

CAMPUS CENTRE

ANNEXATION, ZONING, AND MASTER PLAN SUBMITTAL

PREPARED FOR:

NEW MEXICO STATE LAND OFFICE



PREPARED BY:

CONSENSUS PLANNING, INC.

MAY 11, 2006



May 3, 2006

Mark Werkmeister, Chairman
Rio Rancho Planning and Zoning Board
3900 Southern Boulevard
Rio Rancho, New Mexico 87174

RE: Annexation, Zone Map amendment, and amendment to the 2020 ICP Preferred Scenario Map.

Dear Mr. Werkmeister:

Please accept this request for annexation, zone map amendment, and amendment to the Vision 2020 Integrated Comprehensive Plan (ICP) Preferred Scenario Map to establish the Campus Centre Master Plan. This request helps to further the development of the City Centre that has been started by the City. We have organized this justification in sections based on letter tracts for ease of explanation.

The New Mexico State Land Office (NMSLO) is requesting annexation, zoning, and master plan approval for their property located adjacent to the new Rio Rancho City Centre. The area currently has no City zoning (Sandoval County) and the Land Office is requesting that the area be zoned as R-3, C-1, SU, and CBD.

SITE CHARACTERISTICS

The subject site is located along the north side of Paseo del Volcan, which is at the geographic center of the City. The subject site is east of Unser Drive and west of 32nd Street NE. Specifically, the site is City Centre Parcel A, Section 36, Township 13 North, Range 2 East. The site is vacant with rolling high desert topography.

JUSTIFICATION FOR THE ANNEXATION

The NMSLO recognizes the need to plan development and provide appropriate urban services to this area that is identified as an annexation area on the 2020 Preferred Scenario Map. The area is surrounded by land that has previously been annexed into the City of Rio Rancho and the annexation will eliminate this County "island."

The annexation furthers the Vision 2020 ICP, specifically because:

- The annexation will provide for the development of a mixed use activity center around the developing City Centre being facilitated by the City.
- The annexation is accompanied by a master plan for the area and the area immediately to the east to ensure that growth takes place in an organized and planned manner.
- The annexation will result in the eventual development of commercial and employment uses that will contribute to the community through the creation of jobs and gross receipts tax.
- The annexation will facilitate development of the transportation network in the area in accordance with the Vision 2020 ICP.

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801

Fax 842-5495

cp@consensusplanning.com

www.consensusplanning.com

PRINCIPALS

Karen R. Marcotte, AICP

James K. Strozier, AICP

Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

- The annexation and accompanying master plan will ensure that infrastructure is developed to adequately serve the area.

JUSTIFICATION FOR THE ZONE MAP AMENDMENTS

The area does not have zoning because the area has not yet been annexed into the City of Rio Rancho. The Vision 2020 ICP shows the area as suitable for university facilities, employment generating uses, and multi-family residential development. The following table summarizes the proposed zoning for the entire project site:

| Zone/Land Use | Acres | % of Total Area |
|--------------------------------------|--------------|------------------------|
| Residential (R-3) | 99.1 | 22.7% |
| UNM Campus (SU) | 216.0 | 49.5% |
| Special Use (SU) [Eastern Area] | 10.0 | 2.3% |
| Special Use (SU) [Northwestern Area] | 41.6 | 9.5% |
| Central Business District (CBD) | 40.0 | 9.1% |
| Commercial (C-1) | 30.0 | 6.9% |
| Totals | 436.7 | 100.0% |

As can be seen in the table, a variety of uses are proposed in the Master Plan. Nearly half the site is planned for the UNM campus. The remainder of the site is split between residential and employment generating uses.

The proposed zone map amendments provide for:

- A mix of commercial, employment generating, educational and residential uses to serve the needs of the community.
- A mix of commercial and entertainment (movie studio) uses to provide employment for the community.
- Commercial activities that will serve the master plan area and the surrounding community.
- Land for a UNM campus.

CONFORMANCE TO THE RIO RANCHO COMPREHENSIVE PLAN

Section 4 of the Campus Centre Master Plan specifically addresses how the Master Plan is consistent with the Vision 2020 ICP. The discussion in the Master Plan specifically addresses consistency with the Vision 2020 ICP's policies and actions concerning Land Use, Urban Design, Transportation, Infrastructure and Capital Facilities, Environmental Sustainability, Housing, Community Services and Public Facilities, and Economic Development. Rather than repeat the discussion here, please refer to the proposed Campus Centre Master Plan.

CONCLUSION

- The requested annexation will be beneficial to the City as it will eliminate a County 'island', provide significant lands for economic development, provide lands needed to provide for housing needs, and provide for City control of development of the land for infrastructure, land use planning, and facilities development.
- This requested zone map amendment is consistent with the Vision 2020 ICP in that it provides for a mix of commercial, residential, educational uses, and employment generating land uses adjacent to the City Centre.
- The Campus Centre Master Plan will be beneficial to the City because it will result in development of a thoughtfully planned community with educational, housing, commercial, and entertainment uses, that serve the community and create jobs; commercial and education uses that will serve the project area and surrounding community; and the infrastructure to ensure adequate services area available to support the population.

