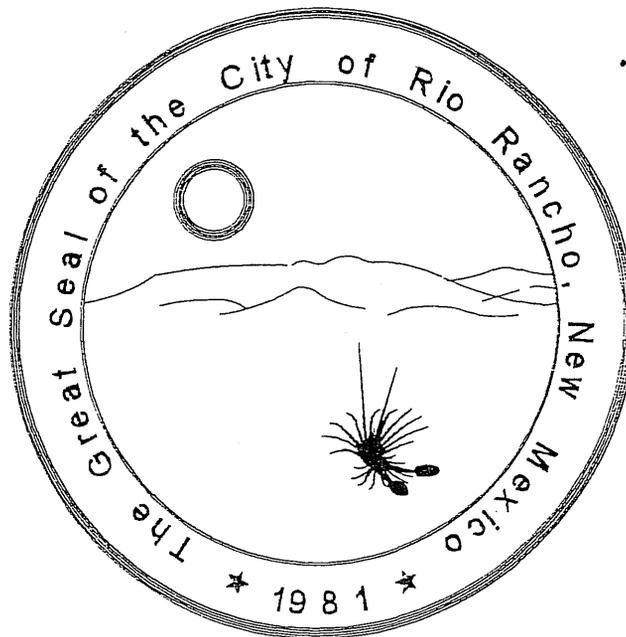
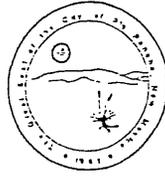

UNSER BOULEVARD NORTH

SPECIFIC PLAN



CITY DEVELOPMENT DEPARTMENT
Planning Division
May 1998



UNSER BOULEVARD NORTH
SPECIFIC PLAN

Governing Body of the City of Rio Rancho
John M. Jennings, Mayor

Mary Clare Minor, District 1
Jack Thomas, District 2
Felicie Truscio, District 3

Ron B. Yestrebi, Deputy Mayor, District 4
Joan Kellog, District 5
David L. Bency, District 6

James Lewis, City Administrator

City of Rio Rancho Planning and Zoning Commission

Dennis Blomberg, Chairman
Stephen L. Cunningham, Vice Chairman
David Heil, Commissioner
Kenneth R. Halladay, Commissioner

Robert Gahl, Commissioner
Joan Drake, Commissioner
Michael J. Williams, Commissioner

Department of City Development
PLANNING DIVISION

Art Corsie, Director
Steve Tollefson, Municipal Planning Mgr.
Denise Chavez, Municipal Planner
Richard Macpherson, Municipal Planner

May 1998

TABLE OF CONTENTS
Unser Boulevard North Specific Plan

Page

1.0	Introduction	1
2.0	Project Location	1
2.1	Legal Description	1
3.0	Property Ownership	6
4.0	Unser Boulevard North Specific Plan Objectives	7
4.1	Conformity and Adherence to the City's Comprehensive Plan	7
5.0	Specific Plan Area Zoning	8
6.0	Specific Plan Area Land Use & Existing Development	8
7.0	Access & Site Circulation	11
8.0	Building Design Standards	16
8.1	Building Setbacks	16
8.2	Building Height	16
8.3	Construction Materials	16
9.0	On-Site Design Standards	16
9.1	Landscape Treatment	16
9.2	Landscape Buffer	17
9.3	On-Site Lighting	17
9.4	Signage	17
9.5	Parking Design	20
9.6	Communications Towers	20
9.7	Outdoor Storage	20
9.8	Vacant Land Treatment	20
10.0	Construction Obligations & Financing Mechanisms	20
11.0	Off-Site Design Standards	21
11.1	Sidewalk Requirements	21
11.2	Bike Path Requirements	21
11.3	Unser Boulevard Construction	21
11.4	Utility Improvements	21
12.0	Implementation Financing	29
Appendix A - E		31

TABLE OF CONTENTS
Unser Boulevard North Specific Plan - Illustrations

<u>Figure</u>	<u>Page</u>
2.1 Regional Location Map	2
2.2 Unser Blvd. North Specific Area	3
2.3 Specific Area/Legal Descriptions	4-5
5.1 Specific Area Zoning	9-10
6.1 Existing Development	12
6.2 Existing Development	13
7.1 Access & Site Circulation Plan	14-15
9.1 Landscape & Buffer Treatment Plan	18-19
11.1 Unser Blvd. Reconstruction Plans	22-28

Unser Boulevard North Specific Plan - Tables

<u>Figure</u>	<u>Page</u>
3.1 Unser Boulevard Ownership	7
12.1 Financing Sources	29

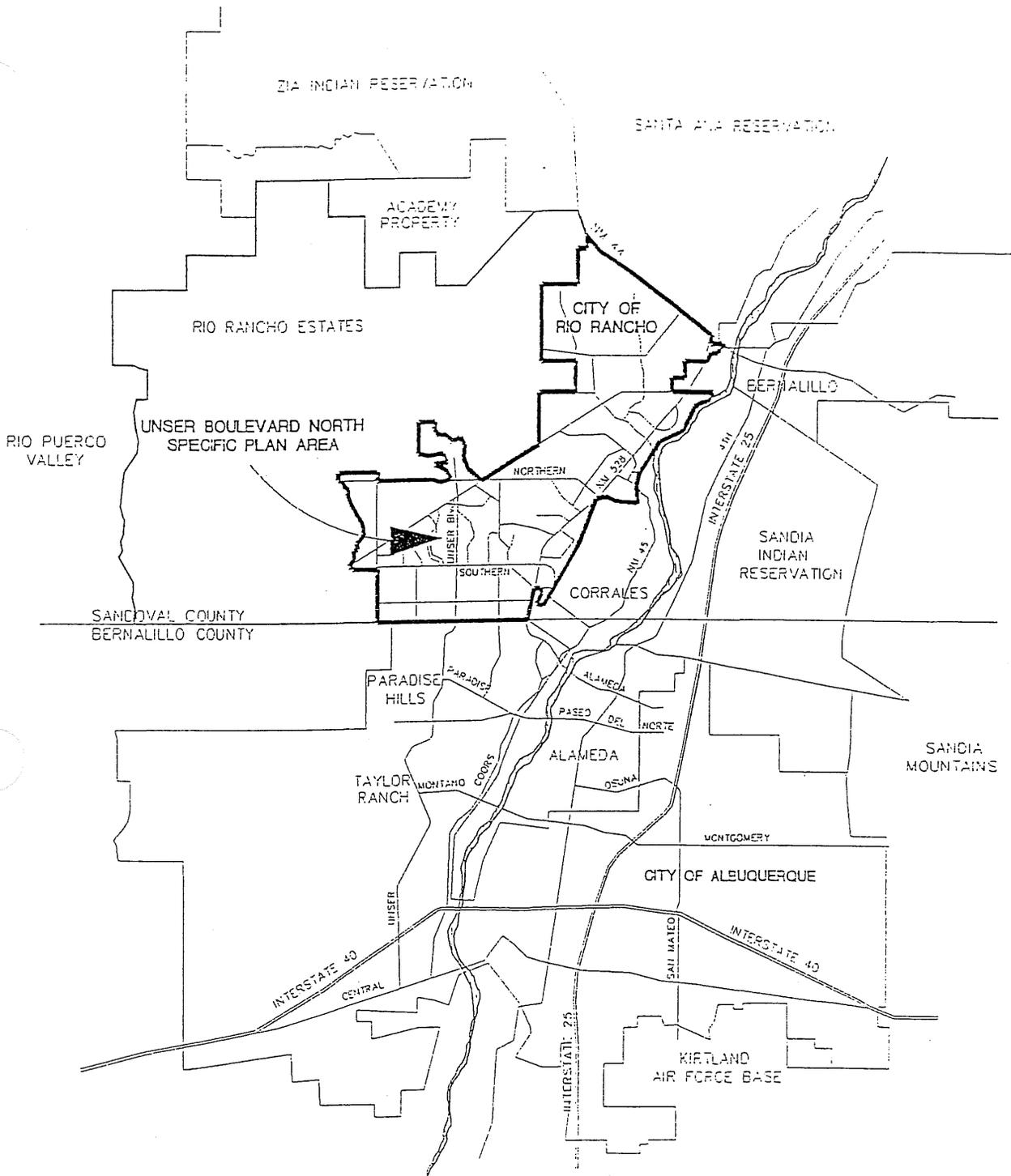
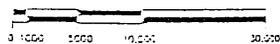


Figure 2.1

REGIONAL LOCATION MAP

Unser Boulevard North Specific Plan

CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION



1.0 INTRODUCTION

This document is prepared as a Specific Area Plan as defined in the City of Rio Rancho's Comprehensive Plan as a Level 4 Plan. The Development Policy Statement portion of the Comprehensive Plan and the Comprehensive Plan as a whole, set forth goals, objectives, policies and programs for the entire City of Rio Rancho in a variety of subject areas, while the Unser Boulevard North Specific Plan (hereinafter the "Plan") establishes specific policy for the development of the proposed Plan Area.

This Plan is the result of concerns and comments expressed by both affected property owners and adjacent property owners. The primary objective of the Citizen Participation Process is to inform the community of the Plan, ensure that critical concerns are identified and addressed, provide the opportunity to assist in the development of the Plan.

The Citizen Participation Process for this Plan consisted of two (2) Public Information Meetings. The first meeting was held on June 29, 1996, and included participation by the adjacent property owners. Their concerns and comments are provided as *Appendix A*. The second meeting was held on August 15, 1996, and was attended primarily by the affected property owners. Their comments, questions and concerns are provided as *Appendix B*. Both meetings were held in an informal setting for the non-confrontational solicitation of ideas, comments and concerns and were considered to be very productive. All participants of the Public Information Meetings will be provided with notice(s) of future Planning and Zoning Commission and Governing Body hearings related to the Unser project.

