



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
April 9, 2024
6:00 PM
City Hall**

BOARD MEMBERS

Scottie Richardson, District 1, Vice-Chair	VACANT, 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. [March 12, 2024 Planning and Zoning Board Meeting Minutes
2024-0312 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Summary Plat Report - MARCH 2024
March Summ Plat.pdf](#)

- 3.** [Planning and Zoning Monthly Building Activity Report - MARCH 2024](#)
[2024 PZ MONTHLY COMPARISONS.pdf](#)

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.

- 4.** [Preliminary Plat Extension](#). The applicant, Rio Rancho Holdings, LLC, through their agent, Huitt-Zollars, Inc, requests approval of a preliminary plat extension for the Melon Ridge Preliminary Plat. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
[Zoning, Location.pdf](#)
[Authorization.pdf](#)
[Justification.pdf](#)
[Amended Preliminary Plat.pdf](#)
[Reproduction of Notices.pdf](#)
- 5.** [Variance](#). The applicant, Patrick Crawford, requests approval of a variance for a setback of 9 feet, 6 inches from the rear of the property and 9 feet from the side property line for a 320 square foot permanent shipping container, for the property located at 4588 Huron Drive NE. Staff Contact is Sean LaBarbera and staff recommends denial with findings and conditions.
[4588 Huron Drive map.png](#)
[Land Use Application.pdf](#)
[Justification letter.pdf](#)
[Site Plan](#)
[Building Permit Application.pdf](#)
[overhead corner view.pdf](#)
[Overhead rear view.pdf](#)
[North retain wall.pdf](#)
[overhead view.pdf](#)
[south retain wall.pdf](#)
[Legal Ad](#)
[Postcards 4588 Huron DR.docx](#)
[Neighboring Property owner letter](#)
[FindingsofFact_bmb.docx](#)
- 6.** [Preliminary/Final Plat](#). The applicant, Mark J. Bedford, requests approval of a Preliminary/Final Plat to adjust the building envelope for 5731 Venada Ct NE. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
[Location and Zoning Map.pdf](#)
[Land Use Application Form.pdf](#)
[Justification Letter.pdf](#)
[Building Envelope Modification.pdf](#)
[Mariposa Building Envelope Changes.pdf](#)
[Jack Eichorn, Mariposa Founders Approval.pdf](#)
[MariposaBuildingEnvelopeDefinitions.pdf](#)
[Mariposa Building_Envelope Guidelines.pdf](#)
[Reproduction of Notices.pdf](#)
- 7.** [Final Plat](#). The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1G Phase 3A Subdivision creating 57 residential lots and 5 tracts zoned R-4: Single Family Residential District on the property legally described as LE, Tract 12-A-1. Staff contact is Tim Dvorak and staff recommends approval with

findings and conditions.

Zoning, Location Map

Application

Authorization

Final Plat

Final Plat Checklist

Reviewer Comments

- 8. Text Amendment.** The applicant, Pierre Amestoy (Amestoy Construction and Development), through his agent, Consensus Planning Inc., requests a text amendment to the Rio Rancho Municipal Code Chapter 154.33 BP: Business Park District. The requested amendment would add a provision for outdoor storage, as a primary use, renumber the existing provisions 18-34, remove provision (26)(a) which states: "There shall be no drive-in or drive-up restaurants", and expand on provision (C)(1) "All activities and storage of materials, products or equipment shall be within an enclosed building unless consistent with Article III, Section 154.71" to allow for additional Outdoor Storage provisions under the added permissive use. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend denial of the requested text amendment.

Application and Justification Letter

Legal Ad Proof

Supplemental Justification

154.33_Ordinance_DRAFT_CB_FULL_BMB.docx

Clean version of 154.33 BP Business Park District with requested changes

- 9. Master Plan Amendment.** The applicant, LD Development, LLC., through their agent, Consensus Planning, Inc., requests approval of a Master Plan Amendment to the Los Diamantes Master Plan for proposed changes in the Business Park section, including the allowance of architectural metal as a primary construction material, welded wire mesh fencing as an allowed fencing type, and the color green as an allowable primary structure color. Staff contact is Tim Dvorak and staff recommends that the Planning and Zoning Board recommend denial to the Governing Body.

Location Map

Application & Justification

Reviewer Comments

(CURRENT) Los Diamantes Master Plan

Reproduction of Notices, Legal Ad

Edmiston, Joe & Mary Beth_Public Comment

2024_Los_Diamantes_Master_Plan_Amendment_Draft_Resolution.doc

Comprehensive Los Diamantes Master Plan Amendments 2020 through 2023

- 10. Specific Area Plan Amendment.** The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of an amendment to the Lomas Negras Specific Area Plan to change the Land Use Map and Future Land Use Table. 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.

Land Use Application.pdf

High Range 6 - ALTA Survey.pdf

Letter of Authorization.pdf

Location_Zoning Map.pdf

Reproduction of Notices.pdf

High Range 6 - Master Plan_updated.pdf

Draft_Resolution_BMB.docx

Exhibit.pdf

- 11. Master Plan.** The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of the High Range 6 Master Plan, for the subject property legally described as U13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-

15, 20-22, 24-25, 28-35, 37-45. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval of the Master Plan to the Governing Body, with findings and conditions.

Location_Zoning Map.pdf

Land Use Application.pdf

Letter of Authorization.pdf

High Range 6 - Master Plan_updated.pdf

High Range 6 - ALTA Survey.pdf

Reproduction of Notices.pdf

DRAFT_Resolution_BMB.doc

- 12. Zone Map Amendment.** The applicant, LGI Homes, through their agent, Coe & Van Loo Consultants, Inc., is requesting approval of a Zone Map Amendment from R-1 and O-1 to R-5, for the subject property legally described as Unit 13, Block 70, Lots 1-10, 12-36, 39-40, 47, 52-54, 58-60, 63-72, 74-96; as well as Block 71, Lots 3-15, 20-22, 24-25, 28-35, 37-45. 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

Land Use Application.pdf

Letter of Authorization .pdf

High Range 6 - ZMA Justification Letter.pdf

Reproduction of Notices.pdf

Draft_Ordinance_BMB.docx

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