

# *Paseo Gateway West Specific Area Plan*



*December 2008  
Amended February 2010*



Mayor Thomas E. Swisstack

**Governing Body:**

District 1: Michael Williams

District 3: Delma Petruzzo

District 5: Larry Naranjo

District 2: Patricia A. Thomas

District 4: Steve Shaw

District 6: Kathleen M. Colley

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## **1.0 Introduction**

### **1.1 Purpose**

The purpose of *Paseo Gateway West Specific Area Plan* is to help guide and manage future development along, and in the vicinity of, major arterial streets within the City of Rio Rancho. In response to several recent applications for master plans in this area, the City has initiated this planning process. This 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.

### **1.2 Plan Area**

The *Paseo Gateway West Specific Area Plan* encompasses an area of 655 acres located in Unit 21, Rio Rancho Estates, Blocks 1-35, all lots and tracts, and Block 36, Lots 1-21. It is bounded by Wilpett Rd. on the west, Progress Blvd. on the north, City Center on the east, and Paseo del Volcan on the south.

### **1.3 Plan Hierarchy**

- **Comprehensive Plan**

The *Vision 2020 Integrated Comprehensive Plan*, adopted June, 2001, 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 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 for a neighborhood or activity center in the city. Examples of corridor and specific area plans in the city are: Southern Blvd., Northern Blvd., and Golf Course Rd. Adoption of a specific area plan is an amendment to the ICP.

- **Master Plans**

Master Plans are Level 4 sub-area plans often prepared in 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 more than 100 acres. The following master plans have been adopted by the City in the Plan area.

### **1.4 Plan Process**

- **Planning and Zoning Board Public Meeting**

Public meetings were held on October 28 and November 18, 2008. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also posted on the City's website. The PZB makes a recommendation to the Governing Body. A meeting was also held with major property owners in the Plan area during October 2008.

- Governing Body Public Hearing

A public hearing date is scheduled for December 10, 2008. The public hearing will be advertised by sending out letters to all property owners in the Plan area. Notices will also be posted on the City's website. The Governing Body may adopt the specific area plan and any amendments.

### 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. 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.



## 2.0 Existing Conditions

Existing conditions for Rio Rancho and the Plan Area described in this section include:

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

### 2.1 Demographics

Rio Rancho is the fastest growing municipality in New Mexico with an 18.5% growth rate in 2005. The City is expected to increase in population by 60% over the next 20 years.

<b>Exhibit 2: Plan Area Population and Housing</b>				
	<b>2000</b>	<b>2008</b>	<b>2015</b>	<b>2030</b>
<b>City of Rio Rancho</b>				
Housing	20,209	31,765	38,365	51,143
Population	51,765	82,589	99,750	136,086
<b>Plan Area</b>				
Housing	0	1	546	1,092
Population	0	3	1,420	2,839
Notes: Build-out under current TZ zoning; Avg. household size is 2.6 (MRCOG)				
Source: US Census, 2000; 2008 estimate and 2030 projection from MRCOG, 2007				

The median age for residents of Rio Rancho was 35.1 years, slightly higher than the statewide figure of 34.6 years; however, the City has a higher percentage of residents under 18 than the state average. City residents 18 years or older accounted for 70.8 percent of the total population, compared with 72.0 percent for the state as a whole. Residents 62 years and older comprised 13.4 percent of the total population, compared with 14.0 percent statewide.

The average City of Rio Rancho household had 2.70 persons and the average family household had 3.14 persons, which is very similar to the statewide figures of 2.63 persons and 3.18 persons, respectively. Rio Rancho had a total of 18,995 households in 2000. Of these, 74.3 percent were family households (the members are related by blood or marriage) and 25.7 percent are non-family households. This ratio is fairly similar to that of the state as a whole, where 68.8 percent of households are family households and the remaining 31.2 percent are non-family households. In 2000, 40.3 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 percent.

Rio Rancho is less ethnically diverse than the rest of the state. 78% of the population is white (28% of which is Hispanic); 4% multi-racial; 2% Native American; 3% Black; 1% Asian; and 11% unclassified.

Rio Rancho residents are better educated than for the state as a whole. 91% of the Rio Rancho population has a high school diploma. Of these, 29% have some college education, 5% an associate degree, 17% a bachelor degree, and 8% a graduate degree.

The Rio Rancho labor force was comprised of 35,400 workers in 2007. The unemployment rate for the city is 3.5%, lower than the state's 3.9% rate (Bureau of Labor Statistics, 2008). In 2004, basic jobs, such in the manufacturing sector, made up almost half 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% and health, education, and other service jobs made up 38% 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. Rio Rancho's sales leakage totaled over \$400 million in 2006. It had 20 square feet of retail and \$6,410 sales per capita compared to Albuquerque's 40 square feet and \$15,500 in sales per capita. Only 51% of retail sales are captured in Rio Rancho with the remainder as leakage to Albuquerque and especially the Cottonwood Center area south of the City (Grubb & Ellis, 2007). As of 2000, more Rio Rancho residents commuted outside the city than worked in the city. The City's jobs-to-population ratio of .65 in 2005 will need to increase to 1.29 jobs-to-population to match the metro area ratio (2030 Metropolitan Transportation Plan). At the same time, more employees working in Rio Rancho were commuting from outside the city (Exhibit 3 below).

<b>Exhibit 3: Rio Rancho Employment by Sector and Commuters</b>					
		<b>2000</b>		<b>2004</b>	
<b>Sector</b>		<b>Employees</b>	<b>%</b>	<b>Employees</b>	<b>%</b>
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
<b>Total Rio Rancho Jobs</b>		<b>19,614</b>	<b>100.0</b>	<b>21,089</b>	<b>100.0</b>
Residents Employed in RR		8,645	35.4		
Resident Commuters outside RR		15,746	64.6		
Total Resident Commuters		24,391	100.0		
<b>Total Employed Residents</b>		<b>26,292</b>	<b>-</b>	<b>28,914</b>	<b>-</b>
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					

The City is rapidly increasing the number of local businesses. It has issued business licenses for 1,051 businesses 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 1.6 million square feet of retail space, 375,000 square feet in office space with 11,000 square feet under construction, and 6 million of industrial space with 15,000 square feet under construction (Grubb & Ellis, 2008).

<b>Exhibit 4: Rio Rancho Market Trends</b>							
	Total SF	Vacant SF	Vacant %	Net Absorption		Under Constr. SF	Lease Rates/ SF
				Current Qtr.	Year to Date		
Office	374,500	57,507	15.4%	3,406	4,548	10,800	\$24.73
Retail	1,631,573	84,052	5.2%	550	(13,090)	0	\$15.38
Industrial	6,008,804	79,133	1.3%	(1,600)	9,000	14,600	\$ -

Source: Grubb & Ellis, 2nd Quarter 2008

In 2006, the City received applications for 70 zone map amendments, of which 45 were for commercial rezoning. Of those 45 applications, 29 were approved, 1 was denied, 4 were withdrawn and 12 are pending. For 2007, the City received 74 applications for rezoning property and 42 are for commercial zoning. Of those 42 applications, 13 have been approved, 1 was withdrawn and 28 are pending.

Over half of Rio Rancho’s households earned between \$40,000 and \$100,000 in 1999. The community is predominately middle class, unlike most of the state. The median household income for the City is \$56,914 (US Census, 2007). 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%, 4<sup>th</sup> Quarter 2006).

Building permits for single family homes slowed in 2007 to 1,046 permits down from 2,049 permits in 2006 and over 3,000 in 2005. For the first half of 2008, the City has issued 430 permits. The long-term average number of residential building permits issued has been about 1,000 annually (City of Rio Rancho, 2008).

Housing is slightly more affordable in Rio Rancho than for the metropolitan area as a whole. The median existing homes sales in Rio Rancho in 2008 is \$187,944 compared to \$199,000 for the Albuquerque metropolitan area. Most of the 316 home sales for the second quarter were in Cabezon, Northern Meadows, and Loma Colorado developments. Reflecting the downturn in the market, existing homes are generally listed for an average of 67 days in 2008 compared to 39 days in 2007 and the number of homes sold is down 27% from the same time last year (2<sup>nd</sup> Quarter 2008 Multiple Listing Service in Review, Greater Albuquerque Area Association of Realtors). RealtyTrac reports 60 home foreclosures for Rio Rancho in May 2008 as compared to 200 for Albuquerque.

## 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-Grieta soils 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:

- Clovis Fine Sandy Loam
- Sheppard Loamy Fine Sand
- Zia-Clovis Association.

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, broom snakewood, cholla cacti, prickly pear cacti, fourwing saltbrush, yucca, buchwheat, tansy mustard, tumbleweed, fiddleneck, western ragweed, verbena, fleabane, desert senna, kochia, piñon, and oneseed juniper.” Local wildlife includes mammals, reptiles, and birds that are known to live in natural arroyo areas, including coyote, badger, kit fox, prairie dog, jackrabbit, Prairie rattlesnake, round-tailed horned lizard, lesser earless lizard, and New Mexico whiptail. Sensitive, threatened, or endangered species potentially found in the area include peregrine falcon, black-footed ferret, western burrowing owl, grey vireo, mountain plover, and baird’s sparrow.

### Lomas

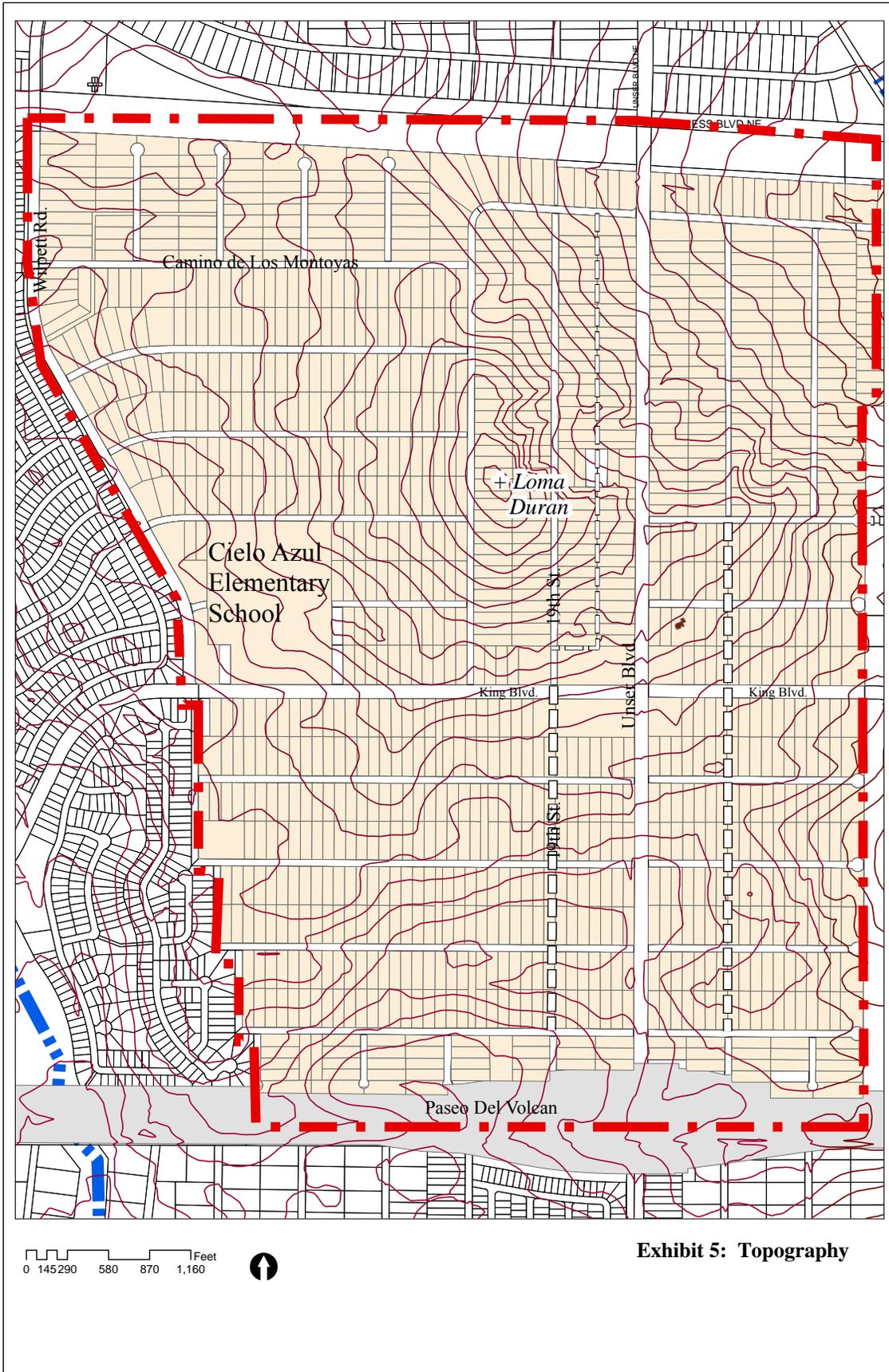
The Plan area is characterized by hilly terrain. Some hills or *lomas* are steep and stand out as major features in the landscape. The land in the Plan area slopes downward from hills located to the central part of the Plan area dropping almost 200 feet to the southern part of the Plan area. The highest hill, Loma Duran, is 5,815 feet, in elevation while PDV is 5,615 feet elevation at the lowest point.

- Water Rights

Water is a precious commodity and scarce resource in Rio Rancho. The New Mexico State Engineer’s Office has permitted 24,000 acre-feet in water rights to the City. The city pumped 12,100 acre-feet in 2006. Households use an average of 151 gallons per capita (300 gallons single family equivalent). In addition, there are still approximately 3,000 homes on private wells.

The City will need approximately 25,100 acre feet of water rights to meet the demand of the 30,000 lots already approved. Buildout for a population of 162,000 residents will exceed the existing water rights. It will cost approximately \$191 million to purchase these water rights.





**Exhibit 5: Topography**

### 2.3 Land Ownership

The Plan area is comprised of approximately 1,200 buildable lots. The majority of the lots are 0.5 acre in size.

<b>Exhibit 6: Buildable Lots</b>	No.	%
<.5 acres	4	0.3
.5 acre	1054	87.0
.5 to 1 acre	116	9.6
1 acre	23	1.9
1-2 acres	10	0.8
2-5 acres	4	4
20 + acres	1	1
Total	1212	100.0

### 2.4 Land Use

Most of the property in the Plan area is currently vacant (95%). Residential uses comprise less than 0.1% of the area. One single family home is located at Unser Blvd. and 33<sup>rd</sup> Ave. No commercial uses exist in the Plan area. An elementary school is currently under construction. Public rights-of-way comprise the remainder.

<b>Exhibit 7: Plan Area Land Use</b>		
<b>Existing Land Use</b>	<b>Acreage</b>	<b>% Total</b>
Vacant	623.1	95.1
Single Family Residential	1.0	0.1
Public School	22.3	3.4
Streets, Utilities, Drainages	9.3	1.4
<b>Total</b>	<b>655.2</b>	<b>100.0</b>
Note: Includes a portion of the City Center Master Plan area. Residential includes 1 estate lot home		

#### ▪ Existing Development

*Northern Meadows (nearby)*

The 1995 annexation of the Northern Meadows area west of the Plan area specified the following land uses and corresponding zoning:

- 526 acres of single family homes – 526 acres, 3,682 dwelling units
- 55 acres of townhouses and apartments – 55 acres, 500 dwelling units
- 17 acres of commercial
- 15 acre school site
- 34 acres for parks
- 157 acres for arroyo drainage and open space.



In 2004, all of the school, commercial, and multi-family residential properties were rezoned to R-4 single family residential zoning. The majority of this development has built out but is lacking in neighborhood retail services and multi-family housing.

*City Center and Campus Center (nearby)*

The City Center (160 acres) and Campus Center (437 acres) master plans were adopted in 2006 as part of an annexation of New Mexico State Land Office (SLO) properties east of the Plan area. The Campus Center master plan specifies the following uses:

- 99.1 acres for R-3 multi-family residential housing
- 216 acres for a UNM and CNM campus
- 51.6 acres of mixed use (office, retail, and multi-family)
- 40 acres for a motion picture studio
- 30 acres of C-1 commercial property.



The City Center regulations specify building placement, encroachment, height, parking placement and ratios for the following 5 districts:

- *Civic District* – no design standards specified
- *Main St. District* – 3 stories minimum up to 5 stories
- *Loft District* – 2 stories minimum up to 3 stories
- *Park District* – 1 story minimum up to 5 stories (higher with approval),
- *Open Space* – no design standards specified

Common design standards: 0 ft. setback; awnings, overhangs, balconies, portales, and eating areas may encroach into right-of-way 5 ft. to 10 ft. depending on the sidewalk width (10 ft. to 15 ft. minimum); building must occupy 100% of front property line and 60 ft. of side property line; 60 ft. minimum building depth walls and solid landscaping required where buildings are absent; 60 ft. setback for parking, property line walls required for on-site parking, on-street parking allowed structured parking must be placed below grade; vehicular access to parking is allowed from side streets. Parking ratios are reduced to take into account mixed uses, shared parking, and future transit.

Architectural design standards are required for building materials, openings, signage, and lighting and are described in more detail in Section 6.0. These design standards also apply to the Special Use/ C-1 Retail District area on the east side of Unser Blvd. adjacent to City Center.

▪ **Proposed Developments (nearby)**

Hewlett-Packard will open a state-of-the-art technical support and customer service center in City Center. The company expects to eventually hire about 1,800 employees.

A 77,000 square foot office and retail building is planned for City Center within 6-9 months of it being 60 percent leased. At least 10,000 square feet will be leased for city employees.

**2.5 Community Facilities**

• **Rio Rancho Public Schools**

Rio Rancho Public Schools has 15,000 students in 13 school facilities (8 are elementary schools). Schools near the Plan area include:

- Cielo Azul Elementary School, K-6, has opened for the fall of 2008. It was built to hold 800 students.



• **City Facilities (nearby)**

The Plan area is immediately west of City Center with the Santa Ana Arena and City Hall. A future satellite UNM and CNM campus, and hospital are planned.

Rio Rancho's new City Hall opened in August of 2007 and houses the majority of the City's administrative offices comprising 60,000 square feet of space. Out of 741 total City employees, 226 employees work out of City Hall.

The Star Center is a 6,500-fixed seat, 165,000 square foot multi-purpose events center with the capacity to expand to 8,500 for concerts and staged entertainment events.

- *UNM and CNM Campus*

On March 4, 2008 voters approved a quarter cent gross receipts tax increase to help bring a full-service UNM campus to Rio Rancho. The tax increase is expected to raise over \$20 million over its 20 year life-span and will assist the university with land improvements and infrastructure costs.

In October 2006, the University of New Mexico finalized a land swap with the State Land Office, giving the university ownership of a 216-acre, \$7.6 million campus site adjacent to the CBD in Rio Rancho. The university will be a full-service campus, and with a projected enrollment of 10,000-12,000 by 2015/2020, will be the third largest university in the state.

On November 15, 2007, voters approved the expansion of CNM's district to include the northern portion of Rio Rancho and the CBD. CNM is a 40-year old comprehensive community college offering workforce and career-technical training. It is second largest postsecondary institution in New Mexico; UNM is the largest. CNM has \$23 million set aside for its first building and is in the final negotiations of acquiring 40 acres from the State Land Office and UNM West for a branch campus. More than 2,000 CNM students live in Sandoval County. Phase 1 will include the following facilities to be completed by 2010:

- Instruction space – 34,304 square feet
- Student services – 5,495 square feet
- Faculty offices – 3,450 square feet
- Support services – 4,100 square feet.



Under a much-publicized memorandum of understanding in August 2007, UNM and CNM, the State's two largest postsecondary institutions, agreed to pool their resources and work together to establish a higher education campus in the City of Rio Rancho. Such a partnership will combine the best of both institutions at

one Rio Rancho campus, conveniently located near the CBD. The partnership will unite the services of a nationally renowned research university with the expansive educational and workforce training capabilities of the state's most comprehensive community college.

**- UNM Hospital**

A University of New Mexico hospital is planned for the UNM campus in Rio Rancho. The 75-bed hospital is expected to generate about 500 jobs and inject \$158 million into the local economy and to open in 2010.

**2.6 Zoning**

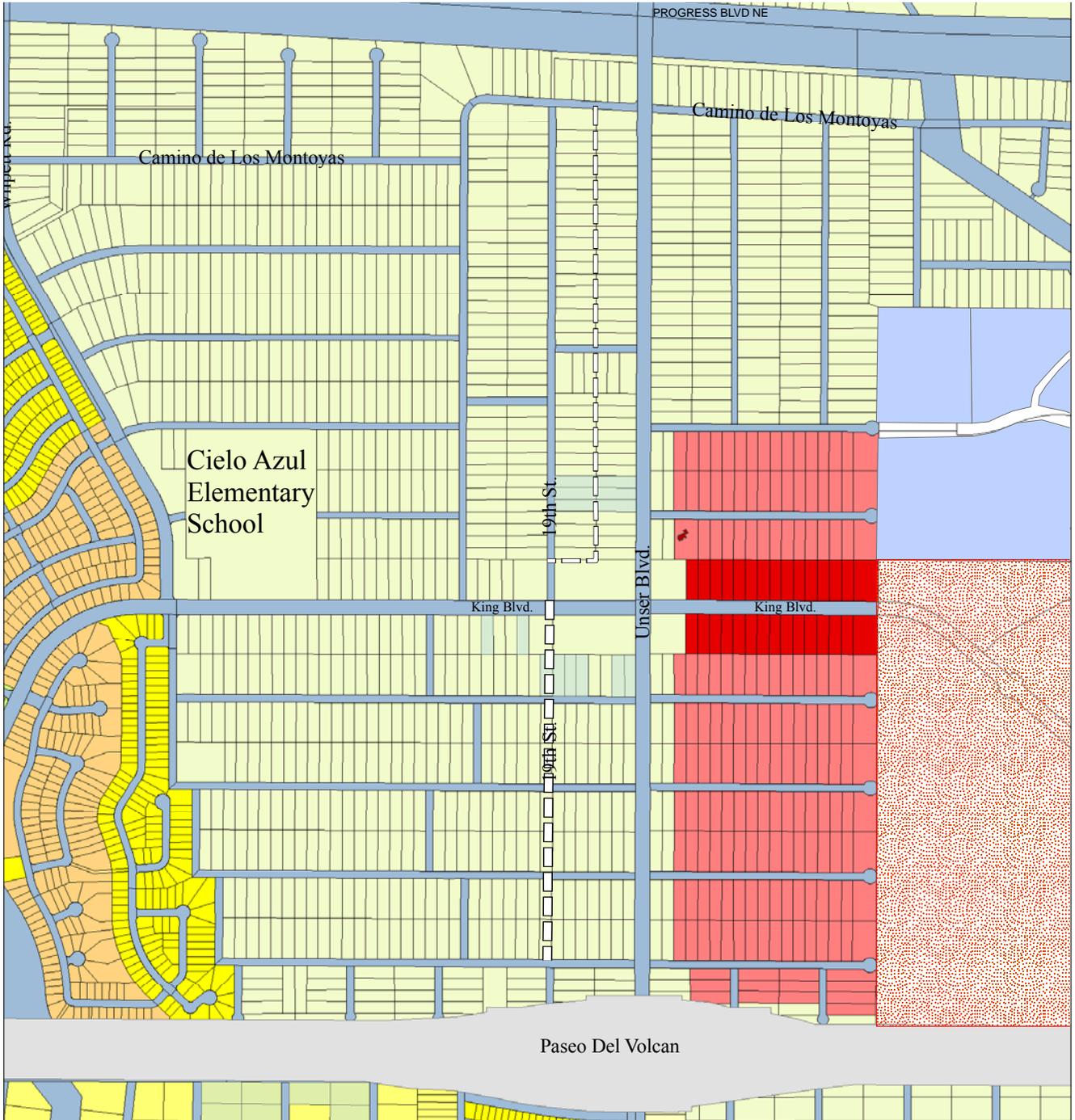
Most of the property in the Plan area (85%) is zoned TZ transitional zoning. Special Use CBD and C-1 commercial zoning comprises 15%. Street rights-of-way and public utility easements comprise the remainder of the Plan area. Existing zoning is shown in Exhibits 9 and 10.

Five zone map amendment/ conditional use permit cases have been submitted for the Plan area. The Plan supports the O-2 office or C-1 commercial zoning for all the cases. Exhibit 8 below shows the pending zone map amendment cases in the Plan area.

**Exhibit 8: Pending Zone Map Amendment Cases in Plan Area**

Case No.	Location	Legal	Existing Zoning	Requested Zoning
07-100-00067	Between Unser Blvd and 19 <sup>th</sup> St. north of King Blvd.	Unit 21, Block 18, Lot 14-16; 25	TZ	C-1
07-100-00068	East side of 18 <sup>th</sup> Ave. , 1100 north of 22 <sup>nd</sup> Ave	Unit 21, Block 5, Lot 15-17	TZ	C-1
07-100-00074	Southwest corner Unser Blvd. and 31 <sup>st</sup> .	Unit 21, Block 8, Lot 13-17	TZ	C-1
08-120-00005	South side of King Blvd., west of Unser Blvd.	Unit 21, Block 14	TZ	C-1/ CUP
08-100-00065	Southwest corner King Blvd. and Unser Blvd.	Unit 21, Block 14, Lots 6, 7, 11, 12, 20, 22, 23, 24	TZ	C-1

Exhibit 9: Existing Zoning	Acreage	Percent	Map Legend
SU/ CBD Central Business District	14.2	2.2	
SU/ C-1 Retail Commercial	82.5	12.6	
TZ Transitional	554.6	84.7	
Streets, Utilities, Drainages	3.8	0.6	
Total	655.2	100.0	
SU Residential	(Northern Meadows)		
R-4 Single Family	(Northern Meadows)		
Note: Cielo Azul ES is zoned TZ; SU/ CBD and SU/ C-1 zoning is located in the <i>City Center Master Plan</i> area			



**Exhibit 10: Zoning**

## 2.7 Transportation

The Plan area's transportation system includes existing and proposed streets, transit, and trails as described in this section.



### ▪ Street System

The street system to serve the Plan area is summarized by functional classification as follows:

#### *Local Streets:*

A street intended primarily for access to abutting properties and carries low volume traffic. Accessibility to homes and business is more important than mobility. Speed limits are set low, below what the roadway geometry allows, usually 25 MPH, with traffic volumes less than 1,000 VPD. Minimum right-of-way is 50 ft. Local streets include:

- 14<sup>th</sup> St.
- 15<sup>th</sup> St.
- 16<sup>th</sup> St.
- 17<sup>th</sup> St.
- 18<sup>th</sup> St.
- 22<sup>nd</sup> St.
- 23<sup>rd</sup> St.
- 29<sup>th</sup> Ave.
- 30<sup>th</sup> Ave.
- 31<sup>st</sup> Ave.
- 32<sup>nd</sup> Ave.
- 33<sup>rd</sup> Ave.
- 35<sup>th</sup> Ave.
- 36<sup>th</sup> Ave.
- 37<sup>th</sup> Ave

#### *Collector Streets:*

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 lane collectors with a center median or center turn-lane would be typical. Volumes can vary from 1,000 to 15,000 VPD. Collector streets are required to provide a minimum right-of-way width of 68 feet. Collector streets include:

- King Blvd.
- Wilpett Rd.
- Camino de Los Montoyas
- 19<sup>th</sup> St. (Unser Blvd. access road)
- 21<sup>st</sup> St. (Unser Blvd. access road)
- 34<sup>th</sup> Ave.
- 30<sup>th</sup> Ave.



*Arterial Streets:*

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. Principal arterials are required to provide a minimum right-of-way width of 156 feet and minor arterials, 106 feet. Arterial streets include:

- Unser Blvd.
- Progress Blvd.
- Paseo del Volcan will eventually become a limited access expressway with interchanges at Unser Blvd.

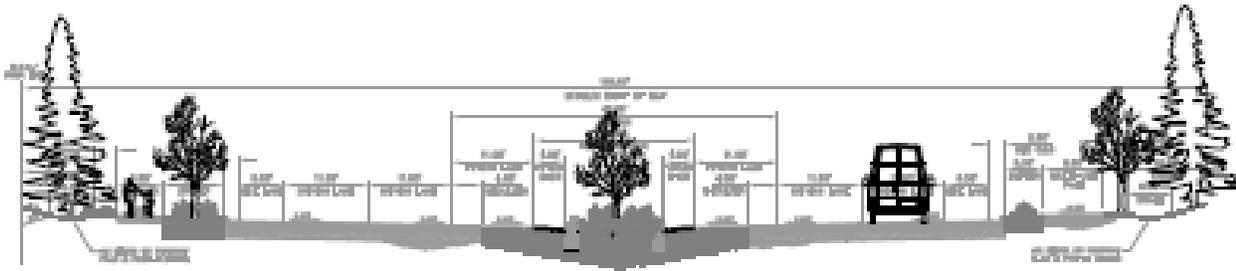


*Unser Blvd. Widening Project:*

The Unser Boulevard Phase II project (approximately 3 miles long) includes the widening of the principal arterial roadway from a two lane undivided section to a four lane divided section with bike lanes from Farol Road to Progress Boulevard. The proposed roadway section provides additional median width to allow for future expansion of the road to six lanes, resulting in a wider right-of-way requirement than the Phase I portion of the corridor.

The existing segment of Unser Boulevard constructed with Phase I from Cherry Road to Farol Road narrows from a 4 lane section to a 2 lane section approximately 400 feet north of Cherry Road. This section will be widened under the Unser Boulevard Phase II project.

The current estimated construction cost for a 2010 construction date is \$27,023,091. At this point, the City does not have the funding available to complete the project as designed. We are currently looking at phasing the project out with the first phase being between Paseo del Volcan to King Blvd.



- **Street Naming**

As part of the City’s on-going addressing project, numeric street names are to be replaced with non-numeric street names. For example, 30<sup>th</sup> St. will be renamed College Blvd. 34<sup>th</sup> St. will be renamed as well.

- **Long Range Transportation Plan**

All municipalities prepare an Infrastructure Capital Improvements Plan (ICIP) and submit 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 six years. The ICIP may be used to procure state appropriations and to seek other funding sources such as bonds, loans, and grants.

The 2008-13 ICIP lists \$500 million in capital projects for parks, public safety, drainage, transportation, utilities, equipment, and vehicles. Transportation projects total \$124.2 million city-wide over the six year period and include the following project within the Plan area:

- Unser Blvd. widening, \$21.7 million, construction in 2010

The *2030 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 Improvement Plan (STIP) if federal funding becomes available.

- **Traffic**

Traffic volumes in the Plan area are highest at Unser Blvd. and King Blvd. Traffic volumes are expected to increase substantially in the next several years as the area develops.

Average Daily Traffic Volumes	2007	2025*
Unser Blvd.		
• @ Paseo del Volcan	5,100	--
• @ King Blvd.	2,500	27,592
King Blvd.		
• @ Unser Blvd.	6,100	---
• @ 10 <sup>th</sup> St.	4,300	---

Source: Mid-Region Council of Governments, 2007; W-Trans, 2008; \*2004 Unser Blvd. Alignment EA

- **Access**

Access on Unser Blvd. and King Blvd. along sections where 50 ft. wide lots are located will be limited to access points shown in the access management plan in Section 5.0.

- **Transit**

Rio Transit operates a paratransit system serving seniors and eligible disabled adults. Funding is provided through FTA 5310 and the city of Rio Rancho general fund. Riders must be residents of the City of Rio Rancho. Trips are available for any purpose in Rio Rancho and are limited to medical, educational, or work purposes in Albuquerque, Placitas, Bernalillo, and Corrales.

The Rio Metro Transit District services Sandoval, Bernalillo, and Valencia Counties. Rio Metro has developed a transit plan to be funded by a 1/8 cent gross receipt tax. It would provide for 3 neighborhood circulator routes, 4 commuter express routes, and 4 park and ride facilities in Rio Rancho.

Sandoval Easy Express provides the following bus routes in Rio Rancho:

- Route 1 – Railrunner Sandoval County Station in Bernalillo, follows NM 550 west to Enchanted Hills Commerce Center and south on NM 550
- Route 22 – Follows NM 550 west to NM 528 and then south with stops at La Plazuela

ABQ Ride provides the following bus route in Rio Rancho:

- Route 151- Railrunner Journal Center Station west along Paseo del Norte then north to Cottonwood Mall and to Intel on NM 528.

- **Trails and Bike Paths**

The Plan envisions a bike path along Unser Blvd.. It also proposes multi-use trails along King Blvd., Willett Rd., and Camino de Los Montoyas with links to neighborhood parks. The *2030 Metropolitan Transportation Plan* lists the following projects:

- Las Barrancas Arroyo Trail, \$5.85 million

## **2.8 Utilities**

*Wet Utilities:*

The area is served from the existing Well No. 16 at Unser Blvd. and 19<sup>th</sup> Ave. and proposed Well No. 23 near City Center. Water utility facilities are identified below:

- 4 million gallon water storage tank at 19<sup>th</sup> St. and 34<sup>th</sup> Ave.
- 24-inch water line along 30<sup>th</sup> Ave., Paseo del Volcan, Unser Blvd., and King Blvd. serving City Hall and Arena
- 8-inch sewer line along King Blvd. serving new elementary school.

Water and sewer projects identified in the City's six-year capital improvement list for the Plan area include the following:

- 24-inch north central transmission water line, \$6,500,000
- Wastewater Treatment Plan No. 2 expansion to accommodate Unit 13 growth, \$30.7 million.



*Dry Utilities:*

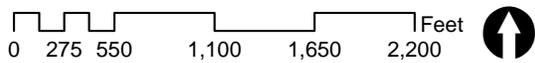
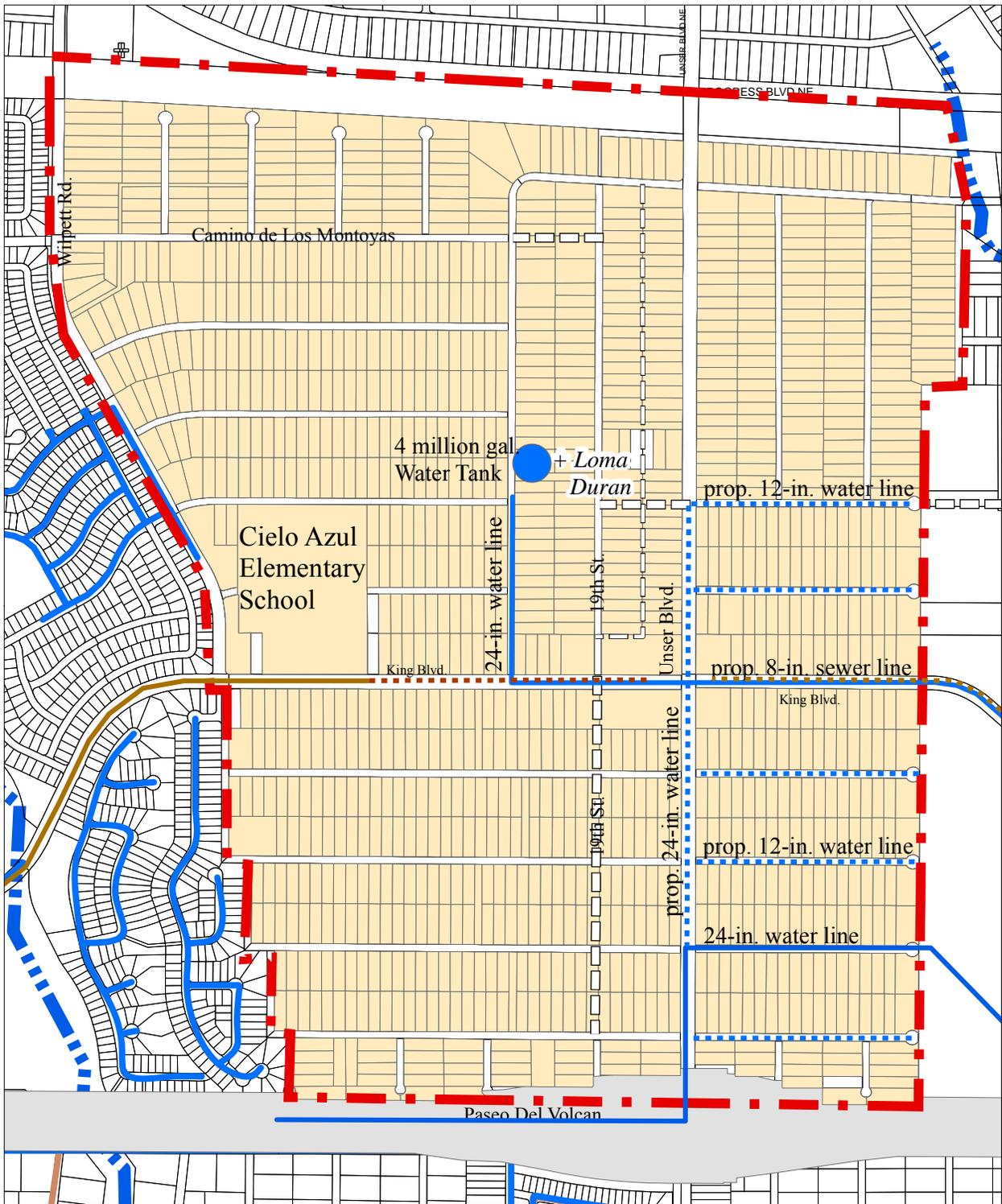
PNM electrical transmission lines currently serve the City Center area and Northern Meadows. A new Progress substation will be located at Wilpett Rd. and Progress Blvd. One feeder is to be extended south on Wilpett Rd. approximately 750 ft. A second feeder will be extended east on Progress Blvd. to Unser Blvd. and south on Unser Blvd. to King Blvd. A third feeder will be extended east on Progress Blvd. to Unser Blvd. and north on Unser Blvd. to connect to an existing PNM distribution line in Mariposa. A fourth feeder will be extended west on Progress Blvd. to Rainbow Blvd. and south on Rainbow Blvd. to connect to an existing PNM distribution line at Walter Rd. NE in the Northern Meadows subdivision. PNM requires adequate clearances for safety and maintenance be provided in all new development.

*Telecommunications:*

Qwest and Sprint are the two telecommunications providers in Rio Rancho.

## **2.9 Drainage**

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



### **3.0 Goals and Objectives**

#### **3.1 Land Use**

Goal 1: Provide for a variety of retail commercial, office, warehouse, industrial, and other uses to facilitate commerce and provide residents with goods and services.

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, residential, and community uses – pedestrian-oriented and clustered around corridors and activity centers.

Goal 4: Discourage strip commercial development and single use development oriented exclusively around automobile access.

Objective 1: Develop land use categories which allow for choice of a variety of zoning districts and which mitigate impacts on surrounding uses through design standards.

*Policy 1: Development Services Department will review development proposals within the Plan area to ensure quality standards are met.*

*Policy 2: The City will actively initiate zoning changes to implement the Plan by adopting a Paseo Gateway Overlay Zone with design and access standards.*

*Policy 3: Building permits and rezoning cases within the Plan area (approved by the Governing Body and/or Development Services Department) are subject to design criteria provided in Section 6.0.*

#### **3.2 Accessibility**

Goal: Consolidate lots and limit access to businesses to improve circulation and visually organize the roadway edge.

Objective: Develop an access management plan for identifying properties where access is allowed by right and where access will be needed via a shared access agreement.

*Policy: Before a zone map amendment and building permit is issued, the applicant must demonstrate compliance with the access management plan.*

#### **3.3 Transportation**

Goal: Assure safe and convenient multi-modal roadways to well-connected residences, businesses, offices, schools, and other facilities.

Objective 1: Improvements in connectivity to 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.

Objective 2: Provide commercial access roads along Unser Blvd. that will facilitate traffic movement while ensuring business viability.

*Policy: Department of Public Infrastructure will program roadway and trail projects in the ICIP. Development Services staff will evaluate new development projects in terms of their connectivity to roads, bikeways, sidewalks, and trails.*

### **3.4 Urban Design**

Goal: Create a vibrant commercial and city center gateway by developing attractive industries, businesses, offices, and apartments along the Plan corridors.

Objective 1: Develop streetscape and parking standards for new development such as signs, landscaping, lighting, fencing, etc.

Objective 2: Provide signage, banners, streetscapes, and artwork with similar themes that mark the prominence of nearby City Center.

*Policy: New construction permits and site plan approvals by Development Services Department will be subject to the design standards required in this Plan.*

### **3.5 Utilities**

Goal: Assure that urban uses have full utilities - community water and sewer and dry utilities - provided to all new development in the Plan area.

Objective: Coordinate water and sewer utility infrastructure and dry utilities among various master plan and subdivision developments as approved within the Plan area.

*Policy: No building permits will be issued for development in the Plan area by Development Services department if the owner cannot provide community water and sewer to the property.*

### **3.6 Community Facilities**

Goal: Create open space, parkland, trails and other recreation amenities to serve the Plan area.

Objective: Provide community services concurrent with development and population growth rather than lagging behind in the development of parks and community centers.

*Policy: Parks and Recreation and Community Services staff will evaluate development projects to ensure parks and other community facilities are included in large residential subdivisions.*

## 4.0 Proposed Land Use

### 4.1 Comprehensive Plan

Policies:

*Promote development of high-density, mixed 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.*

*Mitigate the negative impacts of sprawl by limiting the development of nonresidential uses outside of Growth Nodes and Gateway Vicinity Plans. Promote infill and limit strip commercial and sprawling, disjointed development by the implementation of land use planning practices found in the City's Vision 2020 Integrated Comprehensive Plan.*

ICP Actions include:

- Encourage infill development of all undeveloped areas within the municipal boundary.
- Incorporate useable public spaces and provide for community gathering spaces in activity centers.
- Increase floor area ratios (FARs) through parking and setback bonuses.
- Integrate mixed uses into a single structure with retail on lower level and office and residential on upper levels.
- Balance compact development with parks, open space, and quality of life considerations.
- Evaluate future development based on the ability to integrate dissimilar uses by utilizing buffering, scale, and design elements.
- Expand the City's gross receipts tax base by recruiting additional local retail and office uses.
- Make Rio Rancho a place where one can live, work, shop, and play without leaving the city.

The following guidelines were used in developing the future land use plan:

- Mixed Use Activity Centers designated to reduce vehicular travel and promote pedestrian connectivity
- Balance of residential, retail, office, and employment in all neighborhoods
- City Center (CBD) is the new downtown area located at the northeast intersection of Unser Blvd., and Paseo del Volcan, regional highways.
- Community Centers (R-6, O-2, C-1, C-2, MU) located at intersecting arterial streets
- Neighborhood Centers and Corridors (O-1, R-3, MU, CMU and sometimes C-1) located at intersecting collector streets
- High Density Multi-Family Residential (R-3, R-6, and MU) located along future transit corridors (and near schools that provide open space relief) and located to break up commercial strips
- Medium Density Residential located within the interior of neighborhood super-blocks. Parks and schools are allowable uses in all residential areas.

## 4.2 Land Use Categories

The *Paseo Gateway West 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 as appropriate within these sectors. The eight land use categories identified in this plan are:

- City Center
- Community Center
- Neighborhood Center or Corridor
- Office Corridor
- High Density Residential
- Medium Density Residential
- Park and School sites
- Future Planning Area

### 4.2.1 City Center

City Center is intended to provide a pedestrian-oriented, vertical mixed use, urban environment consisting of retail, office, commercial, government, recreational, entertainment, and apartment uses intended to serve as a destination and provide for the needs of the regional trade area. On-street and structured parking and multi-storied buildings placed near the street with wide sidewalks are typical. Plazas, parks and civic spaces are common throughout.

Acreage: 112.7

Allowable Uses in the following zoning districts:

- CBD Central Business District, 3 stories minimum up to 5 stories, building must occupy 100% of front property line and 60 ft. of side property line, 60 ft. minimum building depth, 0 ft. setback, awnings, overhangs, balconies, portales, and eating areas may encroach into right-of-way 5 ft. to 10 ft. depending on the sidewalk width, walls and solid landscaping are required where buildings are absent; 60 ft. setback for parking, property line walls required for on-street parking, structured parking must be placed below grade.
- SU/ C-1 Retail Commercial District; Min. Lot Size: 21,780 SF, 35 ft. setback, 32 ft. height
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front
- MU/A Mixed Use Activity Center District, 100 acres+, 85 ft. height, Max. footprint: 50,000 SF, 15 ft. front, 10 ft. rear setback. Master plan approval is required.
- R-6 Multi-Family Residential District  
Min. Lot Size: 10,000 SF, High Density: 35.6 DU/A, 72 ft. height.

