighboring property owner at 4301 Cholla Dr NE, who is concerned about the structural integrity of the wall. It has been determined that the wall height was increased around 2020. The City did not receive an application for the increase in the wall height and the structural integrity of the wall cannot be determined.

The applicant submitted an application for the wall height increase (Permit #25-10447) in response to the Code Enforcement action and listed 7' 10" wall in their application. Due to the wall's height, exceeding 6 ft, the applicant has submitted a variance request and if the variance is approved will be required to submit Engineered Plans with structural details confirming the safety and integrity of the wall.

REVIEW CRITERIA:
The applicant 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.

Rio Rancho Code of Ordinances (R.O. 2003), Section 150.06 (Variances) 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 is the basis for the claim of hardship."

The applicant's justification narrative begins with an explanation as to why the western block wall was initially raised: "In 2020, the west block wall project became a reality when one of our grandchildren climbed onto the west block wall where it intersects with the north block wall, tripped, and fell but luckily was not hurt only bruised." It was because of that incident that the applicant raised the wall to its current height of seven feet and ten inches (7'10"). The applicant explains that, when approaching their HOA for endorsement of the project, they were not told that they needed approval from the City prior to increasing the wall height.

The applicant states within the included justification that they are justified in this variance request for several reasons, including the size, shape and location of their lot. They maintain that the lot is "only 70 feet wide" and that "it is elongated, leaving little room for add-ons or other possible types of architectural elements". Regarding the location of the lot, the applicant states, "Our home is (one of three homes) built out from the lower side of a hill where the usage of zoning requirements may result in a possible inconvenience to the homeowner. Specifically, in this case all three block walls are constructed at different heights."

Staff have evaluated this application based on the criteria outlined in Rio Rancho Code of Ordinances (R.O. 2003), Section 150.06, and find no irregularities with the lot meeting the necessary criteria. The lot is not particularly 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 recommend that the Planning and Zoning Board find that the 70-foot lot width is not substandard for a property zoned R-1 and that it is not exceptionally elongated or narrow; according to R.O. 2003, Section 154.50 (Zoning Table/Residential), lots located within the R-1 zoning district shall have a minimum lot width of 60 feet. Additionally, staff find that while the lot does increase in elevation toward the rear property line, the section of the wall that is in violation of code is not located at the rear of the lot where its elevation increases.

NOTIFICATIONS:
Neighboring property owners within 100 feet of the subject property were notified of the Planning and Zoning Board hearing by certified mail and property owners between 100 and 300 feet were notified by postcard. A notice sign was erected on the subject property by the applicant, as required by ordinance, and a legal notice was published in the Albuquerque Journal on October 13, 2025. All notification requirements for this hearing have been met.

REVIEWER COMMENTS:

REVIEWING AGENCY	**COMMENTS**
CoRR Engineering	No adverse comments.
CoRR Fire and Rescue	No comments received.
CoRR Parks, Recreation and Community Services	No adverse comments.
CoRR Police	No comments received.
MRCG MRMPO	No comments received.
Rio Rancho Public Schools	No comments received.
SSCAFCA	No adverse comments.

IMPACT:

The Development Services Department recommends that the Planning and Zoning Board deny the variance request to the maximum fence height requirements in the setback area, based upon the lack of exceptionally irregular, narrow, shallow, steep or any other exceptional physical conditions of the lot that would keep the applicant from adhering to the setback requirements; subject to findings 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 authority to make application to request a variance to the maximum fence height allowed within the side yard setback, behind the front setback to the rear setback.
4. Due process was provided to the applicant and adjacent property owners.

SPECIFIC 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.
2. 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.

SPECIFIC FINDINGS OF FACT FOR APPROVAL:

If the Planning & Zoning Board determines that due to practical difficulty or unnecessary hardship, that the applicant adequately meets the criteria for granting a variance, then the following specific findings are recommended:

1. The applicant has adequately addressed the criteria for granting a variance as set forth in R.O. 2003.
2. A variance to R.O. 2003 §154.77(D)(2) allowing for a maximum height of 6 feet for a fence located within the side yard setback, behind the front setback to the rear setback, to allow for a fence measuring 7 feet 10 inches tall on the western property line, is approved.
3. The applicant must adhere to all other requirements found within R.O. 2003 §154.77.
4. The approval of the variance is valid for the fence permit, #25-10447.
5. The submitted wall permit shall comply with all building codes for the wall, including but not limited to submitting structural plans for the wall as it exceeds six feet in height.
6. The applicant shall provide written permission from the adjacent property owner for the raised common wall.

ALTERNATIVES:

The Planning and Zoning Board may:

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

DEPARTMENT RECOMMENDATION:

Staff recommend the Planning and Zoning Board deny the requested variance, subject to findings.

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Justification Letter.pdf

ATTACHMENT: Site Plan.pdf
ATTACHMENT: Wall Photos.pdf
ATTACHMENT: Code Enforcement Case 25-4161.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Public Comment - Don Schneider.pdf
ATTACHMENT: Findings_of_Fact_BMB.docx

4305 CHOLLA DRIVE NE
WALL HEIGHT VARIANCE

Rio Rancho City of Vision

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, 10/10/2025

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: Kim L. Snyder			Phone: (760) 534-4166
Address: 4305 Cholla Drive NE			E-Mail: 77Starman.2050@gmail.com
City: Rio Rancho	State: New Mexico		Zip: 87144-5741
Proprietary Interest: KLS & DDS	List Owners: Kim L. and Diane D. Snyder		
Deed or Ownership Verification Provided: (Initials) KLS		Letter of Authorization Provided: (Initials) KLS	

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

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

A detailed explanation of my request is attached and is accompanied with 8 by 10 inch color photographs which clarify my responses to certain criteria.

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit: 17	Block(s): 7	Lot(s): 4
Existing Zoning: R-1	Proposed Zoning: N/A	
No. of existing lots: N/A	No. of proposed lots: N/A	Total area of site (acres) 0.21

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: Kim L. Snyder	Applicant:	Agent: N/A
Signature: Kim L. Snyder		Date: 09/22/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

2020 WEST BLOCK WALL PROJECT REQUEST JUSTIFICATION:

In 2020, the West Block Wall Project became a reality when one of our grand-Children climbed onto the West Block Wall where it intersects with the North Block Wall, tripped, and fell but luckily was not hurt only bruised. It was because of that incident that I submitted a proposal to Diamond Ridge along with an endorsement from my neighbor stating he had no objections to raising the northern part of the West Wall by two blocks. I was never told that I had to seek review and approval from the City. With that said, I will go directly to my justification and address criteria for granting a variance or adjustment.

With respect that specific West Block Wall and the other two Block Walls that surround my home on three sides, I believe there are special circumstances that are applicable here including the Size (the lot is only 70 feet wide), the Shape (it is elongated leaving little room for add-ons or other possible types of architectural elements), and the Location, (our home is (one of three homes) built out from the lower side of a hill where the usage of zoning requirements may result in a possible inconvenience to the homeowner. Specifically, in this case all three Block Walls are constructed at different heights.

The West Block Wall (See Photos) is 12 Blocks or 7 feet 10 inches in height Near the northwest corner of our home. More importantly, it is six blocks lower where it intersects with the North Block Wall. Additionally, the West Block Wall begins to stairstep down southward from our home's northwest corner all the way to the front yard where it is only four blocks or 32 inches in height.

The East Block Wall (See Photos) on the other hand, is 14 Blocks or 9 feet 4 inches in height next to the little outbuilding and it is also six blocks lower where it intersects with the East Corner of the North Block Wall. And, it too stairsteps down southward from behind the outbuilding all the way to the front yard where it is only six blocks or four feet in height.

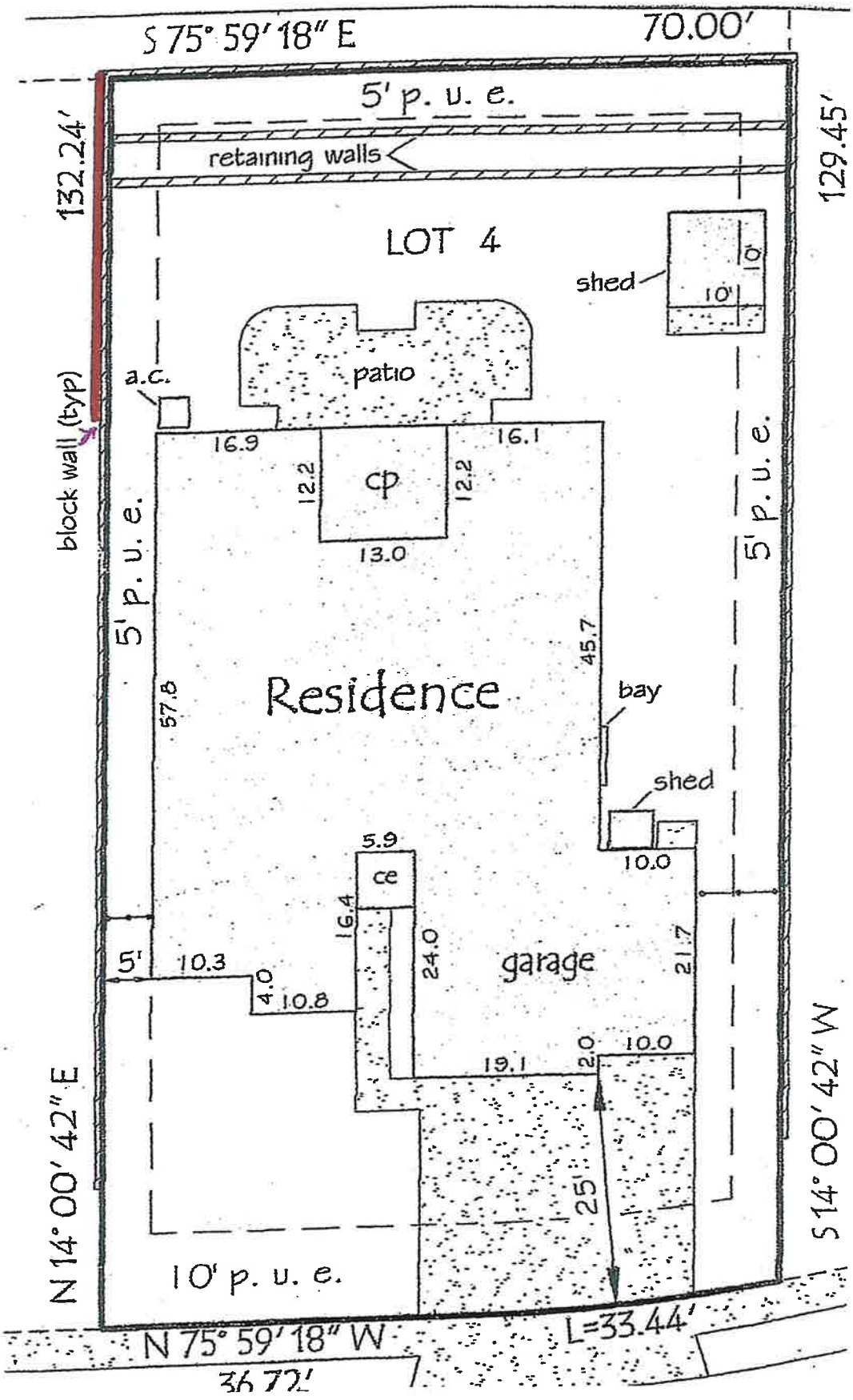
The North Block Wall, it was built going from East to West and it too crosses with the West Block Wall at approximately the halfway point of a westerly direction and it also intersects with the East Block Wall at the northeast corner of the North and East Block Walls. It is the highest block wall 14 Blocks that measures 9 feet 4 inches in height or if measured from the backyard lawn level with the two Planter Block Walls and plant space (10 feet) it is fifteen feet six

inches in height. Likewise, the North Block Wall does not remain at fourteen blocks as it also begins to stairstep (west) down to ten blocks in height on the westside at a point where it intersects with the West Block Wall (While the West Block Wall Top is six blocks lower than the top of the North Block Wall).

Specifically speaking, I as the homeowner did not create the above noted special circumstances applicable to the property involved. Nor, am I looking for a grant of special privileges inconsistent with the limitations upon other properties in the subject zone. I am only interested in receiving a favorable response regarding the authorization relating to the raising of the northern part of the West Block Wall by two blocks. I firmly believe the authorizing of my application will not be of a detriment to the homeowners whom reside in the Diamond Ridge community, nor will it be a disadvantage to the public welfare in general.

Finally, I am mindful of code enforcement violations as I worked 10 years as the Superintendent of the Palm Spring Agency for the Department of the Interior in Palm Springs, California where some of my code enforcement projects included the removal of leaking underground fuel storage tanks and the demolition of the gas station involved with those tanks. In addition, the demolition of a vacant hotel in Palm Springs and the revitalization of a Howard Johnson restaurant and the adjoining hotel. There were other ongoing violations but they were smaller in nature, however, they involved both Indian and Non-Indian lands or what is referred to as checkerboard lands. One other large project was in the city of Twenty-Nine Palms, California where I was directly involved in the design, planning and construction of the Twenty-Nine Palms Band of Mission Indians Tortoise Rock Casino. Prior to being Superintendent, I worked as Executive Administrator for the Department of the Interior in Washington DC and in Denver, Colorado for 30 years overseeing the overall trust responsibility for Indian Lands throughout the United States.

4305 CHOLLA DRIVE NE., RIO RANCHO, NM 87144



WEST BLOCK WALL DESENDING TO
FRONT YARD. BLUE TAPE IMPLIES
TWO BLOCKS.

WEST BLOCK WALL INTERSECTING WITH NORTH BLOCK WALL. WEST BLOCK WALL IS SIX BLOCKS LOWER.

EAST BLOCK WALL INTERSECTING WITH NORTH BLOCK WALL. EAST BLOCK WALL IS SIX BLOCKS LOWER.

EAST BLOCK WALL DESCENDING TO
FRONT YARD. NO CHANGES IN THE
EAST BLOCK WALL.

NORTH BLOCK WALL RUNNING FROM EAST TO WEST. NO CHANGES IN MIDDLE NORTH BLOCK WALL.

Exhibit 1- 4305 Cholla Dr NE, Rio Rancho, NM 87144

City Sourced # 5248814

Date – 07/15/2025

Case # 25--4161

Violation:

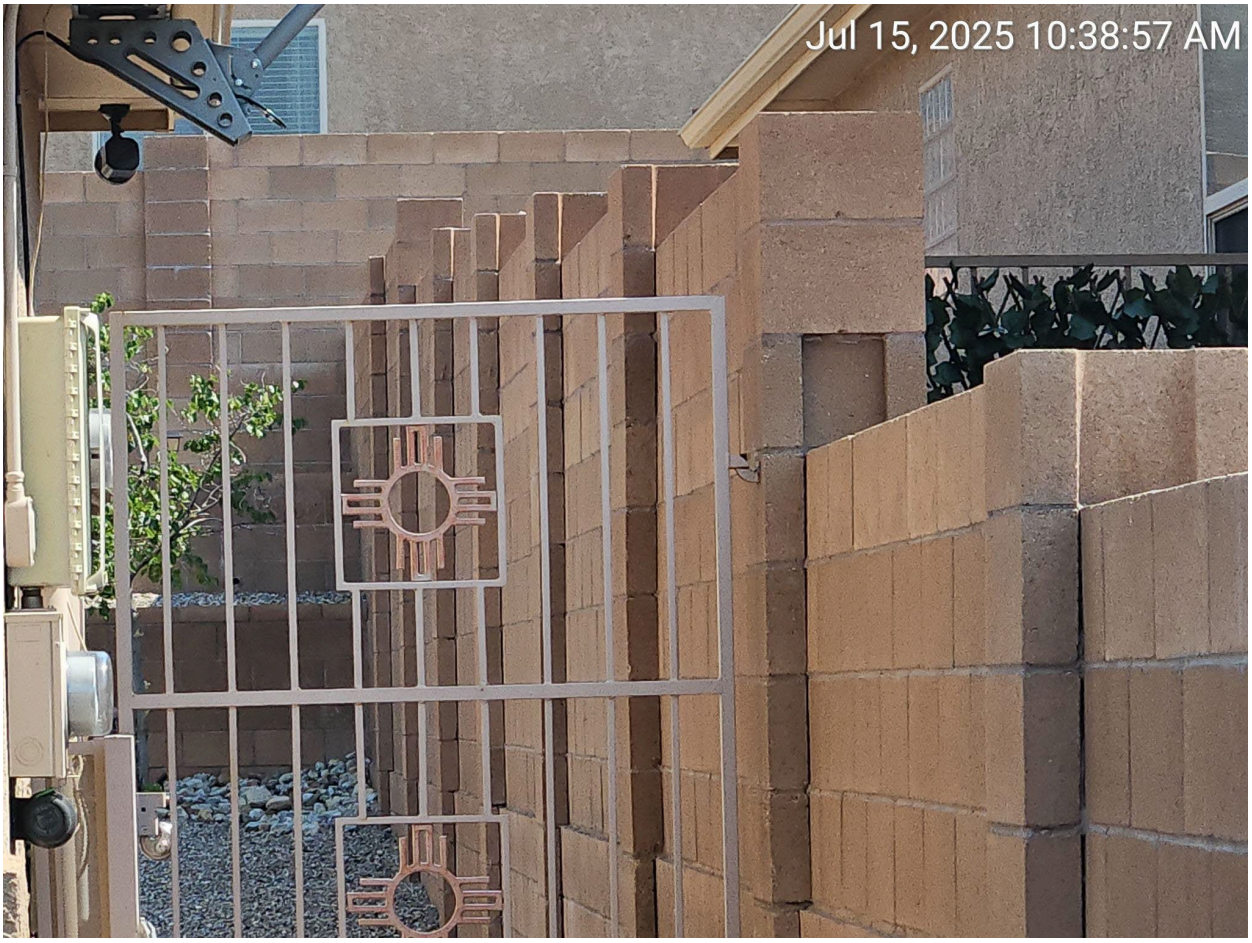
Received a Citizen complaint through City Sourced #5248814

Description: Ms. Lopez who resides at 4301 Cholla Dr NE advises the property owner has raised the common fence/wall and it is extremely tall and is concerned about the integrity of the wall. No permits on file for the fence addition.

07/15/2025 – Performed inspection of the property and did not find immediate proof of a wall addition. Will ask complainant for more information.

07/17/2025 – Complainant stated they'll testify to the addition/alteration. Notice of violation mailed.

Jul 15, 2025 10:39:19 AM
4305 Cholla Dr NE, Rio Rancho, NM 87144, USA


Jul 15, 2025 10:38:57 AM

Jul 15, 2025 10:38:49 AM

dish
Jul 15, 2025 10:38:41 AM

Jul 15, 2025 10:39:18 AM
4305 Cholla Dr NE, Rio Rancho, NM 87144, USA

Jul 15, 2025 10:38:42 AM

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, October 28, 2025:

Preliminary Plat (Extension)
Case #24-210-00008

The applicant, Coal Bank Holdings, Ltd. is requesting approval of a Preliminary Plat Extension for the Stonegate Phase 3 Subdivision; on the tracts legally described as Stonegate Unit 2, Tract 2A1, and Stonegate, Tract 1A.

Specific Area Plan Amendment
Case #25-410-00006

The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of a Specific Area Plan Amendment to the Northern/Rainbow Specific Area Plan; to expand the plan boundary and update land uses.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres. Variance

Case #25-110-00021

The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The subject property is legally described as Diamond Ridge, Block 7, Lot 4, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

The meeting is scheduled for 6 p.m. 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. 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: October 13, 2025

The City of Rio Rancho

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

October 14, 2025

RE: Case Type; Case No. 25-100-00012
Plaza Rio, Lot B

Dear Property Owner:

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

The applicant, Brian Mozley, through their agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment, to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B to include multi-family townhomes as a permissive land use. The subject property comprises approximately 1.51 acres and is currently zoned SU: Special Use.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, October 28, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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

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. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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.

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.

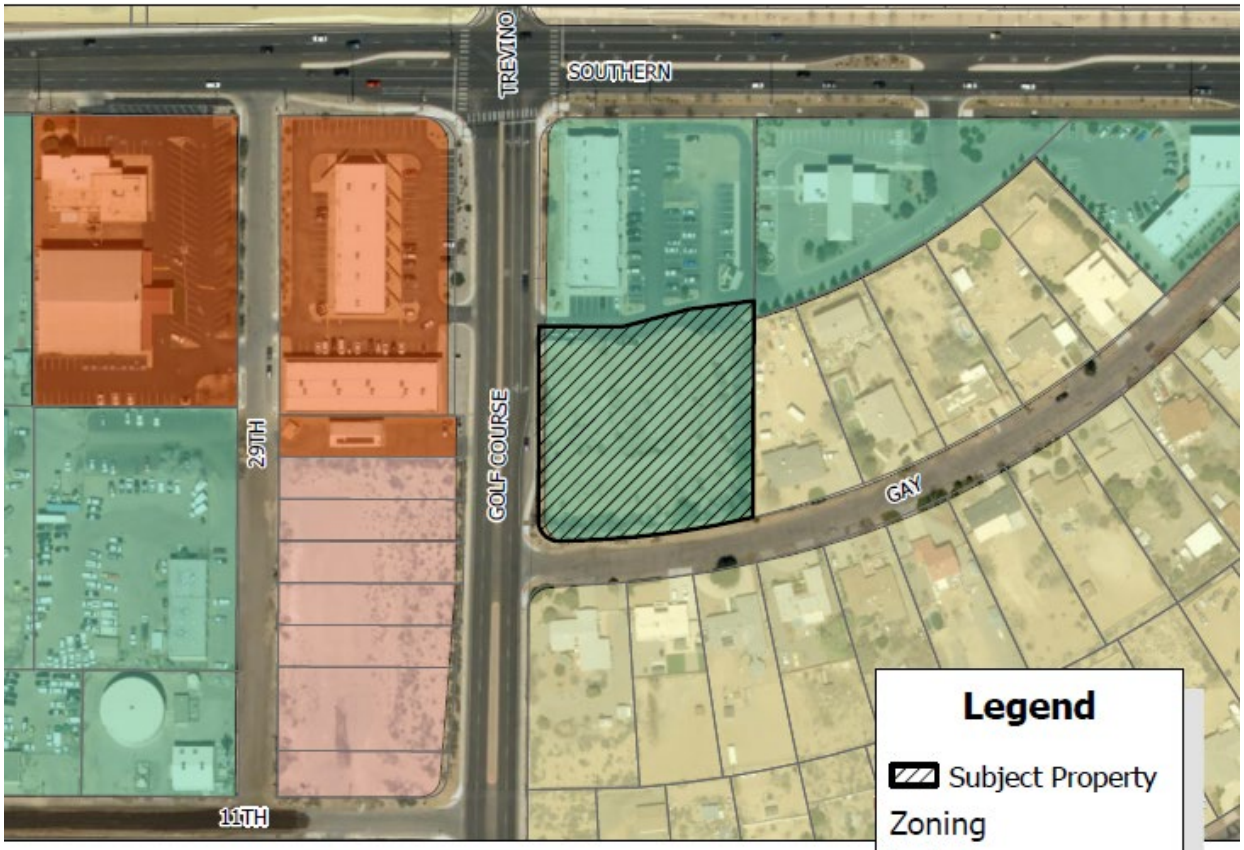
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
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

1008 GOLF COURSE RD SE
PLAZA RIO, LOT B



GIS Moving Spatial Data Forward

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Map courtesy of Ben Isaacs, 9/25/2025

CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO NM 87144
(505)891-5005
sbitah@rrnm.gov

Account: 1010956
Ad Number: 306090

Sales Rep: Default Salesperson
Words: 330
Lines: 139

Cost of Ad	*Payments*	*Total Due*
117.21	0.00	117.21

Class: 3000 LEGAL ADS
SubClass: 3001 GOVERNMENT LEGALS

Description: PO #260023

Albuquerque Journal Oct 13

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

October 15, 2025

RE: Case Type; Case No. 25-110-00021

Dear Property Owner:

You are receiving this certified letter because your property is located within 100 ft of a site where a land development decision is required by the Planning and Zoning Board.

The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 'Fence/Wall Regulations' (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The request is for the subject property legally described as Diamond Ridge, Block 7, Lot 4. The subject property comprises approximately 0.21 acres

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, October 28, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
City of Rio Rancho

The City of Rio Rancho

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3200 Civic Center Circle NE
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4305 CHOLLA DRIVE NE
WALL HEIGHT VARIANCE

GIS Moving Spatial Data Forward

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Map courtesy of Ben Isaacs, 10/10/2025

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:	**October 28, 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
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NOTICE OF PUBLIC HEARING

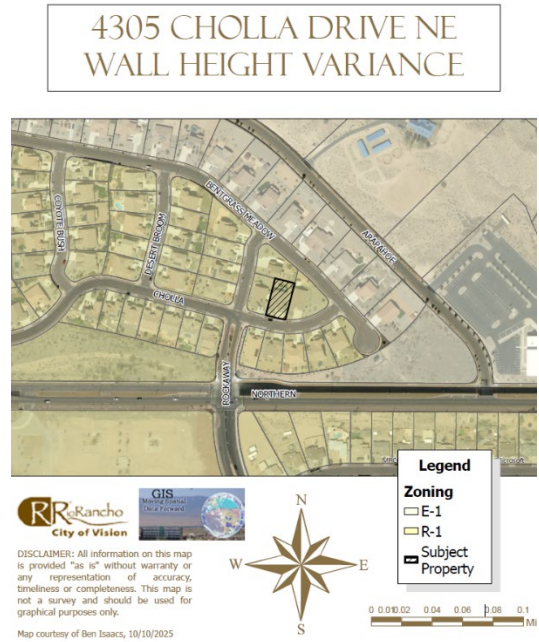
Meeting:	Planning & Zoning Board
Location:	Virtual (Zoom) and In-Person at City Hall in Council Chambers, 3200 Civic Center Circle NE, Rio Rancho, NM 87144
Date:	**October 28, 2025**
Time:	6:00PM
Staff Contact:	Ben Isaacs (505) 891-5035 bisaacs@rrnm.gov

Application Information Case 25-110-00021

You are receiving this notice because your property is located within 300 feet of a site where a land development decision is required by the Planning & Zoning Board.

The applicant, Kim L. Snyder, requests approval of a wall height Variance for the subject property legally described as Diamond Rdige, Block 7, Lot 4. The subject property comprises approximately 0.21 acres.

For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings.



Application Information Case 25-110-00021

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The applicant, Kim L. Snyder, requests approval of a wall height Variance for the subject property legally described as Diamond Rdige, Block 7, Lot 4. The subject property comprises approximately 0.21 acres.

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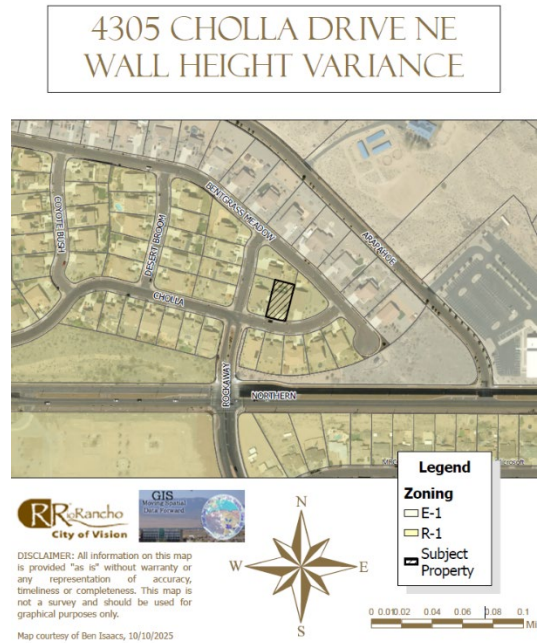


From: donald schneider
To: Benjamin Isaacs
Cc: Donald Schneider
Subject: RE: Case No. 25-110-00021
Date: Thursday, October 16, 2025 1:37:52 PM

You don't often get email from dcschneidr2@gmail.com. Learn why this is important

I am replying to comment on the application of Kim L Snyder regarding approval to Variance to Section 154.77 'Fence/Wall Regulations' (D) (2) which states..., can be a maximum of six feet.

I don't have any issues with the approval of this request and, in fact, was not aware of, and cannot see from my location, the issue. I recommend approval of this request.

Please do not hesitate to contact me directly if you have any additional questions regarding this matter.

Warm Regards,
Don Schneider
4308 Cholla Drive NE
RR, NM 87144
Dschneidr2@gmail.com

BEFORE THE PLANNING and ZONING BOARD
OF THE
CITY OF RIO RANCHO, NEW MEXICO
FINDINGS OF FACT FOR DENIAL
Case No. 25-110-00021

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.77, ALLOWING FOR 7'10" WALL WITHIN SIDE YARD SETBACK, BEHIND THE FRONT SETBACK TO THE REAR SETBACK, ON THE PROPERTY LEGALLY DESCRIBED AS DIAMOND RIDGE, BLOCK 7, LOT 4.

Applicant: Kim L. Snyder

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 28th day of October, 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 maximum fence height allowed within the side yard setback, behind the front setback to the rear setback, as outlined by R.O. 2003, Section 154.77.
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.
2. The subject property 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.

THEREFORE, the application for a variance to the front setback for the R-1: Single-Family Residential zone, is **DENIED** by the Planning & Zoning Board of the City of Rio Rancho on October 28, 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. 25-110-00021

REQUEST FOR VARIANCE TO RIO RANCHO CODE OF ORDINANCES CHAPTER 154.77, ALLOWING FOR 7'10" WALL WITHIN SIDE YARD SETBACK, BEHIND THE FRONT SETBACK TO THE REAR SETBACK, ON THE PROPERTY LEGALLY DESCRIBED AS DIAMOND RIDGE, BLOCK 7, LOT 4.

Applicant: Kim L. Snyder

THIS MATTER, having come before the Planning & Zoning Board of the City of Rio Rancho, New Mexico on the 28th day of October, 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 maximum fence height allowed within the side yard setback, behind the front setback to the rear setback, as outlined by R.O. 2003, Section 154.77.
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. A variance to R.O. 2003 §154.77(D)(2) allowing for a maximum height of 6 feet for a fence located within the side yard setback, behind the front setback to the rear setback, to allow for a fence measuring 7 feet 10 inches tall on the western property line, is approved.
3. The applicants must adhere to all other requirements found within R.O. 2003 Section 154.77.
4. The approval of the variance is valid for the fence permit, #25-10447.
5. The submitted wall permit shall comply with all building codes for the wall, including but not limited to submitting structural plans for the wall as it exceeds six feet in height.
6. The applicant shall provide written permission from the adjacent property owner for the raised common wall.

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 October 28, 2025, subject to the conditions, restrictions and stipulations specified above.

_____ _____

Date Planning & Zoning Board Chairman

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-100-00012

AGENDA DATE:
October 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
Zone Map Amendment. The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Plaza Rio, Lot B, currently zoned SU: Special Use for Limited Commercial Retail, to include multi-family townhomes as an added permissive use. Staff contact is Ben Isaacs and staff recommend approval with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Retail Commercial) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres.

The subject property is currently zoned SU: Special Use for Limited Retail Commercial per Ordinance No. 32, Enactment No. 07-31, adopted by the Governing Body on June 13, 2007. The Ordinance permits specific limited commercial uses in addition to outlining design standards for future development. The applicant is seeking to add multi-family townhomes to the list of permissive uses.

In order to accommodate townhomes that are up to two stories on the property, staff have also drafted an amendment to the Ordinance design standards to allow for buildings up to 32 feet in height or two stories. 32 feet is the maximum building height in single-family residential zoning, including the adjacent R-1 zoned neighborhood. Per the applicant's proposed informal site development plans, staff is also proposing a maximum units density of 12 units/acre for the site to limit the density of multi-family development.

Staff are also including Ordinance amendments for Governing Body approval of the Site Plan (which mirrors City Code), and updating the Section of Code referenced for the parking standards.

The subject property is located immediately east of Golf Course Road SE, a minor arterial, and approximately 300 feet south of Southern Boulevard SE, a principal arterial. The surrounding properties are zoned: SU: Special Use for Limited Retail Commercial to the north, R-1: Single-Family Residential to the east and south, and C-1: Retail Commercial and NC: Neighborhood Commercial to the west. The SU for Limited Retail Commercial to the North has it's Zoning Ordinance amended in 2018 to allow for the sale of alcohol, including breweries, provided the license is a restaurant, Small Brewer or Winegrower's license, per State Statute regulations.

The applicant previously submitted an application for a Zone Map Amendment to change the zoning

of the subject property from SU: Special Use to R-6: Multi-Family Residential. This previous request (case #25-100-00011) was withdrawn by the applicant at the recommendation of the Development Services Department.

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

The Zone Map Amendment application was submitted to the Development Services Department and received on July 14, 2025, for review by the Governing Body through the Planning and Zoning Board.

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:

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

The applicant states in their justification letter, "The Comprehensive Plan's Population and Housing Element calls for a variety of housing types to meet the needs of all members of the community. Adding multi-family townhomes within the SU designation directly supports Goal PH-3 and advances adopted housing and land use objectives. By permitting this use, the City not only expands housing choices but also ensures that development at this location occurs in a manner compatible with the surrounding neighborhood and beneficial to the broader community."

Staff recommend that the Planning and Zoning Board find that the proposed Zone Map Amendment to add multi-family townhomes as a permissive use for the subject property would be consistent with the health, safety, morals and general welfare of the City by creating more possibilities for housing diversity without deducting the existing opportunities for limited commercial uses currently provided to the property. The proposed townhome use, along with the regulations included in the Ordinance, will allow for a different housing type which benefits and is consistent with the welfare and morals of the City, while also transitioning and fitting in well with surrounding land uses. Maintaining the present commercia uses also allows the site to maintain the possibility of developing as commercial in the future. Conforms.

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

The applicant cites the property's location respective to the adjacent commercial and residential zoning districts to justify the change, stating, "Directly west of the property, across Golf Course Road SE, are existing commercial buildings and parking areas that are part of the Golf Course commercial corridor. Directly east of the property, along Gay Circle SE, are established single-family homes. [...] This property is therefore positioned between two distinct land use patterns. Multi-family townhomes represent an appropriate and compatible transitional use, mitigating potential conflicts while maintaining the character of the adjacent neighborhood. This transitional role is contemplated under [R.O. 2003] § 150.07(G)(2), which recognizes that zone changes are justified when a parcel can reasonably serve as a buffer between contrasting districts."

Staff recommend that the Planning and Zoning Board find that the proposed Zone Map Amendment would not result in a significant deviation from the surrounding land uses and would provide a buffer between the low-density residential homes to the east and the arterial roads and commercial uses to the north and west. Moreover, the applicant's request to add multi-family townhomes to the list of

permissive uses would preserve the existing commercial land uses should the applicant's plan to construct townhomes not materialize. Conforms.

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

The applicant states, "The Comprehensive Plan recommends that higher-density residential areas by located on or near arterials, within walking distance of employment centers, commercial areas and community facilities. The subject property meets these locational criteria."

Staff recommend that the Planning and Zoning Board find that the proposed Zone Map Amendment is consistent with the Land Use element of the Comprehensive Plan, specifically Goal L-1: "Encourage mixed uses – retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads".

The subject property is located in close proximity to Southern Boulevard SE, a principal arterial, and is adjacent to commercially zoned property. The Comprehensive Plan also states in § 1.1.3 "High-Density Residential": Locate high-density residential areas on collector or arterial streets within 1/8 mile walking distance of a commercial center, employment center, or other community facility. Staff find that the subject property satisfies this vision.

Staff recommends the Board finds that the proposed Zone Map Amendment is also consistent with the Population and Housing Element of the City Comprehensive Plan, including Goal PH-3, Policy PH-4, and PH-6. PH-3 states: "Promote a variety of housing types to meet the needs of all members of the community." and Policy PH-4 and PH-6 state: "Establish site and building design guidelines to create an effective transition, or necessary buffer, between substantially different land uses and densities" and "Ensure that mixed-use development complements and enhances the character of neighboring residential and commercial development."

Staff finds that with the proposed zoning standards in the Ordinance, the additional permissive use of multi-family townhomes would create an effective transition from the commercial development to the north and west, to the single-family neighborhood to the south and east. The proposed Zoning Ordinance allows for a mixed use development node which may compliment the surrounding zoning.

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

The applicant states in their justification: "Maintaining SU with a commercial orientation could intensify conflicts with adjacent single-family residences. Conversely, restricting the parcel to single-family use alone would underutilize its arterial frontage and proximity to the Golf Course Road commercial corridor. Permitting multi-family townhomes within the SU district balances these considerations, providing a reasonable, compatible, and efficient land use transition."

Staff recommends that the Planning and Zoning Board find that adding multi-family townhomes as a permissive use to the subject property may result in a more advantageous use of the land as it could create a beneficial transition between the surrounding single-family residential and commercial land uses. The proposed addition of multi-family townhomes to the existing Special Use for Limited C-1 Retail Commercial zoning may be found to be more advantageous to the community by providing a balance of land uses and intensities in this area.

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

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

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

Staff recommend that the Planning and Zoning Board find that the location of the subject property near Golf Course Road SE and Southern Boulevard SE is not the sole justification for the Zone Map Amendment.

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

The applicant states that the proposed Zone Map Amendment would not result in a spot zone because it "implements established land use principles for transitional development along major corridors."

Staff recommend that the Planning and Zoning Board find that the proposed Zone Map Amendment would not result in a spot zone due its transitional nature between the surrounding low-density residential and commercial land uses, and to the fact that the Special Use zoning designation will remain unchanged otherwise.

NOTIFICATIONS:
Notice of the application was sent via certified mail to the property owners within 100 ft of the subject property 15 days prior to the hearing date. A legal notification was published in the Albuquerque Journal on October 13, 2025. A notification sign was posted on the property at least one week prior to the hearing on October 21, 2025.

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

General Findings of Fact:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the

applicant's request for a Zone Map Amendment.
2. Following procedures for a Zone Map Amendment, proper notice of hearing on this matter was given.
3. The applicant has the authority to make an application to request a Zone Map Amendment.
4. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present views was given.

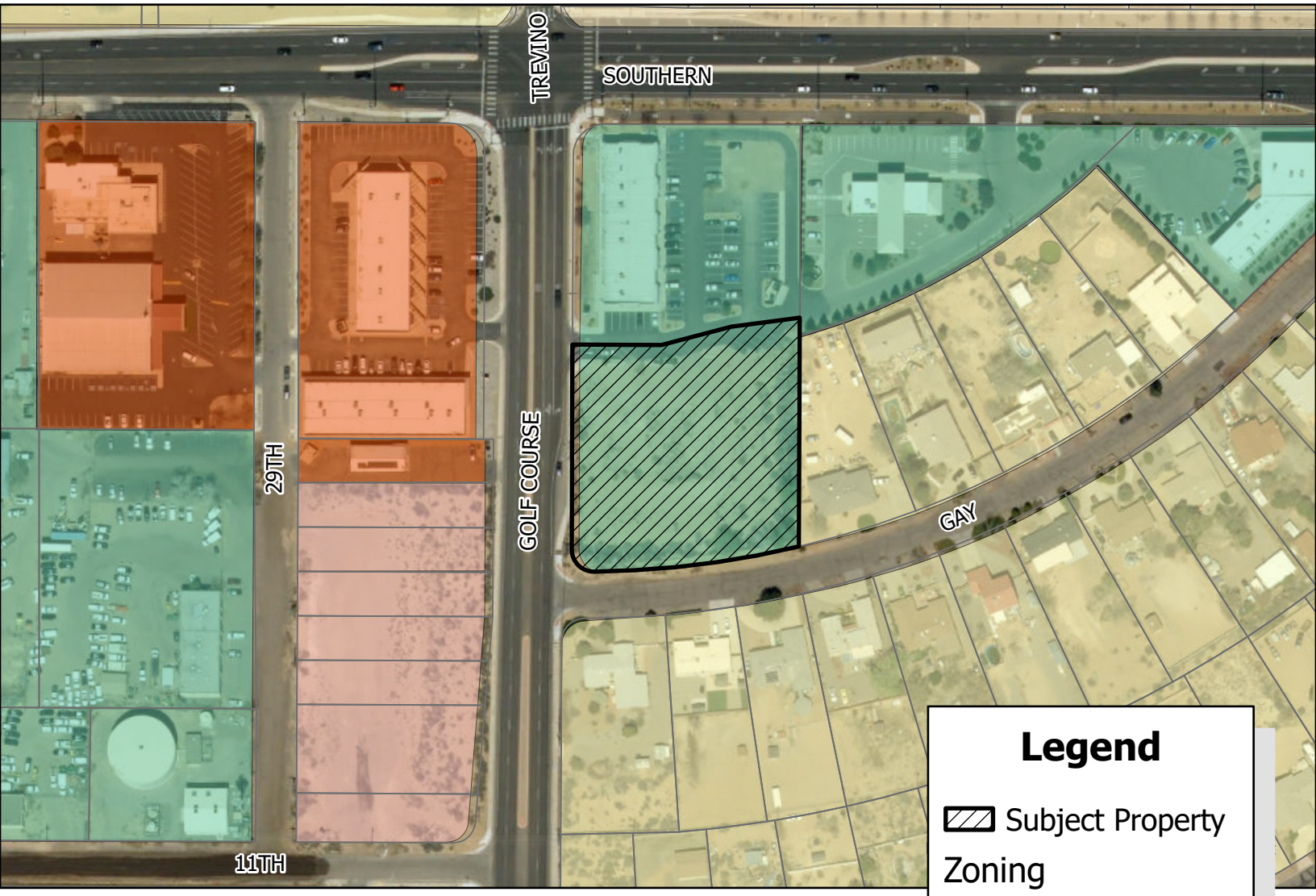
Specific Findings of Fact and Conditions for Approval:
The applicant has submitted an application and narrative which demonstrates that the change in zoning designation meets the requirements of Rio Rancho Code of Ordinances (R.O. 2003) §150.07(D) Amendments, including:
1. The proposed zone change would be consistent with the health, safety, morals, and general welfare of the City by allowing for an additional land use that does not conflict with the underlying zoning, while promoting additional housing variety.
2. The applicant has provided sound justification, in a narrative dated October 3, 2025, that the proposed Zone Map Amendment would provide stability of zoning.
3. The proposed Zone Map Amendment is consistent with the goals and elements of the City Comprehensive Plan, including Land Use and Housing goals.
4. The cost of the land or other economic considerations does not appear to be the justification for the proposed Zone Map Amendment.
5. The Zone Map Amendment request is not based on the location of the subject property by a collector road in itself.
6. The requested Zone Map Amendment does not create a spot zone due to the transition between surrounding zoning districts it could create.

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

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

ATTACHMENT: Zoning & Location Map.pdf
ATTACHMENT: Land Use Application.pdf
ATTACHMENT: Justification Letter.pdf
ATTACHMENT: Conceptual Plans.pdf
ATTACHMENT: Reproduction of Notifications.pdf
ATTACHMENT: Draft_Ordinance_25-100-00012_BMB.docx

1008 GOLF COURSE RD SE
PLAZA RIO, LOT B



Rio Rancho City of Vision

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, 9/25/2025

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 (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: Brian Mozley		Phone:
Address: 1008 Golf Course Rd SE		E-Mail: brian@fmshome.com
City: Albuquerque	State: NM	Zip: 87124
Proprietary Interest: Owner	List Owners:	
Deed or Ownership Verification Provided: (Initials) BM		Letter of Authorization Provided: (Initials) BM

Agent Name: Rebekah FitzPatrick, Nikki Bronstorp, Coldwell Banker Legacy		Phone: 505-321-8881
Address: 8200 Carmel Ave NE STE 103		E-Mail:
City: Albuquerque	State: NM	ZIP Code: 87122

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

proposed Multi-family townhomes as a permissive use within the existing SU zone

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : PZRIO	Block(s):	Lot(s): B
Existing Zoning: SU	Proposed Zoning: multi-family permissive use (SU)	
No. of existing lots: 1	No. of proposed lots: 1	Total area of site (acres) 1.5134

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: Brian Mozley	Applicant: Brian Mozley	Agent: Rebekah Fitzpatrick
Signature:		Date: 10/06/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

COLDWELL BANKER LEGACY

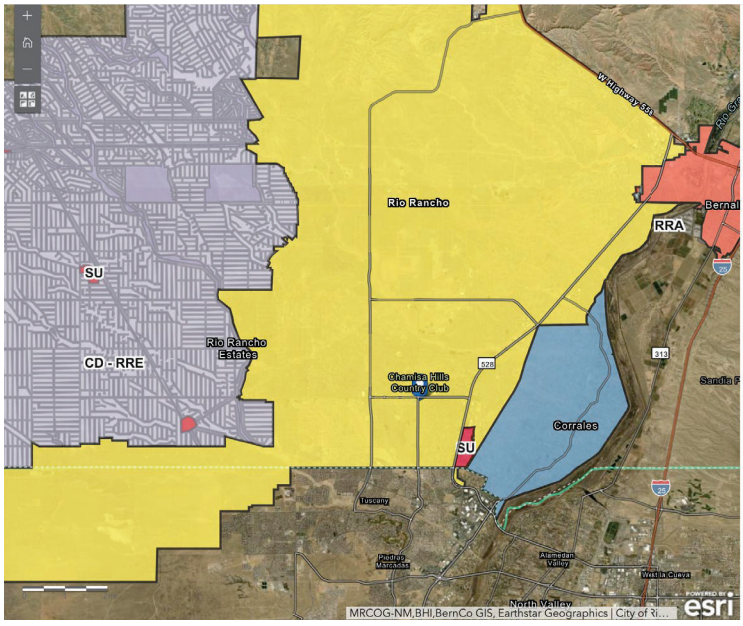
8200 CARMEL NE
SUITE 103A
ALBUQUERQUE, NM 87122
OFFICE (505) 292-8900
CELL (505) 5053218881

10/03/2025

Zone Map Amendment Request
Property: 1008 Golf Course Road SE
Applicant: Brian Mozley

I represent my client, Brian Mozley, who is respectfully requesting a Zone Map Amendment for the property located at 1008 Golf Course Road. Specifically, the request is to **add multi-family townhomes as a permissive use within the existing SU (Special Use) designation.**

This application is submitted pursuant to Rio Rancho Municipal Code §150.07 and is intended to demonstrate consistency with the City's Comprehensive Plan, while furthering the public health, safety, and general welfare through sound land use planning.



1. Consistency with the public welfare and adopted goals

The Comprehensive Plan's Population & Housing Element calls for a variety of housing types to meet the needs of all members of the community. Adding multi-family townhomes within the SU designation directly supports Goal PH-3 and advances adopted housing and land use objectives.

By permitting this use, the City not only expands housing choices but

also ensures that development at this location occurs in a manner compatible with the surrounding neighborhood and beneficial to the broader community.

2. Stability of land use and justification for amendment

Under the Vision/Executive Summary, there is policy language stating that - “high-density residential areas should be located within one-eighth mile walking distance of commercial centers, employment, or community facilities, and should incorporate walkways, sidewalks, and bikeways.” The subject property’s placement along Golf Course Road gives it that kind of access and makes it well situated to fulfill these policies.

The property, is uniquely situated along Golf Course Rd SE, with approximately 250 feet of arterial frontage.

- Directly west of the property, across Golf Course Rd, are existing commercial buildings and parking areas that are part of the Gold Course commercial corridor.
- Directly east of the property, along Gay Cir SE, are established single-family homes. The subject parcel therefore lies between commercial development on one side and low-density residential on the other. This property is therefore positioned between two distinct land use patterns. Multi-family townhomes represent an appropriate and compatible transitional use, mitigating potential conflicts while maintaining the character of the adjacent neighborhood. This transitional role is contemplated under §150.07(G)(2), which recognizes that zone changes are justified when a parcel can reasonably serve as a buffer between contrasting districts.

3. Consistency with adopted plans

The Comprehensive Plan recommends that higher-density residential areas be located on or near arterials, within walking distance of employment centers, commercial areas, and community facilities. The subject property meets these locational criteria.

Amending the SU designation to allow townhomes would:

- Advance the Comprehensive Plan's housing policies.
- Provide greater housing diversity.
- Support efficient use of existing infrastructure.
- Reduce development pressure on lower-density neighborhoods.

4. Inappropriateness of the existing zoning as currently applied

Maintaining SU with a commercial orientation could intensify conflicts with adjacent single-family residences. Conversely, restricting the parcel to single-family use alone would underutilize its arterial frontage and proximity to the Golf Course Road commercial corridor.

Permitting multi-family townhomes within the SU district balances these considerations, providing a reasonable, compatible, and efficient land use transition.

5. Distinguishing from impermissible spot zoning

This request does not constitute spot zoning. Spot zoning is generally characterized by an isolated rezoning that conflicts with adopted plans and confers a singular private benefit. By contrast, this amendment is consistent with the Comprehensive Plan, aligns with City housing

policy, and implements established land use principles for transitional development along major corridors.

Accordingly, the amendment serves a legitimate public purpose and cannot reasonably be construed as spot zoning.

Conclusion

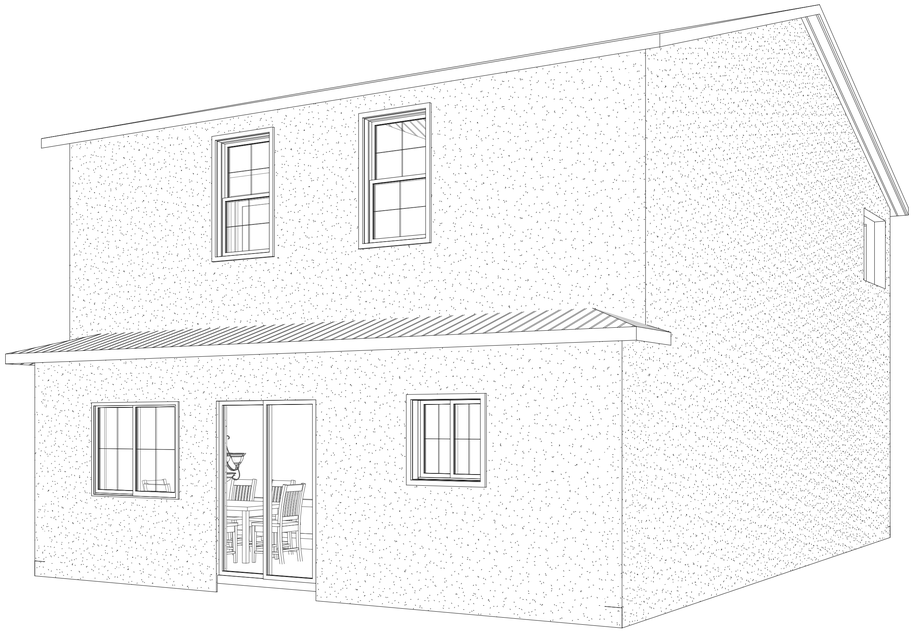
We respectfully request approval of this Zone Map Amendment to **add multi-family townhomes as a permissive use within the existing SU zone** at 1008 Golf Course Road.

The request is based not on economic considerations or roadway frontage alone, but on sound planning principles, adopted City policy, and the broader public interest. Approval will ensure a compatible transition between commercial and residential uses, advance Comprehensive Plan housing objectives, and promote the health, safety, and general welfare of Rio Rancho and its residents.

Respectfully,

Rebekah Fitzpatrick
Associate Broker
Coldwell Banker Legacy
505.321.8881

Attached:
RR Land use element
Multifamily plans
Lots A and B

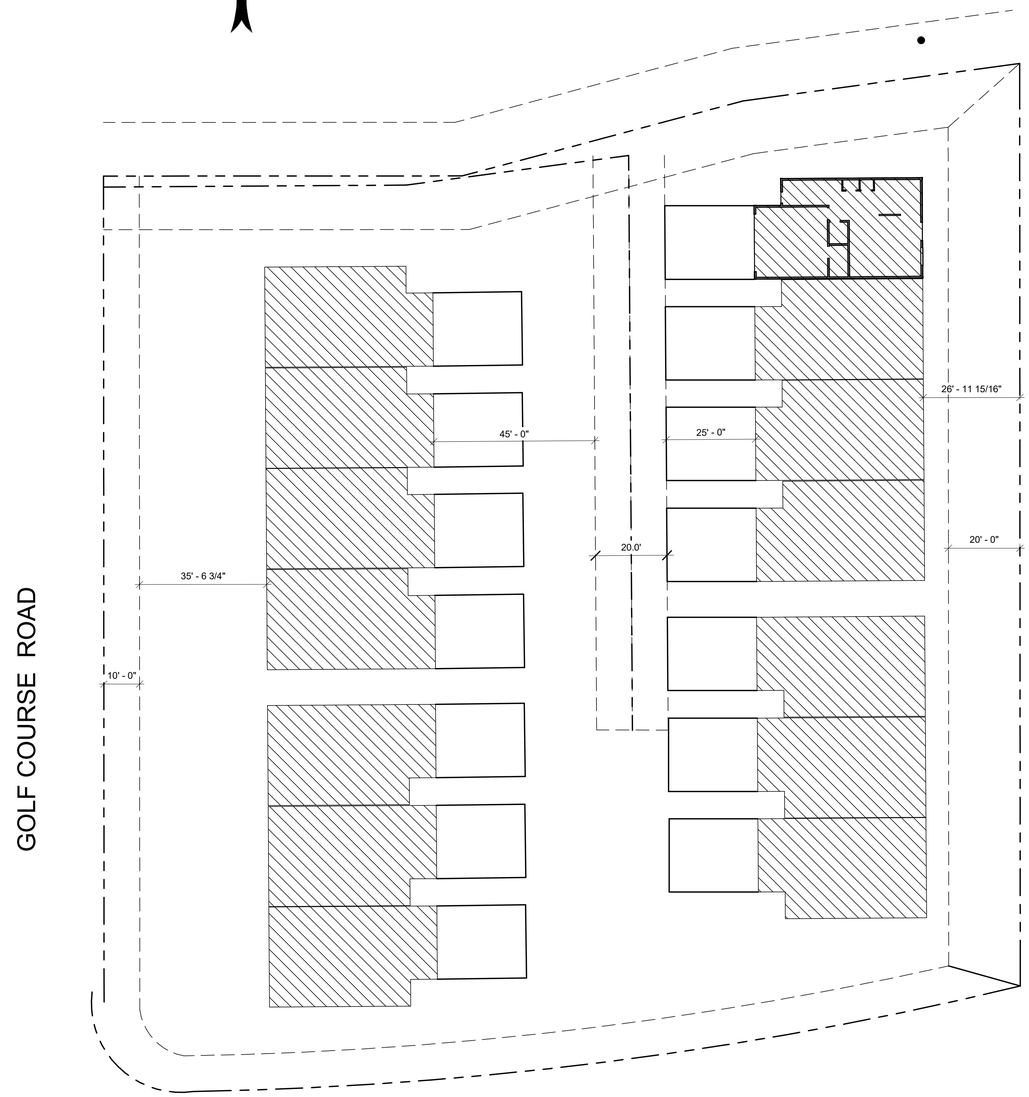


PROJECT DATA		
DISCRIPTION	Area	Level
SECOND FLOOR DECK	49 SF	LEVEL 2 FF
GARAGE/UNHEATED	409 SF	LEVEL 1 FF
FIRST FLOOR HEATED AREA	845 SF	LEVEL 1 FF
SECOND FLOOR HEATED AREA	1073 SF	LEVEL 2 FF
	2376 SF	

N

LEGAL DESCRIPTION

LOT "B",
BLOCK 40, RIO RANCHO ESTATES UNIT 16,
CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO



B5 SITE PLAN
1" = 20'-0"

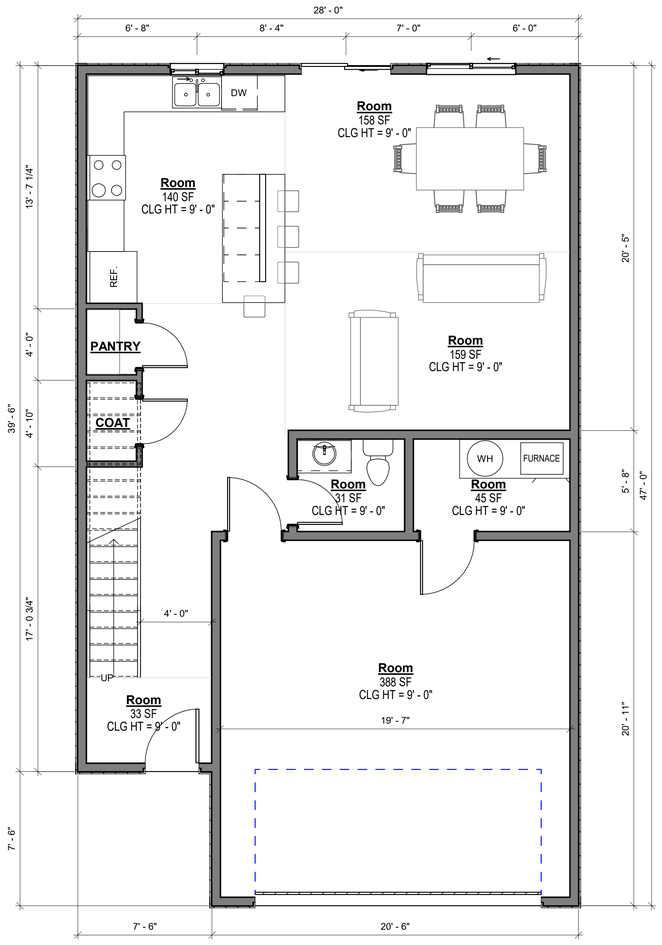
CLIENT:
MEGAN RANDOLPH

TOWNHOME

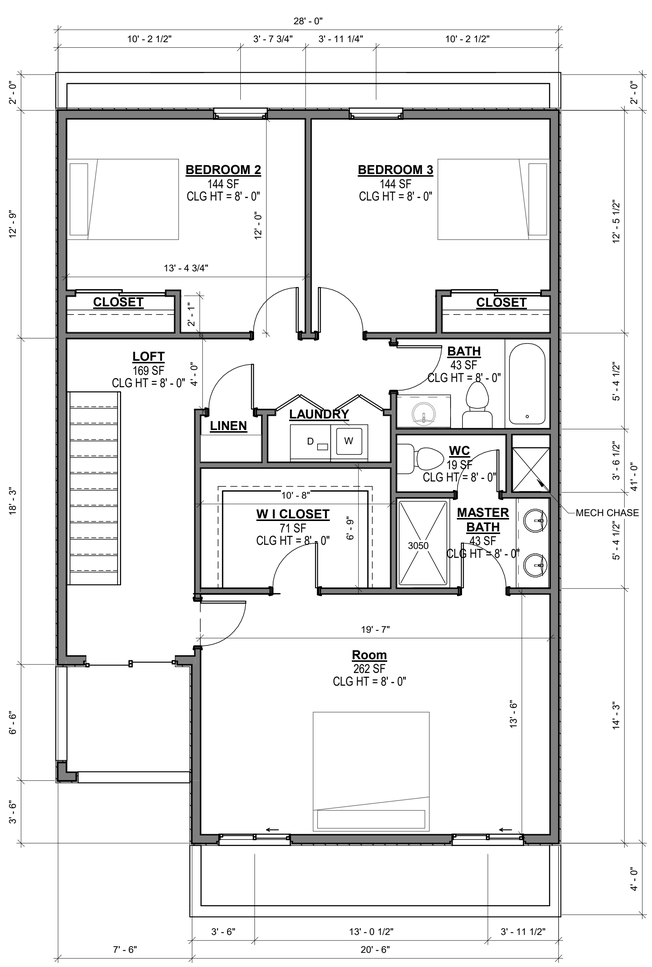
RIO RANCHO
ALBUQUERQUE, NM

SHEET NAME:
COVER PAGE - SITE PLAN

SHEET #
A101



A1 FIRST FLOOR PLAN
1/4" = 1'-0"



C1 SECOND FLOOR PLAN
1/4" = 1'-0"

CLIENT:
MEGAN RANDOLPH

TOWNHOME

RIO RANCHO
ALBUQUERQUE, NM

SHEET NAME:
FIRST AND SECOND FLOOR PLAN

SHEET #
A102

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, October 28, 2025:

Preliminary Plat (Extension)
Case #24-210-00008

The applicant, Coal Bank Holdings, Ltd. is requesting approval of a Preliminary Plat Extension for the Stonegate Phase 3 Subdivision; on the tracts legally described as Stonegate Unit 2, Tract 2A1, and Stonegate, Tract 1A.

Specific Area Plan Amendment
Case #25-410-00006

The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of a Specific Area Plan Amendment to the Northern/Rainbow Specific Area Plan; to expand the plan boundary and update land uses.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres. Variance

Case #25-110-00021

The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The subject property is legally described as Diamond Ridge, Block 7, Lot 4, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

The meeting is scheduled for 6 p.m. 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. 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: October 13, 2025

The City of Rio Rancho

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

October 14, 2025

RE: Case Type; Case No. 25-100-00012
Plaza Rio, Lot B

Dear Property Owner:

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

The applicant, Brian Mozley, through their agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment, to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B to include multi-family townhomes as a permissive land use. The subject property comprises approximately 1.51 acres and is currently zoned SU: Special Use.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, October 28, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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

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. You may send comments to bisaacs@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

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.

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.

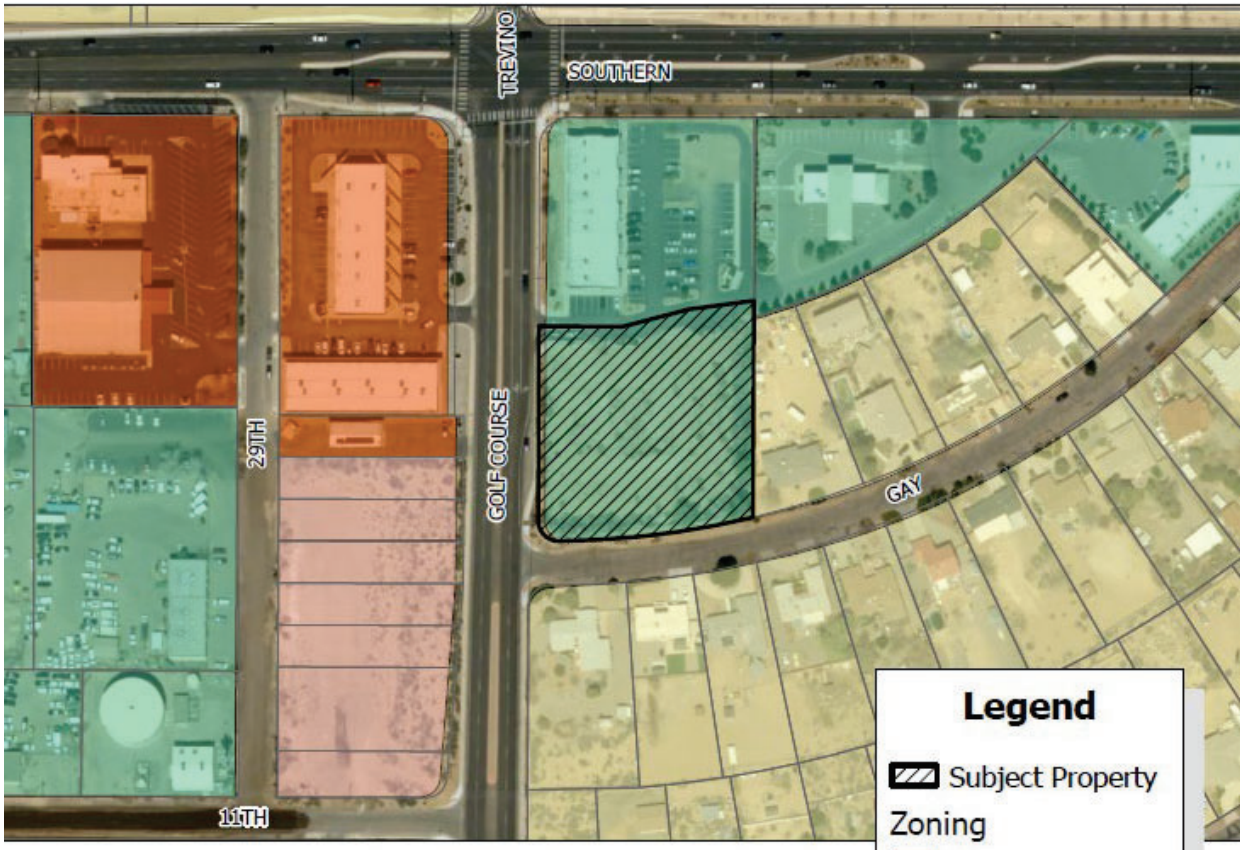
Respectfully,

Ben Isaacs
Municipal Planner I
Development Services Department
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

1008 GOLF COURSE RD SE
PLAZA RIO, LOT B



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, 9/25/2025

CITY OF RIO RANCHO DEVELOPMENT SVCS DEPT
ATTN: ACCOUNTS PAYABLE
3200 CIVIC CENTER CIR NE
RIO RANCHO NM 87144
(505)891-5005
sbitah@rrnm.gov

Account: 1010956
Ad Number: 306090

Sales Rep: Default Salesperson
Words: 330
Lines: 139

Cost of Ad	*Payments*	*Total Due*
117.21	0.00	117.21

Class: 3000 LEGAL ADS
SubClass: 3001 GOVERNMENT LEGALS

Description: PO #260023

Albuquerque Journal Oct 13

CITY OF RIO RANCHO
ORDINANCE

ORDINANCE NO. **ENACTMENT NO.**

ORDINANCE OF THE CITY OF RIO RANCHO, NEW MEXICO AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY LEGALLY DESCRIBED AS PLAZA RIO, LOT B TO ADD MULTI-FAMILY TOWNHOMES AS A PERMISSIVE USE TO THE SU: SPECIAL USE FOR LIMITED RETAIL COMMERCIAL ZONING DESIGNATION; IDENTIFYING CONDITIONS OF DEVELOPMENT; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS: in accordance with Rio Rancho Code of Ordinances (R.O. 2003) Section 150.07, an application to amend the zoning ordinance on the subject property has been submitted by The City of Rio Rancho, and assigned City Case No. 25-100-00012; and

WHEREAS: the City of Rio Rancho Governing Body adopted Ordinance No. 32, Enactment No. 07-31 amending the Zoning Designation on the subject property, currently legally described as Plaza Rio, Lot B, to SU/Special Use for Limited C-1 Uses and included additional Design Standards; and

WHEREAS: the City of Rio Rancho Planning and Zoning Board held a duly noticed public hearing on October 28, 2025, regarding the proposed changes to the Official Zoning Map and, following study and consideration, has made findings (where applicable) whether or not the criteria in R.O. 2003 Section 150.07 are satisfied, and made these recommendations to the Governing Body regarding adoption of the changes; and

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

WHEREAS: a public hearing occurred, in accordance with procedures set forth in R.O. 2003 Section 150.07, and NMSA 1978 Section 3-21-6, on the proposed Official Zone Map changes hereinafter described were duly advertised and held by the Governing Body of the City of Rio Rancho on November 13, 2025 and the Governing Body heard interested parties and citizens for and against the proposed amendments; and

WHEREAS: the proposed amendments to be adopted by this Ordinance comply with the statutory and regulatory requirements of the aforesaid Code of Ordinances and Statutes, and upon specific findings related to the subject

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

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

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

The Official Zone Map is hereby amended on approximately 1.5134 acres to add Multi-Family Townhomes as a permissive use under Section 2 of the existing SU: Special Use for Limited Retail Commercial Zoning Designation, as adopted per Ordinance No. 32 Enactment No. 07-31, on the land legally described as:

> Plaza Rio, Lot B, as shown on "Summary Plat of Lot A and Lot B Plaza Rio, being a replat of Lots 1-A-1 and 2-A-1 Block 40 Rio Rancho Estates, Unit 16, City of Rio Rancho, Sandoval County, New Mexico, September 2009" filed in the office of the County Clerk of Sandoval County on November 9, 2009 in Book 23, Page 20.

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

The property identified in Subject 1 above, is subject to all Land Use, Zoning, and Development Standards per Section 3 of Ordinance No. 32, Enactment No. 07-31, in addition to the following:

1. Development shall occur in substantial conformance the conceptual site plan submitted by the applicant. Any substantial changes to the Site Plan shall be resubmitted to the Planning and Zoning Board and Governing Body for review and approval.
5. (B) Building height for multi-family townhomes shall not exceed 2 stories or a maximum of 32 feet.
8. Parking shall comply with Section 154.76 of the Rio Rancho Code of Ordinances.
11. Multi-Family townhomes shall not exceed a density of 12 dwelling units per acre.

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

Section 4. Effective Date.

This Ordinance shall become effective ten days after adoption.

ADOPTED THIS _____DAY OF _____, 2025.

_____

Greggory D. Hull, Mayor

ATTEST:

_____

Noel C. Davis, City Clerk
(SEAL)

CITY OF RIO RANCHO
COVER PAGE

Legislation Item: 25-410-00006

AGENDA DATE:
October 28, 2025

DEPARTMENT:
Development Services

SUBJECT:
Specific Area Plan Amendment. The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of an amendment to the Northern/Rainbow Specific Area Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.

BACKGROUND AND ANALYSIS:
The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of an amendment to the Northern/Rainbow Specific Area Plan (NRSAP) to expand the plan boundary, update land uses, and update other figures, statistics, and other standards to present numbers and practice.

The expanded boundary entails 285.3 acres and the area is bounded by Northern Blvd NE (minor arterial road) to the north, Third St NW (residential road) to the west, Rainbow Blvd NE (minor arterial road) to the east, and Sandia Blvd SW (residential road) to the south. The NRSAP currently encompasses 236 acres and was adopted on January 14, 2009; pursuant to Resolution No. 3, Enactment No. 09-004.

REVIEW CRITERIA: The City's Comprehensive Plan states that "the City will rely on the development of Specific Area Plans and Master Plans for identifying a specific land use at the parcel-level. Specific Area Plans and Master Plans are a part of the Land Use Element and are used as a statement of policy to guide land use decision making by the Governing Body." The City's Comprehensive Plan further outlines the type of material expected to be included in a Specific Area Plan or Master Plan. Staff has used the list as the guiding policy on whether the amendments fit with Specific Area Plans in general.

The applicant states: “Language in the Land Use and Zoning sections has been updated to reflect current conditions in the Northern and Rainbow SAP Plan area. The amendment proposes shifting the focus from an industrial park to a variety of low-, medium-, and high-density residential uses, creating a clearer area for high-density, neighborhood employment, and commercial uses. In response to current trends and developers willing and able to develop within the plan area, this change will support the city’s housing policy, which aims to encourage residential development for a diverse range of housing types and income levels throughout the city. There is a constant and growing demand for residential homes in Rio Rancho and the Metropolitan Area. With growth in surrounding areas and industries, it is essential to have quality housing available to meet this demand."

Staff recommends the Planning and Zoning Board find that the proposed amendment to the Land Use Map in the NRSAP meets the intent, Goals and Objectives of the Specific Area Plan by enabling a variety of housing, accomplishing the goal of the NRSAP to, "encourage the development of a variety of high quality housing types, densities, and locations in order to provide a range of housing choices to meet the needs of present and future Rio Rancho residents."

The request allows for a diversity of housing with the intended introduction of R-1 and R-6 zoning and corresponding land uses, in an area that is currently slated for R-2, R-3, and R-4 land uses. The amendment also calls for an increase in housing land uses, as it calls for a reduction of the "employment center (business park) element of the plan" from 96 acres to 29 acres.

Staff recommends that the Planning and Zoning Board find that the proposed amendment also accomplishes Goal PH-3 of the Comprehensive Plan: "Promote a variety of housing types to meet the needs of all members of the community." The proposed amendment also furthers Goal PH-5 of the Comprehensive Plan: "Encourage mixed-use and mixed income housing opportunities in designated growth nodes throughout the city."

Staff recommends the Planning and Zoning Board find that the reduction in size of the "Rainbow Business Park" and changed in commercial intensities is a better fit with surrounding land uses and residential densities of the area. This area of the City may not be the most optimal long-range build out for a larger industrial business park development, and the proposed C-2 and C-1 zoning and land uses suit the needs of residents, business, and the surround area.

Staff recommends the Planning and Zoning Board recommend approval of the request to amend the NRSAP, as the request conforms with and furthers the goals, policies, and objectives of the NRSAP and City Comprehensive Plan.

The following are the proposed amendments to each required section (as articulated in the City Comprehensive Plan, Table L-1):

EXISTING CONDITIONS: The Northern/Rainbow Specific Area Plan was adopted January 14, 2009 under Resolution No. 3, Enactment No. 09-004. The plan encompasses an area of 236 acres located in Unit 8, Rio Rancho Estates, Blocks 49, 50, 53, 54, 57, 58, 61, 62, 66, and 67. The area is bounded by Northern Blvd NE (minor arterial road) to the north, Third St NW (residential road) to the west, Rainbow Blvd NE (minor arterial road) to the east, and Sandia Blvd SW (residential road) to the south.

The NRSAP has been amended in this section for updated population numbers and demographics for the City, and for the expanded boundary of the SAP.

Language has been added to this section detailing existing and proposed transportation and access points (with current roadway network). Sentences removed related to Long Range Transportation Plan and 2014 ICIP projects, as they are no longer applicable. Traffic counts have been updated to more present day conditions for surrounding roadway traffic.

PROPOSED LAND USE: The proposed amendment would update the Specific Area Plan as shown in Exhibit A and the GLUM, Map L-2, to the: "High Density Residential," "Low/Medium Density Residential," "Commercial (Neighborhood, Community), Mixed-Use, Office," and "Park, Open Space, Drainage" land uses. Corresponding tables and exhibits have updated accordingly to match this Proposed Land Use Map.

The NRSAP has been expanded to include properties on the east side of Rainbow Blvd NE, across from the existing Area Plan boundary, as well as to the west of the SAP for a small area at the south end of the SAP. The east expansion area has a proposed "Medium Density Residential" land

use, allowing for R-3: Mixed-Residential Zoning, and the west expansion area at the southwest end of the SAP has a proposed "Low/Medium Density Residential" and a "Drainage/Open Space" land use designation.

Design standards have been updated for each land use category, including maximum height, setbacks, and landscaping criteria; articulated in Section 6 of the Specific Area Plan.

TRANSPORTATION & ACCESS MANAGEMENT: Sentence added for potential signalized, full access intersection at 7th Ave at entrance for proposed business park.

IMPLEMENTATION: Subsection added for Master Plan process and requirements. PID section added, articulating process for potential PID.

Additional amendments have been made adding and removing relevant Goals and Objectives for the Area Plan. These changes can be found in Section 3 of the Plan.

NOTIFICATIONS: Notifications were sent to affected property owners. A legal advertisement was placed in the October 13, 2025 edition of the Albuquerque Journal. A sign was posted on the property one week prior to the hearing. All legal notification requirements have been met.

INTERDEPARTMENTAL/INTERAGENCY REVIEW:
DSD Planning and Zoning - See staff comments memo.
DSD Engineering - No adverse comments.
Rio Rancho Public Schools - No comments provided.
Fire and Rescue - See staff comments memo.
Police Department - No comments provided.
SSCAFCA - See attached comments.
MRCOG - No comments provided.
Parks, Recreation, and Community Services - See staff comments memo.

IMPACT:

Staff recommends that the Planning and Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.

GENERAL FINDINGS OF FACT:
1. The Planning and Zoning Board may make a recommendation to the Governing Body on the applicant's request for an amendment to the Northern/Rainbow Specific Area Plan.
2. The applicant has the authority to make an application to request an amendment to the Northern/Rainbow Specific Area Plan.
3. The applicant and adjacent property owners received due process, as proper notice and an opportunity to present view was given.

SPECIFIC FINDINGS OF FACT AND CONDITONS FOR APPROVAL:
1. The amendments to the Plan do not adversely affect the goals and objectives of the Northern/Rainbow Specific Area Plan.
2. The change of Land Uses will be consistent with the goals and policies of the Comprehensive Plan.
3. The amendments to the Existing Conditions, Transportation & Access, and Implementation will be consistent with the goals and policies of the Comprehensive Plan.
4. Any and all outstanding staff comments for revision, including but not limited to the attached Comments Memo, shall be addressed in a clean final version of the Specific Area Plan.

ALTERNATIVES:

The Planning and Zoning Board may:

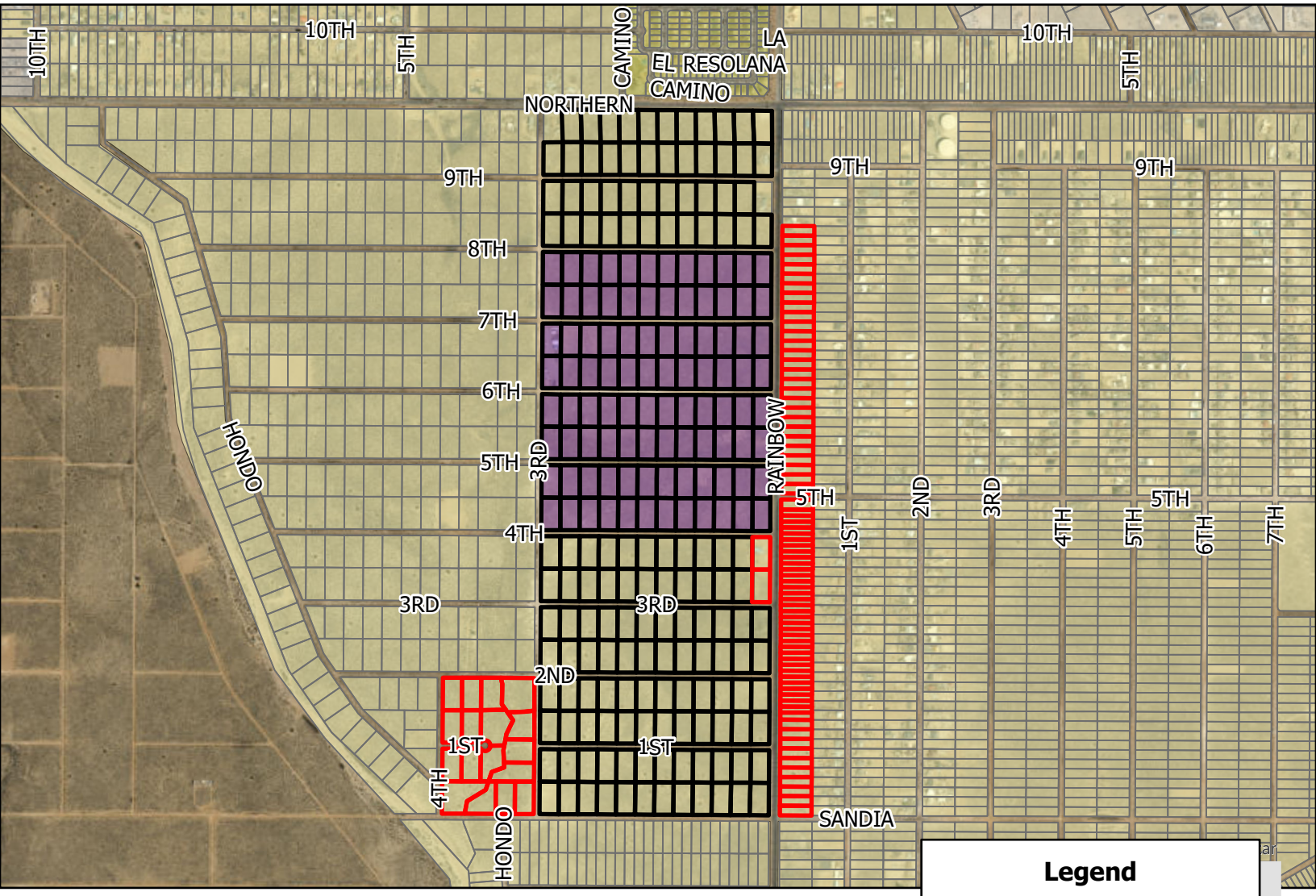
1. Recommend approval of the request to the Governing Body;
2. Recommend denial of the request to the Governing Body;
3. Modify the request and recommend the Governing Body approve such modifications;
4. Postpone the item and continue the public hearing in order to further review.

DEPARTMENT RECOMMENDATION:

Staff recommends the Planning & Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.

ATTACHMENT: Location, Zoning Map.pdf
ATTACHMENT: Application & Authorization Letters.pdf
ATTACHMENT: Application Package.pdf
ATTACHMENT: Reproduction of Notices.pdf
ATTACHMENT: Staff Comments Memo.pdf
ATTACHMENT: Exhibit A - Land Use Map
ATTACHMENT: Proposed Northern Rainbow SAP - Clean
ATTACHMENT: Proposed Northern Rainbow SAP - Red-line
ATTACHMENT: DRAFT_Resolution.doc

SPECIFIC AREA PLAN AMENDMENT NORTHERN/RAINBOW SPECIFIC AREA PLAN



Legend

Original Specific Area Plan	Zoning
Expanded Specific Area Plan	E-1
	M-1
	R-1
	R-2
	Unzoned

N

W E

S

0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

Rio Rancho City of Vision

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, 10/9/2025

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 (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: Westway Homes and AMREP Southwest		Phone: 505-212-7000
Address: 9600 Tennyson St NE		E-Mail: mikef@thewestway.com
City: Albuquerque	State: NM	Zip: 87122
Proprietary Interest: Owner	List Owners: See attached	
Deed or Ownership Verification Provided: (Initials)	Letter of Authorization Provided: (Initials) M.F and J.L.	

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)

Amendment to the Northern/Rainbow Specific Area Plan

SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Rio Rancho Estates, Unit 8	Block(s): 1, 20, 49-50, 53-54, 57-58, 61-62, 65-67, and T	Lot(s): See attached
Existing Zoning: R-1, M-1	Proposed Zoning: R-2, R-3, R-4, R-6, C-1, C-2, M-1, OS	
No. of existing lots: 333	No. of proposed lots:	Total area of site (acres) 322

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: James K. Strozier, FAICP	Applicant: AMREP & Westway Homes	Agent: Consensus Planning, Inc.
Signature:		Date: 8/1/2025

FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

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

Form revised June 2014

June 14, 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. and Bohannan Huston, Inc. to represent Westway Homes for all projects related to the properties within the Northern and Rainbow Specific Area Plan in 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,

Westway Homes

By: _____

Printed Name: W. MICHAEL FIETZ

Title: MANAGING MEMBER

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

CONSENSUS PLANNING

Memorandum

To: Liz Ruiz Carlos

From: Jim Strozier, FAICP

Date: 9/26/2025

Re: Northern/Rainbow Specific Area Plan Amendment (25-410-00006)

Dear Ms. Carlos:

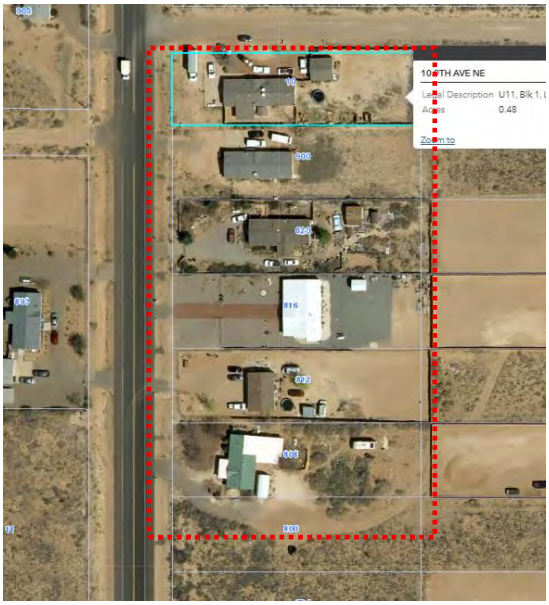
Thank you for providing comments and feedback regarding the application. Please find responses to comments and/or requested changes.

