



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
June 13, 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
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 [May 23, 2023 Planning and Zoning Board Meeting Minutes](#)  
[2023-0523 PZB Minutes.docx](#)

**ELECTION OF VICE-CHAIRMAN**

**PUBLIC HEARINGS**

- 2 **Subdivision Variance.** The applicant, Coal Bank Holdings, Ltd., through their agent Mark Goodwin & Associates, PA, requests approval of a subdivision variance to Rio Rancho Municipal Code, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the Stonegate Phase 1 Subdivision. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings.  
[Application](#)  
[Legal Ad.pdf](#)  
[NeighboringPropertyOwnerLetter.pdf](#)  
[Postcards.pdf](#)  
[Notice Map.pdf](#)
- 3 **Zone Map Amendment.** The applicant, AMREP Southwest, Inc., is seeking approval of a Zone Map Amendment from TZ: Transitional Zoning, to R-4: Single-Family Residential, for the subject

properties legally described as Unit 25, Block 127, Lots 1-24. The lots total a combined 19.25 acres. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

***Application Package***

***Location and Zoning Map***

***NeighboringPropertyOwnerLetter.pdf***

***Notice Map.pdf***

***Legal Ad.pdf***

***Draft\_Ordinance.docx***

- 4 Master Plan Amendment.** The applicant, AMREP Southwest Inc., through their agent, Tierra West LLC, request approval of an amendment to the Mountain Hawk West Master Plan for the addition of five lots to the Master Plan. Staff contact is Brian Babyak, and staff recommends approval with findings.

***LocationZoneMap.pdf***

***2022001 04.27.23 Mountain Hawk Master Plan Amendment Submittal.pdf***

***Draft Resolution.docx***

- 5 Zone Map Amendment.** The applicant, AMREP Southwest Inc., through their agent, Tierra West LLC, request approval of a Zone Map Amendment for the property legally described as Unit 25, Block 150, Lots 12-16, to change the zoning from T-Z: Transitional Zoning to R-3: Mixed Residential. Staff contact is Brian Babyak and staff recommends approval with findings.

***LocationZoneMap.pdf***

***ReviewerComments.pdf***

***ReproductionofNotifications.pdf***

***2022001 04.27.23 Mountain Hawk West Zone Map Amendment Submittal.pdf***

***DraftOrdinance\_23-100-03.docx***

## **DISCUSSION AND DELIBERATION**

- 6 Zoning Interpretation.** Staff is requesting a Zoning Interpretation authorizing “hotels and motels” as a legitimate and permissive commercial use in a SU: Special Use established by Ordinance 86-002 for the property legally at 360 Ridgeway Dr SE, legally described as High Resort Market Place, Block A, Tract B1.

***Zoning, Location.pdf***

***86-002 O.pdf***

***Draft\_Resolution***

## **COMMENTS BY BOARD MEMBERS**

### **STAFF REPORTS**

- 7** Planning and Zoning Monthly Building Activity Report - MAY 2023  
***PZ Monthly Building Activity Report - MAY 2023.pdf***

- 8** Planning and Zoning Monthly Summary Plat Report - MAY 2023  
***PZ Monthly Summary Plat Report - MAY 2023.pdf***

## **ADJOURNMENT**