#### **4.2.2 Community Center**

Purpose: The Community Center is intended to provide city-wide opportunities for housing, shopping, employment, and industry. Community centers are generally located 2 to 5 miles apart and potentially serve major discount retailers. Community centers include one- to five-story non-residential and multi-family residential buildings. Multi-family homes are permitted at the perimeter of the district. Parking accommodations are made with tree-shaded and screened, surface parking lots broken into small areas.

Acreage: 51.2

Allowable Uses in the following zoning districts:

- C-1 Retail Commercial District; Min. Lot Size: 21,780 SF, 35 ft. setback, 32 ft. height
- C-2 Wholesale and Warehouse Commercial District; Min. Area: 10,890 SF, 35 ft. setback, 32 ft. height
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front
- MU/A Mixed Use Activity Center District, 20-100 acres, 48 ft. height, Max. footprint: 15,000 SF, 15 ft. front, 10 ft. rear setback. Master plan approval is required.
- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include live-work units, multi-family, office, and retail commercial either side-by-side or within the same building. Retail and office uses should comprise at least 51% of the subdivision, property, or building. Site plan approval by the Planning and Zoning Board is required.
- R-6 Multi-Family Residential District  
Min. Lot Size: 10,000 SF, High Density: 35.6 DU/A, 72 ft. height.
- R-3 Multi-Family Residential District; Min. Lot Size; 1,200 SF (Townhouses) to 10,000 SF (Apartments), 32 ft. height; High Density: 29.0 DU/A

The City will rezone properties in designated Community Center the highest and best use: C-1 Retail Commercial District and C-2 Retail Commercial District. They may be later rezoned to one of the districts listed above.

#### **4.2.2 Neighborhood Center/ Corridor**

Purpose: The Neighborhood Center or Neighborhood Corridor is intended to provide multiple opportunities to neighborhood residents for housing, shopping, employment, and recreation. The neighborhood center includes one- to two-story, non-residential and multi-family residential buildings. Neighborhood centers are generally 1 to 2 miles apart and potentially serve as grocery-anchored retail centers. Multi-family homes are permitted at the perimeter of the district. Parking accommodations are made with on-street parking and landscaped, shared surface parking lots located behind buildings.

Acreage: 39.1

Allowable Uses in the following zoning districts:

- C-1 Retail Commercial District; Min. Lot Size: 21,780 SF, 35 ft. setback, 32 ft. height

- CMU Mixed Use (Neighborhood) Commercial District; Min. Lot Size: 10,890 SF, 35 ft. setback, 32 ft. height
- O-1 Office/ Institutional District; Min. Lot Size: 10,890 SF, 25 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 20 ft. height, 15% lot landscaped, 50% in front
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front
- MU/A Mixed Use Activity Center District, 10-20 acres, 26 ft. height, Max. footprint: 6,000 SF, 15 ft. front, 10 ft. rear setback. Master plan approval is required.
- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include live-work units, multi-family, office, and retail commercial either side by side or within the same building. Site plan approval by the Planning and Zoning Board is required. Retail and office uses should comprise at least 51% of the subdivision, property, or building.
- R-3 Multi-Family Residential District; Min. Lot Size; 1,200 SF (Townhouses) to 10,000 SF (Apartments), 32 ft. height; High Density: 29.0 DU/A

The City will rezone properties in designated Neighborhood Centers as the highest and best use: CMU Commercial Mixed Use District. They may be later rezoned to one of the districts listed above.

#### **4.2.4 Office Corridor**

Purpose: The Office Corridor is intended to also provide a transition between residential and commercial uses.

Acreage: 30.4

Allowable Uses in the following zoning districts:

- O-1 Office/ Institutional District; Min. Lot Size: 10,890 SF, 25 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 20 ft. height, 15% lot landscaped, 50% in front
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front

These properties will be rezoned to O-2 Office District.

#### **4.2.5 High Density Residential**

Purpose: To set aside an area for multi-family housing near the neighborhood's employment and activity centers with convenient access to shopping and work. Community uses, e.g., parks, schools, and churches are also to be located in this area.

Acreage: 25.0

Allowable Uses in the following zoning districts:

- R-3 Multi-Family Residential District: Only multi-family (26.14 DU/A) and town-home (36.3 DU/A) uses
- R-5 Single Family Residential District  
Min. Lot Size: 2,500 SF, Density: 17.42 DU/A
- R-6 Multi-Family Residential District Density: 32 DU/A

- MU/A Mixed Use Activity Center: 10-20 acres, 26 ft. height, Max. foot print: 6,000 SF, 15 ft. front, 10 ft. rear setback. Master Plan approval is required.
- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include multi-family, office, and retail commercial either side by side or within the same building. Site plan approval by the Planning and Zoning Board is required.

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 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 Medium Density Residential**

Purpose: To provide a range of low to medium density single family residential uses and associated community uses, e.g. schools, parks, and churches, integral to a complete neighborhood.

Acreage: 325

Allowable Uses in the following zoning districts:

- R-1 Single Family Residential District  
Min. Lot Size: 7,000 SF, Density: 6.22 DU/A
- R-2 Single Family Residential District  
Min. Lot Size: 5,000 SF, Density: 8.71 DU/A
- R-3 Multi-Family Residential District  
Only single-family (10.89 DU/A) and town-home (10.99 DU/A) uses
- R-4 Single Family Residential District  
Min. Lot Size: 4,000 SF, Density: 10.89 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 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.

#### **4.2.7 Parks and Schools**

Purpose: To provide for schools, parks, open space, natural areas, and recreational facilities to serve the neighborhood. The parks will provide typical neighborhood amenities such as play equipment, open play areas, and benches/picnic facilities. In addition to classrooms, cafeterias, gymnasiums and associated buildings, schools will have playgrounds and other outdoor facilities.

Acreage: 0 (dedicated or acquired)

Allowable Uses in the following zoning districts:

- Special Use District for Public or Private School
- PR Parks and Recreation District
- OS Open Space District

Public utilities are allowed with a conditional use permit.

Areas designated as parks or school sites will need to be programmed into the City's or School District's five-year capital budget to be acquired. These properties will not be rezoned but the City cannot prevent single family use prior to their acquisition. Three 5-acre parks are proposed but no sites have been selected.

#### **4.2.8 Reserved Planning Area**

Purpose: To provide for a future planning area for yet undetermined land use as the City develops around and near the Progress Blvd. and Unser Blvd. intersection node.

Acreage: 47.4

Allowable Uses in the following zoning districts:

- TZ Transitional Zoning
- Parks, Schools, and Churches

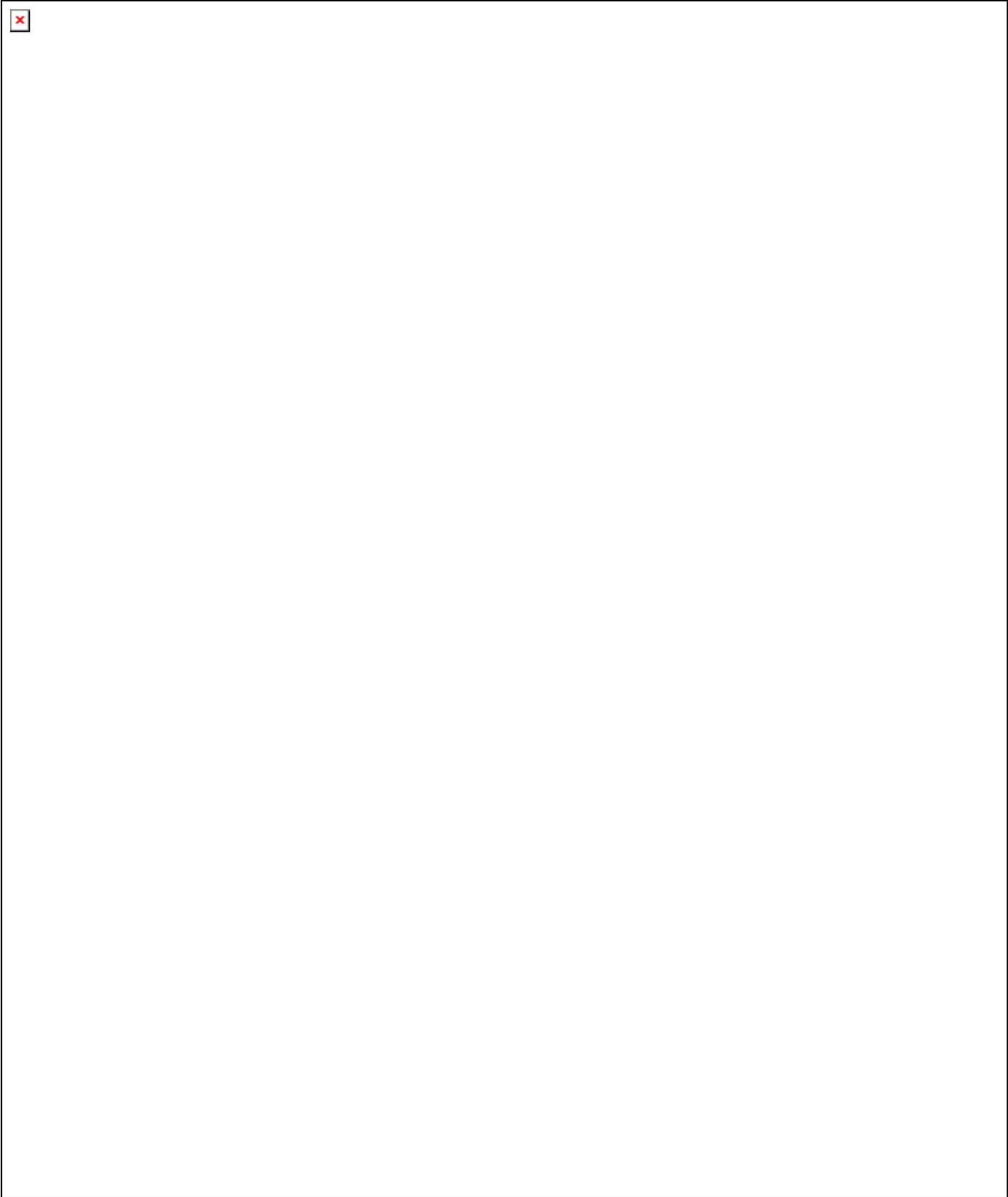
#### **4.3 Future Land Use Map**

Future land use alternatives planned for the Plan area are shown in Exhibit 13a/b below and acreages in Exhibit 12. Land uses are distributed between City Center (17.2%), Community Center (7.8%), Neighborhood Center (6%), Office Corridor (4.6%), Medium Density Residential (59%), and High Density Residential (3.8%).

These zoning categories are existing land use options within the City of Rio Rancho Zoning Ordinance. The standard lot size, height, and setback requirements of that ordinance will apply. However, the SU/ MU and MU/A zoning designations require approval of a detailed site plan or master plan by the Planning and Zoning Board.

Exhibit 12: Future Land Use	Zoning Districts	Alternative 2			
		Acreage	%	Density	Population
City Center	CBD, SU/ C-1	112.7	17.2	-	-
Community Commercial	C-2, C-1, SU/MU, MU/A, R-6	51.2	7.8	-	-
Neighborhood Commercial	C-1 CMU, O-1, O-2, SU/ MU, MU/A, R-3	39.1	6.0	-	-
Office Corridor	O-2, O-1, SU/MU	30.4	4.6	-	-
High Density Residential	R-3, R-5, R-6	25.0	3.8	27.3	1,775
Medium Density Residential	R-1, R-2, R-3 R-4,	325.0	49.6	11.3	9,549
Public School	TZ	22.3	3.4	-	-
Open Space and Parks	OS, PR (dedicated)	0.0	0.0	-	-
Planning Reserve	TZ	47.4	7.3	varies	73
Streets, Drainage, ROW	-	2.0	0.3	-	-
Total	-	655.0	100.0	-	<b>11,397</b>

Notes: Household size = 2.6 persons; Three 5-acre parks are proposed but no sites have been selected.



## 5.0 Proposed Access

Obsolete platting along King Blvd. and Unser Blvd. has created narrow lots 50 feet in width that are difficult to develop individually and present major access issues. Allowing every lot to have its own individual access off of arterial streets creates major traffic hazards. Vehicles turning in and out of businesses, and across lanes from the opposite direction, is unsafe and impedes traffic flow. Additionally, lots with individual driveways force traffic movement to use the arterial street which adds more local traffic to the roadway and takes away capacity that could be used by through traffic.

The City follows New Mexico Department of Transportation (NMDOT) access spacing standards. The standards are based on the size of the roadway and its speed.

- Unser Blvd. is classified as an urban principal arterial (UPA), non-traversable (divided) median with partial access (median turn outs at street intersections), and speeds 40 miles per hour (mph). The recommended access standard for an UPA is no closer than 325 feet for partial access (right-in, right-out) and 1,320 for full access.
- King Blvd. is classified as an urban minor arterial (UMA), non-traversable (divided) median with partial access (median turn outs at street intersections), and speeds of 35 to 40 miles per hour (mph). The recommended access standard for an UMA is no closer than 275 feet for partial access (right-in, right-out) and 660 for full access.
- T-intersections are proposed for 30<sup>th</sup> Ave. and 34<sup>th</sup> Ave. with right-in, right-out turns at the west end of these streets.

A 24 ft. wide easement is proposed along the rear of properties fronting these corridors. The access easement will be required at the rear of the properties, unless the property owners within each block coordinate placing the access easement at the front of the lot, and must provide a 24 ft. wide connecting easement where adjoining properties have access on opposite sides of the lot. Alternate location of the access easement may be authorized, provided the goal of the access management plan for coordinated access is met.

Access easements should be designed to work with area topography. Easements may be located within the building setbacks. Easements located on cross streets should be located a minimum of 92 ft. back from (from centerline to centerline) to allow for vehicle stacking.

The City's access policy as part of this Plan and Corridor Overlay Zone requires that before an applicant may rezone property or receive a building permit, he/she must meet the following access requirements:

1. Replat multiple narrow lots into a single piece of property, where possible,
2. Provide a plat of the property showing access easements and reciprocal agreements across the property for the benefit of adjacent owners; and,
3. Provide shared access driveways.

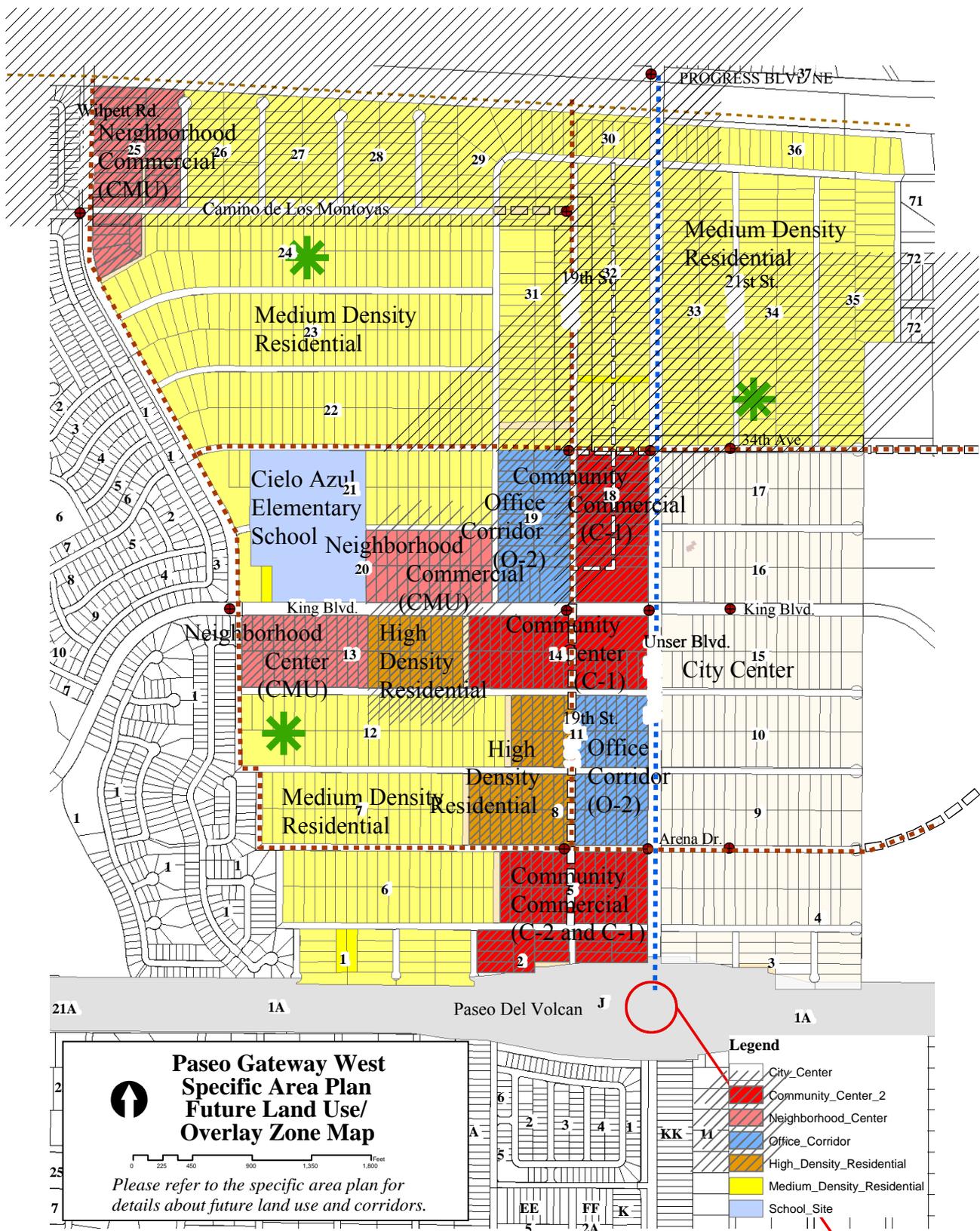


## 6.0 Proposed Design Standards

This section identifies design standards for all new commercial development within the Plan area. Standards for landscaping, signs, materials and architecture, parking, fences and walls, transportation and infrastructure, and lighting are indicated in the following table (Exhibit 15).

<b>Exhibit 15: Design Standards</b>	<b>Paseo Gateway Overlay Zone (for commercial uses)</b>	<b>City Center</b>
<b>6.1 Signs</b>		
Freestanding	7 ft. x 8 ft. x 24 in.; 1 every 75 ft.	None
Wall	1 sign facing street, 12% wall area	Projecting (30 x 50 in. limit) into ROW max. 36 in., 7 ft. clearance; awning, neon, wall (2 ft. high), window signs (8 SF). Recessed or raised, metal or light box letters, street numbers (6-12 in. high), masonry or metal plaques (18 SF). Located in a 2 ft. wide band 12 to 22 ft above sidewalk
Other	-	Sandwich boards by permit; directional kiosks
<b>6.2 Walls and Fences</b>		
Subdivision Perimeter Wall	Setback 10 ft. behind sidewalk; landscaped area	-
Length	> 10 ft: breakup, indented, offset, serpentine	-
Materials	Stuccoed, non-grey CMU, split block, adobe, brick, tan masonry	Not specified
<b>6.3 Screening</b>		
Type	Solid wall or hedge	-
Outdoor storage	horizontally/ vertically	-
Mech. Equip./ Utilities	From view on ground or roof	yes
Parking	3 ft. to 4 ft. wall if parking near street	Wall, trellis or hedge
<b>6.4 Infrastructure</b>		
Street medians	1 canopy tree, 2 ornamental trees, 3 shrubs per 1000 SF	yes
Sidewalks/ Trails	6 ft. wide/ 8ft. wide on arterials	10 ft. to 15 ft. wide sidewalks Encroachment 5 to 10 ft. allowed
Utilities	Community water and sewer; underground	-
<b>6.5 Lighting</b>		
Type	Low level, hooded, shielded	Incandescent, metal halide, halogen, compact fluorescent only
Max. Height	25 ft.	Shielded traffic 18-30 ft. high, white, silver, or tan; Pedestrian scale 12-15 ft. high
Luminance	Shine away from residences	Building mounted- 75 watt max. – shielded, Cannot shine off property; controlled footprint

Design Standards	Paseo Gateway Overlay Zone (for commercial uses)	City Center
<b>6.6 Landscaping</b>		
Total	10% gross lot area (incl. courtyards, plazas)	none
Frontage	25% total landscaping; 10 ft. wide, 50% in R.O.W.	none
Shade Tree	1 every 33 LF	Street trees at block corners and in medians spaced at regular intervals
Tree Caliper/ Shrub Size	3 in. or 30 in. boxed, 12 ft. tall / 5 gal.	none
Coverage	75% live plants	none
Parking Spaces/ Island	1 per 10 spaces; 6 ft. aisle wide at aisle ends and between rows	Kiosks, trellises, walls, and hedges to buffer parking areas and maintain street edge
Bufferyard	10 ft. wide; 6 ft. solid wall; evergreens 1 per 25 ft.	none
Irrigation system	Backflow prevention req'd	-
Plant Palette	Xeric list	none
<b>6.7 Building</b>		
Materials	No metal, wood siding, prefab panels; tile, stone, adobe encouraged	Primary: stucco, stone, brick or tile Secondary: glazed tiles or panels, pre-cast concrete or masonry trim, concrete panels, steel panels or trim, wood siding and trim; materials express underlying structure, consistent horizontally; panel inserts limited to 20%
Shading	Portales and solar orientation	Tailored to façade's orientation, awnings, portales, overhangs, recesses on north side of street
Massing and Articulation	-	Greater proportion mass than openings; façade changes every 50 ft. in height, recess, detailing, or material; ground floor delineated by detailing, physical and material change
Texture and Color	-	Smooth or sand finish stucco, no brocades or heavy texture; no rough sawn or faux wood texture; warm colors, min. 30% gray or darkness
Entrance and Window Placement	-	1 entrance for each 25 ft. bldg. frontage. 3 ft. x 9 ft. sill no higher than 30 in. Windows 30 in. from corner; First floor 40-70% openings; upper floors greater massing than openings
Entrance and Window Materials	-	Aluminum, steel, wood, glass; 90% glazing (reflective or tinted not allowed), w/i 9 ft. sidewalk elevation; black or grey interior screens
Entrance and Window Proportion	-	Group horizontally (max. 5 units) separated by 6 in. mullion, column, or pier
<b>6.8 Parking/ Access</b>		
Location	Bonus: building side or rear	On-street counts toward requirement; vehicular access from side streets only
Lot Configuration	Bonus: break into smaller lots < 30 spaces	Walls around on-site parking, structure parking below grade
Setback	Allow for future ROW acquisition	60 ft. min. setback
Pedestrian Access	Bonus: walkway from sidewalk to bldg. entrance	none
Paving Materials	-	none
Bike racks	10% parking spaces	none



**Exhibit 16: Overlay Zone Map**

## 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 zone map amendments, development review process, capital improvements program, and special assessment districts.

### 7.1 Zoning

- Adopt an Overlay Zone for commercial districts within the Plan area with design and access standards specified in Section 5.0 and 6.0. See Exhibit 15. Overlay zones do not rezone the underlying property. The Overlay Zone is shown in Exhibit 16.
- Adopt an Overlay Zone to preserve future rights-of-way for major transportation corridors. Residences and businesses shall be setback further from the street to allow for widening, except where City or public property exists along the right-of-way and may be substituted:
  - Collector street – setback 34 ft. from centerline plus zoning district setback
  - Minor arterial street – setback 53 ft. from centerline plus zoning district setback
  - Principal arterial street – setback 78 ft. from centerline plus zoning district setback.
- Adopt an Overlay Zone to restrict development in the 100-year floodplain as indicated on most recent FIRM maps. To receive rezoning, owners must demonstrate the buildable area can be taken out of the floodzone.
  - Engineering study detailing the improvements (acceptable to SSCAFCA and Public Works) to the arroyo required to remove the property from the floodplain.
  - Letter of map revision (LOMR) or conditional map revision (CLOMR) issued by FEMA.
- The City will initiate rezoning of areas designated commercial in the Plan to the highest and best use (O-2 Office District, C-1 Retail Commercial District, and CMU Commercial Mixed Use District).
- Property owners in areas designated for residential uses will still need to apply to the City to rezone their properties in conformance with the Plan.
- Commercial Bonuses:
  - Provide: parking behind building; Receive: reduced front setback by 10 ft. in C-1, C-2, and CMU districts
  - Provide: parking broken into smaller areas; Receive: reduced front setback by 10 ft. in C-1, C-2, and CMU districts
  - Provide: connect parking areas to street sidewalk and building entrances with walkways; Receive: reduced front setback by 10 ft. in C-1, C-2, and CMU districts

## 7.2 Development Review Process

- Development Services staff will evaluate new development projects in the Plan area in terms of their connectivity to roads, bikeways, sidewalks and trails.
  - New cul-de-sac streets must provide pedestrian easements.
  - New blocks shall not be longer than 600 ft.
- Before a building permit is approved by Development Services Department the applicant must demonstrate compliance with access management plan by providing an access easement agreement with adjacent property owners as provided in Section 5.0
- New construction permits and site plan approvals by Development Services Department will be subject to the design standards required in Section 6.0:
  - Landscaping/ Buffers
  - Signs
  - Materials/ Architecture
  - Parking
  - Fences/ Walls
  - Transportation
  - Infrastructure
  - Lighting
  - Bikeways/ Sidewalks

## 7.3 ICIP

- Department of Public Works will program roadway, bikeway, and pedestrian trail projects in the ICIP to be built to City standards as funds become available.
- Widening of Unser Blvd. and improvements to King Blvd.
- Program construction of 30<sup>th</sup> Ave. and 34<sup>th</sup> Ave., with bike lanes and multi-use trails in City's ICIP.
- Traffic signals or four-way stops shall be installed or roundabouts constructed, where warranted.
- Departments of Parks and Recreation and Public Works will program a King Blvd. median landscaping projects as funds become available.
- The City will program and fund future recreational and other community facilities to serve the Plan area through its ICIP process:
  - Three 5-acre parks to be funded and built in the Plan area
- The City will program and fund utility infrastructure improvements to serve the Plan area.

## 7.4 Land Consolidation

- The City will encourage private developers to assemble parcels so they may be replatted to meet City standards with the construction of adequate infrastructure. Incentives may include a streamlined permitting process. Higher density residential rezoning will be delayed until assembly of at least 5 acres occurs.
- The City may initiate redevelopment of obsolete or premature platting in the Plan area through formation of Special Assessment Districts (SADs).

**References:**

*Rio Rancho Parks and Recreation Master Plan*, City of Rio Rancho, 2004  
*Vision 2020 Integrated Comprehensive Plan*, City of Rio Rancho, 2001  
*North Central Area Plan* (draft), City of Rio Rancho, 2006  
*La Barranta Watershed Management Plan*, SSCAFCA, 2006  
*2030 Transportation Plan*, Mid-Region Council of Governments, 2007  
Mid-Region Council of Governments, commuting data, 2007; population data, 2008  
US Census Bureau, Economic Census, 2002  
Mayor’s Transition Team Report, 2008  
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*Rio Rancho Community Overview*, Rio Rancho Economic Development Corp., 2008