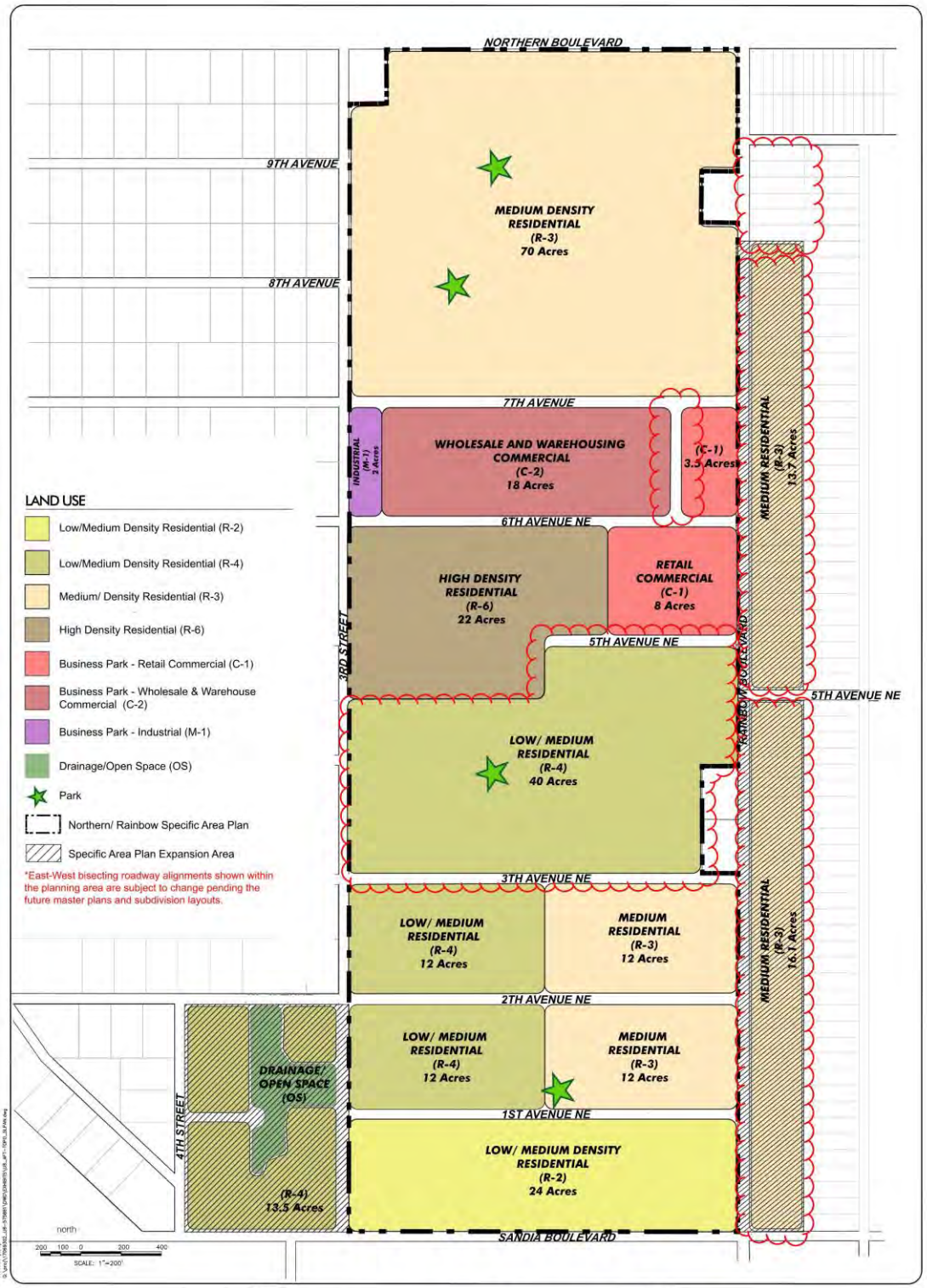
Planning and Zoning Division

1. The expansion area needs to reflect what is already built out; the lots that are already built on should be removed from the request and corresponding diagrams.
    - U08, Blk 49, Lot 13 is not denoted as an outparcel, despite existing single-family home.

    Response: U08, Blk 49, Lot 13, is not an outparcel; the Original NRSAP boundary includes it. However, please note that U08, Blk 50, Lot 12 is an outparcel and is excluded from the NRSAP boundary and all its exhibits.

    As for the expansion area, we have removed the six lots (U11, Blk 1, Lot 29-34), with existing houses to reflect what is already built out. All exhibits and tables have been updated.





Designed For:

NORTHERN/RAINBOW PROPOSED LAND USE

EXHIBIT 7

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

2. Remove hammerhead from layouts
   Response: We have removed the hammerheads from layouts.
3. Remove mention of fast-tracking permits.
   Response: We have removed the fast-tracking permit language.
4. Mention need for future ROW acquisition along Rainbow Boulevard.
   Response: We have added language about future ROW acquisitions along Rainbow Boulevard.
5. Remove CUP language for Parks, Churches, and Schools. (Are allowed outright in R-2, R-4, and R-3).
   Response: We have removed CUP language for Parks, Churches, and Schools.
6. Why the differentiation between Low/Medium Density Residential vs. Medium Density Residential? The density between both categories only differs by 1 DU.
   Response: There is no differentiation between Low/Medium Density Residential vs. Medium Density Residential since both categories only differ by 1 DU. We have amended the plan to classify Low/Med. Density (R-2) and Med. Density (R-4) as Low/Medium Density with a DU of 6. We have classified Med./High Density (R3) as Medium Density.
7. Why impose a lower maximum building height of 32' vs the maximum allowed height of 50' for C-1 and C-2; and a lower height of 40' vs the max allowed height of 100' for M-1?
   Response: We have changed the maximum building height for C-1 and C-2 back to CoRR standards of 50'.

   We impose a lower height of 50' versus the maximum allowed height of 100' for M-1 to be more in scale with the adjacent residential area.
8. Clarify the need for a lower max density of 30 DU/A vs the max allowed density of 50 DU/A in R-6.
   Response: Our request is to impose a lower max density of 30 DU/A vs the max allowed density of 50 DU/A in R-6 to mitigate potential impacts from traffic, access, circulation, and height.
9. Land Use Categories section calls out 8 categories, but goes on to list 9; ie. The Business Park category is missing from the initial count and list of categories.
   Response: We have updated categories to six.
   We have removed Mixed Use and kept Business Park;
   We have combined Land Use classification R-2 and R-4 as Low/Medium Density;
   We have classified Med./High Density as Medium Density; and
   We have removed Right-of-Way (ROW) as a land use category, **see Table 1**.
10. Park acreage seems too low; 8,808 people would warrant 26.424 (only 24 acres called out in the plan).
    Response: We have combined Land Uses as directed by Staff, to have a Low/Medium Density (6 DU), Medium Density (12 DU), and High Density (30 DU), which estimates a

population of 7,796 (2,755 units x 2.83). With that approximate population, a 23.4 park would be required, and we will provide 24 acres.

Table 1: Land Use Categories

Land Use Category	Acreage		DU	HH Size	Population
Business Park (M1,C1,C2)	32	11.2%			
Low./Med. Density Residential (R2,R4)	101.5	35.6%	6	2.83	1,746
Medium Density Residential (R3)	123.8	43.4%	12	2.83	4,204
High Density Residential (R6)	22	7.7%	30	2.83	1,868
Park (keeps underlying zoning, and is not included in the acreage total)	24				
Drainage	6	2.0%			
	285.3	**100.0%**			**7,796**

Fire & Rescue Department:

Shall Follow IFC 2021, Appendix D for Fire Apparatus access roads, a Fire 1 Plan shall be submitted to the Fire Marshal bjohnson@rrnm.gov, Fire 1 Plan check list is located on the City of Rio Rancho Fire Marshals website. Fire Hydrants shall be no more than 500 foot apart. Further requirements may be required upon development.

Response: We have added "shall Follow IFC 2021, Appendix D for Fire Apparatus access roads, a Fire 1 Plan shall be submitted to the Fire Marshal bjohnson@rrnm.gov, Fire 1 Plan check list is located on the City of Rio Rancho Fire Marshals website. Fire Hydrants shall be no more than 500 ft apart. Further requirements may be required upon development" to the Transportation Chapter.

Parks, Community & Recreation Services:

"The draft change generally indicates where parkland may be located. It is assumed that if the SAP amendment is approved, a master plan justifying the proposed locations and providing a residential lot count, and therefore also required park acreage will be clearly provided with that submission. It is unclear how the new / expansion area of the SAP will be incorporated into the overall plan area without a realignment of Rainbow Blvd. Reduction of commercial and other business-zoned hubs/lots in SAP and master planned areas is becoming common place, without creation of alternate options for residents to obtain goods or services nearby these larger planned areas, ensuring the community will remain a car-driven, bedroom community. These changes do not provide a future opportunity for commercial development and GRT generation with the corresponding increase in population. Traditional commercial planning cannot be replaced by home-delivery consumerism alone, and in the near and long term undermines the intention of developing integrated and diverse neighborhoods and community. The remaining, reduced commercial zoned areas are then typically rezoned at a later date to residential because the remnant or poorly located commercially zoned lots cannot meet the needs of businesses wishing to grow in the City, again diminishing access and activity diversity of our City's neighborhoods, and

the City's near and long-term ability to meet resident's recurring needs and services through reasonable GRT rates. The loss of future commercial growth should be avoided with this SAP Amendment request.
PRCS defers to DSD for any further recommendations, requirements or approvals.
Response: Please see Comment #11, Response and Table 1, above, related to the number of units, Parkland acreage, and population. Future Master Plans will identify the final unit counts, sizes, and locations of the parks. The estimated population of 7,796 (2,755 units x 2.83) requires 24 acres of Parkland, as per municipal code. Any pocket park less than 3.0 acres will be managed and maintained by the HOA. The reduction of commercial and other business-zoned hubs/lots in SAP and master-planned areas is becoming commonplace, which is true. The market drives demand, and many commercial and other business-zoned hubs/lots have sat vacant for years with no market or traction for development. Residential developers are recognizing the housing crisis and the abundance of vacant lots in prime development locations. This SAP Amendment provides a future opportunity for commercial development and GRT generation; however, it reduces the intensity from Industrial to a more neighborhood commercial Business Park that is adjacent to existing and proposed residential neighborhoods.

Engineering: *What roadways specifically are changing w/in the area. It is hard to tell. SAPs do not dictate road alignment. Compliance with SAMM is required.*
Response: Roadways 4th, 5th, 8th, and 9th will be fully or partially vacated, and the proposed internal roadways will be defined in future Master Plans.

We respectfully request to be scheduled for the next Planning and Zoning Board hearing. Please contact me at cp@consensusplanning.com or (505) 764-9801 if you have any further questions.

Northern and Rainbow Specific Area Plan

2025 Amendment Clean Version

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1.0 PURPOSE

The Northern/Rainbow Specific Area Plan was adopted in January, 2009 and Amended in May of 2025. The purpose of the Northern/Rainbow Specific Area Plan is to help guide and manage future development in the area bounded by Northern Boulevard (N), Sandia Boulevard (S), the parcels east of Rainbow Boulevard (E), 3rd Street (W), and 4th street (W) within the City of Rio Rancho. Block 49, Lot 1; Block 50, Lot 12; and Block 61, Lots 12 and 13 are to be excluded from this Specific Area Plan. The plan provides information about current conditions in the Plan area, identifies goals and objectives, proposes land uses and zoning, , and lists methods of implementation. This area will be anchored by the future development of the Rainbow Business Park, which will provide a mix of development that will provide much needed jobs.

1.1 Introduction

Forty-three percent of New Mexico's residents live in the Albuquerque MSA, which is comprised of Bernalillo, Sandoval, Valencia and Torrance counties. With a 4.56% population growth rate anticipated in the next five years between 2025 and 2030. Sandoval County is the 4th largest county in the state. Due to more employment opportunities and generally stronger economies, urban counties have younger populations and low housing vacancy rates. In rapidly growing cities like Albuquerque, Rio Rancho and Los Lunas, adding to the supply of multi-family, townhouses, and smaller detached homes can create affordable options for first time or lower income home buyers. Development of market-rate multifamily properties will also reduce rental market pressure for households at all income levels. – 2023 NM Affordable Housing Needs Assessment

1.2 Plan Area

The Northern/Rainbow Specific Area Plan encompasses 306.4 acres located in Unit 8, Rio Rancho Estates, Blocks 49, 50, 53, 54, 57, 58, 61, 62, 65, 66, and 67 and Unit 11 Blocks 1, T, and 20.

1.3 Plan Hierarchy

Comprehensive Plan

The Vision 2020 Integrated Comprehensive Plan, adopted June, 2001, updated in 2010, and amended in February 2015, is a Level 1 general policy plan to direct current and future growth and physical development of the entire city. The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by Growth Nodes for new development, but also includes infill opportunities.

Specific Area Plans

Master Plans are often prepared by the private sector for properties in single ownership or control and submitted to the City for approval. These plans generally address many of the components of the Comprehensive Plan but are specific to a defined area within the City, at least 20 acres but usually not more than 100 acres. The Master Plan, more detailed than the SAP, considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

Master Plan

A Specific Area Plan (SAP) addresses land use, access, parking, streetscape, and other issues along a major thoroughfare or a specific geographic area. It may also address mixed uses, connectivity, character, community services, and other issues deemed important to guide the future development of a neighborhood or activity center. The process for changing the zoning within a SAP typically involves developing a Master Plan, which is then implemented through a Zoning Map Amendment. Zoning Map Amendments that don't require a Master Plan are typically less than 20 acres.

Zoning Map Amendment
The process for changing the zoning outside a Master Plan, specifically for properties located on the east side of Rainbow Boulevard and smaller property assemblies of less than 20 acres, shall adhere to the City's Subdivision Code regulations and be implemented through a Zoning Map Amendment. The proposed zoning for the subdivision shall align with the proposed zoning from the SAP.

Subdivisions
The subdivisions within a Specific Area Plan will adhere to and follow the design standards outlined in the Specific Area Plan and Master Plans, if applicable. The manner in which land is subdivided, how streets are designed, and how the lots are laid out, have a lasting effect on the physical character of the city. The City's Subdivision Code regulates new development to ensure that the health, safety, and welfare of the public are protected. Streets, water and sewage systems must be adequately sized, designed, and constructed. Streets must be able to accommodate the maneuvering of emergency equipment. Future property owners must be guaranteed a parcel with access to public right-of-way and utilities suited for the intended use. Platting is the process through which undeveloped land is subdivided and ultimately transformed into legal building sites. The layout of streets and utilities are established, and blocks are further subdivided to create lots for individual ownership. The City's Subdivision Code requires allotting adequate provisions for a suitable Developed Park Area or Undeveloped Park Area in each subdivision. Future subdivisions completed without a Master Plan within the Northern and Rainbow Specific Area Plan are allowed provided they meet the existing zoning and are less than 20 acres. These smaller land assemblies are important to provide an opportunity to “fill in the gaps” for smaller areas outside of the Master Plan areas.

1.4 Plan Process

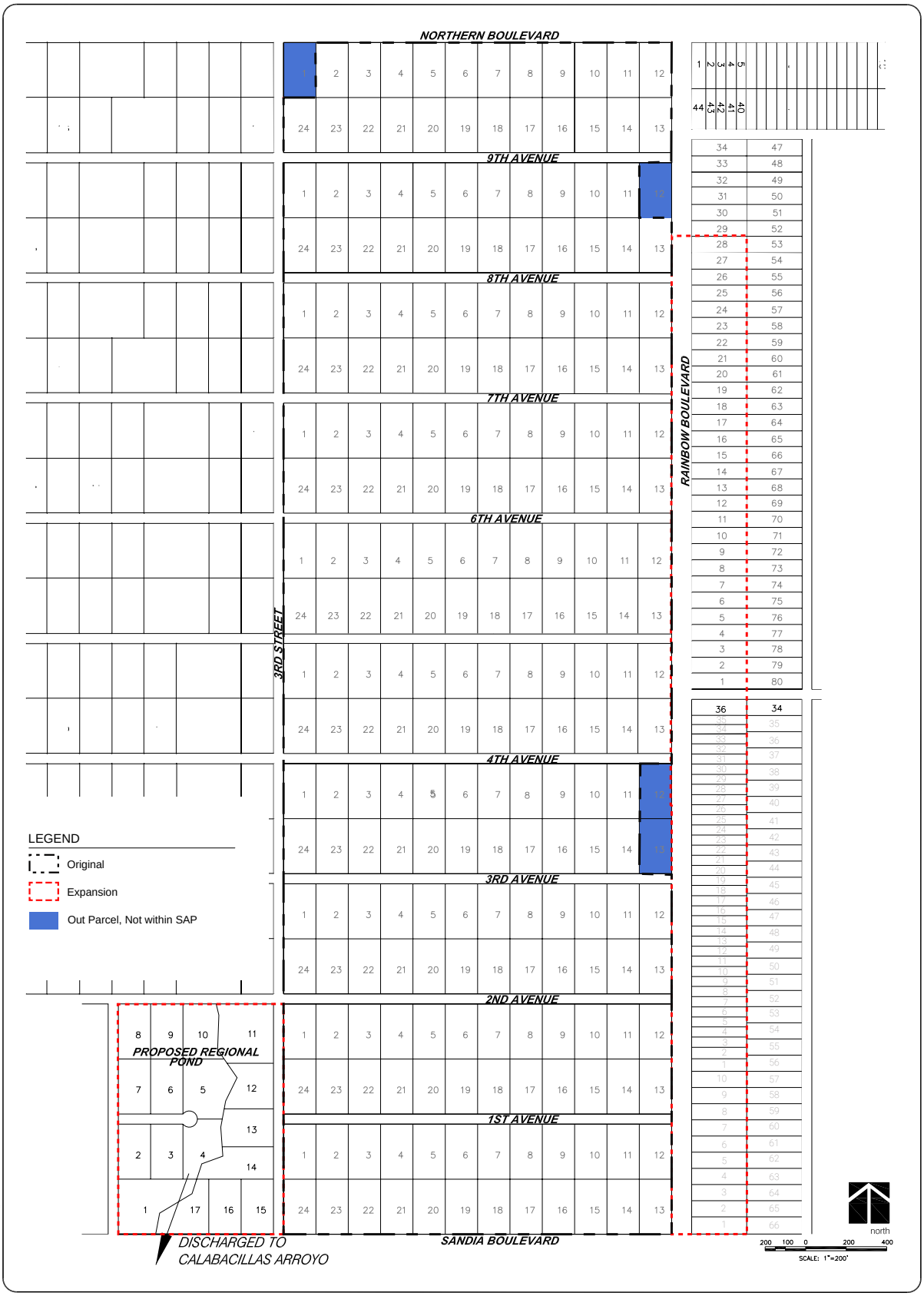
Planning and Zoning Board Public Meeting
A public meeting was held on December 9, 2008. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also be posted on the City’s web site. The PZB made a recommendation to the Governing Body to approve this plan.

Governing Body Public Hearing
A public hearing was held on January 14, 2009. The public hearing was advertised by sending out letters to all property owners in the Plan area. Notices were also be posted on the City’s website. The Governing Body adopted the specific area plan and any amendments.

In 2025, the Northern and Rainbow Specific Area Plan was Amended. A public meeting was held on May XX, 2025. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also be posted on the City’s web site. The PZB made a recommendation to the Governing Body to approve this plan. A public hearing was held on June XX, 2025. The public hearing was advertised by sending out letters to all property owners in the Plan area. Notices were also be posted on the City’s website. The Governing Body adopted the specific area plan amendment.

1.5 Plan Implementation

A specific area plan is typically implemented through one or more zone map amendments that may be initiated by the City of Rio Rancho or private landowners. In 2025, the Northern/Rainbow Specific Area Plan Master Plan was amended to increase the boundary area and to modify the Land Use Map. Design standards will be established through Master Plans for various sections of the plan area. Zoning Map Amendments would be required to change the existing zoning to provide appropriate density and allowable uses. Recommended capital improvements will be implemented through the City’s ICIP or as private development occurs.



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
PLAN AREA
EXHIBIT 1

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

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2.0 EXISTING CONDITIONS

The existing conditions for the City of Rio Rancho and the Northern/Rainbow Specific Area Plan described in this section include:

- Demographics
- Natural Environment
- Land Use
- Zoning
- Transportation
- Utilities
- Drainage

2.1 Demographics

Rio Rancho is the fastest growing and third largest municipality in New Mexico. It is expected that the City will increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from MRCOG the percent growth from 2008 to 2030 was expected to be 64.77%. The estimated growth trend from 2008 to 2015 is 20.78%, and the estimated growth trend from 2015 to 2030 is 36.43%. Table 1 below shows the City's housing, population, and population growth trend.

Table 1: Rio Rancho Population and Growth Trend				
City of Rio Rancho	**2008**	**2015**	**2030**	**2040**
Housing	31,765	32,511	51,143	41,927
Population	82,589	91,807	136,086	118,223
Population Growth Trend		20.78%	36.43%	24.1%

Source: ACS 5-year Estimates, 2008 and MRMPO 2030/2040 projections

The median age for residents in Rio Rancho in 2022 was 39.0 years, slightly higher than the statewide figure of 38.6 years; however, the City has a higher percentage of residents under 18 than the State average. City residents 18 years or older account for 75.8 percent of the total population, compared with 72.0 percent for the state as a whole. Residents 62 years and older comprise 21.3 percent of the total population, compared with 22.0 percent statewide.

The average household in the City of Rio Rancho has 2.72 persons and the average family household had 3.14 persons, which is very similar to the statewide figures of 2.55 persons and 3.24 persons, respectively. Rio Rancho had a total of 38,190 households in 2022. Of these, 69.9 percent were family households (the members are related by blood or marriage) and 30.1 percent are non-family households. This ratio is fairly similar to that of the state as a whole, where 61.90 percent of households are family households and the remaining 38.1 percent are non-family households. In 2022, 41.6 percent of all families had children under 18 years of age living in the house, which is somewhat higher than the statewide figure of 39.65 percent.

Rio Rancho is less ethnically diverse than the rest of the state. 67.0% of the population is white (43.4% of which is Hispanic); 16.7% multi-racial; 0.3% Native American; 3% Black; and 2% Asian. Rio Rancho residents are better educated than the state as a whole. 94.6% of the Rio Rancho population has a high school diploma. Of these, 26% have some college education, 12.1% an associate degree, 20.9% a bachelor degree, and 12.3% a graduate degree.

The Rio Rancho labor force was comprised of 51,406 workers in 2022. The unemployment rate for the city is 3.7%, similar to the state's unemployment rate, but a decrease from last year's 6.7% unemployment rate (Bureau of Labor Statistics). This is possibly due to past lay-offs at Intel, the area's largest employer. In 2022, jobs, such as in the Educational services, health care, and social assistance sector, made up almost one-quarter of the employment in Rio Rancho. Retail jobs made up 11.5% and professional, scientific, management, administrative, and waste management service jobs made up 11.6% of employment in the city (MRCOG).

Over half of Rio Rancho's households earned between $50,0000 and $149,999 in 2022. The community is predominately middle class, unlike most of the state. The median household income for the City is $78,978 (ACS, 2022).

Housing is still more affordable in Rio Rancho than for the metropolitan area as a whole. The average home value of an existing home in Rio Rancho was $343,762 in 2022. The median sales price was $327,000. New homes are averaging $400,000. According to the 2023 Affordable Housing Plan, Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" were constructed poorly and are beginning to experience significant repair needs. The City is looking to incentivize additional density and different housing typologies to serve "Missing Middle Housing" in Rio Rancho. This includes typologies between single-family units and multifamily units that may be renter- or owner-occupied. The following residential zoning designations allow for multifamily construction at the indicated densities:

- R-3 (mixed residential district) – allows multifamily dwellings with a conditional use designation, provided there are not more than 26 units per acre, with a site plan reviewed by the Planning and Zoning Commission and approved by the Governing Body.
- R-6 (multi-family residential district) - permissive uses include multiple-family dwelling units for sale or rent that are attached, up to a density of 50 dwelling units/acre.

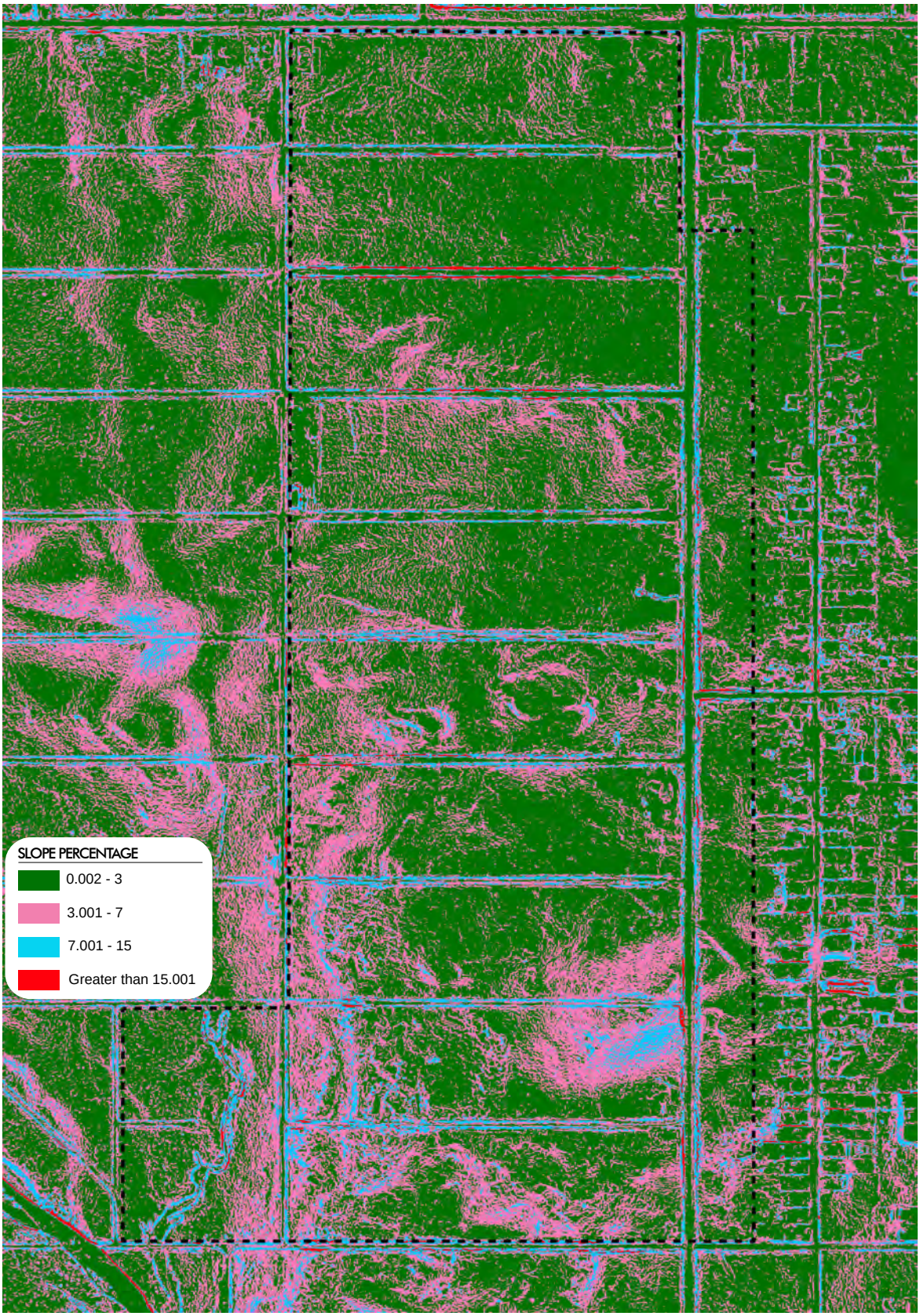
The multifamily densities allowed conditionally in R-3 and by right in R-6 are conducive to affordable housing development of a variety of typologies.

2.2 Natural Environment

In general, planning area soils are sandy, with only 8-10 inches of rain a year that support mainly native grasses and shrubs. The Sheppard loamy fine sand soils (191) are representative of most of the soils in the plan area and are appropriate for urban development. Other major soil types in the area include: Grieta fine sandy loam (142) and Grieta-Sheppard loamy fine sands (145). Exhibit 3, shows the boundaries of the different soil types within the Northern-Rainbow Specific Area Plan; the soils are represented by their Natural Resource Conservation Science soil identification number.

A view of the natural features, looking southeast at the Plan Area.

The soils in the Northern-Rainbow SAP area are favorable for development.



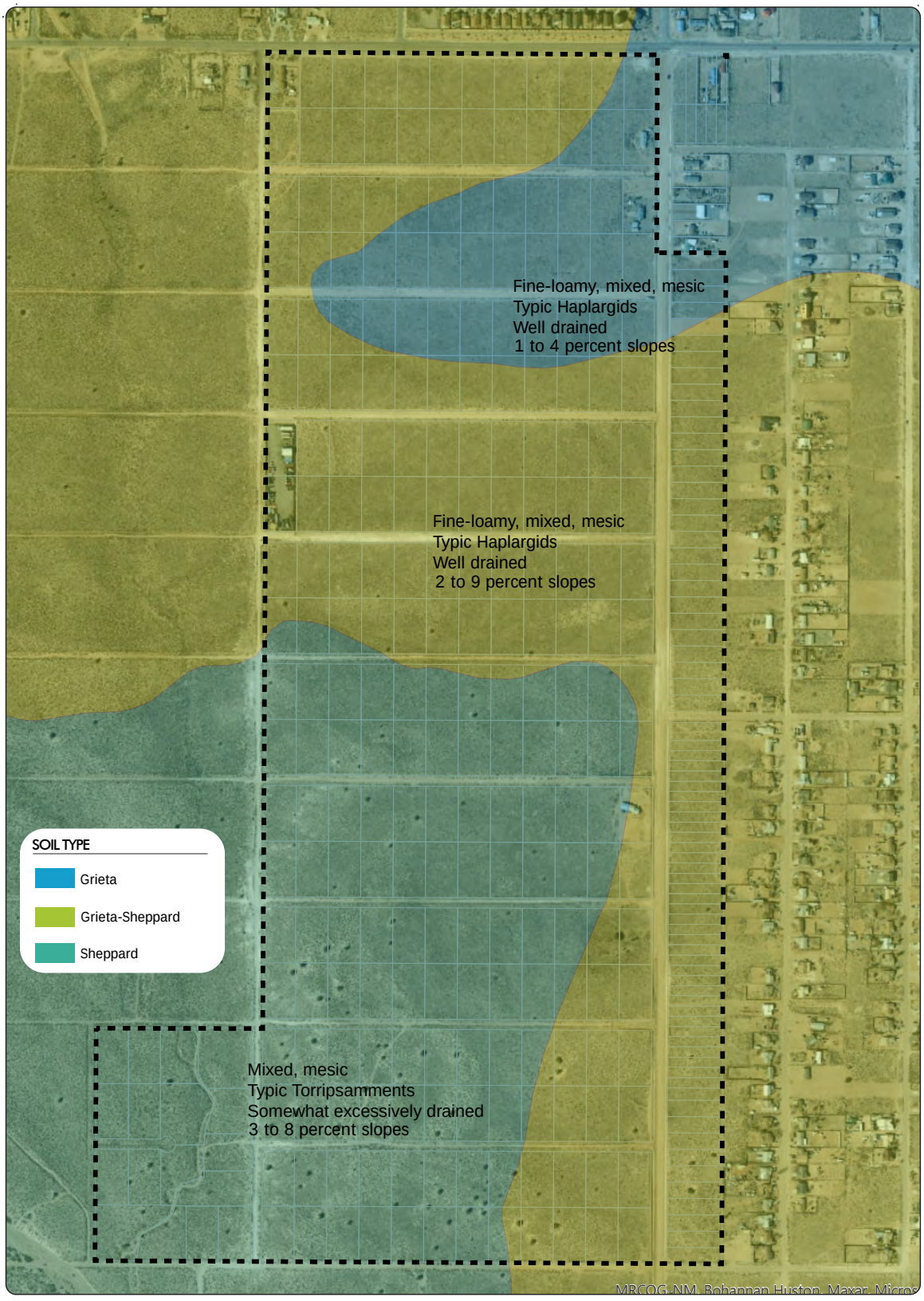
Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
SLOPE ANALYSIS
EXHIBIT 2

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
SLOPE ANALYSIS
EXHIBIT 3

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

Table 2 depicts the different soil types and the limitations of the soils for the types of development that are being planned for in this area:

Table 2: Soil Suitability for Development

	142- Grieta	145- Grieta-Sheppard	191- Sheppard
Dwellings with basements	Somewhat Limited	Not Limited	Not Limited
Dwellings without basements	Somewhat Limited	Not Limited	Not Limited
Local Roads and Streets	Somewhat Limited	Somewhat Limited	Not Limited
Corrosion of Concrete	Not Limited	Not Limited	Somewhat Limited
Corrosion of Steel	Very Limited	Very Limited	Very Limited
Lawns and Landscaping	Not Limited	Not Limited	Somewhat Limited
Small Commercial Buildings	Somewhat Limited	Not Limited	Somewhat Limited

Source: United States Department of Agriculture, Natural Resource Conservation Science

The natural habitat of the planning area is marked by riparian conditions with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, snakeweed, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, senna, kochia, piñon, and oneseed juniper. Local wildlife includes birds, coyote, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

The slopes of this land area range from 0 - over 15% slope. The majority of the land has a slope of 3-7%. Aside from the drainage plan, which takes these land features into consideration, the entire Northern/Rainbow Specific Area Plan is working with the natural terrain of the area. The proposed six acre park in the southeastern portion of the Plan area is the location of the steepest slopes and highest elevation, leaving this area preserved for recreational use.

2.3 Land Ownership

The Plan area contains 333 buildable lots. Each lot is approximately one acre in size. Currently 57.7% of the property within the Plan area is owned by two primary entities. The other 42.3% is individually owned.

2.4 Land Use

There are three single family homes that currently exist within the Plan area. These lots are to be excluded from this Specific Area Plan: Block 49, Lot 1; Block 50, Lot 12; and Block 61, Lots 12 and 13. The existing platting for the Plan area establishes 236 one-acre lots. The current zoning for the entire area is R-1/Single Family Residential and M-1/Industrial and Business Park. Land on the north side of Northern Boulevard, which is adjacent to this Plan area, has been developed as R-2/Single Family Residential homes. Other surrounding land uses include R-1/Single Family Residential to the east, west and south of the Plan area.

2.5 Community Facilities

Rio Rancho Public Schools

Rio Rancho Public Schools has 16,987 students in 16 school facilities. There is 1 pre-school, 7 elementary schools, 4 mid-schools, 1 mid-high school and 3 high schools. Schools closest to the Plan area include: Colinas del Norte Elementary School and Puesta del Sol Elementary School, Eagle Ridge Middle School and Lincoln Middle School, and Rio Rancho High School.

City Facilities

The nearest City facilities include Rainbow Park and Pool, and King Mesa Meadows Park. The City's Parks and Recreation Master Plan identifies a future senior center location at Rainbow Blvd. and Sandia Blvd. and identifies open space along the Calabacillas Arroyo. There is proposed open space near the Calabacillas Arroyo which is less than a mile west of the Plan Area, and a proposed senior center east of Rainbow Boulevard adjacent to the Plan Area. The allotted park space in the Plan Area, on the southwest corner of 2nd Avenue and Rainbow Boulevard, is ideally located in between these two proposed features. Pedestrian trails are recommended to link these features either along 1st Avenue or Sandia Boulevard.

2.6 Zoning

Lots between Northern and 8th and 4th and Sandia Boulevard are zoned R-1/Single Family Residential and Lots between 8th and 4th are zoned M-1/Industrial and Business Park. Most of the surrounding property to the east, west, north, and south is zoned R-1/Single Family Residential. The only exception is the Camino Crossing Subdivision, which is located at the northwest corner of Northern and Rainbow. This subdivision is comprised of 32.2 acres subdivided into 176 single family R-2 lots. Entrances to Camino Crossing are via Camino Crossing Street and 11th Avenue.

2.7 Transportation

The proposed development of the Northern/Rainbow Specific Area Plan is within Unit 8 and Unit 11 of the Rio Rancho Estates. The project includes portions of blocks 1, 20,49, 50, 53, 54, 57, 58, 61, 62, 65, 66, 67, and T. Sandia Boulevard bounds the development to the south while 3rd Street lies directly to the west of the project . The east boundary of the development is Rainbow Boulevard. Northern Boulevard creates the north boundary of the project. The transportation access around and through the Northern and Rainbow Specific Area Plan is crucial for the cohesion of the residential and non-residential uses. The SAP's northern boundary is Northern Boulevard, an existing Community Principle Arterial running east and west, and provides access to the SAP via Rainbow Boulevard and 3rd Street. The eastern boundary is Rainbow Boulevard, running north and south, and is a proposed Regional Principal Arterial reported by the Mid Regional Council of Government's (MRCOG) Metropolitan Transportation Plan (MTP) with future ROW acquisition along Rainbow. The Regional Principal Arterial will be the gateway into the SAP. Arterial roads are designed to carry longer-distance flows of traffic between important centers of activity. Furthermore, the MTP shows 5th Avenue as an existing minor collector to support access to the SAP. A minor collector collects traffic from local roads and distributes it to arterial roads

From the intersection of Northern and Rainbow looking southwest at the Plan area.

or accepts traffic from arterial roads and distributes it to local streets. The southern boundary is Sandia Boulevard, a proposed minor arterial supporting Northern Boulevard for east-west traffic in and out of the SAP. The western boundary is 3rd Street, which provides access to the internal neighborhoods and ancillary support to Rainbow Boulevard to move traffic in and out of the SAP.

The SAP's existing internal access from Rainbow Boulevard to 3rd Street includes 9th, 8th, 7th, 6th, 5th, 4th, 3rd, 2nd, and First Avenue. As future subdivisions are proposed, it is anticipated that the existing east/west roads will be replaced with a more neighborhood-friendly layout. The proposed subdivision to the north of the Business Park eliminates 8th Avenue and 9th Avenue. To the south of the Business Park is a second subdivision reconfigured to eliminate 3rd and 4th Avenue.

The Business Park will utilize two access points, located on Rainbow Boulevard, at 7th and 5th Avenues. 5th Avenue, as a new east-west access point between 3rd Street and Rainbow Boulevard, will have a final design outlined in the master plan and subdivision layout Access to and from the Business Park will require a different level of service through a wider Right-of-Way (ROW). Two access points from Rainbow Boulevard will significantly improve the traffic flow to and from the Business Park in a way that does not overwhelm the residential uses. This will enhance the overall efficiency of the SAP and provide a better transition between residential options and businesses.

The SAP has been expanded east to include the subdivision adjacent and across Rainbow Boulevard to support the OZ overlay between 5th and Sandia. As future subdivisions are proposed, it is anticipated that individual driveway access will be replaced with limited hammerhead or cul-de-sac layout clusters along Rainbow Boulevard from Sandia Boulevard to Northern Boulevard. The reduction of access points allows traffic to flow more efficiently with less residential driveways accessing Rainbow Boulevard.

Long Range Transportation Plan

The City of Rio Rancho prepares an Infrastructure Capital Improvements Plan (ICIP) and submits it to the state annually. The ICIP is a plan that establishes planning priorities for all anticipated capital projects and identifies funding sources for a period of 5 years. The ICIP may be used to procure state appropriations and to seek other funding sources such as bonds, loans, and grants.The 2045 Metropolitan Transportation Plan (MTP) prepared by the Mid-Region Council of Governments (MRCOG) identifies projects that will be programmed in the 5 year State Transportation Plan (STIP) if federal funding becomes available.

<u>Traffic</u>

Traffic volumes in the Plan area are highest along Rainbow Boulevard with an average weekday traffic flow of 3,527 vehicles. Northern Boulevard has an average weekday traffic flow of 2,775 vehicles near the Plan Area; this number increased to 3,557 just east of the Plan Area, but this number is expected to increase.

<u>Transit</u>

Rio Transit operates a paratransit system serving senior and eligible disabled adults. Funding is through FTA 5310 and the City of Rio Rancho general fund. Riders must be residents of and registered with the City of Rio Rancho. Trips are available for any purpose in Rio Rancho; however they are limited to medical, educational, or work purposes in Albuquerque, Placitas, Bernalillo, and Corrales. ABQ Ride is studying regional high capacity transit corridors for possible service to Rio Rancho in the future, including Unser Boulevard and NM 528. No local City bus service is currently planned.

Trails and Bike Paths

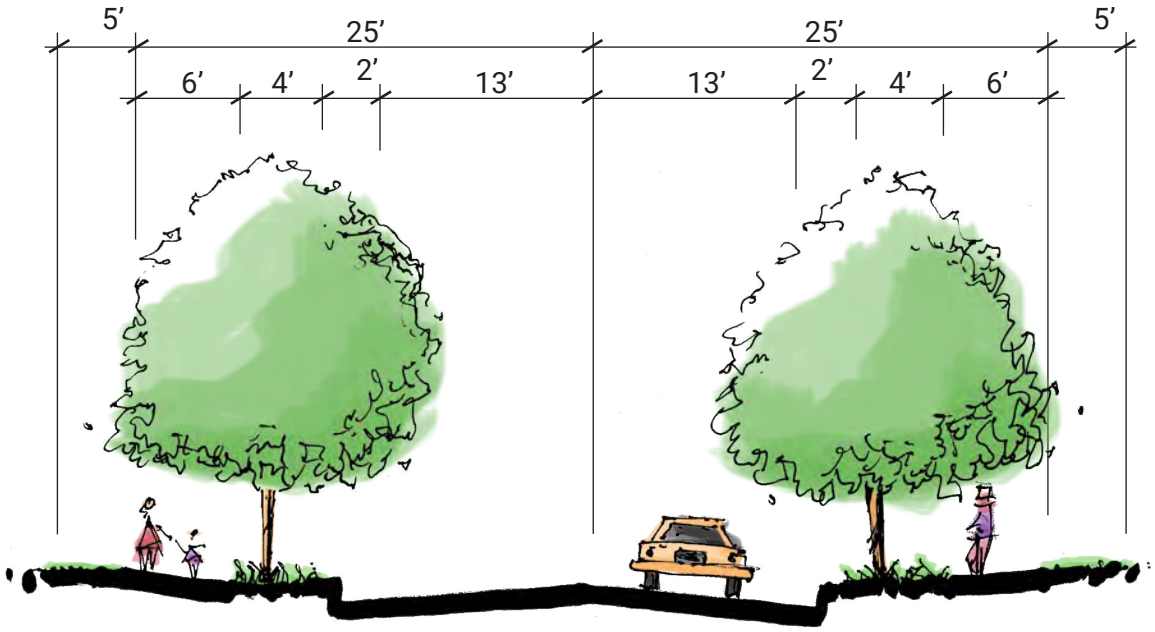
A bike lane is planned, for the future, along Northern Boulevard from Unser Boulevard to Hondo Road, and along Rainbow Boulevard in its entirety. Rainbow Blvd. and Northern Blvd. are both identified as bicycle routes on the City's and MRCOG's bike and trails map. The City's Parks and Recreation Master Plan identifies future trails linking open space along the Calabacillas Arroyo.

Rights-of-Way

Rainbow Boulevard is an existing 100 foot right-of-way and proposed to 156 foot right-of-way. All other roadways in and around the Northern/Rainbow Specific Area Plan are 50 foot rights-of-way. An initial bulk land plat will not dedicate any additional rights-of-way.

Street System

7th Avenue will be the main entrance for the Business Park portion of the area plan via Rainbow Boulevard. 6th and 5th Avenues will be reconfigured internally to the Business Park. 3rd Avenue, 1st Avenue, 4th Avenue, 8th Avenue and 9th Avenue will be vacated and consolidated into residential tracts through a summary plat process once the property is acquired. All other existing roadways within the master plan area will remain unchanged. The Plan area street system includes local, collector, minor, and principal arterial streets as indicated on the Roadway Classification Map in the Mid-Region Metropolitan Planning Organization (MRMPO) Metropolitan Transportation Plan adopted in 2020 and listed below:

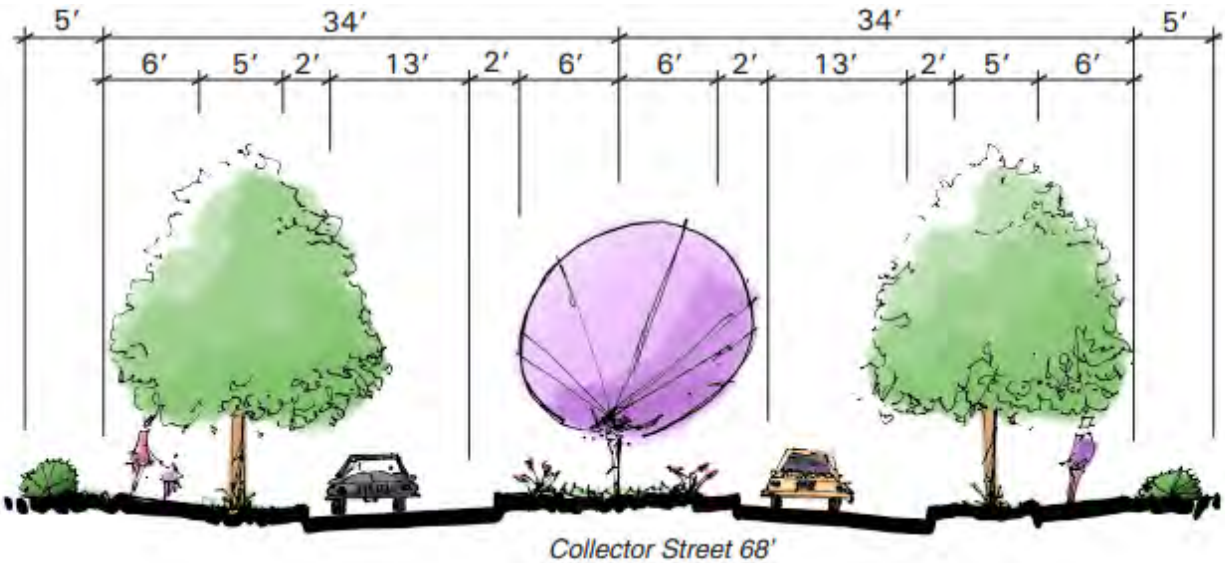


Local Street 50'

Local Streets (50 feet wide, 30 foot wide pavement, 2 lanes)

A street which is primarily for access to abutting properties and carries low volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD.

- Running north and south - 3rd Street
- Running east and west - 2nd Avenue and 7th Avenue

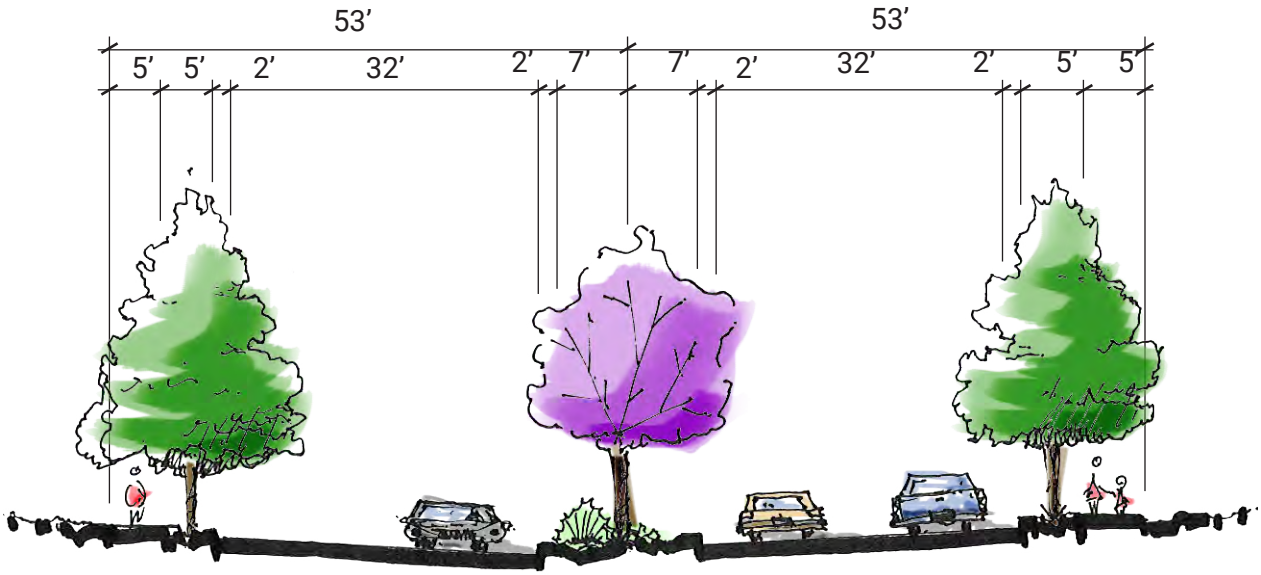


Collector Street 68′

Collector Streets (68 feet wide, 48 feet wide pavement, 3 lanes)

A street which carries traffic from local streets to arterial streets. Accessibility and mobility (speed) are balanced relative to land use with speed limits between 25 to 35 MPH. Residential collectors with driveways are generally kept to 25 MPH, while those with more limited access have a higher posted speed limit. Two through lanes with a center median or center turn-lane would be typical. Volumes can vary from 1,000 to 15,000 VPD.

- 5th Avenue east of Rainbow Boulevard

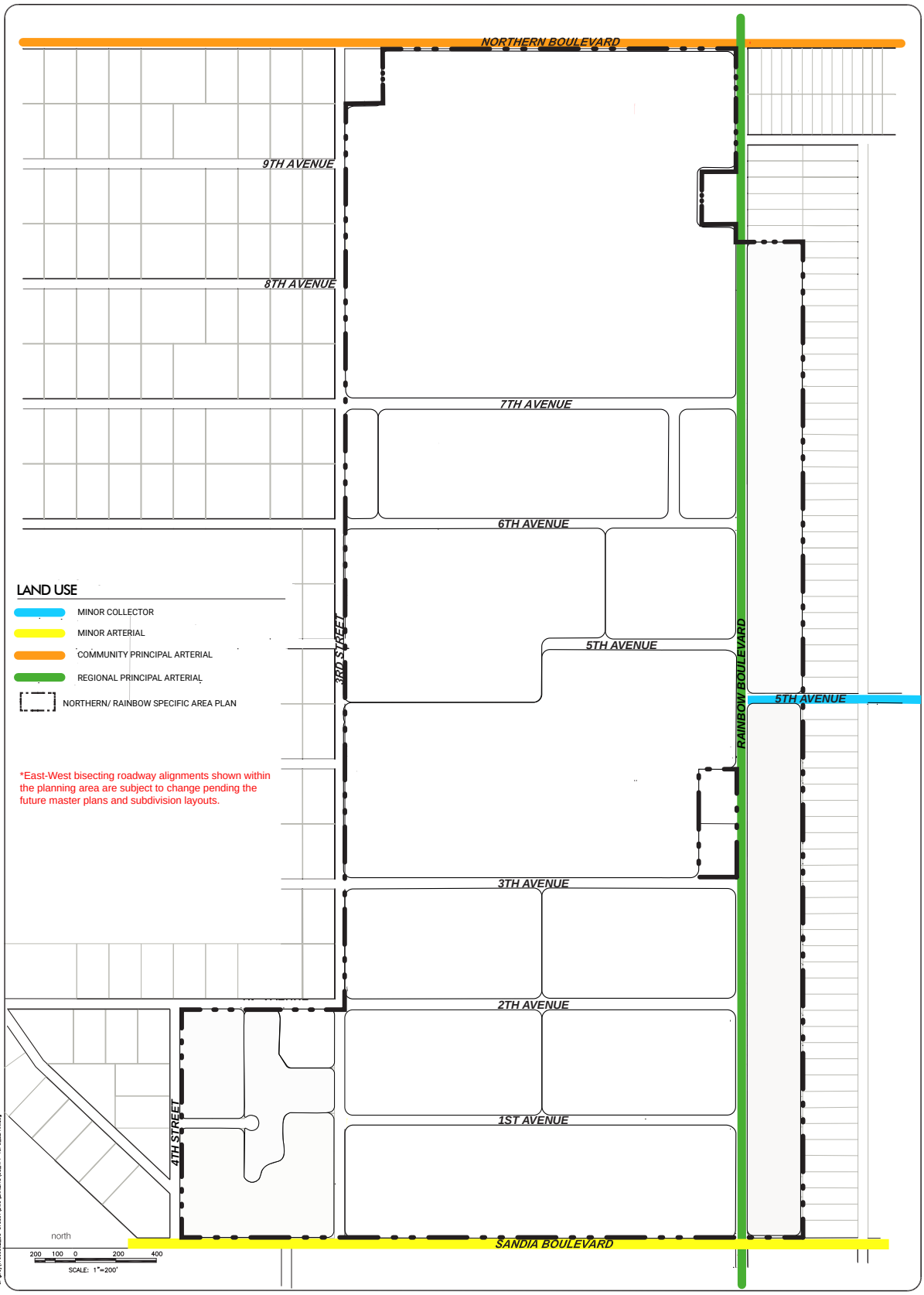


Arterial Street 106”

Arterial Streets (Principal arterials - 156 feet wide; Minor arterials – 106 feet wide, 4 lanes with an 18 foot median)

A street designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits should be 35 to 45 miles per hour (MPH) with volumes of approximately 7,000 vehicles per day (VPD) per lane. Four lane arterials with a median are common with a capacity of 28,000 vehicles per day. Access is controlled via signalized intersections and raised medians.

- Running east and west - Northern Boulevard a Community Principal Arterial
- Running east and west - Sandia Boulevard a Arterial
- Running north and south - Rainbow Boulevard a Proposed Regional Principal Arterial



Designed For:

NORTHERN/ RAINBOW
ROADWAY CLASSIFICATION
EXHIBIT 4

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

2.8 Utilities

The development is in an area that has existing service by the City of Rio Rancho Utilities Department.

Domestic Water

There are existing water mains in Northern Boulevard that extend the length of the Specific Area Plan from Rainbow Boulevard on the east well past 3rd Street on the west. There is also an existing water main in Rainbow Boulevard that extends south from Northern Boulevard to 8th Avenue. The intents is for connections to be made to these existing main and then routed through the development. All water line internal to the development will have 8" lines. All new homes will have service connections per the City of Rio Rancho standards.

Sanitary Sewer

There are existing sanitary sewer mains to service the Specific Area Plan area. There is a main that extend out of the existing Camino Crossing subdivision on the north side of Northern Boulevard to 3rd Street. The main then goes south in 3rd the extent of the Specific Area Plan area. The intents is for the Specific Area Plan area to discharge to the existing main in 3rd Street where it will be conveyed downstream to the wastewater treatment plant. All internal roadways within the plan area will have 8" lines. All new homes will have 4" lateral connections per the City of Rio Rancho standards.

2.9 Conceptual Drainage Plan

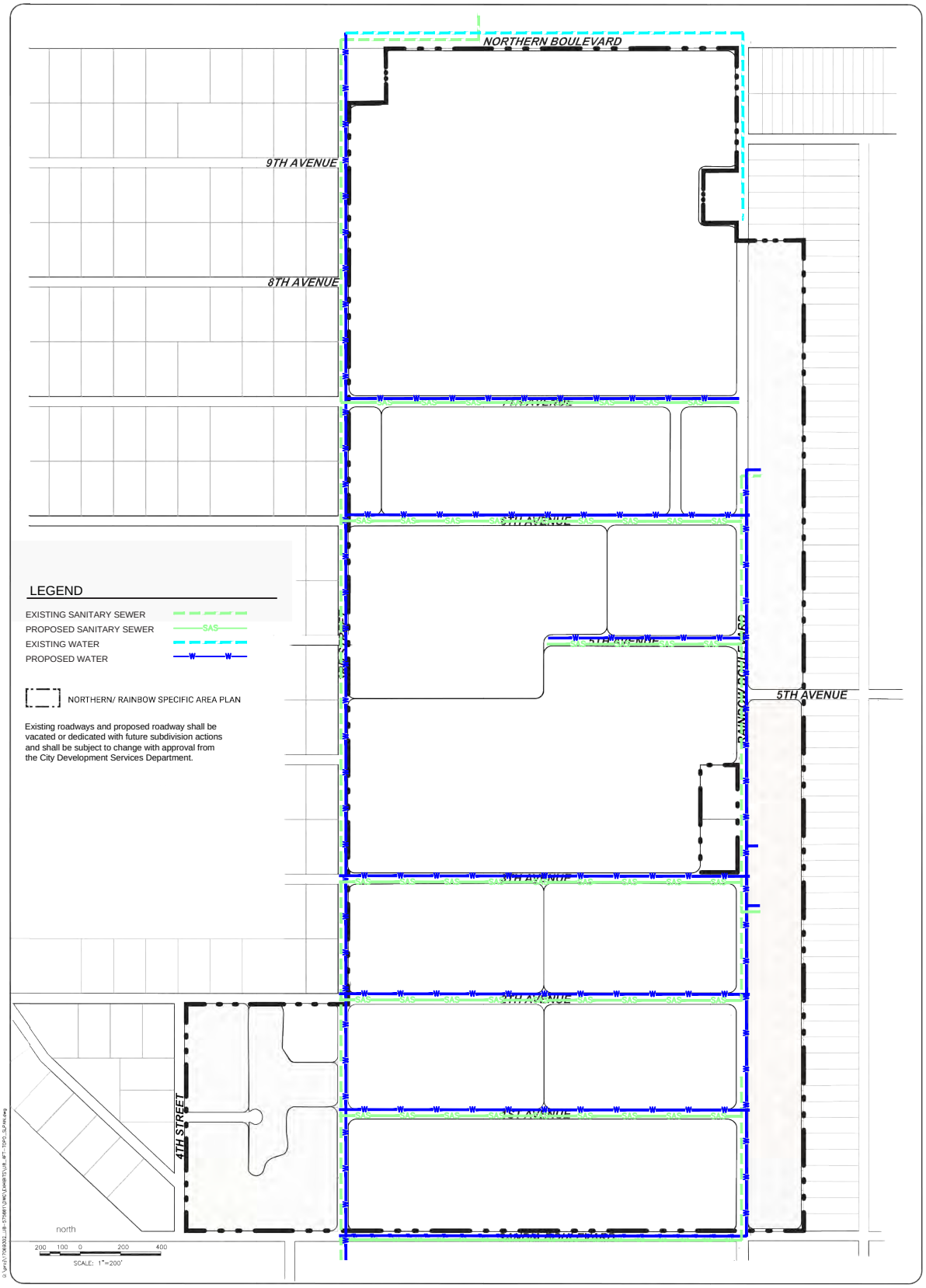
The intent of the conceptual drainage plan for Northern/Rainbow Specific Area Plan is to provide the initial structure for a drainage solution within the watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the "Calabacillas Watershed Park Management Plan," from August 2024. The basin that encompasses the Northern/Rainbow Specific Area Plan includes areas to the north of Northern Boulevard as well as some areas east of Rainbow. Per the report the flow rate at the crossing at Northern Boulevard is 6,735 cfs. The Northern/Rainbow Specific Area Plan falls within an open space designation of this report. The Northern/Rainbow Specific Area Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

Flood Zone

Per FEMA FIRM Panel 35043C1888D, dated March 18, 2008, the Northern/Rainbow Specific Area Plan does not fall within a designated flood plain. There is a flood zone directly to the west of 3rd Street. This flood zone will require modification during the future facility plan effect.

Existing Conditions

The Northern/Rainbow Specific Area Plan drains from the northeast to the southwest. The terrain is in its natural condition with graded roadways within the existing plated rights-of-way. All storm water collects within a tributary to the Calabacillas Arroyo just west of 3rd Street. Storm water will enter the Calabacillas Arroyo at Sandia Boulevard. The storm water calculations will be used to establish release rates for any future detention ponds within the area. All individual zones within the specific area plan will become individual tracts with the future bulk land plat. The tracts will be required to pond storm water and release at historic rates until a regional facility plan is created and implemented.

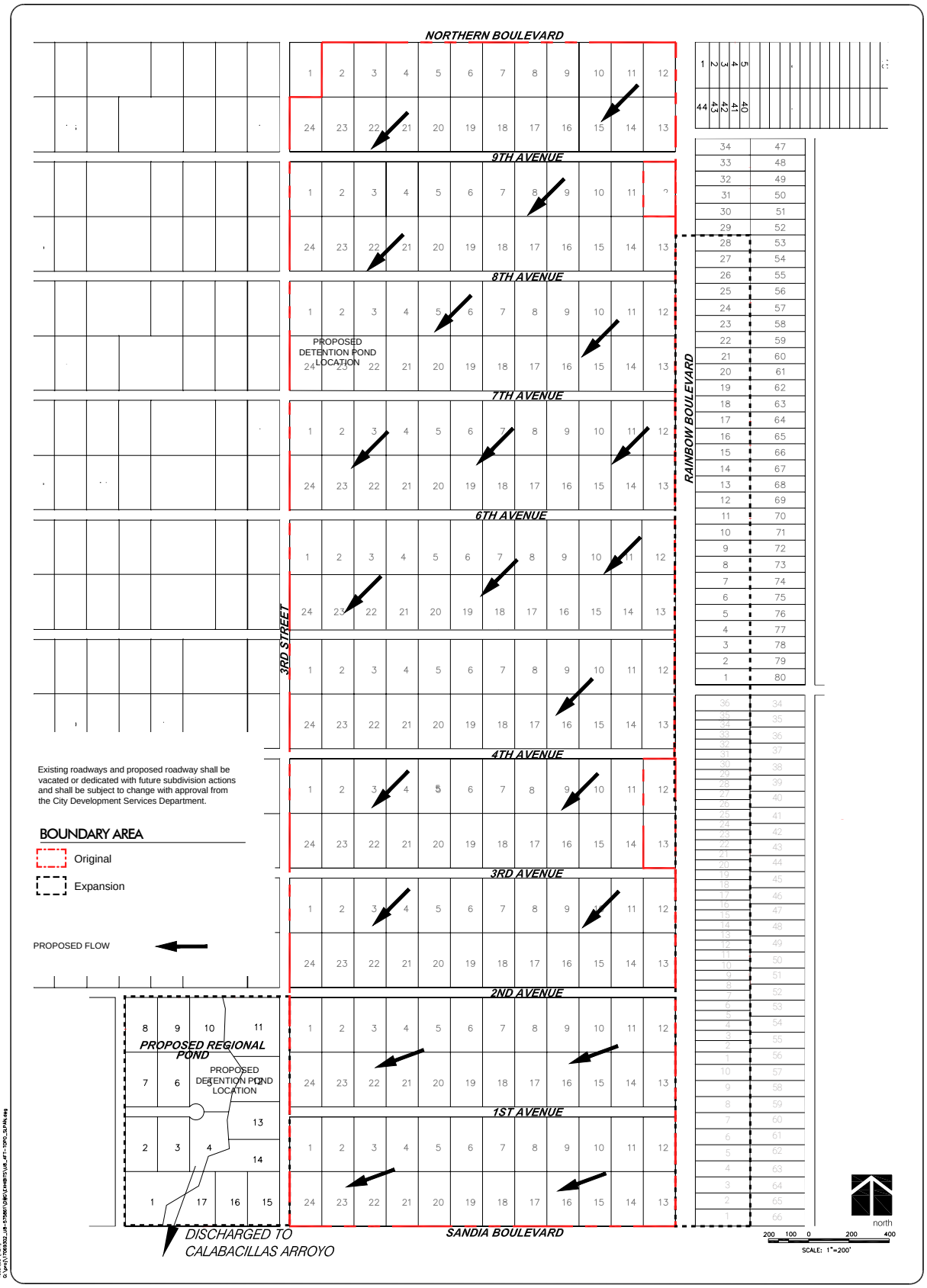


Designed For:

NORTHERN/ RAINBOW
PROPOSED UTILITY PLAN
EXHIBIT 5

Designed By:

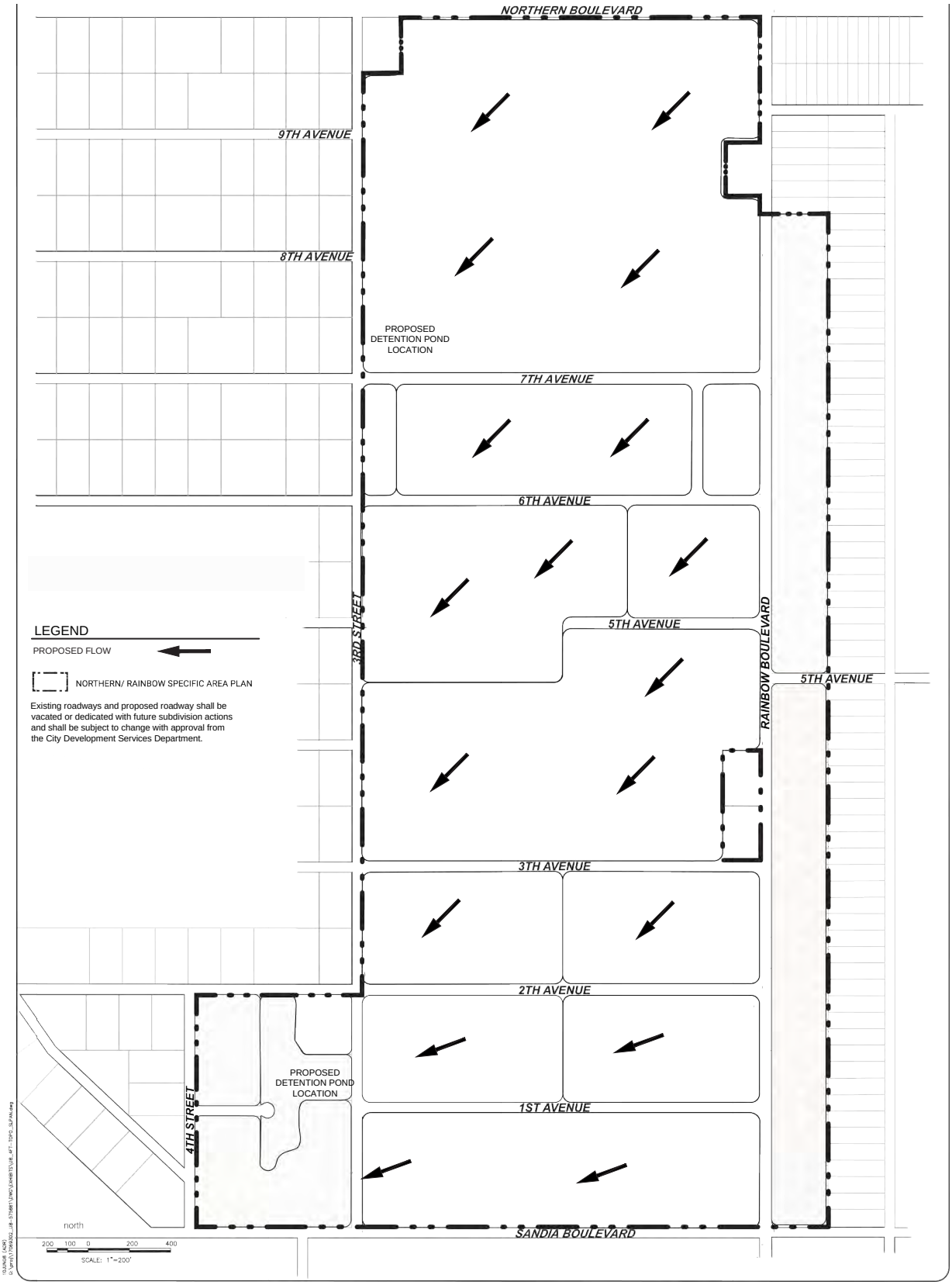
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Designed For:
AMREP SOUTHWEST Inc.

NORTHERN/ RAINBOW
EXISTING DRAINAGE PATTERNS
EXHIBIT 6

Designed By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801



Designed For:

NORTHERN/ RAINBOW
PROPOSED DRAINAGE PLAN
EXHIBIT 7

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

3.0 POLICIES, GOALS, and OBJECTIVES

The City of Rio Rancho's Integrated Comprehensive Plan, *Vision 2020*, establishes a principle-based policy document comprised of principles, policies, and action statements for the purpose of directing future growth and development of the City. The Northern-Rainbow Specific Area Plan (NRSAP) is conscious of, adheres to, and helps to implement such policies. The NRSAP provides the policy framework to establish a mixed-use activity center in this portion of the City. This section outlines the relevant principles, policies, actions, and values of the City's *Vision 2020* and *the 2023 Affordable Housing Plan*. Under each topic are the goals, objectives, and policies of the Specific Area Plan, showing how this Plan furthers the City's vision.

3.1 Housing Principle: Encourage the development of a variety of high quality housing types, densities, and locations in order to provide a range of housing choices to meet the needs of present and future Rio Rancho residents.

Housing Policies:
Encourage the creation and maintenance of quality residential and neighborhood environments while ensuring the availability of necessary service and quality of life amenities.

Ensure that residential areas are appropriately sited and protected from incompatible land uses.

Establish site and building design guidelines to create an effective transition, or necessary buffer, between substantially different land uses and densities.

Ensure that mixed-use development complements and enhances the character of neighboring residential and commercial development.

Support residential developments with appropriate amenities for families with children.

ACTIONS:

- *Promote housing construction within expansion and infill development areas in proximity to utilities, services, and amenities.*

- *Encourage a variety of housing types and densities in the City, including high-density multi-family housing adjacent to activity centers in growth nodes or housing combined with compatible mixed uses in master planned developments.*

2023 Affordable Housing Plan
The goals of the Northern-Rainbow Specific Area Plan complement the strategies of the Affordable Housing Plan by aiming to develop vacant and under-utilized parcels, as well as create a variety of housing types for different income levels. This Plan allows for the development of more dense forms of housing in that part of the city.

Housing Goals and Objectives of the Specific Area Plan
Goal 1: Provide a range of housing choices within the Northern-Rainbow Specific Area Plan to meet the needs of present and future Rio Rancho citizens.

Goal 2: Develop different densities of high quality housing around the Northern-Rainbow Specific Area Plan, thus promoting pedestrian activity, alternative transportation, and self-sustainability.

Goal 3: Develop a variety of mixed income housing opportunities in that part of the City.

Goal 4: Provide appropriate amenities like parks and playgrounds for families with children.

Objective 1: Zone areas of land for different housing densities in the Northern-Rainbow Specific Area Plan.

Objective 2: Develop the planned multi-use trails along Northern and Rainbow Boulevards.

3.2 Economic Development Principle: Through continued public and private partnerships, seek to develop a community that provides a wide range of businesses and industries that are compatible with the natural environment and consistent with the City's vision of economic diversity.

Economic Development Policies:
Develop the City of Rio Rancho as an independent, self-sustaining community, while maintaining an integral role within the economy of the metropolitan region.

Ensure the long-term financial strength of the community & the community's economy by attracting quality jobs, retail services & diverse employment opportunities.

Provide practical and efficient development services to create an environment conducive to economic development growth.

Ensure that the development of Rio Rancho is supported by a coordinated & planned infrastructure system that accommodates future growth.

ACTIONS:

- *Continue Rio Rancho's success in economic development without sacrificing other community values and resources.*
- *Expand the City's gross receipts tax base by supporting existing and recruiting additional local retail and office uses.*
- *Make Rio Rancho a place where one can live, work, shop, and play without leaving the City.*
- *Provide for the installation of state of the art telecommunications infrastructure through provisions for fiber optic networks to carry video, voice, and data transmissions.*
- *Utilize a Development Team approach in facilitating the expansion of new economic base employment.*
- *Streamline government processes and procedures to promote citywide economic development.*

Economic Development Goals and Objectives of the Specific Area Plan

Goal 1: Promote economic development opportunities in a variety of areas throughout the City of Rio Rancho, thereby allowing people to live near where they work.

Goal 2: Provide options for businesses and employees within the Northern-Rainbow Specific Area Plan since there aren't job opportunities in this portion of the City.

Goal 3: Promote an employment center in the Northern-Rainbow Specific Area Plan since there is existing infrastructure.

Objective 1: Proactively work with the Rio Rancho Economic Development Corporation to attract high quality businesses to locate in the Northern-Rainbow Specific Area Plan.

Objective 2: Plan for the future development of infrastructure to serve the Northern-Rainbow Specific Area Plan.

3.3 Land Use Principle: The City of Rio Rancho shall develop as an independent, self-sustaining community, which has an integral role in the Albuquerque metropolitan region. Encouraging the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space is recognized as a City priority. Growth nodes are designated to distinguish preferred areas of development.

Fiscal Land Use Policy: *The City of Rio Rancho supports land use and fiscal policies that promote development consistent with the City's comprehensive plan and is based on sound land use and infrastructure development.*

Activity Center Land Use Policy*: The City shall develop general land use criteria for Activity Centers (Activity Centers are defined as those employment centers and mixed use areas within Growth Nodes that provide for day, evening, weekday and weekend multi-use activities).*

General Land Use Policy: *Promote development of high-density, mixed use activity centers within master planned growth nodes to curb low density, single use and strip commercial sprawl development. Growth nodes should be designed to capture a significant share of the City's future jobs and housing.*

ACTIONS:

- *When mixing land uses, incorporate usable public space into project designs. The need would be determined by the size and type of the various activity centers.*
- *There may be areas within certain nodes where it is desirable to locate residential uses giving distinction to the area and offering unique housing opportunities within the City.*
- *Complement retail uses within a node with personal service shops, office, and residential.*
- *Consider integration of mixed uses into a single structure with retail on the lower level, office and residential on the upper levels.*

Land Use Goals, Objectives, and Policies of the Specific Area Plan
Goal 1: Establish an Employment Center, which will provide for economic growth and employment opportunities.

Goal 2: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

Goal 3: Encourage mixed uses – retail, office, industrial, and residential uses.

Goal 5: Develop land for industrial use to fulfill the market's demand, thus providing workable options for businesses looking to locate in Rio Rancho.
Objective 1: Develop land use categories which allow for choice of a variety of zoning districts.

Objective 2: Mitigate impacts with a Master Plan on surrounding uses through design standards. Buffers between industrial and residential uses are mandatory.

Policy 1: Property owners will initiate zoning changes to implement the Northern-Rainbow Specific Area Plan and Master Plan.

Policy 2: Building permits and rezoning cases for the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area (approved by the Governing Body and/or Development Services Department) are subject to design criteria provided in Section 6.0 of this document.

3.4 Additional Specific Area Plan Goals, Objectives, and Policies

Transportation
Goal: Assure safe and convenient multi-modal access to well-connected residential neighborhoods, businesses, offices, and other facilities in the Northern-Rainbow Specific Area Plan.

Objective: Improvements in connectivity to all Northern-Rainbow Specific Area Plan roadways and trails are to be made in conformance to city street and trail construction standards and funded through the City's ICIP process.

Policy: Department of Public Infrastructure will program roadway and trail projects in the ICIP for the Northern-Rainbow Specific Area Plan.

Urban Design
Goal 1: Develop high quality buildings that harmonize with the natural and built environments of the Northern-Rainbow Specific Area Plan.

Goal 2: Create an Activity Center within walking distance of residences, balancing retail, office, industrial, single-family and multi-family uses within the Northern-Rainbow Specific Area Plan.

Objective 1: Develop streetscape and parking standards for new development in the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street in the Northern-Rainbow Specific Area Plan, such as signs, landscaping, lighting, fencing, etc.

Policy: New construction permits and site plan approvals by Development Services Department for Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street will be subject to the design standards required in the Northern-Rainbow Specific Area Plan.

Utilities
Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Northern-Rainbow Specific Area Plan.

Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Northern-Rainbow Specific Area Plan.

Policy: No building permits will be issued for development in the Northern-Rainbow Specific Area Plan by the Development Services department if the City cannot provide community water and sewer to the property.

Community Facilities
Goal: Create open space, parkland, trails and other recreation amenities to serve the Northern-Rainbow Specific Area Plan.

Objective: Provide community services to the Northern-Rainbow Specific Area Plan, concurrent with development and population growth.

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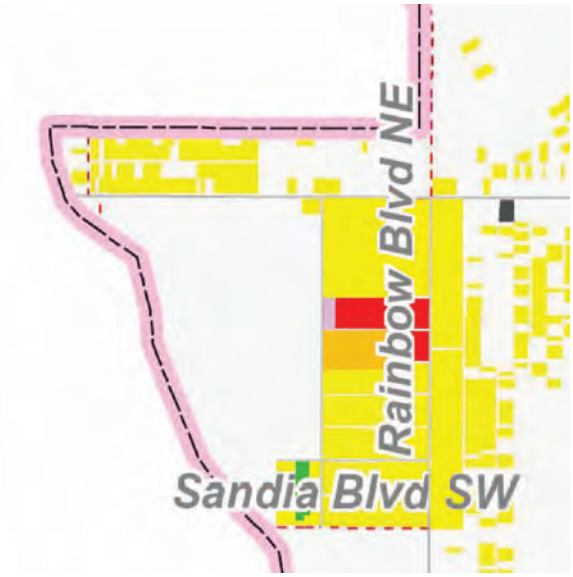
4.0 PROPOSED LAND USE

The images below display the Preferred Land Use Scenario for the Plan Area, as shown in the Comprehensive Plan. Rural density in a portion of the area was the only use foreseen when the Comprehensive Plan was drafted.



4.2 Land Use Categories

The Northern-Rainbow Specific Area Plan contains proposed land use categories that are consistent with and promote the goals and policies of the *Vision 2020 – Integrated Comprehensive Plan.* The purpose of creating these land use categories, or sectors, is to identify a range of land use options that would be considered appropriate within these sectors. The total population increase at full build out is estimated as 7,796 people. The six land use categories identified in this plan included the following:

- Rainbow Business Park
- Low/Medium Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Drainage

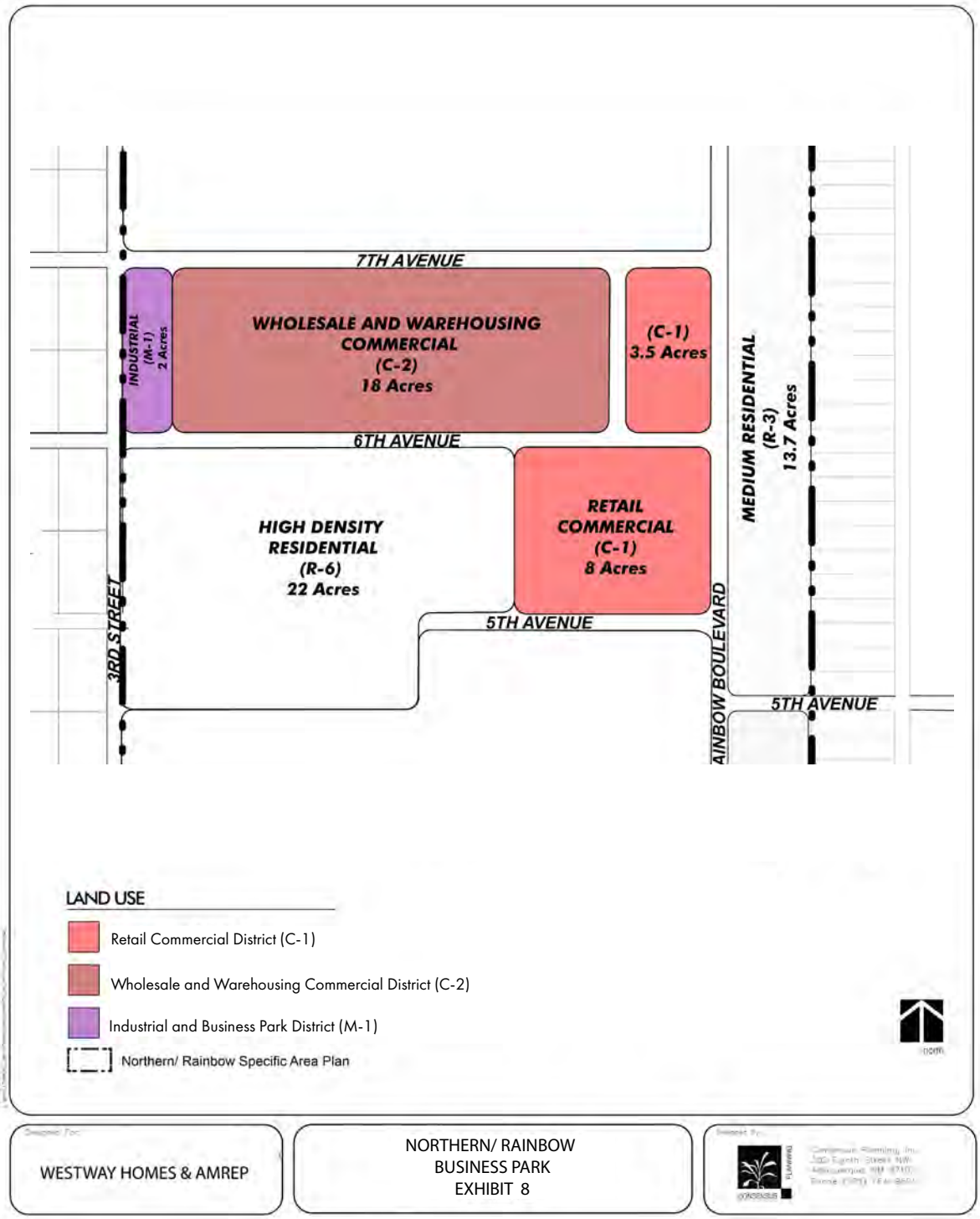
4.2.1 Rainbow Business Park

The Rainbow Business Park will anchor the Northern-Rainbow Specific Area Plan and will serve as an Employment Center for western Rio Rancho. The Rainbow Business Park will be developed in the 32 acres between 5th Avenue and 7th Avenue, and between Rainbow Boulevard and 3rd Street. The development of this Employment Center is vital to the City of Rio Rancho. The City is in need of additional employment opportunities, and an area to provide options for businesses interested in locating to Rio Rancho. Developing this Business Park within the Northern-Rainbow Specific Area Plan will help balance the City as it continues to grow and prosper. The proposed Business Park will implement many of the principles, policies, and actions set forth in Vision 2020. Private covenants that run with the land will be drafted by the property owner to ensure the implementation of the proposed design standards and to restrict undesirable uses.

