



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
May 14, 2024
6:00 PM
City Hall**

BOARD MEMBERS

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

MEETING INFORMATION

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

Join by Computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

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

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

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

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

1. [April 23, 2024 Planning and Zoning Board Meeting Minutes 2024-0423_PZB_Minutes_BMB.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Building Activity Report - APRIL 2024 2024 PZ MONTHLY COMPARISONS.pdf](#)

- 3.** [Planning and Zoning Monthly Summary Plat Report - APRIL 2024](#)
[April Summary Plat.pdf](#)

PUBLIC HEARINGS

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

- 4.** [Conditional Use Permit](#). The applicant, Cindy Rasmussen, is requesting approval of a Conditional Use Permit to operate a hobby breeder for dachshunds on their property, located at 2011 Pine Bough Road SE. Staff contact is Sean LaBarbera and staff recommends approval with findings and conditions.
[Location Map.png](#)
[The Doxie House - Conditional Use Permit Application.pdf](#)
[The Doxie House - Additional Documents and Certifications](#)
[The Doxie House - Site Plan.pdf](#)
[Letter to property owners Hobby Breeder.pdf](#)
[2024-0514 PZB Legal Ad Proof.pdf](#)
[Transmittals Combined.pdf](#)
[Public Comment: John Fryar](#)
[FindingsofFact 24-120-00007.docx](#)
- 5.** [Conditional Use Permit](#). The applicant, AMREP Southwest, Inc., through their agent, EPNM, Inc., requests approval of a Conditional Use Permit for an off-premises advertising sign (digital billboard) at the location of 1516 Unser Blvd NE, legally described as UBNN, Tract C. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
[Zoning, Location](#)
[100' Notice Buffer w/ Right-of-Way Excluded](#)
[Reproduction of Notices, Legal.pdf](#)
[Application & Authorization](#)
[Sign Renderings](#)
[Distance Measurements & Site Plan](#)
[Findings_of_Fact.docx](#)
[Public_Comment_Ludi_Billings](#)
- 6.** [Bulk Plat](#). The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of a Bulk Plat creating Tracts B-1, B-2, and B-3 from the subject property legally described as Arrowhead East, Tract B, consisting of approximately 80.7708 acres. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.
[Zoning, Location](#)
[Application & Authorization](#)
[Arrowhead East Bulk Plat](#)
[Zoning Ordinance 17-21 O-19](#)
[Reproduction of Notices, Legal](#)
[Public_Comment_Brenda](#)
- 7.** [Master Plan](#). The applicant, Rio Rancho Road Runners, LLC., through their agent, Tierra West, LLC., requests approval of the Arrowhead East Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.
[Zoning, Location](#)
[Application & Authorization](#)
[Arrowhead East Master Plan](#)
[Property Zoning Ordinance: 17-21 O-19.pdf](#)

*Reproduction of Notices, Legal
Reviewer Comments
DRAFT_Resolution_Arrowhead_East_MP_BMB.doc
Public_Comment_Brenda
Public_Comment_Mraz_Joseph*

- 8. Zone Map Amendment.** The applicant, Tiffany Sisneros, requests approval of a Zone Map Amendment for the property legally described as Unit 7, Block 18, Lot 130. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
*Application Package.pdf
95-020_O-22.pdf
Location, Zoning Map.pdf
Reproduction of Notices.pdf
Draft_Ordinance_BMB.doc*
- 9. Resolution.** The City of Rio Rancho is requesting approval of the adoption of a resolution of the City of Rio Rancho, New Mexico for the Impact Fee's Land Use Assumptions.
*Legal Ad Proof.pdf
Draft_Resolution LUA AR.docx
Land Use Assumptions 5.9.24 (DRAFT).pdf*
- 10. Text Amendment.** The City of Rio Rancho is requesting approval of text amendments the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 150 General Provisions, Section 150.23 (G) and (K), Section 150.30 (A)(5) and (B)(e) and (f), and repealing and replacing the Appendix.
*Impact Fee Study.pdf
Legal Ad Proof.pdf
Draft_Ordinance AR.doc*

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

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

ADJOURNMENT