Given the benefits of the project to the community and the project's consistency with the Vision 2020 Integrated Comprehensive Plan, we respectfully request that you recommend approval of this annexation, zone map amendment and the Campus Centre Master Plan.

Thank you for your consideration.

Sincerely,



FOR James K. Strozier, AICP
Principal



PATRICK H. LYONS
COMMISSIONER

State of New Mexico
Commissioner of Public Lands

310 OLD SANTA FE TRAIL
P.O. BOX 1148
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760
Fax (505) 827-5766
www.nmstatelands.org

March 21, 2006

Mark Werkmeister, Chairman
Rio Rancho Planning and Zoning Board
3900 Southern Boulevard
Rio Rancho, New Mexico 87174

Dear Chairman Werkmeister:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for annexation, establishment of zoning, and a zone map amendment. The annexation request and establishment of zoning is for City Centre Parcel A, a portion of Section 36, Township 13 North, Range 2 East, New Mexico Principal Meridian. I am the authorized agent for the New Mexico State Land Office for the above referenced property, located north of Paseo Del Volcan generally between 23rd Street NE and 32nd Street NE. The lands in question are part of the City Centre Master Plan request. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry King".

Jerry King
State Land Office

-State Land Office Beneficiaries -

Carrie Tingley Hospital • Charitable Penal & Reform • Common Schools • Eastern NM University • Rio Grande Improvement • Miners' Hospital of NM • NM Boys School • NM Highlands University • NM Institute of Mining & Technology • New Mexico Military Institute • NM School for the Deaf • NM School for the Visually Handicapped • NM State Hospital • New Mexico State University • Northern NM Community College • Penitentiary of New Mexico • Public Buildings at Capital • State Park Commission • University of New Mexico • UNM Saline Lands • Water Reservoirs • Western New Mexico University



PATRICK H. LYONS
COMMISSIONER

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**PETITION FOR ANNEXATION
AND APPLICATION FOR ESTABLISHMENT OF ZONING**

Pursuant to NMSA 1978, 3-7-17 (1998) and 3-7-18 (1965), the State Land Office hereby petitions the City of Rio Rancho for annexation of the properties situated in Sandoval County, as described and shown as Parcel "A" on the map and legal descriptions attached as Exhibit "A".

In support of the petition, the State Land Office states:

1. The State Land Office is the owner of 439.0397 acres, more or less, shown on the attached map with the legal description of City Centre Parcel A, a portion of Section 36, T13 North, R2 East, Sandoval County.
2. The State Land Office, as the owner of the Properties, is the sole owner of the number of acres within the Properties for which it seeks annexation.
3. The Properties are contiguous to and surrounded by the municipal boundaries of the City of Rio Rancho.
4. The State Land Office requests that, contemporaneously with the annexation of the Properties, the City establish zoning as shown on map attached as Exhibit "B", and as shown in the City Centre Master Plan, attached as Exhibit "C".
5. Annexation of the Properties provides for master planning opportunities to further the goals and the policies the City of Rio Rancho Vision 2020 Integrated Comprehensive Plan.
6. The address, phone number and fax number for the State Land Office are as follows: State of New Mexico Commissioner of Public Lands, 310 Old Santa Fe Trail, P.O. Box 1148, Santa Fe, New Mexico 87504-1148, Telephone: 505-827-5760, Fax: 505-827-5766.