Area: 32 acres

Allowable uses in the following zoning districts:

- M-1 Light Manufacturing District
  Min. Lot Size: 21,780 SF, Max. Height: 50 feet, Setback: 10 feet
- C-1 Retail Commercial
  Min. Lot Size: 21,780 SF, Max. Height: 50 feet, Setback: 10 feet
- C-2 Wholesale and Warehousing District
  Min. Lot Size: 21,7800 SF, Max. Height: 50 feet, Setback: 10 feet



4.2.2 Low/Medium Density Residential

Purpose: To provide low density single family residential uses and associated community uses, e.g. schools, parks, and churches, vital to a complete neighborhood. The prime area for this use is the southern portion of the Northern-Rainbow Specific Area Plan, south of 1st Avenue.

Area: 101.5 acres

Allowable Use in the following districts:

- R-2 Single Family Residential District
  Min. Lot Size: 5,000 SF, Density: 6 DU/A

- R-4 Single Family Residential District
  Min. Lot Size: 4,000 SF, Density: 6 DU/A

The City will not initiate the rezoning of properties in these areas. Property owners will need to request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

4.2.4 Medium Density Residential

Purpose: To provide an area of land for medium to high density residential uses and associated community uses, e.g. schools, parks, and churches.

Area: 123.8 acres

Allowable Uses in the following zoning districts:

- R-3 Single Family Residential District
  Min. Lot Size: 3,000 SF, Density: 8 DU/A
- R-3 Townhouses, Multi-Family Residential District; Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments), High Density: 12 DU/A

4.2.5 High Density Residential

Purpose: To set aside an area for high density of population in which the principal use is multi-family dwelling units.

Area: 22 acres

Allowable Uses in the following zoning districts:

- R-6 Multi-family Residential District
  Min. Lot Size: 10,000 SF, Density: 30 DU/A

The City will not initiate the rezoning of properties in these areas. Property owners will need request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

4.2.6 Park

Purpose: To provide an area within the Northern-Rainbow Specific Area that satisfies the visual and psychological needs of the community for light and air, and permits beneficial recreational uses that alter the natural characteristics of the land. The amount of park land needed may increase depending upon the build-out population.

Area: 24 acres

Allowable uses in the following zoning districts:

- PR Parks and Recreation District

4.2.7 Drainage

Purpose: To provide an area within the Northern-Rainbow Specific Area that satisfies the drainage needs.

Area: 6 acres

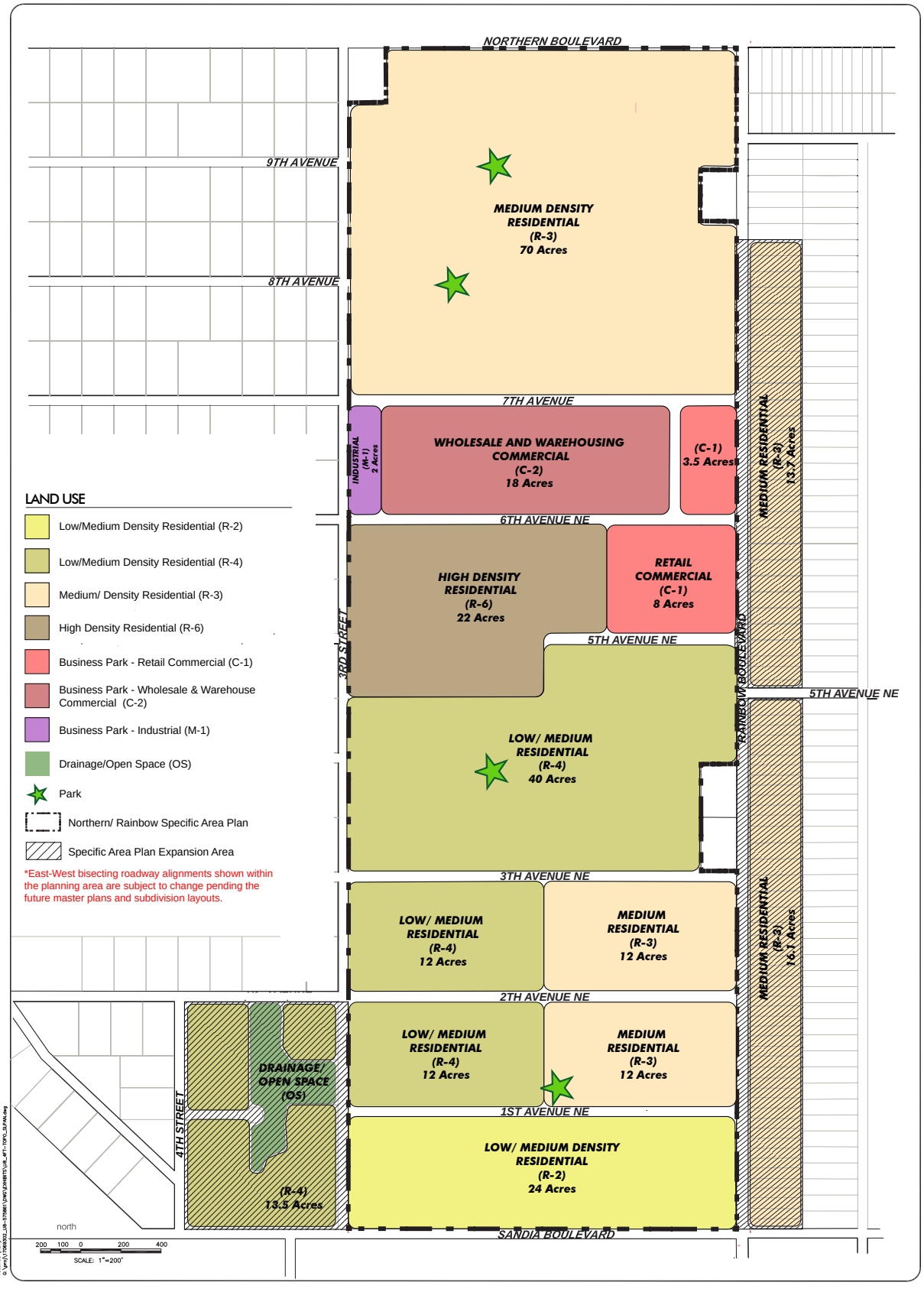
Allowable uses in the following zoning districts:

- Open Space/Drainage

Table 3: Proposed Land Use and Zoning

Land Use	Allowable Zones	Acreage	% Total	Density	*Build-out Population
Business Park	M-1, C-1, C-2	32	11.2%		
Low/Med. Density Residential	R-2, R-4	101.5	35.6	6 DU/A	1,746
Med. Density Residential	R-3	123.8	43.4%	12 DU/A	4,204
High Density Residential	R-6	22	7.7%	30 DU/A	1,868
Park (keep underlying zoning and not included in total acreage)	PR	24			
Drainage	OS	6	2.1%		
TOTAL		**285**	**100%**		**7,796 people**

***** *Estimate: 2.83 people per household*



Designed For:

NORTHERN/RAINBOW PROPOSED LAND USE

EXHIBIT 7

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

5.0 ACCESS MANAGEMENT STANDARDS

5.1 Access

Access along Northern Boulevard and Rainbow Boulevard, both Principal Arterials, is limited. NMDOT State Access Management Manual states that there should be full access each 1/4 mile. Since the streets in the City of Rio Rancho are currently platted roads, full access would be permitted on every other street, and partial access on streets in between. A full access, lighted, intersection would be allowed at 5th Avenue into the proposed business park. Please refer to the State Access Management Manual, Table 18.C-1, on the next page. For areas with antiquated platting, please refer to the City's Corridor Overlay Zone Access Policy Section 154.42 (D) (2) (see below).

(D) (2) Access Standards

a) Property located within the Corridor Overlay Zone shall comply with any Access Management Plan that has been adopted for the properties within the Corridor Overlay Zone.

b) Access shall be shared between adjacent lots in the manner shown on the adopted Access Management Plan When access to a property is not yet available using an access point identified in the adopted Access Management Plan temporary alternate access may be permitted by the Director of the Development Services Department or his designee but only until such time that access becomes available from an access point identified in the adopted Access Management Plan.

c) Before a building permit is issued or before any zone map amendment is approved for a property located within the Corridor Overlay Zone the applicant shall demonstrate how future development of the property will comply with the adopted Access Management Plan standards by:
    1) Replatting multiple narrow lots into a single piece of property;
    2) Providing reciprocal agreements between adjoining property owners for cross access easements, and or;
    3) Providing shared access driveways at locations designated by the adopted Access Management Plan.

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6.0 PROPOSED DESIGN STANDARDS

The Northern Rainbow Specific Area Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements for the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area. The standards will help implement the Urban Design provisions of the City of Rio Rancho's Integrated Comprehensive Plan, *Vision 2020*.

The desired character for this mixed use community is expressed by these standards. Under each design element there is a list of general standards that apply to all land uses, and certain standards that apply specifically to single-family residential, multi-family residential, or non-residential uses. Within the non-residential uses there are standards that apply to all non-residential uses (commercial, office, and industrial), and there are specific standards which only apply to a certain type of non-residential use. These standards are a generalized guide for end users that will develop within the Northern Rainbow Specific Area.

This section identifies design standards for all development for areas currently not Master Planned that include signage, architecture, landscape, streetscape, and lighting. Master Planned areas will have their own Design Standards. Together, these elements of the built environment will create the visual character desired for the Northern Rainbow Specific Area.

6.1 GENERAL STANDARDS

The subsequent list of general design standards apply to all projects within Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area.

6.1.1 Architecture and Site Design

The architectural and site design standards are intended to demonstrate a high quality aesthetic character and functionality throughout the property for residential, commercial, and employment center development. While all buildings will reflect these standards, it is not the intent of these designs to prohibit a certain amount of individual expression and creativity.

1. Stucco shall be the primary building material. Stone, tile, metal, or brick accents are allowed.

2. Stucco colors shall be limited to shades of brown, tan, white, grey, and sand. Bright colors as the dominant exterior color are prohibited.

3. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

4. Materials prohibited as the main architectural feature include the following:
   - Exposed, untreated precision block or wood walls
   - Highly reflective surfaces
   - Chain link fence or barbed wire
   - Metal paneling

5. Primary - exterior colors shall be earth tones colors, white, gray, browns, and dull reds.

6. Accent - a variety of colors may be used to accent architectural features such as entries,

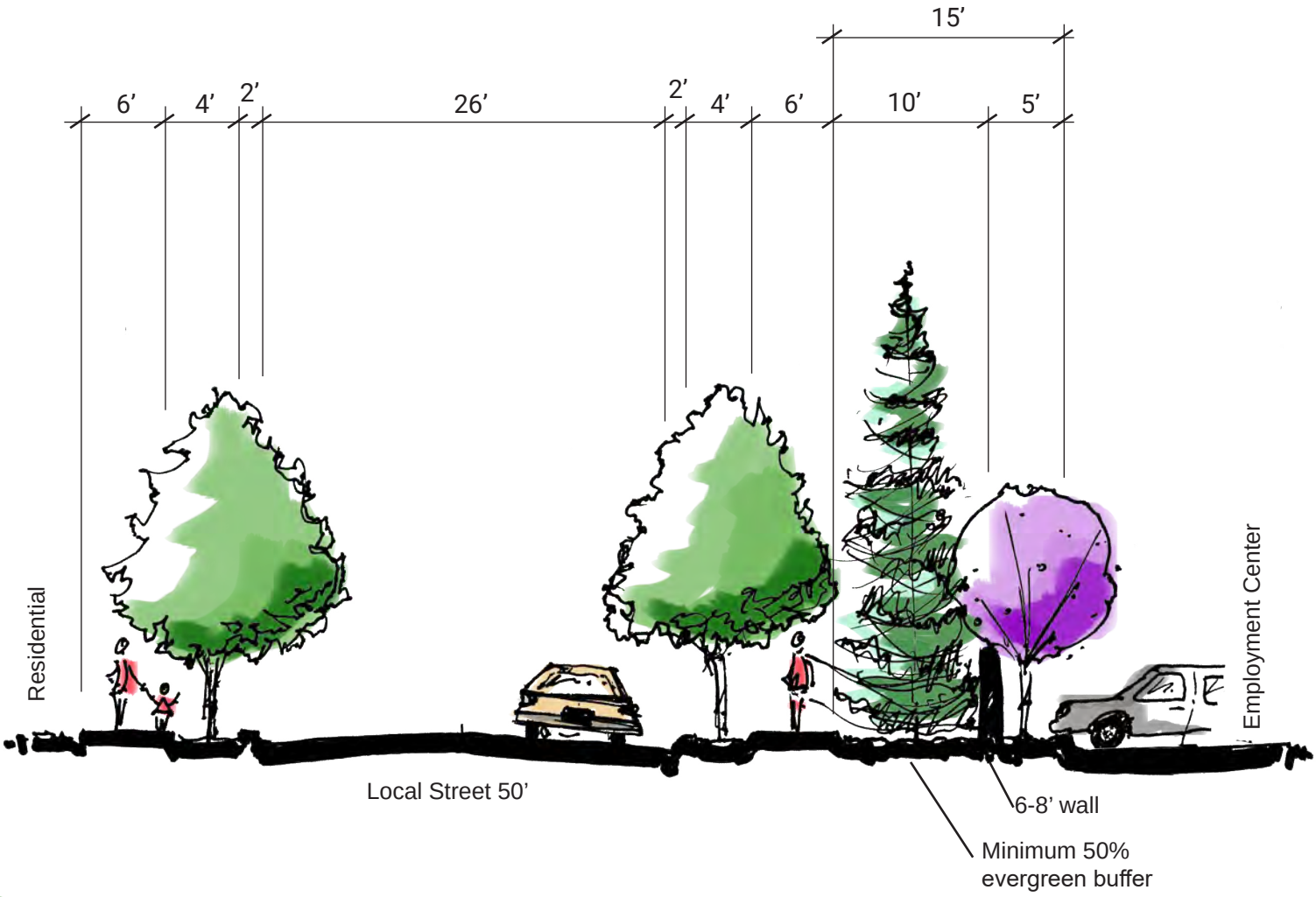
window trim, fascias, and other traditional southwestern architectural features. Colors allowed are earth tones, white, green, red, blue, and brown ranges.

7. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.

8. All perimeter block walls facing public rights-of-way shall be designed to complement entry monument signs and include a continuous 4 inch cap. Barbed wire, concertina wire, and similar materials are prohibited. Chain-link, wood or plastic/vinyl fencing are prohibited except for security fencing where not visible from the public right-of-way. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.

9. A minimum of 15 percent of the site area for commercial, industrial and multifamily projects (minus the building square footage) shall be devoted to landscape materials.

10. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available. All pedestrian paths shall be designed per the Americans with Disability Act requirements, except where topography makes this unfeasible.



11. To the maximum extent feasible, private parks, public parks, an
d open space areas shall be designed to create an integrated system connected through trails and sidewalks, also serving as recreational amenities for the residents.

6.1.2 Landscape/Streetscape

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

1. All Disturbed areas will require native re-vegetation with native plant seeding procedures;

2. Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;

3. Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas;

4. Water harvesting principles Green Stormwater Infrastructure (GSI) will be employed in public ROW and development-wide to augment irrigation water requirements; and

5. To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.

Grading and Drainage Design

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

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

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

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

Plant Material

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

2. Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every 30 feet.

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

4. Minimum plant sizes at time of installation shall be as follows:
Trees 2.5” inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft. Shrubs & Ground covers 1 gallon.

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

6. A 15’-0’ minimum landscape buffer shall separate adjacent commercial or industrial and residential land uses.

Irrigation Systems

1. A fully automated irrigation system, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.
2. Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.

6.1.3 Lighting

1. Light fixtures and standards shall conform to local safety illumination standards and existing City regulations.

2. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act.

3. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

4. Streetlights shall be in accordance with the City of Rio Rancho Outdoor Lighting Ordinance/ Chapter 159.

5. Bollard lights, if used, shall be metal halide or LED and fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

6.1.4 Off-street Parking

The minimum number of off-street parking spaces shall be provided according to the design standard in the DPM and requirements per the Zoning Code. Parking shall be calculated and provided as follows:

1. For each house or townhouse:
   a. Three spaces if the dwelling has up to two bedrooms, two in the garage

   b. Four spaces if the dwelling has three or more bedrooms, two in the garage

   2. Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

6.1.5 Utilities

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

1. All permanent utilities shall be located underground.

2. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/ or vegetation when viewed from the public right-of-way.

3. When an above ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

6.2 SPECIFIC STANDARDS

The following specific design standards are arranged by land use intensity. These standards cover the design requirements that aren't address by neither the general standards nor the City Zoning Ordinance for each district.

6.2.1 Single Family Residential (R-2, R-3, R-4)

1. Minimum rear year setback is 15 feet. Minimum side yard setback is 5 feet on both sides of the principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.

2. Building heights shall not exceed 32 feet in height.
3. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.

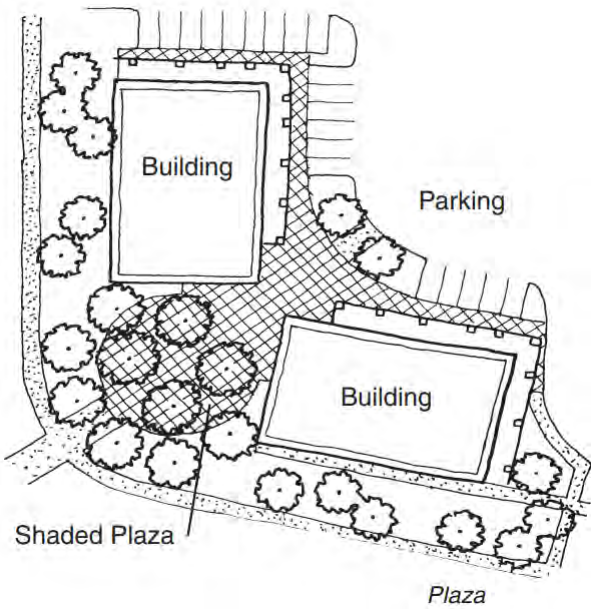
4. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.

5. Freestanding neighborhood entry signage shall be monument style. If placed within a median, the maximum height shall not exceed 4 feet. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet for a single family development. Neighborhood entry signage may be wall-mounted as an alternative to freestanding. All neighborhood entries shall include the specific subdivision name.

6. The maximum area of the second story of a single-family house, including heated spaces and covered porches, shall be no more than 75% of the area of the first floor, including heated spaces, covered porches, and garage. In situations where the top of roof (or parapet wall) associated with a first-floor room exceeds 18 feet from finished floor. Such area shall be considered as part of the second-story for determining the 75% ratio.

7. Front porches, entryways, and/or portals, if used, shall have a minimum 6 foot depth.

8. Garages that front the street shall be constructed with a "shadow box" containing a minimum depth of 8 inches.



6.2.2 Multi-Family Residential (R3, R-6)

1. The design of vehicular circulation and parking areas within multi-family developments shall provide for safe and convenient movement of vehicles, limit vehicular/pedestrian conflicts, limit paved areas, and soften their visual impact. Parking areas shall be sufficient to serve the complex without utilizing adjacent streets.

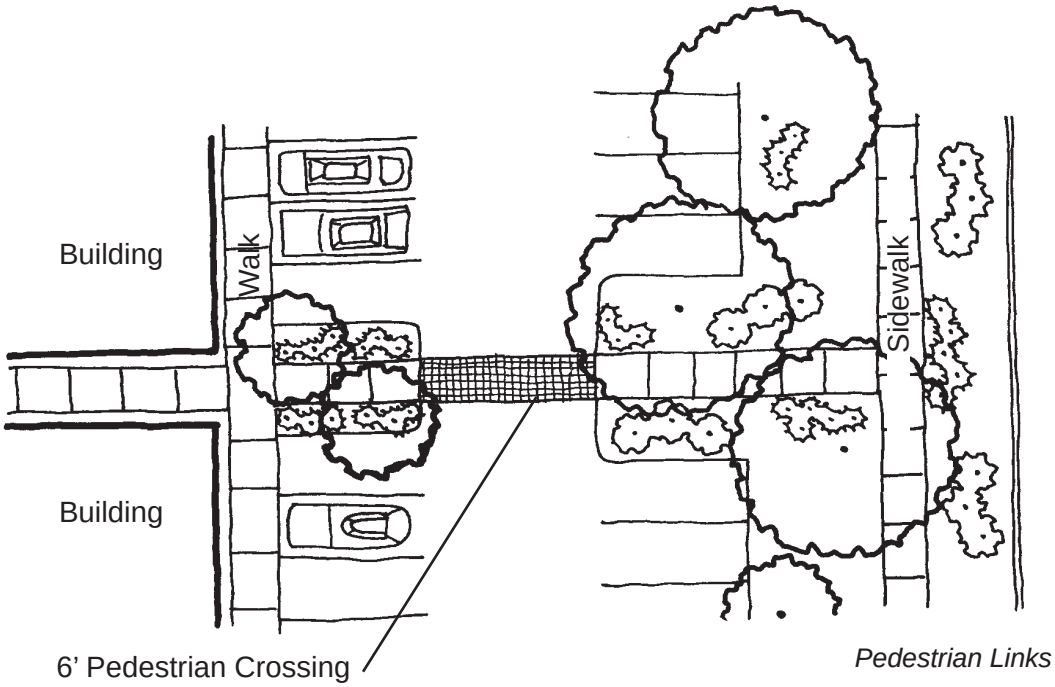
2. In multi-family developments, parking areas

shall be screened from public streets by landscape, screen walls, berms, or a combination of those materials. Such screening shall be 2 1/2 to 3 feet in height.

3. All buildings within the R-3 zone shall have a maximum height of 32 feet. All buildings within the R-6 zone shall have a maximum height of 72 feet.

4 Freestanding neighborhood entry signage shall be monument style. If placed within a median, the maximum height shall not exceed 4 feet. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet for a single family development and 6 feet for multi-family development. Neighborhood entry signage may be wall-mounted as an alternative to freestanding. All neighborhood entries shall include the specific project name.

5 Bicycle parking shall be provided in multi-family developments in a manner that provides convenient access to their use by each building.



Pedestrian Links

6 Bicycle storage racks that are conveniently located near building entrances or conveniently located for employee use shall be provided. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

7. Mechanical units shall be entirely concealed from public view by the use of parapets or equivalent.

8 Easements shall be provided, in addition to the dedicated right-of-way, to provide flexibility for entry signage, landscaping, trail/sidewalk development, pedestrian amenities, and opportunities for screening and water harvesting.

9 To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

6.2.3 Non-Residential (C-1, C-2, M-1)

1. Front setbacks for the commercial (C-1, C-2) site shall be 35 feet, except where the parcel is adjacent to residential property the minimum front, rear, or side building, parking, or service drive setback adjacent to the residential property shall be equal to those in the residential zone.

2. Front setbacks for the industrial site shall be 25 feet, except where the parcel is adjacent to residential property the minimum front, rear, or side building, parking, or service drive setback adjacent to the residential property shall be equal to those in the residential zone. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project 6 feet into the setback area.

3. The minimum side yard setback is 10 feet, except that cantilevered roofs and sunscreens may project 3 feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side yard setback areas. There is no maximum side setback.

Entry Monument

4. The minimum rear yard setback is 20 feet, except that cantilevered roofs and sunscreens may project 3 feet into the setback area.

5. Building elements such as windows, displays, and entries shall be oriented both externally to the streetscape and internally towards public areas.

6. Building placement that creates opportunities for plazas, courtyards, patios, outdoor dining, and sitting areas is strongly encouraged.
7. Long unbroken building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.

8. Open courtyard designs shall be employed in order to form transitions between parking areas and building facades on commercial parcels. Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages.

9. All buildings must have four-sided architecture with finished building materials.

10. The maximum height of industrial buildings is 40 feet.

11. Freestanding restaurants shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. The amount of seating at outdoor patios shall be 10 percent of the required indoor seating, with a minimum of 5 seats provided (C-1 zone only). Outdoor plaza(s) for industrial uses are shall also be provided.

12. Pedestrian crossings, 6 feet in width, shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.

13. Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.

14. In order to lessen the visual impact of parking areas, large parking fields shall be broken up into a series of smaller areas by landscaping and/or pedestrian walkways.

15. Handicapped parking spaces shall be provided adjacent to building entries.

16. To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

17. In cases where parking is adjacent to roadways, a combination of landscaping and low walls (3 feet for screening purposes shall be required).

18. A 6-8 foot high, solid perimeter wall shall be constructed along the north and south sides of the Mixed-Use Center.

19. Screening for refuse collection shall be comprised of a minimum 6 foot tall enclosure. The location, design, color, and materials of the enclosures shall be compatible with the principal building.

20. All outdoor storage shall be screened from public view by materials of the same nature as the basic materials of the building.

21. Loading and service areas should be provided with separated access and circulation when ever possible.

22. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

23. The developer shall provide entry signs to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be located on a private easement and shall be maintained by the property owner.

24. All signage at the project entries shall be coordinated in order to have the same appearance. The sign area for project entry signs shall not exceed 60 square feet. Maximum height shall not exceed 16 feet.

25. Building-mounted signs shall not project more than 1 foot from the display wall or exceed 10%

of the wall area. Canopy and marquee signs shall be included in the total area count allowed for all signs.

26. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking.

27. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail.

28. Ground or roof-mounted mechanical units shall be entirely concealed from public view by landscaping or parapets, respectively.

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7.0 IMPLEMENTATION ACTIONS

This section presents those actions that can be taken by departmental staff, Planning and Zoning Board, and the Governing Body to implement the recommendations in this Plan. Actions include those involving the development review and permitting process, zone map amendments, capital improvements program, land assembly strategies, and economic development incentives.

7.1 Master Plan

The Master Plan considers circulation, landscaping, open space, storm drainage, utilities, and building location and design. It will provide an understanding of infrastructure, general time frames for build out, and any proposed neighborhood amenities. Address the remaining non-contiguous lots not under the applicant's ownership. The Master Plan demonstrates how traffic will be diverted around the residential areas, or if traffic will be routed through the neighborhood. Heights of walls and streetscape, or other neighborhood designs provide understanding for the future residents on how future development would not impact the neighborhood.

7.2 Zoning

Establish a Corridor Overlay Zone

In order to implement design standards, access management, preservation of future rights-of-way and prohibit certain industrial uses.

Concurrent zoning of commercial properties

The City may rezone strategic commercial properties at the same time as adopting a specific area plan.

Zoning and Replat for smaller areas not Master Planned

Parcels east of Rainbow Boulevard within the Northern-Rainbow Master Plan will not require a Master Plan for implementation. Development will require rezoning and replat action.

7.3 ICIP

Proposed infrastructure projects to be included in the City's ICIP process include the following:

- Rainbow Boulevard improvements (with landscaping and bike lanes)
- Sandia Boulevard improvements
- Northern Boulevard improvements (with landscaping and bike lanes)
- West Side Senior Center

7.4 Land assembly strategies

- Special Assessment District (SAD) to provide infrastructure in antiquated platting areas
- Minimum development area requirement to encourage lot consolidation
- "Lot pooling" by forming a Land Consolidation Corporation. Landowners would agree to own a proportional share in the total land area which then would be replatted into a viable development. Those landowners who opt out would be bought out.

7.5 Public Improvement District (PID)

- PIDs are authorized to finance various infrastructure and improvements, including water and sewer systems, streets and trails, parks, electrical, gas and telecommunications systems, public buildings, libraries and cultural facilities, school facilities, equipment and related costs of operation and administration.
- Provides for financing based on levying property taxes on land within a PID, imposing special levies based on benefit to property.
- PID taxes, levies and charges may be pledged to pay debt service on bonds issued by a PID.

7.6 Economic Development Incentives (Source: RREDC)
The Economic Development Review Committee recommends industries eligible for financing. The following are descriptions of the financial mechanisms available.

-Targeted base firms include: aerospace, biotechnology, electronics, software developers, major administrative offices, pre- and post-film production enterprises

• Impact Fee Waiver
Construction projects in Rio Rancho are subject to impact fees based upon the projects use. Economic base projects, as defined by the CORR, are eligible for an impact fee waiver, provided specific criteria are met. The definition of an economic base project is an enterprise that consistently exports sixty percent or more of its products/service outside New Mexico. Waivers require documented proof of eligibility and are limited to projects that will create not less than one new "economic base job" for each $20,000 in impact fees waived.

• Gross Receipts Investment Policy (GRIP)
The GRIP ordinance allows the City to either rebate impact fees paid by the business, and/or to utilize up to one-half of all gross receipts taxes directly attributable to the business, to provide a direct incentive for the location or expansion of the business to or in Rio Rancho and/or to assist in paying the costs expended to provide for public infrastructure in support of the business. GRIP incentives shall be as prescribed in an individually-tailored agreement between the developer and City of Rio Rancho, as approved by the Governing Body following a public hearing in keeping with the ordinance provisions, and consistent with policy guidelines.

• Industrial Revenue Bond Financing
The City of Rio Rancho will selectively offer Industrial Revenue Bonds (IRB's) for conduit financing, and possible property tax abatement, in keeping with New Mexico State Statute and Federal Tax Law, when the issuance of same is determined essential to the successful location or expansion of an eligible job-producing investment. Specifically, the City will utilize the following criteria to evaluate the possible issuance and structuring of Industrial Revenue Bonds and associated property tax abatements:

The City will not, as a matter of policy, issue IRB's for any proposed project or project investment which represents or encompasses any of the following:
• The demand for and use of land in a disproportionate ratio to the number of base jobs produced as a result.

• The development or expansion of an otherwise-eligible project wherein seventy-five percent or more of the base jobs to be created or retained have starting annual wages, or existing annual wages which equal to or are below 150% of the then-existing Federal Minimum Wage annualized.

• The development or expansion of an otherwise-eligible project which, can be determined with certainty, would occur in the absence of the issuance of an Industrial Revenue Bond and any of the associated benefits accruing therefrom.

The City will, as a matter of policy, issue IRB's consistent with the following criteria:
• The minimum amount financed shall be $3 million dollars.

• Eligible IRB financing shall be negotiated as to duration, up to a maximum of 30 years.

• Applicants for IRB's shall pay to the City a one-time, application, processing and issuance fee

totaling one-tenth of one percent (.001) of the amount financed to a maximum amount of $100,000. One-third of the fee shall constitute the application portion of same and shall be non-refundable.

• IRB's will be issued pursuant to an agreement between the City and the applicant/recipient which shall require certain "claw-back provisions" requiring the recipient of any and all property tax abatements granted with the IRB to fully reimburse the City for 100% of same in the event the recipient permanently ceases operations within the City of Rio Rancho at the facility for which the IRB was granted at any time within five years following formal approval and issuance of the IRB

• Each application for an IRB shall be evaluated in keeping with approved Administrative policies for accepting, processing, and approving same. Such policy shall describe fees and establish proper forms, format, and documentation; set forth timelines for application, review, recommendation, and ultimate action; detail specifically any cost-benefit analysis and/or econometric modeling required to evaluate and recommend IRB's; and set forth staff responsibilities for processing applications from the initial application acceptance through Governing Body action and potential ongoing monitoring. At minimum, IRB applications should be fully evaluated by a committee comprised of the City Administrator, City Attorney, Chief Financial Officer, and Chief Development Officer of the City prior to any final recommendation for action before the Governing Body.

• IRB's which are approved and issued by the City in an aggregate investment amount less than $100 million, shall at minimum, require the applicant/investor to remit to the City, for the complete duration of the bond, a yearly payment in lieu of taxes (PILOT) equal to the total real and personal property taxes that would otherwise have been levied on behalf of, and paid to, the Rio Rancho Public School District for the tax period in question. Such, PILOT payments to, in turn, be transferred from the City to the Schools for any lawful use thereby. IRB's approved and issued by the City in an aggregate investment amount which exceeds $100 million shall consider PILOT's commensurate with the nature of the business, length of the bond, and amount of the bond. Such PILOT's shall not be deemed mandatory for investment amounts exceeding $100 million, and are to be considered on a case-by-case basis.

• The City may, based upon the results of cost-benefit analysis and/or econometric modeling choose to issue and approve IRB's for durations less than twenty (20) years; and/or to include required yearly payments in lieu of taxes exceeding the amount determined equal to school property taxes foregone. In no event, however, shall payments in lieu of taxes exceed fifty percent (50%) of the total real and personal property taxes which would otherwise have been due and payable in the absence of the IRB and its associated tax abatement. Of this total, all PILOT payments in excess of school taxes foregone shall be maintained by the City and shall be utilized exclusively to promote and facilitate further economic development within Rio Rancho.

REFERENCES

Bureau of Labor Statistics

City of Rio Rancho
- Comprehensive Economic Development Policy
- Corridor Overlay Zone Access Policy
- Infrastructure Capital Improvements Plan
- Integrated Comprehensive Plan, *Vision 2020*
- Affordable Housing Plan, 2023

Mid-Region Council of Governments
- 2030/2040 population projections
- 2040 Metropolitan Transportation Plan (MTP)
- Employment Statistics

New Mexico State Access Management Manual

New Mexico Affordable Housing Needs Assessment, 2023

U.S. Census Bureau, ACS, 5-year Estimates, 2022

U.S. Department of Agriculture, Natural Resource Conservation Science

Northern and Rainbow Specific Area Plan

2025 Amendment Redline Version

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1.0 PURPOSE

The Northern/Rainbow Specific Area Plan was adopted in January, 2009 and Amended in May of 2025. The purpose of the Northern/Rainbow Specific Area Plan is to help guide and manage future development in the area bounded by Northern Boulevard (N), Sandia Boulevard (S), the parcels east of Rainbow Boulevard (E), ~~and~~ 3rd Street (W), and 4th street (W) within the City of Rio Rancho. Block 49, Lot 1; Block 50, Lot 12; and Block 61, Lots 12 and 13 are to be excluded from this Specific Area Plan. The plan provides information about current conditions in the Plan area, identifies goals and objectives, proposes land uses and zoning, ~~identifies access points, creates design standards~~, and lists methods of implementation. This area will be anchored by the future development of the Rainbow Business Park, which will ~~serve as an Employment Center for the city, creating industrial space and much needed new jobs.~~ provide a mix of development that will provide much needed jobs. ~~This project will add economic base employment; thereby generating new wealth and growth for the community.~~

1.1 Introduction

Forty-three percent of New Mexico's residents live in the Albuquerque MSA, which is comprised of Bernalillo, Sandoval, Valencia and Torrance counties. With a 4.56% population growth rate anticipated in the next five years between 2025 and 2030. Sandoval County is the 4th largest county in the state. Due to more employment opportunities and generally stronger economies, urban counties have younger populations and low housing vacancy rates. In rapidly growing cities like Albuquerque, Rio Rancho and Los Lunas, adding to the supply of multi-family, townhouses, and smaller detached homes can create affordable options for first time or lower income home buyers. Development of market-rate multifamily properties will also reduce rental market pressure for households at all income levels. – 2023 NM Affordable Housing Needs Assessment

~~*Economic development and economic base employment are the driving forces behind Rio Rancho's growth. Economic base enterprises make products and provide services that are sold outside of the local economy, which are the primary source of income and the generator of new wealth inside the community. The City has recognized the importance of economic base employment from the beginning of its economic development efforts. Rio Rancho has been successful in recruiting major employers to the City with effective incentives such as Industrial Revenue Bonds (IRB), which allow plants and facilities to qualify for revenue bond financing at below market interest rates with no property taxes for the life of the bond (10-30 years). In addition, the City does not currently charge impact fees for development that serves economic base employment. – Vision 2020*~~

1.2 Plan Area

The Northern/Rainbow Specific Area Plan encompasses ~~236~~ 325.5 acres located in Unit 8, Rio Rancho Estates, Blocks 49, 50, 53, 54, 57, 58, 61, 62, 65, 66, and 67 and Unit 11 Blocks 1, T, and 20.

1.3 Plan Hierarchy

Comprehensive Plan

The *Vision 2020 Integrated Comprehensive Plan*, adopted JuneNovember ~~2001~~ 2010, amended in February 2015, is a Level 1 general policy plan to direct current and future growth and physical development of the entire city. The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by Growth Nodes for new development, but also includes infill opportunities.

Specific Area Plans

A specific area plan ~~is a Level 5 plan that~~ addresses land uses, access, parking, streetscape, and

other issues along a major thoroughfare or a specific geographic area. It may also address mixed uses, connectivity, character, community services, and other issues deemed important to guide the future developments of a neighborhood or activity center. The process for changing the zoning within a SAP typically involves developing a Master Plan, which is then implemented through a Zoning Map Amendment. Zoning Map Amendments that don't require a Master Plan are typically less than 20 acres.

Master Plan

Master Plans are ~~Level 4 sub-area plans~~ often prepared by the private sector for properties in single ownership or control and submitted to the City for approval. These plans generally address many of the components of the Comprehensive Plan but are specific to a defined area within the City, at least 20 acres but usually not more than 100 acres. The Master Plan, more detailed than the SAP, considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

Zoning Map Amendment

The process for changing the zoning outside a Master Plan, specifically for properties located on the east side of Rainbow Boulevard and smaller property assemblies of less than 20 acres, shall adhere to the City's Subdivision Code regulations and be implemented through a Zoning Map Amendment. The proposed zoning for the subdivision shall align with the proposed zoning from the SAP.

Subdivisions

The subdivisions within a Specific Area Plan will adhere to and follow the design standards outlined in the Specific Area Plan and Master Plans, if applicable. The manner in which land is subdivided, how streets are designed, and how the lots are laid out, have a lasting effect on the physical character of the city. The City's Subdivision Code regulates new development to ensure that the health, safety, and welfare of the public are protected. Streets, water and sewage systems must be adequately sized, designed, and constructed. Streets must be able to accommodate the maneuvering of emergency equipment. Future property owners must be guaranteed a parcel with access to public right-of-way and utilities suited for the intended use. Platting is the process through which undeveloped land is subdivided and ultimately transformed into legal building sites. The layout of streets and utilities are established, and blocks are further subdivided to create lots for individual ownership. The City's Subdivision Code requires allotting adequate provisions for a suitable Developed Park Area or Undeveloped Park Area in each subdivision. Future subdivisions completed without a Master Plan within the Northern and Rainbow Specific Area Plan are allowed provided they meet the existing zoning and are less than 20 acres. These smaller land assemblies are important to provide an opportunity to "fill in the gaps" for smaller areas outside of the Master Plan areas.

1.4 Plan Process

Planning and Zoning Board Public Meeting

A public meeting was held on December 9, 2008. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also be posted on the City's web site. The PZB made a recommendation to the Governing Body to approve this plan.

Governing Body Public Hearing

A public hearing was held on ~~scheduled for~~ January 14, 2009. The public hearing was advertised by sending out letters to all property owners in the Plan area. Notices were also be posted on the City's website. The Governing Body ~~will vote to~~ adopted the specific area plan and any amendments.

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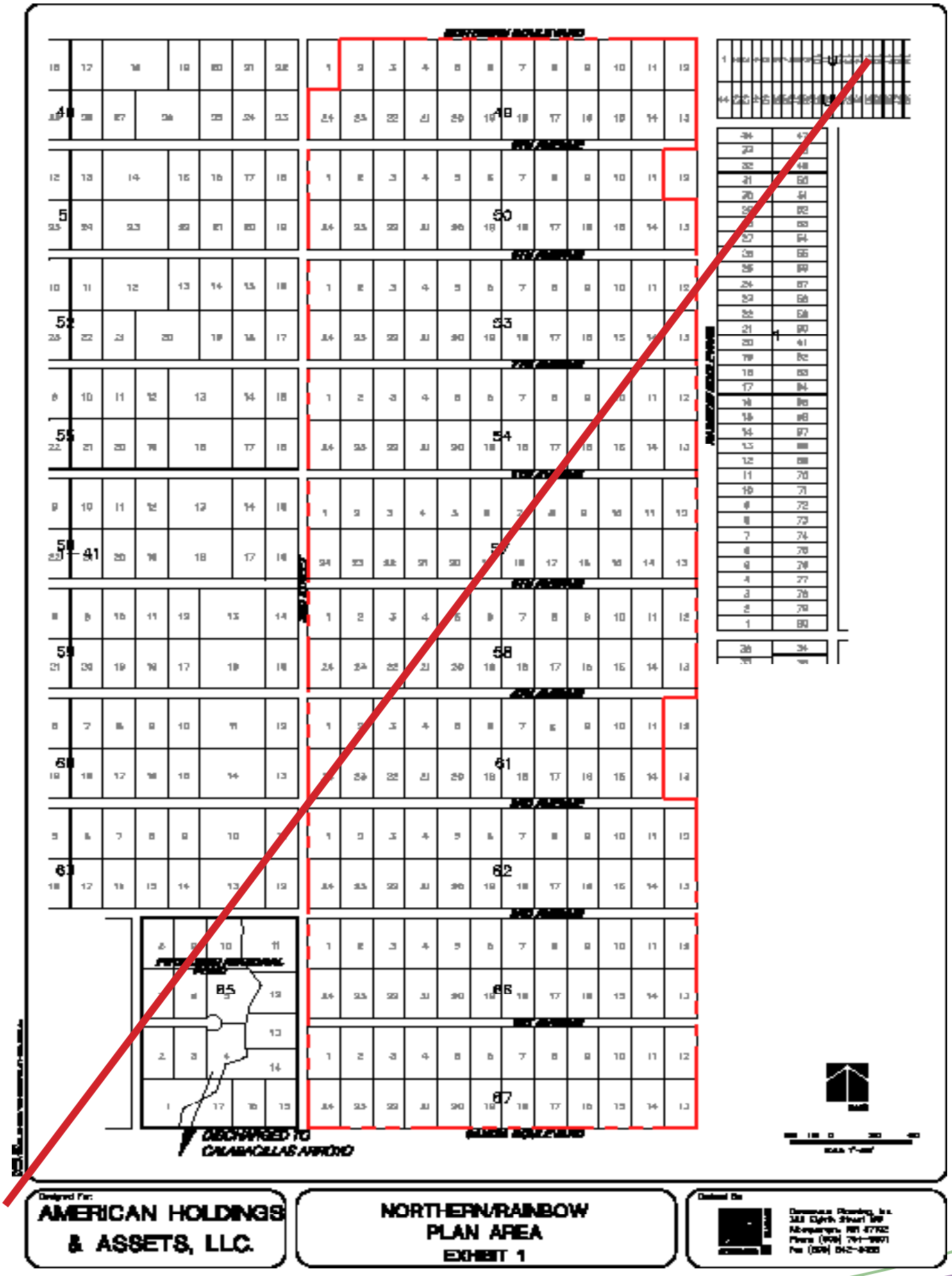
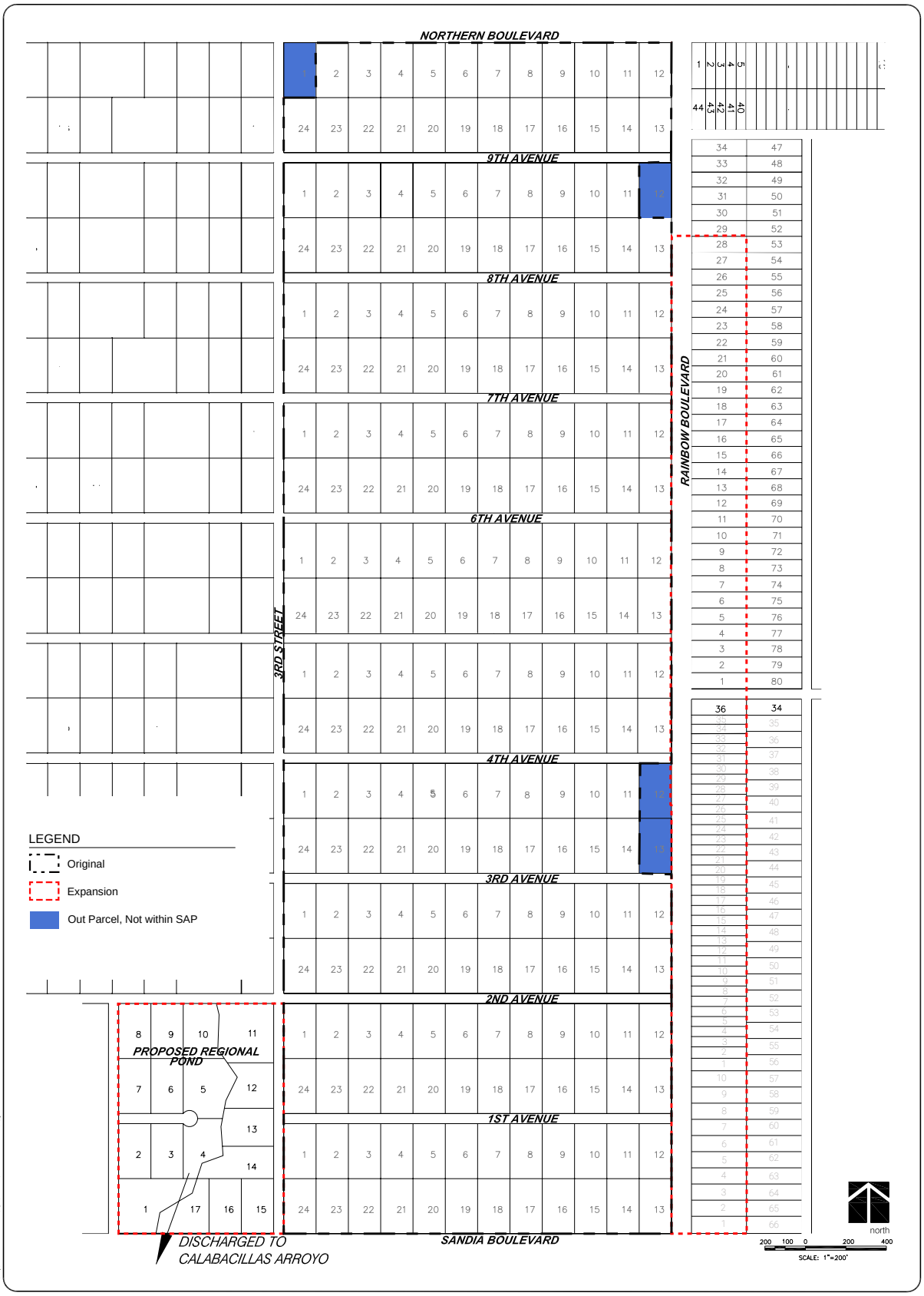

AMERICAN HOLDINGS & ASSETS, LLC.
NORTHERN/RAINBOW PLAN AREA
EXHIBIT 1



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
PLAN AREA
EXHIBIT 1

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

In 2025, the Northern and Rainbow Specific Area Plan was Amended. A public meeting was held on May XX, 2025. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also be posted on the City's web site. The PZB made a recommendation to the Governing Body to approve this plan. A public hearing was held on June XX, 2025. The public hearing was advertised by sending out letters to all property owners in the Plan area. Notices were also be posted on the City's website. The Governing Body adopted the specific area plan amendment.

1.5 Plan Implementation

A specific area plan is typically implemented through one or more zone map amendments that may be initiated by the City of Rio Rancho or private landowners. In 2025, the Northern/Rainbow Specific Area Plan Master Plan was amended to increase the boundary area and to modify the Land Use Map. Design standards will be established through Master Plans for various sections of the plan area. Zoning Map Amendments would be required to change the existing zoning to provide appropriate density and allowable uses. ~~Development standards may be established through the adoption of an overlay zone for all or part of the plan area.~~ Recommended capital improvements will be implemented through the City's ICIP or as private development occurs.

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2.0 EXISTING CONDITIONS

The existing conditions for the City of Rio Rancho and the Northern/Rainbow Specific Area Plan described in this section include:

- Demographics
- Natural Environment
- Land Use
- Zoning
- Transportation
- Utilities
- Drainage

2.1 Demographics

Rio Rancho is the fastest growing and third largest municipality in New Mexico. It is expected that the City will ~~more than double~~ increase population over the next 20 years, with the projected population for ~~2030~~ 2040 being ~~136,086~~ 118,233 people. Given this population projection from MRCOG the percent growth from 2008 to 2030 ~~is~~ was expected to be 64.77%. ~~The population growth trend from 2000 to 2008 was 59.55%,~~ The estimated growth trend from 2008 to 2015 is 20.78%, and the estimated growth trend from 2015 to 2030 is 36.43%. Table 1 below shows the City's housing, population, and population growth trend.

Table 1: Rio Rancho Population and Growth Trend					
City of Rio Rancho	**~~2000~~**	**2008**	**2015**	**2030**	**2040**
Housing	~~20,209~~	31,765	32,511	51,143	41,927
Population	~~51,765~~	82,589	91,807	136,086	118,223
Population Growth Trend		~~59.55%~~	20.78%	36.43%	24.1%

Source: ~~U.S. Census Bureau, 2000.~~ ACS 5-year Estimates, 2008 ~~estimate~~ and MRMPO~~2015~~/2030/2040 projections

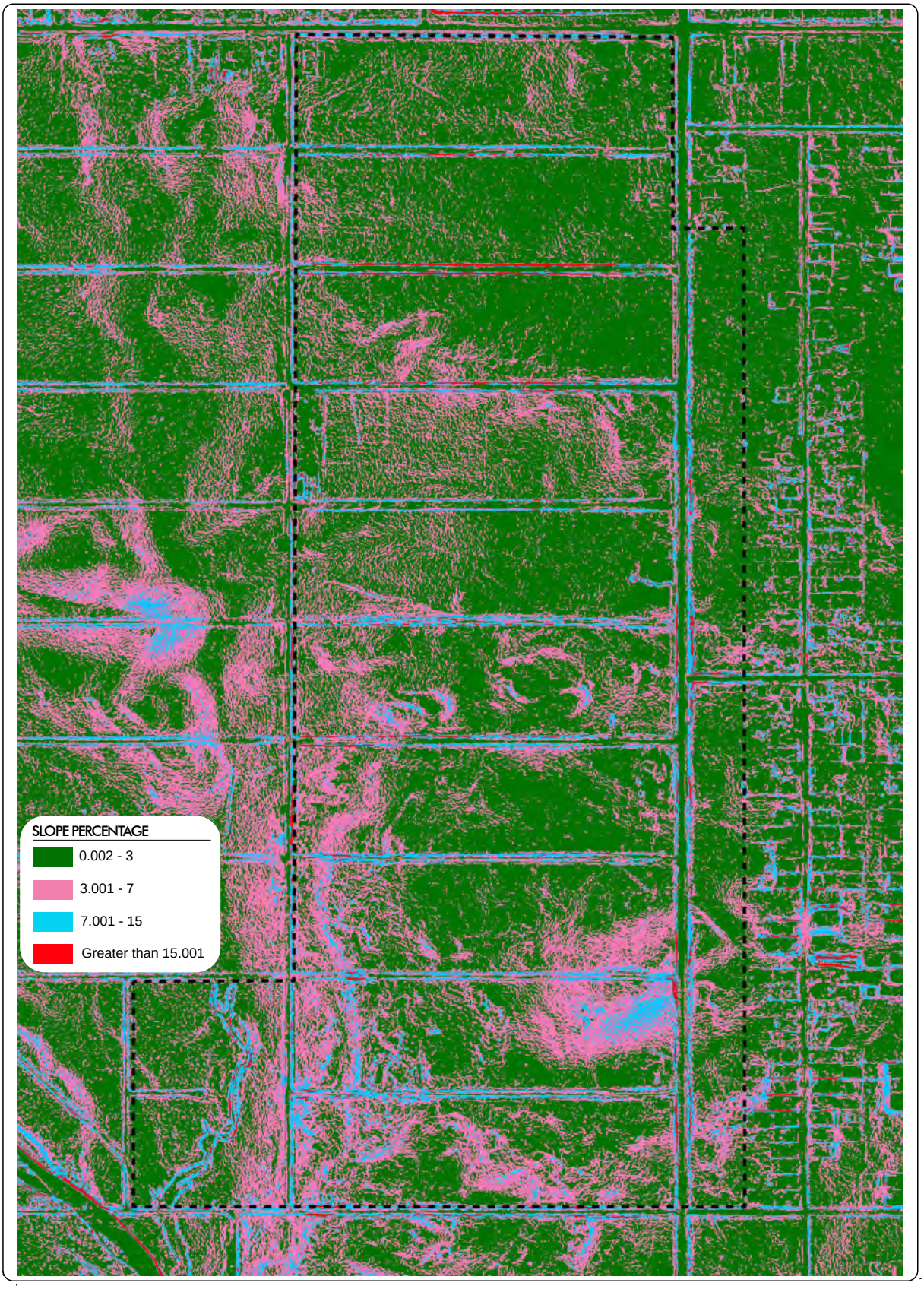
The median age for residents in Rio Rancho in ~~2000~~ 2022 was ~~35.1~~ 39.0 years, slightly higher than the statewide figure of ~~34.6~~ 38.6 years; however, the City has a higher percentage of residents under 18 than the State average. City residents 18 years or older account for ~~70.8~~ 75.8 percent of the total population, compared with ~~72.0~~ percent for the state as a whole. Residents 62 years and older comprise ~~13.4~~ 21.3 percent of the total population, compared with ~~14.0~~ 22.0 percent statewide. ~~91 percent of the Rio Rancho population is over the age of 25.~~

The average household in the City of Rio Rancho has ~~2.70~~ 2.72 persons and the average family household had 3.14 persons, which is very similar to the statewide figures of ~~2.63~~ 2.55 persons and ~~3.18~~ 3.24 persons, respectively. Rio Rancho had a total of ~~18,995~~ 38,190 households in ~~2000~~ 2022. Of these, ~~74.3~~ 69.9 percent were family households (the members are related by blood or

A view of the natural features, looking southeast at the Plan Area.

DELETED

LEGEND
0%-3%
3%-7%
7%-15%
>15%
NORTHERN BLVD
SANDIA BLVD
AMERICAN HOLDINGS & ASSETS, LLC.
NORTHERN/RAINBOW SLOPE ANALYSIS PLAN
EXHIBIT 2
HUITT-ZOLLARS



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
SLOPE ANALYSIS
EXHIBIT 2

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

marriage) and ~~25.7~~ 30.1 percent are non-family households. This ratio is fairly similar to that of the state as a whole, where ~~68.8~~ 61.90 percent of households are family households and the remaining ~~31.2~~ 38.1 percent are non-family households. In ~~2000~~ 2022, ~~40.3~~ 41.6 percent of all families had children under 18 years of age living in the house, which is somewhat higher than the statewide figure of ~~34.7~~ 39.65 percent.

Rio Rancho is less ethnically diverse than the rest of the state. ~~78%~~ 67.0% of the population is white (~~28%~~ 43.4% of which is Hispanic); ~~4%~~ 16.7% multi-racial; ~~2%~~ 0.3% Native American; 3% Black; ~~1%~~ and 2% Asian. Rio Rancho residents are better educated than the state as a whole. ~~91%~~ 94.6% of the Rio Rancho population has a high school diploma. Of these, ~~29%~~ 26% have some college education, ~~5%~~ 12.1% an associate degree, ~~17%~~ 20.9% a bachelor degree, and ~~8%~~ 12.3% a graduate degree.

The Rio Rancho labor force was comprised of ~~35,400~~ 51,406 workers in ~~2007~~ 2022. The unemployment rate for the city is ~~4.2%~~ 3.7%, similar to the state's unemployment rate, but an ~~increase~~ decrease from last year's ~~3.5%~~ 6.7% unemployment rate (Bureau of Labor Statistics). This is possibly due to ~~recent~~ past lay-offs at Intel, the area's largest employer. In ~~2004~~ 2022, ~~basic~~ jobs, such as in the ~~manufacturing~~ Educational services, health care, and social assistance sector, made up almost ~~half~~ one-quarter of the employment in Rio Rancho. ~~Basic employment is comprised of high paying jobs and accounts for higher local incomes than in the surrounding area.~~ Retail jobs made up ~~16%~~ 11.5% and ~~health, education, and other service~~ Professional, scientific, management, administrative, and waste management service jobs made up ~~38%~~ 11.6% of employment in the city (MRCOG).

~~Rio Rancho's major economic issue is that of creating more local jobs and retail thereby reducing leakage of gross receipts taxes and reducing the need for residents to commute. The City's jobs-to-population ratio of .22 in 2005 will need to increase to .50 jobs-to-population to match the metro area ratio. The $840 per capita in gross receipts taxes generated in Rio Rancho will need to increase to a level similar to the $2,800 per capita generated in Albuquerque. The $2,000 per capita difference represents leakage to Albuquerque and especially the Cottonwood Center area south of the City (NCAP, 2006). As of 2000, more Rio Rancho residents commuted outside the city than worked in the city. At the same time, more employees working in Rio Rancho were commuting from outside the city (Table 2 below).~~

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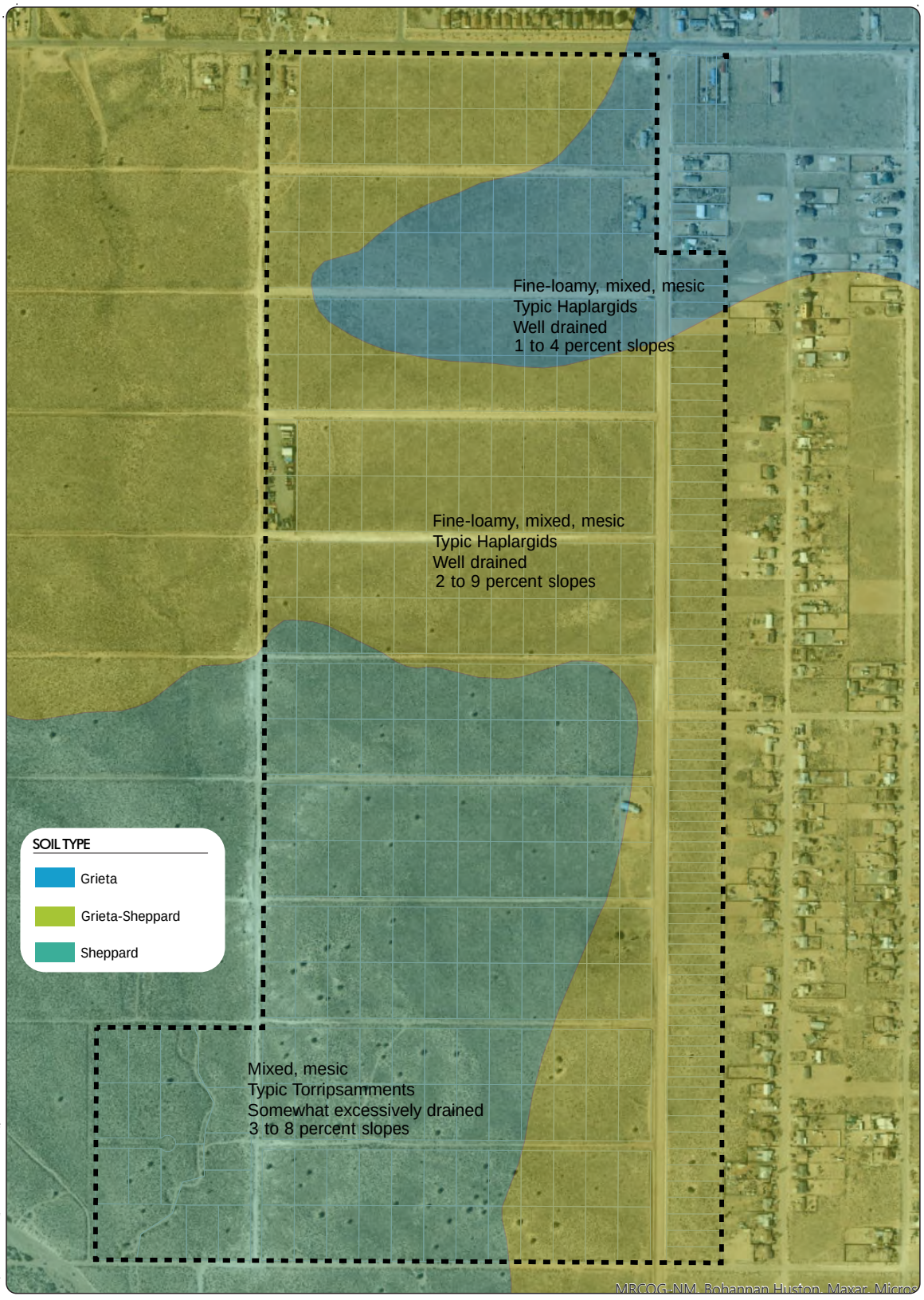
Table 2: Rio Rancho Employment by Sector and Commuters

	2000		2004	
Sector	**Employees**	**%**	**Employees**	**%**
Basic	9,640	49.1	9,681	45.9
Retail	3,777	19.2	3,449	16.4
Service	6,197	31.6	7,959	37.7
Total Rio Rancho Jobs	**19,614**	**100.0**	**21,089**	**100.0**
Residents Employed in RR	8,645	35.4		
Resident Commuters outside RR	15,746	64.6		
Total Resident Commuters	24,391	100.0		
Total Employed Residents	**26,292**	**-**	**28,914**	**-**
Residents Employed in RR	8,645	47.3		
Non-Resident Commuters to RR	9,601	52.6		
Total Commuters to RR	18,246	100.0		

~~*Source: Mid-Region Council of Governments; Bureau of Labor Statistics*~~



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
SLOPE ANALYSIS
EXHIBIT 3

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

The City is rapidly increasing the number of local businesses, and it has issued business licenses for 1,051 businesses that are still active. In 2006, 123 business licenses were approved, up from 56 business licenses in 2002. 435 businesses have been approved since 2002. In 2007, 86 business licenses have been issued to date. The majority of new businesses are located along Southern Blvd. (23) followed by the Stephanie/ Jackie Rd. area (21) and along NM 528 (13).

The City is also increasing the amount of commercial land available for new business. In 2005, 27 commercial building permits were issued valued at $24.2 million; increasing to 34 permits valued at $44.2 million in 2006; with 37 permits valued at $25.2 million as of October 1, 2007. Rio Rancho currently has 1.5 million square feet of retail space with another 61,300 square feet under construction (Rio Rancho Economic Development Corporation). Table 3 shows the non-residential vacancy rates for the City of Rio Ranch, and justifies the need for industrial space in the City.

Table 3: Rio Rancho Non-Residential Vacancy Rates

	Total SF	Vacant SF	Vacant %
Industrial	5,972,367	41,096	< 1%
Retail	1,631,573	84,602	5.2%
Office	363,022	49,435	13.6%

Source: Grubb & Ellis, New Mexico, 1st Quarter 2008 Market Analysis

In 2007, the City of Rio Rancho received 95 requests for zone map amendments. Out of the 95 requests, 81 were processed, 14 are still pending, 7 were denied, and 6 were refunded. So far in 2008, 58 requests for zone map amendments have been made. Out of the 58 requests, 30 have been processed, 28 are pending, 28 were denied, and 3 were refunded. Ninety percent of the zone map amendments requested are commercial.

A look at the new houses being built in Camino Crossing.

Over half of Rio Rancho's households earned between $40,000 and $100,000 $50,0000 and $149,999 in 1999 2022. The community is predominately middle class, unlike most of the state. The median household income for the City is $56,914 $78,978 (US Census, 2007) (ACS, 2022). At the same time, Rio Rancho is less expensive city to live in than its neighbors. The ACCRA Cost of Living Index for Rio Rancho is 97.6 (US = 100%, 4th Quarter 2006).

Building permits for single family homes slowed in 2007 to 1,046, after the two previous years of over 2,000 permits issued. Thru the second quarter of 2008, there has been 504 building permits issued. The long-term average number of residential building permits issued has been about 1,000 annually.

Housing is still more affordable in Rio Rancho than for the metropolitan area as a whole. The average ~~sales price~~ home value of an existing home in Rio Rancho was ~~$210,545~~ $343,762 in ~~2007~~ 2022. The median sales price was ~~$180,000~~ $327,000. New homes are averaging ~~$212,000~~ $400,000. ~~Most new single family homes are currently being built in the Cabezon and Loma Colorado neighborhoods (Rio Rancho Economic Development Corp., 2006). New homes are currently being built in Camino Crossing located at the north-west corner of Rainbow Boulevard and Northern Boulevard.~~

From the intersection of Northern and Rainbow looking southwest at the Plan area.

According to the 2023 Affordable Housing Plan, Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" were constructed poorly and are beginning to experience significant repair needs.

The City is looking to incentivize additional density and different housing typologies to serve "Missing Middle Housing" in Rio Rancho. This includes typologies between single-family units and multifamily units that may be renter- or owner-occupied. The following residential zoning designations allow for multifamily construction at the indicated densities:

R-3 (mixed residential district) – allows multifamily dwellings with a conditional use designation, provided there are not more than 26 units per acre, with a site plan reviewed by the Planning and Zoning Commission and approved by the Governing Body.
R-6 (multi-family residential district) - permissive uses include multiple-family dwelling units for sale or rent that are attached, up to a density of 50 dwelling units/acre.

The multifamily densities allowed conditionally in R-3 and by right in R-6 are conducive to affordable housing development of a variety of typologies.

2.2 Natural Environment

In general, planning area soils are sandy, with only 8-10 inches of rain a year that support mainly native grasses and shrubs. The Sheppard loamy fine sand soils (191) are representative of most of the soils in the plan area and are appropriate for urban development. Other major soil types in the area include: Grieta fine sandy loam (142) and Grieta-Sheppard loamy fine sands (145). Exhibit ~~23~~, ~~below,~~ shows the boundaries of the different soil types within the Northern-Rainbow Specific Area Plan; the soils are represented by their Natural Resource Conservation Science soil identification number.

Exhibit 3: Northern-Rainbow Plan Area Soil Types

Source: United States Department of Agriculture, Natural Resource Conservation Science

The soils in the Northern-Rainbow SAP area are favorable for development. Table ~~42~~ depicts the different soil types and the limitations of the soils for the types of development that are being planned for in this area:

Table ~~42~~: Soil Suitability for Development

	142- Grieta	145- Grieta-Sheppard	191- Sheppard
Dwellings with basements	Somewhat Limited	Not Limited	Not Limited
Dwellings without basements	Somewhat Limited	Not Limited	Not Limited
Local Roads and Streets	Somewhat Limited	Somewhat Limited	Not Limited
Corrosion of Concrete	Not Limited	Not Limited	Somewhat Limited
Corrosion of Steel	Very Limited	Very Limited	Very Limited
Lawns and Landscaping	Not Limited	Not Limited	Somewhat Limited
Small Commercial Buildings	Somewhat Limited	Not Limited	Somewhat Limited

Source: United States Department of Agriculture, Natural Resource Conservation Science

The natural habitat of the planning area is marked by riparian conditions with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, snakeweed, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, senna, kochia, piñon, and oneseed juniper. Local wildlife includes birds, coyote, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

The slopes of this land area range from 0-over 15% slope. The majority of the land has a slope of 3-7%. Aside from the drainage plan, which takes these land features into consideration, the entire Northern/Rainbow Specific Area Plan is working with the natural terrain of the area. The proposed six acre park in the southeastern portion of the Plan area is the location of the steepest slopes and highest elevation, leaving this area preserved for recreational use.

2.3 Land Ownership

The Plan area contains ~~236~~ 1,771 buildable lots. Each lot is approximately one acre in size. Currently 55% of the property within the Plan area is owned by two primary entities. The other 45% is individually owned.

2.4 Land Use

There are three single family homes that currently exist ~~adjacent~~ within ~~to~~ the Plan area. These lots are to be excluded from this Specific Area Plan: Block 49, Lot 1; Block 50, Lot 12; and Block 61, Lots 12 and 13. The existing platting for the Plan area establishes 236 one-acre lots. The current zoning for the entire area is R-1/Single Family Residential and M-1/Industrial and Business Park. Land on the north side of Northern Boulevard, which is adjacent to this Plan area, ~~is being~~ has been developed as R-2/Single Family Residential homes. Other surrounding land uses include R-1/Single Family Residential to the east, west and south of the Plan area.

2.5 Community Facilities

Rio Rancho Public Schools

Rio Rancho Public Schools has ~~15,662~~ 16,987 students in 16 school facilities. There is 1 preschool, ~~8~~ 7 elementary schools, ~~3~~ 4 mid-schools, 1 mid-high school and 3 high schools. Schools closest to the Plan area include: Colinas del Norte Elementary School and Puesta del Sol Elementary School, Eagle Ridge Middle School and Lincoln Middle School, and Rio Rancho High School. ~~Two new elementary schools will open in Fall 2008, and 1 new high school will open in Fall 2009. The school system has expressed a desire to locate a middle school in or near the Plan Area~~.

City Facilities

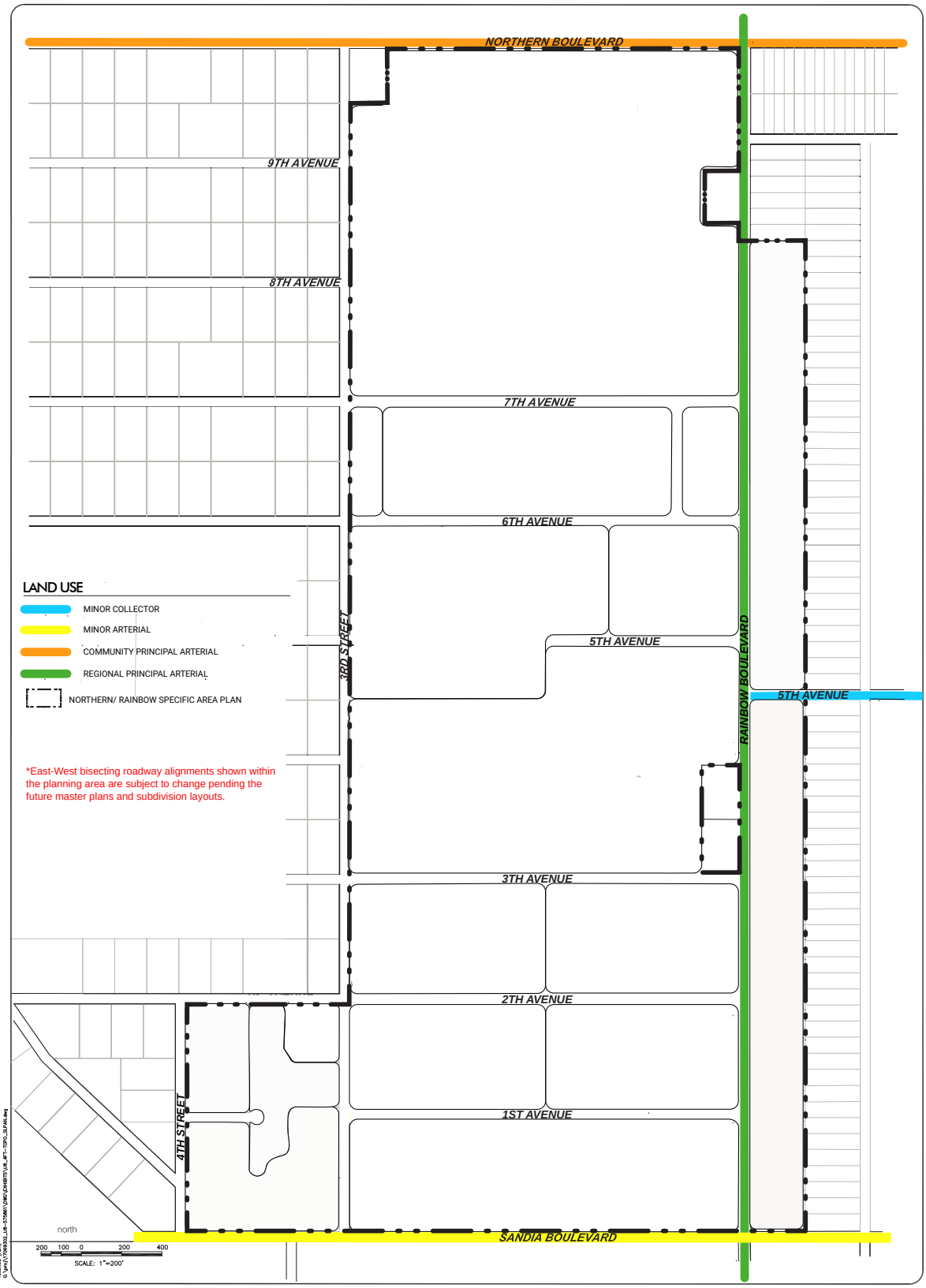
The nearest City facilities include Rainbow Park and Pool, and King Mesa Meadows Park. The City's Parks and Recreation Master Plan identifies a future senior center location at Rainbow Blvd. and Sandia Blvd. and identifies open space along the Calabacillas Arroyo. There is proposed open space near the Calabacillas Arroyo which is less than a mile west of the Plan Area, and a proposed senior center east of Rainbow Boulevard adjacent to the Plan Area. The allotted park space in the Plan Area, on the southwest corner of 2nd Avenue and Rainbow Boulevard, is ideally located in between these two proposed features. Pedestrian trails are recommended to link these features either along 1st Avenue or Sandia Boulevard.

2.6 Zoning

~~All lots in the Plan area are zoned R-1/Single Family Residential, as is most of the surrounding property to the east, west, north and south.~~ Lots between Northern and 8th and 4th and Sandia Boulevard are zoned R-1/Single Family Residential and Lots between 8th and 4th are zoned M-1/Industrial and Business Park. Most of the surrounding property to the east, west, north, and south is zoned R-1/Single Family Residential. The only exception is the Camino Crossing Subdivision, which is located at the northwest corner of Northern and Rainbow. This subdivision is comprised of 32.2 acres subdivided into 176 single family R-2 lots. Entrances to Camino Crossing are via Camino Crossing Street and 11th Avenue. ~~Parcel C located at the southwest corner of the subdivision is designated as a detention facility and park. A 10 inch water/sewer line runs along 3rd Street from Camino Cross to the proposed Northern Rainbow Specific Area Plan area.~~

2.7 Transportation

The proposed development of the Northern/Rainbow Specific Area Plan is within Unit 8 and Unit 11 of the Rio Rancho Estates. The project includes portions of blocks 1, 20, 49, 50, 53, 54, 57, 58, 61, 62, 65, 66 ~~and~~ 67, and T. 3rd Street lies directly to the west of the project while Sandia Boulevard bounds the development to the south. The east boundary of the development is Rainbow Boulevard. Northern Boulevard creates the north boundary of the project. The transportation access around and through the Northern and Rainbow Specific Area Plan is crucial for the cohesion of



Designed For:

NORTHERN/ RAINBOW
ROADWAY CLASSIFICATION
EXHIBIT 4

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

the residential and non-residential uses. The SAP's northern boundary is Northern Boulevard, an existing Community Principle Arterial running east and west, and provides access to the SAP via Rainbow Boulevard and 3rd Street. The eastern boundary is Rainbow Boulevard, running north and south, and is a proposed Regional Principal Arterial reported by the Mid Regional Council of Government (MRCOG) Metropolitan Transportation Plan (MTP). The Regional Principal Arterial will be the gateway into the SAP. Arterial roads are designed to carry longer-distance flows of traffic between important centers of activity. Furthermore, the MTP shows 5th Avenue as an existing minor collector to support access to the SAP. A minor collector collects traffic from local roads and distributes it to arterial roads or accepts traffic from arterial roads and distributes it to local streets. The southern boundary is Sandia Boulevard, a proposed minor arterial supporting Northern Boulevard for east-west traffic in and out of the SAP. The western boundary is 3rd Street, which provides access to the internal neighborhoods and ancillary support to Rainbow Boulevard to move traffic in and out of the SAP.

The SAP's existing internal access from Rainbow Boulevard to 3rd Street includes 9th, 8th, 7th, 6th, 5th, 4th, 3rd, 2nd, and First Avenue. As future subdivisions are proposed, it is anticipated that the existing east/west roads will be replaced with a more neighborhood-friendly layout. The proposed subdivision to the north of the Business Park eliminates 8th Avenue and 9th Avenue. To the south of the Business Park is a second subdivision reconfigured to eliminate 3rd and 4th Avenue.

The Business Park will utilize two access points, located on Rainbow Boulevard, at 7th and 5th Avenues. 5th Avenue, as a new east-west access point between 3rd Street and Rainbow Boulevard, will have a final design outlined in the master plan and subdivision layout Access to and from the Business Park will require a different level of service through a wider Right-of-Way (ROW). Two access points from Rainbow Boulevard will significantly improve the traffic flow to and from the Business Park in a way that does not overwhelm the residential uses. This will enhance the overall efficiency of the SAP and provide a better transition between residential options and businesses.

The SAP has been expanded east to include the subdivision adjacent and across Rainbow Boulevard to support the OZ overlay between Northern and 9th and between 5th and Sandia. As future subdivisions are proposed, it is anticipated that individual driveway access will be replaced with limited hammerhead or cul-de-sac layout clusters along Rainbow Boulevard from Sandia Boulevard to Northern Boulevard. The reduction of access points allows traffic to flow more efficiently with less residential driveways accessing Rainbow Boulevard.

Long Range Transportation Plan

The City of Rio Rancho prepares an Infrastructure Capital Improvements Plan (ICIP) and submits it to the state annually. The ICIP is a plan that establishes planning priorities for all anticipated capital projects and identifies funding sources for a period of 5 years. The ICIP may be used to procure state appropriations and to seek other funding sources such as bonds, loans, and grants. ~~The 2009-2014 ICIP lists $640 million in capital projects for parks, public safety, drainage, transportation, utilities, library, fire and rescue, vehicles and machinery, and drainage. Transportation projects total $165 million, and parks projects total $42 million city-wide over the six year period. No ICIP projects are currently planned in or near the Plan area.~~ The ~~2030~~ 2045 Metropolitan Transportation Plan (MTP) prepared by the Mid-Region Council of Governments (MRCOG) identifies projects that will be programmed in the 5 year State Transportation Plan (STIP) if federal funding becomes available. ~~The MTP identifies a project to construct Rainbow Blvd. from Northern Blvd. north to Paseo del Volcan in the next 20 years.~~

Traffic

Traffic volumes in the Plan area are highest along Rainbow Boulevard with an average weekday traffic flow of ~~2200~~ 3,527 vehicles. Northern Boulevard has an average weekday traffic flow of ~~2000~~ 2,775 vehicles near the Plan Area; this number ~~decreases~~ increased to ~~1600~~ 3,557 just ~~west~~ east of the Plan Area, but this number is expected to increase. ~~when Northern Rainbow Boulevard is extended to Paseo del Volcan in the next several years.~~

Transit

Rio Transit operates a paratransit system serving senior and eligible disabled adults. Funding is through FTA 5310 and the City of Rio Rancho general fund. Riders must be residents of and registered with the City of Rio Rancho. Trips are available for any purpose in Rio Rancho; however they are limited to medical, educational, or work purposes in Albuquerque, Placitas, Bernalillo, and Corrales. ABQ Ride is studying regional high capacity transit corridors for possible service to Rio Rancho in the future, including Unser Boulevard and NM 528. No local City bus service is currently planned.

Trails and Bike Paths

A bike lane is planned, for the future, along Northern Boulevard from Unser Boulevard to Hondo Road, and along Rainbow Boulevard in its entirety. Rainbow Blvd. and Northern Blvd. are both identified as bicycle routes on the City's and MRCOG's bike and trails map. The City's Parks and Recreation Master Plan identifies future trails linking open space along the Calabacillas Arroyo.

Rights-of-Way

Rainbow Boulevard is an existing 100 foot right-of-way and proposed to 156 foot right-of-way. All other roadways in and around the Northern/Rainbow Specific Area Plan are 50 foot rights-of-way. An initial bulk land plat will not dedicate any additional rights-of-way.

