



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
September 12, 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

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. [August 22, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-0822 PZB Minutes.docx](#)

PUBLIC HEARINGS

2. **Postponement: Zone Map Amendment.** The applicant, J Jacob Enterprises, Inc., through their agent, Modulus Architects & Land Use Planning, Inc., is requesting approval of a Zone Map Amendment from SU/C-1 and O-1 to SU: Special Use for R-6: Multi-Family Residential Uses, for the subject property legally described as Unit 13, Block 68, Lots 5, 6, 7, and 8. Staff contact is Liz Ruiz Carlos and staff recommends the item be postponed and the public hearing continued to the September 26, 2023 Planning and Zoning Meeting.
3. **Variance.** The applicant, Dawn Davide, through her agent, Huitt-Zollars, Inc, requests approval of a Variance to the maximum allowable height of a wall, at the subject property legally described as Monte Bella, Lot 14; located at 2600 Dauphine Ct NE. Staff contact is Chris Benson and staff recommends denial.
[23-110-00013 - Location Map.pdf](#)
[Application.pdf](#)
[Justification Letter.pdf](#)

Applicant_JustificationEmail.pdf
Agent Authorization.pdf
23-110-00013 (Variance) NOTICE.pdf
23-110-00013 - Postcard.pdf
2023-0912 PZB Legal Ad.pdf
23-110-00013 - Noticed Properties.pdf
23-110-00013 - Findings of Fact.pdf
Justification Letter 2.pdf
Public Comment 2.pdf
Public Comment 1.pdf
(CODE ENFORCEMENT) 22-07591, 22-08353, 2600 Dauphine Court Ne.docx

- 4. Vacation of Plat.** The applicants, Road Runner Storage Properties LLC, Northern Industrial Investments LLC, MAM Partners LLC, and Red Roan Enterprises LLC, request approval of a vacation of right-of-way for Walpi Ct NE. Staff Contact is Chris Benson and staff recommends approval with findings and conditions.

23-230-00002 - LocationMap.pdf
Application Package.pdf
Walpi Ct Ownerhsip_Dedication.pdf
23-230-00002 - CommentsMemo.doc
23-230-00002 - Noticed Properties Map.pdf
Reproduction of Notifications.pdf
Termination_and_Statement_of_Vacation_of_Public_Right_PZB.docx

- 5. Subdivision Variance.** The applicant, DR Horton, through their agent, RESPEC, request approval of a subdivision variance to reduce the required amount of park space under Section 155.46 of City Code, for the Vista Grande Subdivision. Staff contact is Chris Benson and staff recommends approval with findings and conditions.

23-280-00007 - Location Map.pdf
Application
Justification Letter
Proposed Park Plan
Authorization Letter.pdf
Vista Grande Final Plat.pdf
23-280-00007 (Subdivision Variance) NOTICE.pdf
23-280-00007 - Postcard.docx
2023-0912 PZB Legal Ad.pdf
Parks, Recreation, and Community Services Comments.pdf
23-280-00007_-_Findings_of_Fact.docx

- 6. Final Plat.** The applicant, DR Horton, through their agent, RESPEC, is requesting approval of a Final Plat for the Vista Grande subdivision to create 92 residential lots and 3 HOA tracts, zoned R-4: Single-Family Residential. The property is legally described as Rio Rancho Estates Unit 13, Block 89, Lots 4-6, 8-13, and Lot 27B and comprises approximately 18.6571 acres. Staff contact is Chris Benson and staff recommends approval with findings and conditions.

23-220-00014 - Location Map.pdf
Application.pdf
Authorization Letter.pdf
Vista Grande Final Plat.pdf
Reviewer Comments.pdf

- 7. Subdivision Variance.** The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Subdivision Variance to R.O. 2003 § 155.43 Easements for the property legally described as NMED, Tract J-1. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.

Zoning, Location Map

Application
Justification
Final Plat
Authorization
Reproduction of Notices.pdf
NMGCO Letter
Findings of Fact

- 8. Final Plat.** The applicant, AMREP Southwest., through their agent, Huitt-Zollars, Inc., requests approval of a final plat for the Northern Meadows Subdivision, creating 24 single-family lots, currently zoned R-3: Mixed Residential District. The subject property is legally described as NMED, Tract J-1 and comprises approximately 2.6804 acres.

Zoning, Location
Application
Authorization
Final Plat
Final Plat Checklist
Reviewer Comments
Water-Wastewater Availability Letter

- 9. Zone Map Amendment.** The applicant, Outer Rim Investments, Inc., requests a Zone Map Amendment from Unzoned to R-1: Single Family Residential for the property legally described as Unit 7, Block 18, Lots 128-129, and 132-134. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

Zoning, Location.pdf
Application.pdf
Justification.pdf
Reproduction of Notices.pdf
SSCAFCA. Comments.pdf
Draft_Ordinance_BMB AR.doc

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT