



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
October 22, 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. [October 8, 2024 Planning and Zoning Board Meeting Minutes 2024-1008_PZB_Minutes_BMB.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. 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 November 19, 2024, after the hearing for the outstanding citation with Animal Resources has occurred.
- 3. Withdrawn.** 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 requests this item be withdrawn as requested by the applicant.
Withdrawal Letter
- 4. Final Plat.** The applicant, Pulte Group, through their agent, Bohannon Huston, is requesting approval of a Final Plat for Rainbow Subdivision, Phase III, on the property legally described as Rainbow Subdivision, Tracts B-1-A. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.
Location_ZoneMap
Rainbow Phase 3 Final Plat Submittal Package.pdf
Reviewer Comments.pdf
- 5. Subdivision Variance.** The applicant, TDO Development, LLC, through their agent, Aldrich Land Surveying, 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 Tierra Del Oro Phase 3 subdivision, on the property legally described as Tierra Del Oro, Block 46, Tract A1. Staff contact is Michelle Costilla and staff recommends approval with findings.
Zoning, Location.pdf
Variance Request Letter.pdf
Authorization.pdf
Final Plat.pdf
- 6. Final Plat.** The applicant, TDO Development, LLC, through their agent, Aldrich Land Surveying, requests approval of a Final Plat for the Tierra Del Oro Phase 3 subdivision to create 94 single family residential lots and one tracts on the property legally described as Tierra Del Oro, Block 46, Tract A1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Authorization.pdf
Final Plat.pdf
Staff Comments Memo.pdf
- 7. Variance.** The applicant, Verdote Capital, through their agent, Consensus Planning Inc., requests approval of a Variance to the 20' front setback requirement on the lots legally described as U10, Blk 81, Lots 1-20. The lots are zoned R-3: Mixed Residential and total 10.36 acres. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings.
Location, Zoning Map.pdf

Application Package.pdf
Reproduction of Notices.pdf
Findings_of_Fact.docx

- 8. Variance.** The applicant, Verdote Capital, through their agent, Consensus planning Inc., requests approval of a Variance to the 6' buffer wall requirement, on the lots legally described as U10, Blk 81, Lots 1-20. The lots are zoned R-3: Mixed Residential and total 10.36 acres. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings.

Location, Zoning Map.pdf
Application Package.pdf
Reproduction of Notices.pdf
18-24 O-20.pdf
Findings_of_Fact.docx

- 9. Conditional Use Permit.** The applicant, Verdote Capital, through their agent, Consensus Planning Inc., requests approval of a Conditional Use Permit and accompanying Site Plan for a build to rent community on the lots legally described as Unit 10, Blk 81, Lots 1-20. The lots are zoned R-3: Mixed Residential and total 10.36 acres. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Location, Zoning Map.pdf
Application Package.pdf
Site Plan - with setbacks noted.pdf
Site Plan, Landscape Plan, and Fire 1 Plan - Combined.pdf
Reproduction of Notices.pdf
18-24 O-20.pdf
Findings_of_Fact
Public Comment 1.pdf
Public Comment 1 (Attachment).pdf
Public Comment 2.pdf

- 10. Zone Map Amendment.** The applicant, Sandy Desert Properties, LLC, through their agent, Matthew Carle., requests approval of a Zone Map Amendment for the lot legally described as Unit 13, Block 79, Lot 15, from R-1: Single-Family Residential to M-1: Industrial and Business Park District. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings.

Location, Zoning Map.pdf
Application.pdf
ZoneChangeJustification.pdf
Reproduction of Notices.pdf
Draft_Ordinance_BMB.doc

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