Respectfully submitted,
New Mexico State Land Office

Jerry King, Assistant Commissioner

-State Land Office Beneficiaries -

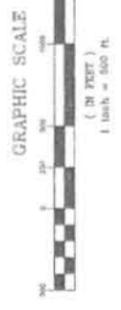
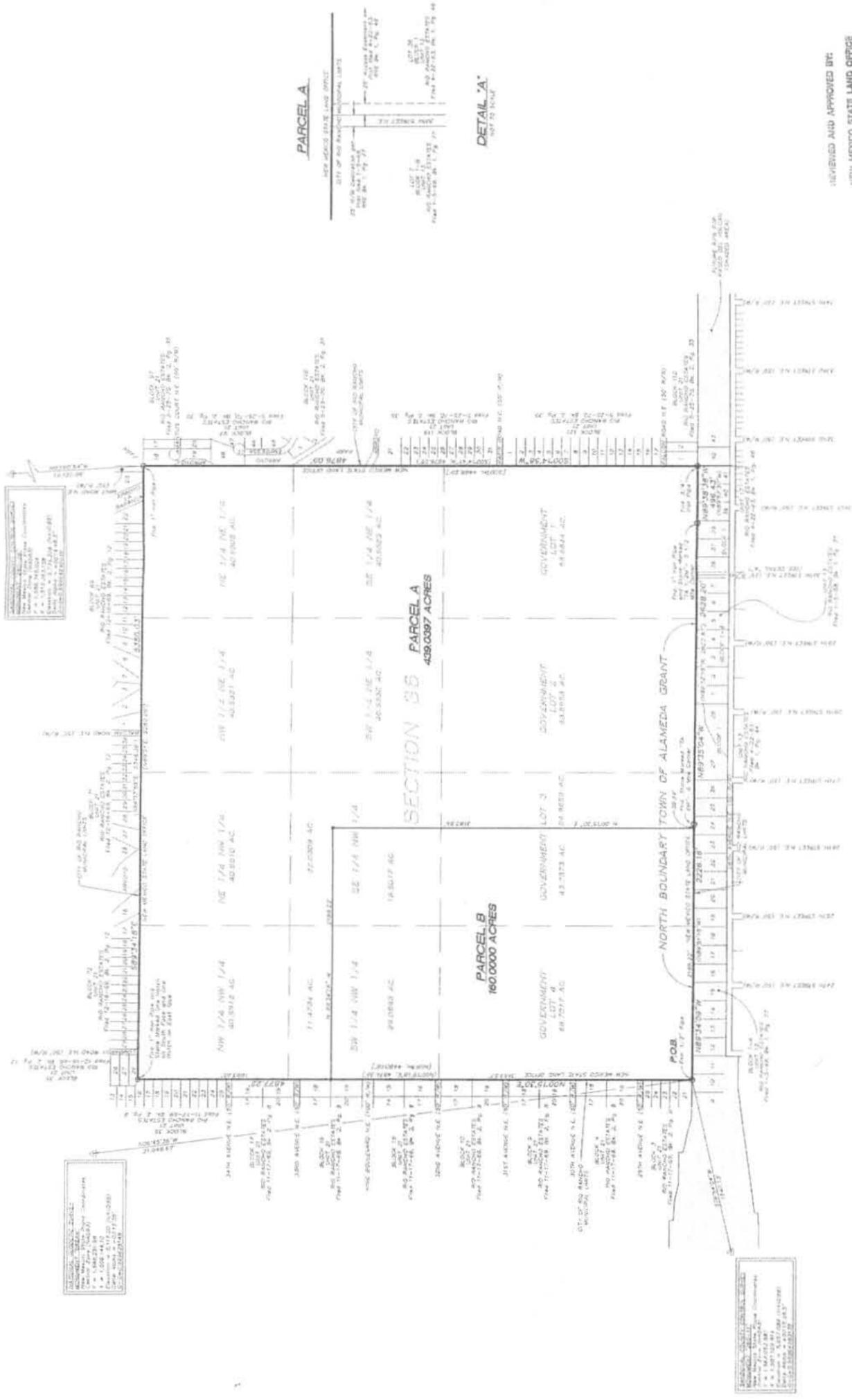
Carrie Tingley Hospital • Charitable Penal & Reform • Common Schools • Eastern NM University • Rio Grande Improvement • Miners' Hospital of NM • NM Boys School • NM Highlands University • NM Institute of Mining & Technology • New Mexico Military Institute • NM School for the Deaf • NM School for the Visually Handicapped • NM State Hospital • New Mexico State University • Northern NM Community College • Penitentiary of New Mexico • Public Buildings at Capital • State Park Commission • University of New Mexico • UNM Saline Lands • Water Reservoirs • Western New Mexico University

CLAIM OF EXEMPTION PLAT
 PARCEL A AND PARCEL B
 CITY CENTRE

(BEING A REPLAT OF SECTION 36, TOWNSHIP 13 NORTH,
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN)
 WITHIN
 SECTION 36, TOWNSHIP 13 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF RIO RANCHO
 SANDOVAL COUNTY, NEW MEXICO
 JANUARY, 2005

This plat is an exempt land division under Article 3
 of the Sandoval County Subdivision Regulations as a
 sale, lease, or other conveyance of land that
 creates no parcel smaller than one hundred forty
 (140) acres.

SANDOVAL COUNTY
 20051303 1443
 8017' 00" 10"
 11-11-05 11:11:11 A.C.



- CORNER LEGEND**
- ⊙ SET 5/8" IRON PIPE CORNER MARK WITH GALV. ZNK BRASS DISK MARKED "NUGG LS 11809"
 - FOUND PROPERTY CORNER AS INDICATED

NOTE
 Record plat bearings and distances were taken from
 discs measured by this field survey and shown in parentheses ().
 Bearings and distances shown in brackets [] are from
 previous surveys. This plat was prepared and approved by
 East, New Mexico Principal Meridian, approved October 25,
 1904, records of the Bureau of Land Management.

REVIEWED AND APPROVED BY:
 NEW MEXICO STATE LAND OFFICE
 MAPPING BUREAU

DATE 1-27-05
 SIGNATURE *Red M. [Signature]*



CAMPUS CENTRE

MASTER PLAN

PREPARED FOR:

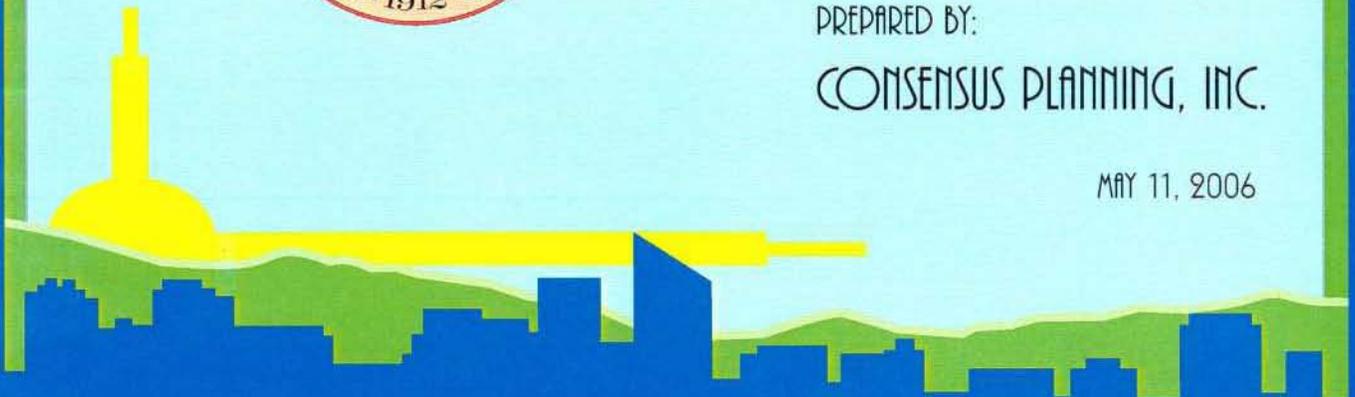
NEW MEXICO STATE LAND OFFICE



PREPARED BY:

CONSENSUS PLANNING, INC.

MAY 11, 2006



1. INTRODUCTION

This document is prepared as a Master Plan for the area known as the Campus Centre, located in central Rio Rancho, in Sandoval County. The Campus Centre Master Plan area is comprised of +/- 436 acres of lands owned by the State of New Mexico Commissioner of Public Lands ("State" or "Commissioner"). The project site includes those portions of Township 3N, Range 2E, Section 32 that is owned by the State and has not been annexed into the City of Rio Rancho ("City"). The remainder of Section 32 has been annexed into the City and is planned to be developed with a new Civic Center and Central Business District. The goal of this Master Plan is to identify land uses, zoning and transportation corridors for the project site. The following are the objectives of the Master Plan:

- To designate zoning for the subject parcels that are compatible with the City's goal to create a civic center;
- To allow for flexibility and change on the State Land Office parcels as more in-depth planning and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- To correspond to existing transportation corridors identified in the City's 2004 Transportation Policy;
- To comply with the City's Vision 2020 Integrated Comprehensive Plan; and
- To facilitate the Commissioner's fulfillment of his constitutional fiduciary obligation to optimize revenue to the trust created for the benefit of the public schools and other beneficiary institutions.

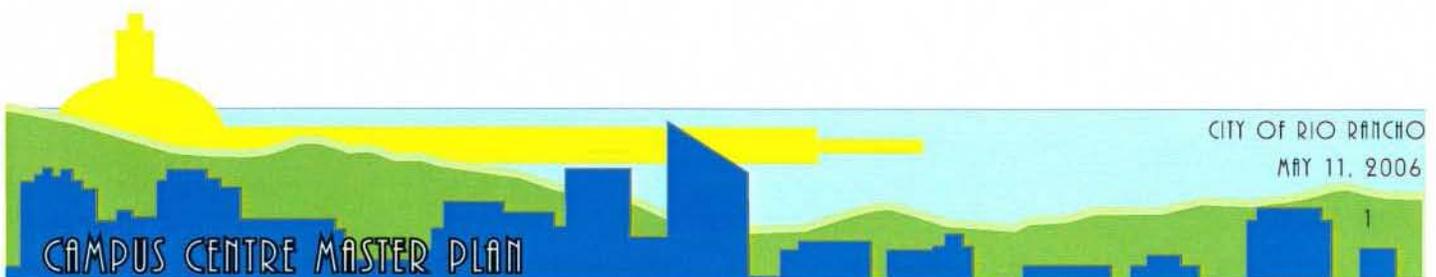
Master Planning Process

This Master Plan was accomplished in collaboration with City of Rio Rancho Community Development Department, the Commissioner, and Consensus Planning, Inc. A petition for annexation and establishment of zoning, as well as a zone map amendment request are also included in conjunction with this Master Plan approval request. After the Master Plan is approved, there may be a bulk platting process to conform with the land use and zoning layout. Subsequent approvals of Specific Area Plans will be required to implement the State Land Office portions of the Campus Centre plan area contained herein.