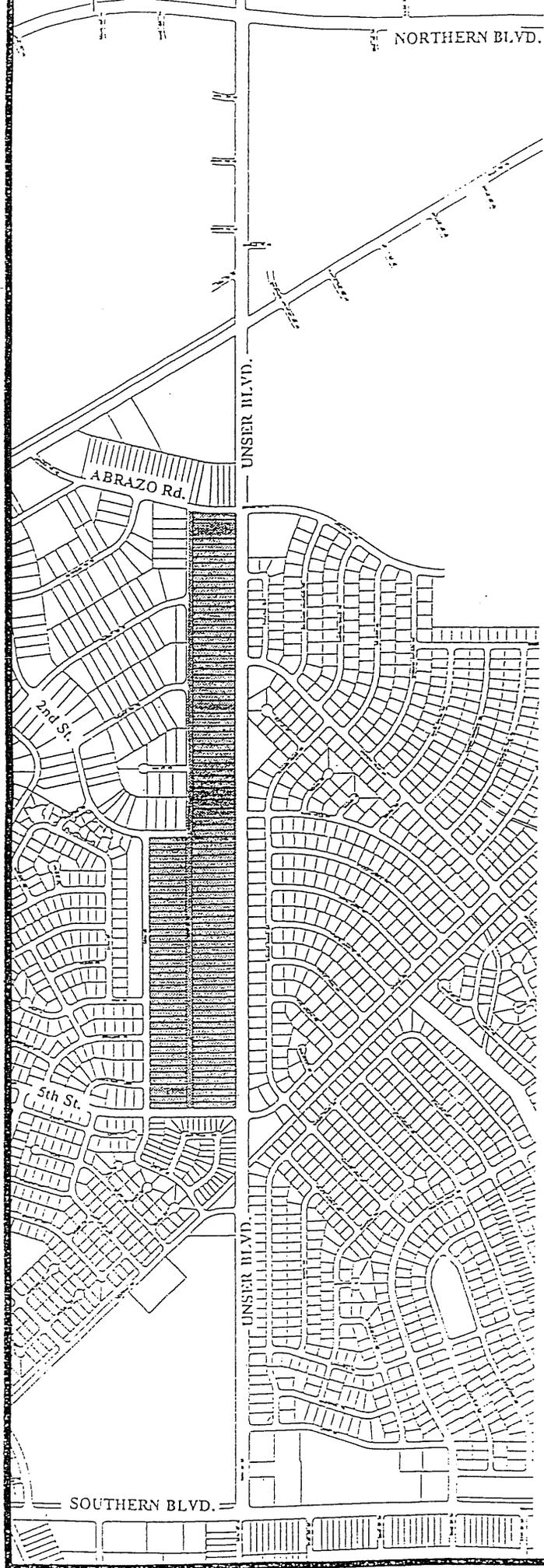
The Plan identifies the Plan Area and defines land use management principles for future and existing development within the Plan Area. This Plan is an important step in the development process and has been prepared in accordance with the requirements of City's ordinances, adopted plans, policies and regulations.

2.0 PROJECT LOCATION

The Unser Boulevard North Specific Plan Area is centrally located within the City limits of the City of Rio Rancho, New Mexico (*Figure 2.1*). The Plan Area is located approximately two miles west of New Mexico State Road 528 between 5th Street and Abrazo Road (*Figure 2.2*). The entire Plan Area comprises 52.98 acres which are presently zoned for commercial and multi-family residential use. The project area is platted into 128 lots which range in size from 1.6 acres to 0.34 acre. The majority of the lots were platted in 1964 as 0.40 and 0.34 acre lots. Current development is predominantly comprising scattered commercial and one (1) multifamily residential development.

2.1 Legal Description

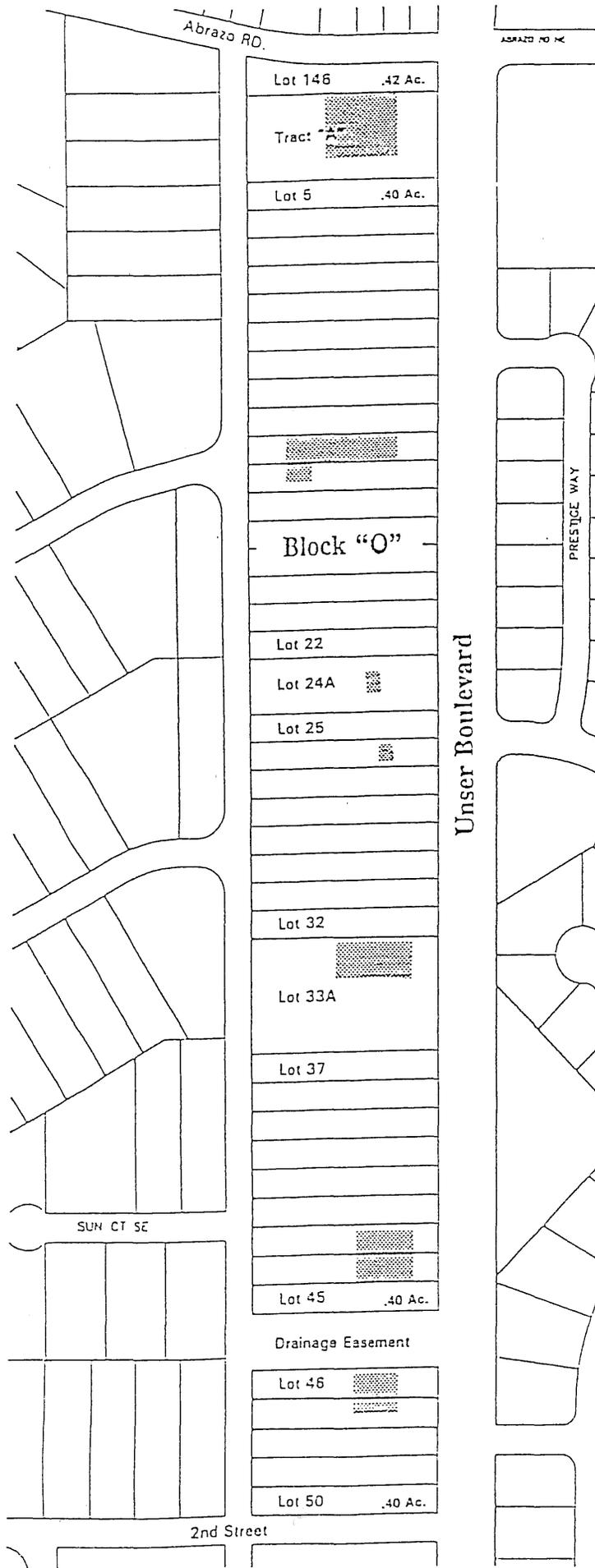
The Plan Area is generally bounded by Abrazo Road on the north, Unser Boulevard on the east, 5th Street on the south and 18th and 19th Streets on the west encompassing approximately 52.98 acres (*Figure 2.3*).



