



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
September 26, 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, Vice-Chair
Kevin Kofchur, District 2	Lisa Hardisty, 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. [September 12, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-0912_PZB_Minutes_BMB.docx](#)

PUBLIC HEARINGS

2. **Preliminary/Final Plat.** The applicants, Bob and Reola Arellano, request approval of a Preliminary/Final Plat to adjust the building envelope for 5616 Barranca Overlook PI NE, legally described as HLMM2, Blk A, Lot 45. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
[Zoning, Location.pdf](#)
[Land Use Application Form.pdf](#)
[Application Package.pdf](#)
[Building Envelope Modification.pdf](#)
[MariposaBuildingEnvelopeDefinitions.pdf](#)
[Mariposa Building Envelope Changes.pdf](#)
[Mariposa Building_Envelope Guidelines.pdf](#)
[Jack Eichron, Mariposa Founder Approval.pdf](#)
[Neighbor Signatures.pdf](#)
[Reviewer Comments.pdf](#)

Reproduction of Notices.pdf

- 3. Specific Area Plan Amendment.** The applicant, J Jacob Enterprises, Inc. requests approval of an amendment to the Lomas Negras Specific Area Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.

Zoning, Location.pdf

Updated Land Use Application.pdf

Updated Justificaton Summary of Request.pdf

Current Lomas Negras SAP Land Use Map

Lomas Negras SAP Land Use Map with Notes

Lomas Negras SAP Land Use Permissive Zoning Designations

Reproduction of Notices.pdf

Draft_Resolution_BMB_AR.docx

- 4. 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 Multi-Family Residential Uses, for the subject property legally described as Unit 13, Block 68, Lots 5-8. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

Location_Zoning Map.pdf

Zone Map for Larger Surrounding Area.pdf

Application and Renderings.pdf

Justification Letter.pdf

Rendered Site Plan.pdf

Landscape Plan.pdf

Parking Deviation Request Reference Material.pdf

Transportation Engineering Multifamily Parking Memo.pdf

Last 5 Years Changed Zoning and Land Use Exhibit.pdf

Lomas Negras SAP Existing Land Use

Reproduction_of_Notices.pdf

Public Comment 1.pdf

Public Comment 1A.xlsx

Public Comment 2.pdf

Public Comment 3.pdf

Public Comment 4.pdf

Public Comment 5.pdf

Public Comment 6.pdf

Public Comments Mapped.pdf

Draft_Ordinance_BMB_AR.docx

- 5. Text Amendment.** The City of Rio Rancho is requesting approval of a text amendment to the Rio Rancho Municipal Code of Ordinances repealing and replacing Title XV Land Usage, Chapter 156, Sign Regulations. Staff contact is Tim Dvorak, and staff recommends approval of the item to the Governing Body with findings.

Draft Sign Code (Clean Copy)

Draft Sign Code (Redline Copy)

Sign Code Working Group Meeting Date Table

Ordinance Recitals

DISCUSSION AND DELIBERATION

- 6. Preliminary Plat Amendment.** The applicant, Amestoy Construction and Development II, LLC, through their agent, Aldrich Land Surveying, requests approval of an amended Preliminary Plat for Tierra Del Norte on the property legally described as Unit 13, Block 43, Lots 20-28 and 31-39, Block

44, Lots 22-42, Block 45, Lots 22-31 and 39-40. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Zoning, Location.pdf

Authorization.pdf

Request.pdf

Tierra Del Norte Preliminary Plat.pdf

Tierra Del Norte Amended Plat.pdf

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

7. Planning and Zoning Monthly Building Activity Report- AUGUST 2023
2023 PZ MONTHLY COMPARISONS.pdf

8. Planning and Zoning Monthly Summary Plat Report - AUGUST
August Summary Plat Activity.pdf

ADJOURNMENT