Requested Actions

Actions requested as part of this comprehensive request include:

1. Amending the Vision 2020 Preferred Scenario Map
2. Annexation and establishment of zoning for 436.7 acres owned by the State Land Office
3. Approval of this Master Plan



2. EXISTING CONDITIONS

The existing conditions impacting this 436 acre site consider the surrounding land use pattern, zoning, transportation, infrastructure, and any other site issues that impact development. Analyzing the benefits and constraints of existing conditions helps to provide insight into planning principles applicable to this site as it relates to the general goals, objectives and policies of the City of Rio Rancho's 2020 Integrated Comprehensive Plan.

Ownership

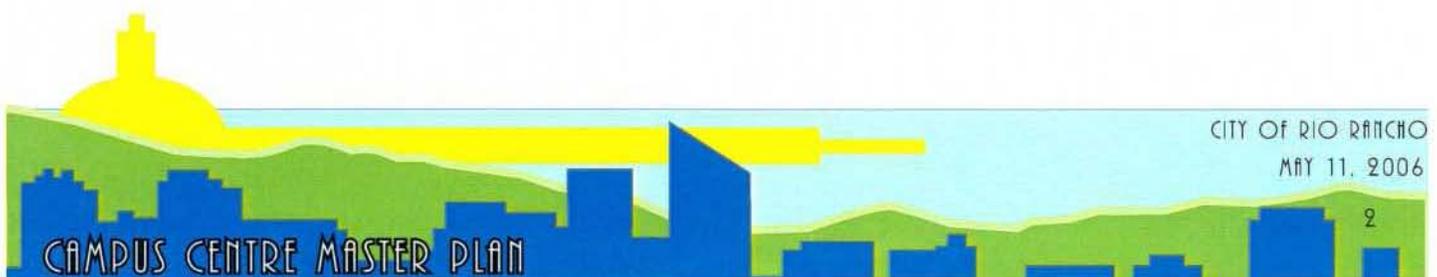
A unique aspect impacting this property is its ownership. The property is held in trust as public land and managed by the Commissioner of Public Lands through the State Land Office. Due to its location in the geographic heart of the City adjacent to the new civic center, these 436 acres of State Land property are prime for master-planning for the community's benefit. The highest and best use for these lands is mixed use, with land dedicated for entertainment industry, residential, and educational uses. The land uses are in accordance with the policies of the City's Vision 2020 Integrated Comprehensive Plan.