**UNSER BOULEVARD NORTH
SPECIFIC PLAN AREA**

FIGURE 2.2





**FIGURE 2.3 -
SPECIFIC AREA & LEGAL DESCRIPTIONS**



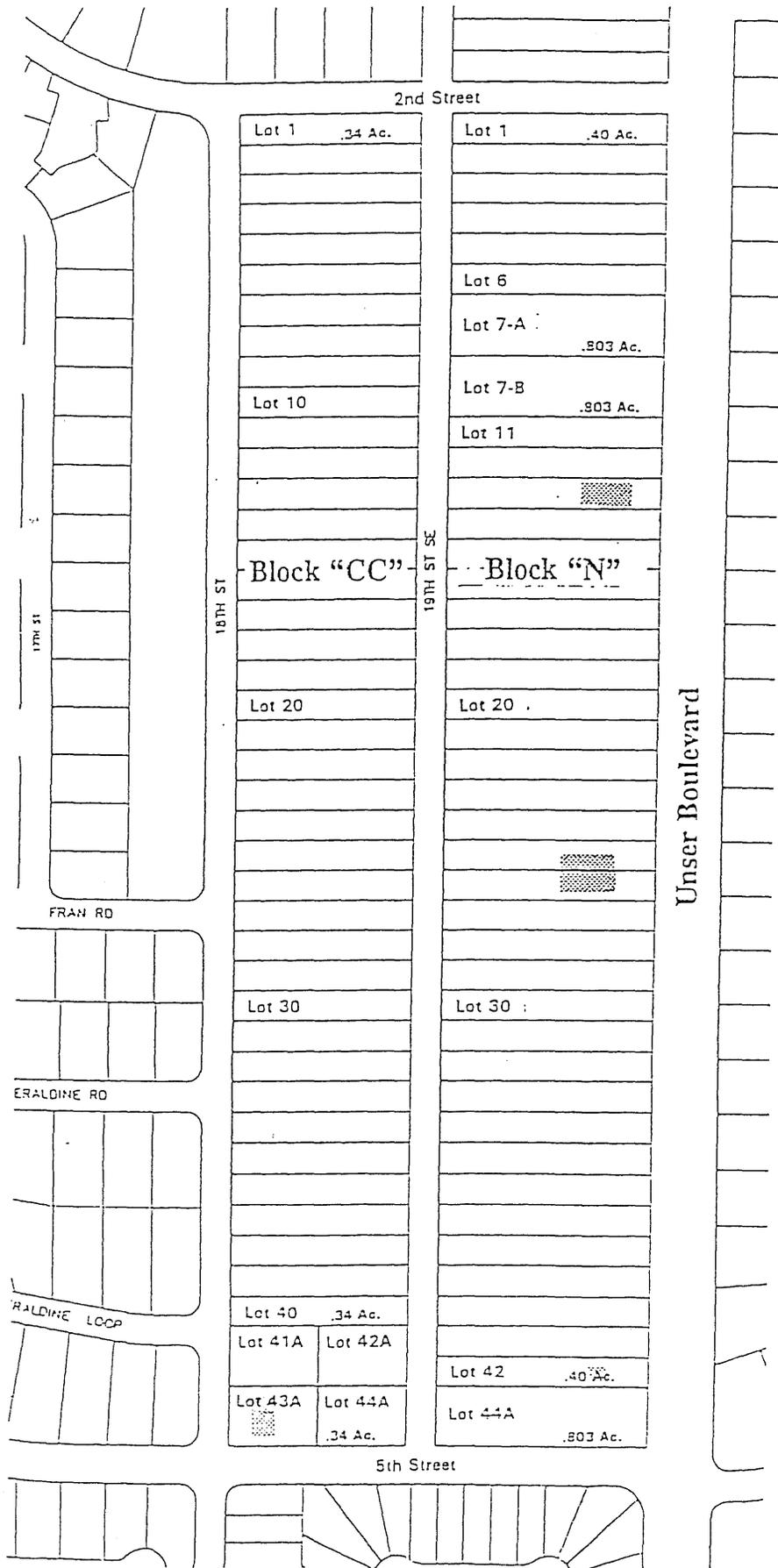


FIGURE 2.3 -
SPECIFIC AREA & LEGAL DESCRIPTIONS



Legal Description of the Unser Boulevard Landscape & Access Specific Plan Area

Unit 11, Block "O," Lots 1 through 50, Block "N," Lots 1 through 44 & Block "CC," Lots 1 through 44 as shown and designated on a plat entitled, "Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico," as filed with the Clerk of Sandoval County, New Mexico on May 7, 1964, in Book 1, Page 60; and

Unit 11, Block "O," Lot 1 as shown and designated on a plat entitled, "Units Four, Five, Nine, Eleven & Sixteen," Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico," as filed with the Clerk of Sandoval County, New Mexico on February 10, 1965, in Book 1, Page 64; and

Unit 11, Block "O," Tract "A" as shown and designated on a plat entitled, "Tract "A," Block "O," Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico," as filed with the Clerk of Sandoval County, New Mexico on May 15, 1987, in Book 4, Page 94; and

Unit 11, Block "O," Lot 24A as shown and designated on a plat entitled, "Summary Plat, Lot 24-A, Block "O", Unit Eleven, City of Rio Rancho, Sandoval County, New Mexico," as filed with the Clerk of Sandoval County, New Mexico on November 4, 1993, in Book 7, Page 22; and

