



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
October 8, 2024
6:00 PM
City Hall**

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. [September 24, 2024 Planning and Zoning Board Meeting Minutes 2024-0924 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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

- 3. Planning and Zoning Monthly Summary Plat Report - September 2024**
Sept Sum 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, 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 denial with findings.
Zoning, Location.pdf
Conditional Use Application.pdf
Justification Letter.pdf
Site Plan.pdf
Supporting Documents.pdf
Reproduction of Notices.pdf
Animal Control Violation
Animal Resources Recommendation.pdf
Findings_of_Fact.docx
Public Comment.pdf
Public Comment 2.pdf
Public Comment 3.pdf
Public Comment 4.pdf
- 5. Variance.** The applicant, Joseph Crepeau, requests approval of a variance to the R-1: Single-Family Residential District rear setback of 15' at the property of 5708 Rio Oso Rd NE, legally described as Unit 17, Block 159, Lot 3. Staff contact is Tim Dvorak and staff recommends approval with findings.
Location Map
Application
Justification
Building Application Packet
Reproduction of Notices, Legal, and Buffer Requirements
Findings_of_Fact_5708_Rio_Oso_Rd_NE_BMB.docx
- 6. Postponement.** The Applicant, AMREP Southwest, Inc., requests approval of a Zone Map Amendment from R-1: Single-Family Residential District to R-4: Single-Family Residential District for the properties legally described as Unit 8, Block 61, Lots 1, 2, 4-7, 16-19, & 21-24 and Unit 8, Block 62, Lots 1-6, 8, 9, 16, 17, & 20-22 and a Zone Map Amendment from R-1: Single-Family Residential District to R-3: Mixed Residential District for the properties legally described as Unit 8, Block 61, Lots 10, 11, 14 & 15 and Unit 8, Block 62, Lots 10 and 15. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board postpone the application to the meeting date certain of October 22, 2024, as requested by the applicant.
- 7. Text Amendment.** The applicant, the City of Rio Rancho requests an amendment to the Rio Rancho Municipal Code, Title XV Land Usage, Chapter 154 Planning and Zoning, Sections 154.05, 154.08, 154.09, 154.10, 154.11, 154.12, 154.19. Staff contact is Sean LaBarbera and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.
Short Term Rental Draft Ordinance Ch. 154_9.20.24.docx
Draft Ordinance Short term rentals clean__1_.pdf
8 13 2024 Short term rentals presentation for August work session.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