



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
March 10, 2026
6:00 PM
City Council Chambers**

BOARD MEMBERS

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

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.

If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 505-891-5004 at least forty-eight (48) hours in advance to make arrangements. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

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. [February 24, 2026 Planning and Zoning Board Meeting Minutes](#)
[2026-0224 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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.

- 2. Master Plan.** The Applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend approval with findings and conditions to the Governing Body.
Zoning & Location Map
Application & Authorization
Current Zoning Ordinance (98-025 O-24)
Orchard Park Master Plan
Appendix A: Orchard Park Property List
Scope of Revisions - (2.16.26 MP Version)
Reproduction of Notices, Legal Ad
Reviewer Comments
DRAFT_Resolution_Orchard_Park_BMB.doc
- 3. Variance.** The Applicant, Andrew Riley, requests approval of a Variance to the R-1: Single-Family Residential District Side Setback requirement of 5 ft to allow for encroachment of 4.5' for a proposed 300 square foot shed at the subject property legally described as Corrales North 3, Block 24, Lot 26. Staff contact is Tim Dvorak and staff recommends denial with findings.
Zoning & Location Map
Application
Justification Letter
Building Permit Application Packet (#25-12027)
Stucco Report - ESR-1232
WVanover_Letter of Support
RBauer_Letter of Support
SBonsal_Letter of Opposition
Reproduction of Notices, Legal Ad
Reviewer Comments
Map: Public Comment Received
Findings_of_Fact_2332_Manzano_Loop_NE_BMB.docx
- 4. Postponement - Subdivision Variance.** The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Grand Street NW within the proposed Northern Exposure Subdivision. Staff contact is Michelle Costilla and staff recommends postponement of the item to the March 24, 2026 meeting, as requested by the applicant.
Zoning, Location.pdf
Application.pdf
Letter of Authorization.pdf
Justification.pdf
Northern Exposure Preliminary Plat.pdf
Reproduction of Notices.pdf
Staff Comments.pdf
Findings_of_Fact_BMB.docx
Postponement Request
- 5. Postponement - Subdivision Variance.** The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow

for a dead-end street stub for Arctic Avenue NW within the proposed Northern Exposure Subdivision. Staff contact is Michelle Costilla and staff recommends postponement of the item to the March 24, 2026 meeting, as requested by the applicant.

Application.pdf

Letter of Authorization.pdf

Zoning, Location.pdf

Justification.pdf

Northern Exposure Preliminary Plat.pdf

Reproduction of Notices.pdf

Staff Comments.pdf

Findings_of_Fact_.docx

Postponement Request

- 6. Postponement - Preliminary Plat.** The applicant, Outer Rim Investments, Inc., through their agent, Huitt-Zollars Inc., is requesting approval of a Preliminary Plat for the Northern Exposure subdivision, creating 72 single-family residential lots, four parcels, and four tracts on the subject property legally described as Unit 8, Block 48, Lots 13-17, 19, 23-32. Staff contact is Michelle Costilla and staff recommends postponement of the item to the March 24, 2026 Planning and Zoning Board Meeting, as requested by the applicant.

Zoning, Location.pdf

Application.pdf

Letter of Authorization.pdf

Northern Exposure Preliminary Plat.pdf

Northern Exposure Drainage Report.pdf

Water and Sewer Availability Approval.pdf

Staff Comments.pdf

Reproduction of Notices.pdf

Postponement Request

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