



CITY OF RIO RANCHO ORDINANCE

ORDINANCE NO. 93

ENACTMENT NO. 08-87

1 **AN ORDINANCE AMENDING THE ZONING DESIGNATION OF CERTAIN PROPERTIES**
2 **WITHIN THE BOUNDARIES OF THE SIERRA VISTA SPECIFIC AREA PLAN.**

3
4 **NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF**
5 **RIO RANCHO:**

6
7 **Section 1. Corridor Overlay Zone.**

8 **A. Purpose:** The Corridor Overlay Zone authorized under Section 154.42 shall apply
9 as an overlay zone for access, floodplain, future rights-of-way protection, prohibited
10 use, and design standards on the following described properties and shall be denoted
11 on the official zoning map by the notation "COZ" in conjunction with the notation for the
12 underlying zoning district in Unit 13:

- 13
14 ○ Block 2, Lots 1, 7-17
15 ○ Blocks 3-5, 1, 7-10, Lots 7-28, 34
16 ○ Block 5, Lots 1, 4-6, 34
17 ○ Block 6, Lots 1-34
18 ○ Blocks 7-10, Lots 1, 34
19 ○ Block 11, Lots 18-34
20 ○ Block 12, Lots 1-41, 42, 76-82
21 ○ Block 13, Lots 1-7, 41, 42, 76-82
22 ○ Block 14, Lots 1-7, 41, 42, 76-82
23 ○ Block 15, Lots 1-7, 41, 42, 76-82
24 ○ Block 16, Lots 1-7, 37-47, 74-80
25 ○ Block 17, Lots 4-9, 14, 15, 26, 27, 'Park'
26 ○ Block 18, Lots 1-13, 21-40
27 ○ Block 19, Lots 1-21
28 ○ Block 20, Lots 10-11
29 ○ Block 21, Lot 20
30 ○ Block 24, Lots 1, 3-5, 72-75
31 ○ Block 25, Lots 1, 74
32 ○ Block 26, Lots 1, 26
33 ○ Block 27, Lots 15, 20-30, 'Park'
34 ○ Block 28, Lots 1-28
35 ○ Block 29, Lots 4-13, 19, 20, 41-49, 52-58, 67-80
36 ○ Block 30, Lots 1-4, 19-22
37 ○ Block 31, Lots 1-13
38 ○ Block 32, Lots 1-5, 54-59
39 ○ Block 36, Lots 1-15, 28-29
40 ○ Block 37, Lots 1-4, 15-30
41 ○ Block 41, Lots 6, 25-30
42 ○ Block B, Lots 1-32
43 ○ Block C, Lots 1-60
44 ○ Block O, Lots 1-53

- 1 ○ Block AA, Lots 18-21
- 2 ○ Block BB, Lot 32
- 3 ○ Block CC, Lots 1-34, 53, 55-60
- 4 ○ Block FF, Lots 1-11
- 5 ○ Block GG, Lots 1-23
- 6 ○ Block HH, Lots 1-10
- 7 ○ Block KK, Lots 5-53
- 8 ○ Block OO, Lots 1-10
- 9 ○ Block PP, Lots 1-5
- 10 ○ Block QQ, Lots 1-21
- 11 ○ Block RR, Lots 1-19.

12

13 B. Design Standards

14 The following additional standards are required for commercial, office, light manufacturing,
15 and multi-family development in the overlay zone:

16

- 17 ● Parking Islands a minimum 36 square feet in area.
- 18 ● Courtyards, plazas, and public spaces may count towards the landscaping requirement.
- 19 ● Perimeter walls shall be set back 10 ft. from the adjacent sidewalk with landscaped
20 areas between the wall and sidewalk.
- 21 ● On-street parking will be allowed along collector streets in the Neighborhood Center.
- 22 ● Bike racks providing spaces for 10% of total parking requirement are required for all
23 multi-family, office, and commercial development.
- 24 ● Properties located in a floodplain cannot be rezoned until it is demonstrated by
25 engineering studies they can be removed from the floodplain.

26

27 C. Prohibited Uses

28 The following uses shall be prohibited if zoned C-2 Wholesale and Warehouse Commercial
29 District and M-1 Light Manufacturing District in the corridor overlay zone:

30

- 31 ● Concrete Batch Plant
- 32 ● Automobile Dismantling, Salvaging and Wrecking Yard
- 33 ● Outdoor storage of equipment, machinery, vehicles and materials except enclosed by a
34 6 ft. high solid wall.

34

35 ~~D. Minimum Development Area~~

36 ~~Properties zoned C-2 Wholesale and Warehouse Commercial District and M-1 Light~~
37 ~~Manufacturing District shall be comprised of a minimum area of 2 acres before~~
38 ~~development may occur.~~

39

40 E. Access Management

41 As specified in Section 154.42, Corridor Overlay Zone.

42

43 F. Future Right-of-Way Protection

44 Setbacks to allow for future right-of-way on collector and arterial streets, except where
45 City owned property, may be substituted. This requirement applies to residential as well
46 as commercial properties as follows:

47

- 48 ● Collector street – setback 34 ft. from centerline plus zoning district setback
- 49 ● Minor arterial street – setback 53 ft. from centerline plus zoning district setback
- 50 ● Principal arterial street – setback 78 ft. from centerline plus zoning district setback.