Street System

~~6th~~ 7th Avenue will be the main entrance for the Business Park portion of the area plan via Rainbow Boulevard. ~~and 3rd Street. 7th,~~ 6th and 5th Avenues will be reconfigured internally to the Business Park. 3rd Avenue, ~~and~~ 1st Avenue, 4th Avenue, 8th Avenue and 9th Avenue will be vacated and consolidated into residential tracts through a summary plat process once the property is acquired. All other existing roadways within the master plan area will remain unchanged. The Plan area street system includes local, collector, minor, and principal arterial streets as indicated on the Roadway Classification Map in the Mid-Region Council of Governments (MRCOG) ~~City's~~ Metropolitan Transportation ~~Policy~~ Plan adopted in ~~2004~~ 2020 and listed below:

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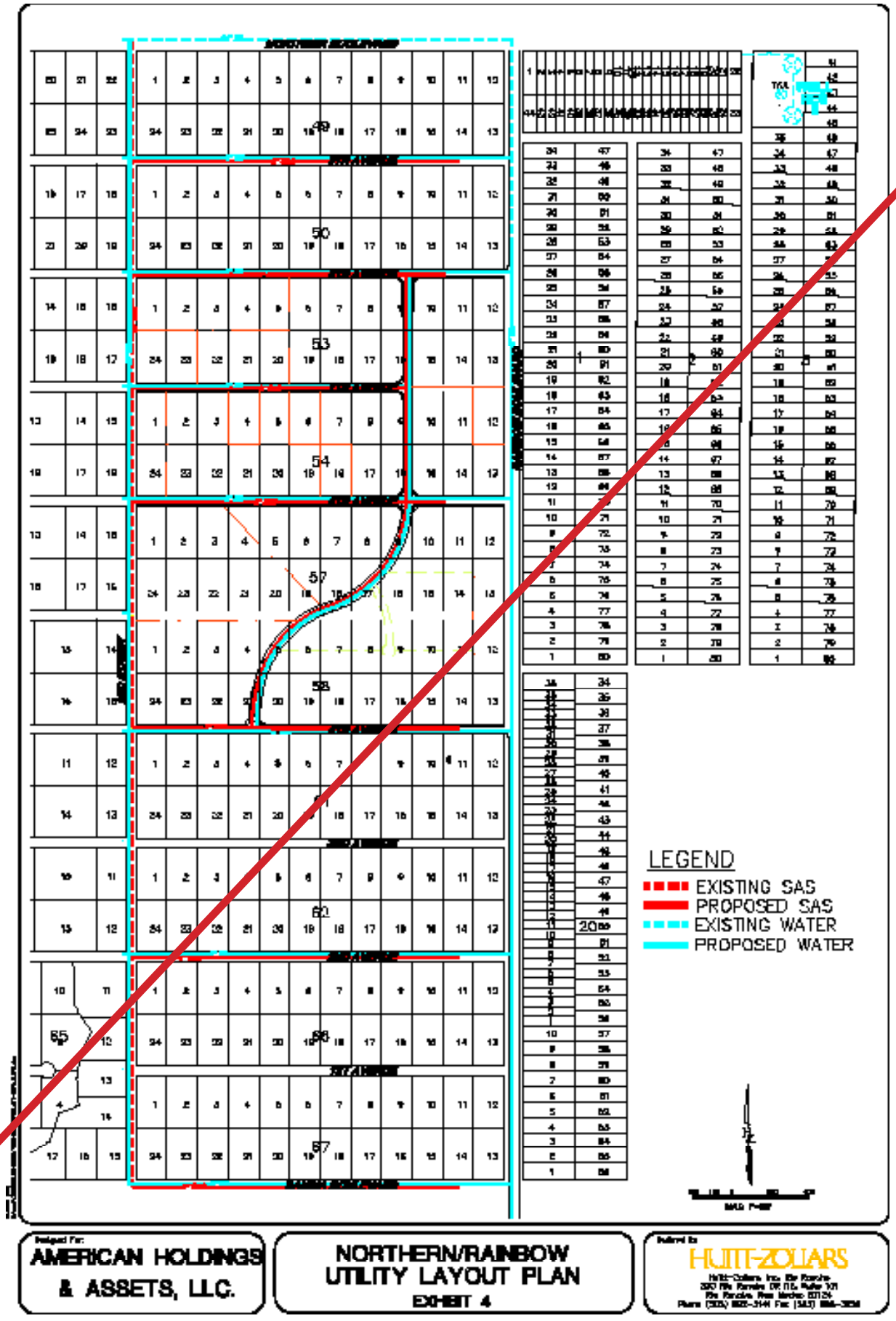
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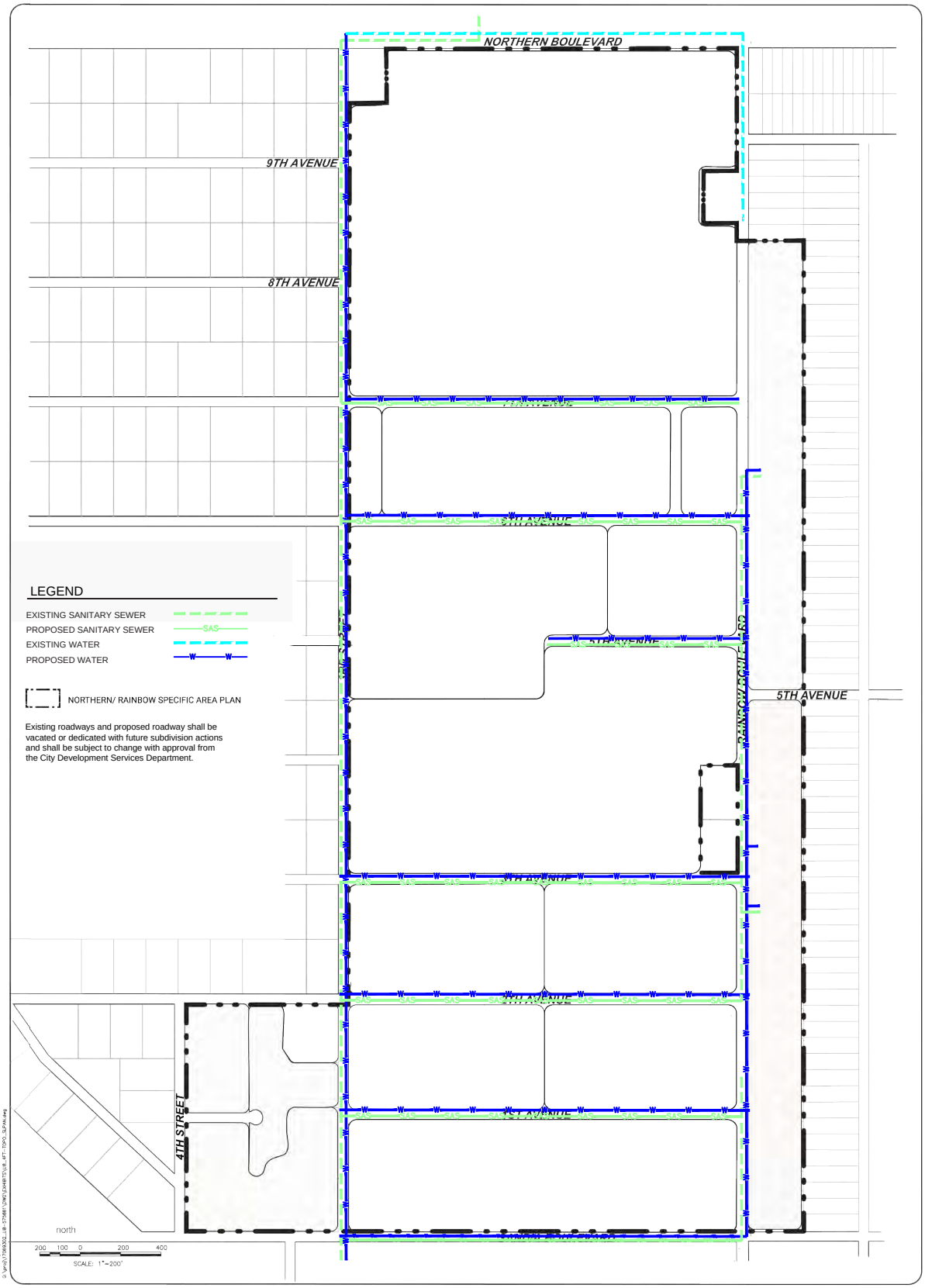
AMERICAN HOLDINGS & ASSETS, LLC.
NORTHERN/RAINBOW UTILITY LAYOUT PLAN
EXHIBIT 4
HUITT-ZOLLARS

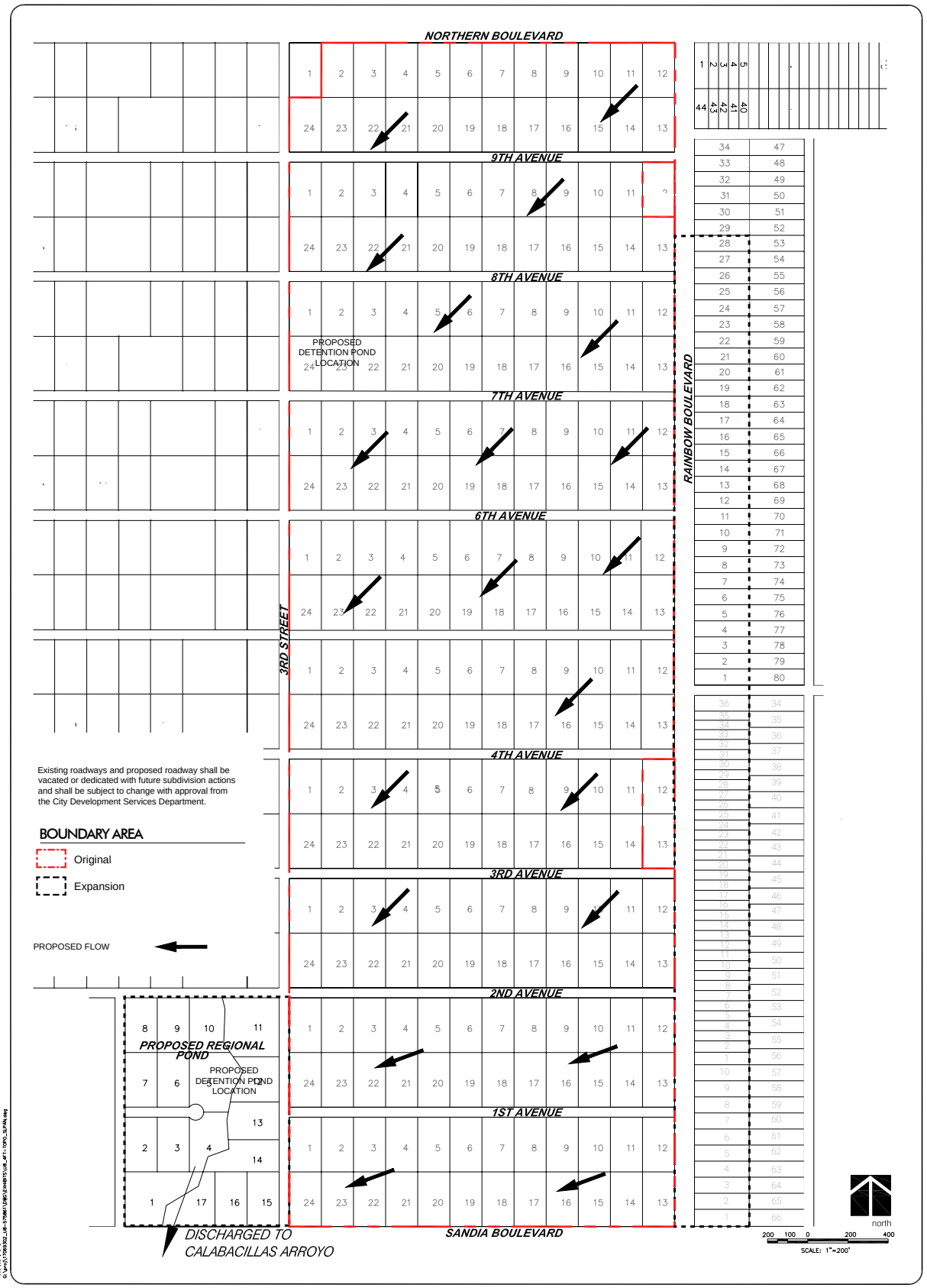


Designed For:

NORTHERN/ RAINBOW
PROPOSED UTILITY PLAN
EXHIBIT 5

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Designed For:
AMREP SOUTHWEST Inc.

NORTHERN/ RAINBOW
EXISTING DRAINAGE PATTERNS
EXHIBIT 6

Designed By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

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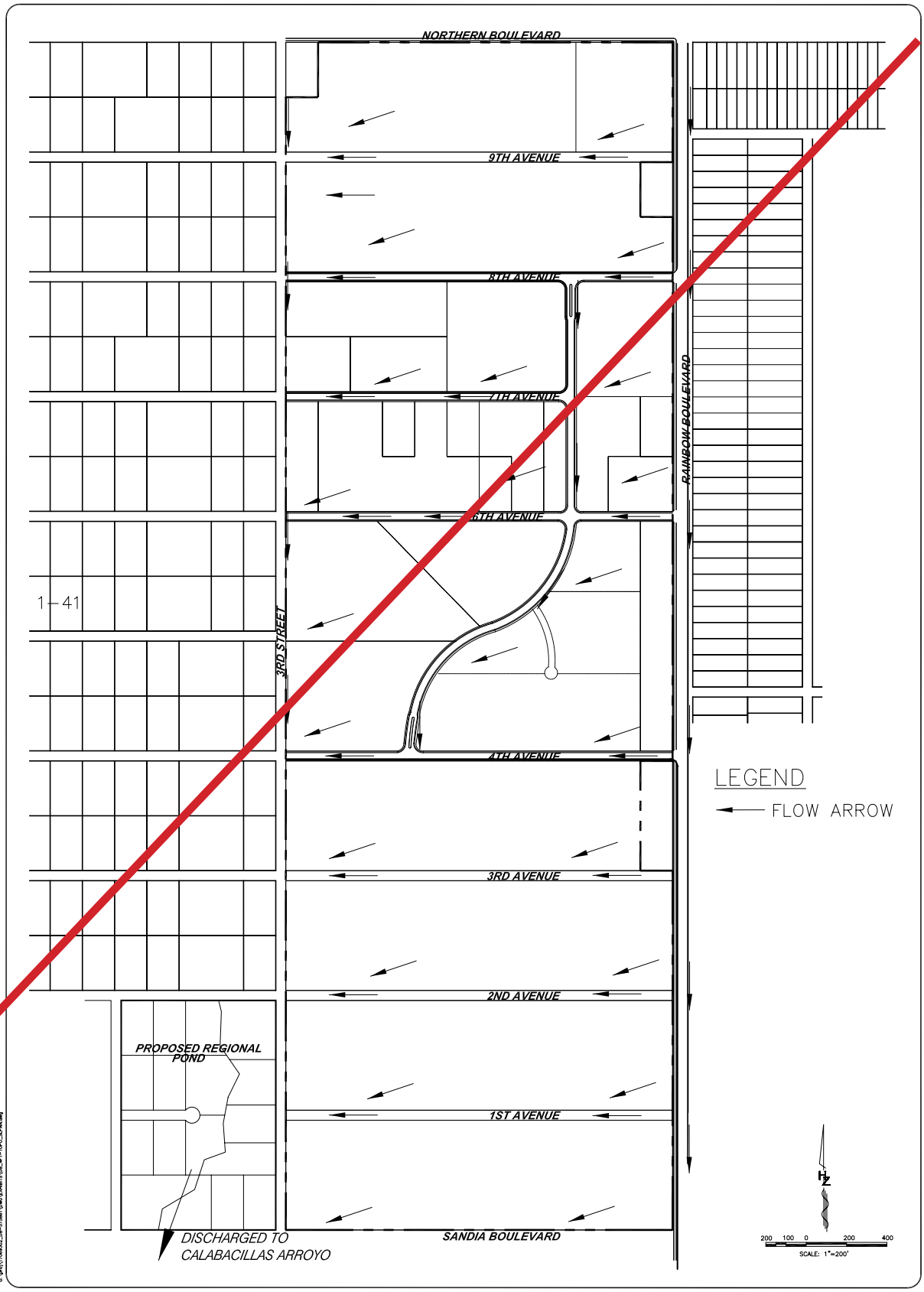
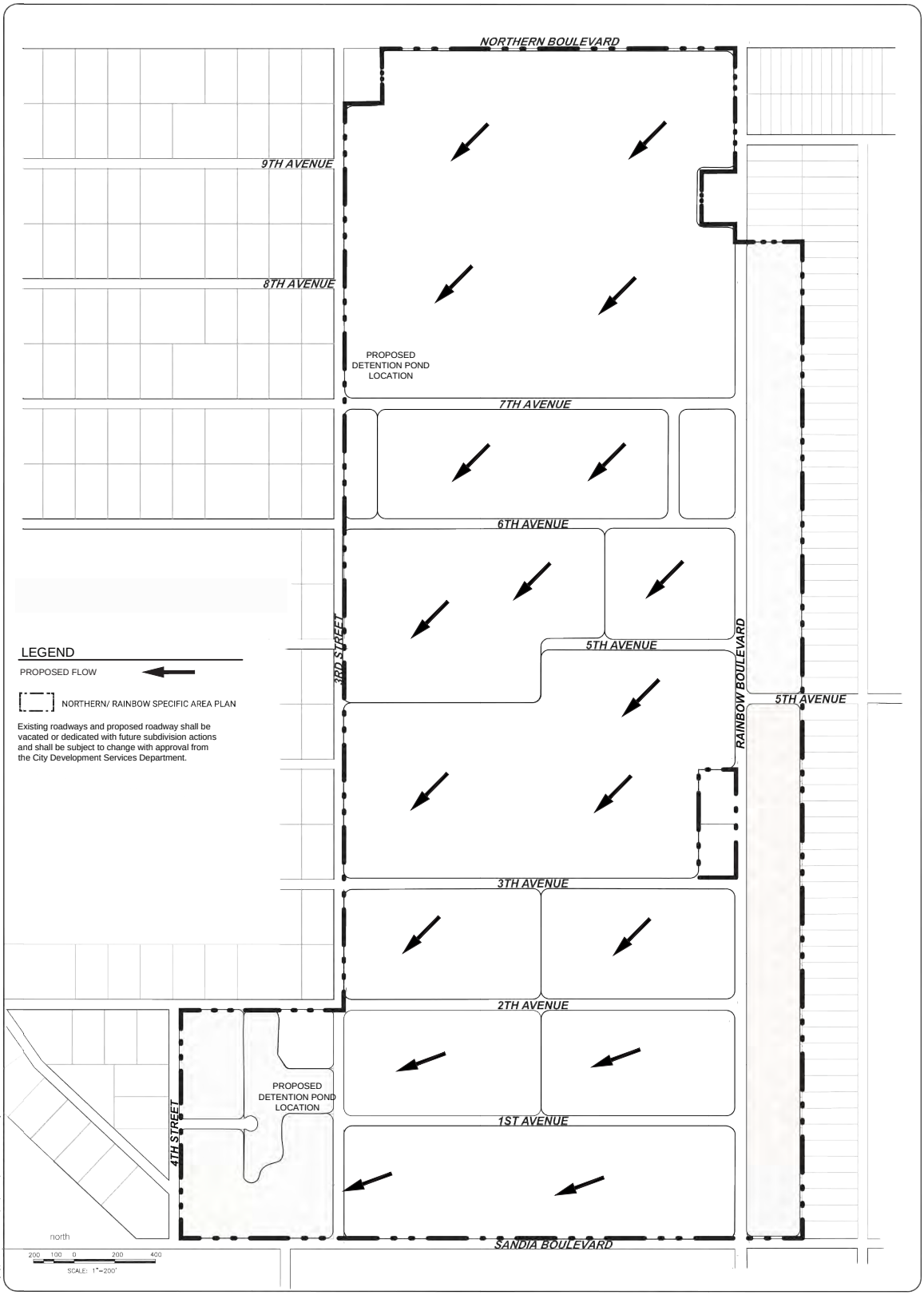


Designed For:
AMERICAN HOLDINGS & ASSETS, LLC.

NORTHERN/RAINBOW
PROPOSED DRAINAGE PATTERNS
EXHIBIT 6

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho DR NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

WILL BE PROVIDED IN SUBSEQUENT MASTER PLANS

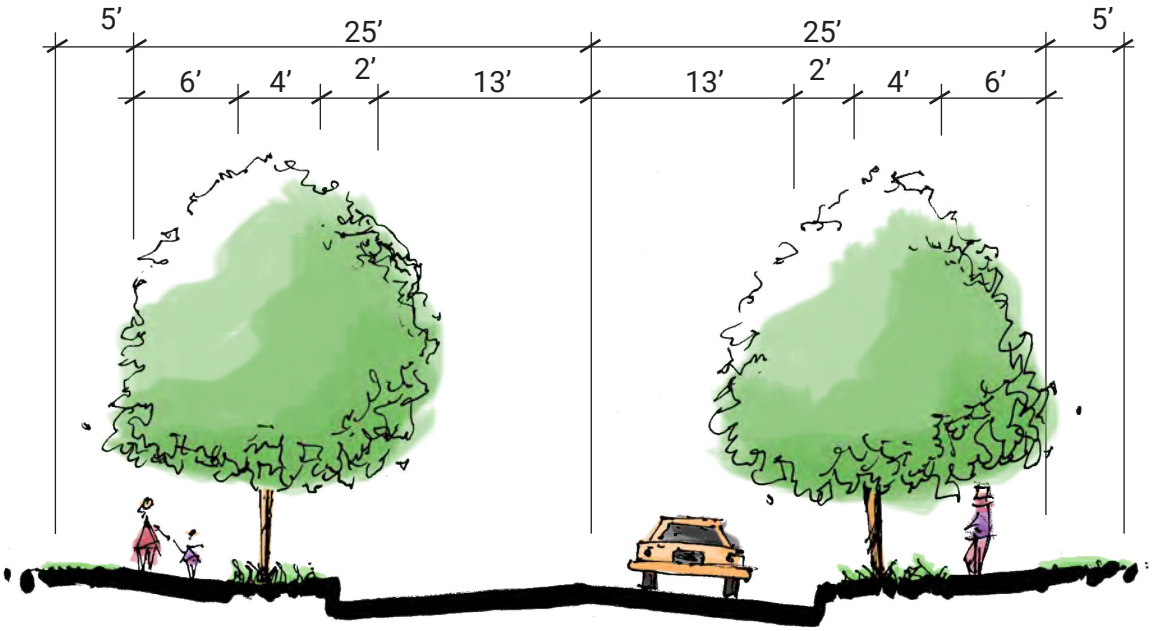


Designed For:

NORTHERN/ RAINBOW
PROPOSED DRAINAGE PLAN
EXHIBIT 7

Designed By:

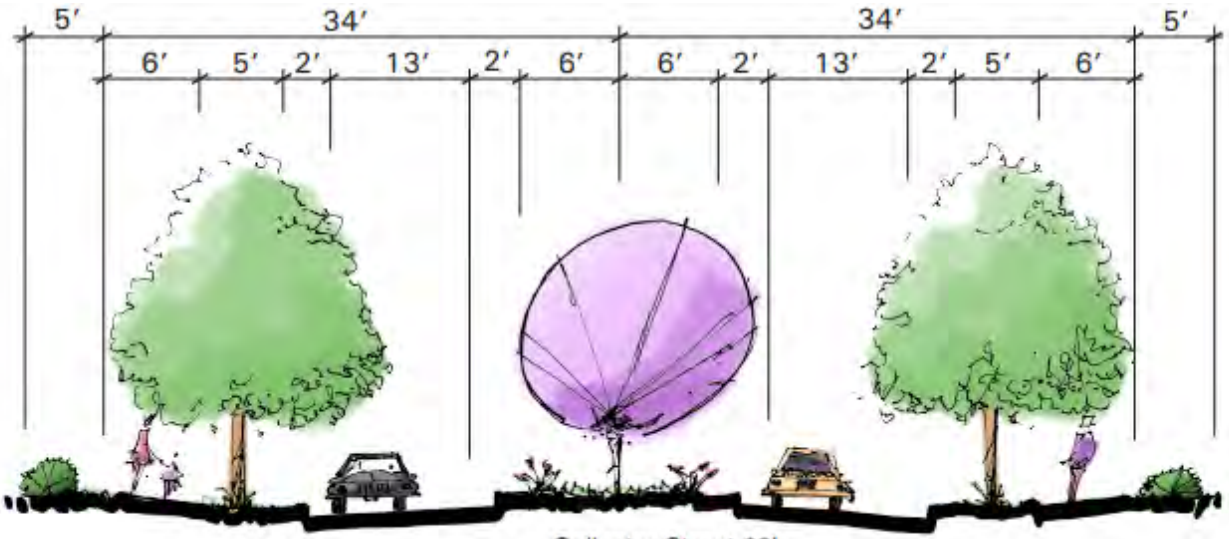
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Local Street 50'

Local Streets (50 feet wide, 30 foot wide pavement, 2 lanes)
A street which is primarily for access to abutting properties and carries low volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD.

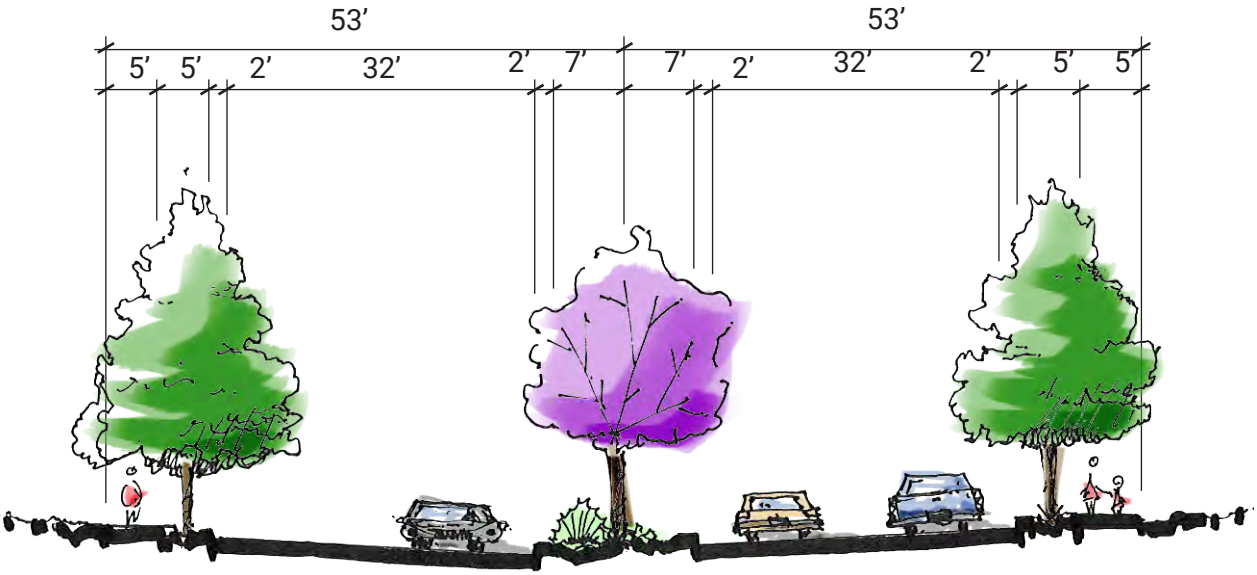
- Running north and south - 3rd Street
- Running east and west - ~~1st~~ 2nd Avenue ~~through~~ and ~~9th~~ 7th Avenue



Collector Street 68'

Collector Streets (68 feet wide, 48 feet wide pavement, 3 lanes)
A street which carries traffic from local streets to arterial streets. Accessibility and mobility (speed) are balanced relative to land use with speed limits between 25 to 35 MPH. Residential collectors with driveways are generally kept to 25 MPH, while those with more limited access have a higher posted speed limit. Two through lanes with a center median or center turn-lane would be typical. Volumes can vary from 1,000 to 15,000 VPD.

- Running east and west - ~~Sandia Boulevard~~ 5th Avenue East of Rainbow Boulevard



Arterial Street 106"

Arterial Streets (Principal arterials - 156 feet wide; Minor arterials – 106 feet wide, 4 lanes with an 18 foot median)

A street designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits should be 35 to 45 miles per hour (MPH) with volumes of approximately 7,000 vehicles per day (VPD) per lane. Four lane arterials with a median are common with a capacity of 28,000 vehicles per day. Access is controlled via signalized intersections and raised medians.

- Running east and west - Northern Boulevard a Community Principal Arterial
- ~~Running east and west - Sandia Boulevard a Arterial~~
- Running north and south - Rainbow Boulevard a ~~Minor~~ Proposed Regional Principal Arterial

2.8 Utilities

The development is in an area that has existing service by the City of Rio Rancho Utilities Department. ~~There are two significant developments at various stages surrounding Northern/Rainbow Specific Area Plan. Camino Crossings subdivision to the north has an approved final plat and infrastructure is complete. Cedar Hills subdivision is an established area to the south of the project area. There are three existing single family homes adjacent to the area, as well as several homes across Rainbow Boulevard to the east.~~

Domestic Water

~~Water will be provided from a 12" water main within Rainbow Boulevard. The 12" water main will be extended from 8th Avenue to Inca Road. All lines internal to the development will have 8" lines with connections to the mains in Rainbow Boulevard. All new homes will have service connections per the City of Rio Rancho standards. See Exhibit 4 for line locations and sizes.~~ There are existing water mains in Northern Boulevard that extend the length of the Specific Area Plan from Rainbow Boulevard on the east well past 3rd Street on the west. There is also an existing water main in Rainbow Boulevard that extends south from Northern Boulevard to 8th Avenue. The intents is for connections to be made to these existing main and then routed through the development. All water line internal to the development will have 8" lines. All new homes will have service connections per the City of Rio Rancho standards.

Sanitary Sewer

~~Sewer service will be provided through the 10" interceptor within 3rd Street. The 10" interceptor will travel to Lift Station #4. The main interceptor is generated from Camino Crossing to the north. It travels down 3rd Street to Sandia Boulevard and then down Hondo Road to Lift Station #4 in Parcel A of Cedar Hills #6.~~

~~All other internal roadways within the subdivision will have 8" lines. All new homes will have 4" lateral connections per the City of Rio Rancho standards. See Exhibit 4 for line locations and sizes.~~ There are existing sanitary sewer mains to service the Specific Area Plan area. There is a main that extend out of the existing Camino Crossing subdivision on the north side of Northern Boulevard to 3rd Street. The main then goes south in 3rd the extent of the Specific Area Plan area. The intents is for the Specific Area Plan area to discharge to the existing main in 3rd Street where it will be conveyed downstream to the wastewater treatment plant. All internal roadways within the plan area will have 8" lines. All new homes will have 4" lateral connections per the City of Rio Rancho standards.

2.~~9~~8 Conceptual Drainage Plan

The intent of the conceptual drainage plan for Northern/Rainbow Specific Area Plan is to provide the initial structure for a drainage solution within the watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the ~~"Blacks Arroyo Watershed Management Plan" (BAWMP), dated August 2002. There is no specific management plan for the Calabacillas Arroyo~~ "Calabacillas Watershed Park Management Plan," from August 2024. The basin that encompasses the Northern/Rainbow Specific Area Plan includes areas to the north of Northern Boulevard as well as some areas east of Rainbow. Per the report the flow rate at the crossing at Northern Boulevard is 6,735 cfs. The Northern/Rainbow Specific Area Plan falls within an open space designation of this report. The Northern/Rainbow Specific Area Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

Flood Zone

Per FEMA FIRM Panel 35043C1888D, dated March 18, 2008, the Northern/Rainbow Specific Area Plan does not fall within a designated flood plain. There is a flood zone directly to the west of 3rd Street. This flood zone will require modification during the future facility plan effect.

Existing Conditions

The Northern/Rainbow Specific Area Plan drains from the northeast to the southwest. The terrain is in its natural condition with graded roadways within the existing plated rights-of-way. All storm water collects within a tributary to the Calabacillas Arroyo just west of 3rd Street. Storm water will enter the Calabacillas Arroyo at Sandia Boulevard. ~~Existing platted lots will have land treatments at 100% 'A'.~~ The storm water calculations will be used to establish release rates for any future detention ponds within the area.

~~Interim Conditions~~

All individual zones within the specific area plan will become individual tracts with the future bulk land plat. The tracts will be required to pond storm water and release at historic rates until a regional facility plan is created and implemented.

~~Developed Conditions~~

~~The land treatments for out parcels within the Northern/Rainbow Specific Area were determined in the "Blacks Arroyo Watershed Management Plan" and are as follows:~~

Blacks Arroyo Watershed Management Plan				
PARCEL DESCRIPTION	LAND TREATMENTS			
	A	B	C	D
1/2 Acre	10%	33%	30%	27%
1 Acre	43%	20%	20%	17%

~~Land treatments for the Northern/Rainbow Specific Area Plan will be determined using the following equation from the City of Albuquerque DPM for a Single Family Residential Subdivision: 7*((N*N) + (5*N)) ^0.5. Using the equation the %D land treatment will be determined. The remaining will be split between Treatments B and C. The remaining portions of the development will follows the land treatments described in the "Blacks Arroyo Watershed Management Plan" and are as follows:~~

Blacks Arroyo Watershed Management Plan				
PARCEL DESCRIPTION	LAND TREATMENTS			
	A	B	C	D
Commercial	0%	0%	15%	85%
Multi-Family	0%	15%	15%	70%

~~The initial drainage plan for the area will involve a regional detention pond within block 65. This detention pond will outlet across Sandia Boulevard and directly into the Calabacillas Arroyo. The detention pond will allow free discharge for the entire basin. A facility plan will need to be developed to master plan the entire basin area and approve the regional facility.~~

~~An internal drainage report will be prepared as part of the preliminary plat submittal for residential or commercial developments within the specific area plan. This report will outline specifics pertaining to the storm drain system, inlet locations and penetrations from the development into the regional detention pond. The plat will also outline the responsibilities for the storm drain facilities for SSCAFCA and the City of Rio Rancho.~~

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3.0 POLICIES, GOALS, and OBJECTIVES

The City of Rio Rancho's Integrated Comprehensive Plan, Vision 2020, establishes a principle-based policy document comprised of principles, policies, and action statements for the purpose of directing future growth and development of the City. The Northern-Rainbow Specific Area Plan (NRSAP) is conscious of, adheres to, and helps to implement such policies. The NRSAP provides the policy framework to establish a mixed-use activity center in this portion of the City. This section outlines the relevant principles, policies, actions, and values of the City's Vision 2020 and ~~Comprehensive Economic Development Policy~~ the 2023 Affordable Housing Plan. Under each topic are the goals, objectives, and policies of the Specific Area Plan, showing how this Plan furthers the City's vision.

3.~~3~~1 Housing Principle: Encourage the development of a variety of high quality housing types, densities, and locations in order to provide a range of housing choices to meet the needs of present and future Rio Rancho residents.

Housing Policies:

Encourage the creation and maintenance of quality residential and neighborhood environments while ensuring the availability of necessary service and quality of life amenities.

Ensure that residential areas are appropriately sited and protected from incompatible land uses.

Establish site and building design guidelines to create an effective transition, or necessary buffer, between substantially different land uses and densities.

Ensure that mixed-use development complements and enhances the character of neighboring residential and commercial development.

Support residential developments with appropriate amenities for families with children.

ACTIONS:

- *Promote housing construction within expansion and infill development areas in proximity to utilities, services, and amenities.*

- *Encourage a variety of housing types and densities in the City, including high-density multi-family housing adjacent to activity centers in growth nodes or housing combined with compatible mixed uses in master planned developments.*

2023 Affordable Housing Plan

The goals of the Northern-Rainbow Specific Area Plan complement the strategies of the Affordable Housing Plan by aiming to develop vacant and under-utilized parcels, as well as create a variety of housing types for different income levels. This Plan allows for the development of more dense forms of housing in that part of the city.

Housing Goals and Objectives of the Specific Area Plan

Goal 1: Provide a range of housing choices within the Northern-Rainbow Specific Area Plan to meet the needs of present and future Rio Rancho citizens.

Goal 2: Develop different densities of high quality housing around the Northern-Rainbow Specific Area Plan, thus promoting pedestrian activity, alternative transportation, and self-sustainability.

Goal 3: Develop a variety of mixed income housing opportunities in that part of the City.

Goal 4: Provide appropriate amenities like parks and playgrounds for families with children.

Objective 1: Zone areas of land for different housing densities in the Northern-Rainbow Specific Area Plan.

Objective 2: Develop the planned multi-use trails along Northern and Rainbow Boulevards.

3.~~12~~ Economic Development Principle: Through continued public and private partnerships, seek to develop a community that provides a wide range of businesses and industries that are compatible with the natural environment and consistent with the City's vision of economic diversity.

Economic Development Policies:
Develop the City of Rio Rancho as an independent, self-sustaining community, while maintaining an integral role within the economy of the metropolitan region.

Ensure the long-term financial strength of the community & the community's economy by attracting quality jobs, retail services & diverse employment opportunities.

Provide practical and efficient development services to create an environment conducive to economic development growth.

Ensure that the development of Rio Rancho is supported by a coordinated & planned infrastructure system that accommodates future growth.

ACTIONS:

- ~~*Aggressively pursue public/private partnerships to recruit & expand economic base jobs while maintaining a skilled workforce.*~~
- *Continue Rio Rancho's success in economic development without sacrificing other community values and resources.*
- *Expand the City's gross receipts tax base by supporting existing and recruiting additional local retail and office uses.*
- *Make Rio Rancho a place where one can live, work, shop, and play without leaving the City.*
- *Provide for the installation of state of the art telecommunications infrastructure through provisions for fiber optic networks to carry video, voice, and data transmissions.*
- *Utilize a Development Team approach in facilitating the expansion of new economic base employment.*
- *Streamline government processes and procedures to promote citywide economic development.*

Economic Development Goals and Objectives of the Specific Area Plan

Goal 1: Promote economic development opportunities in a variety of areas throughout the City of Rio Rancho, thereby allowing people to live near where they work.

Goal 2: Provide options for businesses and employees within the Northern-Rainbow Specific Area Plan since there aren't job opportunities in this portion of the City.

Goal 3: Promote an employment center in the Northern-Rainbow Specific Area Plan since there is existing infrastructure.

~~Goal 4: Pursue public/private partnerships that will strengthen the City's economic situation.~~

Objective 1: Proactively work with the Rio Rancho Economic Development Corporation to attract high quality businesses to locate in the Northern-Rainbow Specific Area Plan.

Objective 2: Plan for the future development of infrastructure to serve the Northern-Rainbow Specific Area Plan~~, and make this a priority in the City's ICIP~~.

~~Comprehensive Economic Development Policy~~

~~The City of Rio Rancho's Comprehensive Economic Development Policy exists, "To Define, Encourage, and Guide Sustainable, Long-Term, Economic and Community Development on a City-Wide Basis." It establishes the values, goals, and objectives of the City as they relate to economic development.~~

~~The following is a list of the values, goals, and objectives from the Comprehensive Economic Development Policy that the Northern Rainbow Specific Area Plan and Rainbow Business Park adheres to and implements.~~

~~Values:~~

- *~~We value "balance" which acknowledges a traditional commitment to work, family, and community.~~*
- *~~We value a strong, vibrant, and diverse local and regional economy which provides jobs and opportunities for growth in investment and income.~~*
- *~~We value the creation and maintenance of a distinct, positive community identity reflected in the "sense of place" generated through the architectural and land-use planning approaches to the "built environment."~~*
- *~~We value comprehensive, well-planned transportation networks and transit opportunities which assure the adequate, safe, and efficient movement of children, workers, students, shoppers, tourists, seniors, and the disabled to and from needed and desired points of interest or access- affordably and without undue congestion, inconvenience, or time delays.~~*
- *~~We value well-planned networks of public and utility infrastructure which maximize access, physical aesthetics, and provision of service; while discouraging duplication; minimizing marginal cost of expansion; and limiting sprawl.~~*
- *~~We value stewardship of and a respect for the natural environment.~~*

- ~~*We value a local economic climate in which the cost of housing, as well as the overall cost of living, remains affordable and regionally competitive.*~~

- ~~*We value respect for our arid environment through well-planned water conservation strategies which balance effective usage against economic and social need.*~~

~~***Goals and Objectives:***~~

- ~~*A respectful workplace where the intrinsic value of the employee and his/her status as citizen, family member, and community participant is acknowledged and supported.*~~

- ~~*The creation and/or retention of full and part-time, stable and permanent jobs, paying competitive wages and benefits, and made available, with preference, to Rio Rancho residents.*~~

- ~~*An identified adequate equity investment into land, buildings, technology, and equipment in order to show both a commitment to the endeavor and to better ensure financial sustainability.*~~

- ~~*A track record of, or a commitment to overall environmental stewardship and concern as reflected in manufacturing processes, research practices, purchasing and inventory control practices, waste generation and disposal, landscaping, and land and water usage.*~~

- ~~*A track record of, or commitment to the design, construction, and maintenance of buildings, signage, landscaping, parking and lighting, which are not just functional, but also add positively to the architectural and aesthetic context in which they exist; coexist harmoniously with their surroundings; and contribute to the general "sense of place" of the community.*~~

- ~~*A track record of, or commitment to, pervasive career-long employee training, with emphasis on total quality, service, and responsiveness to the customer.*~~

- ~~*A secure and safe workplace where employees, customers, suppliers, and service providers, are protected from violence, injury, unwanted solicitation, harassment, and intimidation; and where their vehicles and belongings are safeguarded against theft, damage, and vandalism.*~~

- ~~*A willingness to develop and maintain buildings and facilities whose design and ongoing functioning safely and effectively contribute to, or facilitate public and private transportation, without contributing to undue congestion, inconvenience, or premature infrastructure degradation.*~~

- ~~*An identified business model or strategic plan which is designed to, among other goals, offer regionally-competitive, high-quality housing opportunities, across a mix of model offerings and price points, developed as in-fill in areas already served by, or easily reached by city water, sanitary sewer, and transportation infrastructure.*~~

- ~~*The installation of, contribution to, or facilitation of, a state-of-the-art telecommunication infrastructure providing or allowing for high-speed, wireless, broadband.*~~

~~The Northern/Rainbow Specific Area Plan is supported by the proposed Rainbow Business Park. One of the main goals of this plan is to establish an area for economic development that is in accord with City plans and policies. This Specific Area Plan was created through coordinated efforts between the City of Rio Rancho, the Economic Development Corporation, and property owners. Businesses locating within the Plan Area are required to adhere to the above mentioned values,~~

~~goals, and objectives. Following these will help assure that future developments match and exceed the caliber of businesses desired by Rio Rancho.~~

~~**Economic Development Goals and Objectives of the Specific Area Plan**~~

~~Goal 1: Promote economic development opportunities in a variety of areas throughout the City of Rio Rancho, thereby allowing people to live near where they work.~~

~~Goal 2: Provide options for businesses and employees within the Northern-Rainbow Specific Area Plan since there aren't job opportunities in this portion of the City.~~

~~Goal 3: Promote an employment center in the Northern-Rainbow Specific Area Plan since there is existing infrastructure.~~

~~Goal 4: Pursue public/private partnerships that will strengthen the City's economic situation.~~

~~Objective 1: Proactively work with the Rio Rancho Economic Development Corporation to attract high quality businesses to locate in the Northern-Rainbow Specific Area Plan.~~

~~Objective 2: Plan for the future development of infrastructure to serve the Northern-Rainbow Specific Area Plan, and make this a priority in the City's ICIP.~~

3.~~2~~23 Land Use Principle: The City of Rio Rancho shall develop as an independent, self-sustaining community, which has an integral role in the Albuquerque metropolitan region. Encouraging the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space is recognized as a City priority. Growth nodes are designated to distinguish preferred areas of development.

Fiscal Land Use Policy: *The City of Rio Rancho supports land use and fiscal policies that promote development consistent with the City's comprehensive plan and is based on sound land use and infrastructure development.*

Activity Center Land Use Policy*: The City shall develop general land use criteria for Activity Centers (Activity Centers are defined as those employment centers and mixed use areas within Growth Nodes that provide for day, evening, weekday and weekend multi-use activities).*

General Land Use Policy: *Promote development of high-density, mixed use activity centers within master planned growth nodes to curb low density, single use and strip commercial sprawl development. Growth nodes should be designed to capture a significant share of the City's future jobs and housing.*

ACTIONS:

- *When mixing land uses, incorporate usable public space into project designs. The need would be determined by the size and type of the various activity centers.*

- *There may be areas within certain nodes where it is desirable to locate residential uses giving distinction to the area and offering unique housing opportunities within the City.*

- *Complement retail uses within a node with personal service shops, office, and residential.*

- *Consider integration of mixed uses into a single structure with retail on the lower level, office and residential on the upper levels.*

Land Use Goals, Objectives, and Policies of the Specific Area Plan

Goal 1: Establish an Employment Center, which will provide for economic growth and employment opportunities.

Goal 2: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

Goal 3: Encourage mixed uses – retail, office, industrial, and residential uses.

~~Goal 4: Discourage strip commercial development and single use development oriented exclusively around automobile access, through the use of mixed use zoning along the Northern Boulevard corridor.~~

Goal 5: Develop land for industrial use to fulfill the market's demand, thus providing workable options for businesses looking to locate in Rio Rancho.

Objective 1: Develop land use categories which allow for choice of a variety of zoning districts.

Objective 2: Mitigate impacts with a Master Plan on surrounding uses through design standards. Buffers between industrial and residential uses are mandatory.

Policy 1: Property owners will initiate zoning changes to implement the Northern-Rainbow Specific Area Plan and Master Plan.

Policy 2: Building permits and rezoning cases for the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area (approved by the Governing Body and/or Development Services Department) are subject to design criteria provided in Section 6.0 of this document.

~~*3.3 Housing Principle: Encourage the development of a variety of high quality housing types, densities, and locations in order to provide a range of housing choices to meet the needs of present and future Rio Rancho residents.*~~

~~***Housing Policies:***~~

~~*Encourage the creation and maintenance of quality residential and neighborhood environments while ensuring the availability of necessary service and quality of life amenities.*~~

~~*Ensure that residential areas are appropriately sited and protected from incompatible land uses.*~~

~~***ACTIONS:***~~

- ~~*Promote housing construction within expansion and infill development areas in proximity to utilities, services, and amenities.*~~

- ~~*Encourage a variety of housing types and densities in the City, including high-density multi-family housing adjacent to activity centers in growth nodes or housing combined with com-*~~

~~*patible mixed uses in master planned developments.*~~

~~**Housing Goals and Objectives of the Specific Area Plan**~~
~~Goal 1: Provide a range of housing choices within the Northern-Rainbow Specific Area Plan to meet the needs of present and future Rio Rancho citizens.~~

~~Goal 2: Develop different densities of high quality housing around the Northern-Rainbow Specific Area Plan, thus promoting pedestrian activity, alternative transportation, and self-sustainability.~~

~~Objective 1: Zone areas of land for different housing densities in the Northern-Rainbow Specific Area Plan.~~

~~Objective 2: Develop the planned multi-use trails along Northern and Rainbow Boulevards.~~

3.4 Additional Specific Area Plan Goals, Objectives, and Policies

Transportation

Goal: Assure safe and convenient multi-modal access to well-connected residential neighborhoods, businesses, offices, and other facilities in the Northern-Rainbow Specific Area Plan.

Objective: Improvements in connectivity to all Northern-Rainbow Specific Area Plan roadways and trails are to be made in conformance to city street and trail construction standards and funded through the City's ICIP process.

Policy: Department of Public Infrastructure will program roadway and trail projects in the ICIP for the Northern-Rainbow Specific Area Plan.

Urban Design

Goal 1: Develop high quality buildings that harmonize with the natural and built environments of the Northern-Rainbow Specific Area Plan.

Goal 2: Create an Activity Center within walking distance of residences, balancing retail, office, industrial, single-family and multi-family uses within the Northern-Rainbow Specific Area Plan.

Objective 1: Develop streetscape and parking standards for new development in the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street in the Northern-Rainbow Specific Area Plan, such as signs, landscaping, lighting, fencing, etc.

Policy: New construction permits and site plan approvals by Development Services Department for Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street will be subject to the design standards required in the Northern-Rainbow Specific Area Plan.

Utilities

Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Northern-Rainbow Specific Area Plan.

Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Northern-Rainbow Specific Area Plan.

Policy: No building permits will be issued for development in the Northern-Rainbow Specific Area

Plan by the Development Services department if the City cannot provide community water and sewer to the property.

Community Facilities
Goal: Create open space, parkland, trails and other recreation amenities to serve the Northern-Rainbow Specific Area Plan.

Objective: Provide community services to the Northern-Rainbow Specific Area Plan, concurrent with development and population growth.

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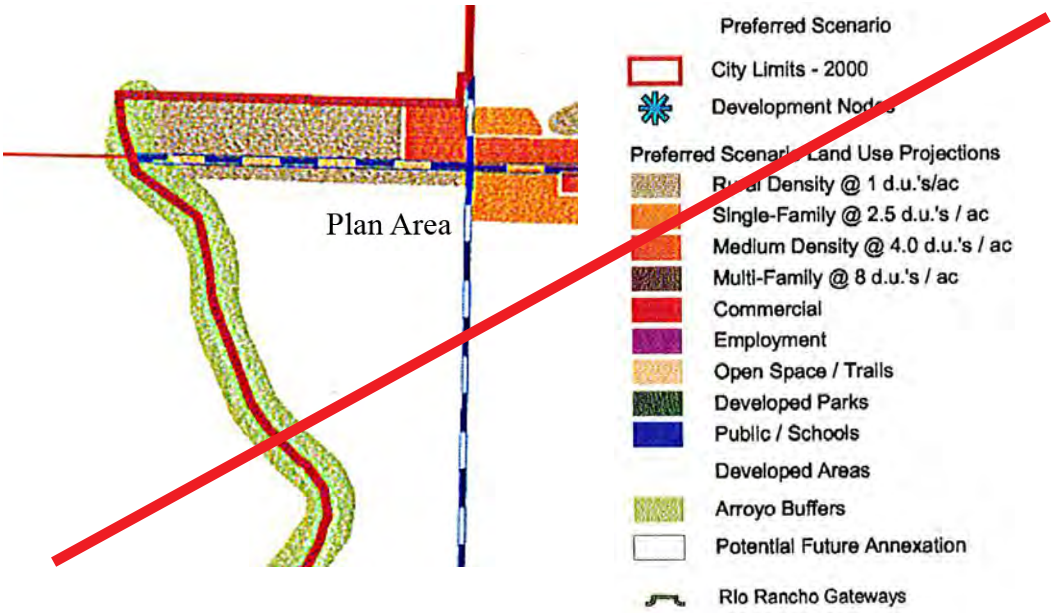
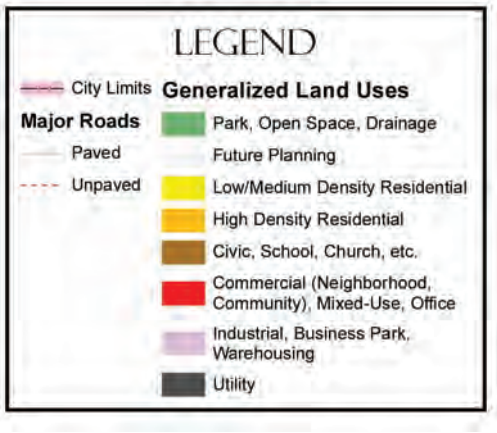
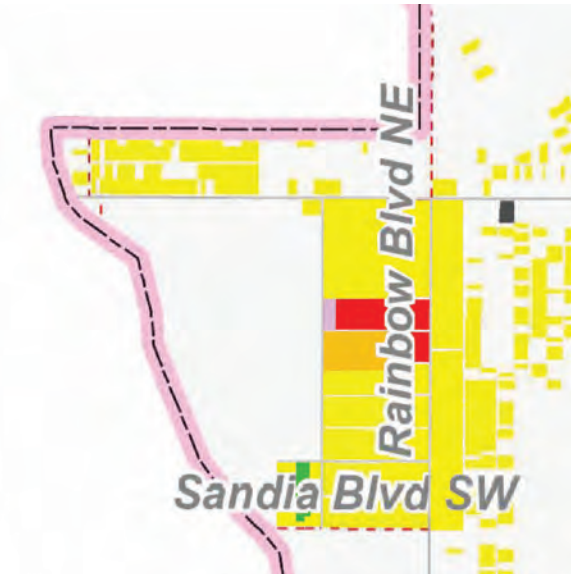
4.0 PROPOSED LAND USE

The images below display the Preferred Land Use Scenario for the Plan Area, as shown in the Comprehensive Plan. Rural density in a portion of the area was the only use foreseen when the Comprehensive Plan was drafted.







4.2 Land Use Categories

The Northern-Rainbow Specific Area Plan contains proposed land use categories that are consistent with and promote the goals and policies of the *Vision 2020 – Integrated Comprehensive Plan.* The purpose of creating these land use categories, or sectors, is to identify a range of land use options that would be considered appropriate within these sectors. The total population increase at full build out is estimated as ~~3,527~~ **7,796** people. The eight land use categories identified in this plan included the following:

- ~~Employment Center~~ Rainbow Business Park
- Low/Medium Density Residential

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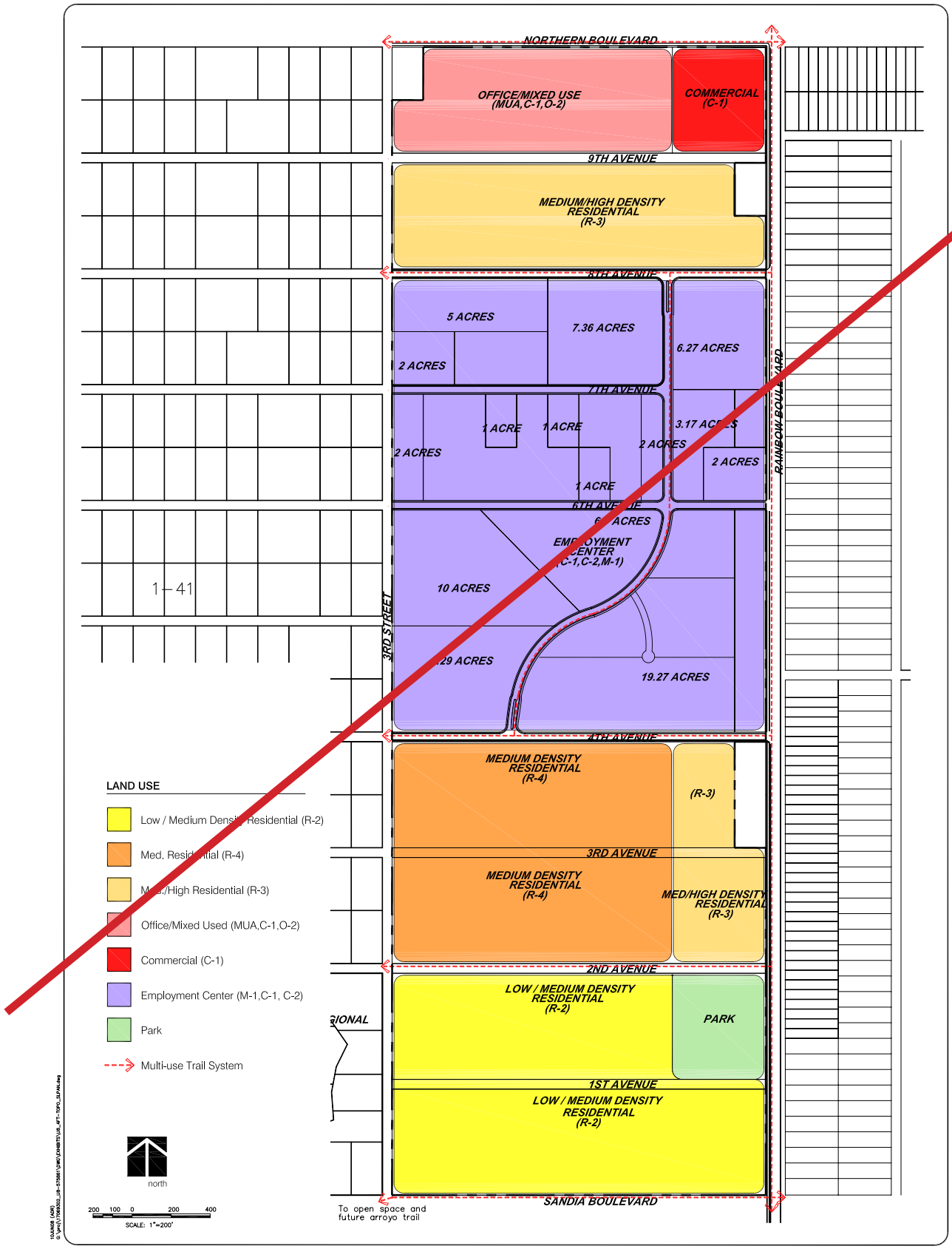
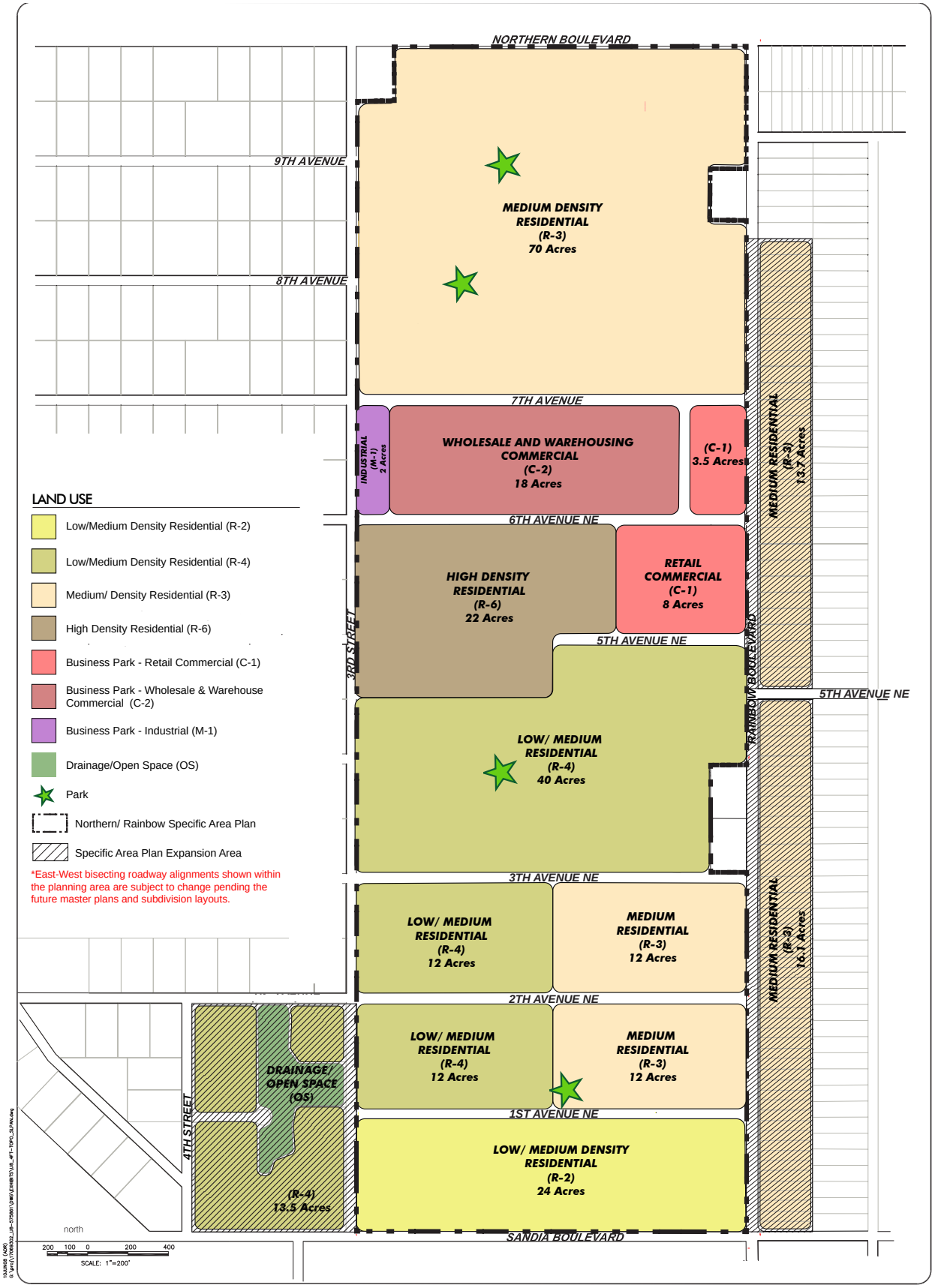


Designed For:
AMERICAN HOLDINGS & ASSETS, LLC.

NORTHERN/RAINBOW PROPOSED LAND USE
EXHIBIT 7

Designed By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Designed For:

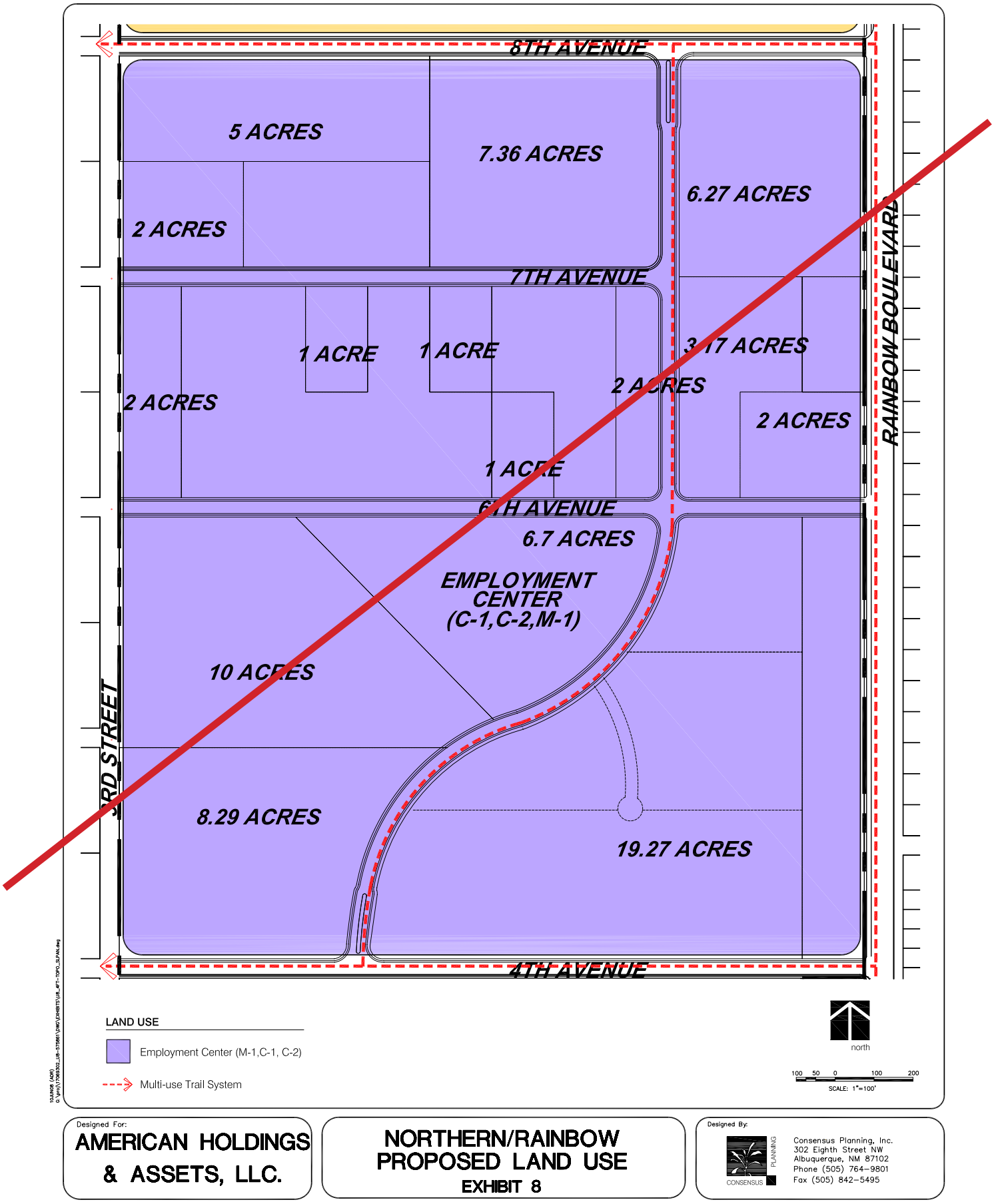
NORTHERN/RAINBOW PROPOSED LAND USE

EXHIBIT 7

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

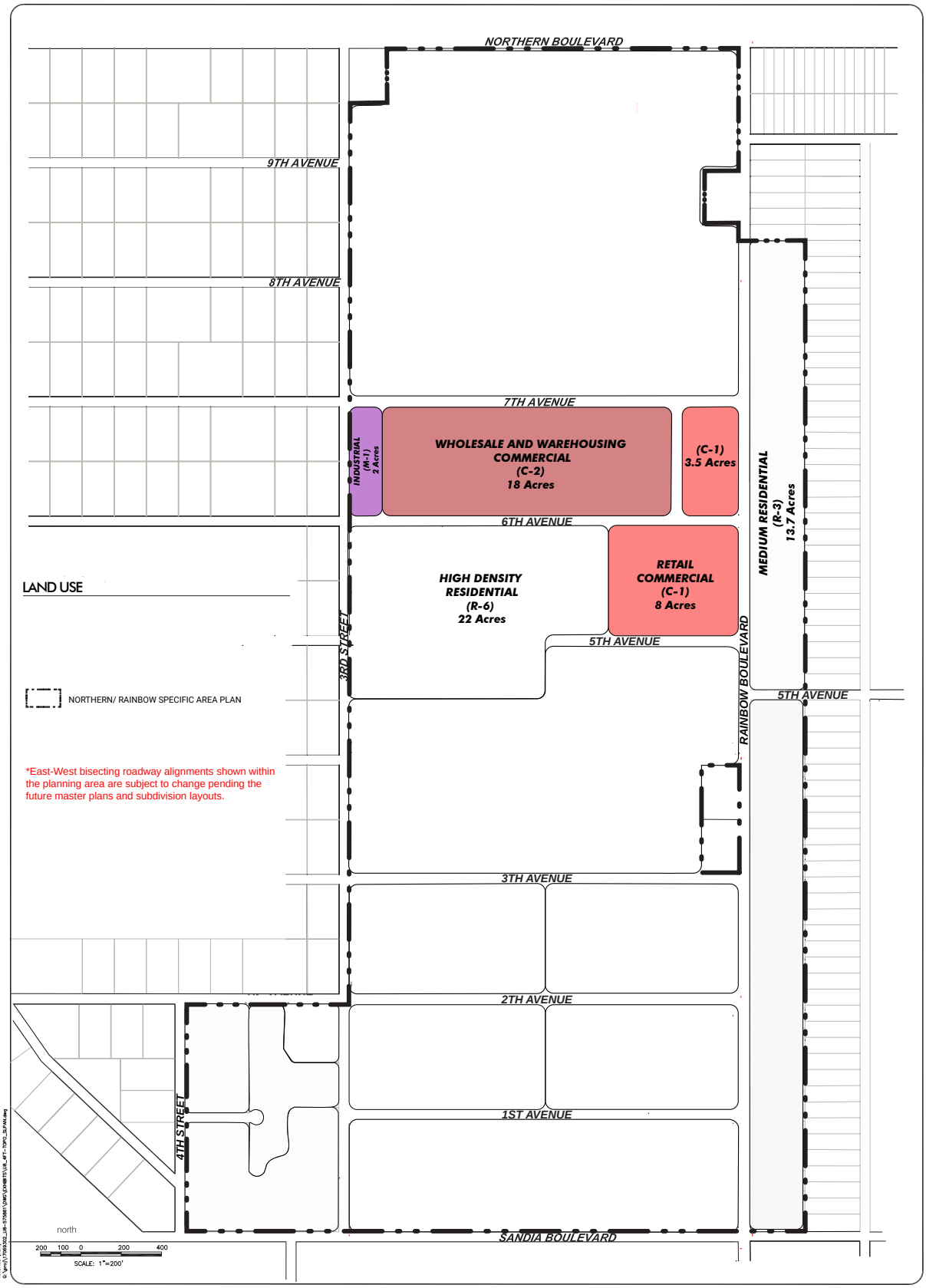
DELETE



Designed For:
AMERICAN HOLDINGS & ASSETS, LLC.

NORTHERN/RAINBOW
PROPOSED LAND USE
EXHIBIT 8

Designed By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Designed For:

NORTHERN/ RAINBOW
PROPOSED UTILITY PLAN
EXHIBIT 5

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

- Medium Density Residential
- ~~Med./High Density Residential~~
- High Density Residential
- ~~Office/Mixed Use~~
- ~~Commercial~~
- Park
- Drainage

4.2.1 ~~Employment~~ ~~Center~~

~~Purpose: Mixed use employment centers provide for light industrial uses, manufacturing of products, warehousing and distribution of goods and services necessary to support a vibrant community and to provide diverse employment for citizens large-scale destination retail and high-intensity commercial, light industrial, and institutional uses. Employment centers do not include residential uses except for security personnel. Outdoor storage of goods, machinery, and equipment must be screened with a solid wall and buffering of less intensive uses. Access, parking, and unloading areas for trucks are routinely provided.~~

~~Area: 96 acres~~

~~Allowable uses in the following zoning districts:~~
~~□ M-1 Light Manufacturing District~~
~~Min. Lot Size: 21,780 SF, Max. Height: 40 feet, Setback: 25 feet~~

~~□ C-1 Retail Commercial~~
~~Min. Lot Size: 21,780 SF, Max. Height: 32 feet, Setback: 35 feet~~

~~□ C-2 Wholesale and Warehousing District~~
~~Min. Lot Size: 10,890 SF, Max. Height: 32 feet, Setback: 35 feet~~

4.2.1.1 ~~Proposed Employment Center:~~ Rainbow Business Park

The Rainbow Business Park will anchor the Northern-Rainbow Specific Area Plan and will serve as an Employment Center for western Rio Rancho. The business park will be developed in the ~~96~~ 29 acres between ~~4th~~ 5th Avenue and ~~8th~~ 7th Avenue, and between Rainbow Boulevard and 3rd Street. The development of this Employment Center is vital to the City of Rio Rancho. The City is in need of additional ~~industrial space~~, employment opportunities, and an area to provide options for businesses interested in locating to Rio Rancho. Developing this ~~Employment~~ ~~Center~~ Business Park within the Northern-Rainbow Specific Area Plan will help balance the City as it continues to grow and prosper. The proposed ~~Employment~~ Business Park will implement many of the principles, policies, and actions set forth in Vision 2020. Private covenants that run with the land will be drafted by the property owner to ensure the implementation of the proposed design standards and to restrict undesirable uses.

Area: 32 acres

Allowable uses in the following zoning districts:

- M-1 Light Manufacturing District
  Min. Lot Size: 21,780 SF, Max. Height: 40 feet, Setback: 25 feet

- C-1 Retail Commercial
  Min. Lot Size: 21,780 SF, Max. Height: 32 feet, Setback: 35 feet

- C-2 Wholesale and Warehousing District
  Min. Lot Size: 10,890 SF, Max. Height: 32 feet, Setback: 35 feet

~~The Rainbow Business Park will be governed by the rules and procedures of an Architectural Control Committee (ACC). The ACC will be established by the developer to be responsible for the enforcement of specific design standards as detailed in Section 7: Design Standards.~~

4.2.2 Low/Medium Density Residential

Purpose: To provide low density single family residential uses and associated community uses, e.g. schools, parks, and churches, vital to a complete neighborhood. The prime area for this use is the southern portion of the Northern-Rainbow Specific Area Plan, south of ~~2nd~~ 1st Avenue.

Area: ~~42~~ 101.5 acres

Allowable Use in the following districts:

- R-2 Single Family Residential District
  Min. Lot Size: 5,000 SF, Density: 6 DU/A

Allowable Uses in the following zoning districts:

- R-4 Single Family Residential District

Min. Lot Size: 4,000 SF, Density: 7 DU/A

~~Community uses are allowed with a conditional use permit:~~

- ~~Parks (PR and OS zone districts)~~
- ~~Schools~~
- ~~Churches~~

4.2.3 Medium Density Residential

Purpose: To set aside an area for medium density single family residential uses and associated community uses, e.g. schools, parks, and churches, integral to a complete neighborhood.

Area: ~~36~~ 123.8 acres

~~Allowable Uses in the following zoning districts:~~

- ~~R-4 Single Family Residential District~~
  ~~Min. Lot Size: 4,000 SF, Density: 7 DU/A~~

~~Community uses are allowed with a conditional use permit:~~

- ~~Parks (PR and OS zone districts)~~
- ~~Schools~~
- ~~Churches~~

The City will not initiate the rezoning of properties in these areas. Property owners will need to prepare Master Plans and request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

~~4.2.4 Medium/High Density Residential~~

~~Purpose: To provide an area of land for medium to high density residential uses and associated community uses, e.g. schools, parks, and churches.~~

~~Area: 36 acres~~

Allowable Uses in the following zoning districts:

- R-3 or SU/R-3 Townhouses, Multi-Family Residential District; Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments), High Density: 12 DU/A

~~Community uses are allowed with a conditional use permit:~~

- ~~Parks (PR and OS zone districts)~~
- ~~Schools~~
- ~~Churches~~

4.2.5 High Density Residential

Purpose: To set aside an area for high density of population in which the principal use is multi-family dwelling units.

Area: 22 acres

Allowable Uses in the following zoning districts:

- R-6 Multi-family Residential District
  Min. Lot Size: 10,000 SF, Density: 30 DU/A

The City will not initiate the rezoning of properties in these areas. Property owners will need request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

~~**4.2.5 Office/Mixed Use**~~

~~Purpose: To provide an area for an integrated blend of commercial, office, and residential uses that will serve the Northern-Rainbow Specific Area Plan and enhance the Northern Boulevard corridor.~~

~~Area: 17 acres~~

~~Allowable uses in the following zoning districts:~~

- ~~C-1 Retail Commercial; Min. Lot Size: 21,780 SF, Max. Height: 32 feet, Setback: 35 feet~~
- ~~O-2 Office; Min. Lot Size 21,780 SF, Max Height: 32 feet~~
- ~~MU-A Mixed Use Activity Center District: 10 – 20 acres, Max. footprint: 6,000 SF, Max Height: 26 feet. Master Plan approval by the Governing Body.~~

~~**4.2.6 Commercial**~~

~~Purpose: To provide an area for commercial uses that will serve the Northern-Rainbow Specific Area Plan and the surrounding neighborhoods.~~

~~Area: 6 acres~~

~~Allowable uses in the following zoning districts:~~

- ~~C-1 Retail Commercial~~
  ~~Min. Lot Size: 21,780 SF, Max. Height: 32 feet~~

4.2.~~6~~7 Park

Purpose: To provide an area within the Northern-Rainbow Specific Area that satisfies the visual and psychological needs of the community for light and air, and permits beneficial recreational uses that alter the natural characteristics of the land. The amount of park land needed may increase depend-

ing upon the build-out population.

Area: ~~6~~ 24 acres

Allowable uses in the following zoning districts:

- PR Parks and Recreation District

4.2.7 Drainage

Purpose: To provide an area within the Northern-Rainbow Specific Area that satisfies the drainage needs.

Area: 6 acres

Allowable uses in the following zoning districts:

- Open Space/Drainage

Table ~~53~~: Proposed Land Use and Zoning

Land Use	Allowable Zones	Acreage	% Total	Density	*Build-out Population
~~Employment Center~~ Rainbow Business Park	M-1, C-1, & C-2	~~96~~ 32	~~40%~~ 11.2%	~~30 DU/A~~	~~2,038~~
Low/Med. Density Residential	R-2, R-4	~~42~~ 101.5	~~17.5%~~ 35.6%	6 DU/A	~~713~~ 1,746
Med. Density Residential	~~R-4~~ R-3	~~36~~ 123.8	~~15%~~ 43.4%	~~7~~ 12 DU/A	~~713~~ 4,204
~~Med./High Density Residential~~	~~R-3~~	~~36~~	~~15%~~	~~12 DU/A~~	~~1,223~~
High Density Residential	R-6	22	7.7%	30 DU/A	1,868
~~Office/Mixed Use~~	~~C-1, O-2, & MU/A~~	~~18~~	~~7.5%~~		
~~Commercial~~	~~C-1~~	~~6~~	~~2.5%~~		
Park (Will keep underlying zoning, and not included in total)	PR	~~6~~ 24	~~2.5%~~		
Drainage	OS	6	2.0%		
TOTAL		**~~240~~ 285**	**100%**		**~~2,649~~ 7,796 people**

***** *Estimate: 2.83 people per household*

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5.0 ACCESS MANAGEMENT STANDARDS

5.1 Access

Access along Northern Boulevard and Rainbow Boulevard, both Principal Arterials, is limited. NMDOT State Access Management Manual states that there should be full access each 1/4 mile. Since the streets in the City of Rio Rancho are currently platted roads, full access would be permitted on every other street, and partial access on streets in between. A full access, lighted, intersection would be allowed at 7th Avenue into the proposed business park. Please refer to the State Access Management Manual, Table 18.C-1, on the next page. For areas with antiquated platting, please refer to the City's Corridor Overlay Zone Access Policy Section 154.42 (D) (2) (see below).

(D) (2) Access Standards

a) Property located within the Corridor Overlay Zone shall comply with any Access Management Plan that has been adopted for the properties within the Corridor Overlay Zone.

b) Access shall be shared between adjacent lots in the manner shown on the adopted Access Management Plan When access to a property is not yet available using an access point identified in the adopted Access Management Plan temporary alternate access may be permitted by the Director of the Development Services Department or his designee but only until such time that access becomes available from an access point identified in the adopted Access Management Plan.

c) Before a building permit is issued or before any zone map amendment is approved for a property located within the Corridor Overlay Zone the applicant shall demonstrate how future development of the property will comply with the adopted Access Management Plan standards by:
    1) Replatting multiple narrow lots into a single piece of property;
    2) Providing reciprocal agreements between adjoining property owners for cross access easements, and or;
    3) Providing shared access driveways at locations designated by the adopted Access Management Plan.

Table 18.C-1
Access Spacing Standards for Intersections and Driveways
(centerline to centerline spacing in feet)

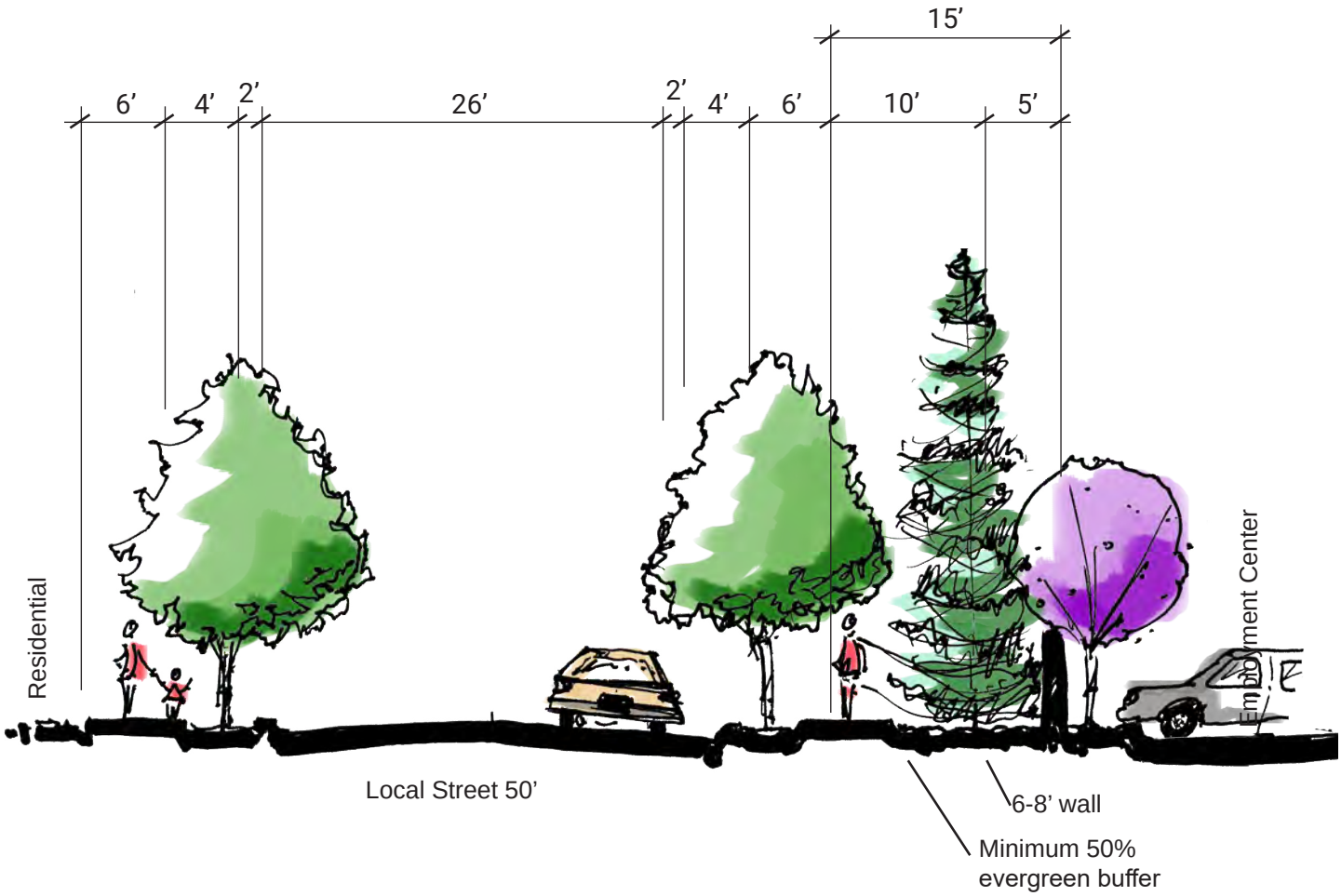
Access Category	Posted Speed (mph)	Intersection Spacing (feet) [1]		Driveway Spacing (feet) [2]		
				Non-Traversable Median		Traversable Median[4]
		Signalized	Unsignalized[3]	Full Access	Partial Access	
Controlled-Access, Non-Interstate Highways	All Speeds	5,280	2,640	2,640	2,640	-NA-
UPA	≤ 30 mph	2,640	1,320	1,320	200	200
	35 to 40 mph	2,640	1,320	1,320	325	325
	45 to 50 mph	2,640	1,320	1,320	450	450
	≥ 55 mph	5,280	1,320	1,320	625	625
UMA	≤ 30 mph	1,760	660	660	175	175
	35 to 40 mph	1,760	660	660	275	275
	45 to 50 mph	2,640	660	660	400	400
	≥ 55 mph	5,280	1,320	1,320	600	600
UCOL	≤ 30 mph	1,100	330	330	150	150
	35 to 40 mph	1,320	330	330	225	225
	45 to 55 mph	1,760	660	660	350	350
RPA	≤ 30 mph	2,640	1,320	1,320	225	225
	35 to 40 mph	2,640	1,320	1,320	350	350
	45 to 50 mph	5,280	2,640	2,640	500	500
	≥ 55 mph	5,280	2,640	2,640	775	775
RMA	≤ 30 mph	1,760	660	660	200	200
	35 to 40 mph	2,640	660	660	325	325
	45 to 50 mph	2,640	1,320	1,320	450	450
	≥ 55 mph	5,280	2,640	2,640	725	725
RCOL	≤ 30 mph	1,320	330	330	200	200
	35 to 40 mph	1,760	660	660	300	300
	45 to 50 mph	2,640	1,320	1,320	425	425
	≥ 55 mph	2,640	1,320	1,320	550	550

6.0 PROPOSED DESIGN STANDARDS

The Northern Rainbow Specific Area Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements for the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area. The standards will help implement the Urban Design provisions of the City of Rio Rancho's Integrated Comprehensive Plan, Vision 2020.

The desired character for this mixed use community is expressed by these standards. Under each design element there is a list of general standards that apply to all land uses, and certain standards that apply specifically to single-family residential, multi-family residential, or non-residential uses. Within the non-residential uses there are standards that apply to all non-residential uses (commercial, office, and industrial), and there are specific standards which only apply to a certain type of non-residential use. These standards are a generalized guide for end users that will develop within the Northern Rainbow Specific Area.

This section identifies design standards for all development ~~within the Plan area~~ for areas currently not Master Planned that include signage, architecture, landscape, streetscape, and lighting. Master Planned areas will have their own Design Standards. Together, these elements of the built environment will create the visual character desired for the Northern Rainbow Specific Area.



6.1 GENERAL STANDARDS

The subsequent list of general design standards apply to all projects within Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area.~~, regardless of their use, within the Northern-Rainbow Specific Area Plan~~.

6.1.1 Architecture and Site Design

The architectural and site design standards are intended to demonstrate a high quality aesthetic character and functionality throughout the property for residential, commercial, and employment center development. While all buildings will reflect these standards, it is not the intent of these designs to prohibit a certain amount of individual expression and creativity.

1. Stucco shall be the primary building material. Stone, tile, metal, or brick accents are allowed.

2. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.

3. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

~~4. Antennae, if used, shall be installed so as to minimize its visibility from any public street or adjacent lot.~~

~~5~~4. Materials prohibited as the main architectural feature include the following:
   - Exposed, untreated precision block or wood walls
   - Highly reflective surfaces
   - Chain link fence or barbed wire
   - Metal paneling
   - ~~Materials with high maintenance requirements~~

~~6~~5. Primary - exterior colors shall be earth tones, ochres, browns, and dull reds.

