



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
May 28, 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. [May 14, 2024 Planning and Zoning Board Meeting Minutes 2024-0514\\_PZB\\_Minutes AR.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. Preliminary Plat Extension & Amendment.** The applicant, Pulte Group, through their agent, Bohannon Huston, requests approval of an Amended Preliminary Plat Extension for the Rainbow Subdivision. Staff contact is Brian Babyak, and staff recommends approval with findings and conditions.  
*Location\_ZoneMapBetter.pdf*  
*Rainbow Subd- Amended Preplat Submittal Package2.pdf*  
*Marked Up Plat - Identifying Changes.pdf*  
*LettertoNeighboringProperties.pdf*  
*2024-0528 PZB Legal Ad.pdf*
- 3. Postponement.** The Applicant, Clear Channel Outdoor, LLC., requests approval of a Variance to the minimum distance requirement between an Off-Premises Advertising Sign (Billboard) and developed single-family residential property as set forth in R.O. 2003 154.45(C)(6) at the property legally described as Unit 11, Block O, Tract A. Staff recommends indefinite postponement, as requested by the applicant.  
*Postponement Request*
- 4. Postponement.** The applicant, Clear Channel Outdoor, LLC., requests approval of a Variance request to the minimum distance requirement between two Off-Premises Advertising Signs (Billboards) on the same side of the street as set forth in R.O. 2003 154.45(C)(6) for the property legally described as Unit 11, Block O, Tract A. Staff recommends indefinite postponement, as requested by the applicant.  
*Postponement Request*
- 5. Postponement.** The applicant, Clear Channel Outdoor, LLC., requests approval of a Conditional Use Permit for an off-premises advertising sign (digital billboard) at the location of 312 Unser Blvd NE, legally described as Unit 11, Block O, Tract A. Staff recommends indefinite postponement, as requested by the applicant.  
*Postponement Request*
- 6. Conditional Use Permit.** The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as HGHR4, Blk 74, Tr A. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.  
*Location and Zoning Map.pdf*  
*Application.pdf*  
*Letter of Authorization.pdf*  
*Justification Letter.pdf*  
*Site Plan.pdf*  
*ALTA Survey.pdf*  
*Reproduction of Notices.pdf*  
*Fire Comments.pdf*  
*Parks Comments.pdf*  
*Findings\_of\_Fact\_BMB.docx*
- 7. 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. Staff contact is Tim Dvorak and staff recommends that the Planning and Zoning Board recommend approval to the Governing Body.  
*Location Map*  
*Reproduction of Notices, Legal*

*Application & Justification  
(CURRENT) Los Diamantes Master Plan  
Edmiston, Joe & Mary Beth\_Public Comment  
Comprehensive Los Diamantes Master Plan Amendments 2020 through 2023  
2024\_Los\_Diamantes\_Master\_Plan\_Amendment\_Draft\_Resolution\_BMB.doc  
Exhibit A - Proposed Amendments to LDMP.pdf*

- 8. Zone Map Amendment.** The applicant, Los Diamantes, LLC, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment to change the zoning of BP: Business Park District zoning to C-2: Wholesale and Warehousing Commercial District, for the property legally described as Los Diamantes, Tract 2-A-1. Staff contact is Chris Benson and staff recommends the Planning & Zoning Board recommends approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

*Location/Zone Map*

*Application Packet*

*154.25 C-2 Wholesale and Warehousing Commercial District*

*154.33 BP Business Park District*

*Los Diamantes Master Plan*

*Notice Sign Locations*

*Notice Letter*

*Legal Ad Proof*

*DRAFT\_Ordinance\_24-100-00004\_CB\_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**