



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
July 25, 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=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Board Members

VACANT, District 1	Scottie Richardson, District 5, Vice-Chair
Kevin Kofchur, District 2	VACANT, District 6
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 [July 11, 2023 Planning and Zoning Board Meeting Minutes
2023-0711_PZB_Minutes_BMBEdit.docx](#)

PUBLIC HEARINGS

- 2 **Variance.** The applicant, Kirk Moser, is requesting approval of a Variance to the 15' rear setback requirement for a garage, at the subject property legally described as Unit 11, Block 5, Lot 63; located at 617 5th St NE. Staff contact is Liz Ruiz Carlos and staff recommends denial, subject to findings.

[Location_Zoning Map.pdf](#)

[Application.pdf](#)

[Justification Letter.docx](#)

[Site Plan.pdf](#)

[Backyard 1.jpg](#)

[Backyard 2.jpg](#)

[Proposed Location.jpg](#)

[NeighboringPropertyOwnerLetter.pdf](#)

[Postcards.pdf](#)

[Legal Ad.pdf](#)

Notice Map.pdf
Findings_of_Fact.docx
neighbor letter_1.jpg
neighbor letter_2.jpg

- 3** **Subdivision Variance.** The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines. The proposed request for the Cielo Azul subdivision, on the property legally described as Unit 21 Block 22 Lots 51-57, would not include side or rear easements. Staff contact is Michelle Costilla and staff recommends approval with findings.

Zoning, Location.pdf
Variance Request Letter.pdf
Letter of Authorization.pdf
Cielo Azul Final Plat.pdf
Reproduction of Notices.pdf

- 4** **Final Plat.** The applicant, RTR, LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a Final Plat for the Cielo Azul subdivision creating 41 R-3: Mixed-Residential lots on the property legally described as Unit 21 Block 22 Lots 51-57. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Zoning, Location.pdf
Letter of Authorization.pdf
Cielo Azul Final Plat
Water, Wastewater.pdf
Zoning Ordinance 11-08, O-7.pdf
Fire Comments.pdf

- 5** **Variance.** The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 10 ft. side setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Zoning, Location.pdf
Justification Letter.pdf
Site Plan.pdf
Reproduction of Notices.pdf
Findings of Fact.docx

- 6** **Variance.** The applicant, Koda Thomas, is requesting approval of a variance to the E-1 District 35 ft. front setback requirement as outlined by Rio Rancho Municipal Code Chapter 154 Planning and Zoning section 154.50 Zoning Table in order to build a residential home. The property is located at 3073 Oculus Loop NE, is legally described as Unit 17, Block 60, Lot 21, and is zoned E-1: Estate Residential. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Location & Zone Map.pdf
Justification Letter.pdf
Site Plan.pdf
NMED_distancerequirements.pdf
FindingsofFact.docx

- 7** **Withdrawn - Specific Area Plan Amendment.** The applicant, David Torres, requests approval of an amendment to the Broadmoor Drive Specific Area Plan to change the Future Land Use Exhibit. Staff contact is Chris Benson and staff requests the application be withdrawn in order to amend the applicant's request.

David Torres - Zoning update.pdf

- 8** **Withdrawn - Zone Map Amendment.** The applicant, David Torres, requests approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 112, Tracts A & B, Lots 1 & 4-7, to change the zoning from C-1: Retail Commercial and C-2: Wholesale and Warehousing Commercial District to M-1: Industrial and Business Park District. Staff contact is Chris Benson, and staff requests the application be withdrawn in order to amend the applicant's request.
David Torres - Zoning update.pdf

DISCUSSION AND DELIBERATION

- 9** **Preliminary Plat Amendment.** The applicant, AMREP Southwest, through their agent, Huitt-Zollars, Inc., requests approval of an amended Preliminary Plat for Northern Meadows Tract J-1 on the property legally described as NMED, Tract J-1. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Letter of Authorization
Preliminary Plat Amendment Application
Modified Preliminary Plat, Northern Meadows Tract J-1
Original Preliminary Plat, Northern Meadows Tract J-1
ENGINEERING_Transmittal_23-220-00012 Northern Meadows, Tract J-1 Final Plat.doc

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

- 10** Planning and Zoning Monthly Building Activity Report - JUNE 2023
2023 PZ MONTHLY COMPARISONS.pdf
- 11** Planning and Zoning Monthly Summary Plat Report - JUNE 2023
P&Z Summary Plat June 2023.pdf

ADJOURNMENT