50

1 **Section 2. Zone Map Amendment:**

2 A. Purpose: To change the zoning designation from TZ Transitional Zoning to CMU
3 Commercial Mixed Use District, to C-1 Retail Commercial District, C-2 Wholesale and
4 Warehouse District, O-2 Office District, and M-1 Light Manufacturing District for
5 properties legally described in Unit 13 as follows:
6

- 7 ○ M-1 Light Industrial District:
- 8 ○ Block 2, Lots 10-17
- 9 ○ Blocks 3-10, Lots 10-25
- 10 ○ Block 11, Lots 18-25.
- 11
- 12 ○ O-2 Office District:
- 13 ○ Blocks 5-6, Lots 7-9, 26-28
- 14 ○ Blocks 9-10, Lots 7-9, 26-28
- 15 ○ Block 29, Lot 48-49, 52-55, 67-76
- 16 ○ Block PP, Lots 1-4.
- 17
- 18 ○ C-1 Retail Commercial District:
- 19 ○ Block 6, Lots 1-6, 29-34
- 20 ○ Block 18, Lots 21-27
- 21 ○ Block 19, Lots 14-20
- 22 ○ Block 27, Lots 15, 20
- 23 ○ Block 29, Lots 41-47
- 24 ○ Block 36, Lots 1-2, 28-29
- 25 ○ Block 37, Lots 1-4, 27-30
- 26 ○ Block 41, Lots 6, 25-30
- 27 ○ Block RR, Lots 1-19 (if consolidated).
- 28
- 29 ○ C-2 Wholesale Warehouse Commercial District:
- 30 ○ Block 11, Lots 31-34
- 31 ○ Block 12, Lots 1-7, 76-82
- 32 ○ Block 13, Lots 1-7, 76-82
- 33 ○ Block 15, Lots, 1-7, 76-82
- 34 ○ Block 16, Lots 1-7, 74-80
- 35 ○ Block 29, Lots 56-58
- 36 ○ Block B, Lots 1-32
- 37 ○ Block O, Lots 1-24
- 38 ○ Block GG, Lots 1-23
- 39 ○ Block HH, Lots 1-10
- 40 ○ Block KK, Lots 5-24, 41-53
- 41 ○ Block QQ, Lots 1-21.
- 42
- 43 ○ CMU Commercial Mixed Use District:
- 44 ○ Block 16, Lots 36-47
- 45 ○ Block 17, Lots 4-6
- 46 ○ Block C, Lots 1-6
- 47 ○ Block C, Lots 27-60
- 48 ○ Block AA, Lots 18-21
- 49 ○ Block CC, Lots 1-34, 55-60
- 50 ○ Block FF, Lots 1-11

- Block OO, Lots 1-10
- Block RR, Lot 19.

B. Land Use

1. Permitted and conditional uses in the CMU Commercial Mixed Use District
2. Permitted and conditional uses in the C-1 Retail Commercial District
3. Permitted and conditional uses in the C-2 Wholesale and Warehouse Commercial District (except for Section 1-C)
4. Permitted and conditional uses in the O-2 Office District
5. Permitted and conditional uses in the M-1 Light Manufacturing District (except for Section 1-C)

C. Design Standards:

Floodplain, landscaping, signage, and architectural design standards shall be as specified in the *Sierra Vista Specific Area Plan*.

D. Access Standards:

Access standards shall be as specified in the *Sierra Vista Specific Area Plan*.

Section 2. 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 3. Compiling Clause. This Ordinance shall be incorporated in and compiled as part of the Revised Ordinances of the City of Rio Rancho, (R.O. 2003).

Section 4. Effective Date. This Ordinance shall become effective ten days after adoption.

ADOPTED THIS 12TH DAY OF NOVEMBER, 2008.

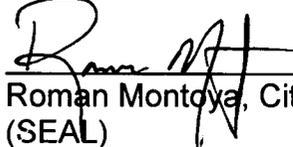


Thomas E. Swisstack, Mayor

11/17/08

Date

ATTEST:



Roman Montoya, City Clerk
(SEAL)



**CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM**

REFERENCE NO: 093

1 **AGENDA DATE:** October 8, 2008
2

3 **DEPARTMENT:** Development Services
4

5 **SUBJECT:** Overlay Zone and Zone Map Amendment
6

7 **CASE NOS.:** 08-100-00058
8

9 **PURPOSE:**

- 10 • To provide a Corridor Overlay Zone with access management and design standards and
11 reserve future rights-of-way
12 • To change the zoning designation of certain TZ Transitional Zoning properties to CMU
13 Commercial Mixed Use District, C-1 Retail Commercial District, C-2 Wholesale and
14 Warehouse Commercial District, O-2 Office District, and M-1 Light Manufacturing.
15

16 **LEGAL DESCRIPTION:**

17 **Specific Area Plan:**

18 Unit 13, Rio Rancho Estates, Blocks 2-21, 24-41, B, C, O, AA, BB, CC, FF, GG, HH, KK, LL, MM, NN,
19 OO, PP, QQ, and RR; and Rock Ridge.
20

21 **Zone Map Amendment for Commercial Properties**

22 Unit 13, Rio Rancho Estates:

23 M-1 Light Industrial District:

24 Block 2, Lots 10-17

25 Blocks 3-10, Lots 10-25

26 Block 11, Lots 18-25.
27

28 O-2 Office District:

29 Blocks 5-6, Lots 7-9, 26-28

30 Blocks 9-10, Lots 7-9, 26-28

31 Block 29, Lot 48-49, 52-55, 67-76

32 Block PP, Lots 1-4.
33

34 C-1 Retail Commercial District:

35 Block 6, Lots 1-6, 29-34

36 Block 18, Lots 21-27

37 Block 19, Lots 14-20

38 Block 27, Lots 15, 20

39 Block 29, Lots 41-47

40 Block 36, Lots 1-2, 28-29

41 Block 37, Lots 1-4, 27-30

42 Block 41, Lots 6, 25-30

43 Block RR, Lots 1-19 (if consolidated).
44

45 C-2 Wholesale Warehouse Commercial District:

46 Block 11, Lots 31-34

47 Block 12, Lots 1-7, 76-82

48 Block 13, Lots 1-7, 76-82

- 1 Block 15, Lots, 1-7, 76-82
- 2 Block 16, Lots 1-7, 74-80
- 3 Block 29, Lots 56-58
- 4 Block B, Lots 1-32
- 5 Block O, Lots 1-24
- 6 Block GG, Lots 1-23
- 7 Block HH, Lots 1-10
- 8 Block KK, Lots 5-24, 41-53
- 9 Block QQ, Lots 1-21.
- 10
- 11 CMU Commercial Mixed Use District:
- 12 Block 16, Lots 36-47
- 13 Block 17, Lots 4-6
- 14 Block C, Lots 1-6
- 15 Block C, Lots 27-60
- 16 Block AA, Lots 18-21
- 17 Block CC, Lots 1-34, 55-60
- 18 Block FF, Lots 1-11
- 19 Block OO, Lots 1-10
- 20 Block RR, Lot 19.
- 21
- 22 **Corridor Overlay Zone**
- 23 Unit 13, Rio Rancho Estates:
- 24 ○ Block 2, Lots 1, 7-17
- 25 ○ Blocks 3-5, 1, 7-10, Lots 7-28, 34
- 26 ○ Block 5, Lots 1, 4-6, 34
- 27 ○ Block 6, Lots 1-34
- 28 ○ Blocks 7-10, Lots 1, 34
- 29 ○ Block 11, Lots 18-34
- 30 ○ Block 12, Lots 1-41, 42, 76-82
- 31 ○ Block 13, Lots 1-7, 41, 42, 76-82
- 32 ○ Block 14, Lots 1-7, 41, 42, 76-82
- 33 ○ Block 15, Lots, 1-7, 41, 42, 76-82
- 34 ○ Block 16, Lots 1-7, 37-47, 74-80
- 35 ○ Block 17, Lots 4-9, 14, 15, 26, 27, 'Park'
- 36 ○ Block 18, Lots 1-13, 21-40
- 37 ○ Block 19, Lots 1-21
- 38 ○ Block 20, Lots 10-11
- 39 ○ Block 21, Lot 20
- 40 ○ Block 24, Lots 1, 3-5, 72-75
- 41 ○ Block 25, Lots 1, 74
- 42 ○ Block 26, Lots 1, 26
- 43 ○ Block 27, Lots 15, 20-30, 'Park'
- 44 ○ Block 28, Lots 1-28
- 45 ○ Block 29, Lots 4-13, 19, 20, 41-49, 52-58, 67-80
- 46 ○ Block 30, Lots 1-4, 19-22
- 47 ○ Block 31, Lots 1-13
- 48 ○ Block 32, Lots 1-5, 54-59
- 49 ○ Block 36, Lots 1-15, 28-29
- 50 ○ Block 37, Lots 1-4, 15-30
- 51 ○ Block 41, Lots 6, 25-30
- 52 ○ Block B, Lots 1-32
- 53 ○ Block C, Lots 1-60
- 54 ○ Block O, Lots 1-53

- 1 ○ Block AA, Lots 18-21
- 2 ○ Block BB, Lot 32
- 3 ○ Block CC, Lots 1-34, 53, 55-60
- 4 ○ Block FF, Lots 1-11
- 5 ○ Block GG, Lots 1-23
- 6 ○ Block HH, Lots 1-10
- 7 ○ Block KK, Lots 5-53
- 8 ○ Block OO, Lots 1-10
- 9 ○ Block PP, Lots 1-5
- 10 ○ Block QQ, Lots 1-21
- 11 ○ Block RR, Lots 1-19.

13 **APPLICANT:** City of Rio Rancho

15 **AGENT:** N/A

17 **SYNOPSIS:**

18 The *Sierra Vista Specific Area Plan* is the fifth land use plan initiated by the City for the
19 north-central part of the City. In addition to adoption of the plan, the City will be rezoning
20 commercial properties of strategic importance to its future development (for example, a
21 business center across from City Center to attract large employers). It will also create a
22 corridor overlay zone where commercial property is planned and along future street
23 rights-of-way.

25 At the September 9, 2008 Planning and Zoning Board meeting, commissioners asked staff
26 to incorporate three conditions into the plan.

- 28 1. More commercial land use be added to the future land use map at the location of
29 Guinevere and Paseo del Volcan.
- 30 2. Kaiser Avenue alignment be reconsidered at its intersection with Broadmoor Blvd.
31 and for the segment east of Guinevere St.
- 32 3. Access be provided to any outparcel commercial properties at the northeast
33 intersection of Montezuma Blvd. and Broadmoor Blvd. along the north side of the
34 commercial area.

36 In addition, more lots were added to the corridor overlay zone to address the provision
37 that future rights-of-way be preserved. Language was also added to the Existing
38 Conditions section to elaborate on the arroyos and floodplains.

40 **BACKGROUND AND ANALYSIS:**

41 The *Sierra Vista Specific Area Plan* area is bounded by Montezuma Blvd. (19th Ave.) on the
42 south, Loma Colorado Blvd. (40th St.) on the east, Unser Blvd. on the west, and Paseo del
43 Volcan on the north.

45 **ACREAGE:** 1610 acres

47 **LAND USE:**

48 Most of the property in the Plan area is currently vacant (89%). Residential uses
49 comprise 1.4% of the area. Four single family homes exist in the Plan area along Kaiser

1 Rd. and 39th St. No commercial uses exist in the Plan area. Public rights-of-way comprise
2 the remainder.
3

Plan Area Land Use			4
Existing Land Use	Acreage	% Total	5
Vacant	1,430.6	88.8	6
Single Family Residential	22.4	1.4	7
Streets, Utilities, Drainages	158.9	9.8	8
Total	1609.9	100.0	9
Note:			10
Residential includes Rock Ridge subdivision and 4 estate lot homes			11

14
15
16 Rock Ridge is comprised of 20 acres subdivided into 129 single family R-4 lots located
17 north of 19th Ave. and west of 30th St. located on an east-west looped street with
18 entrances on 19th Ave. and 20th Ave. A two-lane paved section of 30th St. has been
19 extended south to Idalia Rd.
20

21 A master plan for Cuesta al Este was approved in July 2008. The proposed development
22 will encompass 105 acres through assembly with 500 units planned north of 19th Ave. east
23 of 30th St. The development will include large and medium size lots for single family
24 residential units and an attached dwelling unit product. Parks and open space are
25 provided with shorter blocks and pedestrian connections. A commercial site is also
26 envisioned at the northeast corner of 19th Ave. and 30th St.
27

28 **ZONING:**

29 Most of the property in the Plan area (80%) is zoned TZ transitional or TZ/ OZ transitional
30 with overlay zoning. R-1, R-2 and R-4 Single Family Residential zoning comprises 10%
31 of the Plan area. C-1 Retail Commercial zoning comprise less than half of 1%. Street
32 rights-of-way and public utility easements comprise the remainder of the Plan area.
33

Existing Zoning	Acreage	Percent
R-1 Single Family Residential	85.7	5.3%
R-2 Single Family Residential	45.8	2.8%
R-4 Single Family Residential	32.7	2.0%
C-1 Retail Commercial	0.4	0.03%
TZ Transitional	1,114.1	69.2%
TZ/ OZ Transitional Overlay Zone	159.7	9.9%
PR Parks and Recreation	12.6*	0.8%
Streets, Utilities, Drainages	158.9	9.9%
Total	1,609.9	100.0%
Note: *Cuesta al Este dedicated park and open space		

District	Permitted Uses	Min. Area (SF)	Lot Width (ft.)	Setback (ft.)	Height (ft.)	Parking	Landscaping / Buffer
C-1 Retail Commercial	Bakeries Electronic Repair Dry cleaning Laundry, Tailoring Photo Shop Pet Shop Banks Offices Nursery Photocopying Undertaking Churches Clubs Public Facilities Veterinarians Medical Office Restaurants, Bars Drive-up Windows Convenience Store Theaters Office Buildings Bowling Alley Daycare Parks/ Recreation Hospitals Nursing Home Medical offices Printing press Adult Bookstores	21,780	0	Front: 35 Rear: 0 20 if abuts R-1 Side: 0 5 if abuts R-1	32	Office: 1 / 300 SF Restaurant: 1 per 4 seats, 1 disabled spaces = 1-14 total spaces	10% lot 25% frontage Trees: 3-inch caliper; 1 per 1000 SF Shrubs: 5 gal. Buffer only if abuts residential
CMU Commercial Mixed Use	Misc. Retail Stores Bakeries Electronic Repair Dry cleaning Laundry, Tailoring Photo Shop Pet Shop Banks Offices Nursery Photocopying Undertaking Churches Clubs Public Facilities Veterinarians Medical Office Residence in conjunction with business	21,780	0	Front: 35 Rear: 0 20 if abuts R-1 Side: 0 5 if abuts R-1	32	Office/ Retail: 1 / 300 SF, 1 disabled spaces = 1-14 total spaces	10% lot 25% frontage Trees: 3-inch caliper; 1 per 1000 SF Shrubs: 5 gal. Buffer only if abuts residential
C-2 Warehouse and Wholesale Commercial	Misc. Retail Stores Electronic Repair Lumber Yards Machinery Sales & Repair	10,890	-	Front: 35 Side: 0 Rear: 0	32	Warehouse: 1 space per 2 employees	10% lot 25% front Trees: 3-inch caliper; 1 per 1000

	Food Sales Sheet Metal Products Wholesale Warehousing & Storage New & Used Car Sales Office Buildings Public Utilities Public Facilities Churches Caretaker Residence					es Loading area: 12 ft. x 55 ft.	SF Shrubs: 5 gal. 10 ft. buffer if abuts residential
O-2 Office	Financial Institutions Financial Advisors Insurance Agents Medical Offices Social Service Agencies Public Schools Libraries Senior Centers Public Facilities Government Offices Courts Police and Fire Stations Attorneys Offices Advertising Agencies Security Services Maintenance Services Photocopying Photography Studio Medical Equipment Computer Services Pest Control Non-profit Organizations	21,780	0	Front: 35	32	Offices: 1 / 300 SF 1 disabled spaces = 1-14 total spaces Parking allowed in setback	15% lot ½ located in front Trees, shrubs, and sod required

1
2

M-I Light Manufacturing	Research Laboratory Office Buildings Wholesale Merchandising Storage Warehouse Manufacture or Assembly: Medical, dental, optical equipment, musical instruments, jewelry, and electronics. Hardware accessories, ornamental iron and sheet metal products,	21,780	0	Front: 25	32	1 space per 2 employees Loading area: 12 ft. x 55 ft.	10% lot 25% front Trees: 3-inch caliper; 1/ 1000 SF Shrubs: 5 gal. 10 ft. buffer if abuts residential
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	electrical appliances. Food, bakery and dairy products, bottling plants, fruit and vegetable, meat and poultry processing. Rugs, mattresses, pillows, quilts, hosiery, clothing, fabrics, textiles. Boxes, crates, furniture, baskets, veneer, etc. Automobile wrecking, Automobile, motorcycle sales, parts, and service Contractors yards Tire recapping Concrete plants Caretaker Residence Churches, Non-profits Public Utilities						
--	--	--	--	--	--	--	--

- 1
2 **ACCESS/ UTILITIES:**
3 Future collector and arterial streets are proposed in the Plan area to serve commercial,
4 office, and multi-family uses:
5
6 • Kaiser Ave. (24th Ave.)/ Kaiser Rd.
7 • Kim Rd.
8 • Edinburg St. (26th St.)
9 • Guinevere St. (35th St.)
10 • 21st St. (Unser access road)
11 • Sierra Vista Ave. (*alignment undetermined*)
12 • Montezuma Blvd. (19th Ave.)
13 • Broadmoor Blvd. (30th St.), two lane section extended south to Idalia Rd.
14 • Loma Colorado Blvd. (40th St.)
15 • Unser Blvd.
16
17 The area is served from the existing Well No. 16 at Unser Blvd. and 19th Ave. and
18 proposed Well No. 23 near City Center. Rock Ridge has provided an 8 inch water line
19 extending east from pump station #16 at Unser Blvd. along 20th Ave., south along 26th St.
20 and west along 19th Ave. Wastewater is conveyed by 8 inch line east to main line near
21 High Range. Cuesta al Este Master Plan proposes the following utility infrastructure
22 improvements:
23
24 • 8-inch water and sewer lines along interior through streets
25 • 12-inch water line along 19th Ave.
26 • 8-inch to 12-inch sewer line along 34th St.
27 • 24-inch water line along 30th St. and 19th Ave.
28 • Unspecified sized water and sewer lines along east-west utility easement
29

1 The 30th Street Waterline project includes the installation of 8,200 LF of 24" waterline and
2 appurtenances.
3

4 **NOTIFICATIONS:**

5 Neighboring property owners were notified of this hearing by first class letter on
6 September 23, 2008. Legal notices were also published in the *Albuquerque Journal* on
7 September 21, 2008. All public notification requirements for this action have been met.
8

9
10 **FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS:**

11 **A. CONFORMANCE WITH THE CITY ORDINANCES**

12 The City Zoning Ordinance Section 150.07 (A) requires that an applicant file a request for
13 a zone map amendment through the City Planning & Zoning Board when a change in
14 zoning designation is sought.

