



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
June 27, 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 [June 13, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-0613 PZB Minutes.docx](#)

PUBLIC HEARINGS

- 2 **Postponement: Variance.** The applicant, Kirk Moser, is requesting approval of a Variance to the 15' rear setback requirement for a garage, at the subject property legally described as Unit 11, Block 5, Lot 63; located at 617 5th St NE. The garage would encroach 10' into the rear setback and would leave a 5' setback instead of the required 15' setback. The property is currently zoned R-1: Single-Family Residential and is approximately 0.5 acres. Staff contact is Liz Ruiz Carlos and staff recommends the item be postponed and the public hearing continued to the July 11, 2023 Planning and Zoning Meeting, as requested by the applicant.
[Request for Postponement.jpg](#)
- 3 **Postponement: Variance.** The applicant, Brian Salas, is requesting approval of a variance to the 300 feet distance requirement, for a proposed cannabis establishment, as outlined by the Rio Rancho Municipal Code Section 122.04. The cannabis establishment is proposed to be physically located at 3320 Drover Ave NE. Staff contact is Chris Benson and staff recommends that the item be postponed and the public hearing continued to the July 11, 2023 Planning and Zoning Board

meeting.

- 4 Variance.** The applicant, Jose Solano, requests approval of a Variance to the R-1: Single-Family Residential Zoning District 60 ft. minimum lot width requirement, as outlined in Rio Rancho Municipal Code, Section 154.50, in order to build a residential home on a lot which has a width of 50 ft. The property is located at 336 Northern Blvd NE, is legally described as Unit 11, Block V, Lot 10. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Justification Letter.pdf
Overlay Ordinance 98-023 O-21.pdf
Authorization Lot 10.pdf
Authorization Lot 11.pdf
Site Plan.pdf
Engineering Comments.pdf
Reproduction of Notices.pdf
FindingsofFact.docx
- 5 Preliminary Plat Extension.** The applicant, Lomas Encantadas Development Co, through their agent, Huitt-Zollars, Inc., requests approval of a preliminary plat extension for the Lomas Encantadas 1E Phase 1 & 2 Preliminary Plat. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Legal Ad - LE, 1E Phase 1 & 2.pdf
22-210-00010 Notices for 6.27.2023 PZB.pdf
Lomas Encantadas 1-E Phases 1 & 2 Extension.jpg
Preliminary Plat_ LE 1E COMBINED.pdf
2023-06-05 LE 1E Ph 1&2 Pre Plat Extension Application & Letter.pdf
Sedillo, Gabriel_Public Comment.pdf
Doak, Monna_Public Comment.pdf
- 6 Preliminary Plat Extension.** The applicant, Stone Mountain LLC, through their agent, Mark Goodwin & Associates PA, requests approval of a preliminary plat extension for the Stone Mountain Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Application.pdf
Letter of Authorization.pdf
Justification Letter.pdf
Preliminary Plat.pdf
Reproduction of Notices.pdf
- 7 Final Plat.** The applicant, Coal Bank Holdings, Ltd., through their agent, Mark Goodwin & Associates, PA, requests approval of a Final Plat for the Stonegate Phase 2 Subdivision, on the property legally described as Stonegate, Tracts 1 and 2A. Staff contact is Liz Ruiz Carlos and staff recommends the item be approved with findings and conditions.
Final Plat Application.pdf
Letter of Authorization.pdf
Stonegate Phase 2 Final Plat.pdf
Location_Zoning Map.jpg

DISCUSSION AND DELIBERATION

- 8 Zoning Interpretation.** Staff is requesting a Zoning Interpretation authorizing “hotels and motels” as a legitimate and permissive commercial use in a SU: Special Use zone established by Ordinance 89-008 for the property legally at 9999 Irene Rd SE, legally described as Hilltop Plaza, Tract C-1.
Zoning, Location.pdf

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT