



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
January 10, 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

Leonel Gallegos, District 1	Scottie Richardson, District 5
VACANT, District 2	Cheryl Baker, District 6, Vice-Chair
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 [December 13, 2022 Planning and Zoning Board Meeting Minutes](#)
[2022-1213 PZB Minutes.docx](#)

PUBLIC HEARINGS

- 2 **Preliminary Plat Extension.** The applicant, Butterfly Holdings LLC, requests approval of a preliminary plat extension for Baltic Park. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
[Zoning and Location.pdf](#)
[Justification Letter.pdf](#)
[Baltic Park Preliminary Plat.pdf](#)
[Water, Waste Water Approval.pdf](#)
[Reproduction of Notices.pdf](#)
[Public Comment .pdf](#)
- 3 **Preliminary Plat Extension.** The applicant, Norwich Cove Development, LLC, requests approval of a preliminary plat extension for Carriage Estates. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
[Zoning, Location.pdf](#)

Justification Letter.pdf
Carriage Estates Preliminary Plat.pdf
Water, Wastewater Availability Approval.pdf
Reproduction of Notices.pdf
Public Comment.pdf

- 4 Preliminary/Final Plat.** The applicant, City of Rio Rancho, is requesting approval of a Preliminary/Final Plat for the Westside Blvd ROW Widening Project which depicts the resulting configuration of right of way obtained by deed; extending from the Unser Blvd SE and Westside Blvd SE intersection to the 10th St SE and Westside Blvd SE intersection. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Application.pdf
Plat
Location Map for Sign.jpg
Location and Zoning Map.pdf
NeighboringPropertyOwnerLetter.pdf
Notice Map.pdf
Legal Ad.pdf
- 5 Special Sign Exception to Ordinance No. 29, Enactment No. 12-29.** The applicant, Defined Fitness, through their agent, EPNM, INC., requests approval of a special sign exception to Ordinance No. 29, Enactment No. 12-29 to allow for three (3) additional wall signs on the property of 1640 NM 528 SE, legally described as Hill, Tract B of approx. 7.91 acres. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.
Chapter 156 Signs Appendix B.pdf
Zeon Signs Authorization.pdf
ZEON SIGNS REVISED REQUEST LETTER..pdf
Application & Sign Renderings 11-21-22.pdf
Sign Code Exception letter.pdf
22-110-00022 Notices for 1.10.23 PZB.pdf
Postcards_1640 NM 528.pdf
Legal Notice 1.10.23 PZB.pdf
12-29 O-29.pdf
Findings_of_Fact.docx
- 6 Master Sign Plan.** The applicant, Enchanted Hills Boulevard 3575, LLC, through their agent, JenkinsGavin Inc., requests approval of The Block Master Sign Plan. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Application.pdf
Authorization.pdf
The Block Site Plan.pdf
The Block Master Signage Plan.pdf
Findings_of_Fact.pdf
- 7 Zone Map Amendment.** The applicant, Eric Meyerhofer, of Bosque Properties, EXT, LLC, through his agent, JAG Planning and Zoning, is requesting approval of a Zone Map Amendment for the subject property legally described as CS, Block I, Lot 8. The property is currently zoned C-2: Wholesale and Warehousing Commercial and is seeking a zoning change to R-6: Multi-Family Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.
Application Packet.pdf
Location and Zoning Map
NeighboringPropertyOwnerLetter.pdf
Notice Map.pdf

Legal Ad.pdf
Urban Center Specific Area Plan.pdf
Draft Ordinance.docx

- 8** **Zone Map Amendment.** The applicant, Lee Ramirez, is requesting approval of a Zone Map Amendment for the subject property legally described as Unit 7, Block 69, Lot 77. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

Application Packet
95-020_O-22.pdf
Location and Zoning Map
NeighboringPropertyOwnerLetter.pdf
Notice Map.pdf
Legal Ad.pdf
Draft_Ordinance.doc

DISCUSSION AND DELIBERATION

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

ADJOURNMENT