15
16 The City Zoning Ordinance Section 154.42 specifies that Corridor Overlay Zones "may be
17 used to address specific problems in a particular area of the City" such as: impose
18 additional design standards, access control measures, or greater setbacks to protect
19 future right-of-way acquisition than those standards required by the underlying zoning
20 designation for the property.

21
22 The following zoning actions are associated with the adoption of this specific area plan:
23

- 24 ✓ City will rezone potential commercial properties in designated Neighborhood Centers
25 and Corridors as the highest and best use.
- 26 ✓ The plan incorporates the land use of adopted master plans
- 27 ✓ City will *not* initiate the rezoning of residential properties. Property owners will need to
28 request a zone map amendment from the City.
- 29 ✓ Property owners are encouraged to consolidate lots and replat to meet current
30 development standards.
- 31 ✓ City will establish Corridor Overlay Zones for commercial districts with design and
32 access standards.

33
34 **FINDING:** The proposed Specific Area Plan conforms to the City's ordinances.
35 **CONFORMS**
36

37 **B. CONFORMANCE WITH THE COMPREHENSIVE PLAN**

38 Vision 2020-ICP (Comprehensive Plan, Resolution No. 39, Enactment No. 01-036)
39 implementation considers that all development proposals be evaluated based on its level
40 of conformance with the Vision 2020-ICP's *Principles, Policies, and Actions*. It also
41 specifies a hierarchy of long-range plans to be adopted which will conform to and amend
42 the Comprehensive Plan.

43
44 The City Code in Section 32.26 (B) (1) specifies the Director of Development Services
45 Department is responsible to "provide for planning and development of short and long
46 range land use plans and objectives, including the city's formal land use plan, corridor
47 plans and transit plans..." Section 33.15 (B) (2) (c) specifies the Planning and Zoning
48 Board "shall prepare for adoption by the governing body a master plan for the physical

1 development of the city and the area within the planning, platting, and zoning jurisdiction
2 of the city...".

3
4 The Comprehensive Plan emphasizes patterns of development with mixed land uses and
5 densities. The concept is characterized by growth nodes for new development, but, also
6 includes infilling opportunities.

7
8 **Actions:**

9 *Zoning Overlay District (ZOD): As part of a land use development code, create a more*
10 *sophisticated planning and zoning ordinance which includes planning elements and zoning*
11 *overlay provisions for development proposals. A ZOD is intended to replace a Special Use*
12 *(SU) designation by requiring specific development criteria to address the eight planning*
13 *elements applicable to master plans and non-typical development proposals.*

14
15 **FINDING:** The proposed land use designations, rezoning, and overlay zone **CONFORM**
16 to the Comprehensive Plan.

17
18 The following guidelines were used in developing the future land use plan:

- 19 • Mixed Use Activity Centers designated to reduce vehicular travel and promote
20 pedestrian connectivity
- 21 • Balance of residential, retail, office, and employment in all neighborhoods
- 22 • Employment Center (M-1, C-2) located across from City Center.
- 23 • Community Centers (R-6, O-2, C-1, C-2, MU) located at intersecting arterial streets
- 24 • Neighborhood Centers (O-1, R-3, MU, CMU and C-1) located at intersecting collector
25 streets
- 26 • Office Corridors (O-1, O-2) provide transitions and buffers between residential uses
27 and commercial uses
- 28 • High Density Multi-Family Residential (R-3, R-6, and MU) located along future transit
29 corridors (and near schools that provide open space relief) and located to break up
30 commercial strips
- 31 • Low and Medium Density Residential located within the interior of neighborhood super-
32 blocks. Parks and schools are allowable uses in all residential areas.

33
34 ✓ **Land Use**

35 The Plan proposed the 8 land use categories shown in the table below. Most of the
36 Plan area is designated for low and medium density residential.

37
38
39
40
41
42
43
44
45
46
47
48
49

1

Future Land Use	Zoning Districts	Acreage	%	Density	Population
Community Center	C-2, C-1, SU/MU, MU/A, R-6	66.9	4.2	-	-
Neighborhood Center	C-1, CMU, O-1, O-2, SU/MU, MU/A, R-3	93.3	5.8	-	-
Office Corridor	O-2, O-1, SU/MU	49.4	3.1	-	-
Employment Center	C-2, M-1, SU/MU	147.4	9.1	-	-
High Density Residential	R-3, R-6	90.1	5.6	27.3	6,395
Medium Density Residential	R-4, R-5 Cuesta al Este (w/o park, open space) Rock Ridge	614.9 102.2 20.4	45.8	11.3	21,668
Low Density Residential	E-1, R-1, R-2	183.8	11.4	4.5	2,151
Open Space and Parks	OS, PR (dedicated)*	12.6	0.8	-	-
Streets, Drainage, ROW (incl. PDV)	-	228.7	14.2	-	-
Total	-	1610.0	100.0	-	30,214

*Cuesta al Este park site and open space are dedicated. 5 park sites and 3 school sites are identified but are not included in the total since the property has not been acquired or dedicated for those purposes. Avg. household size is 2.6 persons.