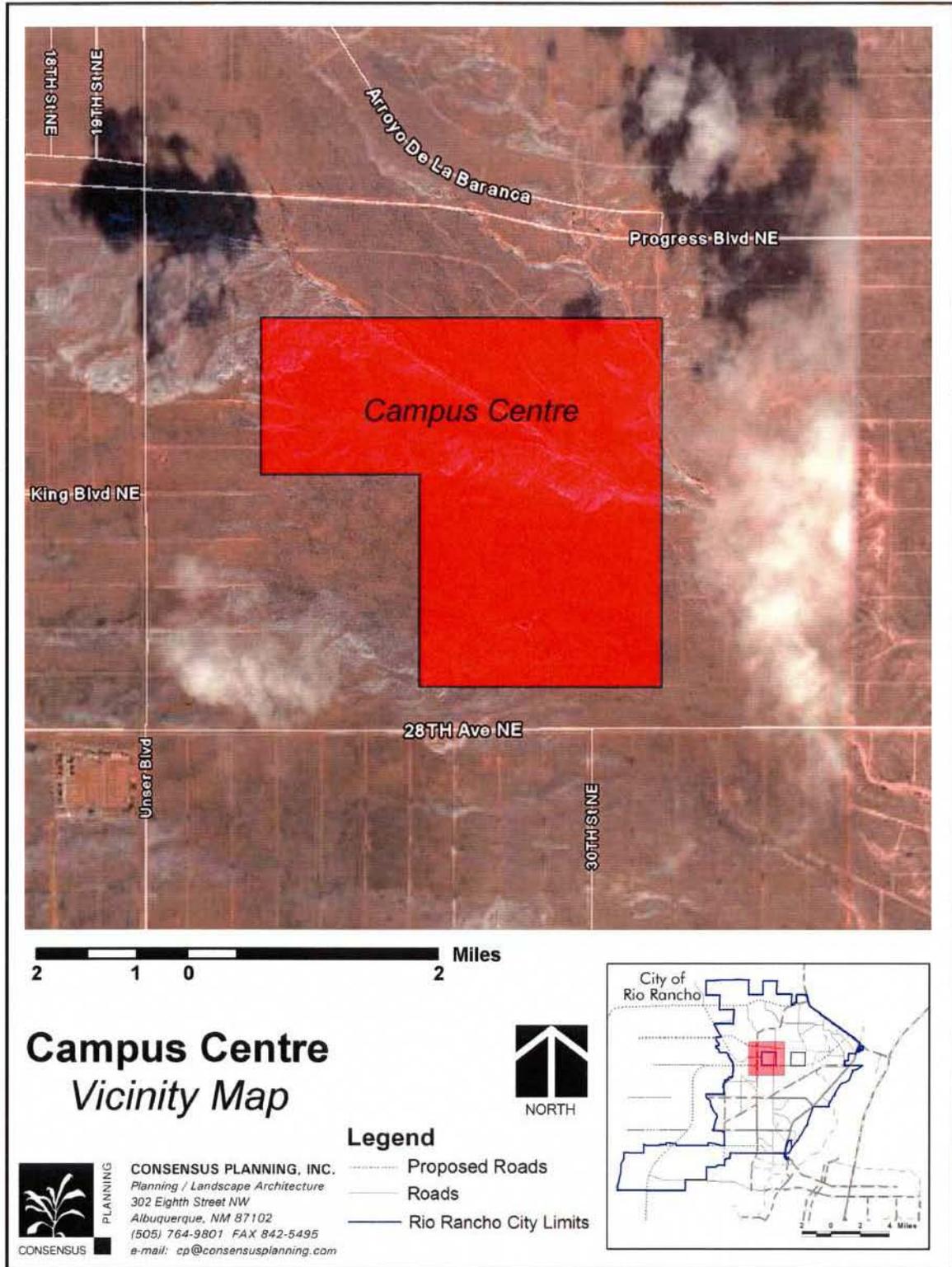
Transportation Corridors

The main transportation corridor serving this property is Paseo del Volcan, a principal arterial planned to extend from 528 west to Unser Boulevard and beyond. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract employers that will increase the job base in the City. Other existing transportation corridors include north-south corridors such as Unser Boulevard and 30th. King Boulevard serves as a major corridor to the west. Please see the location map to identify transportation corridors serving the property.

Land Use

Surrounding land uses impacting the property are minimal. Currently, the property is vacant and the surrounding land uses are vacant. Construction on the new City Arena has begun to the southwest portion of the Section. The State parcels are subject to a State Land Office agricultural lease for grazing, and Section 36 is subject to a commercial lease to the City for infrastructure planning and development. Northern Meadows and North Hills to the west and southwest respectively are the closest residential land uses to the property.





3. LAND USE AND ZONING

Per the petition for annexation and establishment of zoning request, and the zone map amendment requests, certain zoning is sought to realize the City’s vision for a Campus Centre and to accrue to the benefit of all of the parties. For the Campus Centre to be viable, a mix of land uses is preferred. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves, traffic congestion lessens and the Campus Centre begins to attract the entertainment and cultural amenities desired by residents.

Section 36 includes the new civic buildings and the City’s much anticipated sports arena. Due to the uniqueness of creating a Campus Centre, the land use mix must consider the section as a whole. The following pages include the land use and zoning plans for the Master Plan. The table below includes the acreage and zoning requested:

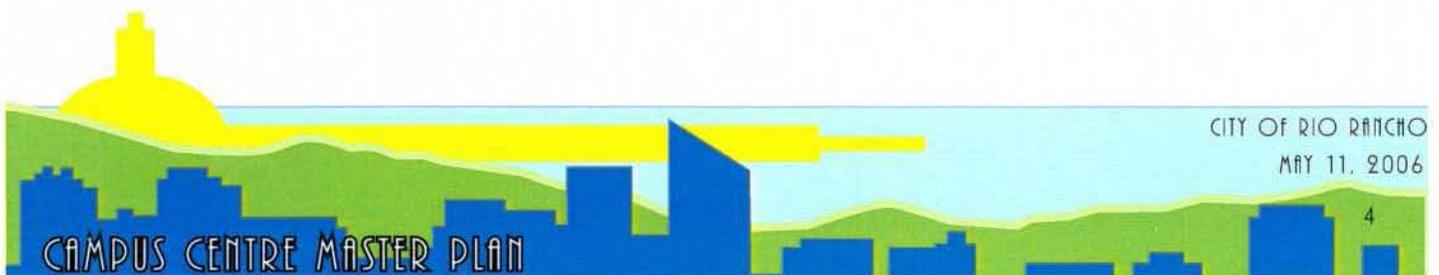
Land Use and Zoning

| <i>Land Use/Zoning</i> | Campus Centre | |
|--|----------------------|-------------------|
| | <i>Size (acres)</i> | <i>% of Total</i> |
| Residential (R-3) | 99.1 | 22.7% |
| UNM Campus (SU) | 216.0 | 49.5% |
| Special Use (SU) | 51.6 | 11.8% |
| Special Use/Motion Picture Studio (SU) | 40.0 | 9.1% |
| Commercial (C-1) | 30.0 | 6.9% |
| <i>Totals</i> | <i>436.7</i> | <i>100.0%</i> |

a. Land Use and Zoning Descriptions

Residential (R-3)

R-3 is the City’s medium density, multi-family district that allows for multi-family residential up to six units per dwelling. R-3 requires that each lot be at least 10,000 square feet. Single family detached residential dwellings are also permitted, and must have an area of at least 4,000 square feet. There are 99.1 acres planned for R-3 within the Campus Centre.



