



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
November 19, 2024
6:00 PM
City Hall Overflow Room**

BOARD MEMBERS

Scottie Richardson, District 1, Vice-Chair	Andrea Hankins, 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. October 22, 2024 Planning and Zoning Board Meeting Minutes 2024-1022 PZB Minutes.docx](#)
- [2. 2025 Planning and Zoning Board Regular Meeting Calendar 2025 PZB Calendar.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

3. [Planning and Zoning Monthly Building Activity Report - October 2024
2024 PZ MONTHLY COMPARISONS.pdf](#)
4. [Planning and Zoning Monthly Summary Plat Report - October 2024
Oct Summ 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.

5. **Postponement.** The applicant, Lucas Weidner, is requesting approval of a Hobby Breeder Conditional Use Permit for the intermittent breeding of Great Danes at the location legally described as Vista Montebella, Block 1, Lot 27, and addressed as 2437 Lynn Rd SE. Staff contact is Michelle Costilla and staff recommends the Planning & Zoning Board postpone the application to the meeting date certain of December 17, 2024, after the hearing for the outstanding citation with Animal Resources has occurred.
6. **Variance.** The applicant, Northern RV LLC, requests approval of a variance to design criteria for fences/walls as outlined by a Corridor Overlay Zone and the Broadmoor Drive Specific Area Plan to allow for chain-link fencing to be an approved fence/wall material. The subject property is legally described as Unit 13, Block 112, Lot 3 and is approximately 1.83 acres in size. Staff contact is Brian Babyak and staff recommends denial with findings.
[Location Map](#)
[Application](#)
[Justification Narrative](#)
[Corridor Overlay Zone: 07-75 O-63](#)
[Broadmoor Drive Specific Area Plan](#)
[Conditional Use Permit - Findings of Fact \(signed\)](#)
[Noticed Properties Map](#)
[Reproduction of Notifications.pdf](#)
[Findings of Fact_24-110-46.docx](#)
7. **Variance.** The applicant, VIA Real Estate, LLC, through their agent, Diana Myers, of Helt Design, requests approval of a Variance to the 8' maximum fence height requirement for non-residential properties, for the subject property legally described as U17, Blk 149, Lot 14A. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
[Location, Zoning Map.pdf](#)
[Application.pdf](#)
[Justification Letter.pdf](#)
[Drawings.pdf](#)
[Reproduction of Notices.pdf](#)
[Findings_of_Fact_BMB.docx](#)
[Public Comment.pdf](#)
8. **Zone Map Amendment.** The applicant, Peter Heredia, requests approval of a Zone Map Amendment for the lot legally described as Unit 12, Block 43, Lot 16, from Unzoned to R-1: Single-Family Residential. 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.
[Location, Zoning Map.pdf](#)
[Application Package.pdf](#)
[95-020_O-22.pdf](#)

Reproduction of Notices.pdf
Draft_Ordinance_BMB.doc

- 9. Zone Map Amendment.** The applicants, Michael Ambrosecchia, Hector Gonzalez, and Ella Leeper, through their agent, Patricia Lynne Cordova, request a Zone Map Amendment from R-1: Single-Family Residential District to C-2: Wholesale and Warehousing Commercial District for the properties legally described as Unit 13, Block 116, Lots 2, 10, 11 & 16. 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.

Zoning, Location

Application

Authorization

Justification

Reproduction of Notices, Legal

Broadmoor Drive SAP Future Land Use Map

Reviewer Comments

Draft_Ordinance_.docx

- 10. Subdivision Variance.** The applicant, Shady Ventures, LLC., through their agent, Community Design Solutions, 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 Idalia Crossing subdivision, on the property legally described as Unit 17, Tracts G1, G2, and SUESMT. Staff contact is Michelle Costilla and staff recommends approval with findings.

Zoning, Location.pdf

Variance Request Application

Authorization.pdf

Idalia Crossing Preliminary Plat

Findings_of_Fact.docx

- 11. Preliminary Plat.** The applicant, Shady Ventures, LLC., through their agent, Community Design Solutions, is requesting approval of a preliminary plat for Idalia Crossing, creating 70 single-family residential lots, 3 parcels, and 3 tracts on a subject property legally described as Unit 17, Tracts G1, G2, and SUESMT. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Zoning, Location.pdf

Authorization.pdf

Idalia Crossing Preliminary Plat.pdf

Staff Comments.pdf

Reproduction of Notices.pdf

- 12. Subdivision Variance.** The applicant, Coal Bank Holdings, Ltd., 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; for the proposed Stonegate Phase 3 Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Location, Zoning Map.pdf

Application

Justification Letter

Plat

Reproduction of Notices.pdf

Findings_of_Fact.docx

- 13. Preliminary Plat.** The applicant, Coal Bank Holdings, Ltd. is requesting approval of a preliminary plat for the Stonegate Phase 3 Subdivision, creating 37 lots and 2 tracts on the property legally described as Stonegate, Tracts 1-A and 2A-1. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Location, Zoning Map.pdf

*Application
Plat
Transmittal_24-210-00008_FIRE.pdf
Reproduction of Notices.pdf*

- 14. Vacation of Plat.** The applicant, Mountain Hawk East Development Company, LLC, through their agent, Cartesian Surveys, Inc., requests approval of a vacation of right-of-way for a portion of Patriot Rd NE. Staff Contact is Brian Babyak and staff recommends approval with findings and conditions.

*LocationMap.pdf
AppForm_VacPlat_241640.pdf
Mountain Hawk Auth Letter Cartesian Surveys 10-18-2024.pdf
ApplicationForAbandonmentOfStreet Patriot Road 10-28-2024 Signed & Notarized.pdf
241640_Vac_PLAT.pdf
Reproduction of Notifications.pdf*

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