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The following standards are recommended to be applied to commercial development in the Corridor Overlay Zone which will implement the Plan:

✓ **Access Standards:**

- Property shall conform with any Access Management Plan that has been adopted
- Access shall be shared between adjacent lots in the manner shown on the adopted Access Management Plan.
- Before a building permit is issued or before any zone map amendment is approved, the applicant shall demonstrate how future development 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.
- Additional Standard: Setbacks to allow for future right-of-way on collector and arterial streets except where City owned property, such as a park, may be used.

- 1 ✓ **Design Standards:**
- 2 • **Landscaping**
- 3 ○ Gross total lot area – 10% of the gross total lot area shall be landscaped
- 4 ○ Frontage – 25% of total landscaping shall be located along the frontage of the
- 5 lot (one-half of the required 25% may be located in street right-of-way)
- 6 ○ Parking Lot Landscaping – 1 tree shall be provided per each 10 spaces.
- 7 ○ Additional Standard: Parking Island – Minimum 36 square feet
- 8 ○ Plant size – minimum of 3" caliper or 30" boxed and 12 ft. high trees; 5 gallon
- 9 shrubs.
- 10 ○ Live plants – 75% of the total landscaped area
- 11 ○ Plants shall be from the drought tolerant plant list
- 12 ○ Additional Standard: Courtyards, plazas, and public spaces count towards
- 13 landscaping requirement
- 14
- 15 • **Buffer Zone**
- 16 ○ Buffer yard – A 10 ft. wide landscaped buffer yard shall be provided where a
- 17 nonresidential property abuts property in a residential zone
- 18 ○ The buffer yard shall be planted with evergreens that meet the plant size
- 19 standards herein every 25 feet.
- 20 ○ The buffer yard shall have an opaque wall at least 6 feet high where a
- 21 nonresidential property abuts residential property.
- 22 ○ Screening: Outdoor storage and dumpsters shall be screened from view with an
- 23 opaque wall both horizontally and vertically. Mechanical equipment shall be
- 24 screened from view to the maximum extent possible.
- 25 ○ Street Trees: one shade tree for every 33 lineal feet of street frontage located
- 26 behind the sidewalk.
- 27
- 28 • **Sign Standards**
- 29 ○ Freestanding signs: Freestanding signs shall be limited to monument signs with
- 30 a maximum of two signs per development; three signs if located at a street
- 31 intersection, spaced at least 75 ft. apart.
- 32 ○ Size: 7 feet in height, 8 feet in width and 24 inches in depth.
- 33 ○ Wall signs: One sign facing each street; Sign area shall not exceed 12% of the
- 34 building face upon which it is placed.
- 35
- 36 • **Materials/Architecture**
- 37 ○ No metal buildings (except for metal roofs), wood siding, or prefabricated panels
- 38 shall be permitted, unless treated not to look like such materials.
- 39 ○ For commercial buildings, the use of architectural elements of Southwestern
- 40 architecture (Pueblo-Spanish Revival, Territorial, Northern New Mexico, etc.) is
- 41 highly recommended, such as: stucco, stone, brick, and tile materials, color and
- 42 texture, shade features, such as portales, overhangs, and recesses, outdoor
- 43 spaces and courtyards, and solar orientation.
- 44
- 45 • **Fences/Walls**
- 46 ○ Walls located along street frontages shall be serpentine or broken up by trees
- 47 and shrubs, indented, or offset, at intervals of not less than 10 feet and shall be
- 48 constructed with the materials specified herein.

- 1 ○ Screen walls for mechanical, storage, dumpsters, and buffer yards shall be
2 constructed of the following materials:
3 ▪ Textured, ribbed or concrete stucco over Concrete Masonry Unit (CMU);
4 ▪ Interlock block or split block; or,
5 ▪ Adobe, brick or colored masonry.
6 ▪ No untreated grey CMU.
7 ○ Additional Standard: Perimeter walls in multi-family developments shall be set
8 back 10 ft. behind the adjacent sidewalk with the space left between the wall
9 and sidewalk used for landscaping.

10
11 • **Parking**

- 12 ○ Commercial Setback Reduction Bonus: By complying with any one of the
13 parking standards below, the front setback requirement may be reduced by 10
14 ft.:
15 1. Place parking behind building or on side;
16 2. Break parking up into smaller areas – 30 spaces or less; or,
17 3. Connect parking areas to street sidewalk and building entrances with walkways.
18 ○ Landscaping should be placed in the front setback area.
19 ○ Parking lots located in the front yard shall be screened from the street by a wall
20 or vegetative material not less than 3 feet in height and not more than 4 feet in
21 height.
22 ○ Additional Standard: On-street parking will be allowed in Neighborhood Center
23 along 15th St. and 24th Ave.
24 ○ Additional Standard: Bike racks are required for all multi-family, office, and
25 commercial development (10% of total parking requirement).

26
27 • **Outdoor Lighting**

- 28 ○ Low level, hooded or shielded lights are required.
29 ○ All outdoor lighting shall be directed away from adjacent residential property.
30 ○ Maximum light pole height for parking lot lighting shall be 25 feet.
31 ○ All lighting shall meet the Night Skies Protection Act and any other locally-
32 enacted lighting standards.

33
34 • **Prohibited Uses**

35 The following uses shall be prohibited if zoned C-2 Wholesale and Warehouse
36 Commercial District and M-1 Light Manufacturing District in the corridor overlay
37 zone:

- 38 ▪ Concrete Batch Plant
39 ▪ Automobile Dismantling, Salvaging and Wrecking Yard
40 ▪ Outdoor storage of equipment, machinery, vehicles and materials except
41 enclosed by a 6 ft. high solid wall.