Unit 11, Block "O," Lot 33A-1 as shown and designated on a plat entitled, "Summary Plat, Lot 33A-1 in Block O, City of Rio Rancho, Town of Alameda Grant, Sandoval County, New Mexico," as filed with the Clerk of Sandoval County, New Mexico on March 23, 1995, in Book 8, Page 9; and

Unit 11, Block "N," Lot(s) 7-A & 7-B as shown and designated on a plat entitled, "Lots 7-A & 7-B, Block N, Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico," as filed with the Clerk of Sandoval County, New Mexico on May 15, 1987, in Book 1, Page 60 (Inset); and

Unit 11, Block "N," Lot 44-A as shown and designated on a plat entitled, "Summary Plat, Lot 44-A, Block "N", Unit Eleven, Rio Rancho Estates, Town of Alameda Grant, Sandoval County, New Mexico," as filed with the Clerk of Sandoval County, New Mexico on February 28, 1996, in Book 9, Page 17; and

Unit 11, Block "CC," Lot(s) 41A & 42A as shown and designated on a plat entitled, "Summary Plat, A Replat of Lots 41 and 42, Block CC, Unit Eleven, City of Rio Rancho, Town of Alameda Grant, Sandoval County, New Mexico," as filed with the Clerk of Sandoval County, New Mexico on April 26, 1985, in Book 4, Page 25.

3.0 PROPERTY OWNERSHIP

The Plan Area comprises 128 lots with 61 property owners. The largest landowner is an out-of-state owner and owns six contiguous lots within the Plan Area, comprising 2.4 acres. The second largest landowners own four contiguous lots (1.6 Ac.) scattered throughout the Plan Area. Two of the four, 4-lot owners are out-of-state owners while the other two are instate owners. The City owns .8 acres in the form of a 100' drainage easement. Nearly 40.7% of the lots are owned by out-of-state owners (*Table 3.1*). All but seven (7) property owners own more than one contiguous lot. Approximately 59.3% of the land is owned by instate property owners as illustrated in the following table.

TABLE 3.1
Unser Boulevard North Specific Plan Ownership

Property Ownership	% of Total Ac.	No. of Lots	Acreage
City of Rio Rancho	1.5%	Drainage Easement	0.8
AMREP Southwest, Inc.	2.2%	3	1.14
Out-of-State	40.7%	53	21.58
In-State	55.6%	71	29.46
TOTALS -	100%	128	52.98

4.0 UNSER BOULEVARD NORTH SPECIFIC PLAN OBJECTIVES

The overall goal of the Plan is to provide for the managed development of the Plan area as an economically viable site that serves the community. Goals of the Plan as they relate to definitive local objectives identified within the City of Rio Rancho's Comprehensive Plan are as follows:

4.1 Conformity and Adherence of the Plan with the City's Comprehensive Plan

The City of Rio Rancho's physical development is guided by the goals and objectives as established within the City of Rio Rancho Comprehensive Plan, adopted by the Governing Body on September 14, 1989 (as amended in 1993). Within this general plan, the Development Policy Statement for the City of Rio Rancho identifies the goals for all development. Those goals specific to the future development of the Plan and related objectives are stated below:

A. **GOAL:** Promote and develop the City as an independent, self-sustaining community, which is an integral part of the Albuquerque Metropolitan Region.

OBJECTIVE: Continue to develop an economic strategy, implemented to accomplish the goal of a self-sustaining community.

B. **GOAL:** Encourage the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space areas.

OBJECTIVE: Encourage the development of a select number of dispersed "Activity Centers" throughout the Rio Rancho Planning Area, allowing concentrations of nonresidential land uses to develop at medium to high density.

OBJECTIVE: To prevent disruption of residential neighborhoods, encourage major commercial development to be located on arterial streets with adequate vehicle access and parking, and situated at appropriately spaced locations.

C. GOAL: Encourage in-fill development of all undeveloped areas within the municipal corporate boundary, particularly where vacant land has immediate access to community utilities.

D. GOAL: Enhance the function of arterial streets by using access controls, signalized intersections, parking restrictions, and land use regulation.

E. GOAL: Develop and implement an area-wide bikeway plan consisting of routes, lanes, and trails throughout the Rio Rancho Planning Area, to be coordinated with the Albuquerque/Bernalillo County Bikeways Plan.

F. GOAL: Accommodate pedestrian access and circulation within all public right-of-way.

5.0 SPECIFIC PLAN AREA ZONING

On December 14, 1983, the Governing Body adopted Ordinance No. 83-89 for the purpose of establishing "Overlay Zones." The zones were described more accurately as the "RP" - Residential Protection, "LB" - Landscape Buffer and "RIE" - Restricted Ingress and Egress Overlay Zones (*Appendix C*). The three (3) zones were defined further and applied to Blocks N, O & P of Unit #11 with the adoption of Ordinance No. 83-90 on December 14, 1983 (*Appendix C*).

On September 12, 1984, the Governing Body removed the "RIE" - Restricted Ingress and Egress Overlay Zone from Blocks P & N of Unit #11 by the adoption of Ordinance No. 84-111 (*Appendix C*). Ordinance No. 84-116 was adopted on October 24, 1984, for the purpose of clarifying that the height of structures is to be measured from the mid-elevation of the property as opposed to a height measured above the "Facing Curb."

