



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
February 27, 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. [February 13, 2024 Planning and Zoning Board Meeting Minutes 2024-0213\\_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. Vacation of Plat.** The applicant, Michael McDermott, through their agent, McClain & Yu Architecture and Design, requests approval of vacation of a portion of right-of-way for Loma Colorado Blvd NE. Staff Contact is Tim Dvorak and staff recommends approval with findings and conditions.  
**Zoning, Location**  
**Application**  
**Site Plan - Vacation Area Identified.pdf**  
**Exhibit A: Approximate ROW Vacation**  
**Filed Summary Plat**  
**Reproduction of Notices, Legal**  
**Termination\_and\_Statement\_of\_Vacation\_of\_Public\_Right\_PZB\_BMB AR.docx**
- 3. Variance.** The applicant, Trevor Reed (Casual Cannabis, LLC), through his agent, Corey Rivas, is requesting approval of a variance to the 300-foot distance requirement from residentially zoned property and public facilities for a retail cannabis establishment. The proposed retail cannabis establishment is physically located at 2220 Grande Blvd SE Suite C. Staff contact is Chris Benson and staff recommends denial with findings.  
**Location/Zone Map**  
**Application**  
**Justification Letter**  
**Natural RX Purchase Agreement**  
**Applicant Site Plan 1**  
**Applicant Site Plan 2**  
**Letter of Authorization**  
**State of NM Cannabis License**  
**Distance to Public Facility (Haynes Park)**  
**Distance to Residentially Zoned Properties**  
**Legal Ad Proof**  
**CoRR Parks, Recreation, and Community Service Comments**  
**Noticed Properties Map**  
**Notice Letter**  
**Notice Postcard**  
**Public Comment 1 (Samantha Lackey)**  
**Public Comment 3 - Roger Nagel**  
**Public Comment 4 - Fucheng Wang**  
**Findings of Fact**  
**Public Comment 2 - Roy Benson**
- 4. Conditional Use Permit.** The applicant, Metal Dog Iron Works LLC, is requesting approval of a Conditional Use Permit for light manufacturing at the subject property legally described as Rose, Block 1, Lot 4; located at 1550 Stephanie Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.  
**Location, Zoning Map.pdf**  
**Application.pdf**  
**Letter of Authorization.pdf**  
**Justification Letter.pdf**  
**Hours of Operation.pdf**  
**Site Plan.pdf**  
**Reproduction of Notices.pdf**  
**Public Comment #1.pdf**  
**24-120-00002 - Findings of Fact.docx**

- 5. Zone Map Amendment.** The applicants, Katrina, Ltd., through their agent, Jason Hall, request a Zone Map Amendment from C-2: Wholesale and Warehousing Commercial District and R-6: Multi-Family Residential District split zone to C-2 for the property located at 4135 Jackie Rd SE, legally described as Corrales South, Block H, Lot 14A1. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

*Zoning, Location.pdf*

*Authorization.pdf*

*Justification .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**