UNM Campus (SU)

The UNM Campus designation is a special use designation to accommodate the construction of a University of New Mexico campus adjacent to the new Rio Rancho City Hall and Central Business District. The campus may contain buildings for classrooms, labs, book stores and accessory retail, eating establishments, boarding facilities, and other similar uses that are typically found within a university campus, including but not limited to, parking and sports facilities. 216 acres have been designated for the UNM campus site.

Special Use (Eastern Area) (SU)

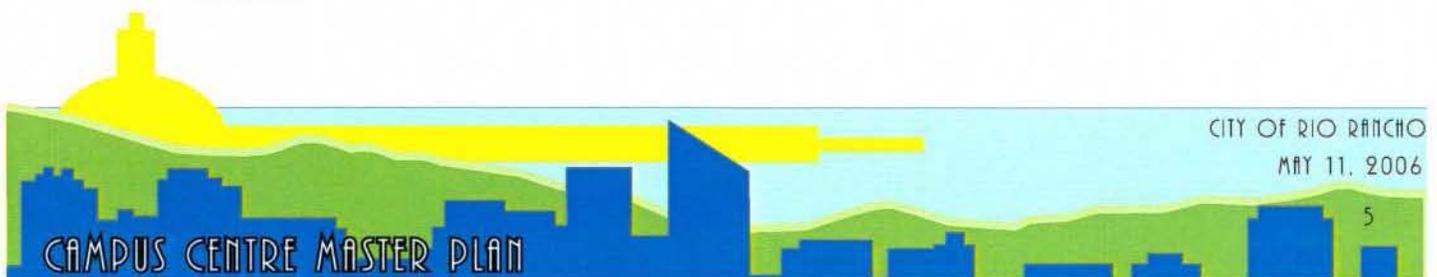
The eastern Special Use district is intended to accommodate a wide range of retail office uses that are allowed in the C-1 district and also multi-family residential development not exceeding 18 dwelling units per acre. The multi-family development may be integrated in to the commercial development or be independent. If not integrated into commercial development, the multi-family development will conform to the R-6 district development standards of the Rio Rancho Zoning Code. In addition to the retail and office uses permitted in the C-1 district, restaurants, banks, churches and similar uses are permitted, particularly those that support the UNM campus. There are 10 acres planned for Special Use in the eastern area.

Special Use (Northwestern Area) (SU)

The northwestern Special Use district is primarily focused on providing supporting entertainment related uses and to provide additional opportunities for multi-family housing. Uses that are permitted in the district include those found in the SU/Motion Picture district in addition to those that support the production and distribution of motion pictures and similar media. Some examples of supporting uses include, but are not limited to: radio and television broadcasting stations; cable and other pay television services, motion picture theaters, excluding drive-ins; advertising agencies; commercial art and reproduction facilities; catering services; professional offices; construction trades solely related to set construction, set lighting and similar trades; talent agencies; and storage and/or warehousing of movie related props, equipment, and production trailers, provided they are adequately screened from view or stored in a building. Multi-family residential is also allowed in accordance with the standards of the R-6 zone district of the Rio Rancho Zoning Code. 41.6 acres has been designated as Special Use in the northwestern portion of the plan.

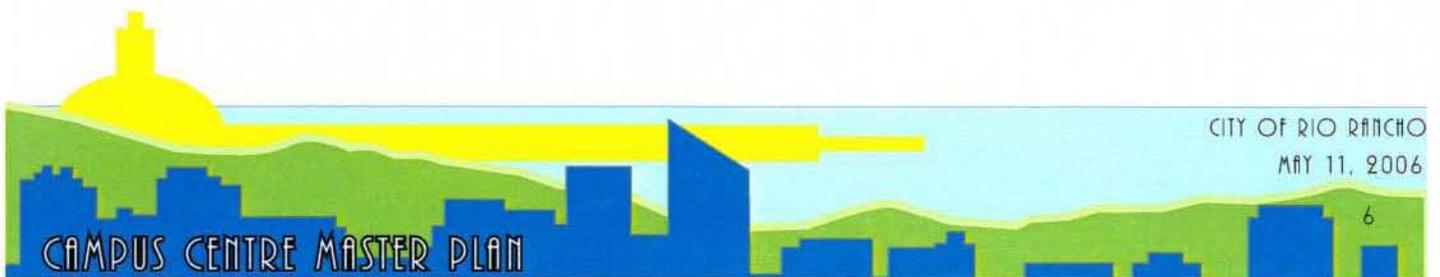
Special Use/Motion Picture Studio (SU)