~~7~~6. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are earth tones, white, green, red, blue, and brown ranges.

~~8~~7. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.

~~9. All perimeter block walls facing public rights-of-way shall include a continuous 4 inch cap. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.~~

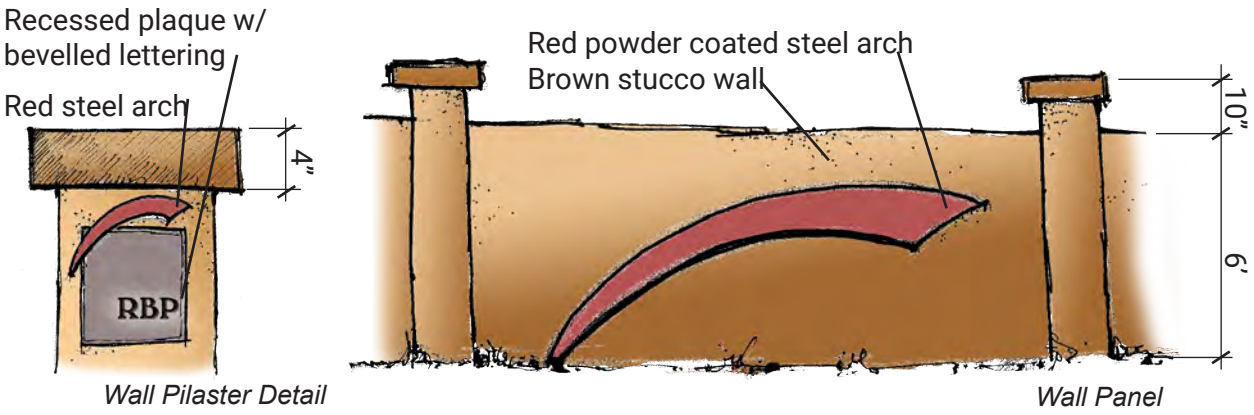
8. All perimeter block walls facing public rights-of-way shall be designed to complement entry monument signs and include a continuous 4 inch cap. Barbed wire, concertina wire, and similar materials are prohibited. Chain-link, wood or plastic/vinyl fencing are prohibited except for security fencing where not visible from the public right-of-way. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.

9. A minimum of 15 percent of the site area for commercial, industrial and multifamily projects (minus the building square footage) shall be devoted to landscape materials.

10. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available. All pedestrian paths shall be designed per the Americans with

Disability Act requirements, except where topography makes this unfeasible.

11. To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system connected through trails and sidewalks, also serving as recreational amenities for the residents.



Wall Pilaster Detail

Wall Panel

6.1.2 Landscape/Streetscape

~~1. Landscape plans shall comply with the City's Water Conservation Ordinance and Zoning Code.~~

~~2. Turf shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.~~

~~3. A fully automated irrigation system, that passes a water audit, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.~~

~~4. Undeveloped areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses/wildflowers.~~

~~5. Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every 33 feet.~~

~~6. All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.~~

~~7. Appropriate landscape headers shall be used to separate any turf and groundcover areas.~~

~~8. An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.~~

~~- Irrigation systems- Separate meter with backflow preventers; permitted and inspected~~

~~9. Minimum plant sizes at time of installation shall be as follows:~~

- ~~Trees 3 inch caliper, or 10 to 12 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.~~
- ~~Shrubs & Groundcovers 1 gallon. These must be maintained to not encroach beyond the buffer area between wall and curb.~~
- ~~Turf grasses shall complete ground coverage within 1 growing season after installation.~~

~~10. All property owners in commercial areas must maintain landscaping to the curb.~~

~~11. Perimeter walls should be broken up every 10 feet with plants by indenting, off-set, serpentine shape.~~

~~12. There shall be 15 feet of landscape buffer within the setback along the property line adjacent to the existing single family homes that have been excluded from the Plan area. The landscape shall include trees at 30 feet on center with a minimum of 50% evergreen trees. A 6-8 foot high, solid perimeter wall shall be constructed where non-residential uses are adjacent to residential uses.~~

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

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

Grading and Drainage Design

1. Green stormwater infrastructure (GSI) techniques shall be integrated into grading and drainage plans to maximize water harvesting techniques from paved surfaces and rooftops to lessen downstream water detention facility requirements, and augment irrigation water requirements.
2. Guidelines such as the NMDOT NPDES manual (2020) are useful guides to the development of GSI features and maintenance.
3. Plant material for GSI features may follow the Bernalillo County GSI plant list to maximize the benefits of GSI construction and water harvesting/treatment capabilities.
4. All steep slopes (over 4:1) shall be stabilized with aggregate and/or native grass seeding.

Plant Material

1. Cool season turf grass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.
2. Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every 30 feet.
3. All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
4. Minimum plant sizes at time of installation shall be as follows:

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

5. Clear sight triangles and plant material heights shall be maintained at all intersections.
6. A 15’-0’ minimum landscape buffer shall separate adjacent commercial or industrial and residential land uses.

Irrigation Systems

1. A fully automated irrigation system, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.
2. Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.

6.1.3 Lighting

1. Light fixtures and standards shall conform to local safety illumination standards and existing City regulations.~~, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.~~

2. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act.

3. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

~~4. Bollard lights, if used, shall be metal halide and fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.~~

~~5. Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.~~

~~6. Accent lighting is permitted; however, surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being lighted.~~

~~7. Average light level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured from 4 feet above the surface level of any point on the site.~~

4. Streetlights shall be in accordance with the City of Rio Rancho Outdoor Lighting Ordinance/ Chapter 159. Height shall not exceed 16 feet.

5. Bollard lights, if used, shall be metal halide or LED and fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

6.1.4 Off-street Parking

The minimum number of off-street parking spaces shall be provided according to the design standard in the DPM and requirements per the Zoning Code. Parking shall be calculated and provided as follows:

1. For each house or townhouse:

   a. Three spaces if the dwelling has up to two bedrooms, two in the garage

   b. Four spaces if the dwelling has three or more bedrooms, two in the garage

2. Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

6.1.5 Utilities

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

1. All permanent utilities shall be located underground.

2. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

3. When an above ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

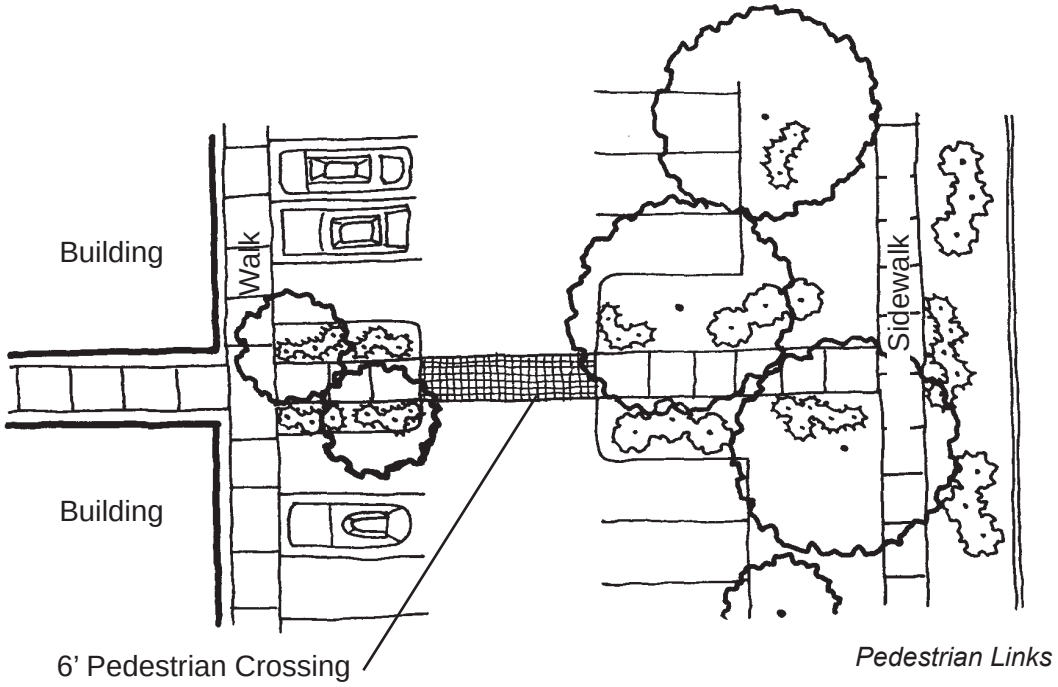
6.2 SPECIFIC STANDARDS

The following specific design standards are arranged by land use intensity. These standards cover the design requirements that aren't address by neither the general standards nor the City Zoning Ordinance for each district.

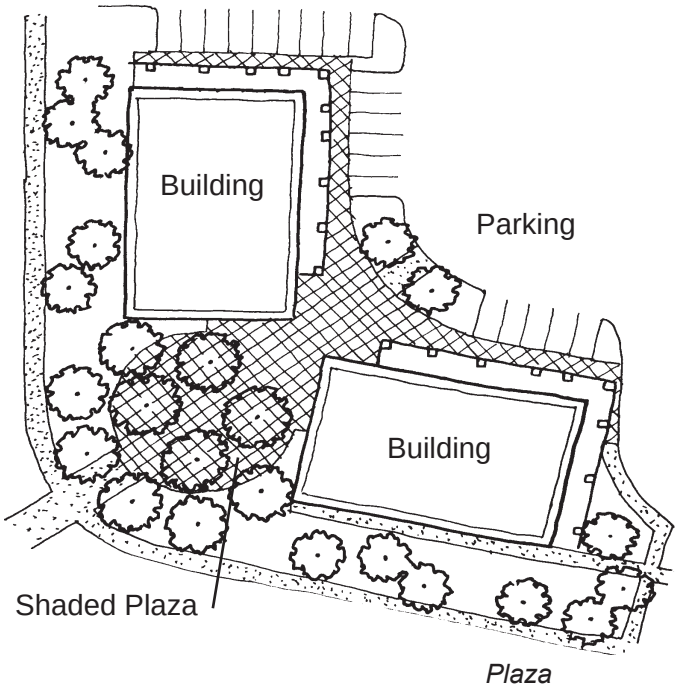
6.2.1 Single Family Residential (R-2, R-3, R-4)

~~1. The front yard setback shall be a minimum of 25 feet for the garage and the living or heated portion of the house shall have a front yard setback of 20 feet in order to avoid creating a "garagescape" effect.~~

1. Minimum rear year setback is 15 feet. Minimum side yard setback is 5 feet on both sides of



Pedestrian Links



the principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.

2. Building heights shall not exceed 32 feet in height.

3. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.

~~2. Single family units are prohibited from fronting a collector or major local street.~~

~~3~~4. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.

~~4. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available.~~

5. Freestanding neighborhood entry signage shall be monument style. If placed within a median, the maximum height shall not exceed 4 feet. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet for a single family development. Neighborhood entry signage may be wall-mounted as an alternative to freestanding. All neighborhood entries shall include the specific subdivision name.

6. The maximum area of the second story of a single-family house, including heated spaces and covered porches, shall be no more than 75% of the area of the first floor, including heated spaces, covered porches, and garage. In situations where the top of roof (or parapet wall)

associated with a first-floor room exceeds 18 feet from finished floor. Such area shall be considered as part of the second-story for determining the 75% ratio.

7. Front porches, entryways, and/or portals, if used, shall have a minimum 6 foot depth.

8. Garages that front the street shall be constructed with a “shadow box” containing a minimum depth of 8 inches.

6.2.2 Multi-Family Residential (R3, R-6)

1. The design of vehicular circulation and parking areas within multi-family developments shall provide for safe and convenient movement of vehicles, limit vehicular/pedestrian conflicts, limit paved areas, and soften their visual impact. Parking areas shall be sufficient to serve the complex without utilizing adjacent streets.

2. In multi-family developments, parking areas shall be screened from public streets by landscape, screen walls, berms, or a combination of those materials. Such screening shall be 2 1/2 to 3 feet in height.

3. All buildings within the R-3 zone shall have a maximum height of 32 feet. All buildings within the R-6 zone shall have a maximum height of 72 feet.

~~4. The second story portion of a two story townhome within the R-3 zone shall be setback from the first floor exterior walls a minimum of 5 feet to eliminate the appearance of two story walls (see previous section addressing single family units within the R-3 zone).~~

~~5. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available.~~

~~6.~~4 Freestanding neighborhood entry signage shall be monument style. If placed within a median, the maximum height shall not exceed 4 feet. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet for a single family development and 6 feet for multi-family development. Neighborhood entry signage may be wall-mounted

Entry Monument

as an alternative to freestanding. All neighborhood entries shall include the specific project name.

~~7.~~5 Bicycle parking shall be provided in multi-family developments in a manner that provides convenient access to their use by each building.

~~8.~~6 Bicycle storage racks that are conveniently located near building entrances or conveniently located for employee use shall be provided. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

~~9~~7. Mechanical units shall be entirely concealed from public view by the use of parapets or equivalent.

~~10.~~8 Easements shall be provided, in addition to the dedicated right-of-way, to provide flexibility for entry signage, landscaping, trail/sidewalk development, pedestrian amenities, and opportunities for screening and water harvesting.

~~11. A minimum of 15 percent of the site area for commercial, office, industrial and multifamily projects (minus the building square footage) shall be devoted to landscape materials.~~

~~12. Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.~~

~~13.~~9 To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

~~14. 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.~~

~~15. The height of street lighting and parking area lights shall be kept to a minimum necessary to meet safety requirements.~~

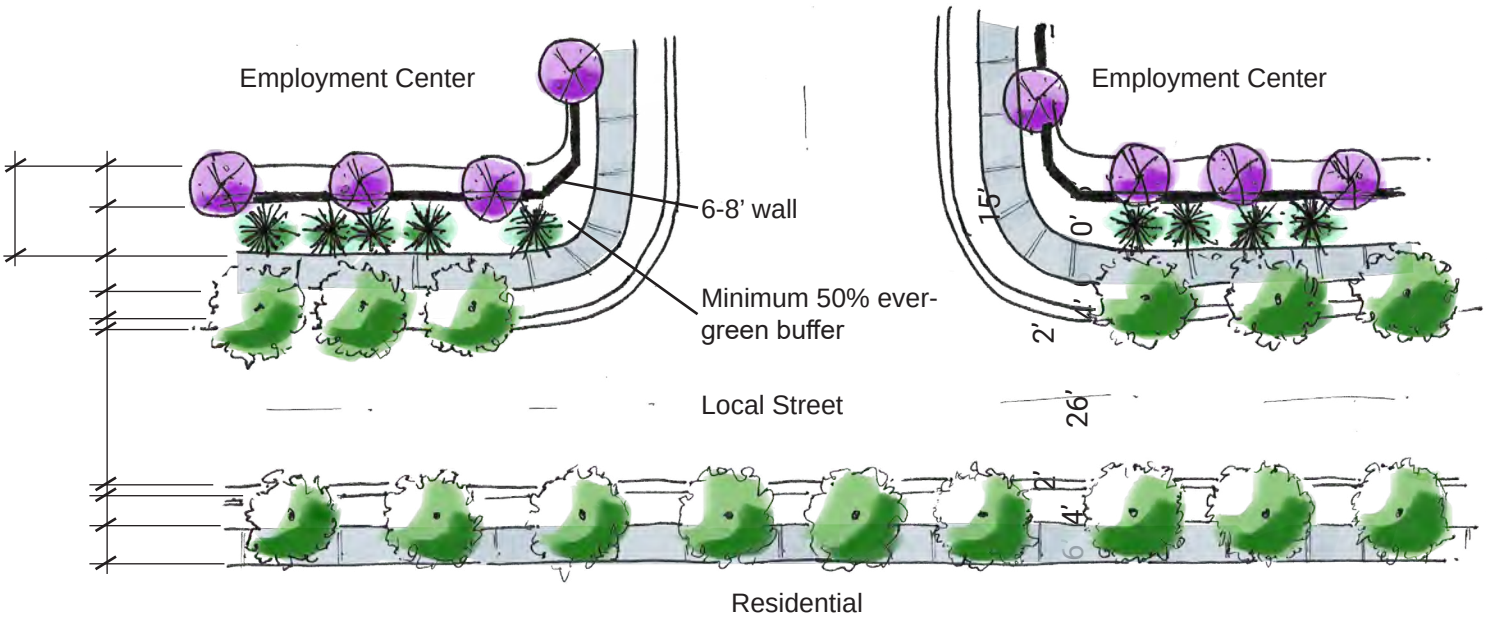
6.2.3 Non-Residential (C-1, C-2, M-1, ~~O-2, MU/A~~)

1. Front setbacks for the commercial (C-1, C-2) ~~and Office (O-2)~~ site shall be 35 feet, except where the parcel is adjacent to residential property the minimum front, rear, or side building, parking, or service drive setback adjacent to the residential property shall be equal to those in the residential zone.

2. Front setbacks for the industrial site shall be 25 feet, except where the parcel is adjacent to residential property the minimum front, rear, or side building, parking, or service drive setback adjacent to the residential property shall be equal to those in the residential zone. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project 6 feet into the setback area.

3. The minimum side yard setback is 10 feet, except that cantilevered roofs and sunscreens may project 3 feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side yard setback areas. There is no maximum side setback.

4. The minimum rear yard setback is 20 feet, except that cantilevered roofs and sunscreens may project 3 feet into the setback area.



~~35~~. Building elements such as windows, displays, and entries shall be oriented both externally to the streetscape and internally towards public areas.

6. Building placement that creates opportunities for plazas, courtyards, patios, outdoor dining, and sitting areas is strongly encouraged.

7. Long unbroken building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.

~~48~~. Open courtyard designs shall be employed in order to form transitions between parking areas and building facades on commercial parcels. Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages.

~~5. Buildings shall be horizontally connected by a variety of ways, such as the use of arcades or portals, controlled plaza elements, pavement, and sitting areas.~~

~~69~~. All buildings must have four-sided architecture with finished building materials.

~~710~~. The maximum height of industrial buildings is 40 feet.

~~811~~. Freestanding restaurants shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. The amount of seating at outdoor patios shall be 10 percent of the required indoor seating, with a minimum of 5 seats provided (C-1 zone only). Outdoor plaza(s) for ~~office and~~ industrial uses are shall also be provided.

~~912~~. Pedestrian crossings, 6 feet in width, shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.

~~10~~13. Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.

~~11~~14. In order to lessen the visual impact of parking areas, large parking fields shall be broken up into a series of smaller areas by landscaping and/or pedestrian walkways.

~~12~~15. Handicapped parking spaces shall be provided adjacent to building entries.

~~13~~16. To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

17. In cases where parking is adjacent to roadways, a combination of landscaping and low walls (3 feet for screening purposes shall be required).

18. A 6-8 foot high, solid perimeter wall shall be constructed along the north and south sides of the Mixed-Use Center.

19. Screening for refuse collection shall be comprised of a minimum 6 foot tall enclosure. The location, design, color, and materials of the enclosures shall be compatible with the principal building.

20. All outdoor storage shall be screened from public view by materials of the same nature as the basic materials of the building.

21. Loading and service areas should be provided with separated access and circulation when ever possible.

22. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

23. The developer shall provide entry signs to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be located on a private easement and shall be maintained by the property owner.

24. All signage at the project entries shall be coordinated in order to have the same appearance. The sign area for project entry signs shall not exceed 60 square feet. Maximum height shall not exceed 16 feet.

25. Building-mounted signs shall not project more than 1 foot from the display wall or exceed 10% of the wall area. Canopy and marquee signs shall be included in the total area count allowed for all signs.

26. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking.

27. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail.

28. Ground or roof-mounted mechanical units shall be entirely concealed from public view by landscaping or parapets, respectively.

~~14. The height of street lighting and parking area lights shall be kept to a minimum necessary to meet safety requirements.~~

15. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.

16. Access to refuse enclosures shall be internal to the site and shall not be from adjacent public rights-of-way.

17. All outdoor storage shall be screened from public view by materials of the same nature as the basic materials of the building.

18. Most, if not all, buildings in the Employment Center will have a service and/or loading area. All service functions should be screened from view on all sides. This Loading and unloading areas shall be located and designed so that the vehicles intended to use them can maneuver safely without obstructing or interfering with any public right-of-way, parking space, or parking lot.

19. Loading areas shall be screened from public view by walls, trellises, or landscaping. Passenger loading areas do not require screening.

20. Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.

21. The developer shall provide project entry signs to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be located on a private easement and shall be maintained by the property owner.

22. All signage at the project entries shall be coordinated in order to have the same appearance. The sign area for project entry signs shall not exceed 60 square feet. Maximum height shall not exceed 16 feet.

23. One monument or freestanding sign is allowed on the commercial site and shall be of similar design and materials as the building. The sign area for individual signs shall not exceed 24 square feet. Maximum height shall not exceed 6 feet.

24. Building-mounted signs shall not project more than 1 foot from the display wall or exceed 10% of the wall area. Canopy and marquee signs shall be included in the total area count allowed for all signs.

25. Building-mounted signs shall be constructed with individual channel letters, backlit or down lit. Internally lit channel letters are not permitted.

26. Signs perpendicular to an elevation shall only occur under an awning or canopy / portal and shall not exceed 8 square feet. Perpendicular signs shall not project past the overhang.

27. Signs shall identify only the name and business of the occupant or of those offering the premises for sale or lease.

28. Signs shall be designed, sited, and installed to avoid disruption of vehicular sightlines, as well as conform to existing Rio Rancho sign regulations.

29. No sign may overhang a right-of-way or property line.

30. Prohibited signs include banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business or merchant not doing business on the premise where the sign is displayed.

31. Bicycle storage racks that are conveniently located near building entrances for employee use shall be provided. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

32. Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.

33. In cases where parking is adjacent to roadways, a combination of landscaping and low walls (3 feet for screening purposes shall be required.

34. Mechanical units shall be entirely concealed from public view by the use of parapets or equivalent.

35. Easements shall be provided, in addition to the dedicated right-of-way, to provide flexibility for entry signage, landscaping, trail/sidewalk development, pedestrian amenities, and opportunities for screening and water harvesting.

36. A minimum of 15 percent of the site area for commercial, office, industrial and multifamily projects (minus the building square footage) shall be devoted to landscape materials.

37. Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 50 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.

38. 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.

39. A 6-8 foot high, solid perimeter wall shall be constructed along the north and south sides of the Employment Center.

page intentionally left

7.0 IMPLEMENTATION ACTIONS

This section presents those actions that can be taken by departmental staff, Planning and Zoning Board, and the Governing Body to implement the recommendations in this Plan. Actions include those involving the development review and permitting process, zone map amendments, capital improvements program, land assembly strategies, and economic development incentives.

7.1 Master Plan

The Master Plan considers circulation, landscaping, open space, storm drainage, utilities, and building location and design. It will provide an understanding of infrastructure, general time frames for build out, and any proposed neighborhood amenities. Address the remaining non-contiguous lots not under the applicant's ownership. The Master Plan demonstrates how traffic will be diverted around the residential areas, or if traffic will be routed through the neighborhood. Heights of walls and streetscape, or other neighborhood designs provide understanding for the future residents on how future development would not impact the neighborhood.

7.~~1~~2 Development Review and Permits

Fast Track Building Permits/ Construction Inspections
(If the industry exports 60% of products or services)

In certain instances, businesses considering expansion, relocation, or consolidation to Rio Rancho need to be in operation within an expedited time frame. The Rio Rancho Economic Development Corporation has developed an aggressive design-build program and joined forces with the City of Rio Rancho to make that happen.

The City of Rio Rancho is committed to economic base development, is experienced with the Rio Rancho Economic Development Corporation's fast-track process, and works diligently to issue building permits on an expedited basis. The process starts with a pre-submission plan review meeting in which City staff provides informal comments to help guide the finalization of submittal packages. The Rio Rancho Economic Development Corporation will assist businesses with these submissions. Once submitted, the City then reviews the modified plans, identifies any remaining required changes, and ultimately issues approved building permits. Construction inspections are then coordinated to ensure projects move forward on a regular schedule. Examples of these coordinated efforts can include daily, routine inspections or on-site inspectors.

7.~~2~~3 Zoning

Establish a Corridor Overlay Zone

In order to implement design standards, access management, preservation of future rights-of-way and prohibit certain industrial uses.

Concurrent zoning of commercial properties

The City may rezone strategic commercial properties at the same time as adopting a specific area plan.

Zoning and Replat for smaller areas not Master Planned

Parcels east of Rainbow Boulevard within the Northern-Rainbow Master Plan will not require a Master Plan for implementation. Development will require rezoning and replat action.

7.~~3~~4 ICIP

Proposed infrastructure projects to be included in the City's ICIP process include the following:

- Rainbow Boulevard improvements (with landscaping and bike lanes)

• Sandia Boulevard improvements
• Northern Boulevard improvements (with landscaping and bike lanes)
• West Side Senior Center

7.~~4~~5 Land assembly strategies

• Special Assessment District (SAD) to provide infrastructure in antiquated platting areas
• Minimum development area requirement to encourage lot consolidation
• "Lot pooling" by forming a Land Consolidation Corporation. Landowners would agree to own a proportional share in the total land area which then would be replatted into a viable development. Those landowners who opt out would be bought out.

7.6 Public Improvement District (PID)

• PIDs are authorized to finance various infrastructure and improvements, including water and sewer systems, streets and trails, parks, electrical, gas and telecommunications systems, public buildings, libraries and cultural facilities, school facilities, equipment and related costs of operation and administration.
• Provides for financing based on levying property taxes on land within a PID, imposing special levies based on benefit to property.
• PID taxes, levies and charges may be pledged to pay debt service on bonds issued by a PID.

7.~~5~~7 Economic Development Incentives (Source: RREDC)

The Economic Development Review Committee recommends industries eligible for financing. The following are descriptions of the financial mechanisms available.

-Targeted base firms include: aerospace, biotechnology, electronics, software developers, major administrative offices, pre- and post-film production enterprises

• Impact Fee Waiver

Construction projects in Rio Rancho are subject to impact fees based upon the projects use. Economic base projects, as defined by the CORR, are eligible for an impact fee waiver, provided specific criteria are met. The definition of an economic base project is an enterprise that consistently exports sixty percent or more of its products/service outside New Mexico. Waivers require documented proof of eligibility and are limited to projects that will create not less than one new "economic base job" for each $20,000 in impact fees waived.

• Gross Receipts Investment Policy (GRIP)

The GRIP ordinance allows the City to either rebate impact fees paid by the business, and/or to utilize up to one-half of all gross receipts taxes directly attributable to the business, to provide a direct incentive for the location or expansion of the business to or in Rio Rancho and/or to assist in paying the costs expended to provide for public infrastructure in support of the business. GRIP incentives shall be as prescribed in an individually-tailored agreement between the developer and City of Rio Rancho, as approved by the Governing Body following a public hearing in keeping with the ordinance provisions, and consistent with policy guidelines.

• Industrial Revenue Bond Financing

The City of Rio Rancho will selectively offer Industrial Revenue Bonds (IRB's) for conduit financing, and possible property tax abatement, in keeping with New Mexico State Statute and Federal Tax Law, when the issuance of same is determined essential to the successful location or expansion of an eligible job-producing investment. Specifically, the City will utilize the following criteria to evaluate the possible issuance and structuring of Industrial Revenue Bonds and associated property tax abatements:

The City will not, as a matter of policy, issue IRB's for any proposed project or project investment which represents or encompasses any of the following:

- The demand for and use of land in a disproportionate ratio to the number of base jobs produced as a result.

- The development or expansion of an otherwise-eligible project wherein seventy-five percent or more of the base jobs to be created or retained have starting annual wages, or existing annual wages which equal to or are below 150% of the then-existing Federal Minimum Wage annualized.

- The development or expansion of an otherwise-eligible project which, can be determined with certainty, would occur in the absence of the issuance of an Industrial Revenue Bond and any of the associated benefits accruing therefrom.

The City will, as a matter of policy, issue IRB's consistent with the following criteria:

- The minimum amount financed shall be $3 million dollars.

- Eligible IRB financing shall be negotiated as to duration, up to a maximum of 30 years.

- Applicants for IRB's shall pay to the City a one-time, application, processing and issuance fee totaling one-tenth of one percent (.001) of the amount financed to a maximum amount of $100,000. One-third of the fee shall constitute the application portion of same and shall be non-refundable.

- IRB's will be issued pursuant to an agreement between the City and the applicant/recipient which shall require certain "claw-back provisions" requiring the recipient of any and all property tax abatements granted with the IRB to fully reimburse the City for 100% of same in the event the recipient permanently ceases operations within the City of Rio Rancho at the facility for which the IRB was granted at any time within five years following formal approval and issuance of the IRB

- Each application for an IRB shall be evaluated in keeping with approved Administrative policies for accepting, processing, and approving same. Such policy shall describe fees and establish proper forms, format, and documentation; set forth timelines for application, review, recommendation, and ultimate action; detail specifically any cost-benefit analysis and/or econometric modeling required to evaluate and recommend IRB's; and set forth staff responsibilities for processing applications from the initial application acceptance through Governing Body action and potential ongoing monitoring. At minimum, IRB applications should be fully evaluated by a committee comprised of the City Administrator, City Attorney, Chief Financial Officer, and Chief Development Officer of the City prior to any final recommendation for action before the Governing Body.

- IRB's which are approved and issued by the City in an aggregate investment amount less than $100 million, shall at minimum, require the applicant/investor to remit to the City, for the complete duration of the bond, a yearly payment in lieu of taxes (PILOT) equal to the total real and personal property taxes that would otherwise have been levied on behalf of, and paid to, the Rio Rancho Public School District for the tax period in question. Such, PILOT payments to, in turn, be transferred from the City to the Schools for any lawful use thereby. IRB's approved and issued by the City in an aggregate investment amount which exceeds $100 million shall consider PILOT's commensurate with the nature of the business, length of the bond, and amount of the bond. Such PILOT's shall not be deemed mandatory for investment amounts exceeding $100 million, and are to be considered on a case-by-case basis.

• The City may, based upon the results of cost-benefit analysis and/or econometric modeling choose to issue and approve IRB's for durations less than twenty (20) years; and/or to include required yearly payments in lieu of taxes exceeding the amount determined equal to school property taxes foregone. In no event, however, shall payments in lieu of taxes exceed fifty percent (50%) of the total real and personal property taxes which would otherwise have been due and payable in the absence of the IRB and its associated tax abatement. Of this total, all PILOT payments in excess of school taxes foregone shall be maintained by the City and shall be utilized exclusively to promote and facilitate further economic development within Rio Rancho.

REFERENCES

Bureau of Labor Statistics

City of Rio Rancho
- Comprehensive Economic Development Policy
- Corridor Overlay Zone Access Policy
- Infrastructure Capital Improvements Plan
- Integrated Comprehensive Plan, *Vision 2020*
- Affordable Housing Plan, 2023

~~Grubb & Ellis, New Mexico 1st Quarter 2008 Market Analysis~~

Mid-Region Council of Governments
- ~~2015/~~2030/2040 population projections
- ~~2030~~ 2040 Metropolitan Transportation Plan (MTP)
- Employment Statistics

New Mexico State Access Management Manual

New Mexico Affordable Housing Needs Assessment, 2023

U.S. Census Bureau, ~~Census 2000 and 2008 estimate~~ ACS, 5-year Estimates, 2022

U.S. Department of Agriculture, Natural Resource Conservation Science

APPENDIX A: PLANT PALETTE

Trees

Catalpa speciosa (Western Catalpa)
Cercis canadensis (Eastern Redbud)
Chilopsis linearis (Desert Willow)
Chitalpa tashkentensis (Chitalpa)
Crataegus phaenopyrum (Washington Hawthorn)
Forestieri neomexicana (New Mexico Olive)
Fraxinus velutina 'Modesto' (Modesto Ash)
Gleditsia triacanthos inermis (Honey Locust)
Juniperus virginiana 'Emerald Sentinel' (Eastern Red Cedar - female)
Koelreuterria paniculata (Goldenrain Tree)
Pinus eldarica (Afghan Pine)
Pinus leucodermis (Bosnian Pine)
Pinus nigra (Austrian Pine)
Pistachia chinensis (Chinese Pistache)
Platanus acerifolia (London Plane Tree)
Prunus cerisifera (Purpleleaf Plum)
Pyrus calleryana (Flowering Pear)
Quercua shumardii (Shumard Oak)
Quercus texana (Texas Red Oak)

Shrubs and Groundcovers

Atriplex canescens (Fourwing Saltbush)
Baccharis sarathroides (Desert Broom)
Berberis spp. (Barberry)
Buddleia davidii (Butterfly Bush)
Caryopteris clandonensis (Blue Mist)
Chrysothamnus nauseosus (Chamisa)
Cotoneaster spp. (Cotoneaster)
Ephedra spp. (Joint Fir)
Ericameria laricifola (Turpentine Bush)
Euonymus fortunei (Creeping Euonymous)
Fallugia paradoxa (Apache Plume)
Helichrysum augustifolium (Curry Plant)
Hesperaloe parviflora (Red Yucca)
Juniperus spp. (Juniper - female)
Lavandula spp. (Lavender)
Mahonia spp. (Mohonia)
Potentilla fruticosa (Shrubby Cinquefoil)
Rhaphiolepis indica (India Hawthorn)
Rhus spp. (Sumac)
Rosmarinus officianalis (Rosemary)
Santolina spp. (Santolina)
Spartium junceum (Spanish Broom)

Vines

Campsis radicans (Trumpet Vine)
Parthenocissus tricuspidata (Boston Ivy)

Flowers

~~Artemesia ludoviciana (Prairie Sage)~~
~~Arctostaphylos spp. (Manzanita)~~
~~Erysimum linifolium 'Bowles Mauve' (Bowles Mauve Wallflower)~~
~~Gaillardia grandiflora (Blanketflower)~~
~~Hymenoxys acaulis (Angelita Daisy)~~
~~Liatris spp. (Gayfeather)~~
~~Oenothera berlandieri (Mexican Evening Primrose)~~
~~Osteospermum baberiae 'Compactum' (Hardy African Daisy)~~
~~Penstemon barbatus (Beardtongue)~~
~~Perovskia atriplicifolia (Russian Sage)~~
~~Rudbeckia spp. (Rudbeckia)~~
~~Sphaeralcea spp. (Globemallow)~~

~~Ornamental Grasses~~
~~Helictotrichon sempervirons (Blue Avena)~~
~~Festuca ovina glauca (Blue Fescue)~~
~~Miscanthus sinensis (Maiden Grass) also varieties: 'Gracillimus' (Silver Maiden Grass), 'Morning Light (Morning Light Maiden Grass), 'Nana' (Dwarf Maiden Grass), 'Strictus' (Porcupine Grass), 'Variegatus' (Variegated Maiden Grass), 'Yaku-Jima' (Dwarf Maiden Grass), 'Zebrinus' (Zebra Grass)~~
~~Muhlenbergia capillaries 'Regal Mist' (Muhly Grass)~~
~~Pennisetum alopecuriodes (Fountain Grass) also varieties: Moudry (Black), Little Bunny (Dwarf), Hameln, Orientale~~
~~Sporobolus heterolepis (Prairie Dropseed)~~

~~Turf Grasses~~
~~Cool Season Grasses~~
- ~~Festuca elatior (Tall Fescue)~~
- ~~Poa pratensis (Kentucky Bluegrass)~~

~~Warm Season Grass Mix~~
- ~~Buchloe dactyloides (Buffalo Grass)~~
- ~~Bouteloua gracilis (Blue Grama)~~

~~Accents~~
~~Agave spp. (Century Plant)~~
~~Dasylirion wheeleri (Sotol)~~
~~Opuntia spp. (Prickly Pear Cactus)~~
~~Yucca baccata (Spanish Dagger)~~
~~Yucca glauca (Soapweed Yucca)~~

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

October 9, 2025

RE: Specific Area Plan Amendment (Northern/Rainbow SAP);
Case No. 25-410-00006
U08, Blocks 49-50, 53-54, 57-58, 61-62, 65-67, and U11, Blocks 1, 20, and T

Dear Property Owner:

You are receiving this letter because your property is affected by a land development decision being made by the Planning and Zoning Board.

The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of a Specific Area Plan Amendment, to the Northern/Rainbow Specific Area Plan, for the subject property legally described as U08, Blocks 49-50, 53-54, 57-58, 61-62, 65-67, and U11, Blocks 1, 20, and T. The request expands the boundary and updates land uses. The subject property comprises approximately 322 acres.

The **Planning and Zoning Board** will consider the request and make their decision on **Tuesday, October 28, 2025** at 6:00 pm in the **Council Chambers** and **Virtually**. For virtual attendance, please see the zoom link and log-in information on the posted agenda, one week prior to the hearing at https://rrnm.gov/2303/Watch-and-Download-City-Meetings

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

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. You may send comments to lruizcarlos@rrnm.gov. The City highly encourages citizens to watch the meeting live on the City's website www.rrnm.gov or on Sparklight cable channel 56.

Please contact me via e-mail me at lruizcarlos@rrnm.gov or call me at 505.896.8785 if you have any questions concerning this matter.

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

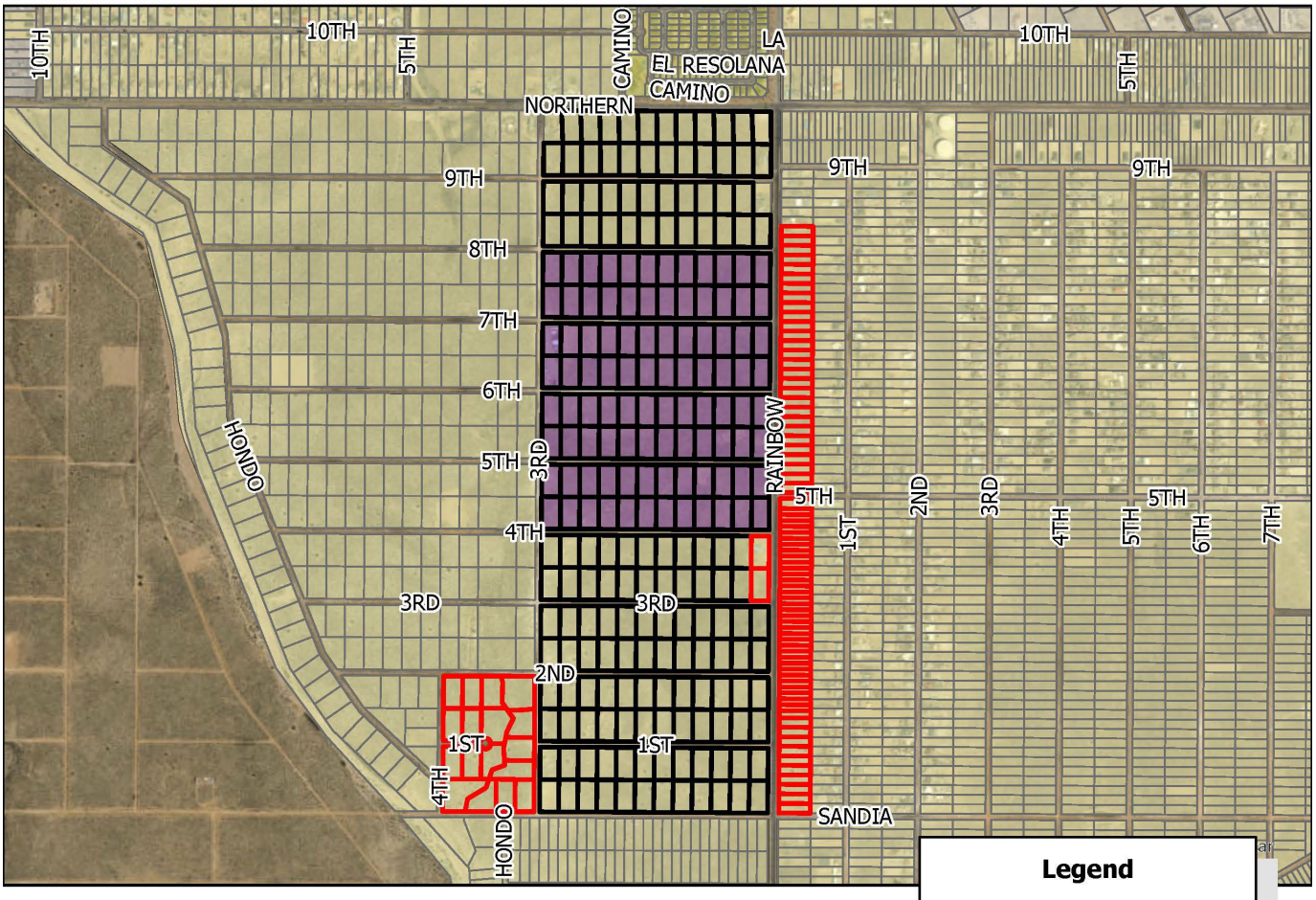
Respectfully,

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

The City of Rio Rancho

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

SPECIFIC AREA PLAN AMENDMENT NORTHERN/RAINBOW SPECIFIC AREA PLAN



Legend

Original Specific Area Plan	Zoning
Expanded Specific Area Plan	E-1
	M-1
	R-1
	R-2
	Unzoned

N
W
E
S

0 0.05 0.1 0.2 0.3 0.4 0.5 Miles

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, 10/9/2025

City of Vision

CITY OF RIO RANCHO
PUBLIC HEARING NOTICE

The PLANNING and ZONING BOARD of the CITY of RIO RANCHO will consider the following matters at its regularly scheduled meeting at 6:00 p.m. on Tuesday, October 28, 2025:

Preliminary Plat (Extension)
Case #24-210-00008

The applicant, Coal Bank Holdings, Ltd. is requesting approval of a Preliminary Plat Extension for the Stonegate Phase 3 Subdivision; on the tracts legally described as Stonegate Unit 2, Tract 2A1, and Stonegate, Tract 1A.

Specific Area Plan Amendment
Case #25-410-00006

The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of a Specific Area Plan Amendment to the Northern/Rainbow Specific Area Plan; to expand the plan boundary and update land uses.

Zone Map Amendment
Case #25-100-00012

The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the subject property legally described as Plaza Rio, Lot B (zoned SU: Special Use for Limited Commercial Retail) to include multi-family townhomes as a permissive use. The subject property comprises approximately 1.51 acres. Variance

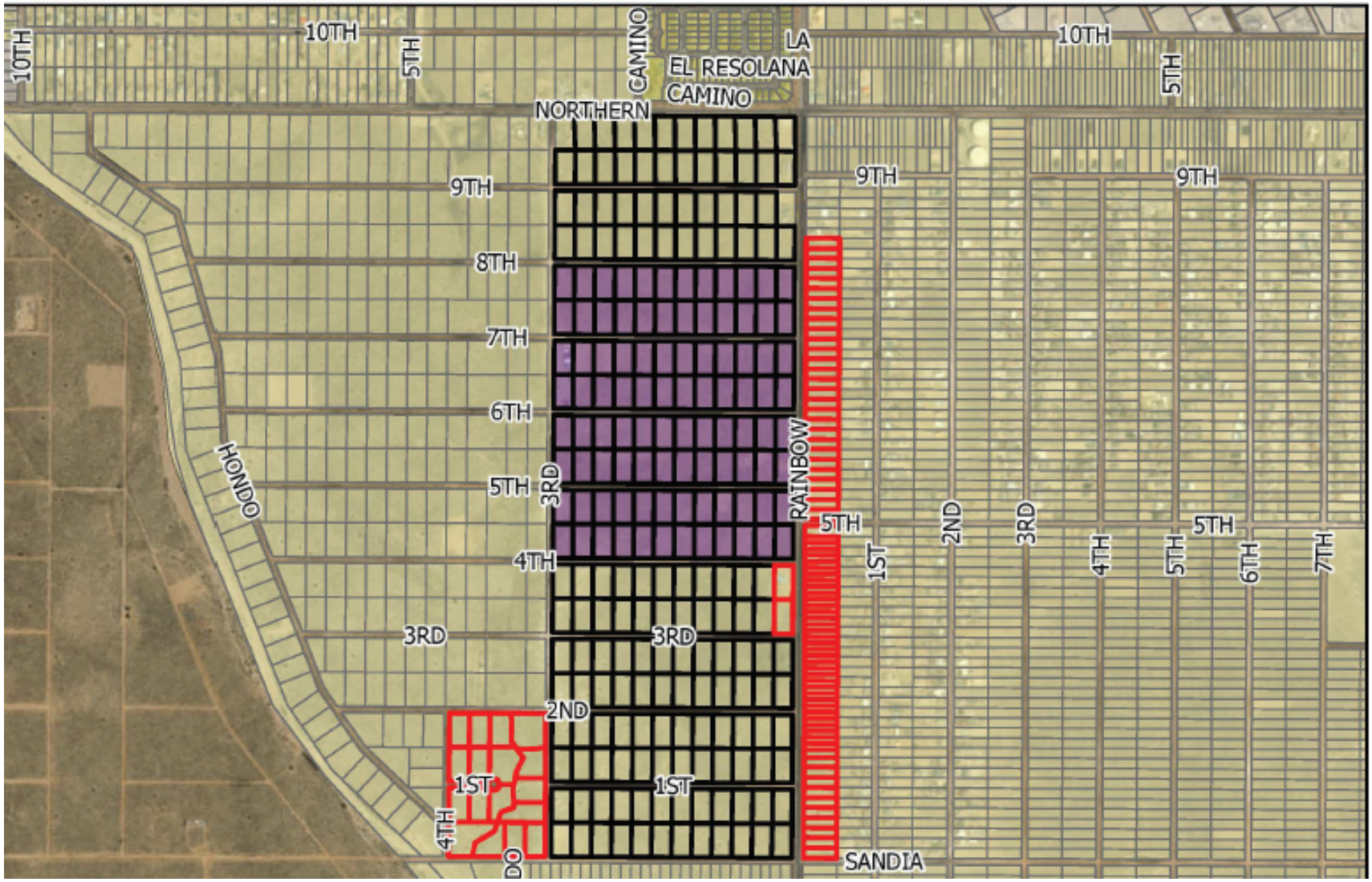
Case #25-110-00021

The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The subject property is legally described as Diamond Ridge, Block 7, Lot 4, is zoned R-1: Single-Family Residential District and comprises approximately 0.21 acres.

The meeting is scheduled for 6 p.m. 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. 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: October 13, 2025



Notice Map: • - Affected Properties, first-class mail (all properties in original and expanded boundary)

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

October 15, 2025

TO: Westway Homes and AMREP Southwest

RE: Northern/Rainbow Specific Area Plan Amendment (25-410-00006)

The following are the comments and feedback received in regards to the application; please respond to staff comments and provide the requested changes.

Planning and Zoning Division:
The comments below are regarding the proposed Rainbow/Northern Specific Area Plan Amendment.

1. Reference the newest comprehensive plan, not Vision 2020, throughout document.
2. Sign section should adhere to sign code.
3. Section 2.1 Clarify the numbers/trends for 2040; is the table asserting that the city will lose 10,000 housing units from 2030 to 2040, as well as lose 18,000 residents?
4. Correct population calculation for Low/Med Density Residential (should total 1724 people, not 1746)

Table 1: Land Use Categories

Land Use Category	Acreage		DU	HH Size	Population
Business Park (M1,C1,C2)	32	11.2%			
Low./Med. Density Residential (R2,R4)	101.5	35.6%	6	2.83	1,746
Medium Density Residential (R3)	123.8	43.4%	12	2.83	4,204
High Density Residential (R6)	22	7.7%	30	2.83	1,868
Park (keeps underlying zoning, and is not included in the acreage total)	24				
Drainage	6	2.0%			
	285.3	**100.0%**			**7,796**

Parks, Community & Recreation Services: The draft change generally indicates where parkland may be located. It is assumed that if the SAP amendment is approved, a master plan justifying the proposed locations and providing a residential lot count, and therefore also required park acreage will be clearly provided with that submission. It is unclear how the new / expansion area of the SAP will be incorporated into the overall plan area without a realignment of Rainbow Blvd.. Reduction of commercial and other business-zoned hubs/lots in SAP and master planned areas is becoming common place, without creation of alternate options for residents to obtain goods or services nearby these larger planned areas, ensuring the community will remain a car-driven, bedroom community. These changes do not provide a future opportunity for commercial development and GRT generation with the corresponding increase in population. Traditional commercial planning cannot be replaced by home-delivery consumerism alone, and in the near and long term undermines the intention of developing integrated and diverse neighborhoods and community. The remaining, reduced commercial zoned areas are then typically rezoned at a later date to residential because the remnant or poorly located commercially zoned lots cannot meet the needs of businesses wishing to grow in the City, again diminishing access and activity diversity of our City's neighborhoods, and the

City's near and long-term ability to meet resident's recurring needs and services through reasonable GRT rates. The loss of future commercial growth should be avoided with this SAP Amendment request.
PRCS defers to DSD for any further recommendations, requirements or approvals.

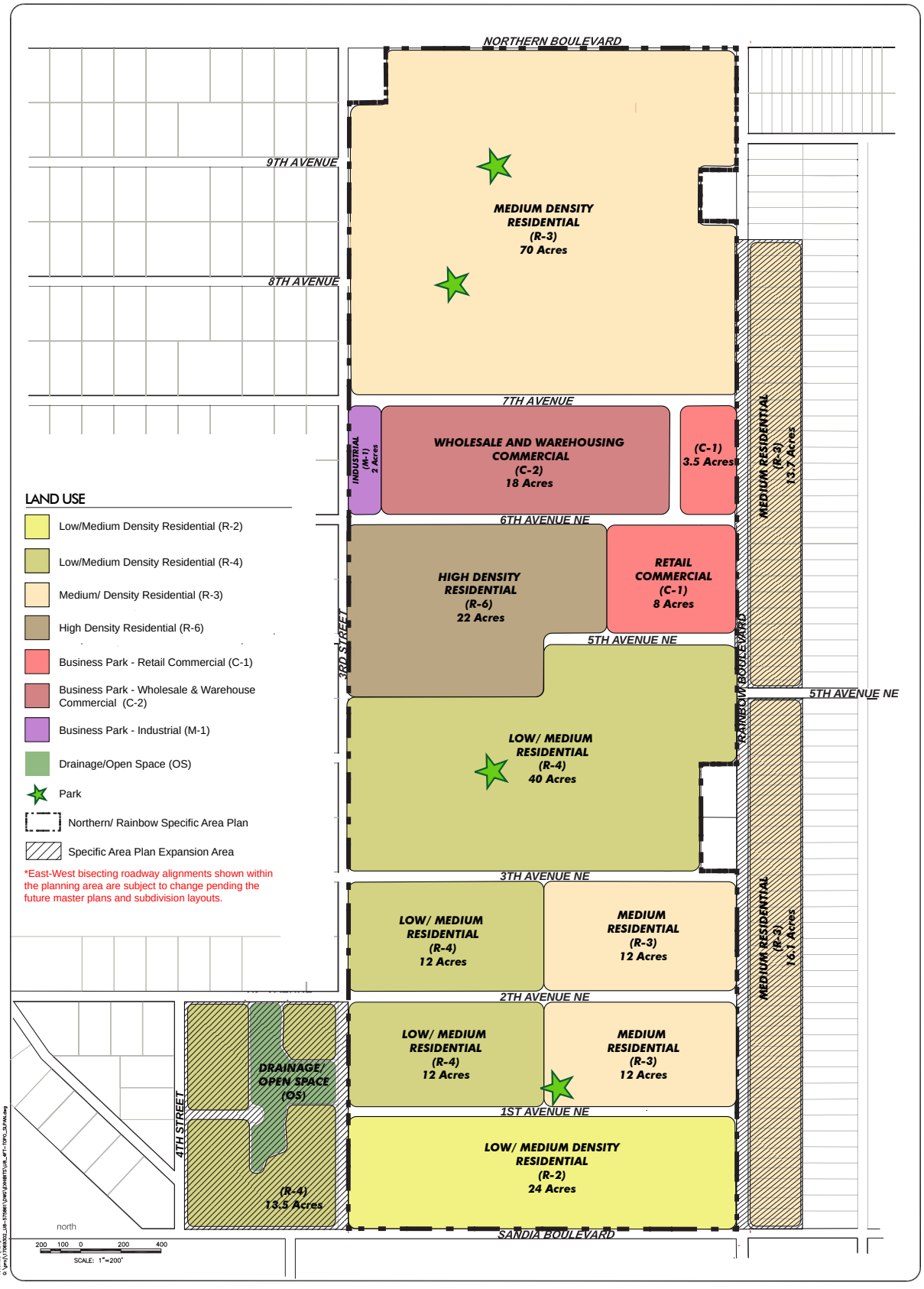
Fire & Rescue Department:

Shall Follow IFC 2021, Appendix D for Fire Apparatus access roads, a Fire 1 Plan shall be submitted to the Fire Marshal bjohnson@rrnm.gov, Fire 1 Plan check list is located on the City of Rio Rancho Fire Marshals website. Fire Hydrants shall be no more than 500 ft apart. Further requirements may be required upon development.

SSCAFCA: No comments provided.

Respectfully,

Liz Ruiz Carlos
Municipal Planner II
Development Services Department
City of Rio Rancho
(505)-896-8785, lruizcarlos@rrnm.gov



Designed For:

NORTHERN/RAINBOW PROPOSED LAND USE

EXHIBIT 7

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

Northern and Rainbow Specific Area Plan

2025 Amendment Clean Version

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1.0 PURPOSE

The Northern/Rainbow Specific Area Plan was adopted in January, 2009 and Amended in May of 2025. The purpose of the Northern/Rainbow Specific Area Plan is to help guide and manage future development in the area bounded by Northern Boulevard (N), Sandia Boulevard (S), the parcels east of Rainbow Boulevard (E), 3rd Street (W), and 4th street (W) within the City of Rio Rancho. Block 49, Lot 1; Block 50, Lot 12; and Block 61, Lots 12 and 13 are to be excluded from this Specific Area Plan. The plan provides information about current conditions in the Plan area, identifies goals and objectives, proposes land uses and zoning, , and lists methods of implementation. This area will be anchored by the future development of the Rainbow Business Park, which will provide a mix of development that will provide much needed jobs.

1.1 Introduction

Forty-three percent of New Mexico's residents live in the Albuquerque MSA, which is comprised of Bernalillo, Sandoval, Valencia and Torrance counties. With a 4.56% population growth rate anticipated in the next five years between 2025 and 2030. Sandoval County is the 4th largest county in the state. Due to more employment opportunities and generally stronger economies, urban counties have younger populations and low housing vacancy rates. In rapidly growing cities like Albuquerque, Rio Rancho and Los Lunas, adding to the supply of multi-family, townhouses, and smaller detached homes can create affordable options for first time or lower income home buyers. Development of market-rate multifamily properties will also reduce rental market pressure for households at all income levels. – 2023 NM Affordable Housing Needs Assessment

1.2 Plan Area

The Northern/Rainbow Specific Area Plan encompasses 306.4 acres located in Unit 8, Rio Rancho Estates, Blocks 49, 50, 53, 54, 57, 58, 61, 62, 65, 66, and 67 and Unit 11 Blocks 1, T, and 20.

1.3 Plan Hierarchy

Comprehensive Plan

The Vision 2020 Integrated Comprehensive Plan, adopted June, 2001, updated in 2010, and amended in February 2015, is a Level 1 general policy plan to direct current and future growth and physical development of the entire city. The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by Growth Nodes for new development, but also includes infill opportunities.

Specific Area Plans

Master Plans are often prepared by the private sector for properties in single ownership or control and submitted to the City for approval. These plans generally address many of the components of the Comprehensive Plan but are specific to a defined area within the City, at least 20 acres but usually not more than 100 acres. The Master Plan, more detailed than the SAP, considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

Master Plan

A Specific Area Plan (SAP) addresses land use, access, parking, streetscape, and other issues along a major thoroughfare or a specific geographic area. It may also address mixed uses, connectivity, character, community services, and other issues deemed important to guide the future development of a neighborhood or activity center. The process for changing the zoning within a SAP typically involves developing a Master Plan, which is then implemented through a Zoning Map Amendment. Zoning Map Amendments that don't require a Master Plan are typically less than 20 acres.

Zoning Map Amendment
The process for changing the zoning outside a Master Plan, specifically for properties located on the east side of Rainbow Boulevard and smaller property assemblies of less than 20 acres, shall adhere to the City's Subdivision Code regulations and be implemented through a Zoning Map Amendment. The proposed zoning for the subdivision shall align with the proposed zoning from the SAP.

Subdivisions
The subdivisions within a Specific Area Plan will adhere to and follow the design standards outlined in the Specific Area Plan and Master Plans, if applicable. The manner in which land is subdivided, how streets are designed, and how the lots are laid out, have a lasting effect on the physical character of the city. The City's Subdivision Code regulates new development to ensure that the health, safety, and welfare of the public are protected. Streets, water and sewage systems must be adequately sized, designed, and constructed. Streets must be able to accommodate the maneuvering of emergency equipment. Future property owners must be guaranteed a parcel with access to public right-of-way and utilities suited for the intended use. Platting is the process through which undeveloped land is subdivided and ultimately transformed into legal building sites. The layout of streets and utilities are established, and blocks are further subdivided to create lots for individual ownership. The City's Subdivision Code requires allotting adequate provisions for a suitable Developed Park Area or Undeveloped Park Area in each subdivision. Future subdivisions completed without a Master Plan within the Northern and Rainbow Specific Area Plan are allowed provided they meet the existing zoning and are less than 20 acres. These smaller land assemblies are important to provide an opportunity to “fill in the gaps” for smaller areas outside of the Master Plan areas.

1.4 Plan Process

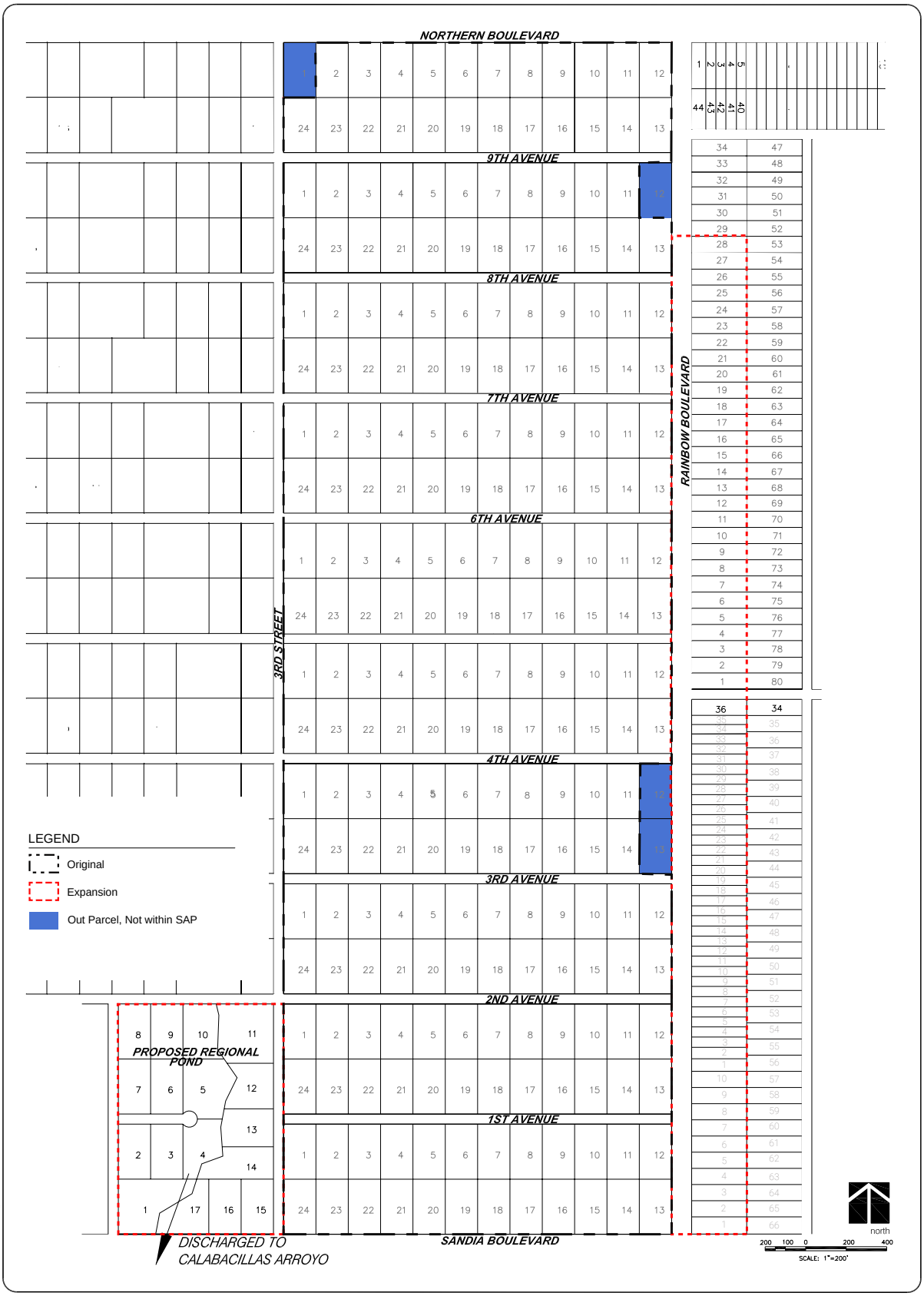
Planning and Zoning Board Public Meeting
A public meeting was held on December 9, 2008. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also be posted on the City’s web site. The PZB made a recommendation to the Governing Body to approve this plan.

Governing Body Public Hearing
A public hearing was held on January 14, 2009. The public hearing was advertised by sending out letters to all property owners in the Plan area. Notices were also be posted on the City’s website. The Governing Body adopted the specific area plan and any amendments.

In 2025, the Northern and Rainbow Specific Area Plan was Amended. A public meeting was held on May XX, 2025. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also be posted on the City’s web site. The PZB made a recommendation to the Governing Body to approve this plan. A public hearing was held on June XX, 2025. The public hearing was advertised by sending out letters to all property owners in the Plan area. Notices were also be posted on the City’s website. The Governing Body adopted the specific area plan amendment.

1.5 Plan Implementation

A specific area plan is typically implemented through one or more zone map amendments that may be initiated by the City of Rio Rancho or private landowners. In 2025, the Northern/Rainbow Specific Area Plan Master Plan was amended to increase the boundary area and to modify the Land Use Map. Design standards will be established through Master Plans for various sections of the plan area. Zoning Map Amendments would be required to change the existing zoning to provide appropriate density and allowable uses. Recommended capital improvements will be implemented through the City’s ICIP or as private development occurs.



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
PLAN AREA
EXHIBIT 1

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

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2.0 EXISTING CONDITIONS

The existing conditions for the City of Rio Rancho and the Northern/Rainbow Specific Area Plan described in this section include:

- Demographics
- Natural Environment
- Land Use
- Zoning
- Transportation
- Utilities
- Drainage

2.1 Demographics

Rio Rancho is the fastest growing and third largest municipality in New Mexico. It is expected that the City will increase population over the next 20 years, with the projected population for 2040 being 118,233 people. Given this population projection from MRCOG the percent growth from 2008 to 2030 was expected to be 64.77%. The estimated growth trend from 2008 to 2015 is 20.78%, and the estimated growth trend from 2015 to 2030 is 36.43%. Table 1 below shows the City's housing, population, and population growth trend.

Table 1: Rio Rancho Population and Growth Trend				
City of Rio Rancho	**2008**	**2015**	**2030**	**2040**
Housing	31,765	32,511	51,143	41,927
Population	82,589	91,807	136,086	118,223
Population Growth Trend		20.78%	36.43%	24.1%

Source: ACS 5-year Estimates, 2008 and MRMPO 2030/2040 projections

The median age for residents in Rio Rancho in 2022 was 39.0 years, slightly higher than the statewide figure of 38.6 years; however, the City has a higher percentage of residents under 18 than the State average. City residents 18 years or older account for 75.8 percent of the total population, compared with 72.0 percent for the state as a whole. Residents 62 years and older comprise 21.3 percent of the total population, compared with 22.0 percent statewide.

The average household in the City of Rio Rancho has 2.72 persons and the average family household had 3.14 persons, which is very similar to the statewide figures of 2.55 persons and 3.24 persons, respectively. Rio Rancho had a total of 38,190 households in 2022. Of these, 69.9 percent were family households (the members are related by blood or marriage) and 30.1 percent are non-family households. This ratio is fairly similar to that of the state as a whole, where 61.90 percent of households are family households and the remaining 38.1 percent are non-family households. In 2022, 41.6 percent of all families had children under 18 years of age living in the house, which is somewhat higher than the statewide figure of 39.65 percent.

Rio Rancho is less ethnically diverse than the rest of the state. 67.0% of the population is white (43.4% of which is Hispanic); 16.7% multi-racial; 0.3% Native American; 3% Black; and 2% Asian. Rio Rancho residents are better educated than the state as a whole. 94.6% of the Rio Rancho population has a high school diploma. Of these, 26% have some college education, 12.1% an associate degree, 20.9% a bachelor degree, and 12.3% a graduate degree.

The Rio Rancho labor force was comprised of 51,406 workers in 2022. The unemployment rate for the city is 3.7%, similar to the state's unemployment rate, but a decrease from last year's 6.7% unemployment rate (Bureau of Labor Statistics). This is possibly due to past lay-offs at Intel, the area's largest employer. In 2022, jobs, such as in the Educational services, health care, and social assistance sector, made up almost one-quarter of the employment in Rio Rancho. Retail jobs made up 11.5% and professional, scientific, management, administrative, and waste management service jobs made up 11.6% of employment in the city (MRCOG).

Over half of Rio Rancho's households earned between $50,0000 and $149,999 in 2022. The community is predominately middle class, unlike most of the state. The median household income for the City is $78,978 (ACS, 2022).

Housing is still more affordable in Rio Rancho than for the metropolitan area as a whole. The average home value of an existing home in Rio Rancho was $343,762 in 2022. The median sales price was $327,000. New homes are averaging $400,000. According to the 2023 Affordable Housing Plan, Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" were constructed poorly and are beginning to experience significant repair needs. The City is looking to incentivize additional density and different housing typologies to serve "Missing Middle Housing" in Rio Rancho. This includes typologies between single-family units and multifamily units that may be renter- or owner-occupied. The following residential zoning designations allow for multifamily construction at the indicated densities:

- R-3 (mixed residential district) – allows multifamily dwellings with a conditional use designation, provided there are not more than 26 units per acre, with a site plan reviewed by the Planning and Zoning Commission and approved by the Governing Body.
- R-6 (multi-family residential district) - permissive uses include multiple-family dwelling units for sale or rent that are attached, up to a density of 50 dwelling units/acre.

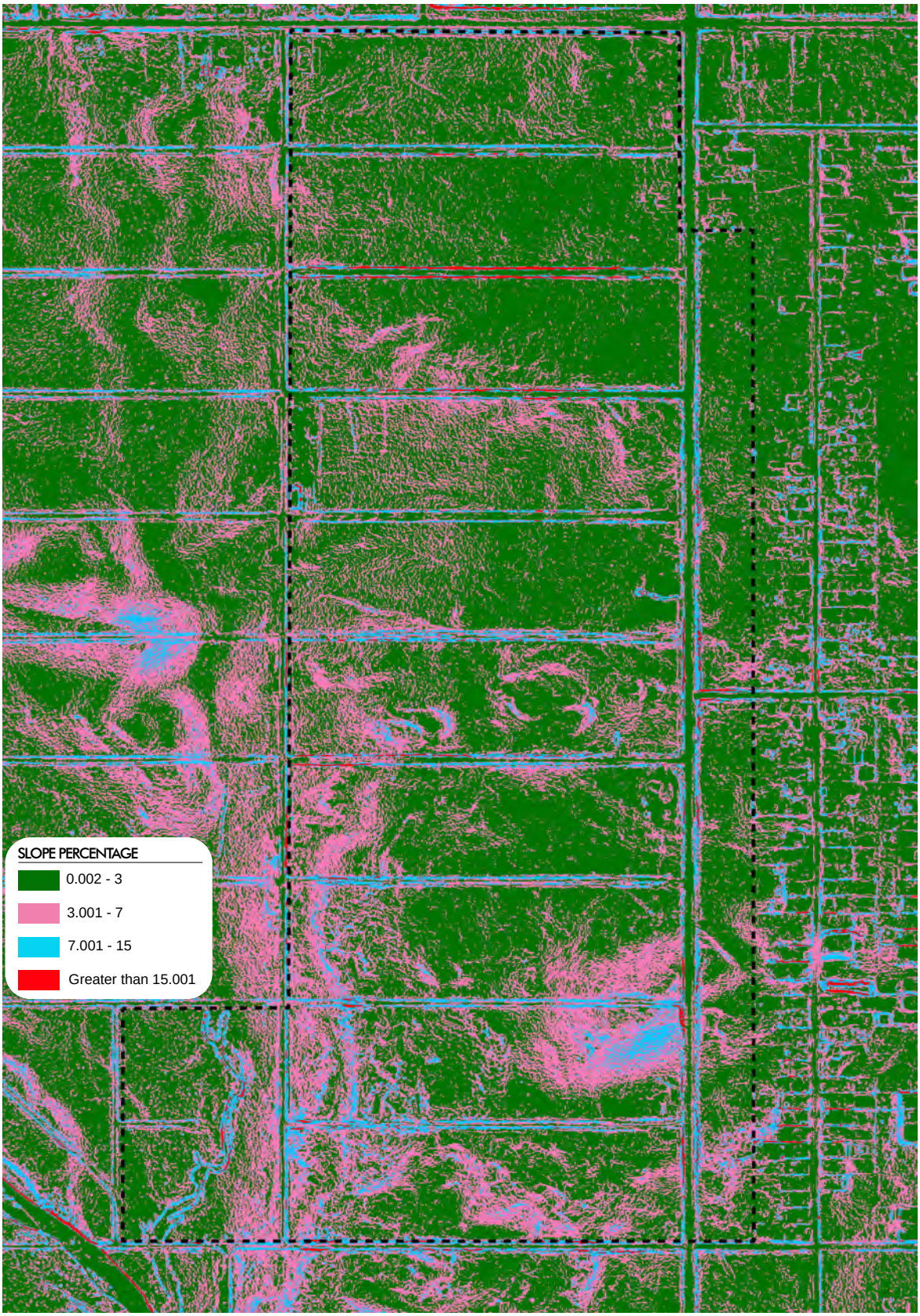
The multifamily densities allowed conditionally in R-3 and by right in R-6 are conducive to affordable housing development of a variety of typologies.

2.2 Natural Environment

In general, planning area soils are sandy, with only 8-10 inches of rain a year that support mainly native grasses and shrubs. The Sheppard loamy fine sand soils (191) are representative of most of the soils in the plan area and are appropriate for urban development. Other major soil types in the area include: Grieta fine sandy loam (142) and Grieta-Sheppard loamy fine sands (145). Exhibit 3, shows the boundaries of the different soil types within the Northern-Rainbow Specific Area Plan; the soils are represented by their Natural Resource Conservation Science soil identification number.

A view of the natural features, looking southeast at the Plan Area.

The soils in the Northern-Rainbow SAP area are favorable for development.



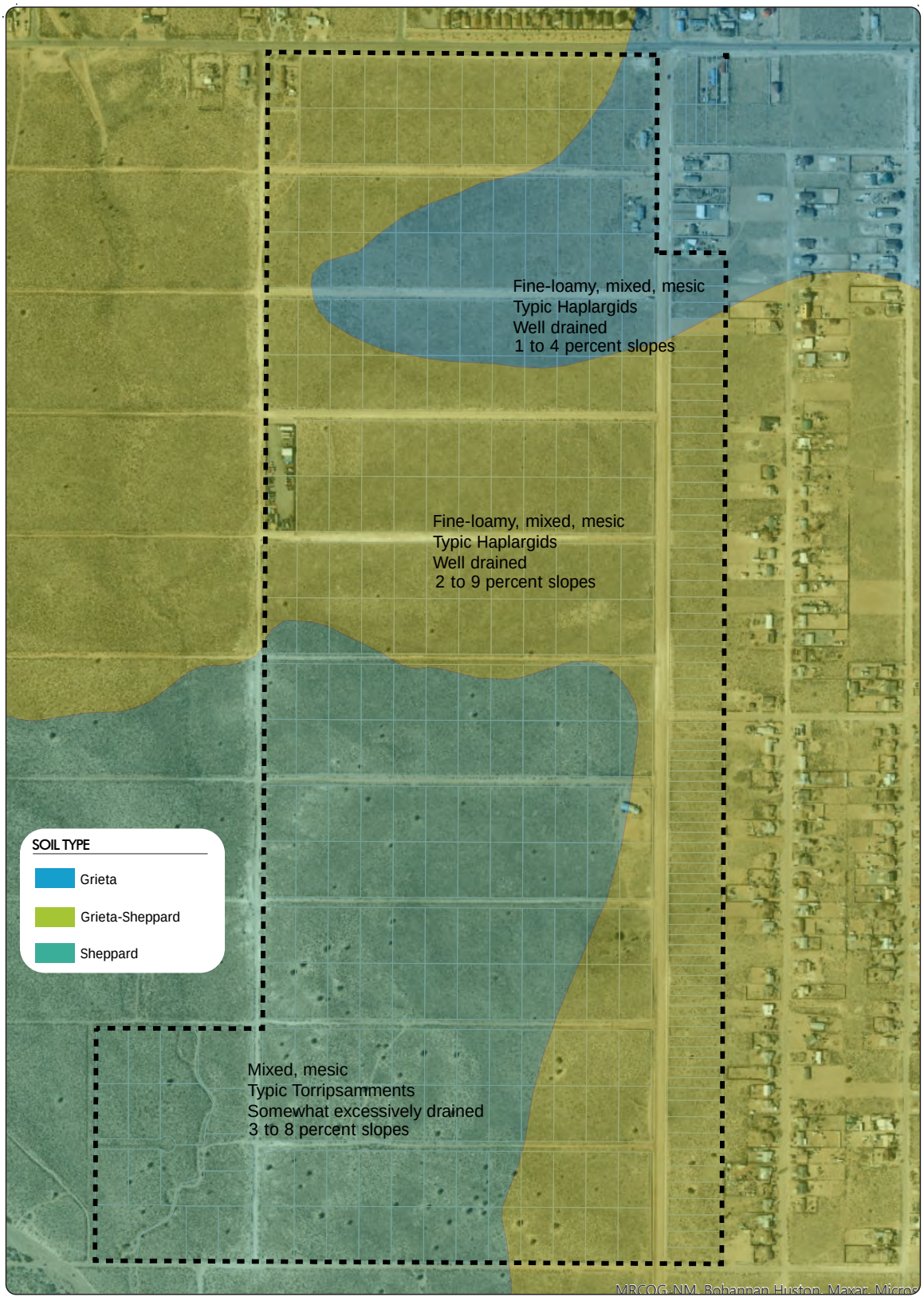
Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
SLOPE ANALYSIS
EXHIBIT 2

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
SLOPE ANALYSIS
EXHIBIT 3

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

Table 2 depicts the different soil types and the limitations of the soils for the types of development that are being planned for in this area:

Table 2: Soil Suitability for Development

	142- Grieta	145- Grieta-Sheppard	191- Sheppard
Dwellings with basements	Somewhat Limited	Not Limited	Not Limited
Dwellings without basements	Somewhat Limited	Not Limited	Not Limited
Local Roads and Streets	Somewhat Limited	Somewhat Limited	Not Limited
Corrosion of Concrete	Not Limited	Not Limited	Somewhat Limited
Corrosion of Steel	Very Limited	Very Limited	Very Limited
Lawns and Landscaping	Not Limited	Not Limited	Somewhat Limited
Small Commercial Buildings	Somewhat Limited	Not Limited	Somewhat Limited

Source: United States Department of Agriculture, Natural Resource Conservation Science

The natural habitat of the planning area is marked by riparian conditions with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, snakeweed, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, senna, kochia, piñon, and oneseed juniper. Local wildlife includes birds, coyote, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

The slopes of this land area range from 0 - over 15% slope. The majority of the land has a slope of 3-7%. Aside from the drainage plan, which takes these land features into consideration, the entire Northern/Rainbow Specific Area Plan is working with the natural terrain of the area. The proposed six acre park in the southeastern portion of the Plan area is the location of the steepest slopes and highest elevation, leaving this area preserved for recreational use.

2.3 Land Ownership

The Plan area contains 333 buildable lots. Each lot is approximately one acre in size. Currently 57.7% of the property within the Plan area is owned by two primary entities. The other 42.3% is individually owned.

2.4 Land Use

There are three single family homes that currently exist within the Plan area. These lots are to be excluded from this Specific Area Plan: Block 49, Lot 1; Block 50, Lot 12; and Block 61, Lots 12 and 13. The existing platting for the Plan area establishes 236 one-acre lots. The current zoning for the entire area is R-1/Single Family Residential and M-1/Industrial and Business Park. Land on the north side of Northern Boulevard, which is adjacent to this Plan area, has been developed as R-2/Single Family Residential homes. Other surrounding land uses include R-1/Single Family Residential to the east, west and south of the Plan area.

2.5 Community Facilities

Rio Rancho Public Schools

Rio Rancho Public Schools has 16,987 students in 16 school facilities. There is 1 pre-school, 7 elementary schools, 4 mid-schools, 1 mid-high school and 3 high schools. Schools closest to the Plan area include: Colinas del Norte Elementary School and Puesta del Sol Elementary School, Eagle Ridge Middle School and Lincoln Middle School, and Rio Rancho High School.

City Facilities

The nearest City facilities include Rainbow Park and Pool, and King Mesa Meadows Park. The City's Parks and Recreation Master Plan identifies a future senior center location at Rainbow Blvd. and Sandia Blvd. and identifies open space along the Calabacillas Arroyo. There is proposed open space near the Calabacillas Arroyo which is less than a mile west of the Plan Area, and a proposed senior center east of Rainbow Boulevard adjacent to the Plan Area. The allotted park space in the Plan Area, on the southwest corner of 2nd Avenue and Rainbow Boulevard, is ideally located in between these two proposed features. Pedestrian trails are recommended to link these features either along 1st Avenue or Sandia Boulevard.

2.6 Zoning

Lots between Northern and 8th and 4th and Sandia Boulevard are zoned R-1/Single Family Residential and Lots between 8th and 4th are zoned M-1/Industrial and Business Park. Most of the surrounding property to the east, west, north, and south is zoned R-1/Single Family Residential. The only exception is the Camino Crossing Subdivision, which is located at the northwest corner of Northern and Rainbow. This subdivision is comprised of 32.2 acres subdivided into 176 single family R-2 lots. Entrances to Camino Crossing are via Camino Crossing Street and 11th Avenue.

2.7 Transportation

The proposed development of the Northern/Rainbow Specific Area Plan is within Unit 8 and Unit 11 of the Rio Rancho Estates. The project includes portions of blocks 1, 20,49, 50, 53, 54, 57, 58, 61, 62, 65, 66, 67, and T. Sandia Boulevard bounds the development to the south while 3rd Street lies directly to the west of the project . The east boundary of the development is Rainbow Boulevard. Northern Boulevard creates the north boundary of the project. The transportation access around and through the Northern and Rainbow Specific Area Plan is crucial for the cohesion of the residential and non-residential uses. The SAP's northern boundary is Northern Boulevard, an existing Community Principle Arterial running east and west, and provides access to the SAP via Rainbow Boulevard and 3rd Street. The eastern boundary is Rainbow Boulevard, running north and south, and is a proposed Regional Principal Arterial reported by the Mid Regional Council of Government's (MRCOG) Metropolitan Transportation Plan (MTP) with future ROW acquisition along Rainbow. The Regional Principal Arterial will be the gateway into the SAP. Arterial roads are designed to carry longer-distance flows of traffic between important centers of activity. Furthermore, the MTP shows 5th Avenue as an existing minor collector to support access to the SAP. A minor collector collects traffic from local roads and distributes it to arterial roads

From the intersection of Northern and Rainbow looking southwest at the Plan area.

or accepts traffic from arterial roads and distributes it to local streets. The southern boundary is Sandia Boulevard, a proposed minor arterial supporting Northern Boulevard for east-west traffic in and out of the SAP. The western boundary is 3rd Street, which provides access to the internal neighborhoods and ancillary support to Rainbow Boulevard to move traffic in and out of the SAP.

The SAP's existing internal access from Rainbow Boulevard to 3rd Street includes 9th, 8th, 7th, 6th, 5th, 4th, 3rd, 2nd, and First Avenue. As future subdivisions are proposed, it is anticipated that the existing east/west roads will be replaced with a more neighborhood-friendly layout. The proposed subdivision to the north of the Business Park eliminates 8th Avenue and 9th Avenue. To the south of the Business Park is a second subdivision reconfigured to eliminate 3rd and 4th Avenue.

The Business Park will utilize two access points, located on Rainbow Boulevard, at 7th and 5th Avenues. 5th Avenue, as a new east-west access point between 3rd Street and Rainbow Boulevard, will have a final design outlined in the master plan and subdivision layout Access to and from the Business Park will require a different level of service through a wider Right-of-Way (ROW). Two access points from Rainbow Boulevard will significantly improve the traffic flow to and from the Business Park in a way that does not overwhelm the residential uses. This will enhance the overall efficiency of the SAP and provide a better transition between residential options and businesses.

The SAP has been expanded east to include the subdivision adjacent and across Rainbow Boulevard to support the OZ overlay between 5th and Sandia. As future subdivisions are proposed, it is anticipated that individual driveway access will be replaced with limited hammerhead or cul-de-sac layout clusters along Rainbow Boulevard from Sandia Boulevard to Northern Boulevard. The reduction of access points allows traffic to flow more efficiently with less residential driveways accessing Rainbow Boulevard.

Long Range Transportation Plan

The City of Rio Rancho prepares an Infrastructure Capital Improvements Plan (ICIP) and submits it to the state annually. The ICIP is a plan that establishes planning priorities for all anticipated capital projects and identifies funding sources for a period of 5 years. The ICIP may be used to procure state appropriations and to seek other funding sources such as bonds, loans, and grants.The 2045 Metropolitan Transportation Plan (MTP) prepared by the Mid-Region Council of Governments (MRCOG) identifies projects that will be programmed in the 5 year State Transportation Plan (STIP) if federal funding becomes available.

<u>Traffic</u>

Traffic volumes in the Plan area are highest along Rainbow Boulevard with an average weekday traffic flow of 3,527 vehicles. Northern Boulevard has an average weekday traffic flow of 2,775 vehicles near the Plan Area; this number increased to 3,557 just east of the Plan Area, but this number is expected to increase.

