



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
March 14, 2023
6:00 PM
City Hall**

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>

Individuals wishing to present verbal public comment may do so in-person or remotely via Zoom meeting software with the below access information:

Join by Computer:

<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmIHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Board Members

Leonel Gallegos, District 1	Scottie Richardson, District 5
Kevin Kofchur, District 2	Cheryl Baker, District 6, Vice-Chair
Fred Radosevich, District 3, Chair	Sal Tortorici, At Large
Robert Gabaldon, District 4	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC FORUM

CONSENT CALENDAR

1. [February 28, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-0228 PZB Minutes AR.docx](#)

PUBLIC HEARINGS

2. **Master Plan.** The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requests approval of the Scottish Isle Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.
[Scottish Isle MP & ZMA Location Map.jpg](#)
[DRAFT_Resolution_Scottish_Isle_MP.doc](#)
[Legal Ad.pdf](#)
[DSD Planning & Engineering Comments.pdf](#)
[Reproduction of Notices- Scottish Isle MP & ZMA.pdf](#)
[Scottish Isle Master Plan & ZMA Full Application.pdf](#)
[Revised Scottish Isle Master Plan.pdf](#)
3. **Zone Map Amendment.** The applicant, Abrazo Homes, Inc., through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment of approx. 22.4 acres from R-1: Single-Family Residential District to R-2: Single-Family Residential District for the subject properties

of Rio Rancho Estates Unit 13, Block 45, Lots 1-21 and 41-62. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

Scottish Isle MP & ZMA Location Map.jpg

Draft_Ordinance_Scottish_Isle_ZMA__3.6.2023.doc

Legal Ad ZMA.pdf

DSD Planning & Engineering Comments_Scottish Isle Master Plan - Draft - ZMA - Full

Application_compressed.pdf

Comments Memo_22-400-00005 Scottish Isle MP.pdf

Reproduction of Notices- Scottish Isle MP & ZMA.pdf

Scottish Isle Master Plan & ZMA Full Application.pdf

- 4. Specific Area Plan Amendment.** The applicant, Aragorn Properties, LLC, Legolas Properties, LLC, and X2D, LLC, through their agent, Matthew Carle, requests approval of an amendment to the Northern Unser Specific Area Plan to change the Proposed Land Use Map. Staff contact is Brian Babyak, and staff recommends approval with findings.

Draft_Resolution.docx

Northern-Unser SAP Current Proposed Land Use Map

Exhibit A - Amended Proposed Land Use Map, Map 2

- 5. Zone Map Amendment.** The applicant, Aragorn Properties, LLC, Legolas Properties, LLC, and X2D, LLC, through their agent, Matthew Carle, requests approval of a Zone Map Amendment for the property legally described as Unit 13, Block EE, Lots 18-20; Unit 13, Block 58, Lots 4-6 and Tract B from R-1: Single Family Residential and NC: Neighborhood Commercial to C-1: Retail Commercial Zoning District. Staff contact is Brian Babyak, and staff recommends approval with findings.

Draft Ordinance_23-100-01.docx

LocationZoneMap

ZMA Justification Letter_MatthewCarle.pdf

ApplicationForm.pdf

Herrera Authorization Letter.pdf

Northern Unser SAP

Land Use Element comp plan.pdf

Vision Element-comp plan.pdf

ReviewerComments_MRMPO.pdf

ReproductionofNotifications

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

- 6. PZ Monthly Building Activity Report - FEB 2023**
PZ Monthly Building Activity Report - FEB 2023.pdf
- 7. PZ Monthly Summary Plat Report - FEB 2023**
PZ Monthly Summary Plat Activity Report - FEB 2023.pdf

ADJOURNMENT