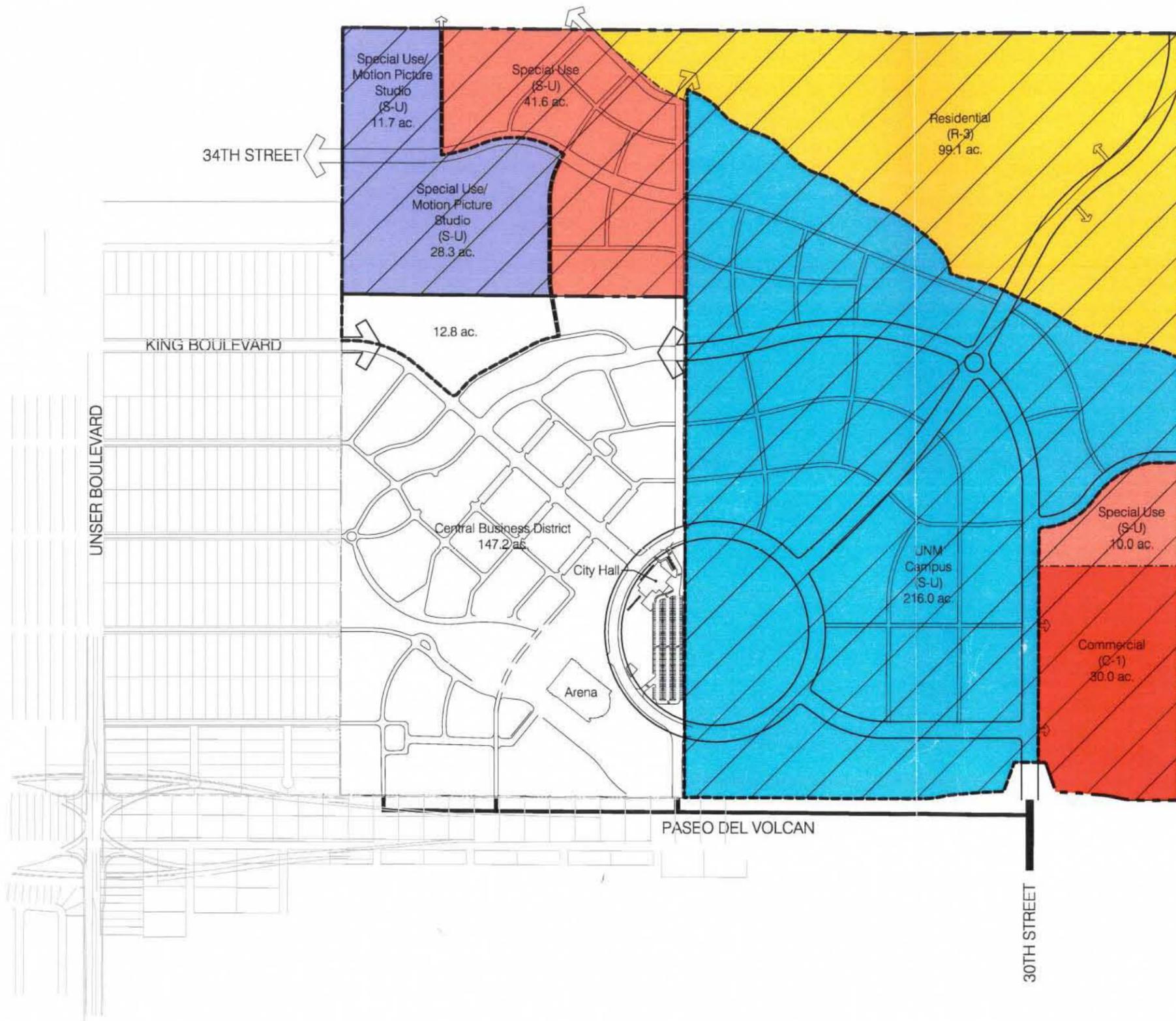
The SU/Motion Picture Studio District allows motion picture studios and typically related accessory uses associated with the creation, production, and distribution of educational and entertainment media as classified in the North American Industry Classification System (United States, 1997). Uses typically related with the primary use shall also include, but not be limited to, the rental or lease of motion picture, theatrical, or studio equipment, and construction activity associated with the primary use. Uses permitted in the City's Central Business District zone are allowed as complementary uses to the primary use and are permitted only when conducted in conjunction with and integrally themed to the primary use. The Campus Centre Master Plan designates 40.0 acres as Central Business District.



Commercial (C-1)

Moderately intense commercial uses are permissible in the C-1 district. C-1 allows for retail, restaurants, banks and churches, as well as professional offices and public facilities. There are 30 acres planned for C-1.





| Land Use | Zoning | Acreage |
|-----------------------------------|--------|---------------|
| UNM Campus | (S-U) | (216.0 Acres) |
| Residential | (R-3) | (99.1 Acres) |
| Commercial | (C-1) | (30.0 Acres) |
| Special Use | (S-U) | (51.6 Acres) |
| Special Use/Motion Picture Studio | (S-U) | (40.0 Acres) |
| Annexation Area | | |
| Total | | (436.7 Acres) |

CAMPUS CENTRE

LAND USE / ZONING

Prepared For:

New Mexico State Land Office
GSL Properties
West Wood Realty

Prepared By:

Consensus Planning, Inc.
Huitt-Zollars, Inc.

Note: All interior street locations and alignments are conceptual. The layout of the interior street blocks is intended to complement the City Centre.