<u>Transit</u>

Rio Transit operates a paratransit system serving senior and eligible disabled adults. Funding is through FTA 5310 and the City of Rio Rancho general fund. Riders must be residents of and registered with the City of Rio Rancho. Trips are available for any purpose in Rio Rancho; however they are limited to medical, educational, or work purposes in Albuquerque, Placitas, Bernalillo, and Corrales. ABQ Ride is studying regional high capacity transit corridors for possible service to Rio Rancho in the future, including Unser Boulevard and NM 528. No local City bus service is currently planned.

Trails and Bike Paths

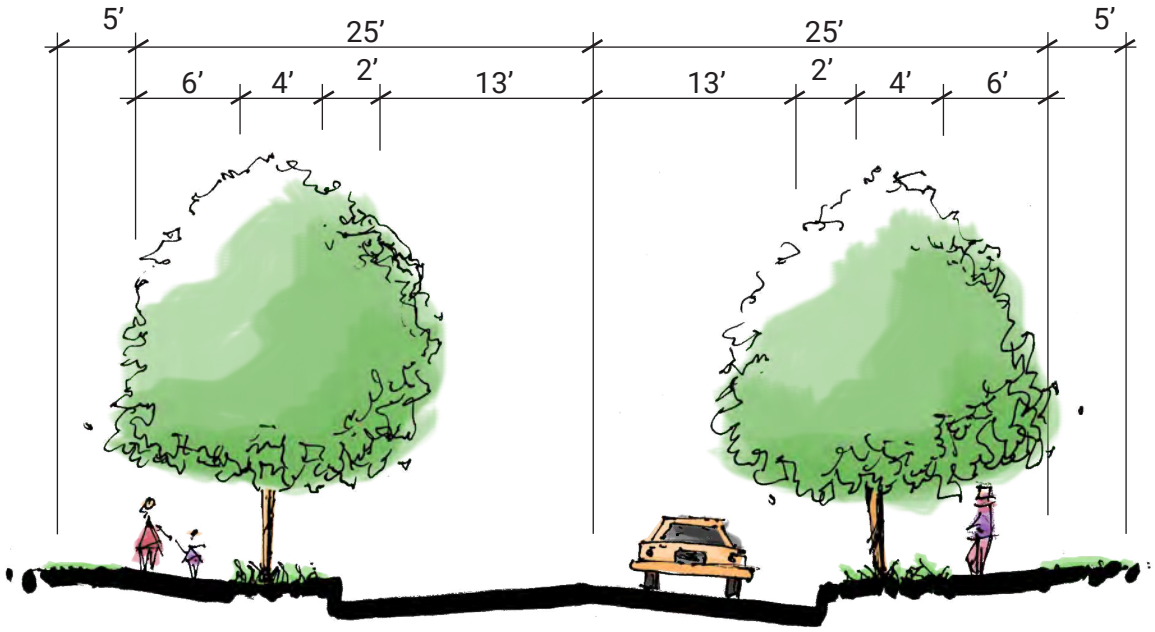
A bike lane is planned, for the future, along Northern Boulevard from Unser Boulevard to Hondo Road, and along Rainbow Boulevard in its entirety. Rainbow Blvd. and Northern Blvd. are both identified as bicycle routes on the City's and MRCOG's bike and trails map. The City's Parks and Recreation Master Plan identifies future trails linking open space along the Calabacillas Arroyo.

Rights-of-Way

Rainbow Boulevard is an existing 100 foot right-of-way and proposed to 156 foot right-of-way. All other roadways in and around the Northern/Rainbow Specific Area Plan are 50 foot rights-of-way. An initial bulk land plat will not dedicate any additional rights-of-way.

Street System

7th Avenue will be the main entrance for the Business Park portion of the area plan via Rainbow Boulevard. 6th and 5th Avenues will be reconfigured internally to the Business Park. 3rd Avenue, 1st Avenue, 4th Avenue, 8th Avenue and 9th Avenue will be vacated and consolidated into residential tracts through a summary plat process once the property is acquired. All other existing roadways within the master plan area will remain unchanged. The Plan area street system includes local, collector, minor, and principal arterial streets as indicated on the Roadway Classification Map in the Mid-Region Metropolitan Planning Organization (MRMPO) Metropolitan Transportation Plan adopted in 2020 and listed below:

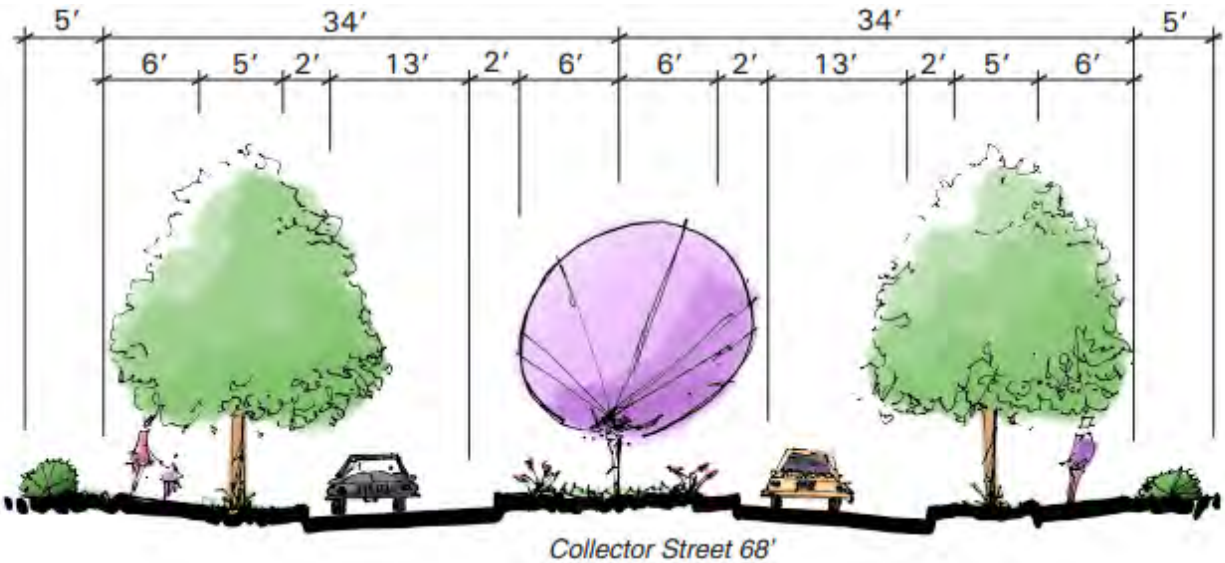


Local Street 50'

Local Streets (50 feet wide, 30 foot wide pavement, 2 lanes)

A street which is primarily for access to abutting properties and carries low volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD.

- Running north and south - 3rd Street
- Running east and west - 2nd Avenue and 7th Avenue

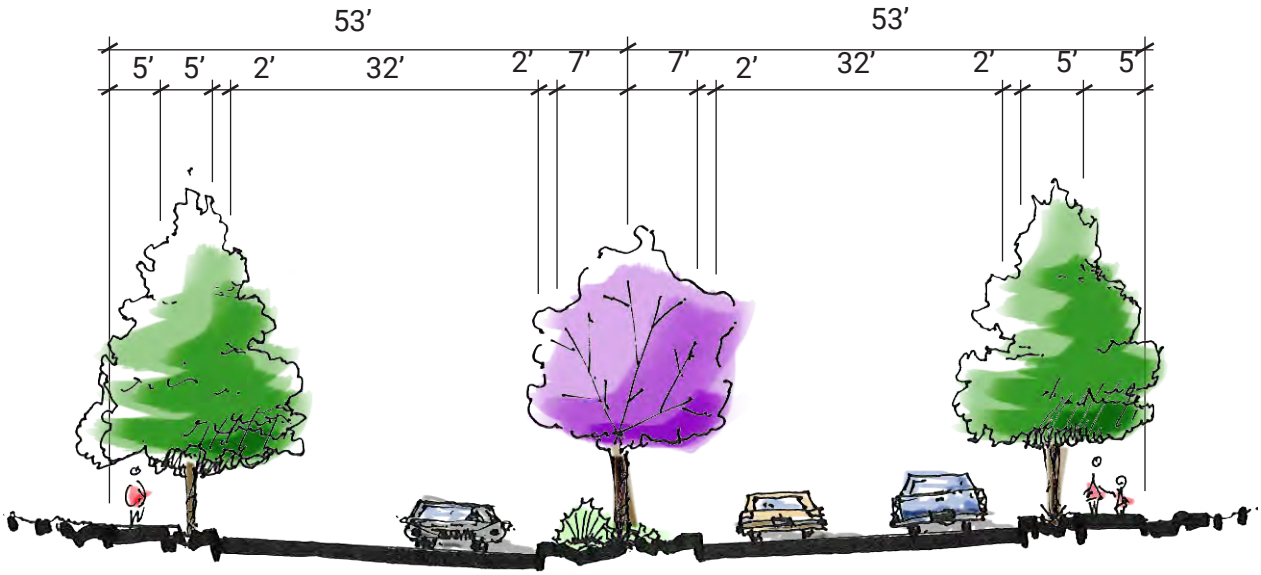


Collector Street 68′

Collector Streets (68 feet wide, 48 feet wide pavement, 3 lanes)

A street which carries traffic from local streets to arterial streets. Accessibility and mobility (speed) are balanced relative to land use with speed limits between 25 to 35 MPH. Residential collectors with driveways are generally kept to 25 MPH, while those with more limited access have a higher posted speed limit. Two through lanes with a center median or center turn-lane would be typical. Volumes can vary from 1,000 to 15,000 VPD.

- 5th Avenue east of Rainbow Boulevard

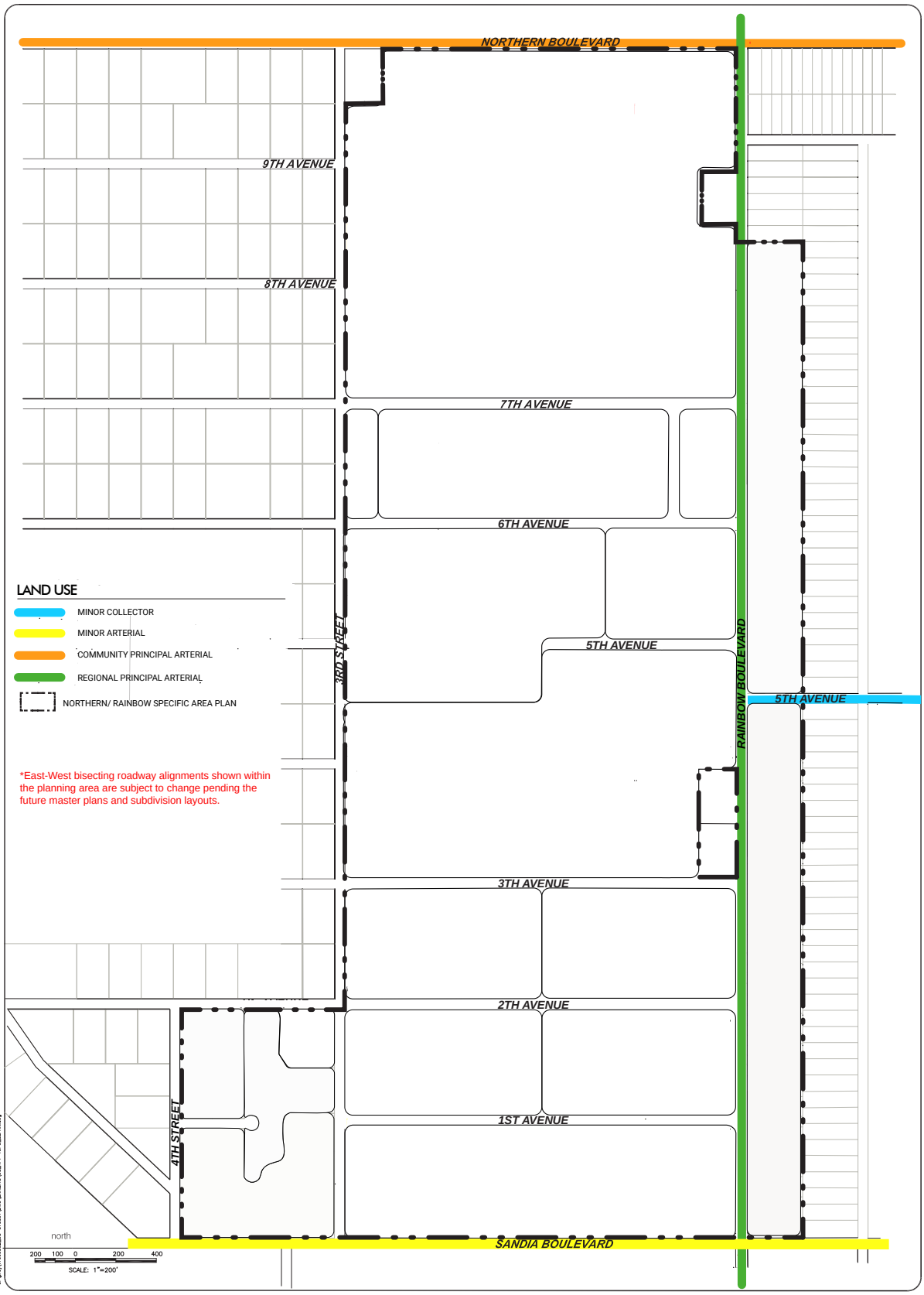


Arterial Street 106”

Arterial Streets (Principal arterials - 156 feet wide; Minor arterials – 106 feet wide, 4 lanes with an 18 foot median)

A street designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits should be 35 to 45 miles per hour (MPH) with volumes of approximately 7,000 vehicles per day (VPD) per lane. Four lane arterials with a median are common with a capacity of 28,000 vehicles per day. Access is controlled via signalized intersections and raised medians.

- Running east and west - Northern Boulevard a Community Principal Arterial
- Running east and west - Sandia Boulevard a Arterial
- Running north and south - Rainbow Boulevard a Proposed Regional Principal Arterial



Designed For:

NORTHERN/ RAINBOW
ROADWAY CLASSIFICATION
EXHIBIT 4

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

2.8 Utilities

The development is in an area that has existing service by the City of Rio Rancho Utilities Department.

Domestic Water

There are existing water mains in Northern Boulevard that extend the length of the Specific Area Plan from Rainbow Boulevard on the east well past 3rd Street on the west. There is also an existing water main in Rainbow Boulevard that extends south from Northern Boulevard to 8th Avenue. The intents is for connections to be made to these existing main and then routed through the development. All water line internal to the development will have 8" lines. All new homes will have service connections per the City of Rio Rancho standards.

Sanitary Sewer

There are existing sanitary sewer mains to service the Specific Area Plan area. There is a main that extend out of the existing Camino Crossing subdivision on the north side of Northern Boulevard to 3rd Street. The main then goes south in 3rd the extent of the Specific Area Plan area. The intents is for the Specific Area Plan area to discharge to the existing main in 3rd Street where it will be conveyed downstream to the wastewater treatment plant. All internal roadways within the plan area will have 8" lines. All new homes will have 4" lateral connections per the City of Rio Rancho standards.

2.9 Conceptual Drainage Plan

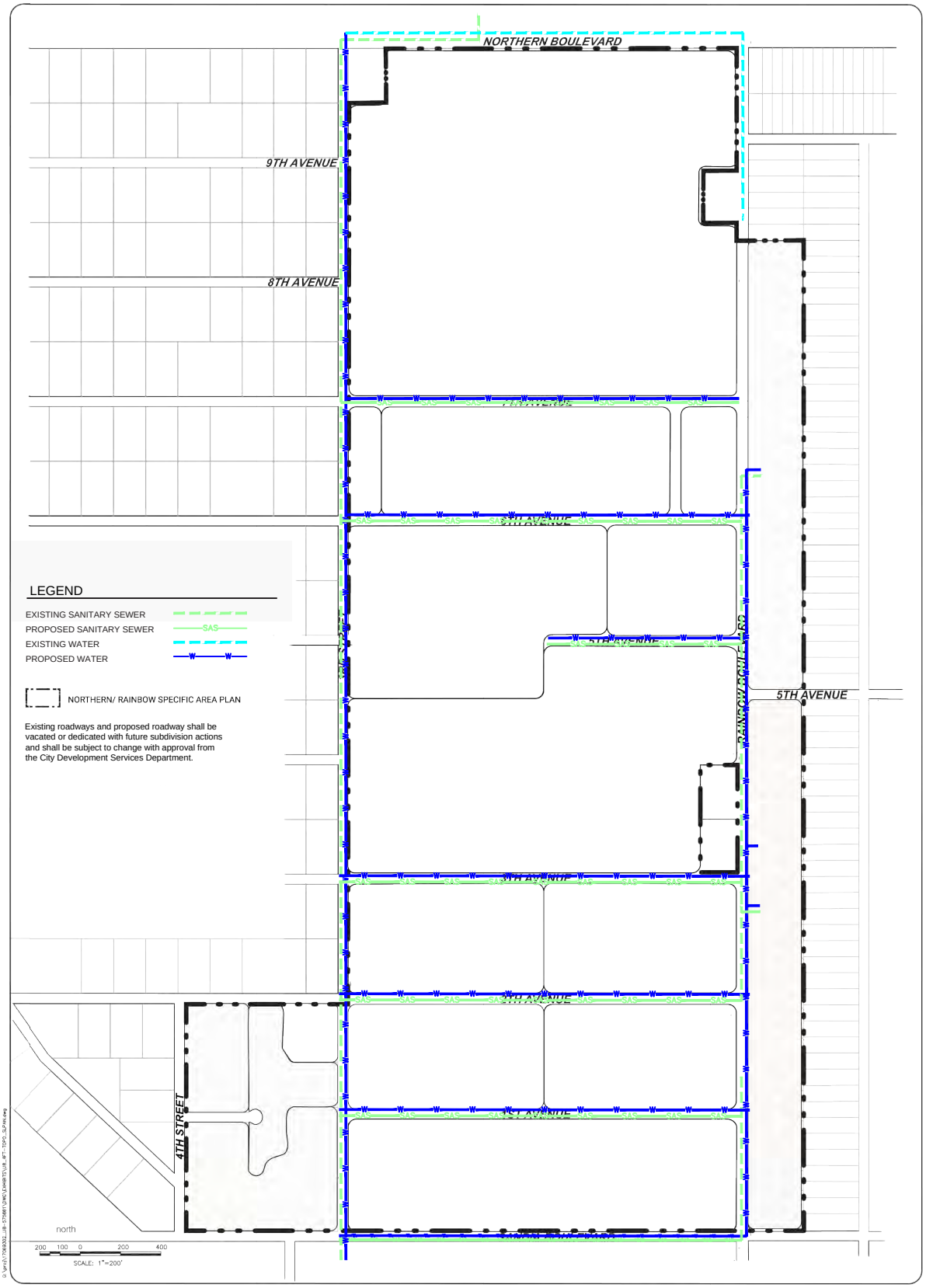
The intent of the conceptual drainage plan for Northern/Rainbow Specific Area Plan is to provide the initial structure for a drainage solution within the watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the "Calabacillas Watershed Park Management Plan," from August 2024. The basin that encompasses the Northern/Rainbow Specific Area Plan includes areas to the north of Northern Boulevard as well as some areas east of Rainbow. Per the report the flow rate at the crossing at Northern Boulevard is 6,735 cfs. The Northern/Rainbow Specific Area Plan falls within an open space designation of this report. The Northern/Rainbow Specific Area Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

Flood Zone

Per FEMA FIRM Panel 35043C1888D, dated March 18, 2008, the Northern/Rainbow Specific Area Plan does not fall within a designated flood plain. There is a flood zone directly to the west of 3rd Street. This flood zone will require modification during the future facility plan effect.

Existing Conditions

The Northern/Rainbow Specific Area Plan drains from the northeast to the southwest. The terrain is in its natural condition with graded roadways within the existing plated rights-of-way. All storm water collects within a tributary to the Calabacillas Arroyo just west of 3rd Street. Storm water will enter the Calabacillas Arroyo at Sandia Boulevard. The storm water calculations will be used to establish release rates for any future detention ponds within the area. All individual zones within the specific area plan will become individual tracts with the future bulk land plat. The tracts will be required to pond storm water and release at historic rates until a regional facility plan is created and implemented.

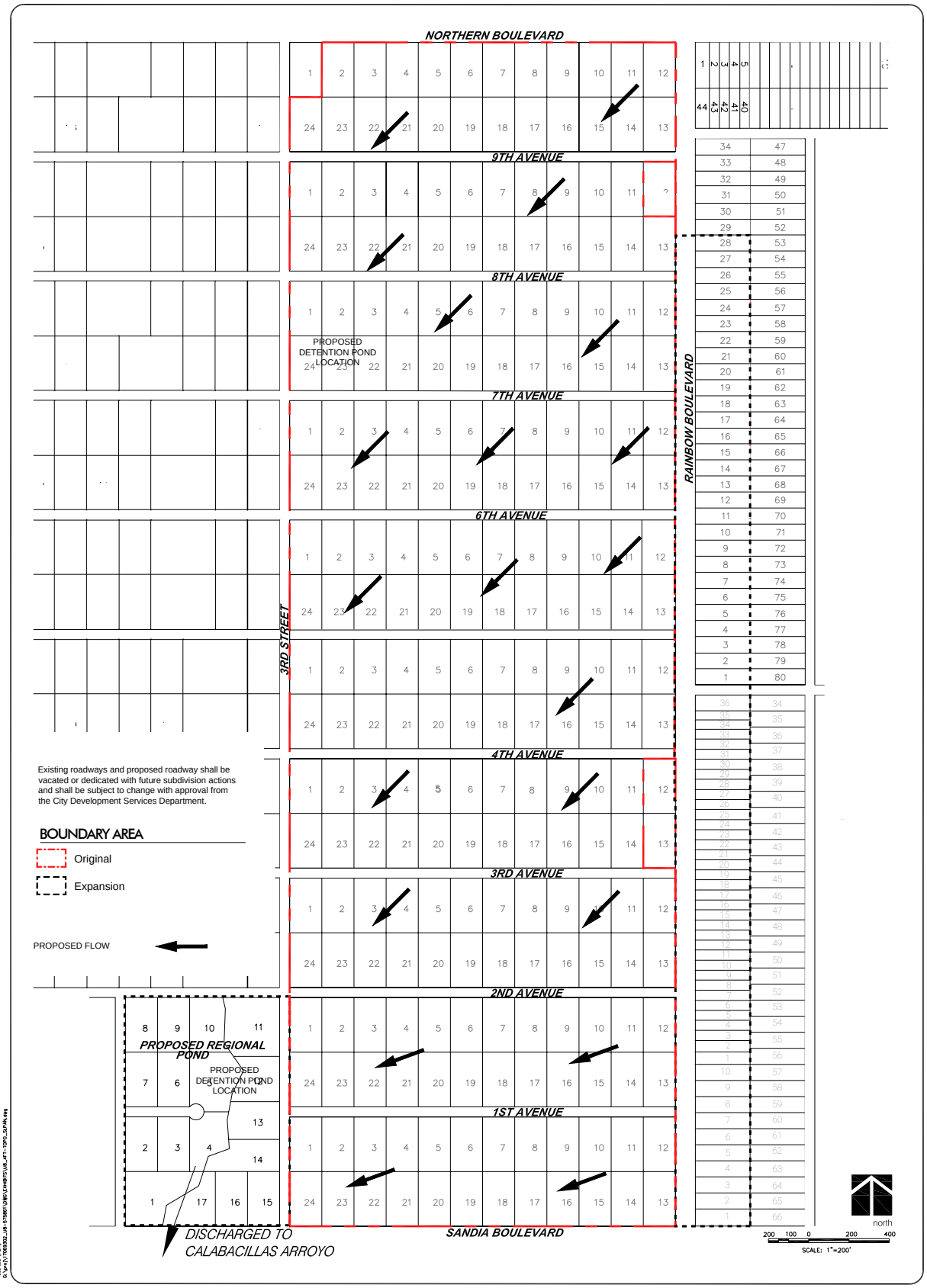


Designed For:

NORTHERN/ RAINBOW
PROPOSED UTILITY PLAN
EXHIBIT 5

Designed By:

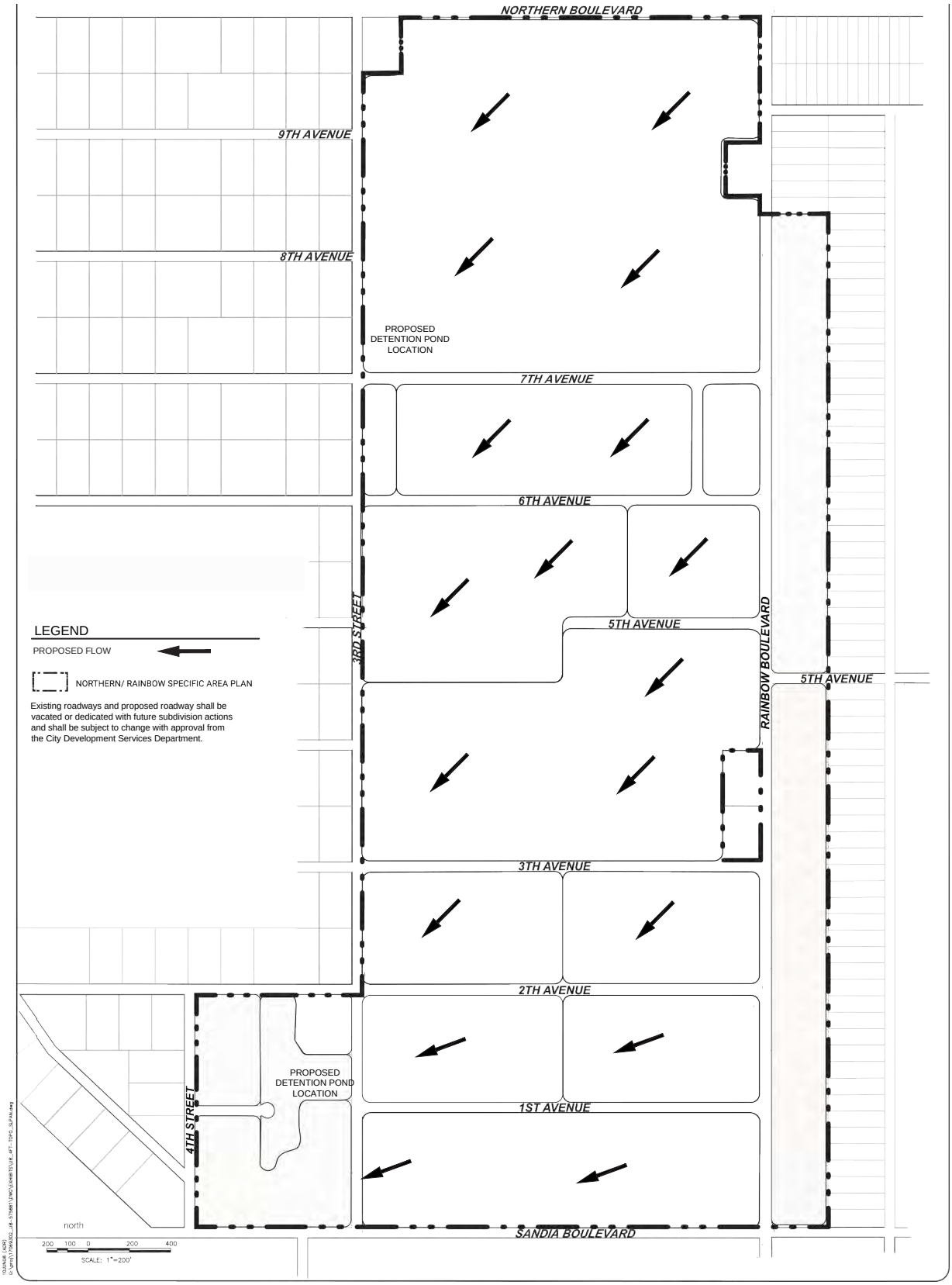
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Designed For:
AMREP SOUTHWEST Inc.

NORTHERN/ RAINBOW
EXISTING DRAINAGE PATTERNS
EXHIBIT 6

Designed By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801



Designed For:

NORTHERN/ RAINBOW
PROPOSED DRAINAGE PLAN
EXHIBIT 7

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

3.0 POLICIES, GOALS, and OBJECTIVES

The City of Rio Rancho's Integrated Comprehensive Plan, *Vision 2020*, establishes a principle-based policy document comprised of principles, policies, and action statements for the purpose of directing future growth and development of the City. The Northern-Rainbow Specific Area Plan (NRSAP) is conscious of, adheres to, and helps to implement such policies. The NRSAP provides the policy framework to establish a mixed-use activity center in this portion of the City. This section outlines the relevant principles, policies, actions, and values of the City's *Vision 2020* and *the 2023 Affordable Housing Plan*. Under each topic are the goals, objectives, and policies of the Specific Area Plan, showing how this Plan furthers the City's vision.

3.1 Housing Principle: Encourage the development of a variety of high quality housing types, densities, and locations in order to provide a range of housing choices to meet the needs of present and future Rio Rancho residents.

Housing Policies:
Encourage the creation and maintenance of quality residential and neighborhood environments while ensuring the availability of necessary service and quality of life amenities.

Ensure that residential areas are appropriately sited and protected from incompatible land uses.

Establish site and building design guidelines to create an effective transition, or necessary buffer, between substantially different land uses and densities.

Ensure that mixed-use development complements and enhances the character of neighboring residential and commercial development.

Support residential developments with appropriate amenities for families with children.

ACTIONS:

- *Promote housing construction within expansion and infill development areas in proximity to utilities, services, and amenities.*

- *Encourage a variety of housing types and densities in the City, including high-density multi-family housing adjacent to activity centers in growth nodes or housing combined with compatible mixed uses in master planned developments.*

2023 Affordable Housing Plan
The goals of the Northern-Rainbow Specific Area Plan complement the strategies of the Affordable Housing Plan by aiming to develop vacant and under-utilized parcels, as well as create a variety of housing types for different income levels. This Plan allows for the development of more dense forms of housing in that part of the city.

Housing Goals and Objectives of the Specific Area Plan
Goal 1: Provide a range of housing choices within the Northern-Rainbow Specific Area Plan to meet the needs of present and future Rio Rancho citizens.

Goal 2: Develop different densities of high quality housing around the Northern-Rainbow Specific Area Plan, thus promoting pedestrian activity, alternative transportation, and self-sustainability.

Goal 3: Develop a variety of mixed income housing opportunities in that part of the City.

Goal 4: Provide appropriate amenities like parks and playgrounds for families with children.

Objective 1: Zone areas of land for different housing densities in the Northern-Rainbow Specific Area Plan.

Objective 2: Develop the planned multi-use trails along Northern and Rainbow Boulevards.

3.2 Economic Development Principle: Through continued public and private partnerships, seek to develop a community that provides a wide range of businesses and industries that are compatible with the natural environment and consistent with the City's vision of economic diversity.

Economic Development Policies:
Develop the City of Rio Rancho as an independent, self-sustaining community, while maintaining an integral role within the economy of the metropolitan region.

Ensure the long-term financial strength of the community & the community's economy by attracting quality jobs, retail services & diverse employment opportunities.

Provide practical and efficient development services to create an environment conducive to economic development growth.

Ensure that the development of Rio Rancho is supported by a coordinated & planned infrastructure system that accommodates future growth.

ACTIONS:

- *Continue Rio Rancho's success in economic development without sacrificing other community values and resources.*
- *Expand the City's gross receipts tax base by supporting existing and recruiting additional local retail and office uses.*
- *Make Rio Rancho a place where one can live, work, shop, and play without leaving the City.*
- *Provide for the installation of state of the art telecommunications infrastructure through provisions for fiber optic networks to carry video, voice, and data transmissions.*
- *Utilize a Development Team approach in facilitating the expansion of new economic base employment.*
- *Streamline government processes and procedures to promote citywide economic development.*

Economic Development Goals and Objectives of the Specific Area Plan

Goal 1: Promote economic development opportunities in a variety of areas throughout the City of Rio Rancho, thereby allowing people to live near where they work.

Goal 2: Provide options for businesses and employees within the Northern-Rainbow Specific Area Plan since there aren't job opportunities in this portion of the City.

Goal 3: Promote an employment center in the Northern-Rainbow Specific Area Plan since there is existing infrastructure.

Objective 1: Proactively work with the Rio Rancho Economic Development Corporation to attract high quality businesses to locate in the Northern-Rainbow Specific Area Plan.

Objective 2: Plan for the future development of infrastructure to serve the Northern-Rainbow Specific Area Plan.

3.3 Land Use Principle: The City of Rio Rancho shall develop as an independent, self-sustaining community, which has an integral role in the Albuquerque metropolitan region. Encouraging the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space is recognized as a City priority. Growth nodes are designated to distinguish preferred areas of development.

Fiscal Land Use Policy: *The City of Rio Rancho supports land use and fiscal policies that promote development consistent with the City's comprehensive plan and is based on sound land use and infrastructure development.*

Activity Center Land Use Policy*: The City shall develop general land use criteria for Activity Centers (Activity Centers are defined as those employment centers and mixed use areas within Growth Nodes that provide for day, evening, weekday and weekend multi-use activities).*

General Land Use Policy: *Promote development of high-density, mixed use activity centers within master planned growth nodes to curb low density, single use and strip commercial sprawl development. Growth nodes should be designed to capture a significant share of the City's future jobs and housing.*

ACTIONS:

- *When mixing land uses, incorporate usable public space into project designs. The need would be determined by the size and type of the various activity centers.*
- *There may be areas within certain nodes where it is desirable to locate residential uses giving distinction to the area and offering unique housing opportunities within the City.*
- *Complement retail uses within a node with personal service shops, office, and residential.*
- *Consider integration of mixed uses into a single structure with retail on the lower level, office and residential on the upper levels.*

Land Use Goals, Objectives, and Policies of the Specific Area Plan
Goal 1: Establish an Employment Center, which will provide for economic growth and employment opportunities.

Goal 2: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

Goal 3: Encourage mixed uses – retail, office, industrial, and residential uses.

Goal 5: Develop land for industrial use to fulfill the market's demand, thus providing workable options for businesses looking to locate in Rio Rancho.
Objective 1: Develop land use categories which allow for choice of a variety of zoning districts.

Objective 2: Mitigate impacts with a Master Plan on surrounding uses through design standards. Buffers between industrial and residential uses are mandatory.

Policy 1: Property owners will initiate zoning changes to implement the Northern-Rainbow Specific Area Plan and Master Plan.

Policy 2: Building permits and rezoning cases for the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area (approved by the Governing Body and/or Development Services Department) are subject to design criteria provided in Section 6.0 of this document.

3.4 Additional Specific Area Plan Goals, Objectives, and Policies

Transportation
Goal: Assure safe and convenient multi-modal access to well-connected residential neighborhoods, businesses, offices, and other facilities in the Northern-Rainbow Specific Area Plan.

Objective: Improvements in connectivity to all Northern-Rainbow Specific Area Plan roadways and trails are to be made in conformance to city street and trail construction standards and funded through the City's ICIP process.

Policy: Department of Public Infrastructure will program roadway and trail projects in the ICIP for the Northern-Rainbow Specific Area Plan.

Urban Design
Goal 1: Develop high quality buildings that harmonize with the natural and built environments of the Northern-Rainbow Specific Area Plan.

Goal 2: Create an Activity Center within walking distance of residences, balancing retail, office, industrial, single-family and multi-family uses within the Northern-Rainbow Specific Area Plan.

Objective 1: Develop streetscape and parking standards for new development in the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street in the Northern-Rainbow Specific Area Plan, such as signs, landscaping, lighting, fencing, etc.

Policy: New construction permits and site plan approvals by Development Services Department for Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street will be subject to the design standards required in the Northern-Rainbow Specific Area Plan.

Utilities
Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Northern-Rainbow Specific Area Plan.

Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Northern-Rainbow Specific Area Plan.

Policy: No building permits will be issued for development in the Northern-Rainbow Specific Area Plan by the Development Services department if the City cannot provide community water and sewer to the property.

Community Facilities
Goal: Create open space, parkland, trails and other recreation amenities to serve the Northern-Rainbow Specific Area Plan.

Objective: Provide community services to the Northern-Rainbow Specific Area Plan, concurrent with development and population growth.

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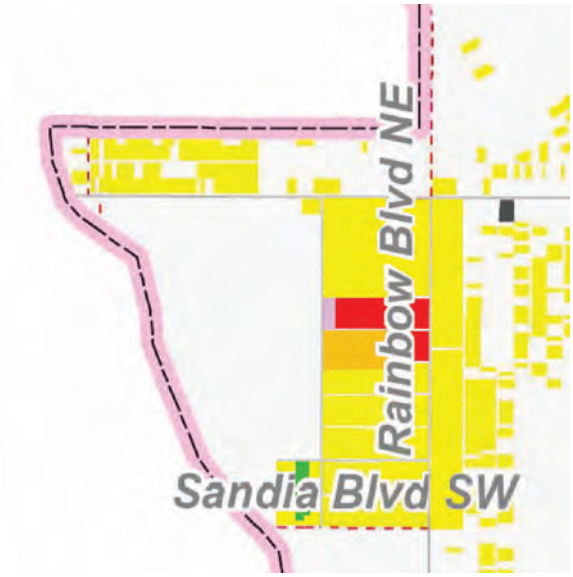
4.0 PROPOSED LAND USE

The images below display the Preferred Land Use Scenario for the Plan Area, as shown in the Comprehensive Plan. Rural density in a portion of the area was the only use foreseen when the Comprehensive Plan was drafted.



4.2 Land Use Categories

The Northern-Rainbow Specific Area Plan contains proposed land use categories that are consistent with and promote the goals and policies of the *Vision 2020 – Integrated Comprehensive Plan.* The purpose of creating these land use categories, or sectors, is to identify a range of land use options that would be considered appropriate within these sectors. The total population increase at full build out is estimated as 7,796 people. The six land use categories identified in this plan included the following:

- Rainbow Business Park
- Low/Medium Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Drainage

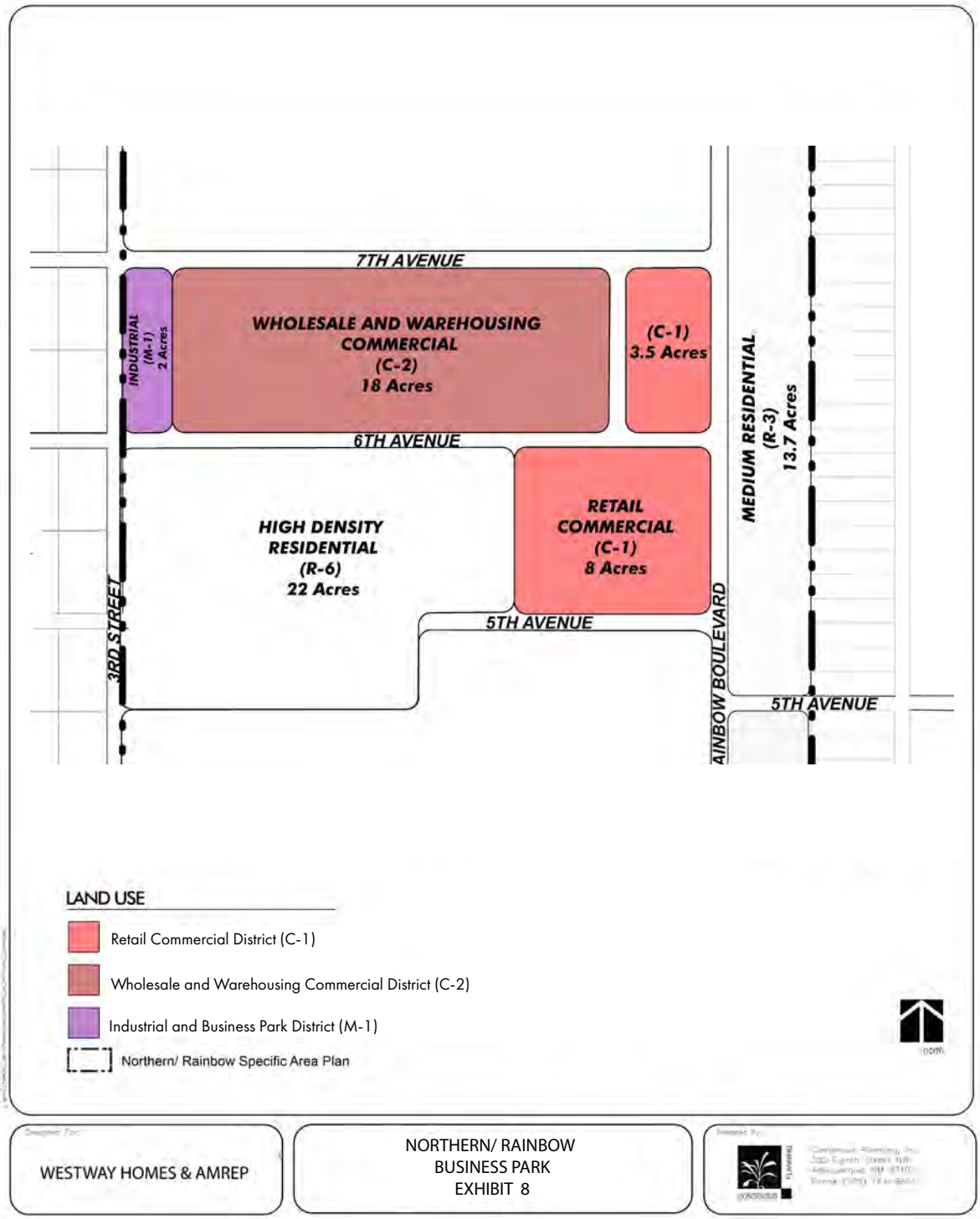
4.2.1 Rainbow Business Park

The Rainbow Business Park will anchor the Northern-Rainbow Specific Area Plan and will serve as an Employment Center for western Rio Rancho. The Rainbow Business Park will be developed in the 32 acres between 5th Avenue and 7th Avenue, and between Rainbow Boulevard and 3rd Street. The development of this Employment Center is vital to the City of Rio Rancho. The City is in need of additional employment opportunities, and an area to provide options for businesses interested in locating to Rio Rancho. Developing this Business Park within the Northern-Rainbow Specific Area Plan will help balance the City as it continues to grow and prosper. The proposed Business Park will implement many of the principles, policies, and actions set forth in Vision 2020. Private covenants that run with the land will be drafted by the property owner to ensure the implementation of the proposed design standards and to restrict undesirable uses.

Area: 32 acres

Allowable uses in the following zoning districts:

- M-1 Light Manufacturing District
  Min. Lot Size: 21,780 SF, Max. Height: 50 feet, Setback: 10 feet
- C-1 Retail Commercial
  Min. Lot Size: 21,780 SF, Max. Height: 50 feet, Setback: 10 feet
- C-2 Wholesale and Warehousing District
  Min. Lot Size: 21,7800 SF, Max. Height: 50 feet, Setback: 10 feet



4.2.2 Low/Medium Density Residential

Purpose: To provide low density single family residential uses and associated community uses, e.g. schools, parks, and churches, vital to a complete neighborhood. The prime area for this use is the southern portion of the Northern-Rainbow Specific Area Plan, south of 1st Avenue.

Area: 101.5 acres

Allowable Use in the following districts:

- R-2 Single Family Residential District
  Min. Lot Size: 5,000 SF, Density: 6 DU/A

- R-4 Single Family Residential District
  Min. Lot Size: 4,000 SF, Density: 6 DU/A

The City will not initiate the rezoning of properties in these areas. Property owners will need to request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

4.2.4 Medium Density Residential

Purpose: To provide an area of land for medium to high density residential uses and associated community uses, e.g. schools, parks, and churches.

Area: 123.8 acres

Allowable Uses in the following zoning districts:

- R-3 Single Family Residential District
  Min. Lot Size: 3,000 SF, Density: 8 DU/A
- R-3 Townhouses, Multi-Family Residential District; Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments), High Density: 12 DU/A

4.2.5 High Density Residential

Purpose: To set aside an area for high density of population in which the principal use is multi-family dwelling units.

Area: 22 acres

Allowable Uses in the following zoning districts:

- R-6 Multi-family Residential District
  Min. Lot Size: 10,000 SF, Density: 30 DU/A

The City will not initiate the rezoning of properties in these areas. Property owners will need request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

4.2.6 Park

Purpose: To provide an area within the Northern-Rainbow Specific Area that satisfies the visual and psychological needs of the community for light and air, and permits beneficial recreational uses that alter the natural characteristics of the land. The amount of park land needed may increase depending upon the build-out population.

Area: 24 acres

Allowable uses in the following zoning districts:

- PR Parks and Recreation District

4.2.7 Drainage

Purpose: To provide an area within the Northern-Rainbow Specific Area that satisfies the drainage needs.

Area: 6 acres

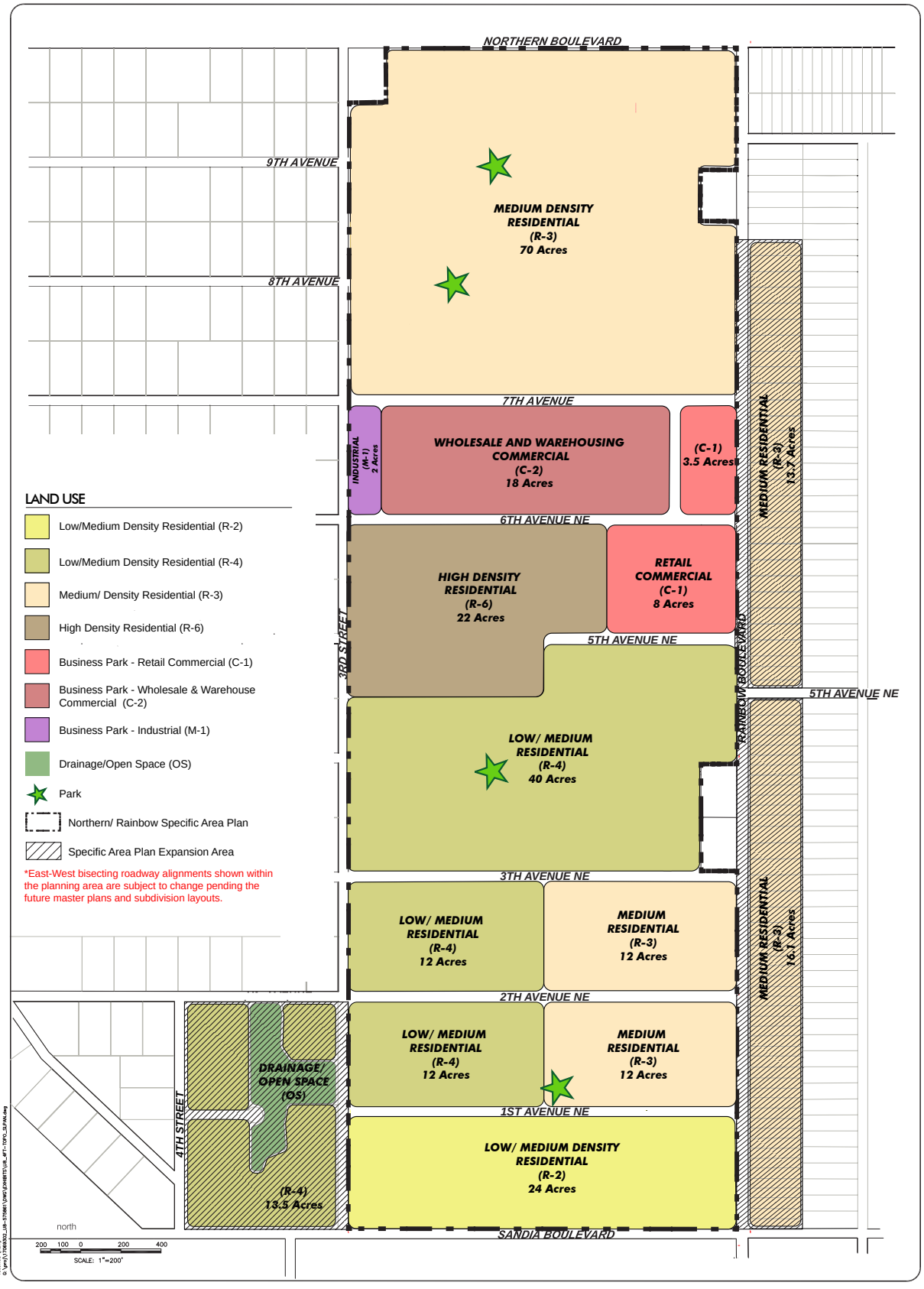
Allowable uses in the following zoning districts:

- Open Space/Drainage

Table 3: Proposed Land Use and Zoning

Land Use	Allowable Zones	Acreage	% Total	Density	*Build-out Population
Business Park	M-1, C-1, C-2	32	11.2%		
Low/Med. Density Residential	R-2, R-4	101.5	35.6	6 DU/A	1,746
Med. Density Residential	R-3	123.8	43.4%	12 DU/A	4,204
High Density Residential	R-6	22	7.7%	30 DU/A	1,868
Park (keep underlying zoning and not included in total acreage)	PR	24			
Drainage	OS	6	2.1%		
TOTAL		**285**	**100%**		**7,796 people**

***** *Estimate: 2.83 people per household*



Designed For:

NORTHERN/RAINBOW PROPOSED LAND USE

EXHIBIT 7

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

5.0 ACCESS MANAGEMENT STANDARDS

5.1 Access

Access along Northern Boulevard and Rainbow Boulevard, both Principal Arterials, is limited. NMDOT State Access Management Manual states that there should be full access each 1/4 mile. Since the streets in the City of Rio Rancho are currently platted roads, full access would be permitted on every other street, and partial access on streets in between. A full access, lighted, intersection would be allowed at 5th Avenue into the proposed business park. Please refer to the State Access Management Manual, Table 18.C-1, on the next page. For areas with antiquated platting, please refer to the City's Corridor Overlay Zone Access Policy Section 154.42 (D) (2) (see below).

(D) (2) Access Standards

a) Property located within the Corridor Overlay Zone shall comply with any Access Management Plan that has been adopted for the properties within the Corridor Overlay Zone.

b) Access shall be shared between adjacent lots in the manner shown on the adopted Access Management Plan When access to a property is not yet available using an access point identified in the adopted Access Management Plan temporary alternate access may be permitted by the Director of the Development Services Department or his designee but only until such time that access becomes available from an access point identified in the adopted Access Management Plan.

c) Before a building permit is issued or before any zone map amendment is approved for a property located within the Corridor Overlay Zone the applicant shall demonstrate how future development of the property will comply with the adopted Access Management Plan standards by:
    1) Replatting multiple narrow lots into a single piece of property;
    2) Providing reciprocal agreements between adjoining property owners for cross access easements, and or;
    3) Providing shared access driveways at locations designated by the adopted Access Management Plan.

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6.0 PROPOSED DESIGN STANDARDS

The Northern Rainbow Specific Area Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements for the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area. The standards will help implement the Urban Design provisions of the City of Rio Rancho's Integrated Comprehensive Plan, *Vision 2020*.

The desired character for this mixed use community is expressed by these standards. Under each design element there is a list of general standards that apply to all land uses, and certain standards that apply specifically to single-family residential, multi-family residential, or non-residential uses. Within the non-residential uses there are standards that apply to all non-residential uses (commercial, office, and industrial), and there are specific standards which only apply to a certain type of non-residential use. These standards are a generalized guide for end users that will develop within the Northern Rainbow Specific Area.

This section identifies design standards for all development for areas currently not Master Planned that include signage, architecture, landscape, streetscape, and lighting. Master Planned areas will have their own Design Standards. Together, these elements of the built environment will create the visual character desired for the Northern Rainbow Specific Area.

6.1 GENERAL STANDARDS

The subsequent list of general design standards apply to all projects within Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area.

6.1.1 Architecture and Site Design

The architectural and site design standards are intended to demonstrate a high quality aesthetic character and functionality throughout the property for residential, commercial, and employment center development. While all buildings will reflect these standards, it is not the intent of these designs to prohibit a certain amount of individual expression and creativity.

1. Stucco shall be the primary building material. Stone, tile, metal, or brick accents are allowed.

2. Stucco colors shall be limited to shades of brown, tan, white, grey, and sand. Bright colors as the dominant exterior color are prohibited.

3. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

4. Materials prohibited as the main architectural feature include the following:
   - Exposed, untreated precision block or wood walls
   - Highly reflective surfaces
   - Chain link fence or barbed wire
   - Metal paneling

5. Primary - exterior colors shall be earth tones colors, white, gray, browns, and dull reds.

6. Accent - a variety of colors may be used to accent architectural features such as entries,

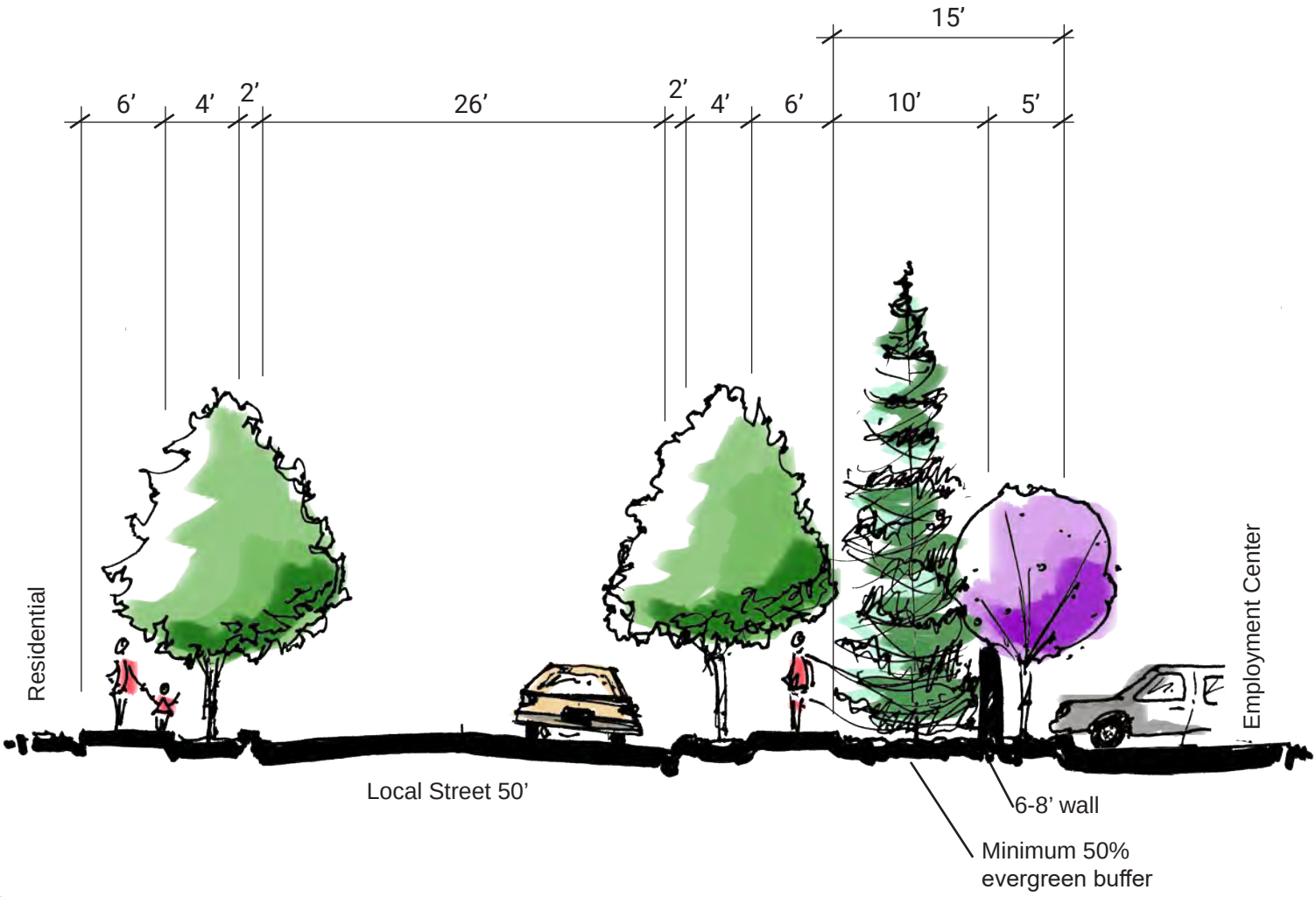
window trim, fascias, and other traditional southwestern architectural features. Colors allowed are earth tones, white, green, red, blue, and brown ranges.

7. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.

8. All perimeter block walls facing public rights-of-way shall be designed to complement entry monument signs and include a continuous 4 inch cap. Barbed wire, concertina wire, and similar materials are prohibited. Chain-link, wood or plastic/vinyl fencing are prohibited except for security fencing where not visible from the public right-of-way. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.

9. A minimum of 15 percent of the site area for commercial, industrial and multifamily projects (minus the building square footage) shall be devoted to landscape materials.

10. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available. All pedestrian paths shall be designed per the Americans with Disability Act requirements, except where topography makes this unfeasible.



11. To the maximum extent feasible, private parks, public parks, an
d open space areas shall be designed to create an integrated system connected through trails and sidewalks, also serving as recreational amenities for the residents.

6.1.2 Landscape/Streetscape

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

1. All Disturbed areas will require native re-vegetation with native plant seeding procedures;

2. Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;

3. Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas;

4. Water harvesting principles Green Stormwater Infrastructure (GSI) will be employed in public ROW and development-wide to augment irrigation water requirements; and

5. To the furthest extent possible, commercial and residential land uses shall be buffered by a landscape buffer from one another to minimize noise, views and traffic.

Grading and Drainage Design

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

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

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

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

Plant Material

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

2. Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every 30 feet.

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

4. Minimum plant sizes at time of installation shall be as follows:
Trees 2.5” inch caliper, or 8-10 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft. Shrubs & Ground covers 1 gallon.

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

6. A 15’-0’ minimum landscape buffer shall separate adjacent commercial or industrial and residential land uses.

Irrigation Systems

1. A fully automated irrigation system, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.
2. Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.

6.1.3 Lighting

1. Light fixtures and standards shall conform to local safety illumination standards and existing City regulations.

2. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act.

3. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

4. Streetlights shall be in accordance with the City of Rio Rancho Outdoor Lighting Ordinance/ Chapter 159.

5. Bollard lights, if used, shall be metal halide or LED and fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

6.1.4 Off-street Parking

The minimum number of off-street parking spaces shall be provided according to the design standard in the DPM and requirements per the Zoning Code. Parking shall be calculated and provided as follows:

1. For each house or townhouse:
   a. Three spaces if the dwelling has up to two bedrooms, two in the garage

   b. Four spaces if the dwelling has three or more bedrooms, two in the garage

   2. Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

6.1.5 Utilities

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

1. All permanent utilities shall be located underground.

2. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/ or vegetation when viewed from the public right-of-way.

3. When an above ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

6.2 SPECIFIC STANDARDS

The following specific design standards are arranged by land use intensity. These standards cover the design requirements that aren't address by neither the general standards nor the City Zoning Ordinance for each district.

6.2.1 Single Family Residential (R-2, R-3, R-4)

1. Minimum rear year setback is 15 feet. Minimum side yard setback is 5 feet on both sides of the principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.

2. Building heights shall not exceed 32 feet in height.
3. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.

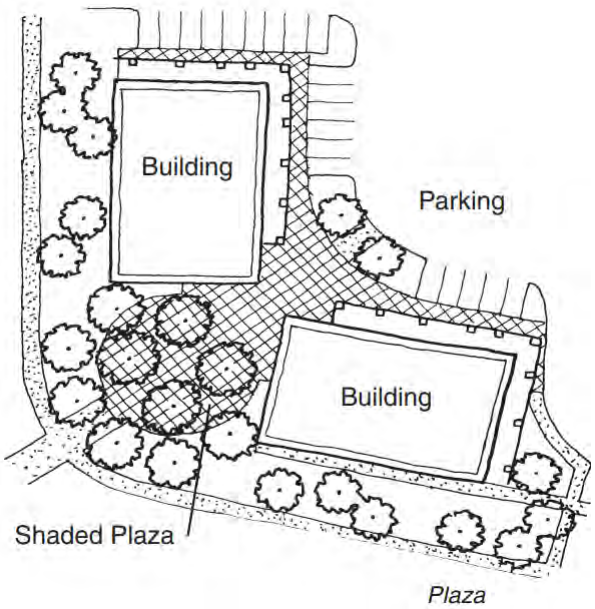
4. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.

5. Freestanding neighborhood entry signage shall be monument style. If placed within a median, the maximum height shall not exceed 4 feet. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet for a single family development. Neighborhood entry signage may be wall-mounted as an alternative to freestanding. All neighborhood entries shall include the specific subdivision name.

6. The maximum area of the second story of a single-family house, including heated spaces and covered porches, shall be no more than 75% of the area of the first floor, including heated spaces, covered porches, and garage. In situations where the top of roof (or parapet wall) associated with a first-floor room exceeds 18 feet from finished floor. Such area shall be considered as part of the second-story for determining the 75% ratio.

7. Front porches, entryways, and/or portals, if used, shall have a minimum 6 foot depth.

8. Garages that front the street shall be constructed with a "shadow box" containing a minimum depth of 8 inches.



6.2.2 Multi-Family Residential (R3, R-6)

1. The design of vehicular circulation and parking areas within multi-family developments shall provide for safe and convenient movement of vehicles, limit vehicular/pedestrian conflicts, limit paved areas, and soften their visual impact. Parking areas shall be sufficient to serve the complex without utilizing adjacent streets.

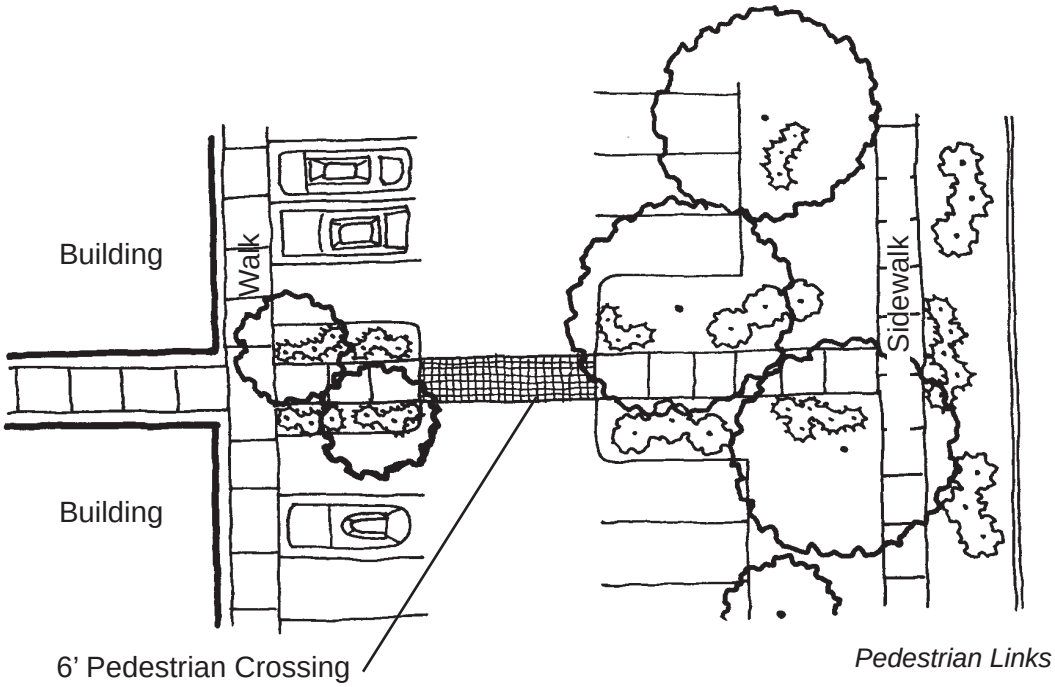
2. In multi-family developments, parking areas

shall be screened from public streets by landscape, screen walls, berms, or a combination of those materials. Such screening shall be 2 1/2 to 3 feet in height.

3. All buildings within the R-3 zone shall have a maximum height of 32 feet. All buildings within the R-6 zone shall have a maximum height of 72 feet.

4 Freestanding neighborhood entry signage shall be monument style. If placed within a median, the maximum height shall not exceed 4 feet. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet for a single family development and 6 feet for multi-family development. Neighborhood entry signage may be wall-mounted as an alternative to freestanding. All neighborhood entries shall include the specific project name.

5 Bicycle parking shall be provided in multi-family developments in a manner that provides convenient access to their use by each building.



Pedestrian Links

6 Bicycle storage racks that are conveniently located near building entrances or conveniently located for employee use shall be provided. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

7. Mechanical units shall be entirely concealed from public view by the use of parapets or equivalent.

8 Easements shall be provided, in addition to the dedicated right-of-way, to provide flexibility for entry signage, landscaping, trail/sidewalk development, pedestrian amenities, and opportunities for screening and water harvesting.

9 To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

6.2.3 Non-Residential (C-1, C-2, M-1)

1. Front setbacks for the commercial (C-1, C-2) site shall be 35 feet, except where the parcel is adjacent to residential property the minimum front, rear, or side building, parking, or service drive setback adjacent to the residential property shall be equal to those in the residential zone.

2. Front setbacks for the industrial site shall be 25 feet, except where the parcel is adjacent to residential property the minimum front, rear, or side building, parking, or service drive setback adjacent to the residential property shall be equal to those in the residential zone. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project 6 feet into the setback area.

3. The minimum side yard setback is 10 feet, except that cantilevered roofs and sunscreens may project 3 feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side yard setback areas. There is no maximum side setback.

Entry Monument

4. The minimum rear yard setback is 20 feet, except that cantilevered roofs and sunscreens may project 3 feet into the setback area.

5. Building elements such as windows, displays, and entries shall be oriented both externally to the streetscape and internally towards public areas.

6. Building placement that creates opportunities for plazas, courtyards, patios, outdoor dining, and sitting areas is strongly encouraged.
7. Long unbroken building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.

8. Open courtyard designs shall be employed in order to form transitions between parking areas and building facades on commercial parcels. Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages.

9. All buildings must have four-sided architecture with finished building materials.

10. The maximum height of industrial buildings is 40 feet.

11. Freestanding restaurants shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. The amount of seating at outdoor patios shall be 10 percent of the required indoor seating, with a minimum of 5 seats provided (C-1 zone only). Outdoor plaza(s) for industrial uses are shall also be provided.

12. Pedestrian crossings, 6 feet in width, shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.

13. Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.

14. In order to lessen the visual impact of parking areas, large parking fields shall be broken up into a series of smaller areas by landscaping and/or pedestrian walkways.

15. Handicapped parking spaces shall be provided adjacent to building entries.

16. To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

17. In cases where parking is adjacent to roadways, a combination of landscaping and low walls (3 feet for screening purposes shall be required).

18. A 6-8 foot high, solid perimeter wall shall be constructed along the north and south sides of the Mixed-Use Center.

19. Screening for refuse collection shall be comprised of a minimum 6 foot tall enclosure. The location, design, color, and materials of the enclosures shall be compatible with the principal building.

20. All outdoor storage shall be screened from public view by materials of the same nature as the basic materials of the building.

21. Loading and service areas should be provided with separated access and circulation when ever possible.

22. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

23. The developer shall provide entry signs to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be located on a private easement and shall be maintained by the property owner.

24. All signage at the project entries shall be coordinated in order to have the same appearance. The sign area for project entry signs shall not exceed 60 square feet. Maximum height shall not exceed 16 feet.

25. Building-mounted signs shall not project more than 1 foot from the display wall or exceed 10%

of the wall area. Canopy and marquee signs shall be included in the total area count allowed for all signs.

26. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking.

27. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail.

28. Ground or roof-mounted mechanical units shall be entirely concealed from public view by landscaping or parapets, respectively.

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7.0 IMPLEMENTATION ACTIONS

This section presents those actions that can be taken by departmental staff, Planning and Zoning Board, and the Governing Body to implement the recommendations in this Plan. Actions include those involving the development review and permitting process, zone map amendments, capital improvements program, land assembly strategies, and economic development incentives.

7.1 Master Plan

The Master Plan considers circulation, landscaping, open space, storm drainage, utilities, and building location and design. It will provide an understanding of infrastructure, general time frames for build out, and any proposed neighborhood amenities. Address the remaining non-contiguous lots not under the applicant's ownership. The Master Plan demonstrates how traffic will be diverted around the residential areas, or if traffic will be routed through the neighborhood. Heights of walls and streetscape, or other neighborhood designs provide understanding for the future residents on how future development would not impact the neighborhood.

7.2 Zoning

Establish a Corridor Overlay Zone

In order to implement design standards, access management, preservation of future rights-of-way and prohibit certain industrial uses.

Concurrent zoning of commercial properties

The City may rezone strategic commercial properties at the same time as adopting a specific area plan.

Zoning and Replat for smaller areas not Master Planned

Parcels east of Rainbow Boulevard within the Northern-Rainbow Master Plan will not require a Master Plan for implementation. Development will require rezoning and replat action.

7.3 ICIP

Proposed infrastructure projects to be included in the City's ICIP process include the following:

- Rainbow Boulevard improvements (with landscaping and bike lanes)
- Sandia Boulevard improvements
- Northern Boulevard improvements (with landscaping and bike lanes)
- West Side Senior Center

7.4 Land assembly strategies

- Special Assessment District (SAD) to provide infrastructure in antiquated platting areas
- Minimum development area requirement to encourage lot consolidation
- "Lot pooling" by forming a Land Consolidation Corporation. Landowners would agree to own a proportional share in the total land area which then would be replatted into a viable development. Those landowners who opt out would be bought out.

7.5 Public Improvement District (PID)

- PIDs are authorized to finance various infrastructure and improvements, including water and sewer systems, streets and trails, parks, electrical, gas and telecommunications systems, public buildings, libraries and cultural facilities, school facilities, equipment and related costs of operation and administration.
- Provides for financing based on levying property taxes on land within a PID, imposing special levies based on benefit to property.
- PID taxes, levies and charges may be pledged to pay debt service on bonds issued by a PID.

7.6 Economic Development Incentives (Source: RREDC)
The Economic Development Review Committee recommends industries eligible for financing. The following are descriptions of the financial mechanisms available.

-Targeted base firms include: aerospace, biotechnology, electronics, software developers, major administrative offices, pre- and post-film production enterprises

• Impact Fee Waiver
Construction projects in Rio Rancho are subject to impact fees based upon the projects use. Economic base projects, as defined by the CORR, are eligible for an impact fee waiver, provided specific criteria are met. The definition of an economic base project is an enterprise that consistently exports sixty percent or more of its products/service outside New Mexico. Waivers require documented proof of eligibility and are limited to projects that will create not less than one new "economic base job" for each $20,000 in impact fees waived.

• Gross Receipts Investment Policy (GRIP)
The GRIP ordinance allows the City to either rebate impact fees paid by the business, and/or to utilize up to one-half of all gross receipts taxes directly attributable to the business, to provide a direct incentive for the location or expansion of the business to or in Rio Rancho and/or to assist in paying the costs expended to provide for public infrastructure in support of the business. GRIP incentives shall be as prescribed in an individually-tailored agreement between the developer and City of Rio Rancho, as approved by the Governing Body following a public hearing in keeping with the ordinance provisions, and consistent with policy guidelines.

• Industrial Revenue Bond Financing
The City of Rio Rancho will selectively offer Industrial Revenue Bonds (IRB's) for conduit financing, and possible property tax abatement, in keeping with New Mexico State Statute and Federal Tax Law, when the issuance of same is determined essential to the successful location or expansion of an eligible job-producing investment. Specifically, the City will utilize the following criteria to evaluate the possible issuance and structuring of Industrial Revenue Bonds and associated property tax abatements:

The City will not, as a matter of policy, issue IRB's for any proposed project or project investment which represents or encompasses any of the following:
• The demand for and use of land in a disproportionate ratio to the number of base jobs produced as a result.

• The development or expansion of an otherwise-eligible project wherein seventy-five percent or more of the base jobs to be created or retained have starting annual wages, or existing annual wages which equal to or are below 150% of the then-existing Federal Minimum Wage annualized.

• The development or expansion of an otherwise-eligible project which, can be determined with certainty, would occur in the absence of the issuance of an Industrial Revenue Bond and any of the associated benefits accruing therefrom.

The City will, as a matter of policy, issue IRB's consistent with the following criteria:
• The minimum amount financed shall be $3 million dollars.

• Eligible IRB financing shall be negotiated as to duration, up to a maximum of 30 years.

• Applicants for IRB's shall pay to the City a one-time, application, processing and issuance fee

totaling one-tenth of one percent (.001) of the amount financed to a maximum amount of $100,000. One-third of the fee shall constitute the application portion of same and shall be non-refundable.

• IRB's will be issued pursuant to an agreement between the City and the applicant/recipient which shall require certain "claw-back provisions" requiring the recipient of any and all property tax abatements granted with the IRB to fully reimburse the City for 100% of same in the event the recipient permanently ceases operations within the City of Rio Rancho at the facility for which the IRB was granted at any time within five years following formal approval and issuance of the IRB

• Each application for an IRB shall be evaluated in keeping with approved Administrative policies for accepting, processing, and approving same. Such policy shall describe fees and establish proper forms, format, and documentation; set forth timelines for application, review, recommendation, and ultimate action; detail specifically any cost-benefit analysis and/or econometric modeling required to evaluate and recommend IRB's; and set forth staff responsibilities for processing applications from the initial application acceptance through Governing Body action and potential ongoing monitoring. At minimum, IRB applications should be fully evaluated by a committee comprised of the City Administrator, City Attorney, Chief Financial Officer, and Chief Development Officer of the City prior to any final recommendation for action before the Governing Body.

• IRB's which are approved and issued by the City in an aggregate investment amount less than $100 million, shall at minimum, require the applicant/investor to remit to the City, for the complete duration of the bond, a yearly payment in lieu of taxes (PILOT) equal to the total real and personal property taxes that would otherwise have been levied on behalf of, and paid to, the Rio Rancho Public School District for the tax period in question. Such, PILOT payments to, in turn, be transferred from the City to the Schools for any lawful use thereby. IRB's approved and issued by the City in an aggregate investment amount which exceeds $100 million shall consider PILOT's commensurate with the nature of the business, length of the bond, and amount of the bond. Such PILOT's shall not be deemed mandatory for investment amounts exceeding $100 million, and are to be considered on a case-by-case basis.

• The City may, based upon the results of cost-benefit analysis and/or econometric modeling choose to issue and approve IRB's for durations less than twenty (20) years; and/or to include required yearly payments in lieu of taxes exceeding the amount determined equal to school property taxes foregone. In no event, however, shall payments in lieu of taxes exceed fifty percent (50%) of the total real and personal property taxes which would otherwise have been due and payable in the absence of the IRB and its associated tax abatement. Of this total, all PILOT payments in excess of school taxes foregone shall be maintained by the City and shall be utilized exclusively to promote and facilitate further economic development within Rio Rancho.

REFERENCES

Bureau of Labor Statistics

City of Rio Rancho
- Comprehensive Economic Development Policy
- Corridor Overlay Zone Access Policy
- Infrastructure Capital Improvements Plan
- Integrated Comprehensive Plan, *Vision 2020*
- Affordable Housing Plan, 2023

Mid-Region Council of Governments
- 2030/2040 population projections
- 2040 Metropolitan Transportation Plan (MTP)
- Employment Statistics

New Mexico State Access Management Manual

New Mexico Affordable Housing Needs Assessment, 2023

U.S. Census Bureau, ACS, 5-year Estimates, 2022

U.S. Department of Agriculture, Natural Resource Conservation Science

Northern and Rainbow Specific Area Plan

2025 Amendment Redline Version

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1.0 PURPOSE

The Northern/Rainbow Specific Area Plan was adopted in January, 2009 and Amended in May of 2025. The purpose of the Northern/Rainbow Specific Area Plan is to help guide and manage future development in the area bounded by Northern Boulevard (N), Sandia Boulevard (S), the parcels east of Rainbow Boulevard (E), ~~and~~ 3rd Street (W), and 4th street (W) within the City of Rio Rancho. Block 49, Lot 1; Block 50, Lot 12; and Block 61, Lots 12 and 13 are to be excluded from this Specific Area Plan. The plan provides information about current conditions in the Plan area, identifies goals and objectives, proposes land uses and zoning, ~~identifies access points, creates design standards~~, and lists methods of implementation. This area will be anchored by the future development of the Rainbow Business Park, which will ~~serve as an Employment Center for the city, creating industrial space and much needed new jobs.~~ provide a mix of development that will provide much needed jobs. ~~This project will add economic base employment; thereby generating new wealth and growth for the community.~~

1.1 Introduction

Forty-three percent of New Mexico's residents live in the Albuquerque MSA, which is comprised of Bernalillo, Sandoval, Valencia and Torrance counties. With a 4.56% population growth rate anticipated in the next five years between 2025 and 2030. Sandoval County is the 4th largest county in the state. Due to more employment opportunities and generally stronger economies, urban counties have younger populations and low housing vacancy rates. In rapidly growing cities like Albuquerque, Rio Rancho and Los Lunas, adding to the supply of multi-family, townhouses, and smaller detached homes can create affordable options for first time or lower income home buyers. Development of market-rate multifamily properties will also reduce rental market pressure for households at all income levels. – 2023 NM Affordable Housing Needs Assessment

~~*Economic development and economic base employment are the driving forces behind Rio Rancho's growth. Economic base enterprises make products and provide services that are sold outside of the local economy, which are the primary source of income and the generator of new wealth inside the community. The City has recognized the importance of economic base employment from the beginning of its economic development efforts. Rio Rancho has been successful in recruiting major employers to the City with effective incentives such as Industrial Revenue Bonds (IRB), which allow plants and facilities to qualify for revenue bond financing at below market interest rates with no property taxes for the life of the bond (10-30 years). In addition, the City does not currently charge impact fees for development that serves economic base employment. – Vision 2020*~~

1.2 Plan Area

The Northern/Rainbow Specific Area Plan encompasses ~~236~~ 325.5 acres located in Unit 8, Rio Rancho Estates, Blocks 49, 50, 53, 54, 57, 58, 61, 62, 65, 66, and 67 and Unit 11 Blocks 1, T, and 20.

1.3 Plan Hierarchy

Comprehensive Plan

The *Vision 2020 Integrated Comprehensive Plan*, adopted JuneNovember ~~2001~~ 2010, amended in February 2015, is a Level 1 general policy plan to direct current and future growth and physical development of the entire city. The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by Growth Nodes for new development, but also includes infill opportunities.

Specific Area Plans

A specific area plan ~~is a Level 5 plan that~~ addresses land uses, access, parking, streetscape, and

other issues along a major thoroughfare or a specific geographic area. It may also address mixed uses, connectivity, character, community services, and other issues deemed important to guide the future developments of a neighborhood or activity center. The process for changing the zoning within a SAP typically involves developing a Master Plan, which is then implemented through a Zoning Map Amendment. Zoning Map Amendments that don't require a Master Plan are typically less than 20 acres.

Master Plan

Master Plans are ~~Level 4 sub-area plans~~ often prepared by the private sector for properties in single ownership or control and submitted to the City for approval. These plans generally address many of the components of the Comprehensive Plan but are specific to a defined area within the City, at least 20 acres but usually not more than 100 acres. The Master Plan, more detailed than the SAP, considers circulation, landscaping, open space, storm drainage, utilities, and building location and design.

Zoning Map Amendment

The process for changing the zoning outside a Master Plan, specifically for properties located on the east side of Rainbow Boulevard and smaller property assemblies of less than 20 acres, shall adhere to the City's Subdivision Code regulations and be implemented through a Zoning Map Amendment. The proposed zoning for the subdivision shall align with the proposed zoning from the SAP.

Subdivisions

The subdivisions within a Specific Area Plan will adhere to and follow the design standards outlined in the Specific Area Plan and Master Plans, if applicable. The manner in which land is subdivided, how streets are designed, and how the lots are laid out, have a lasting effect on the physical character of the city. The City's Subdivision Code regulates new development to ensure that the health, safety, and welfare of the public are protected. Streets, water and sewage systems must be adequately sized, designed, and constructed. Streets must be able to accommodate the maneuvering of emergency equipment. Future property owners must be guaranteed a parcel with access to public right-of-way and utilities suited for the intended use. Platting is the process through which undeveloped land is subdivided and ultimately transformed into legal building sites. The layout of streets and utilities are established, and blocks are further subdivided to create lots for individual ownership. The City's Subdivision Code requires allotting adequate provisions for a suitable Developed Park Area or Undeveloped Park Area in each subdivision. Future subdivisions completed without a Master Plan within the Northern and Rainbow Specific Area Plan are allowed provided they meet the existing zoning and are less than 20 acres. These smaller land assemblies are important to provide an opportunity to "fill in the gaps" for smaller areas outside of the Master Plan areas.

1.4 Plan Process

Planning and Zoning Board Public Meeting

A public meeting was held on December 9, 2008. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also be posted on the City's web site. The PZB made a recommendation to the Governing Body to approve this plan.

Governing Body Public Hearing

A public hearing was held on ~~scheduled for~~ January 14, 2009. The public hearing was advertised by sending out letters to all property owners in the Plan area. Notices were also be posted on the City's website. The Governing Body ~~will vote to~~ adopted the specific area plan and any amendments.