42
43 **ALTERNATIVES:**

44 The Governing Body has four alternatives on the disposition of this request. It may:

- 45
46 1. Recommend approval of the Zone Map Amendment;
47 2. Recommend denial of the Zone Map Amendment;
48 3. Postpone its decision to allow for additional review and consideration.
49

REVIEWED BY:

<input checked="" type="checkbox"/>	SSCAFCA	<input checked="" type="checkbox"/>	Parks and Recreation
<input checked="" type="checkbox"/>	Rio Rancho Public Schools	<input checked="" type="checkbox"/>	Fire and Rescue
<input checked="" type="checkbox"/>	Development Services	<input checked="" type="checkbox"/>	Police (Traffic Safety)
<input checked="" type="checkbox"/>	Public Works	<input type="checkbox"/>	City Attorney

OTHER DEPARTMENT/ DIVISION RECOMMENDATIONS:

Department of Public Works (DPW)

- o Consistency in use of street names; proposed drainage goal

Department of Parks and Recreation (DPRCS)

- o Add park dedication language to implementation section; total park acreage needed

Department of Development Services, Engineer

- o Several arroyos and tributaries in Plan area; the Barrancas Arroyo is a 100-year floodplain administered under FEMA; development shall be located away from arroyos; adequate access needs to be provided for all development

Department of Police (Traffic Safety)

- o Specific road design elements (signs, signals, and markings) will be addressed as construction plan sets are submitted. Street lighting must meet city requirements.

DEPARTMENT RECOMMENDATION:

Staff further recommends the followings Findings of Fact:

FINDINGS OF FACT:**GENERAL FINDINGS:**

1. The Governing Body has jurisdiction over the applicant's request.
2. The City of Rio Rancho, through its Development Services Department, has authority to make application to rezone the property.
3. The applicant and adjacent property owners received due process, as proper notice and a full opportunity to present views were given.

SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:

1. Adoption of the *Sierra Vista Specific Area Plan* will serve to guide development in the area and provide direction for future zone change requests.
2. Antiquated platting along Broadmoor Blvd., Kaiser Ave., and Montezuma Blvd. with small, narrow lots requires an access management plan be in place before such lots are converted to a more intensive use.
3. Orderly and attractive commercial development will be promoted through the use of design and minimum development area standards such as those recommended in the Plan.
4. As part of the Plan, commercial properties are zoned O-2, CMU, C-1, C-2, or M-1.

PLANNING AND ZONING BOARD RECOMMENDATIONS:

At its September 8, 2008 meeting, the Planning and Zoning Board recommended approval of this item by a vote of 6 FOR and 0 AGAINST. As part of the related *Sierra Vista Specific Area Plan* item, conditions were added as follows:

1. More commercial land use added to the future land use map at the location of Guinevere and Paseo del Volcan.

- 1 2. Kaiser Avenue alignment reconsidered at its intersection with Broadmoor Blvd. and for
- 2 the segment east of Guinevere St.
- 3 3. Access be provided to any outparcel commercial properties at the northeast
- 4 intersection of Montezuma Blvd. and Broadmoor Blvd. along the north side of the
- 5 commercial area.

6
 7 Several members of the public spoke at the meeting spoke as part of the related specific
 8 area plan item.

9
 10
 11 **PREPARED BY:** Richard Mestry **DATE:** 9/23/08
 12
 13 **DIRECTOR:** Debra Wood **DATE:** 9.25.08
 14
 15 **CITY MANAGER:** _____ **DATE:** _____

- 16
 17 **Exhibit(s):**
 18 **Exhibit I:** Overlay Zone and Zone Map Amendment Ordinance
 19 **Exhibit II:** Overlay Zone Map
 20 **Exhibit III:** Planning and Zoning Board Minutes
 21 **Exhibit IV:** Sierra Vista Specific Area Plan (accompanying report)



Planning and Zoning Hearings
of the
City of Rio Rancho

MINUTES

September 9, 2008
6:00 PM
Council Chambers, City Hall

- F. **ZONE MAP AMENDMENT:** The City requests to amend the zoning designation of certain TZ Transitional District properties to O-2 Office District, CMU Commercial Mixed Use District, C-1 Retail Commercial District, C-2 Wholesale and Warehouse Commercial District and M-1 Light Manufacturing District and to provide for a Corridor Overlay Zone located in the area of the Sierra Vista Specific Area Plan.
Case No.: 08-100-00058
Applicant: City of Rio Rancho
Agent: N/A
Staff Contact: Richard Meadows
Staff Recommendation: Approval

Richard Meadows, Staff, presented the ABM for this item and made a correction to the zoning that Block "O", Lots 1 through 23 and Block "KK", Lots 5 through 24, be changed from M-1, Light Industrial to C-2 due to the lot sizes being too small to accommodate M-1 zoning.

PUBLIC COMMENT:

Michael Skolnick opposed Block 41, Lot 25 being re-zoned to C-1, as the access for that lot is available only through the Cuesta al Este subdivision.

COMMISSIONER DISCUSSION:

Commissioner Weise asked Staff if Lot 25 is exempt from this item, as there was an amendment that included it in item PZB090908-5E. Mr. Meadows replied that it was not exempt, and that Lot 25 is included in the rezoning (to C-1), but the access issue would be re-examined. Commissioner Heil stated that he was not comfortable eliminating one lot only from the plan, with the owner of that lot not available for any comments. Mr. Meadows added that he hadn't received any notification from the owner of lot 25 indicating that he or she was opposed to the re-zoning of their lot, and that Mr. Skolnick was not acting on behalf of that owner.

Matt Karl, owner of a few lots in Block "KK", asked Staff how he can access his lots if Unser will be limited. Mr. Meadows replied that there is an Unser Widening Engineering Study underway that is addressing those issues, and the Department of Public Works is proposing that 21st Street be the access road for lots off of Unser Blvd. Mr. Karl asked Staff if they are going to acquire his lots for the widening of Unser Blvd, and Mr. Meadows replied that Mr. Karl would need to discuss his property with the Real Property division, as the study has not been completed and the City is not sure what lots would need to be acquired by the City.

David Heil, District 1 moved to **approve item PZB090908-5F: To amend the zoning designation of certain TZ Transitional District properties to O-2 Office District, CMU Commercial Mixed Use District, C-1 Retail Commercial District, C-2 Wholesale and Warehouse Commercial District**

and M-1 Light Manufacturing District and to provide for a Corridor Overlay Zone located in the area of the Sierra Vista Specific Area Plan, with corrections as noted by Staff. Seconded by Cliff Cizan, District 3

The motion carried by a vote of 6 FOR and 0 AGAINST.

