



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
August 8, 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          | 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. [July 25, 2023 Planning and Zoning Board Meeting Minutes](#)  
[2023-0725 PZB Minutes.docx](#)

**PUBLIC HEARINGS**

2. **Conditional Use Permit.** The applicant, Lamar Advertising Southwest, LLC., through their agent, Matt Yoder, requests approval of a conditional use permit for an off-premises advertising sign (digital billboard) at the location of 9999 NM Highway 528 NE, legally described as Unit 20 Industrial Park, Block A, Parcel A-1. Staff contact is Tim Dvorak and staff recommends approval.  
[Rio Rancho Conditional Use Permit Application 8-1-23.pdf](#)  
[Engineering Drawings](#)  
[Sign Calculations](#)  
[Stamped Survey\\_9999 NM Highway 528 NE](#)  
[Rio Rancho Digital Sign Mockup 7-13-23.jpg](#)  
[Rio Rancho Sign Spacing.pdf](#)  
[Legal Ad.pdf](#)  
[Reproduction of Notices\\_22-120-00004.pdf](#)  
[DSD Engineering & SCAFCA Comments.pdf](#)  
[Findings\\_of\\_Fact](#)

- 3. Variance.** The applicant, Angenica Lucero, is requesting approval of a variance to the 300 feet distance requirement, as outlined by the Rio Rancho Municipal Code Chapter 122 Cannabis Establishments section 122.04 Location Restrictions, from a property containing a residential zoning designation, for a proposed retail cannabis establishment. The proposed cannabis establishment will be physically located at 2501 Southern Blvd SE STE 1, and is approximately 51 feet from property line to property line at the shortest distance possible from residentially zoned properties. Staff contact is Chris Benson and staff recommends denial with findings.  
*23-110-0004 - Location Map.pdf*  
*Application.pdf*  
*Property Owner Authorization.pdf*  
*Variance Justification Letter.pdf*  
*2501 Southern Blvd SE - Cannabis Location Map.pdf*  
*23-110-00004 - Notice Map.pdf*  
*23-110-00004 - Notice Sign.jpg*  
*23-110-00004 (Variance) NOTICE-signed.pdf*  
*23-110-00004 - Postcard.docx*  
*Legal\_Ad\_Proof.pdf*  
*23-110-00004 - Findings of Fact.pdf*  
*23-110-00004 - CommentsMemo.pdf*  
*Public Comment - Wilkinson.docx*
- 4. Variance.** The applicants, Ron Falkner and Yaoying He, are requesting approval of a Variance to the maximum fence height allowance for a proposed fence to be located in the rear setback at the subject property legally described as U20, Blk 99, Lot 19; located at 6236 Obeah Ct NE. Staff contact is Liz Ruiz Carlos and staff recommends denial with findings.  
*Application Packet.pdf*  
*Location and Zoning Map.pdf*  
*NeighboringPropertyOwnerLetter.pdf*  
*Postcards.pdf*  
*Notice Map.pdf*  
*Legal Ad.pdf*  
*Findings\_of\_Fact.docx*  
*Public Comment .jpg*
- 5. Preliminary/Final Plat.** The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the dedication of Lazo Road SE and the creation of two lots and one parcel, on the property legally described as Unit 16, Block 88, Lots 7 and 34. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.  
*Application Package*  
*Location and Zoning Map.pdf*  
*NeighboringPropertyOwnerLetter.pdf*  
*Notice Map.pdf*  
*Legal Ad.pdf*  
*Public Comment\_Anglin.pdf*
- 6. Final Plat.** The applicant, Butterfly Holdings, LLC, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Baltic Park subdivision creating eight R-1: Single Family Residential lots on the property legally described as Siesta Hills II, Lot Park. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.  
*Zoning and Location.pdf*  
*Authorization Letter.pdf*  
*Final Plat - Baltic Park.pdf*  
*Water, Waste Water Approval.pdf*  
*Engineering Comments.pdf*

- 7. Final Plat.** The applicant, AMREP Southwest, Inc., through their agent, Huitt-Zollars Inc., requests approval of a Final Plat for the Cedar Hills 4 subdivision creating four R-1: Single Family Residential zoned lots on the property legally described as Cedar Hills 4, Tract A-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.  
*Location and Zoning.pdf*  
*Authorization.pdf*  
*Cedar Hills 4 Final Plat.pdf*  
*Engineering Comments.pdf*
- 8. Final Plat.** The applicant, AMREP Southwest, Inc., through their agent Huitt-Zollars., Inc, requests approval of a Final Plat for the Siesta Hills II Subdivision, on the property legally described as Siesta Hills II, Block 4, Lot 21A. Staff contact is Liz Ruiz Carlos and staff recommends the item be approved with findings and conditions.  
*LocationZoneMap.pdf*  
*Application.pdf*  
*AMREP Auth Letter.pdf*  
*Plat.pdf*  
*4.11.23 Preliminary Plat ABM.pdf*
- 9. Specific Area Plan Amendment.** The applicant, David Torres, requests approval of an amendment to the Broadmoor Drive Specific Area Plan to update the Future Land Use Map. Staff contact is Chris Benson and staff recommends approval with findings and conditions.  
*Application\_1.pdf*  
*Northern\_Industrial\_Justification\_Letter\_BT\_clean\_2023-06-15\_1.pdf*  
*Northern\_Industrial\_Justification\_Letter\_BT\_redline\_2023-06-14\_(2).pdf*  
*Proposed\_update\_to\_Broadmoor\_Drive\_SAP\_-\_TH\_Revised\_53023(2).docx*  
*Request Update.pdf*  
*Comments Memo.pdf*  
*Notice Sign.pdf*  
*Notice Letter.pdf*  
*Legal Ad.pdf*  
*Public Comment 1.pdf*  
*Public Comment 2.pdf*  
*DRAFT\_Resolution\_23-410-00004\_BMB(1).docx*
- 10. Zone Map Amendment.** The applicant, David Torres, requests approval a zone map amendment for the land legally described as Unit 13, Block 112, Lots 1, 4-7 to amend the zoning from C-1: Retail Commercial to C-2: Wholesale and Warehousing Commercial District. Staff contact is Chris Benson and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.  
*Application.pdf*  
*Justification Letter.pdf*  
*Public Comments 1.pdf*  
*Public Comments 2.pdf*  
*Proposed\_update\_to\_Broadmoor\_Drive\_SAP\_-\_TH\_Revised\_53023(1).pdf*  
*Location Map and Noticed Properties.pdf*  
*Legal.pdf*  
*DRAFT\_Ordinance\_23-100-00004\_BMB(2).docx*  
*23-100-00004\_-\_Notice\_Sign.pdf*  
*23-100-00004 - Comments Memo.pdf*  
*Notice Letter.pdf*

## DISCUSSION AND DELIBERATION

## COMMENTS BY BOARD MEMBERS

## **STAFF REPORTS**

- 11.** Planning and Zoning Monthly Building Activity Report- JULY 2023  
*2023 PZ MONTHLY COMPARISONS JULY.pdf*
- 12.** Planning and Zoning Monthly Summary Plat Report - JULY 2023  
*July Summary Plat Activity.pdf*

## **ADJOURNMENT**