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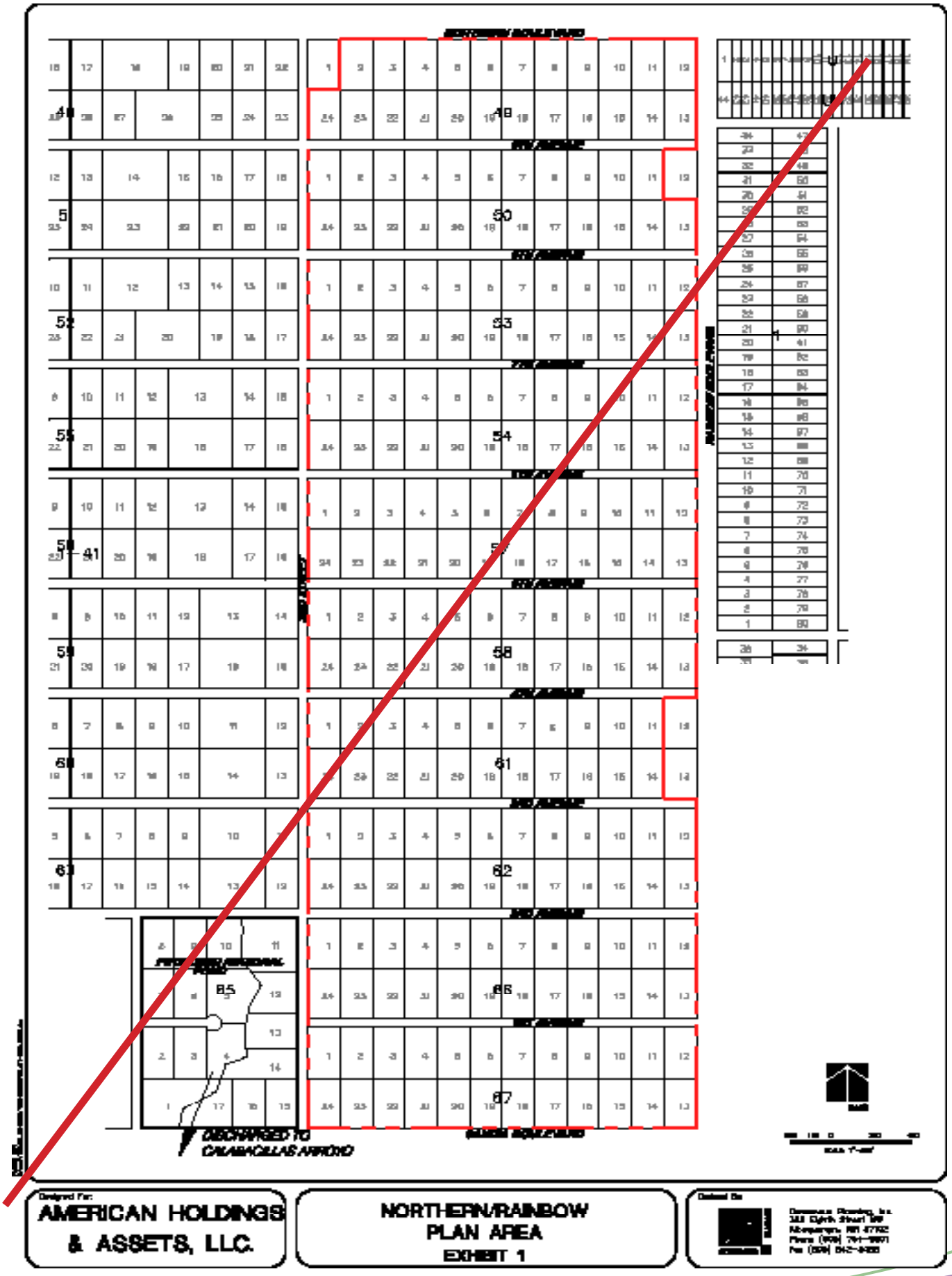
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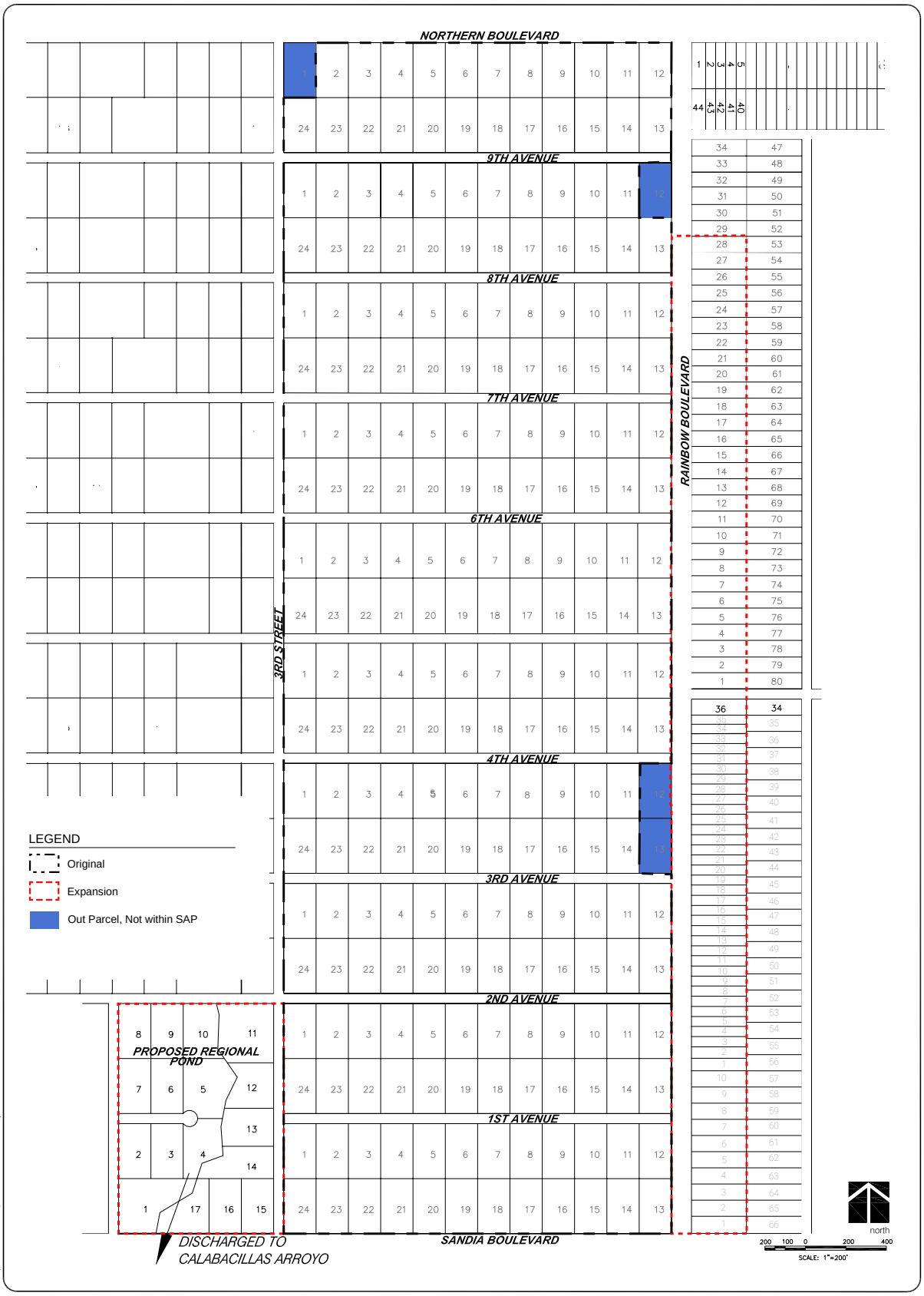
NORTHERN/RAINBOW PLAN AREA
EXHIBIT 1



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
PLAN AREA
EXHIBIT 1

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

In 2025, the Northern and Rainbow Specific Area Plan was Amended. A public meeting was held on May XX, 2025. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also be posted on the City's web site. The PZB made a recommendation to the Governing Body to approve this plan. A public hearing was held on June XX, 2025. The public hearing was advertised by sending out letters to all property owners in the Plan area. Notices were also be posted on the City's website. The Governing Body adopted the specific area plan amendment.

1.5 Plan Implementation

A specific area plan is typically implemented through one or more zone map amendments that may be initiated by the City of Rio Rancho or private landowners. In 2025, the Northern/Rainbow Specific Area Plan Master Plan was amended to increase the boundary area and to modify the Land Use Map. Design standards will be established through Master Plans for various sections of the plan area. Zoning Map Amendments would be required to change the existing zoning to provide appropriate density and allowable uses. ~~Development standards may be established through the adoption of an overlay zone for all or part of the plan area.~~ Recommended capital improvements will be implemented through the City's ICIP or as private development occurs.

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2.0 EXISTING CONDITIONS

The existing conditions for the City of Rio Rancho and the Northern/Rainbow Specific Area Plan described in this section include:

- Demographics
- Natural Environment
- Land Use
- Zoning
- Transportation
- Utilities
- Drainage

2.1 Demographics

Rio Rancho is the fastest growing and third largest municipality in New Mexico. It is expected that the City will ~~more than double~~ increase population over the next 20 years, with the projected population for ~~2030~~ 2040 being ~~136,086~~ 118,233 people. Given this population projection from MRCOG the percent growth from 2008 to 2030 ~~is~~ was expected to be 64.77%. ~~The population growth trend from 2000 to 2008 was 59.55%,~~ The estimated growth trend from 2008 to 2015 is 20.78%, and the estimated growth trend from 2015 to 2030 is 36.43%. Table 1 below shows the City's housing, population, and population growth trend.

Table 1: Rio Rancho Population and Growth Trend					
City of Rio Rancho	**~~2000~~**	**2008**	**2015**	**2030**	**2040**
Housing	~~20,209~~	31,765	32,511	51,143	41,927
Population	~~51,765~~	82,589	91,807	136,086	118,223
Population Growth Trend		~~59.55%~~	20.78%	36.43%	24.1%

Source: ~~U.S. Census Bureau, 2000.~~ ACS 5-year Estimates, 2008 ~~estimate~~ and MRMPO~~2015~~/2030/2040 projections

The median age for residents in Rio Rancho in ~~2000~~ 2022 was ~~35.1~~ 39.0 years, slightly higher than the statewide figure of ~~34.6~~ 38.6 years; however, the City has a higher percentage of residents under 18 than the State average. City residents 18 years or older account for ~~70.8~~ 75.8 percent of the total population, compared with ~~72.0~~ percent for the state as a whole. Residents 62 years and older comprise ~~13.4~~ 21.3 percent of the total population, compared with ~~14.0~~ 22.0 percent statewide. ~~91 percent of the Rio Rancho population is over the age of 25.~~

The average household in the City of Rio Rancho has ~~2.70~~ 2.72 persons and the average family household had 3.14 persons, which is very similar to the statewide figures of ~~2.63~~ 2.55 persons and ~~3.18~~ 3.24 persons, respectively. Rio Rancho had a total of ~~18,995~~ 38,190 households in ~~2000~~ 2022. Of these, ~~74.3~~ 69.9 percent were family households (the members are related by blood or

A view of the natural features, looking southeast at the Plan Area.

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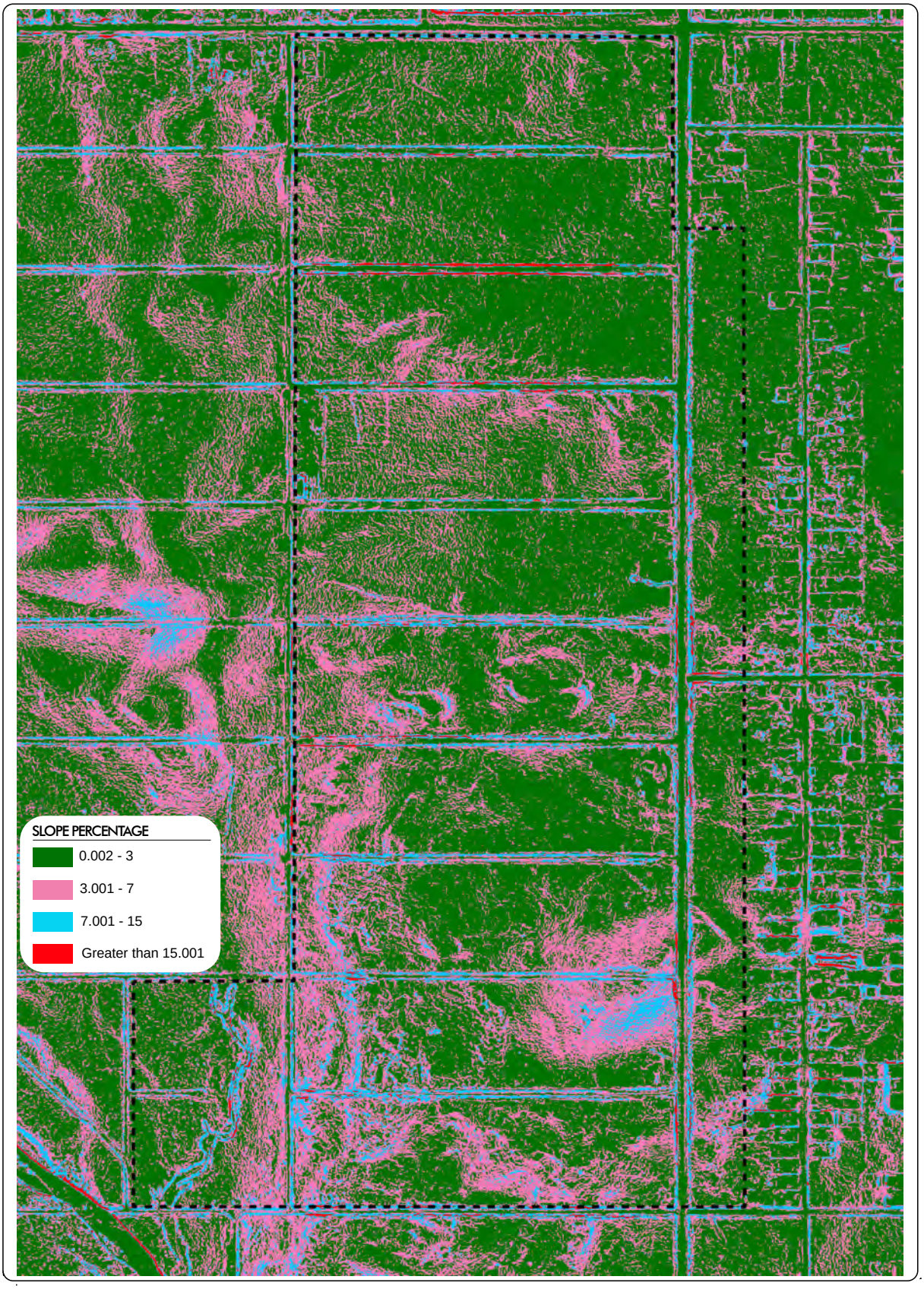
LEGEND
0%-3%
3%-7%
7%-15%
>15%
NORTHERN BLVD
SANDIA BLVD
AMERICAN HOLDINGS & ASSETS, LLC.
NORTHERN/RAINBOW SLOPE ANALYSIS PLAN
EXHIBIT 2
HUITT-ZOLLARS



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
SLOPE ANALYSIS
EXHIBIT 2

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

marriage) and ~~25.7~~ 30.1 percent are non-family households. This ratio is fairly similar to that of the state as a whole, where ~~68.8~~ 61.90 percent of households are family households and the remaining ~~31.2~~ 38.1 percent are non-family households. In ~~2000~~ 2022, ~~40.3~~ 41.6 percent of all families had children under 18 years of age living in the house, which is somewhat higher than the statewide figure of ~~34.7~~ 39.65 percent.

Rio Rancho is less ethnically diverse than the rest of the state. ~~78%~~ 67.0% of the population is white (~~28%~~ 43.4% of which is Hispanic); ~~4%~~ 16.7% multi-racial; ~~2%~~ 0.3% Native American; 3% Black; ~~1%~~ and 2% Asian. Rio Rancho residents are better educated than the state as a whole. ~~91%~~ 94.6% of the Rio Rancho population has a high school diploma. Of these, ~~29%~~ 26% have some college education, ~~5%~~ 12.1% an associate degree, ~~17%~~ 20.9% a bachelor degree, and ~~8%~~ 12.3% a graduate degree.

The Rio Rancho labor force was comprised of ~~35,400~~ 51,406 workers in ~~2007~~ 2022. The unemployment rate for the city is ~~4.2%~~ 3.7%, similar to the state's unemployment rate, but an ~~increase~~ decrease from last year's ~~3.5%~~ 6.7% unemployment rate (Bureau of Labor Statistics). This is possibly due to ~~recent~~ past lay-offs at Intel, the area's largest employer. In ~~2004~~ 2022, ~~basic~~ jobs, such as in the ~~manufacturing~~ Educational services, health care, and social assistance sector, made up almost ~~half~~ one-quarter of the employment in Rio Rancho. ~~Basic employment is comprised of high paying jobs and accounts for higher local incomes than in the surrounding area.~~ Retail jobs made up ~~16%~~ 11.5% and ~~health, education, and other service~~ Professional, scientific, management, administrative, and waste management service jobs made up ~~38%~~ 11.6% of employment in the city (MRCOG).

~~Rio Rancho's major economic issue is that of creating more local jobs and retail thereby reducing leakage of gross receipts taxes and reducing the need for residents to commute. The City's jobs-to-population ratio of .22 in 2005 will need to increase to .50 jobs-to-population to match the metro area ratio. The $840 per capita in gross receipts taxes generated in Rio Rancho will need to increase to a level similar to the $2,800 per capita generated in Albuquerque. The $2,000 per capita difference represents leakage to Albuquerque and especially the Cottonwood Center area south of the City (NCAP, 2006). As of 2000, more Rio Rancho residents commuted outside the city than worked in the city. At the same time, more employees working in Rio Rancho were commuting from outside the city (Table 2 below).~~

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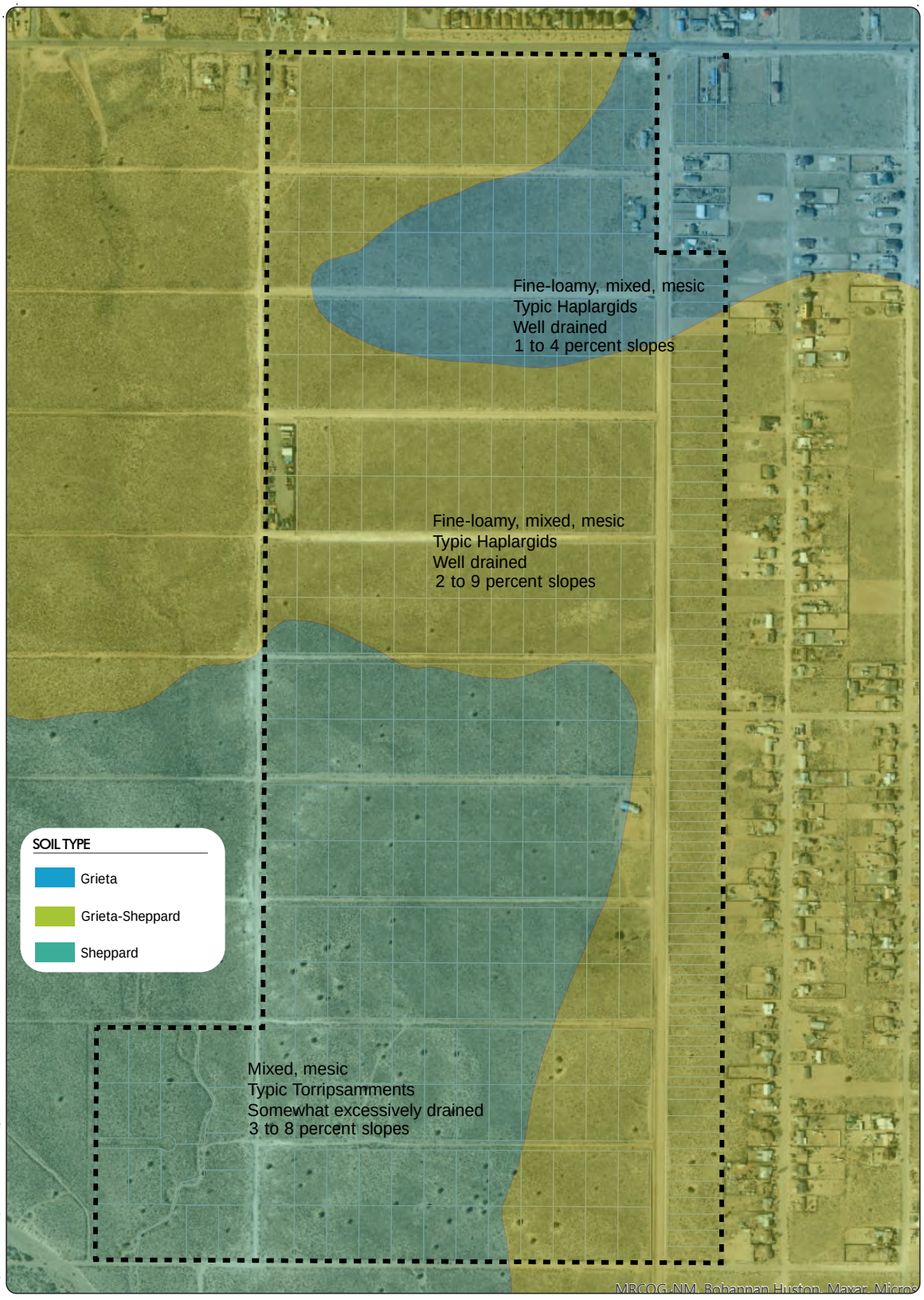
Table 2: Rio Rancho Employment by Sector and Commuters

	2000		2004	
Sector	**Employees**	**%**	**Employees**	**%**
Basic	9,640	49.1	9,681	45.9
Retail	3,777	19.2	3,449	16.4
Service	6,197	31.6	7,959	37.7
Total Rio Rancho Jobs	**19,614**	**100.0**	**21,089**	**100.0**
Residents Employed in RR	8,645	35.4		
Resident Commuters outside RR	15,746	64.6		
Total Resident Commuters	24,391	100.0		
Total Employed Residents	**26,292**	**-**	**28,914**	**-**
Residents Employed in RR	8,645	47.3		
Non-Resident Commuters to RR	9,601	52.6		
Total Commuters to RR	18,246	100.0		

~~*Source: Mid-Region Council of Governments; Bureau of Labor Statistics*~~



Designed For:

WESTWAY HOMES & AMREP

NORTHERN/ RAINBOW
SLOPE ANALYSIS
EXHIBIT 3

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

The City is rapidly increasing the number of local businesses, and it has issued business licenses for 1,051 businesses that are still active. In 2006, 123 business licenses were approved, up from 56 business licenses in 2002. 435 businesses have been approved since 2002. In 2007, 86 business licenses have been issued to date. The majority of new businesses are located along Southern Blvd. (23) followed by the Stephanie/ Jackie Rd. area (21) and along NM 528 (13).

The City is also increasing the amount of commercial land available for new business. In 2005, 27 commercial building permits were issued valued at $24.2 million; increasing to 34 permits valued at $44.2 million in 2006; with 37 permits valued at $25.2 million as of October 1, 2007. Rio Rancho currently has 1.5 million square feet of retail space with another 61,300 square feet under construction (Rio Rancho Economic Development Corporation). Table 3 shows the non-residential vacancy rates for the City of Rio Ranch, and justifies the need for industrial space in the City.

Table 3: Rio Rancho Non-Residential Vacancy Rates

	Total SF	Vacant SF	Vacant %
Industrial	5,972,367	41,096	< 1%
Retail	1,631,573	84,602	5.2%
Office	363,022	49,435	13.6%

Source: Grubb & Ellis, New Mexico, 1st Quarter 2008 Market Analysis

In 2007, the City of Rio Rancho received 95 requests for zone map amendments. Out of the 95 requests, 81 were processed, 14 are still pending, 7 were denied, and 6 were refunded. So far in 2008, 58 requests for zone map amendments have been made. Out of the 58 requests, 30 have been processed, 28 are pending, 28 were denied, and 3 were refunded. Ninety percent of the zone map amendments requested are commercial.

A look at the new houses being built in Camino Crossing.

Over half of Rio Rancho's households earned between $40,000 and $100,000 $50,0000 and $149,999 in 1999 2022. The community is predominately middle class, unlike most of the state. The median household income for the City is $56,914 $78,978 (US Census, 2007) (ACS, 2022). At the same time, Rio Rancho is less expensive city to live in than its neighbors. The ACCRA Cost of Living Index for Rio Rancho is 97.6 (US = 100%, 4th Quarter 2006).

Building permits for single family homes slowed in 2007 to 1,046, after the two previous years of over 2,000 permits issued. Thru the second quarter of 2008, there has been 504 building permits issued. The long-term average number of residential building permits issued has been about 1,000 annually.

Housing is still more affordable in Rio Rancho than for the metropolitan area as a whole. The average ~~sales price~~ home value of an existing home in Rio Rancho was ~~$210,545~~ $343,762 in ~~2007~~ 2022. The median sales price was ~~$180,000~~ $327,000. New homes are averaging ~~$212,000~~ $400,000. ~~Most new single family homes are currently being built in the Cabezon and Loma Colorado neighborhoods (Rio Rancho Economic Development Corp., 2006). New homes are currently being built in Camino Crossing located at the north-west corner of Rainbow Boulevard and Northern Boulevard.~~

From the intersection of Northern and Rainbow looking southwest at the Plan area.

According to the 2023 Affordable Housing Plan, Rio Rancho's original inventory of housing stock is beginning to show its age. Over half of the city's housing inventory was constructed before the year 2000. Many of these original "starter homes" were constructed poorly and are beginning to experience significant repair needs.

The City is looking to incentivize additional density and different housing typologies to serve "Missing Middle Housing" in Rio Rancho. This includes typologies between single-family units and multifamily units that may be renter- or owner-occupied. The following residential zoning designations allow for multifamily construction at the indicated densities:

R-3 (mixed residential district) – allows multifamily dwellings with a conditional use designation, provided there are not more than 26 units per acre, with a site plan reviewed by the Planning and Zoning Commission and approved by the Governing Body.
R-6 (multi-family residential district) - permissive uses include multiple-family dwelling units for sale or rent that are attached, up to a density of 50 dwelling units/acre.

The multifamily densities allowed conditionally in R-3 and by right in R-6 are conducive to affordable housing development of a variety of typologies.

2.2 Natural Environment

In general, planning area soils are sandy, with only 8-10 inches of rain a year that support mainly native grasses and shrubs. The Sheppard loamy fine sand soils (191) are representative of most of the soils in the plan area and are appropriate for urban development. Other major soil types in the area include: Grieta fine sandy loam (142) and Grieta-Sheppard loamy fine sands (145). Exhibit ~~23~~, ~~below,~~ shows the boundaries of the different soil types within the Northern-Rainbow Specific Area Plan; the soils are represented by their Natural Resource Conservation Science soil identification number.

Exhibit 3: Northern-Rainbow Plan Area Soil Types

Source: United States Department of Agriculture, Natural Resource Conservation Science

The soils in the Northern-Rainbow SAP area are favorable for development. Table ~~42~~ depicts the different soil types and the limitations of the soils for the types of development that are being planned for in this area:

Table ~~42~~: Soil Suitability for Development

	142- Grieta	145- Grieta-Sheppard	191- Sheppard
Dwellings with basements	Somewhat Limited	Not Limited	Not Limited
Dwellings without basements	Somewhat Limited	Not Limited	Not Limited
Local Roads and Streets	Somewhat Limited	Somewhat Limited	Not Limited
Corrosion of Concrete	Not Limited	Not Limited	Somewhat Limited
Corrosion of Steel	Very Limited	Very Limited	Very Limited
Lawns and Landscaping	Not Limited	Not Limited	Somewhat Limited
Small Commercial Buildings	Somewhat Limited	Not Limited	Somewhat Limited

Source: United States Department of Agriculture, Natural Resource Conservation Science

The natural habitat of the planning area is marked by riparian conditions with many indigenous types of brush and grasses. Common plants include chamisa, sand sagebrush, winterfat, mormon tea, snakeweed, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, senna, kochia, piñon, and oneseed juniper. Local wildlife includes birds, coyote, badgers, kit foxes, prairie dogs, jackrabbits, prairie rattlesnakes, round-tailed horned lizards, lesser earless lizards, and New Mexico whiptails.

The slopes of this land area range from 0-over 15% slope. The majority of the land has a slope of 3-7%. Aside from the drainage plan, which takes these land features into consideration, the entire Northern/Rainbow Specific Area Plan is working with the natural terrain of the area. The proposed six acre park in the southeastern portion of the Plan area is the location of the steepest slopes and highest elevation, leaving this area preserved for recreational use.

2.3 Land Ownership

The Plan area contains ~~236~~ 1,771 buildable lots. Each lot is approximately one acre in size. Currently 55% of the property within the Plan area is owned by two primary entities. The other 45% is individually owned.

2.4 Land Use

There are three single family homes that currently exist ~~adjacent~~ within ~~to~~ the Plan area. These lots are to be excluded from this Specific Area Plan: Block 49, Lot 1; Block 50, Lot 12; and Block 61, Lots 12 and 13. The existing platting for the Plan area establishes 236 one-acre lots. The current zoning for the entire area is R-1/Single Family Residential and M-1/Industrial and Business Park. Land on the north side of Northern Boulevard, which is adjacent to this Plan area, ~~is being~~ has been developed as R-2/Single Family Residential homes. Other surrounding land uses include R-1/Single Family Residential to the east, west and south of the Plan area.

2.5 Community Facilities

Rio Rancho Public Schools

Rio Rancho Public Schools has ~~15,662~~ 16,987 students in 16 school facilities. There is 1 preschool, ~~8~~ 7 elementary schools, ~~3~~ 4 mid-schools, 1 mid-high school and 3 high schools. Schools closest to the Plan area include: Colinas del Norte Elementary School and Puesta del Sol Elementary School, Eagle Ridge Middle School and Lincoln Middle School, and Rio Rancho High School. ~~Two new elementary schools will open in Fall 2008, and 1 new high school will open in Fall 2009. The school system has expressed a desire to locate a middle school in or near the Plan Area~~.

City Facilities

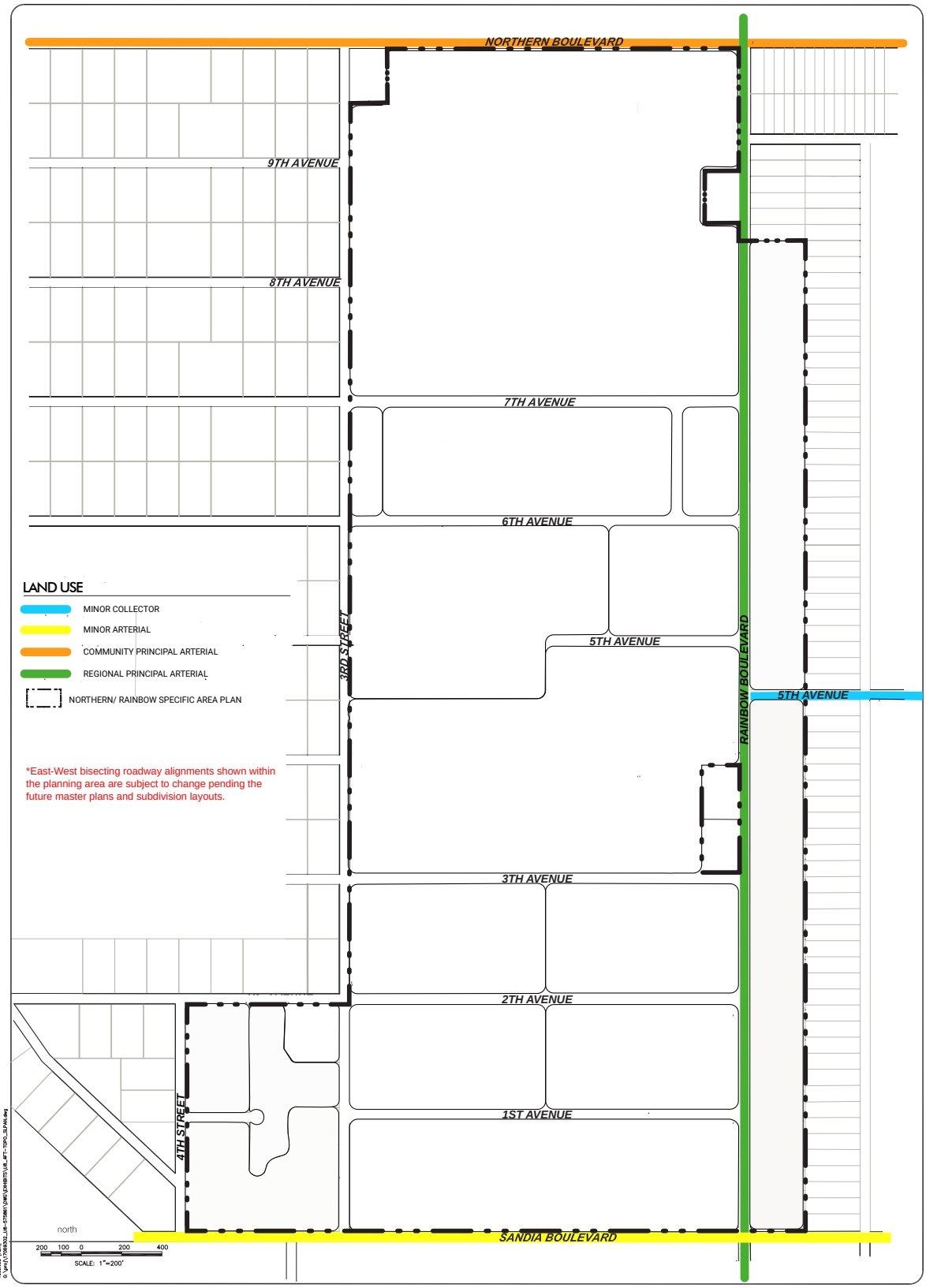
The nearest City facilities include Rainbow Park and Pool, and King Mesa Meadows Park. The City's Parks and Recreation Master Plan identifies a future senior center location at Rainbow Blvd. and Sandia Blvd. and identifies open space along the Calabacillas Arroyo. There is proposed open space near the Calabacillas Arroyo which is less than a mile west of the Plan Area, and a proposed senior center east of Rainbow Boulevard adjacent to the Plan Area. The allotted park space in the Plan Area, on the southwest corner of 2nd Avenue and Rainbow Boulevard, is ideally located in between these two proposed features. Pedestrian trails are recommended to link these features either along 1st Avenue or Sandia Boulevard.

2.6 Zoning

~~All lots in the Plan area are zoned R-1/Single Family Residential, as is most of the surrounding property to the east, west, north and south.~~ Lots between Northern and 8th and 4th and Sandia Boulevard are zoned R-1/Single Family Residential and Lots between 8th and 4th are zoned M-1/Industrial and Business Park. Most of the surrounding property to the east, west, north, and south is zoned R-1/Single Family Residential. The only exception is the Camino Crossing Subdivision, which is located at the northwest corner of Northern and Rainbow. This subdivision is comprised of 32.2 acres subdivided into 176 single family R-2 lots. Entrances to Camino Crossing are via Camino Crossing Street and 11th Avenue. ~~Parcel C located at the southwest corner of the subdivision is designated as a detention facility and park. A 10 inch water/sewer line runs along 3rd Street from Camino Cross to the proposed Northern Rainbow Specific Area Plan area.~~

2.7 Transportation

The proposed development of the Northern/Rainbow Specific Area Plan is within Unit 8 and Unit 11 of the Rio Rancho Estates. The project includes portions of blocks 1, 20, 49, 50, 53, 54, 57, 58, 61, 62, 65, 66 ~~and~~ 67, and T. 3rd Street lies directly to the west of the project while Sandia Boulevard bounds the development to the south. The east boundary of the development is Rainbow Boulevard. Northern Boulevard creates the north boundary of the project. The transportation access around and through the Northern and Rainbow Specific Area Plan is crucial for the cohesion of



Designed For:

NORTHERN/ RAINBOW
ROADWAY CLASSIFICATION
EXHIBIT 4

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

the residential and non-residential uses. The SAP's northern boundary is Northern Boulevard, an existing Community Principle Arterial running east and west, and provides access to the SAP via Rainbow Boulevard and 3rd Street. The eastern boundary is Rainbow Boulevard, running north and south, and is a proposed Regional Principal Arterial reported by the Mid Regional Council of Government (MRCOG) Metropolitan Transportation Plan (MTP). The Regional Principal Arterial will be the gateway into the SAP. Arterial roads are designed to carry longer-distance flows of traffic between important centers of activity. Furthermore, the MTP shows 5th Avenue as an existing minor collector to support access to the SAP. A minor collector collects traffic from local roads and distributes it to arterial roads or accepts traffic from arterial roads and distributes it to local streets. The southern boundary is Sandia Boulevard, a proposed minor arterial supporting Northern Boulevard for east-west traffic in and out of the SAP. The western boundary is 3rd Street, which provides access to the internal neighborhoods and ancillary support to Rainbow Boulevard to move traffic in and out of the SAP.

The SAP's existing internal access from Rainbow Boulevard to 3rd Street includes 9th, 8th, 7th, 6th, 5th, 4th, 3rd, 2nd, and First Avenue. As future subdivisions are proposed, it is anticipated that the existing east/west roads will be replaced with a more neighborhood-friendly layout. The proposed subdivision to the north of the Business Park eliminates 8th Avenue and 9th Avenue. To the south of the Business Park is a second subdivision reconfigured to eliminate 3rd and 4th Avenue.

The Business Park will utilize two access points, located on Rainbow Boulevard, at 7th and 5th Avenues. 5th Avenue, as a new east-west access point between 3rd Street and Rainbow Boulevard, will have a final design outlined in the master plan and subdivision layout Access to and from the Business Park will require a different level of service through a wider Right-of-Way (ROW). Two access points from Rainbow Boulevard will significantly improve the traffic flow to and from the Business Park in a way that does not overwhelm the residential uses. This will enhance the overall efficiency of the SAP and provide a better transition between residential options and businesses.

The SAP has been expanded east to include the subdivision adjacent and across Rainbow Boulevard to support the OZ overlay between Northern and 9th and between 5th and Sandia. As future subdivisions are proposed, it is anticipated that individual driveway access will be replaced with limited hammerhead or cul-de-sac layout clusters along Rainbow Boulevard from Sandia Boulevard to Northern Boulevard. The reduction of access points allows traffic to flow more efficiently with less residential driveways accessing Rainbow Boulevard.

Long Range Transportation Plan

The City of Rio Rancho prepares an Infrastructure Capital Improvements Plan (ICIP) and submits it to the state annually. The ICIP is a plan that establishes planning priorities for all anticipated capital projects and identifies funding sources for a period of 5 years. The ICIP may be used to procure state appropriations and to seek other funding sources such as bonds, loans, and grants. ~~The 2009-2014 ICIP lists $640 million in capital projects for parks, public safety, drainage, transportation, utilities, library, fire and rescue, vehicles and machinery, and drainage. Transportation projects total $165 million, and parks projects total $42 million city-wide over the six year period. No ICIP projects are currently planned in or near the Plan area.~~ The ~~2030~~ 2045 Metropolitan Transportation Plan (MTP) prepared by the Mid-Region Council of Governments (MRCOG) identifies projects that will be programmed in the 5 year State Transportation Plan (STIP) if federal funding becomes available. ~~The MTP identifies a project to construct Rainbow Blvd. from Northern Blvd. north to Paseo del Volcan in the next 20 years.~~

Traffic

Traffic volumes in the Plan area are highest along Rainbow Boulevard with an average weekday traffic flow of ~~2200~~ 3,527 vehicles. Northern Boulevard has an average weekday traffic flow of ~~2000~~ 2,775 vehicles near the Plan Area; this number ~~decreases~~ increased to ~~1600~~ 3,557 just ~~west~~ east of the Plan Area, but this number is expected to increase. ~~when Northern Rainbow Boulevard is extended to Paseo del Volcan in the next several years.~~

Transit

Rio Transit operates a paratransit system serving senior and eligible disabled adults. Funding is through FTA 5310 and the City of Rio Rancho general fund. Riders must be residents of and registered with the City of Rio Rancho. Trips are available for any purpose in Rio Rancho; however they are limited to medical, educational, or work purposes in Albuquerque, Placitas, Bernalillo, and Corrales. ABQ Ride is studying regional high capacity transit corridors for possible service to Rio Rancho in the future, including Unser Boulevard and NM 528. No local City bus service is currently planned.

Trails and Bike Paths

A bike lane is planned, for the future, along Northern Boulevard from Unser Boulevard to Hondo Road, and along Rainbow Boulevard in its entirety. Rainbow Blvd. and Northern Blvd. are both identified as bicycle routes on the City's and MRCOG's bike and trails map. The City's Parks and Recreation Master Plan identifies future trails linking open space along the Calabacillas Arroyo.

Rights-of-Way

Rainbow Boulevard is an existing 100 foot right-of-way and proposed to 156 foot right-of-way. All other roadways in and around the Northern/Rainbow Specific Area Plan are 50 foot rights-of-way. An initial bulk land plat will not dedicate any additional rights-of-way.

Street System

~~6th~~ 7th Avenue will be the main entrance for the Business Park portion of the area plan via Rainbow Boulevard. ~~and 3rd Street. 7th,~~ 6th and 5th Avenues will be reconfigured internally to the Business Park. 3rd Avenue, ~~and~~ 1st Avenue, 4th Avenue, 8th Avenue and 9th Avenue will be vacated and consolidated into residential tracts through a summary plat process once the property is acquired. All other existing roadways within the master plan area will remain unchanged. The Plan area street system includes local, collector, minor, and principal arterial streets as indicated on the Roadway Classification Map in the Mid-Region Council of Governments (MRCOG) ~~City's~~ Metropolitan Transportation ~~Policy~~ Plan adopted in ~~2004~~ 2020 and listed below:

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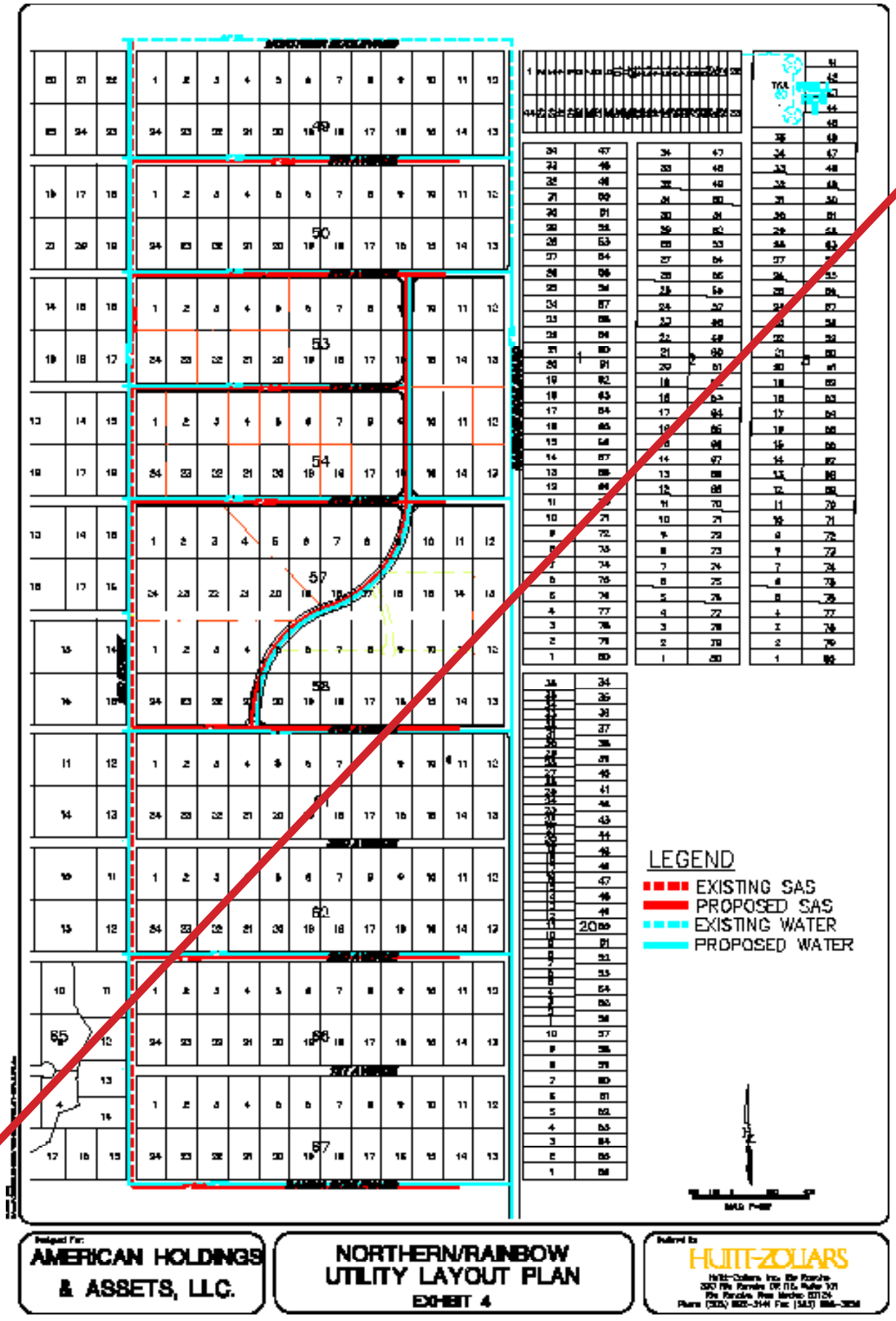
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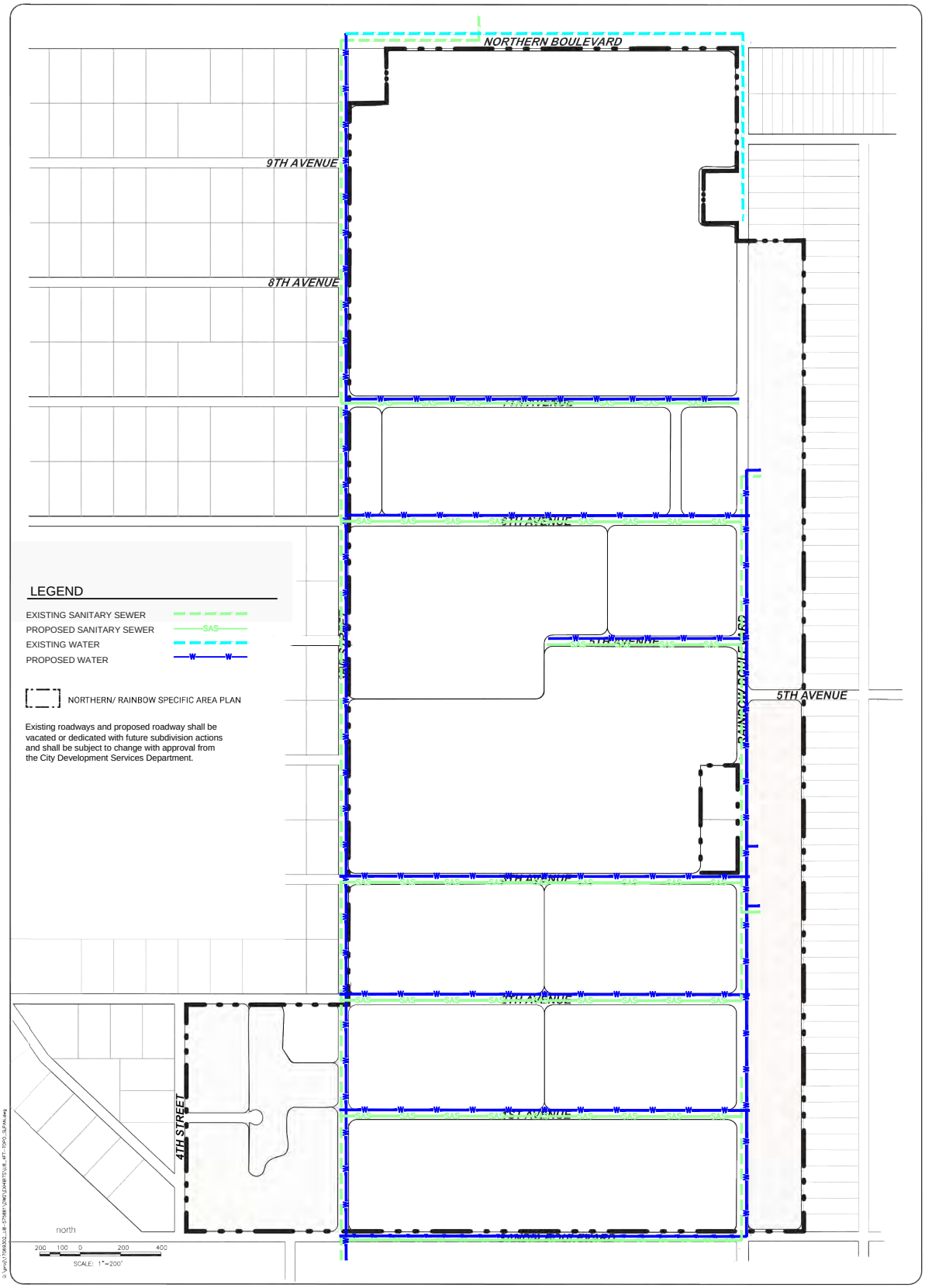
AMERICAN HOLDINGS & ASSETS, LLC.
NORTHERN/RAINBOW UTILITY LAYOUT PLAN
EXHIBIT 4
HUITT-ZOLLARS

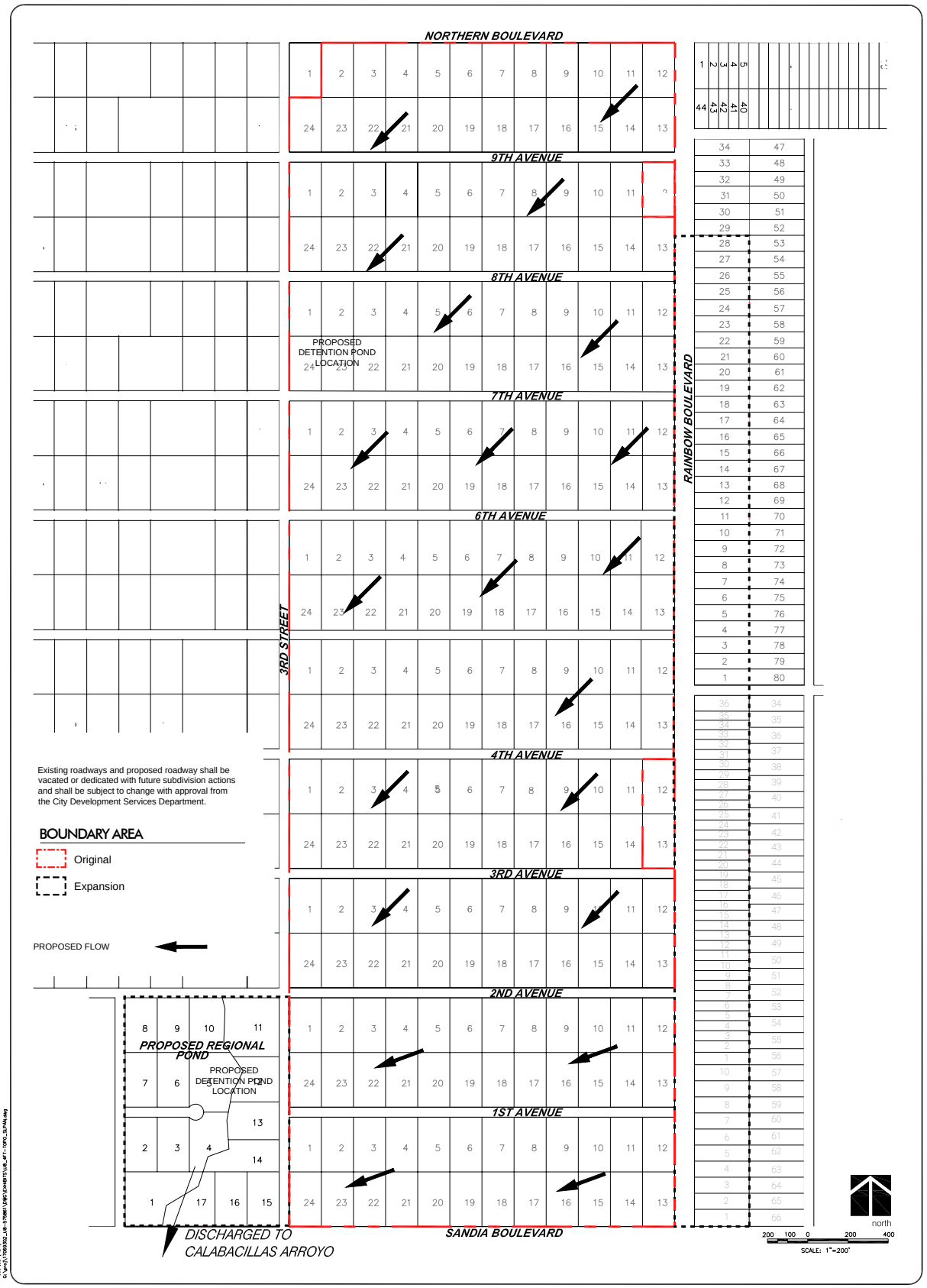


Designed For:

NORTHERN/ RAINBOW
PROPOSED UTILITY PLAN
EXHIBIT 5

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Designed For:
AMREP SOUTHWEST Inc.

NORTHERN/ RAINBOW
EXISTING DRAINAGE PATTERNS
EXHIBIT 6

Designed By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

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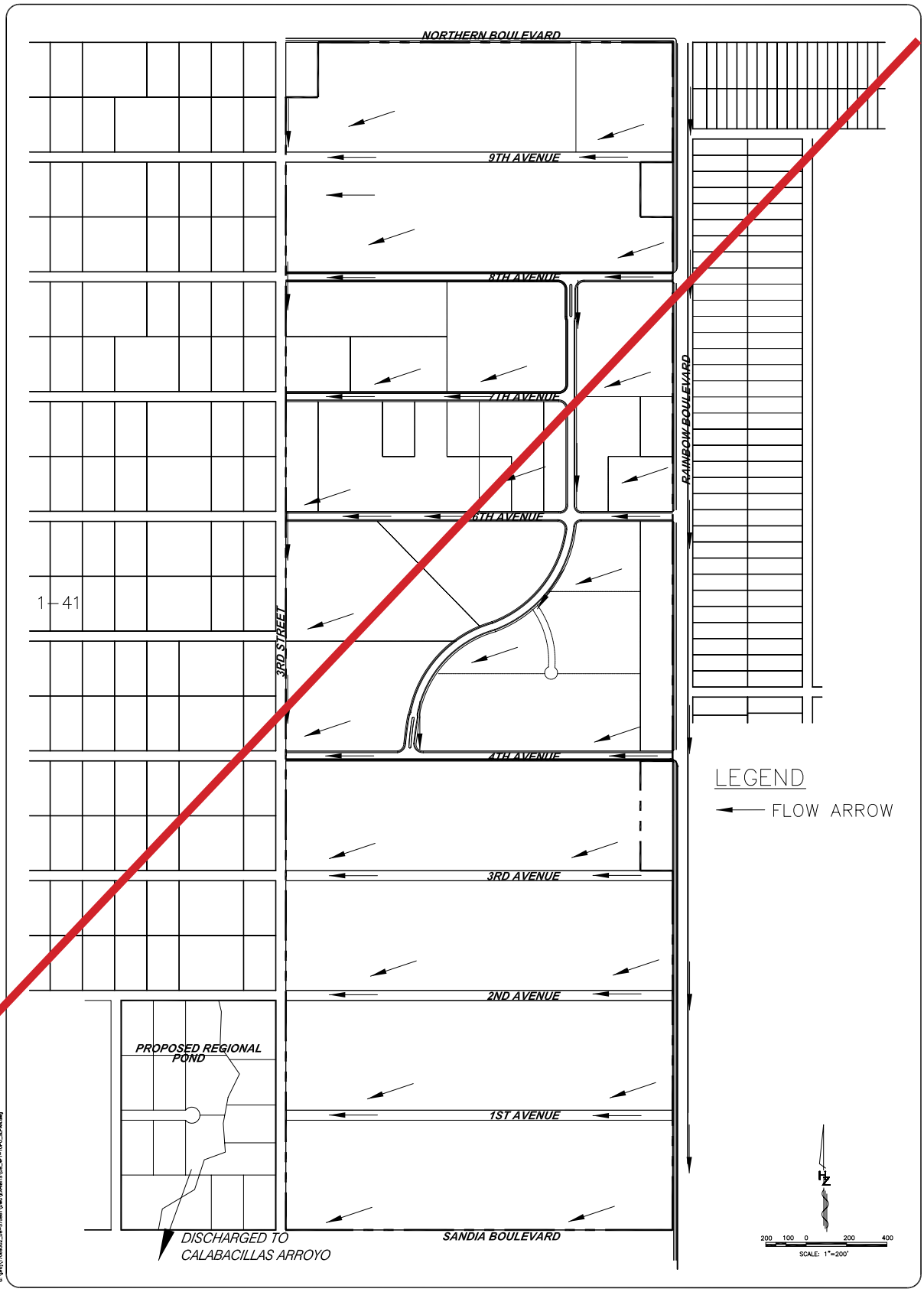
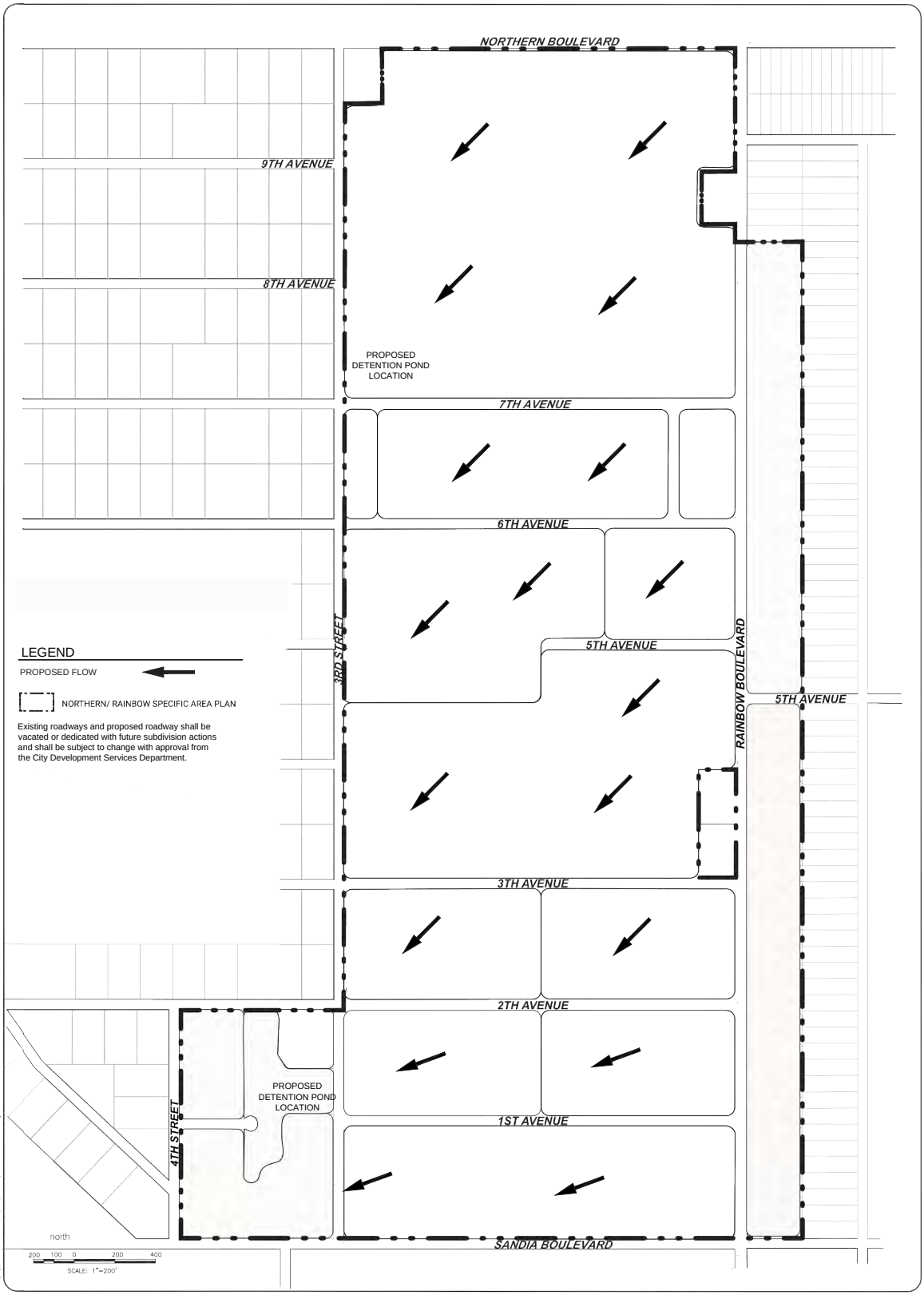


Designed For:
AMERICAN HOLDINGS & ASSETS, LLC.

NORTHERN/RAINBOW
PROPOSED DRAINAGE PATTERNS
EXHIBIT 6

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho DR NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

WILL BE PROVIDED IN SUBSEQUENT MASTER PLANS

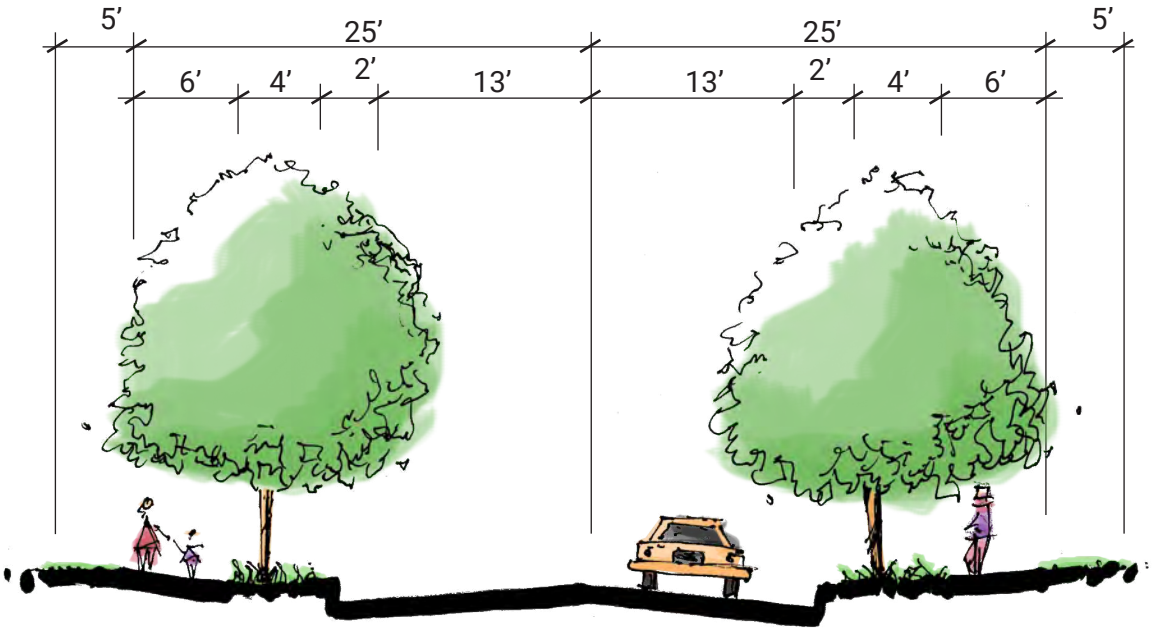


Designed For:

NORTHERN/ RAINBOW
PROPOSED DRAINAGE PLAN
EXHIBIT 7

Designed By:

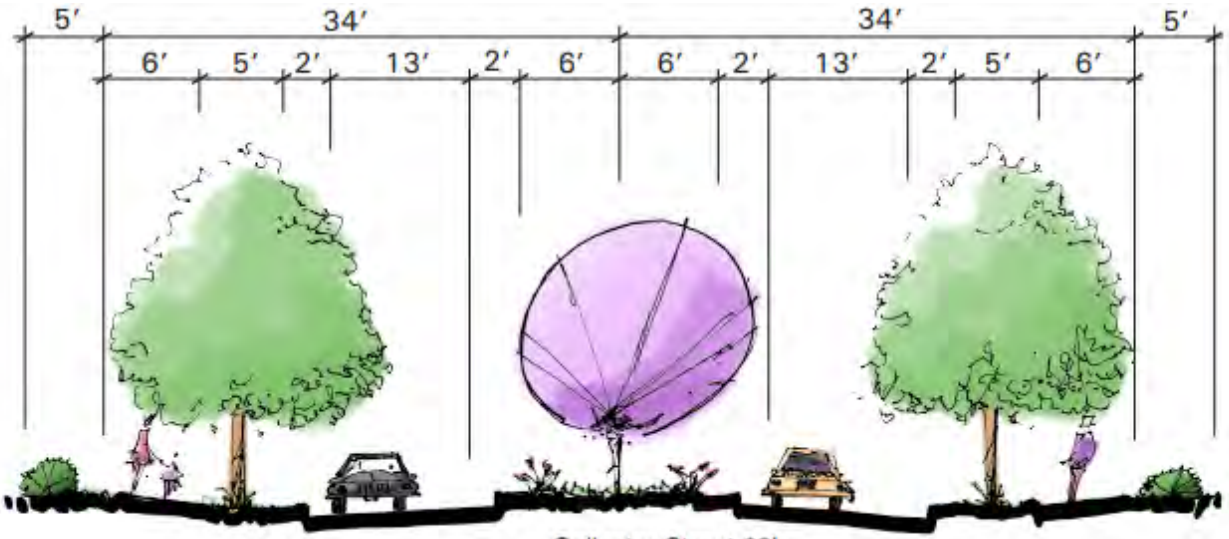
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Local Street 50'

Local Streets (50 feet wide, 30 foot wide pavement, 2 lanes)
A street which is primarily for access to abutting properties and carries low volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD.

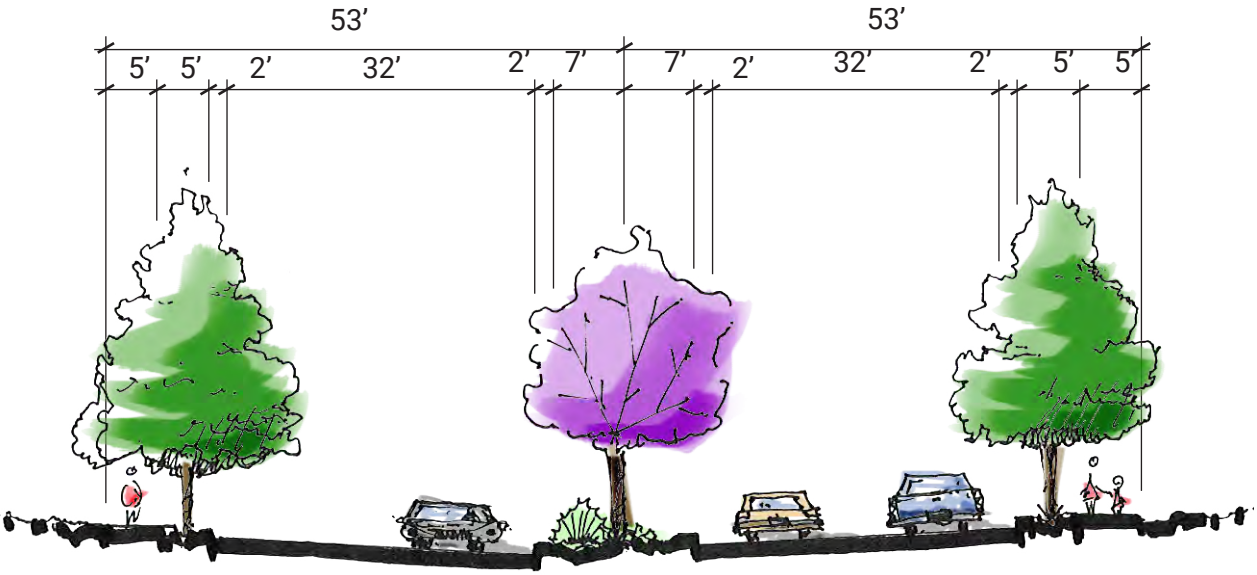
- Running north and south - 3rd Street
- Running east and west - ~~1st~~ 2nd Avenue ~~through~~ and ~~9th~~ 7th Avenue



Collector Street 68'

Collector Streets (68 feet wide, 48 feet wide pavement, 3 lanes)
A street which carries traffic from local streets to arterial streets. Accessibility and mobility (speed) are balanced relative to land use with speed limits between 25 to 35 MPH. Residential collectors with driveways are generally kept to 25 MPH, while those with more limited access have a higher posted speed limit. Two through lanes with a center median or center turn-lane would be typical. Volumes can vary from 1,000 to 15,000 VPD.

- Running east and west - ~~Sandia Boulevard~~ 5th Avenue East of Rainbow Boulevard



Arterial Street 106"

Arterial Streets (Principal arterials - 156 feet wide; Minor arterials – 106 feet wide, 4 lanes with an 18 foot median)

A street designed and used primarily for serving large volumes of traffic and to provide cross-city travel. Mobility takes precedence over accessibility. Speed limits should be 35 to 45 miles per hour (MPH) with volumes of approximately 7,000 vehicles per day (VPD) per lane. Four lane arterials with a median are common with a capacity of 28,000 vehicles per day. Access is controlled via signalized intersections and raised medians.

- Running east and west - Northern Boulevard a Community Principal Arterial
- ~~Running east and west - Sandia Boulevard a Arterial~~
- Running north and south - Rainbow Boulevard a ~~Minor~~ Proposed Regional Principal Arterial

2.8 Utilities

The development is in an area that has existing service by the City of Rio Rancho Utilities Department. ~~There are two significant developments at various stages surrounding Northern/Rainbow Specific Area Plan. Camino Crossings subdivision to the north has an approved final plat and infrastructure is complete. Cedar Hills subdivision is an established area to the south of the project area. There are three existing single family homes adjacent to the area, as well as several homes across Rainbow Boulevard to the east.~~

Domestic Water

~~Water will be provided from a 12" water main within Rainbow Boulevard. The 12" water main will be extended from 8th Avenue to Inca Road. All lines internal to the development will have 8" lines with connections to the mains in Rainbow Boulevard. All new homes will have service connections per the City of Rio Rancho standards. See Exhibit 4 for line locations and sizes.~~ There are existing water mains in Northern Boulevard that extend the length of the Specific Area Plan from Rainbow Boulevard on the east well past 3rd Street on the west. There is also an existing water main in Rainbow Boulevard that extends south from Northern Boulevard to 8th Avenue. The intents is for connections to be made to these existing main and then routed through the development. All water line internal to the development will have 8" lines. All new homes will have service connections per the City of Rio Rancho standards.

Sanitary Sewer

~~Sewer service will be provided through the 10" interceptor within 3rd Street. The 10" interceptor will travel to Lift Station #4. The main interceptor is generated from Camino Crossing to the north. It travels down 3rd Street to Sandia Boulevard and then down Hondo Road to Lift Station #4 in Parcel A of Cedar Hills #6.~~

~~All other internal roadways within the subdivision will have 8" lines. All new homes will have 4" lateral connections per the City of Rio Rancho standards. See Exhibit 4 for line locations and sizes.~~ There are existing sanitary sewer mains to service the Specific Area Plan area. There is a main that extend out of the existing Camino Crossing subdivision on the north side of Northern Boulevard to 3rd Street. The main then goes south in 3rd the extent of the Specific Area Plan area. The intents is for the Specific Area Plan area to discharge to the existing main in 3rd Street where it will be conveyed downstream to the wastewater treatment plant. All internal roadways within the plan area will have 8" lines. All new homes will have 4" lateral connections per the City of Rio Rancho standards.

2.~~9~~8 Conceptual Drainage Plan

The intent of the conceptual drainage plan for Northern/Rainbow Specific Area Plan is to provide the initial structure for a drainage solution within the watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the ~~"Blacks Arroyo Watershed Management Plan" (BAWMP), dated August 2002. There is no specific management plan for the Calabacillas Arroyo~~ "Calabacillas Watershed Park Management Plan," from August 2024. The basin that encompasses the Northern/Rainbow Specific Area Plan includes areas to the north of Northern Boulevard as well as some areas east of Rainbow. Per the report the flow rate at the crossing at Northern Boulevard is 6,735 cfs. The Northern/Rainbow Specific Area Plan falls within an open space designation of this report. The Northern/Rainbow Specific Area Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA).

Flood Zone

Per FEMA FIRM Panel 35043C1888D, dated March 18, 2008, the Northern/Rainbow Specific Area Plan does not fall within a designated flood plain. There is a flood zone directly to the west of 3rd Street. This flood zone will require modification during the future facility plan effect.

Existing Conditions

The Northern/Rainbow Specific Area Plan drains from the northeast to the southwest. The terrain is in its natural condition with graded roadways within the existing plated rights-of-way. All storm water collects within a tributary to the Calabacillas Arroyo just west of 3rd Street. Storm water will enter the Calabacillas Arroyo at Sandia Boulevard. ~~Existing platted lots will have land treatments at 100% 'A'.~~ The storm water calculations will be used to establish release rates for any future detention ponds within the area.

~~Interim Conditions~~

All individual zones within the specific area plan will become individual tracts with the future bulk land plat. The tracts will be required to pond storm water and release at historic rates until a regional facility plan is created and implemented.

~~Developed Conditions~~

~~The land treatments for out parcels within the Northern/Rainbow Specific Area were determined in the "Blacks Arroyo Watershed Management Plan" and are as follows:~~

Blacks Arroyo Watershed Management Plan				
PARCEL DESCRIPTION	LAND TREATMENTS			
	A	B	C	D
1/2 Acre	10%	33%	30%	27%
1 Acre	43%	20%	20%	17%

~~Land treatments for the Northern/Rainbow Specific Area Plan will be determined using the following equation from the City of Albuquerque DPM for a Single Family Residential Subdivision: 7*((N*N) + (5*N)) ^0.5. Using the equation the %D land treatment will be determined. The remaining will be split between Treatments B and C. The remaining portions of the development will follows the land treatments described in the "Blacks Arroyo Watershed Management Plan" and are as follows:~~

Blacks Arroyo Watershed Management Plan				
PARCEL DESCRIPTION	LAND TREATMENTS			
	A	B	C	D
Commercial	0%	0%	15%	85%
Multi-Family	0%	15%	15%	70%

~~The initial drainage plan for the area will involve a regional detention pond within block 65. This detention pond will outlet across Sandia Boulevard and directly into the Calabacillas Arroyo. The detention pond will allow free discharge for the entire basin. A facility plan will need to be developed to master plan the entire basin area and approve the regional facility.~~

~~An internal drainage report will be prepared as part of the preliminary plat submittal for residential or commercial developments within the specific area plan. This report will outline specifics pertaining to the storm drain system, inlet locations and penetrations from the development into the regional detention pond. The plat will also outline the responsibilities for the storm drain facilities for SSCAFCA and the City of Rio Rancho.~~

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3.0 POLICIES, GOALS, and OBJECTIVES

The City of Rio Rancho's Integrated Comprehensive Plan, Vision 2020, establishes a principle-based policy document comprised of principles, policies, and action statements for the purpose of directing future growth and development of the City. The Northern-Rainbow Specific Area Plan (NRSAP) is conscious of, adheres to, and helps to implement such policies. The NRSAP provides the policy framework to establish a mixed-use activity center in this portion of the City. This section outlines the relevant principles, policies, actions, and values of the City's Vision 2020 and ~~Comprehensive Economic Development Policy~~ the 2023 Affordable Housing Plan. Under each topic are the goals, objectives, and policies of the Specific Area Plan, showing how this Plan furthers the City's vision.

3.~~3~~1 Housing Principle: Encourage the development of a variety of high quality housing types, densities, and locations in order to provide a range of housing choices to meet the needs of present and future Rio Rancho residents.

Housing Policies:

Encourage the creation and maintenance of quality residential and neighborhood environments while ensuring the availability of necessary service and quality of life amenities.

Ensure that residential areas are appropriately sited and protected from incompatible land uses.

Establish site and building design guidelines to create an effective transition, or necessary buffer, between substantially different land uses and densities.

Ensure that mixed-use development complements and enhances the character of neighboring residential and commercial development.

Support residential developments with appropriate amenities for families with children.

ACTIONS:

- *Promote housing construction within expansion and infill development areas in proximity to utilities, services, and amenities.*

- *Encourage a variety of housing types and densities in the City, including high-density multi-family housing adjacent to activity centers in growth nodes or housing combined with compatible mixed uses in master planned developments.*

2023 Affordable Housing Plan

The goals of the Northern-Rainbow Specific Area Plan complement the strategies of the Affordable Housing Plan by aiming to develop vacant and under-utilized parcels, as well as create a variety of housing types for different income levels. This Plan allows for the development of more dense forms of housing in that part of the city.

Housing Goals and Objectives of the Specific Area Plan

Goal 1: Provide a range of housing choices within the Northern-Rainbow Specific Area Plan to meet the needs of present and future Rio Rancho citizens.

Goal 2: Develop different densities of high quality housing around the Northern-Rainbow Specific Area Plan, thus promoting pedestrian activity, alternative transportation, and self-sustainability.

Goal 3: Develop a variety of mixed income housing opportunities in that part of the City.

Goal 4: Provide appropriate amenities like parks and playgrounds for families with children.

Objective 1: Zone areas of land for different housing densities in the Northern-Rainbow Specific Area Plan.

Objective 2: Develop the planned multi-use trails along Northern and Rainbow Boulevards.

3.~~12~~ Economic Development Principle: Through continued public and private partnerships, seek to develop a community that provides a wide range of businesses and industries that are compatible with the natural environment and consistent with the City's vision of economic diversity.

Economic Development Policies:
Develop the City of Rio Rancho as an independent, self-sustaining community, while maintaining an integral role within the economy of the metropolitan region.

Ensure the long-term financial strength of the community & the community's economy by attracting quality jobs, retail services & diverse employment opportunities.

Provide practical and efficient development services to create an environment conducive to economic development growth.

Ensure that the development of Rio Rancho is supported by a coordinated & planned infrastructure system that accommodates future growth.

ACTIONS:

- ~~*Aggressively pursue public/private partnerships to recruit & expand economic base jobs while maintaining a skilled workforce.*~~
- *Continue Rio Rancho's success in economic development without sacrificing other community values and resources.*
- *Expand the City's gross receipts tax base by supporting existing and recruiting additional local retail and office uses.*
- *Make Rio Rancho a place where one can live, work, shop, and play without leaving the City.*
- *Provide for the installation of state of the art telecommunications infrastructure through provisions for fiber optic networks to carry video, voice, and data transmissions.*
- *Utilize a Development Team approach in facilitating the expansion of new economic base employment.*
- *Streamline government processes and procedures to promote citywide economic development.*

Economic Development Goals and Objectives of the Specific Area Plan

Goal 1: Promote economic development opportunities in a variety of areas throughout the City of Rio Rancho, thereby allowing people to live near where they work.

Goal 2: Provide options for businesses and employees within the Northern-Rainbow Specific Area Plan since there aren't job opportunities in this portion of the City.

Goal 3: Promote an employment center in the Northern-Rainbow Specific Area Plan since there is existing infrastructure.

~~Goal 4: Pursue public/private partnerships that will strengthen the City's economic situation.~~

Objective 1: Proactively work with the Rio Rancho Economic Development Corporation to attract high quality businesses to locate in the Northern-Rainbow Specific Area Plan.

Objective 2: Plan for the future development of infrastructure to serve the Northern-Rainbow Specific Area Plan~~, and make this a priority in the City's ICIP~~.

~~Comprehensive Economic Development Policy~~

~~The City of Rio Rancho's Comprehensive Economic Development Policy exists, "To Define, Encourage, and Guide Sustainable, Long-Term, Economic and Community Development on a City-Wide Basis." It establishes the values, goals, and objectives of the City as they relate to economic development.~~

~~The following is a list of the values, goals, and objectives from the Comprehensive Economic Development Policy that the Northern Rainbow Specific Area Plan and Rainbow Business Park adheres to and implements.~~

~~Values:~~

- *~~We value "balance" which acknowledges a traditional commitment to work, family, and community.~~*
- *~~We value a strong, vibrant, and diverse local and regional economy which provides jobs and opportunities for growth in investment and income.~~*
- *~~We value the creation and maintenance of a distinct, positive community identity reflected in the "sense of place" generated through the architectural and land-use planning approaches to the "built environment."~~*
- *~~We value comprehensive, well-planned transportation networks and transit opportunities which assure the adequate, safe, and efficient movement of children, workers, students, shoppers, tourists, seniors, and the disabled to and from needed and desired points of interest or access- affordably and without undue congestion, inconvenience, or time delays.~~*
- *~~We value well-planned networks of public and utility infrastructure which maximize access, physical aesthetics, and provision of service; while discouraging duplication; minimizing marginal cost of expansion; and limiting sprawl.~~*
- *~~We value stewardship of and a respect for the natural environment.~~*

- ~~*We value a local economic climate in which the cost of housing, as well as the overall cost of living, remains affordable and regionally competitive.*~~

- ~~*We value respect for our arid environment through well-planned water conservation strategies which balance effective usage against economic and social need.*~~

~~***Goals and Objectives:***~~

- ~~*A respectful workplace where the intrinsic value of the employee and his/her status as citizen, family member, and community participant is acknowledged and supported.*~~

- ~~*The creation and/or retention of full and part-time, stable and permanent jobs, paying competitive wages and benefits, and made available, with preference, to Rio Rancho residents.*~~

- ~~*An identified adequate equity investment into land, buildings, technology, and equipment in order to show both a commitment to the endeavor and to better ensure financial sustainability.*~~

- ~~*A track record of, or a commitment to overall environmental stewardship and concern as reflected in manufacturing processes, research practices, purchasing and inventory control practices, waste generation and disposal, landscaping, and land and water usage.*~~

- ~~*A track record of, or commitment to the design, construction, and maintenance of buildings, signage, landscaping, parking and lighting, which are not just functional, but also add positively to the architectural and aesthetic context in which they exist; coexist harmoniously with their surroundings; and contribute to the general "sense of place" of the community.*~~

- ~~*A track record of, or commitment to, pervasive career-long employee training, with emphasis on total quality, service, and responsiveness to the customer.*~~

- ~~*A secure and safe workplace where employees, customers, suppliers, and service providers, are protected from violence, injury, unwanted solicitation, harassment, and intimidation; and where their vehicles and belongings are safeguarded against theft, damage, and vandalism.*~~

- ~~*A willingness to develop and maintain buildings and facilities whose design and ongoing functioning safely and effectively contribute to, or facilitate public and private transportation, without contributing to undue congestion, inconvenience, or premature infrastructure degradation.*~~

- ~~*An identified business model or strategic plan which is designed to, among other goals, offer regionally-competitive, high-quality housing opportunities, across a mix of model offerings and price points, developed as in-fill in areas already served by, or easily reached by city water, sanitary sewer, and transportation infrastructure.*~~

- ~~*The installation of, contribution to, or facilitation of, a state-of-the-art telecommunication infrastructure providing or allowing for high-speed, wireless, broadband.*~~

~~The Northern/Rainbow Specific Area Plan is supported by the proposed Rainbow Business Park. One of the main goals of this plan is to establish an area for economic development that is in accord with City plans and policies. This Specific Area Plan was created through coordinated efforts between the City of Rio Rancho, the Economic Development Corporation, and property owners. Businesses locating within the Plan Area are required to adhere to the above mentioned values,~~

~~goals, and objectives. Following these will help assure that future developments match and exceed the caliber of businesses desired by Rio Rancho.~~

~~**Economic Development Goals and Objectives of the Specific Area Plan**~~

~~Goal 1: Promote economic development opportunities in a variety of areas throughout the City of Rio Rancho, thereby allowing people to live near where they work.~~

~~Goal 2: Provide options for businesses and employees within the Northern-Rainbow Specific Area Plan since there aren't job opportunities in this portion of the City.~~

~~Goal 3: Promote an employment center in the Northern-Rainbow Specific Area Plan since there is existing infrastructure.~~

~~Goal 4: Pursue public/private partnerships that will strengthen the City's economic situation.~~

~~Objective 1: Proactively work with the Rio Rancho Economic Development Corporation to attract high quality businesses to locate in the Northern-Rainbow Specific Area Plan.~~

~~Objective 2: Plan for the future development of infrastructure to serve the Northern-Rainbow Specific Area Plan, and make this a priority in the City's ICIP.~~

3.~~2~~23 Land Use Principle: The City of Rio Rancho shall develop as an independent, self-sustaining community, which has an integral role in the Albuquerque metropolitan region. Encouraging the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space is recognized as a City priority. Growth nodes are designated to distinguish preferred areas of development.