YES: Karl Wiese, John Paulson, Pat D'Arco, Todd Rastorfer, David Heil, and Cliff Cizan.

NO: (none)



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

Date: October 1, 2008

To: Mayor and City Councilors

CC: Henry Bischoff
1403 Faunce St.
Philadelphia Pennsylvania 19111
Unit 13, Block 17, Lots 14 and 15

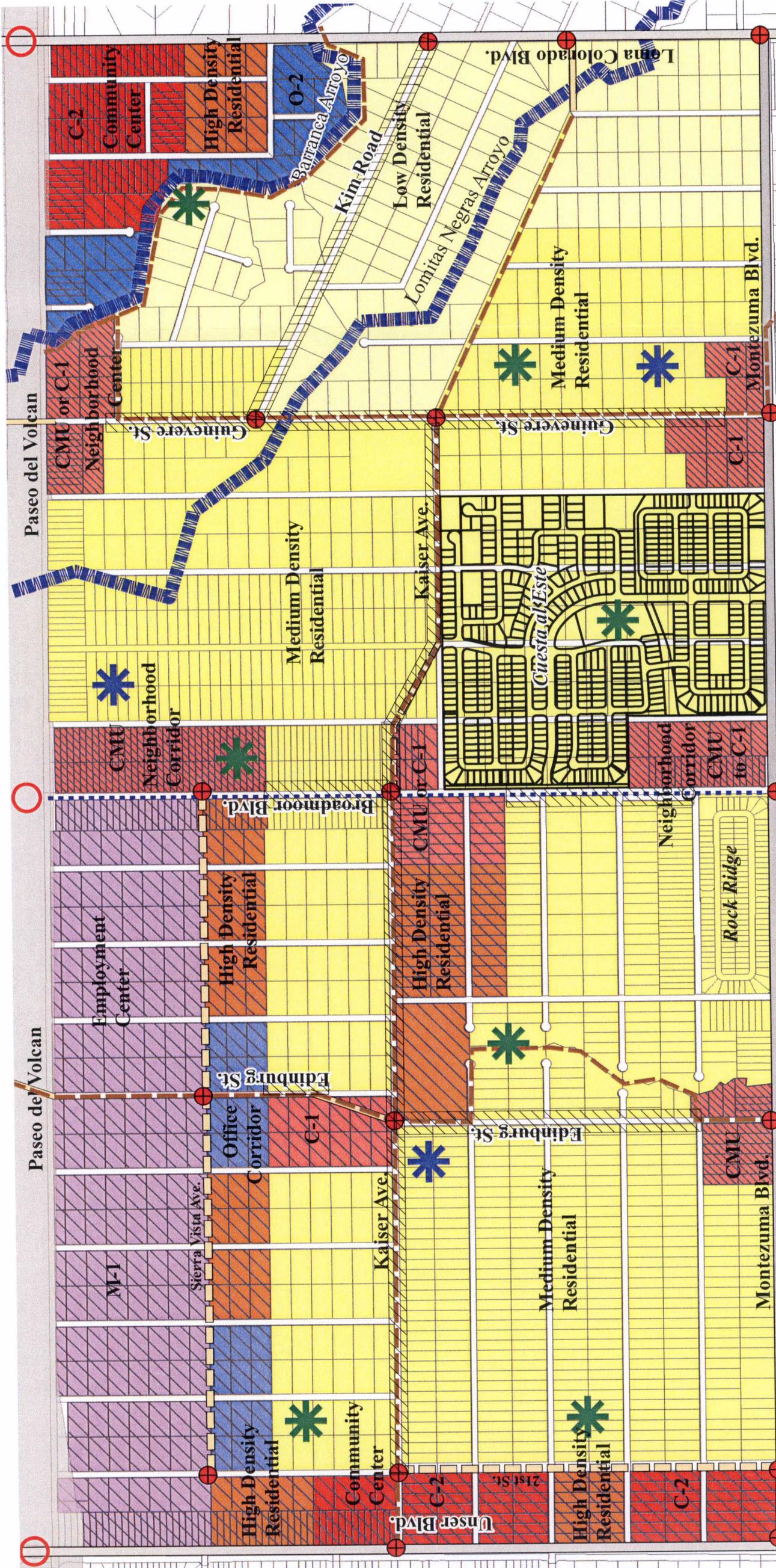
From: Richard Meadows, AICP, Municipal Planner *RM*

Subject: Sierra Vista Plan, Corridor Overlay Zone, Rights-of-Way Preservation Setback

I received a phone call from Mr. Bischoff who is unable to attend the October 8, 2008 Governing Body meeting on the Sierra Vista Plan agenda item. (This item has been requested to be postponed until the November 12, 2008 meeting.) He requested I write up his comments to share with you. Mr. Bischoff's lots are designated for Medium Density Residential use in the plan and are located along Edinburg St. (26th St.), a proposed collector street in the plan currently 50 ft. wide.

The corridor overlay zone, if adopted with the plan, would require property owners to setback any structures an additional 15 ft. on either side of a collector street to preserve future rights-of-way in the event the City later acquires rights-of-way to widen the street to the minimum 80 ft. standard. Mr. Bischoff opposes the setback requirement due to the narrowness of his lots. He believes the requirement would severely reduce the use of his property.

Thank you for your consideration of Mr. Bischoff's comments.



**Sierra Vista
Future Land Use
DRAFT**



- Potential Park Site
- Potential School Site
- Bike Path
- Multi-Use Trail

Legend

- Employment_Center
- Community_Center
- Neighborhood_Center
- Office_Corridor
- High_Density_Residential
- Medium_Density_Residential
- Low_Density_Residential

Land use categories refer to mixed use activity centers and corridors of neighborhood, community, and regional importance. Please refer to the plan document for a description of each land use category. Proposed street and lot pattern shown is conceptual and subject to review and change until approved.