Fiscal Land Use Policy: *The City of Rio Rancho supports land use and fiscal policies that promote development consistent with the City's comprehensive plan and is based on sound land use and infrastructure development.*

Activity Center Land Use Policy*: The City shall develop general land use criteria for Activity Centers (Activity Centers are defined as those employment centers and mixed use areas within Growth Nodes that provide for day, evening, weekday and weekend multi-use activities).*

General Land Use Policy: *Promote development of high-density, mixed use activity centers within master planned growth nodes to curb low density, single use and strip commercial sprawl development. Growth nodes should be designed to capture a significant share of the City's future jobs and housing.*

ACTIONS:

- *When mixing land uses, incorporate usable public space into project designs. The need would be determined by the size and type of the various activity centers.*

- *There may be areas within certain nodes where it is desirable to locate residential uses giving distinction to the area and offering unique housing opportunities within the City.*

- *Complement retail uses within a node with personal service shops, office, and residential.*

- *Consider integration of mixed uses into a single structure with retail on the lower level, office and residential on the upper levels.*

Land Use Goals, Objectives, and Policies of the Specific Area Plan

Goal 1: Establish an Employment Center, which will provide for economic growth and employment opportunities.

Goal 2: Promote a variety of housing choices including low- and medium-density single family residential uses and high-density multi-family residential uses.

Goal 3: Encourage mixed uses – retail, office, industrial, and residential uses.

~~Goal 4: Discourage strip commercial development and single use development oriented exclusively around automobile access, through the use of mixed use zoning along the Northern Boulevard corridor.~~

Goal 5: Develop land for industrial use to fulfill the market's demand, thus providing workable options for businesses looking to locate in Rio Rancho.

Objective 1: Develop land use categories which allow for choice of a variety of zoning districts.

Objective 2: Mitigate impacts with a Master Plan on surrounding uses through design standards. Buffers between industrial and residential uses are mandatory.

Policy 1: Property owners will initiate zoning changes to implement the Northern-Rainbow Specific Area Plan and Master Plan.

Policy 2: Building permits and rezoning cases for the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area (approved by the Governing Body and/or Development Services Department) are subject to design criteria provided in Section 6.0 of this document.

~~*3.3 Housing Principle: Encourage the development of a variety of high quality housing types, densities, and locations in order to provide a range of housing choices to meet the needs of present and future Rio Rancho residents.*~~

~~***Housing Policies:***~~

~~*Encourage the creation and maintenance of quality residential and neighborhood environments while ensuring the availability of necessary service and quality of life amenities.*~~

~~*Ensure that residential areas are appropriately sited and protected from incompatible land uses.*~~

~~***ACTIONS:***~~

- ~~*Promote housing construction within expansion and infill development areas in proximity to utilities, services, and amenities.*~~

- ~~*Encourage a variety of housing types and densities in the City, including high-density multi-family housing adjacent to activity centers in growth nodes or housing combined with com-*~~

~~*patible mixed uses in master planned developments.*~~

~~**Housing Goals and Objectives of the Specific Area Plan**~~
~~Goal 1: Provide a range of housing choices within the Northern-Rainbow Specific Area Plan to meet the needs of present and future Rio Rancho citizens.~~

~~Goal 2: Develop different densities of high quality housing around the Northern-Rainbow Specific Area Plan, thus promoting pedestrian activity, alternative transportation, and self-sustainability.~~

~~Objective 1: Zone areas of land for different housing densities in the Northern-Rainbow Specific Area Plan.~~

~~Objective 2: Develop the planned multi-use trails along Northern and Rainbow Boulevards.~~

3.4 Additional Specific Area Plan Goals, Objectives, and Policies

Transportation

Goal: Assure safe and convenient multi-modal access to well-connected residential neighborhoods, businesses, offices, and other facilities in the Northern-Rainbow Specific Area Plan.

Objective: Improvements in connectivity to all Northern-Rainbow Specific Area Plan roadways and trails are to be made in conformance to city street and trail construction standards and funded through the City's ICIP process.

Policy: Department of Public Infrastructure will program roadway and trail projects in the ICIP for the Northern-Rainbow Specific Area Plan.

Urban Design

Goal 1: Develop high quality buildings that harmonize with the natural and built environments of the Northern-Rainbow Specific Area Plan.

Goal 2: Create an Activity Center within walking distance of residences, balancing retail, office, industrial, single-family and multi-family uses within the Northern-Rainbow Specific Area Plan.

Objective 1: Develop streetscape and parking standards for new development in the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street in the Northern-Rainbow Specific Area Plan, such as signs, landscaping, lighting, fencing, etc.

Policy: New construction permits and site plan approvals by Development Services Department for Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street will be subject to the design standards required in the Northern-Rainbow Specific Area Plan.

Utilities

Goal: Assure that urban uses have full utilities, both community water and sewer provided to all new development in the Northern-Rainbow Specific Area Plan.

Objective: Coordinate water and sewer utility infrastructure among various master plan and subdivision developments as approved within the Northern-Rainbow Specific Area Plan.

Policy: No building permits will be issued for development in the Northern-Rainbow Specific Area

Plan by the Development Services department if the City cannot provide community water and sewer to the property.

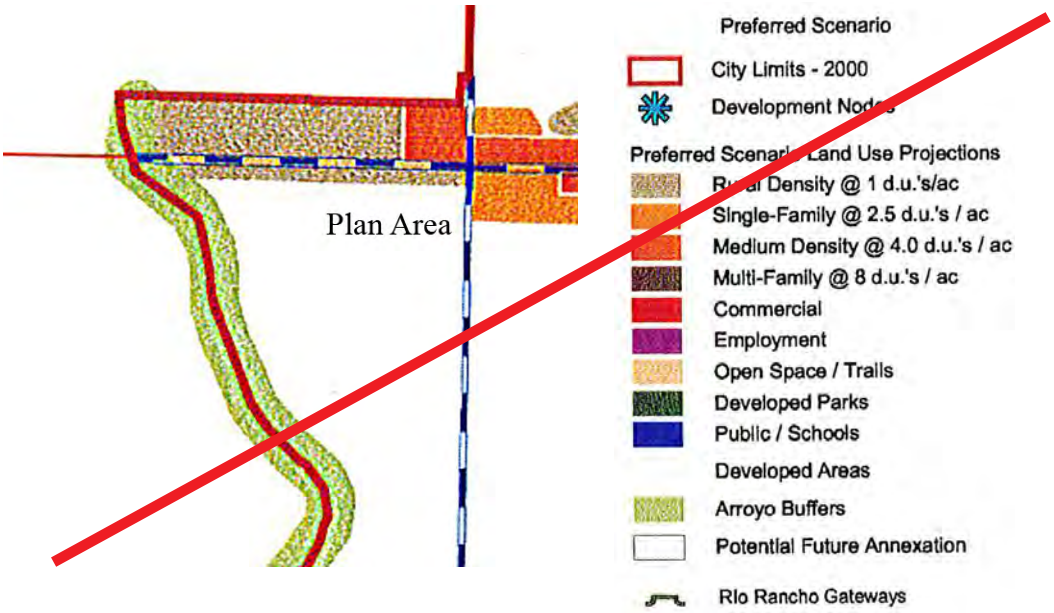
Community Facilities
Goal: Create open space, parkland, trails and other recreation amenities to serve the Northern-Rainbow Specific Area Plan.

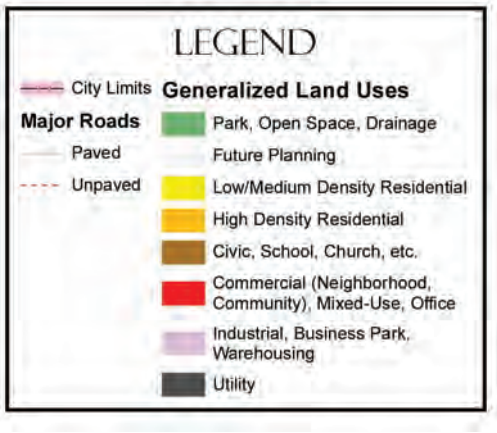
Objective: Provide community services to the Northern-Rainbow Specific Area Plan, concurrent with development and population growth.

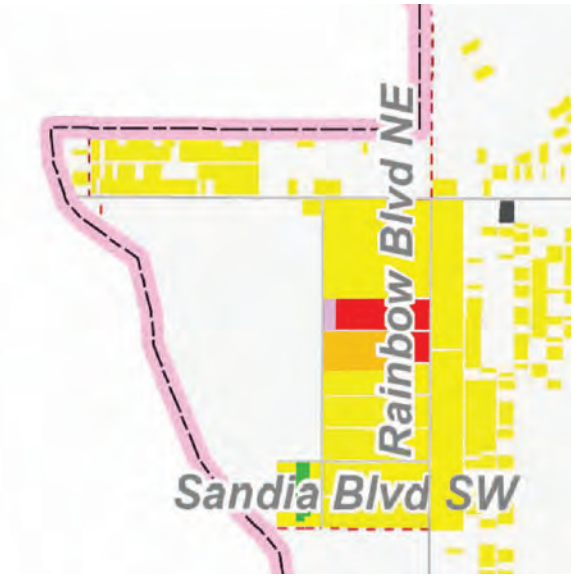
DELETED

4.0 PROPOSED LAND USE

The images below display the Preferred Land Use Scenario for the Plan Area, as shown in the Comprehensive Plan. Rural density in a portion of the area was the only use foreseen when the Comprehensive Plan was drafted.





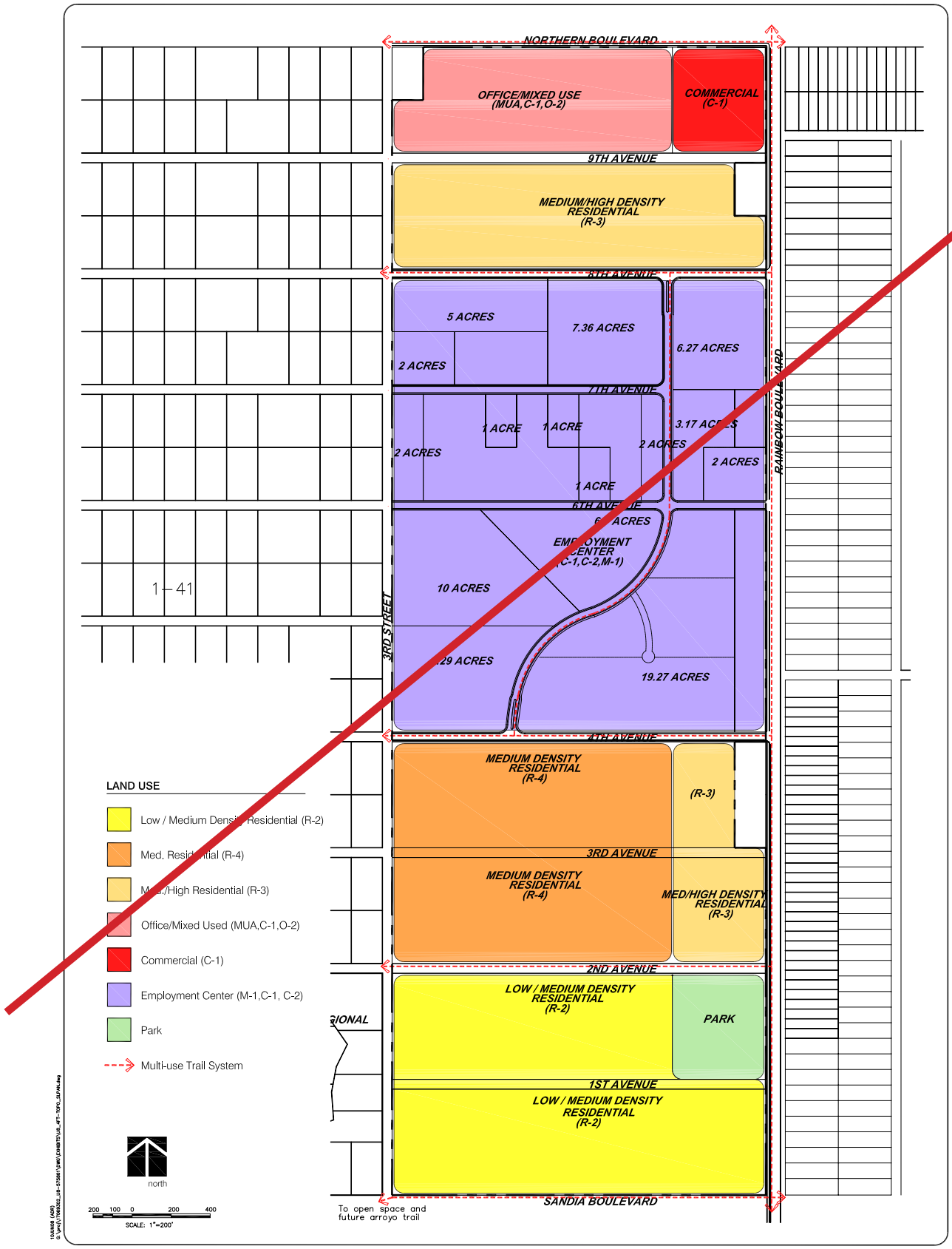


4.2 Land Use Categories

The Northern-Rainbow Specific Area Plan contains proposed land use categories that are consistent with and promote the goals and policies of the *Vision 2020 – Integrated Comprehensive Plan.* The purpose of creating these land use categories, or sectors, is to identify a range of land use options that would be considered appropriate within these sectors. The total population increase at full build out is estimated as ~~3,527~~ **7,796** people. The eight land use categories identified in this plan included the following:

- ~~Employment Center~~ Rainbow Business Park
- Low/Medium Density Residential

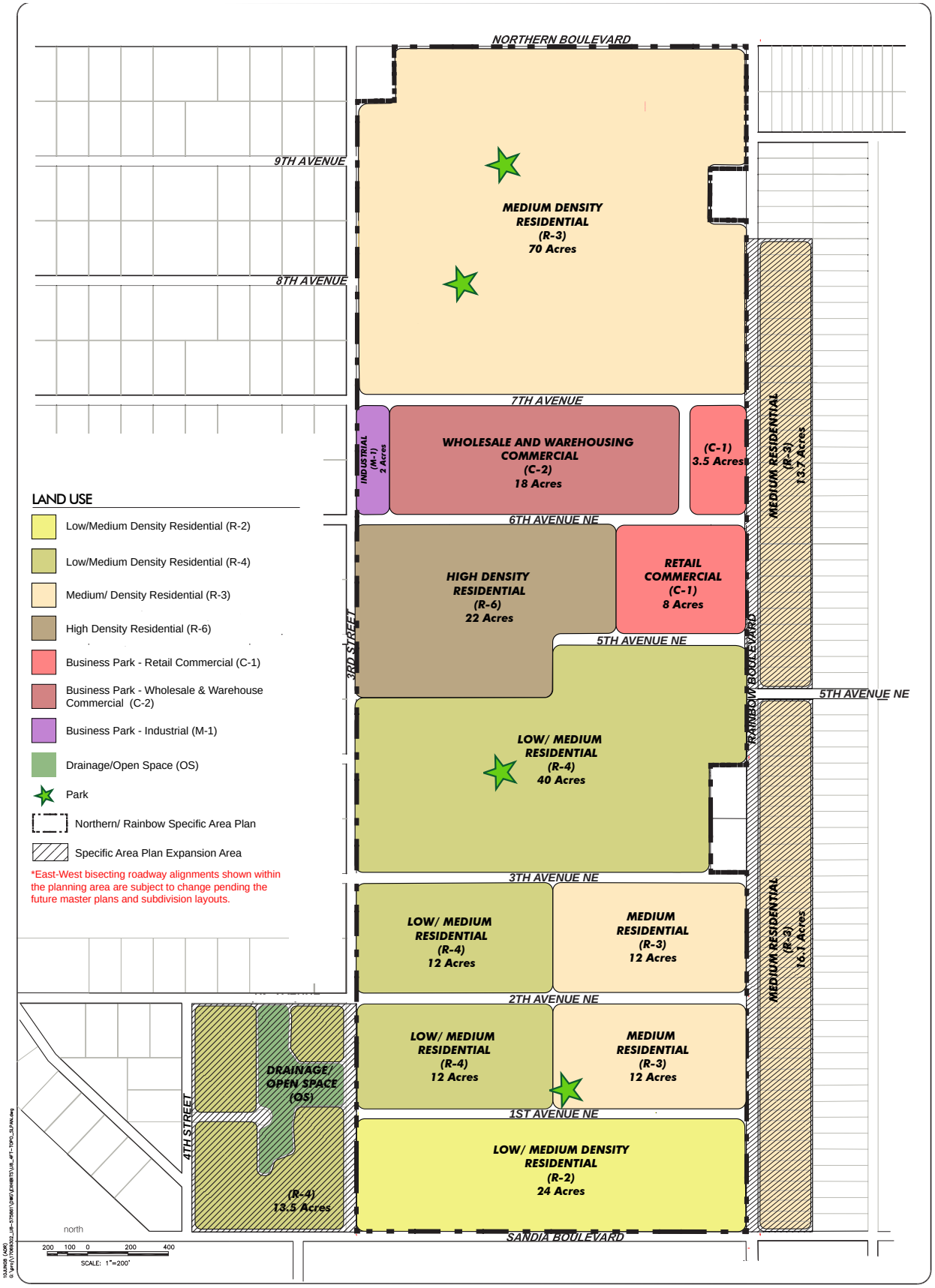
DELETED



Designed For:
AMERICAN HOLDINGS & ASSETS, LLC.

NORTHERN/RAINBOW PROPOSED LAND USE
EXHIBIT 7

Designed By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Designed For:

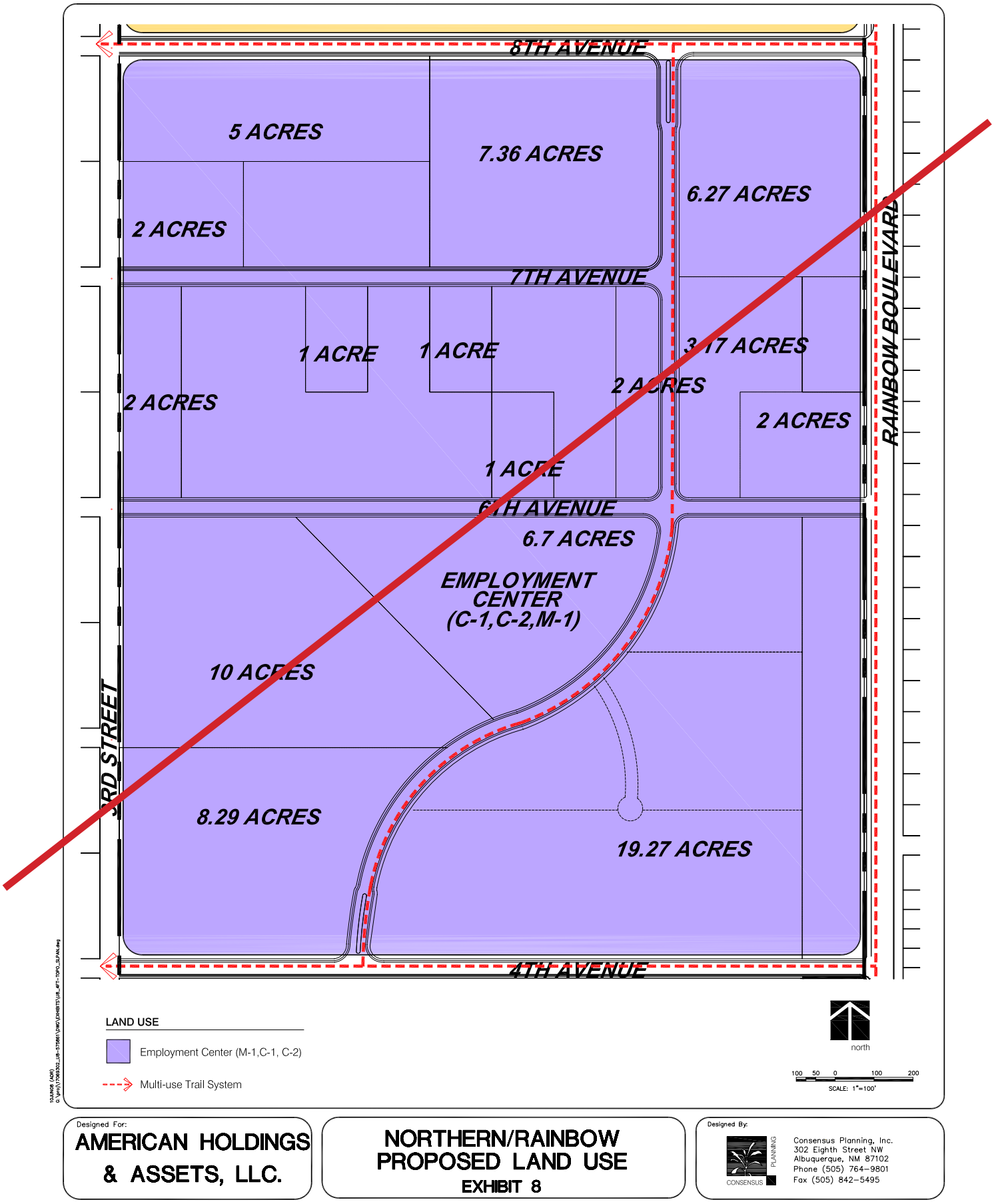
NORTHERN/RAINBOW PROPOSED LAND USE

EXHIBIT 7

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

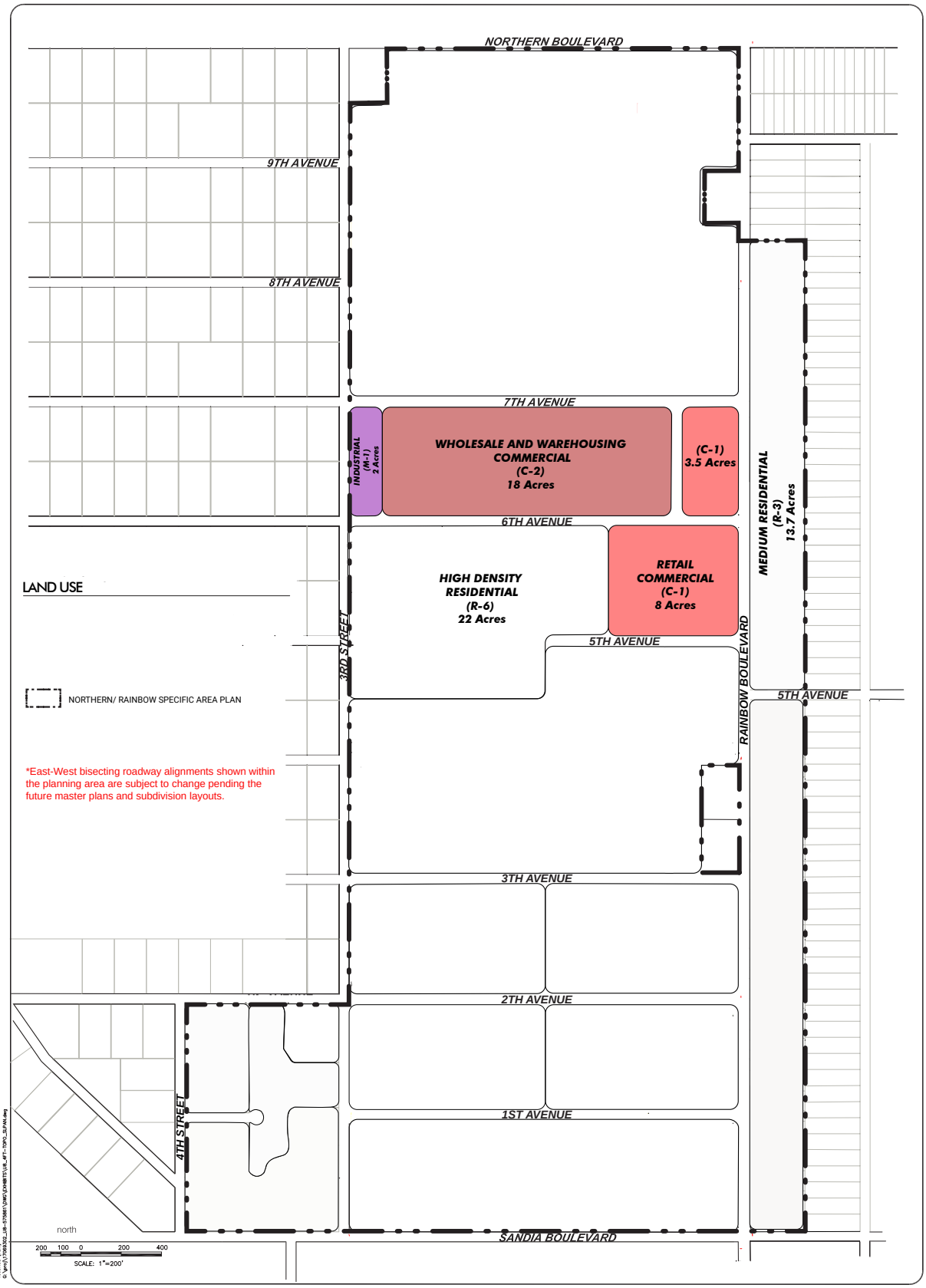
DELETE



Designed For:
AMERICAN HOLDINGS & ASSETS, LLC.

NORTHERN/RAINBOW
PROPOSED LAND USE
EXHIBIT 8

Designed By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495



Designed For:

NORTHERN/ RAINBOW
PROPOSED UTILITY PLAN
EXHIBIT 5

Designed By:

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone (505) 764-9801
Fax (505) 842-5495

- Medium Density Residential
- ~~Med./High Density Residential~~
- High Density Residential
- ~~Office/Mixed Use~~
- ~~Commercial~~
- Park
- Drainage

4.2.1 ~~Employment~~ ~~Center~~

~~Purpose: Mixed use employment centers provide for light industrial uses, manufacturing of products, warehousing and distribution of goods and services necessary to support a vibrant community and to provide diverse employment for citizens large-scale destination retail and high-intensity commercial, light industrial, and institutional uses. Employment centers do not include residential uses except for security personnel. Outdoor storage of goods, machinery, and equipment must be screened with a solid wall and buffering of less intensive uses. Access, parking, and unloading areas for trucks are routinely provided.~~

~~Area: 96 acres~~

~~Allowable uses in the following zoning districts:~~
~~□ M-1 Light Manufacturing District~~
~~Min. Lot Size: 21,780 SF, Max. Height: 40 feet, Setback: 25 feet~~

~~□ C-1 Retail Commercial~~
~~Min. Lot Size: 21,780 SF, Max. Height: 32 feet, Setback: 35 feet~~

~~□ C-2 Wholesale and Warehousing District~~
~~Min. Lot Size: 10,890 SF, Max. Height: 32 feet, Setback: 35 feet~~

4.2.1.1 ~~Proposed Employment Center:~~ Rainbow Business Park

The Rainbow Business Park will anchor the Northern-Rainbow Specific Area Plan and will serve as an Employment Center for western Rio Rancho. The business park will be developed in the ~~96~~ 29 acres between ~~4th~~ 5th Avenue and ~~8th~~ 7th Avenue, and between Rainbow Boulevard and 3rd Street. The development of this Employment Center is vital to the City of Rio Rancho. The City is in need of additional ~~industrial space~~, employment opportunities, and an area to provide options for businesses interested in locating to Rio Rancho. Developing this ~~Employment~~ ~~Center~~ Business Park within the Northern-Rainbow Specific Area Plan will help balance the City as it continues to grow and prosper. The proposed ~~Employment~~ Business Park will implement many of the principles, policies, and actions set forth in Vision 2020. Private covenants that run with the land will be drafted by the property owner to ensure the implementation of the proposed design standards and to restrict undesirable uses.

Area: 32 acres

Allowable uses in the following zoning districts:

- M-1 Light Manufacturing District
  Min. Lot Size: 21,780 SF, Max. Height: 40 feet, Setback: 25 feet

- C-1 Retail Commercial
  Min. Lot Size: 21,780 SF, Max. Height: 32 feet, Setback: 35 feet

- C-2 Wholesale and Warehousing District
  Min. Lot Size: 10,890 SF, Max. Height: 32 feet, Setback: 35 feet

~~The Rainbow Business Park will be governed by the rules and procedures of an Architectural Control Committee (ACC). The ACC will be established by the developer to be responsible for the enforcement of specific design standards as detailed in Section 7: Design Standards.~~

4.2.2 Low/Medium Density Residential

Purpose: To provide low density single family residential uses and associated community uses, e.g. schools, parks, and churches, vital to a complete neighborhood. The prime area for this use is the southern portion of the Northern-Rainbow Specific Area Plan, south of ~~2nd~~ 1st Avenue.

Area: ~~42~~ 101.5 acres

Allowable Use in the following districts:

- R-2 Single Family Residential District
  Min. Lot Size: 5,000 SF, Density: 6 DU/A

Allowable Uses in the following zoning districts:

- R-4 Single Family Residential District

Min. Lot Size: 4,000 SF, Density: 7 DU/A

~~Community uses are allowed with a conditional use permit:~~

- ~~Parks (PR and OS zone districts)~~
- ~~Schools~~
- ~~Churches~~

4.2.3 Medium Density Residential

Purpose: To set aside an area for medium density single family residential uses and associated community uses, e.g. schools, parks, and churches, integral to a complete neighborhood.

Area: ~~36~~ 123.8 acres

~~Allowable Uses in the following zoning districts:~~

- ~~R-4 Single Family Residential District~~
  ~~Min. Lot Size: 4,000 SF, Density: 7 DU/A~~

~~Community uses are allowed with a conditional use permit:~~

- ~~Parks (PR and OS zone districts)~~
- ~~Schools~~
- ~~Churches~~

The City will not initiate the rezoning of properties in these areas. Property owners will need to prepare Master Plans and request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

~~4.2.4 Medium/High Density Residential~~

~~Purpose: To provide an area of land for medium to high density residential uses and associated community uses, e.g. schools, parks, and churches.~~

~~Area: 36 acres~~

Allowable Uses in the following zoning districts:

- R-3 or SU/R-3 Townhouses, Multi-Family Residential District; Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments), High Density: 12 DU/A

~~Community uses are allowed with a conditional use permit:~~

- ~~Parks (PR and OS zone districts)~~
- ~~Schools~~
- ~~Churches~~

4.2.5 High Density Residential

Purpose: To set aside an area for high density of population in which the principal use is multi-family dwelling units.

Area: 22 acres

Allowable Uses in the following zoning districts:

- R-6 Multi-family Residential District
  Min. Lot Size: 10,000 SF, Density: 30 DU/A

The City will not initiate the rezoning of properties in these areas. Property owners will need request a zone map amendment from the City for the zoning district of their choice. Property owners are encouraged to consolidate lots and replat to meet current development standards.

~~**4.2.5 Office/Mixed Use**~~

~~Purpose: To provide an area for an integrated blend of commercial, office, and residential uses that will serve the Northern-Rainbow Specific Area Plan and enhance the Northern Boulevard corridor.~~

~~Area: 17 acres~~

~~Allowable uses in the following zoning districts:~~

- ~~C-1 Retail Commercial; Min. Lot Size: 21,780 SF, Max. Height: 32 feet, Setback: 35 feet~~
- ~~O-2 Office; Min. Lot Size 21,780 SF, Max Height: 32 feet~~
- ~~MU-A Mixed Use Activity Center District: 10 – 20 acres, Max. footprint: 6,000 SF, Max Height: 26 feet. Master Plan approval by the Governing Body.~~

~~**4.2.6 Commercial**~~

~~Purpose: To provide an area for commercial uses that will serve the Northern-Rainbow Specific Area Plan and the surrounding neighborhoods.~~

~~Area: 6 acres~~

~~Allowable uses in the following zoning districts:~~

- ~~C-1 Retail Commercial~~
  ~~Min. Lot Size: 21,780 SF, Max. Height: 32 feet~~

4.2.~~6~~7 Park

Purpose: To provide an area within the Northern-Rainbow Specific Area that satisfies the visual and psychological needs of the community for light and air, and permits beneficial recreational uses that alter the natural characteristics of the land. The amount of park land needed may increase depend-

ing upon the build-out population.

Area: ~~6~~ 24 acres

Allowable uses in the following zoning districts:

- PR Parks and Recreation District

4.2.7 Drainage

Purpose: To provide an area within the Northern-Rainbow Specific Area that satisfies the drainage needs.

Area: 6 acres

Allowable uses in the following zoning districts:

- Open Space/Drainage

Table ~~53~~: Proposed Land Use and Zoning

Land Use	Allowable Zones	Acreage	% Total	Density	*Build-out Population
~~Employment Center~~ Rainbow Business Park	M-1, C-1, & C-2	~~96~~ 32	~~40%~~ 11.2%	~~30 DU/A~~	~~2,038~~
Low/Med. Density Residential	R-2, R-4	~~42~~ 101.5	~~17.5%~~ 35.6%	6 DU/A	~~713~~ 1,746
Med. Density Residential	~~R-4~~ R-3	~~36~~ 123.8	~~15%~~ 43.4%	~~7~~ 12 DU/A	~~713~~ 4,204
~~Med./High Density Residential~~	~~R-3~~	~~36~~	~~15%~~	~~12 DU/A~~	~~1,223~~
High Density Residential	R-6	22	7.7%	30 DU/A	1,868
~~Office/Mixed Use~~	~~C-1, O-2, & MU/A~~	~~18~~	~~7.5%~~		
~~Commercial~~	~~C-1~~	~~6~~	~~2.5%~~		
Park (Will keep underlying zoning, and not included in total)	PR	~~6~~ 24	~~2.5%~~		
Drainage	OS	6	2.0%		
TOTAL		**~~240~~ 285**	**100%**		**~~2,649~~ 7,796 people**

***** *Estimate: 2.83 people per household*

page intentionally left

5.0 ACCESS MANAGEMENT STANDARDS

5.1 Access

Access along Northern Boulevard and Rainbow Boulevard, both Principal Arterials, is limited. NMDOT State Access Management Manual states that there should be full access each 1/4 mile. Since the streets in the City of Rio Rancho are currently platted roads, full access would be permitted on every other street, and partial access on streets in between. A full access, lighted, intersection would be allowed at 7th Avenue into the proposed business park. Please refer to the State Access Management Manual, Table 18.C-1, on the next page. For areas with antiquated platting, please refer to the City's Corridor Overlay Zone Access Policy Section 154.42 (D) (2) (see below).

(D) (2) Access Standards

a) Property located within the Corridor Overlay Zone shall comply with any Access Management Plan that has been adopted for the properties within the Corridor Overlay Zone.

b) Access shall be shared between adjacent lots in the manner shown on the adopted Access Management Plan When access to a property is not yet available using an access point identified in the adopted Access Management Plan temporary alternate access may be permitted by the Director of the Development Services Department or his designee but only until such time that access becomes available from an access point identified in the adopted Access Management Plan.

c) Before a building permit is issued or before any zone map amendment is approved for a property located within the Corridor Overlay Zone the applicant shall demonstrate how future development of the property will comply with the adopted Access Management Plan standards by:
    1) Replatting multiple narrow lots into a single piece of property;
    2) Providing reciprocal agreements between adjoining property owners for cross access easements, and or;
    3) Providing shared access driveways at locations designated by the adopted Access Management Plan.

Table 18.C-1
Access Spacing Standards for Intersections and Driveways
(centerline to centerline spacing in feet)

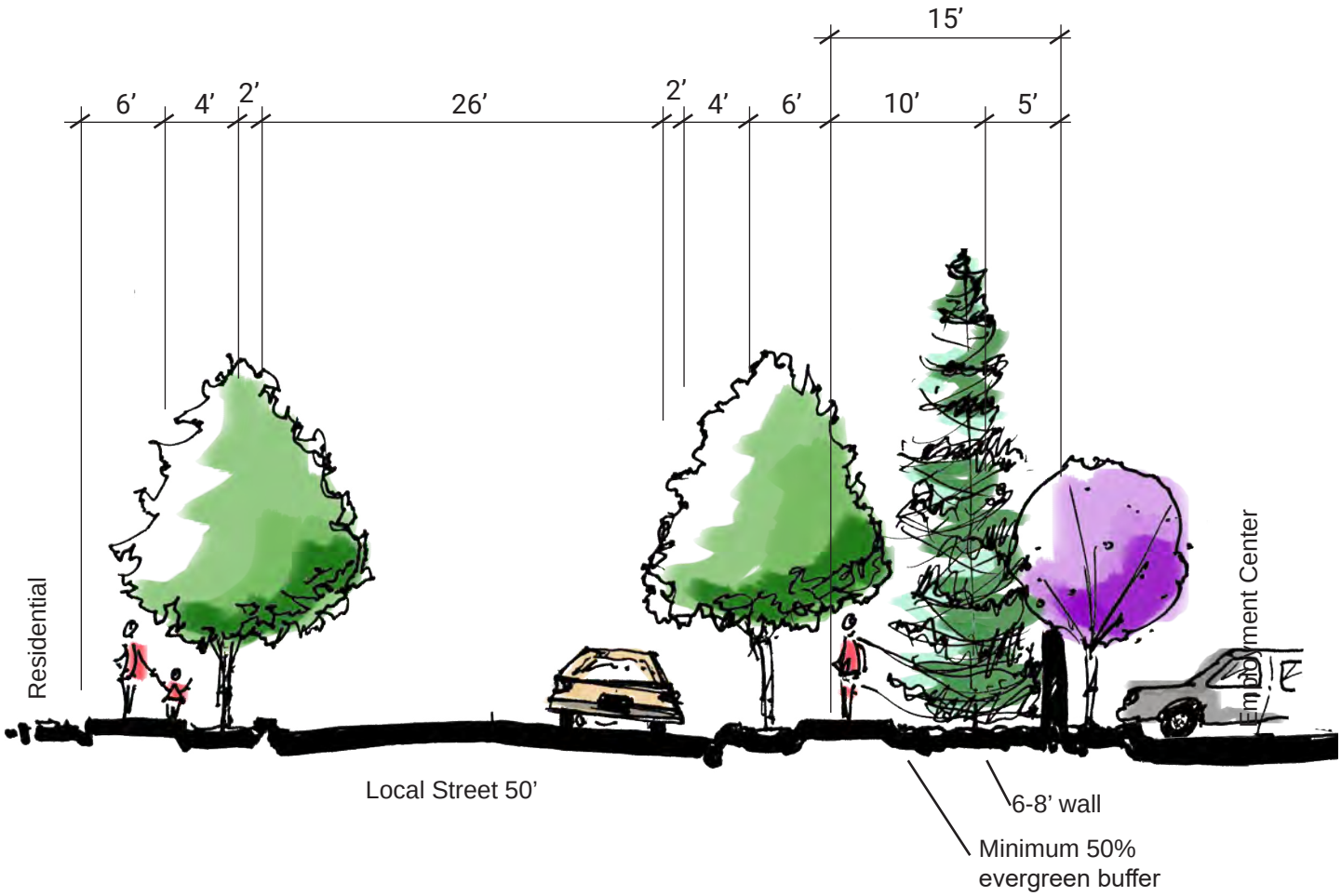
Access Category	Posted Speed (mph)	Intersection Spacing (feet) [1]		Driveway Spacing (feet) [2]		
				Non-Traversable Median		Traversable Median[4]
		Signalized	Unsignalized[3]	Full Access	Partial Access	
Controlled-Access, Non-Interstate Highways	All Speeds	5,280	2,640	2,640	2,640	-NA-
UPA	≤ 30 mph	2,640	1,320	1,320	200	200
	35 to 40 mph	2,640	1,320	1,320	325	325
	45 to 50 mph	2,640	1,320	1,320	450	450
	≥ 55 mph	5,280	1,320	1,320	625	625
UMA	≤ 30 mph	1,760	660	660	175	175
	35 to 40 mph	1,760	660	660	275	275
	45 to 50 mph	2,640	660	660	400	400
	≥ 55 mph	5,280	1,320	1,320	600	600
UCOL	≤ 30 mph	1,100	330	330	150	150
	35 to 40 mph	1,320	330	330	225	225
	45 to 55 mph	1,760	660	660	350	350
RPA	≤ 30 mph	2,640	1,320	1,320	225	225
	35 to 40 mph	2,640	1,320	1,320	350	350
	45 to 50 mph	5,280	2,640	2,640	500	500
	≥ 55 mph	5,280	2,640	2,640	775	775
RMA	≤ 30 mph	1,760	660	660	200	200
	35 to 40 mph	2,640	660	660	325	325
	45 to 50 mph	2,640	1,320	1,320	450	450
	≥ 55 mph	5,280	2,640	2,640	725	725
RCOL	≤ 30 mph	1,320	330	330	200	200
	35 to 40 mph	1,760	660	660	300	300
	45 to 50 mph	2,640	1,320	1,320	425	425
	≥ 55 mph	2,640	1,320	1,320	550	550

6.0 PROPOSED DESIGN STANDARDS

The Northern Rainbow Specific Area Plan recognizes the importance of promoting a sense of cohesiveness within the entire community. The purpose of these design standards is to provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements for the Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area. The standards will help implement the Urban Design provisions of the City of Rio Rancho's Integrated Comprehensive Plan, Vision 2020.

The desired character for this mixed use community is expressed by these standards. Under each design element there is a list of general standards that apply to all land uses, and certain standards that apply specifically to single-family residential, multi-family residential, or non-residential uses. Within the non-residential uses there are standards that apply to all non-residential uses (commercial, office, and industrial), and there are specific standards which only apply to a certain type of non-residential use. These standards are a generalized guide for end users that will develop within the Northern Rainbow Specific Area.

This section identifies design standards for all development ~~within the Plan area~~ for areas currently not Master Planned that include signage, architecture, landscape, streetscape, and lighting. Master Planned areas will have their own Design Standards. Together, these elements of the built environment will create the visual character desired for the Northern Rainbow Specific Area.



6.1 GENERAL STANDARDS

The subsequent list of general design standards apply to all projects within Mixed-Use Center, lots east of Rainbow Boulevard, the block north of Sandia Boulevard, and the lots west of 3rd Street within the Plan area.~~, regardless of their use, within the Northern-Rainbow Specific Area Plan~~.

6.1.1 Architecture and Site Design

The architectural and site design standards are intended to demonstrate a high quality aesthetic character and functionality throughout the property for residential, commercial, and employment center development. While all buildings will reflect these standards, it is not the intent of these designs to prohibit a certain amount of individual expression and creativity.

1. Stucco shall be the primary building material. Stone, tile, metal, or brick accents are allowed.

2. Stucco colors shall be limited to shades of brown, tan, sage green, and sand. Bright colors as the dominant exterior color are prohibited.

3. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.

~~4. Antennae, if used, shall be installed so as to minimize its visibility from any public street or adjacent lot.~~

~~5~~4. Materials prohibited as the main architectural feature include the following:
   - Exposed, untreated precision block or wood walls
   - Highly reflective surfaces
   - Chain link fence or barbed wire
   - Metal paneling
   - ~~Materials with high maintenance requirements~~

~~6~~5. Primary - exterior colors shall be earth tones, ochres, browns, and dull reds.

~~7~~6. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are earth tones, white, green, red, blue, and brown ranges.

~~8~~7. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, bike paths, special pavings, and shade.

~~9. All perimeter block walls facing public rights-of-way shall include a continuous 4 inch cap. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.~~

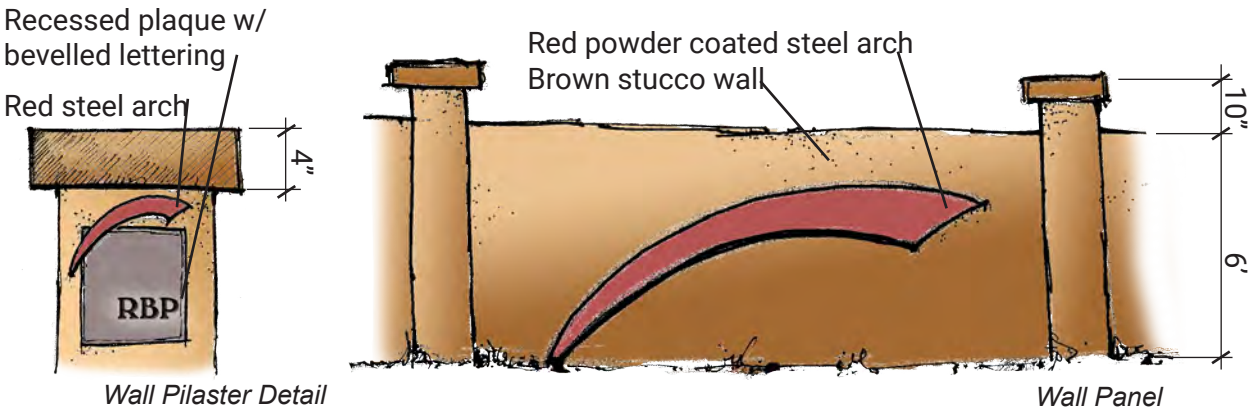
8. All perimeter block walls facing public rights-of-way shall be designed to complement entry monument signs and include a continuous 4 inch cap. Barbed wire, concertina wire, and similar materials are prohibited. Chain-link, wood or plastic/vinyl fencing are prohibited except for security fencing where not visible from the public right-of-way. All wall surfaces shall be finished with stucco, colored split face block, or colored burnished block.

9. A minimum of 15 percent of the site area for commercial, industrial and multifamily projects (minus the building square footage) shall be devoted to landscape materials.

10. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available. All pedestrian paths shall be designed per the Americans with

Disability Act requirements, except where topography makes this unfeasible.

11. To the maximum extent feasible, private parks, public parks, and open space areas shall be designed to create an integrated system connected through trails and sidewalks, also serving as recreational amenities for the residents.



Wall Pilaster Detail

Wall Panel

6.1.2 Landscape/Streetscape

~~1. Landscape plans shall comply with the City's Water Conservation Ordinance and Zoning Code.~~

~~2. Turf shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.~~

~~3. A fully automated irrigation system, that passes a water audit, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.~~

~~4. Undeveloped areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses/wildflowers.~~

~~5. Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every 33 feet.~~

~~6. All planting areas not covered with turf shall have a ground topping of river rock, shredded bark, gravel mulch, or similar material which extends completely under the plant material.~~

~~7. Appropriate landscape headers shall be used to separate any turf and groundcover areas.~~

~~8. An automatic underground irrigation system shall be provided to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.~~

~~- Irrigation systems- Separate meter with backflow preventers; permitted and inspected~~

~~9. Minimum plant sizes at time of installation shall be as follows:~~

- ~~Trees 3 inch caliper, or 10 to 12 feet in height. The lowest branch of any tree along trails, sidewalks, and rights-of-way must have a clearance of 7 ft.~~
- ~~Shrubs & Groundcovers 1 gallon. These must be maintained to not encroach beyond the buffer area between wall and curb.~~
- ~~Turf grasses shall complete ground coverage within 1 growing season after installation.~~

~~10. All property owners in commercial areas must maintain landscaping to the curb.~~

~~11. Perimeter walls should be broken up every 10 feet with plants by indenting, off-set, serpentine shape.~~

~~12. There shall be 15 feet of landscape buffer within the setback along the property line adjacent to the existing single family homes that have been excluded from the Plan area. The landscape shall include trees at 30 feet on center with a minimum of 50% evergreen trees. A 6-8 foot high, solid perimeter wall shall be constructed where non-residential uses are adjacent to residential uses.~~

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

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

Grading and Drainage Design

1. Green stormwater infrastructure (GSI) techniques shall be integrated into grading and drainage plans to maximize water harvesting techniques from paved surfaces and rooftops to lessen downstream water detention facility requirements, and augment irrigation water requirements.
2. Guidelines such as the NMDOT NPDES manual (2020) are useful guides to the development of GSI features and maintenance.
3. Plant material for GSI features may follow the Bernalillo County GSI plant list to maximize the benefits of GSI construction and water harvesting/treatment capabilities.
4. All steep slopes (over 4:1) shall be stabilized with aggregate and/or native grass seeding.

Plant Material

1. Cool season turf grass shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. There shall not be any non-recreational use turf areas greater than 100 square feet.
2. Street trees shall be planted within 10 feet of the back of curb. One shade tree should be planted every 30 feet.
3. All planting areas shall have decorative rock or organic mulch of aggregate, shredded bark, gravel mulch, or similar material which extends completely under the plant material.
4. Minimum plant sizes at time of installation shall be as follows:

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

5. Clear sight triangles and plant material heights shall be maintained at all intersections.
6. A 15’-0’ minimum landscape buffer shall separate adjacent commercial or industrial and residential land uses.

Irrigation Systems

1. A fully automated irrigation system, shall be provided for all landscaped areas. The system shall be designed to avoid over spraying walks, buildings, fences, etc.
2. Irrigation systems shall be designed with dedicated irrigation meters and comply with backflow prevention ordinances.

6.1.3 Lighting

1. Light fixtures and standards shall conform to local safety illumination standards and existing City regulations.~~, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.~~

2. Site lighting shall be shielded and oriented so as to eliminate glare or light trespass onto adjacent roadways and properties. All lighting shall be in compliance with the State of New Mexico Night Sky Act.

3. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.

~~4. Bollard lights, if used, shall be metal halide and fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.~~

~~5. Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.~~

~~6. Accent lighting is permitted; however, surface lighting is limited to an average of 2 foot-candles measured 4 feet from the surface level of any point on the building surface being lighted.~~

~~7. Average light level shall be limited to 2 foot-candles with maximum levels limited to 16 foot-candles as measured from 4 feet above the surface level of any point on the site.~~

4. Streetlights shall be in accordance with the City of Rio Rancho Outdoor Lighting Ordinance/ Chapter 159. Height shall not exceed 16 feet.

5. Bollard lights, if used, shall be metal halide or LED and fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

6.1.4 Off-street Parking

The minimum number of off-street parking spaces shall be provided according to the design standard in the DPM and requirements per the Zoning Code. Parking shall be calculated and provided as follows:

1. For each house or townhouse:

   a. Three spaces if the dwelling has up to two bedrooms, two in the garage

   b. Four spaces if the dwelling has three or more bedrooms, two in the garage

2. Off-street parking is prohibited in the front setback/landscape area. Off-street parking is permitted on the driveway within the front setback in front of the garage.

6.1.5 Utilities

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

1. All permanent utilities shall be located underground.

2. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

3. When an above ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

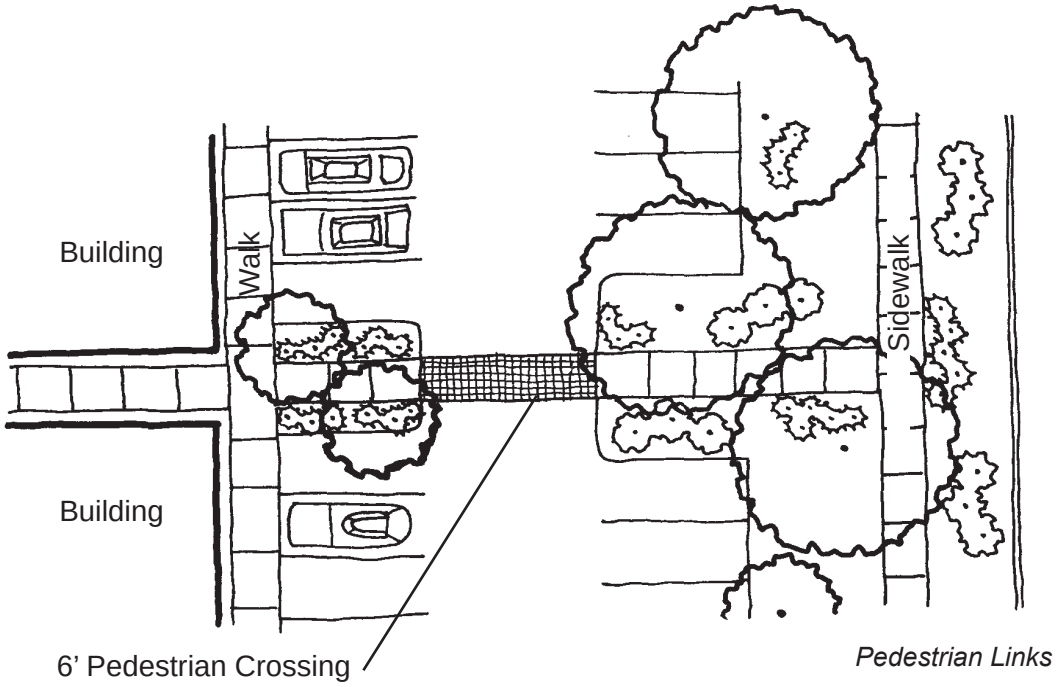
6.2 SPECIFIC STANDARDS

The following specific design standards are arranged by land use intensity. These standards cover the design requirements that aren't address by neither the general standards nor the City Zoning Ordinance for each district.

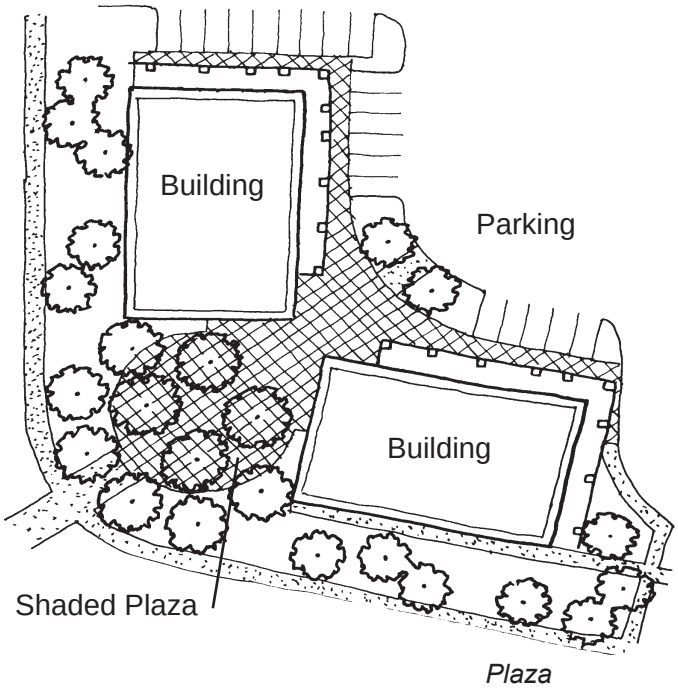
6.2.1 Single Family Residential (R-2, R-3, R-4)

~~1. The front yard setback shall be a minimum of 25 feet for the garage and the living or heated portion of the house shall have a front yard setback of 20 feet in order to avoid creating a "garagescape" effect.~~

1. Minimum rear year setback is 15 feet. Minimum side yard setback is 5 feet on both sides of



Pedestrian Links



the principal building, for a total separation of 10 feet between buildings. 10 feet on the side of corner lots.

2. Building heights shall not exceed 32 feet in height.

3. Proposed driveway locations shall be consistent with curb cut requirements identified in City standards.

~~2. Single family units are prohibited from fronting a collector or major local street.~~

~~3~~4. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.

~~4. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available.~~

5. Freestanding neighborhood entry signage shall be monument style. If placed within a median, the maximum height shall not exceed 4 feet. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet for a single family development. Neighborhood entry signage may be wall-mounted as an alternative to freestanding. All neighborhood entries shall include the specific subdivision name.

6. The maximum area of the second story of a single-family house, including heated spaces and covered porches, shall be no more than 75% of the area of the first floor, including heated spaces, covered porches, and garage. In situations where the top of roof (or parapet wall)

associated with a first-floor room exceeds 18 feet from finished floor. Such area shall be considered as part of the second-story for determining the 75% ratio.

7. Front porches, entryways, and/or portals, if used, shall have a minimum 6 foot depth.

8. Garages that front the street shall be constructed with a “shadow box” containing a minimum depth of 8 inches.

6.2.2 Multi-Family Residential (R3, R-6)

1. The design of vehicular circulation and parking areas within multi-family developments shall provide for safe and convenient movement of vehicles, limit vehicular/pedestrian conflicts, limit paved areas, and soften their visual impact. Parking areas shall be sufficient to serve the complex without utilizing adjacent streets.

2. In multi-family developments, parking areas shall be screened from public streets by landscape, screen walls, berms, or a combination of those materials. Such screening shall be 2 1/2 to 3 feet in height.

3. All buildings within the R-3 zone shall have a maximum height of 32 feet. All buildings within the R-6 zone shall have a maximum height of 72 feet.

~~4. The second story portion of a two story townhome within the R-3 zone shall be setback from the first floor exterior walls a minimum of 5 feet to eliminate the appearance of two story walls (see previous section addressing single family units within the R-3 zone).~~

~~5. Sidewalks with a minimum width of 5 feet must be provided on both sides of every street. Separate pedestrian connections shall be provided to the perimeter streets where convenient street access is not available.~~

~~6.~~4 Freestanding neighborhood entry signage shall be monument style. If placed within a median, the maximum height shall not exceed 4 feet. If placed within a landscape setback at the neighborhood entry, the maximum height shall not exceed 5 feet for a single family development and 6 feet for multi-family development. Neighborhood entry signage may be wall-mounted

Entry Monument

as an alternative to freestanding. All neighborhood entries shall include the specific project name.

~~7.~~5 Bicycle parking shall be provided in multi-family developments in a manner that provides convenient access to their use by each building.

~~8.~~6 Bicycle storage racks that are conveniently located near building entrances or conveniently located for employee use shall be provided. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

~~9~~7. Mechanical units shall be entirely concealed from public view by the use of parapets or equivalent.

~~10.~~8 Easements shall be provided, in addition to the dedicated right-of-way, to provide flexibility for entry signage, landscaping, trail/sidewalk development, pedestrian amenities, and opportunities for screening and water harvesting.

~~11. A minimum of 15 percent of the site area for commercial, office, industrial and multifamily projects (minus the building square footage) shall be devoted to landscape materials.~~

~~12. Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 75 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.~~

~~13.~~9 To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

~~14. 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.~~

~~15. The height of street lighting and parking area lights shall be kept to a minimum necessary to meet safety requirements.~~

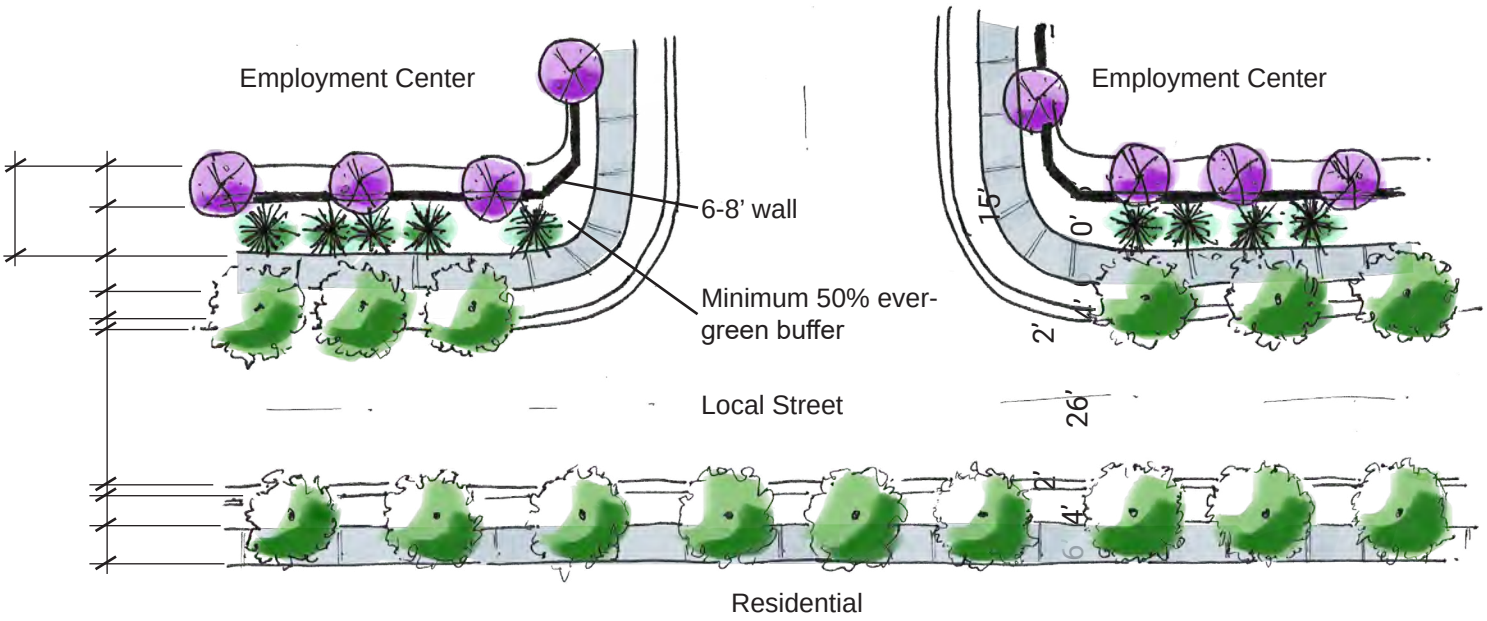
6.2.3 Non-Residential (C-1, C-2, M-1, ~~O-2, MU/A~~)

1. Front setbacks for the commercial (C-1, C-2) ~~and Office (O-2)~~ site shall be 35 feet, except where the parcel is adjacent to residential property the minimum front, rear, or side building, parking, or service drive setback adjacent to the residential property shall be equal to those in the residential zone.

2. Front setbacks for the industrial site shall be 25 feet, except where the parcel is adjacent to residential property the minimum front, rear, or side building, parking, or service drive setback adjacent to the residential property shall be equal to those in the residential zone. In the case of a corner lot, the front yard setbacks will apply except that cantilevered roofs and sunscreens may project 6 feet into the setback area.

3. The minimum side yard setback is 10 feet, except that cantilevered roofs and sunscreens may project 3 feet into the setback area. Interior lot lines for a corner lot shall be considered side lot lines. Signs allowed by the ordinance may be placed in street-side, side yard setback areas. There is no maximum side setback.

4. The minimum rear yard setback is 20 feet, except that cantilevered roofs and sunscreens may project 3 feet into the setback area.



~~35~~. Building elements such as windows, displays, and entries shall be oriented both externally to the streetscape and internally towards public areas.

6. Building placement that creates opportunities for plazas, courtyards, patios, outdoor dining, and sitting areas is strongly encouraged.

7. Long unbroken building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.

~~48~~. Open courtyard designs shall be employed in order to form transitions between parking areas and building facades on commercial parcels. Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages.

~~5. Buildings shall be horizontally connected by a variety of ways, such as the use of arcades or portals, controlled plaza elements, pavement, and sitting areas.~~

~~69~~. All buildings must have four-sided architecture with finished building materials.

~~710~~. The maximum height of industrial buildings is 40 feet.

~~811~~. Freestanding restaurants shall provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture. The amount of seating at outdoor patios shall be 10 percent of the required indoor seating, with a minimum of 5 seats provided (C-1 zone only). Outdoor plaza(s) for ~~office and~~ industrial uses are shall also be provided.

~~912~~. Pedestrian crossings, 6 feet in width, shall be clearly demarcated with special paving treatment where they cross vehicular entrances and drive aisles.

~~10~~13. Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.

~~11~~14. In order to lessen the visual impact of parking areas, large parking fields shall be broken up into a series of smaller areas by landscaping and/or pedestrian walkways.

~~12~~15. Handicapped parking spaces shall be provided adjacent to building entries.

~~13~~16. To shade and mitigate the negative visual impact of large expanses of pavement, interior parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

17. In cases where parking is adjacent to roadways, a combination of landscaping and low walls (3 feet for screening purposes shall be required).

18. A 6-8 foot high, solid perimeter wall shall be constructed along the north and south sides of the Mixed-Use Center.

19. Screening for refuse collection shall be comprised of a minimum 6 foot tall enclosure. The location, design, color, and materials of the enclosures shall be compatible with the principal building.

20. All outdoor storage shall be screened from public view by materials of the same nature as the basic materials of the building.

21. Loading and service areas should be provided with separated access and circulation when ever possible.

22. Secondary and employee entrances shall be easily accessible and convenient to building parking and delivery areas but should not be dominant.

23. The developer shall provide entry signs to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be located on a private easement and shall be maintained by the property owner.

24. All signage at the project entries shall be coordinated in order to have the same appearance. The sign area for project entry signs shall not exceed 60 square feet. Maximum height shall not exceed 16 feet.

25. Building-mounted signs shall not project more than 1 foot from the display wall or exceed 10% of the wall area. Canopy and marquee signs shall be included in the total area count allowed for all signs.

26. Vehicle directional signs are permitted when necessary to direct vehicles to a special site feature, such as visitor parking.

27. Pedestrian directional signs are permitted when it is necessary to direct pedestrians to a special site feature such as a recreational trail.

28. Ground or roof-mounted mechanical units shall be entirely concealed from public view by landscaping or parapets, respectively.

~~14. The height of street lighting and parking area lights shall be kept to a minimum necessary to meet safety requirements.~~

15. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections. Trash enclosures shall be screened with plant materials. The design and materials for refuse collection enclosures shall be compatible with the architectural theme and materials of the site and adjacent buildings.

16. Access to refuse enclosures shall be internal to the site and shall not be from adjacent public rights-of-way.

17. All outdoor storage shall be screened from public view by materials of the same nature as the basic materials of the building.

18. Most, if not all, buildings in the Employment Center will have a service and/or loading area. All service functions should be screened from view on all sides. This Loading and unloading areas shall be located and designed so that the vehicles intended to use them can maneuver safely without obstructing or interfering with any public right-of-way, parking space, or parking lot.

19. Loading areas shall be screened from public view by walls, trellises, or landscaping. Passenger loading areas do not require screening.

20. Structures and on-site circulation systems should be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to the public sidewalk.

21. The developer shall provide project entry signs to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be located on a private easement and shall be maintained by the property owner.

22. All signage at the project entries shall be coordinated in order to have the same appearance. The sign area for project entry signs shall not exceed 60 square feet. Maximum height shall not exceed 16 feet.

23. One monument or freestanding sign is allowed on the commercial site and shall be of similar design and materials as the building. The sign area for individual signs shall not exceed 24 square feet. Maximum height shall not exceed 6 feet.

24. Building-mounted signs shall not project more than 1 foot from the display wall or exceed 10% of the wall area. Canopy and marquee signs shall be included in the total area count allowed for all signs.

25. Building-mounted signs shall be constructed with individual channel letters, backlit or down lit. Internally lit channel letters are not permitted.

26. Signs perpendicular to an elevation shall only occur under an awning or canopy / portal and shall not exceed 8 square feet. Perpendicular signs shall not project past the overhang.

27. Signs shall identify only the name and business of the occupant or of those offering the premises for sale or lease.

28. Signs shall be designed, sited, and installed to avoid disruption of vehicular sightlines, as well as conform to existing Rio Rancho sign regulations.

29. No sign may overhang a right-of-way or property line.

30. Prohibited signs include banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business or merchant not doing business on the premise where the sign is displayed.

31. Bicycle storage racks that are conveniently located near building entrances for employee use shall be provided. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code.

32. Pedestrian connections to buildings should be provided in parking lots with greater than 50 spaces and should connect to adjacent roadways, sidewalks, and pathways.

33. In cases where parking is adjacent to roadways, a combination of landscaping and low walls (3 feet for screening purposes shall be required.

34. Mechanical units shall be entirely concealed from public view by the use of parapets or equivalent.

35. Easements shall be provided, in addition to the dedicated right-of-way, to provide flexibility for entry signage, landscaping, trail/sidewalk development, pedestrian amenities, and opportunities for screening and water harvesting.

36. A minimum of 15 percent of the site area for commercial, office, industrial and multifamily projects (minus the building square footage) shall be devoted to landscape materials.

37. Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet. Living, vegetative materials shall cover a minimum of 50 percent of the landscaped areas. The area and percentage is calculated based on the mature canopy size of all plant materials.

38. 75 percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.

39. A 6-8 foot high, solid perimeter wall shall be constructed along the north and south sides of the Employment Center.

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7.0 IMPLEMENTATION ACTIONS

This section presents those actions that can be taken by departmental staff, Planning and Zoning Board, and the Governing Body to implement the recommendations in this Plan. Actions include those involving the development review and permitting process, zone map amendments, capital improvements program, land assembly strategies, and economic development incentives.

7.1 Master Plan

The Master Plan considers circulation, landscaping, open space, storm drainage, utilities, and building location and design. It will provide an understanding of infrastructure, general time frames for build out, and any proposed neighborhood amenities. Address the remaining non-contiguous lots not under the applicant's ownership. The Master Plan demonstrates how traffic will be diverted around the residential areas, or if traffic will be routed through the neighborhood. Heights of walls and streetscape, or other neighborhood designs provide understanding for the future residents on how future development would not impact the neighborhood.

7.~~1~~2 Development Review and Permits

Fast Track Building Permits/ Construction Inspections
(If the industry exports 60% of products or services)

In certain instances, businesses considering expansion, relocation, or consolidation to Rio Rancho need to be in operation within an expedited time frame. The Rio Rancho Economic Development Corporation has developed an aggressive design-build program and joined forces with the City of Rio Rancho to make that happen.

The City of Rio Rancho is committed to economic base development, is experienced with the Rio Rancho Economic Development Corporation's fast-track process, and works diligently to issue building permits on an expedited basis. The process starts with a pre-submission plan review meeting in which City staff provides informal comments to help guide the finalization of submittal packages. The Rio Rancho Economic Development Corporation will assist businesses with these submissions. Once submitted, the City then reviews the modified plans, identifies any remaining required changes, and ultimately issues approved building permits. Construction inspections are then coordinated to ensure projects move forward on a regular schedule. Examples of these coordinated efforts can include daily, routine inspections or on-site inspectors.

7.~~2~~3 Zoning

Establish a Corridor Overlay Zone

In order to implement design standards, access management, preservation of future rights-of-way and prohibit certain industrial uses.

Concurrent zoning of commercial properties

The City may rezone strategic commercial properties at the same time as adopting a specific area plan.

Zoning and Replat for smaller areas not Master Planned

Parcels east of Rainbow Boulevard within the Northern-Rainbow Master Plan will not require a Master Plan for implementation. Development will require rezoning and replat action.

7.~~3~~4 ICIP

Proposed infrastructure projects to be included in the City's ICIP process include the following:

- Rainbow Boulevard improvements (with landscaping and bike lanes)

• Sandia Boulevard improvements
• Northern Boulevard improvements (with landscaping and bike lanes)
• West Side Senior Center

7.~~4~~5 Land assembly strategies

• Special Assessment District (SAD) to provide infrastructure in antiquated platting areas
• Minimum development area requirement to encourage lot consolidation
• "Lot pooling" by forming a Land Consolidation Corporation. Landowners would agree to own a proportional share in the total land area which then would be replatted into a viable development. Those landowners who opt out would be bought out.

7.6 Public Improvement District (PID)

• PIDs are authorized to finance various infrastructure and improvements, including water and sewer systems, streets and trails, parks, electrical, gas and telecommunications systems, public buildings, libraries and cultural facilities, school facilities, equipment and related costs of operation and administration.
• Provides for financing based on levying property taxes on land within a PID, imposing special levies based on benefit to property.
• PID taxes, levies and charges may be pledged to pay debt service on bonds issued by a PID.

7.~~5~~7 Economic Development Incentives (Source: RREDC)

The Economic Development Review Committee recommends industries eligible for financing. The following are descriptions of the financial mechanisms available.

-Targeted base firms include: aerospace, biotechnology, electronics, software developers, major administrative offices, pre- and post-film production enterprises

• Impact Fee Waiver

Construction projects in Rio Rancho are subject to impact fees based upon the projects use. Economic base projects, as defined by the CORR, are eligible for an impact fee waiver, provided specific criteria are met. The definition of an economic base project is an enterprise that consistently exports sixty percent or more of its products/service outside New Mexico. Waivers require documented proof of eligibility and are limited to projects that will create not less than one new "economic base job" for each $20,000 in impact fees waived.

• Gross Receipts Investment Policy (GRIP)

The GRIP ordinance allows the City to either rebate impact fees paid by the business, and/or to utilize up to one-half of all gross receipts taxes directly attributable to the business, to provide a direct incentive for the location or expansion of the business to or in Rio Rancho and/or to assist in paying the costs expended to provide for public infrastructure in support of the business. GRIP incentives shall be as prescribed in an individually-tailored agreement between the developer and City of Rio Rancho, as approved by the Governing Body following a public hearing in keeping with the ordinance provisions, and consistent with policy guidelines.

• Industrial Revenue Bond Financing

The City of Rio Rancho will selectively offer Industrial Revenue Bonds (IRB's) for conduit financing, and possible property tax abatement, in keeping with New Mexico State Statute and Federal Tax Law, when the issuance of same is determined essential to the successful location or expansion of an eligible job-producing investment. Specifically, the City will utilize the following criteria to evaluate the possible issuance and structuring of Industrial Revenue Bonds and associated property tax abatements:

The City will not, as a matter of policy, issue IRB's for any proposed project or project investment which represents or encompasses any of the following:

- The demand for and use of land in a disproportionate ratio to the number of base jobs produced as a result.

- The development or expansion of an otherwise-eligible project wherein seventy-five percent or more of the base jobs to be created or retained have starting annual wages, or existing annual wages which equal to or are below 150% of the then-existing Federal Minimum Wage annualized.

- The development or expansion of an otherwise-eligible project which, can be determined with certainty, would occur in the absence of the issuance of an Industrial Revenue Bond and any of the associated benefits accruing therefrom.

The City will, as a matter of policy, issue IRB's consistent with the following criteria:

- The minimum amount financed shall be $3 million dollars.

- Eligible IRB financing shall be negotiated as to duration, up to a maximum of 30 years.

- Applicants for IRB's shall pay to the City a one-time, application, processing and issuance fee totaling one-tenth of one percent (.001) of the amount financed to a maximum amount of $100,000. One-third of the fee shall constitute the application portion of same and shall be non-refundable.

- IRB's will be issued pursuant to an agreement between the City and the applicant/recipient which shall require certain "claw-back provisions" requiring the recipient of any and all property tax abatements granted with the IRB to fully reimburse the City for 100% of same in the event the recipient permanently ceases operations within the City of Rio Rancho at the facility for which the IRB was granted at any time within five years following formal approval and issuance of the IRB

- Each application for an IRB shall be evaluated in keeping with approved Administrative policies for accepting, processing, and approving same. Such policy shall describe fees and establish proper forms, format, and documentation; set forth timelines for application, review, recommendation, and ultimate action; detail specifically any cost-benefit analysis and/or econometric modeling required to evaluate and recommend IRB's; and set forth staff responsibilities for processing applications from the initial application acceptance through Governing Body action and potential ongoing monitoring. At minimum, IRB applications should be fully evaluated by a committee comprised of the City Administrator, City Attorney, Chief Financial Officer, and Chief Development Officer of the City prior to any final recommendation for action before the Governing Body.

- IRB's which are approved and issued by the City in an aggregate investment amount less than $100 million, shall at minimum, require the applicant/investor to remit to the City, for the complete duration of the bond, a yearly payment in lieu of taxes (PILOT) equal to the total real and personal property taxes that would otherwise have been levied on behalf of, and paid to, the Rio Rancho Public School District for the tax period in question. Such, PILOT payments to, in turn, be transferred from the City to the Schools for any lawful use thereby. IRB's approved and issued by the City in an aggregate investment amount which exceeds $100 million shall consider PILOT's commensurate with the nature of the business, length of the bond, and amount of the bond. Such PILOT's shall not be deemed mandatory for investment amounts exceeding $100 million, and are to be considered on a case-by-case basis.

• The City may, based upon the results of cost-benefit analysis and/or econometric modeling choose to issue and approve IRB's for durations less than twenty (20) years; and/or to include required yearly payments in lieu of taxes exceeding the amount determined equal to school property taxes foregone. In no event, however, shall payments in lieu of taxes exceed fifty percent (50%) of the total real and personal property taxes which would otherwise have been due and payable in the absence of the IRB and its associated tax abatement. Of this total, all PILOT payments in excess of school taxes foregone shall be maintained by the City and shall be utilized exclusively to promote and facilitate further economic development within Rio Rancho.

REFERENCES

Bureau of Labor Statistics

City of Rio Rancho
- Comprehensive Economic Development Policy
- Corridor Overlay Zone Access Policy
- Infrastructure Capital Improvements Plan
- Integrated Comprehensive Plan, *Vision 2020*
- Affordable Housing Plan, 2023

~~Grubb & Ellis, New Mexico 1st Quarter 2008 Market Analysis~~

Mid-Region Council of Governments
- ~~2015/~~2030/2040 population projections
- ~~2030~~ 2040 Metropolitan Transportation Plan (MTP)
- Employment Statistics

New Mexico State Access Management Manual

New Mexico Affordable Housing Needs Assessment, 2023

U.S. Census Bureau, ~~Census 2000 and 2008 estimate~~ ACS, 5-year Estimates, 2022

U.S. Department of Agriculture, Natural Resource Conservation Science

APPENDIX A: PLANT PALETTE

Trees

Catalpa speciosa (Western Catalpa)
Cercis canadensis (Eastern Redbud)
Chilopsis linearis (Desert Willow)
Chitalpa tashkentensis (Chitalpa)
Crataegus phaenopyrum (Washington Hawthorn)
Forestieri neomexicana (New Mexico Olive)
Fraxinus velutina 'Modesto' (Modesto Ash)
Gleditsia triacanthos inermis (Honey Locust)
Juniperus virginiana 'Emerald Sentinel' (Eastern Red Cedar - female)
Koelreuterria paniculata (Goldenrain Tree)
Pinus eldarica (Afghan Pine)
Pinus leucodermis (Bosnian Pine)
Pinus nigra (Austrian Pine)
Pistachia chinensis (Chinese Pistache)
Platanus acerifolia (London Plane Tree)
Prunus cerisifera (Purpleleaf Plum)
Pyrus calleryana (Flowering Pear)
Quercua shumardii (Shumard Oak)
Quercus texana (Texas Red Oak)

Shrubs and Groundcovers

Atriplex canescens (Fourwing Saltbush)
Baccharis sarathroides (Desert Broom)
Berberis spp. (Barberry)
Buddleia davidii (Butterfly Bush)
Caryopteris clandonensis (Blue Mist)
Chrysothamnus nauseosus (Chamisa)
Cotoneaster spp. (Cotoneaster)
Ephedra spp. (Joint Fir)
Ericameria laricifola (Turpentine Bush)
Euonymus fortunei (Creeping Euonymous)
Fallugia paradoxa (Apache Plume)
Helichrysum augustifolium (Curry Plant)
Hesperaloe parviflora (Red Yucca)
Juniperus spp. (Juniper - female)
Lavandula spp. (Lavender)
Mahonia spp. (Mohonia)
Potentilla fruticosa (Shrubby Cinquefoil)
Rhaphiolepis indica (India Hawthorn)
Rhus spp. (Sumac)
Rosmarinus officianalis (Rosemary)
Santolina spp. (Santolina)
Spartium junceum (Spanish Broom)

Vines

Campsis radicans (Trumpet Vine)
Parthenocissus tricuspidata (Boston Ivy)

Flowers

~~Artemesia ludoviciana (Prairie Sage)~~
~~Arctostaphylos spp. (Manzanita)~~
~~Erysimum linifolium 'Bowles Mauve' (Bowles Mauve Wallflower)~~
~~Gaillardia grandiflora (Blanketflower)~~
~~Hymenoxys acaulis (Angelita Daisy)~~
~~Liatris spp. (Gayfeather)~~
~~Oenothera berlandieri (Mexican Evening Primrose)~~
~~Osteospermum baberiae 'Compactum' (Hardy African Daisy)~~
~~Penstemon barbatus (Beardtongue)~~
~~Perovskia atriplicifolia (Russian Sage)~~
~~Rudbeckia spp. (Rudbeckia)~~
~~Sphaeralcea spp. (Globemallow)~~

~~Ornamental Grasses~~
~~Helictotrichon sempervirons (Blue Avena)~~
~~Festuca ovina glauca (Blue Fescue)~~
~~Miscanthus sinensis (Maiden Grass) also varieties: 'Gracillimus' (Silver Maiden Grass), 'Morning Light (Morning Light Maiden Grass), 'Nana' (Dwarf Maiden Grass), 'Strictus' (Porcupine Grass), 'Variegatus' (Variegated Maiden Grass), 'Yaku-Jima' (Dwarf Maiden Grass), 'Zebrinus' (Zebra Grass)~~
~~Muhlenbergia capillaries 'Regal Mist' (Muhly Grass)~~
~~Pennisetum alopecuriodes (Fountain Grass) also varieties: Moudry (Black), Little Bunny (Dwarf), Hameln, Orientale~~
~~Sporobolus heterolepis (Prairie Dropseed)~~

~~Turf Grasses~~
~~Cool Season Grasses~~
- ~~Festuca elatior (Tall Fescue)~~
- ~~Poa pratensis (Kentucky Bluegrass)~~

~~Warm Season Grass Mix~~
- ~~Buchloe dactyloides (Buffalo Grass)~~
- ~~Bouteloua gracilis (Blue Grama)~~

~~Accents~~
~~Agave spp. (Century Plant)~~
~~Dasylirion wheeleri (Sotol)~~
~~Opuntia spp. (Prickly Pear Cactus)~~
~~Yucca baccata (Spanish Dagger)~~
~~Yucca glauca (Soapweed Yucca)~~

CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. **ENACTMENT NO.**

A RESOLUTION AMENDING THE NORTHERN/RAINBOW SPECIFIC AREA PLAN

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

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

WHEREAS: the Governing Body of the City of Rio Rancho recognizes the need for long range, integrated comprehensive planning to direct future growth and development of the City; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Northern/Rainbow Specific Area Plan on January 14, 2009, under Resolution No. 03, Enactment No. 09-004; and

WHEREAS: the Planning and Zoning Board of the City of Rio Rancho reviewed the amendments to the Northern/Rainbow Specific Area Plan, at their meeting held on October 28, 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. 25-410-00006) to the Northern/Rainbow Specific Area Plan at their meeting held November 18, 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 Northern/Rainbow Master Plan, per the attached exhibit.

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

ADOPTED THIS 18th DAY OF NOVEMBER, 2025.

Greggory D. Hull, Mayor

ATTEST:

Noel C. Davis, City Clerk
(SEAL)