The Unser Boulevard North Specific Plan Area comprises 52.98 acres and is dominated by (C-1): Retail commercial zoning on Blocks N & O. Block CC, located between 18th Street and 19th Street, comprises 14.96 acres of (R-3): Multi-Family residential zoning. All adjacent properties are zoned (R-1): Single-family Residential (*Figure 5.1*).

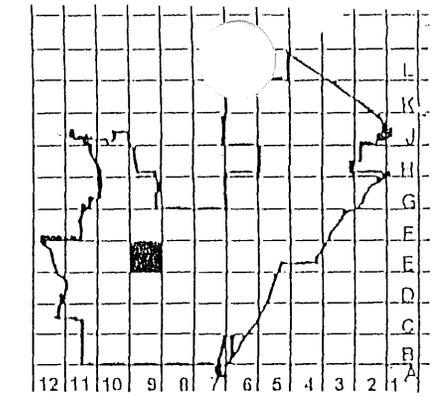
This proposed Plan maintains the general integrity of the original zoning ordinance(s), while in some instances applying more effective land use management measures, i.e., increasing the landscape buffer area.

6.0 SPECIFIC PLAN AREA LAND USE & EXISTING LAND USE

The Unser Boulevard North Specific Plan Area comprises 52.98 acres and is dominated by predominantly vacant, nonresidential property on Blocks N & O. Block CC, located between 18th Street

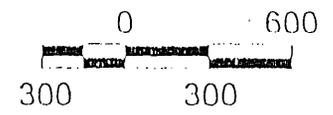


**FIGURE 5.1 -
SPECIFIC AREA ZONING**



 Municipal Boundary
 Zoning Designation

-  A-R
-  C-1
-  C-2
-  E-1
-  M-1
-  MH
-  R-1
-  R-2
-  R-3
-  SU/MF
-  SU/NR



Prepared by
 City Development Department
 Planning Division
 May 1, 1997

and 19th Street, comprises 14.96 acres and comprises predominantly vacant multi-family, property (Figures 6.1 & 6.2). All adjacent properties are dominated by developed single-family residential property.

This Plan does not contemplate changes to the existing zoning and respective land use. If changes were to be considered, the proposed changes would be reviewed by the Rio Rancho Planning and Zoning Commission in the form of a zone map amendment to be forwarded to the Governing Body for final approval. Any action would be subject to the appropriate public notice and input requirements.

Design requirements not addressed within this Specific Plan shall adhere to existing, related ordinances as specified by the Zoning & Code Enforcement Division of the City Development Department.

7.0 ACCESS & SITE CIRCULATION

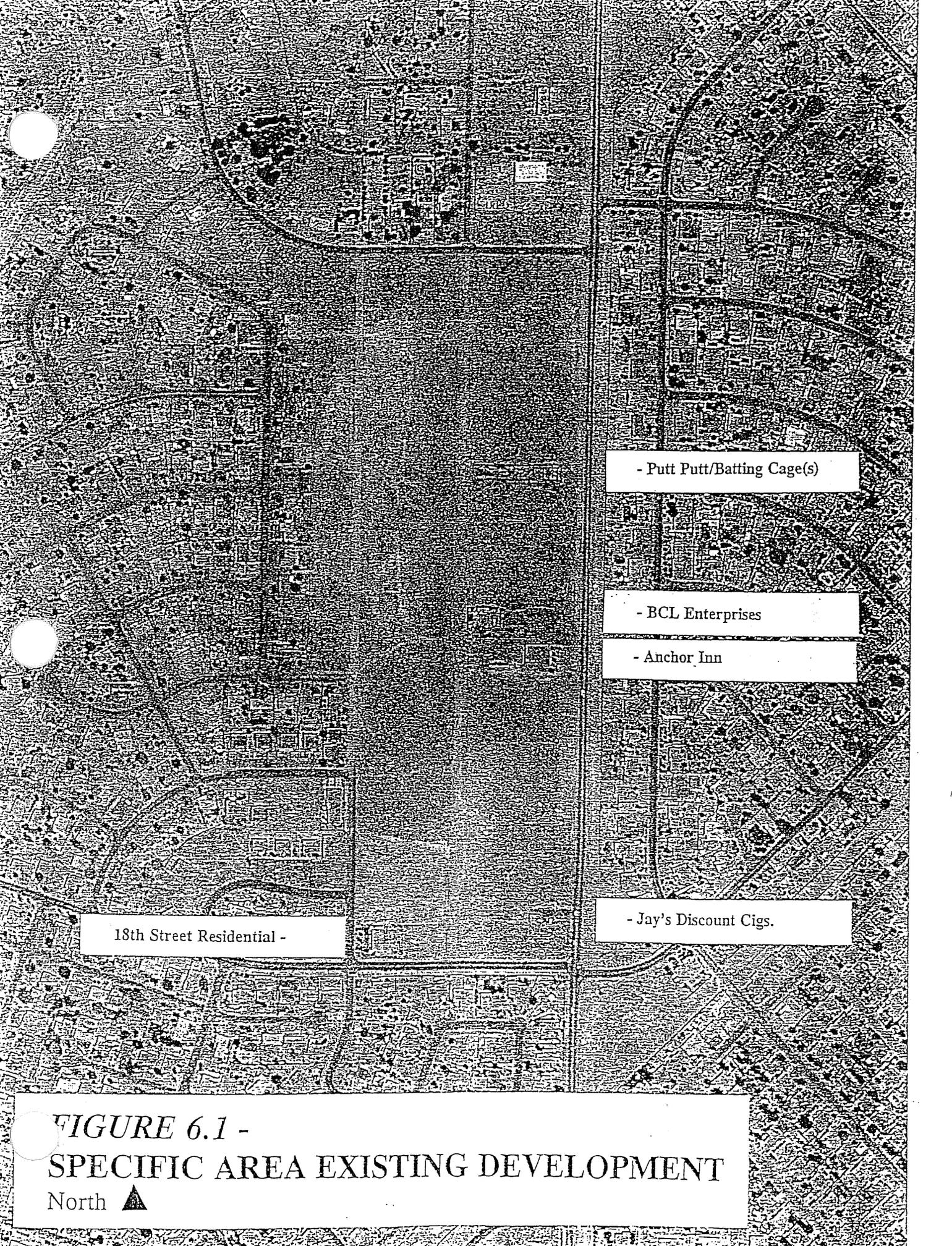
The access and site circulation within the Plan Area is encouraged to develop in a manner sensitive to the limited access restrictions associated with a major, limited access principal arterial; Unser Boulevard. The use of a reciprocal access easement is encouraged for the purpose of reducing the total number of ingress/egress points while providing the capability of driving from adjacent businesses without having to reenter Unser Boulevard (Figure 7.1).

Under current platted conditions, there are a total of 85 possible access points. There are thirteen (13) existing access points constructed during the recent Unser Boulevard Expansion project. This Plan proposes a total of 40 access points for a total reduction of possible access points by 47%. The encouraged access points are a combination of "joint use" and "reciprocal access easements" as identified in Figure 7.1.

During the construction plan review process, a north/south reciprocal access easement shall be encouraged to be platted at a width of twenty-five (25') feet between lots 1 and 44A of block N and between lots 1 and 45 of block O at a distance of (20') feet from the westerly right-of-way line of Unser Boulevard (property line). Access to/from Unser Boulevard shall be managed as shown on the attached Figure 7.1. The controlled intersections have been designed to either line up with a corresponding intersection across Unser Boulevard or have a minimum offset of greater than one hundred and twenty-five (125') feet as per Section 9-2-15 Design Standards of the Subdivision Ordinance.

Joint use easements shall also be encouraged in those areas where it is not feasible to construct the north/south reciprocal access easement. It consists of an easement platted between two adjoining property owners with a maximum width of thirty-five feet. The joint use easement and constructed driveway shall require the review and approval of the City Development Department as well as the City Engineer.

The selection and recommended placement of the two types of easements is based on a field investigation and recommendation by the City Engineer's Office. Due to the existing grade of some of the properties, the use of a joint use access easement is preferred over a reciprocal access easement.



- Putt Putt/Batting Cage(s)

- BCL Enterprises

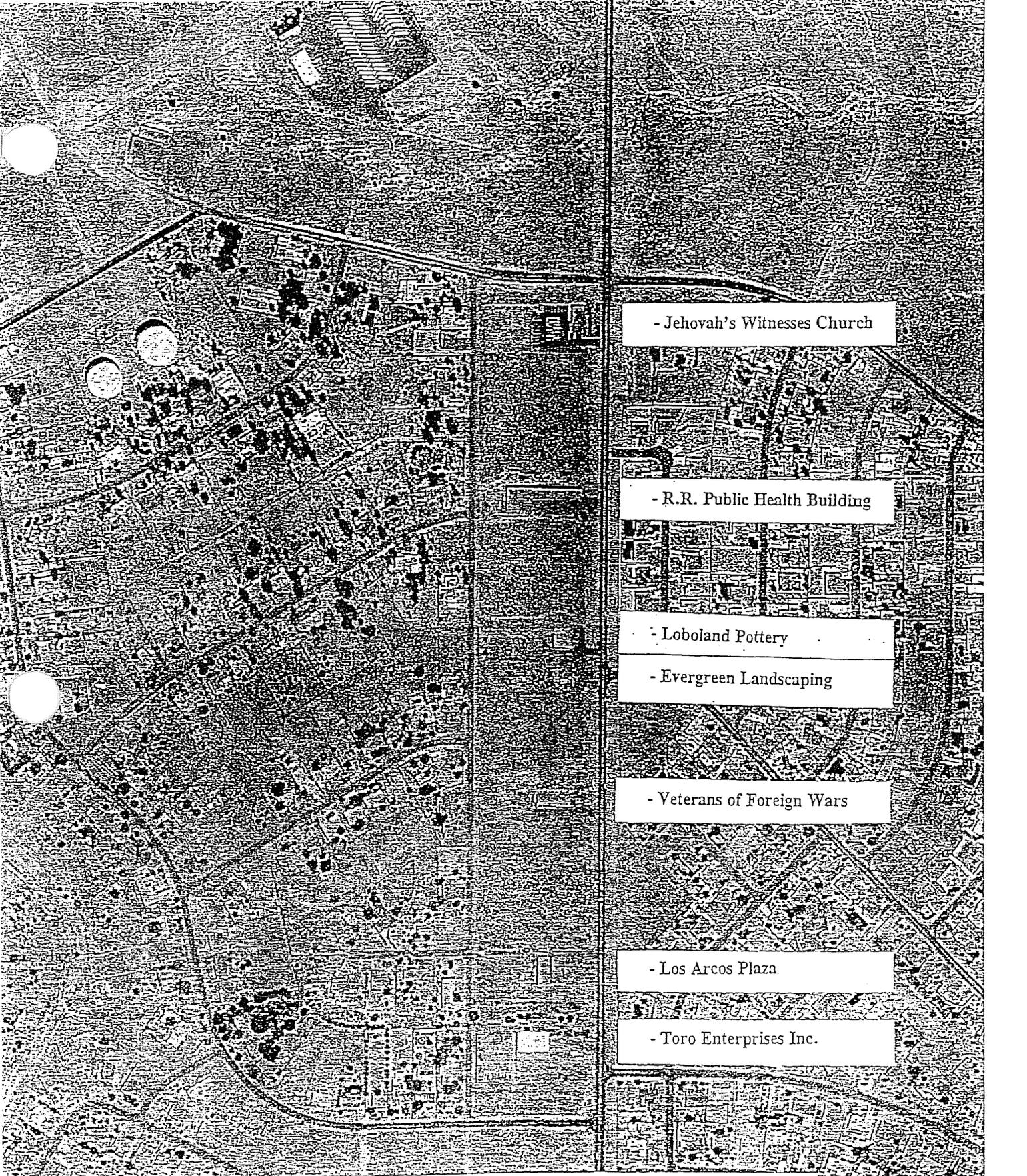
- Anchor Inn

18th Street Residential -

- Jay's Discount Cigs.

FIGURE 6.1 -
SPECIFIC AREA EXISTING DEVELOPMENT

North ▲



- Jehovah's Witnesses Church

- R.R. Public Health Building

- Loboland Pottery

- Evergreen Landscaping

- Veterans of Foreign Wars

- Los Arcos Plaza

- Toro Enterprises Inc.

FIGURE 6.2 -
SPECIFIC AREA EXISTING DEVELOPMENT
North ▲

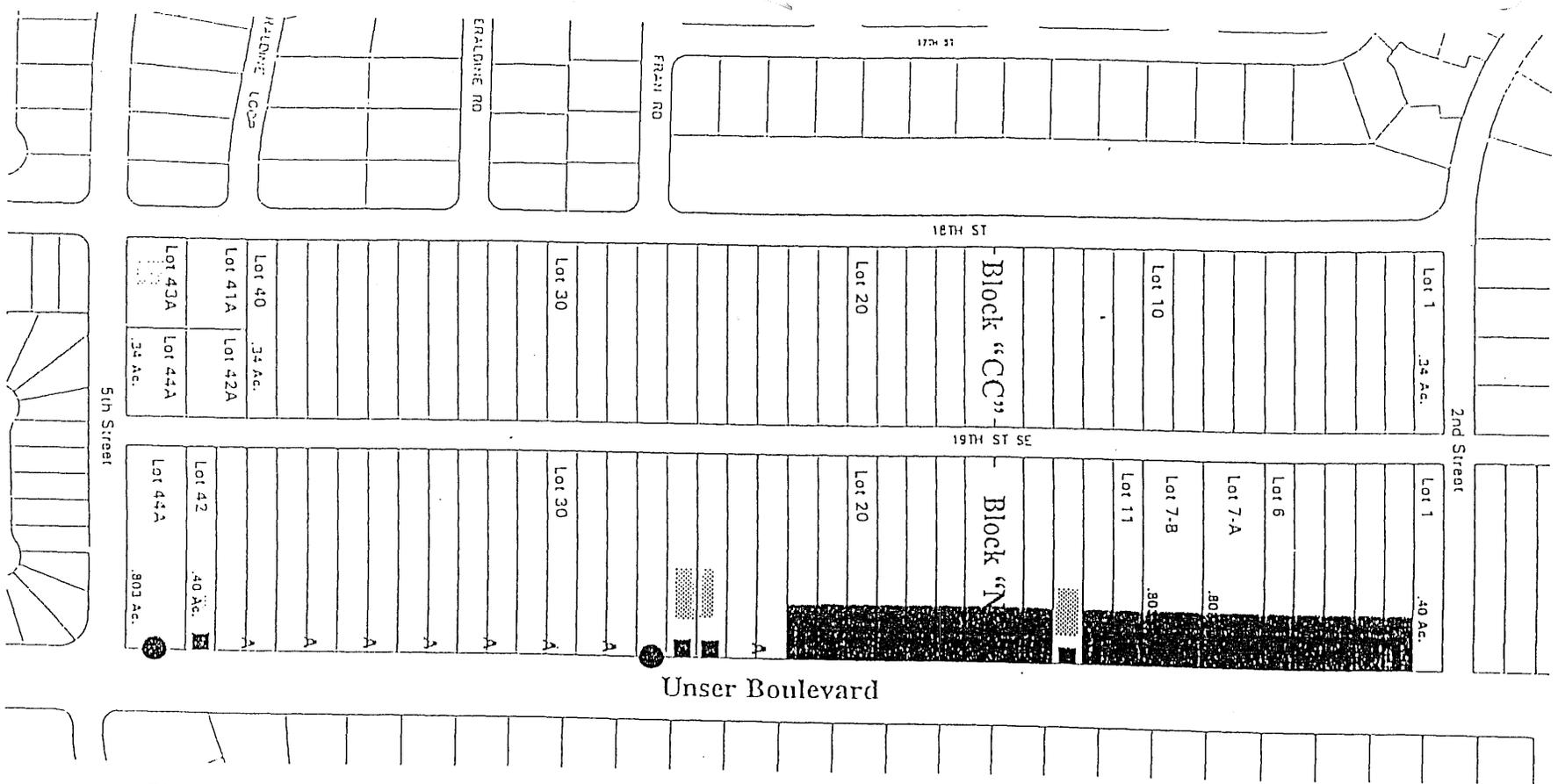


FIGURE 7.1 -
ACCESS & SITE CIRCULATION PLAN

LEGEND



- Reciprocal Access Easement



- Existing Access Point



- Proposed Single Lot Access



- Existing Structures

A - Proposed Joint Use Access Point

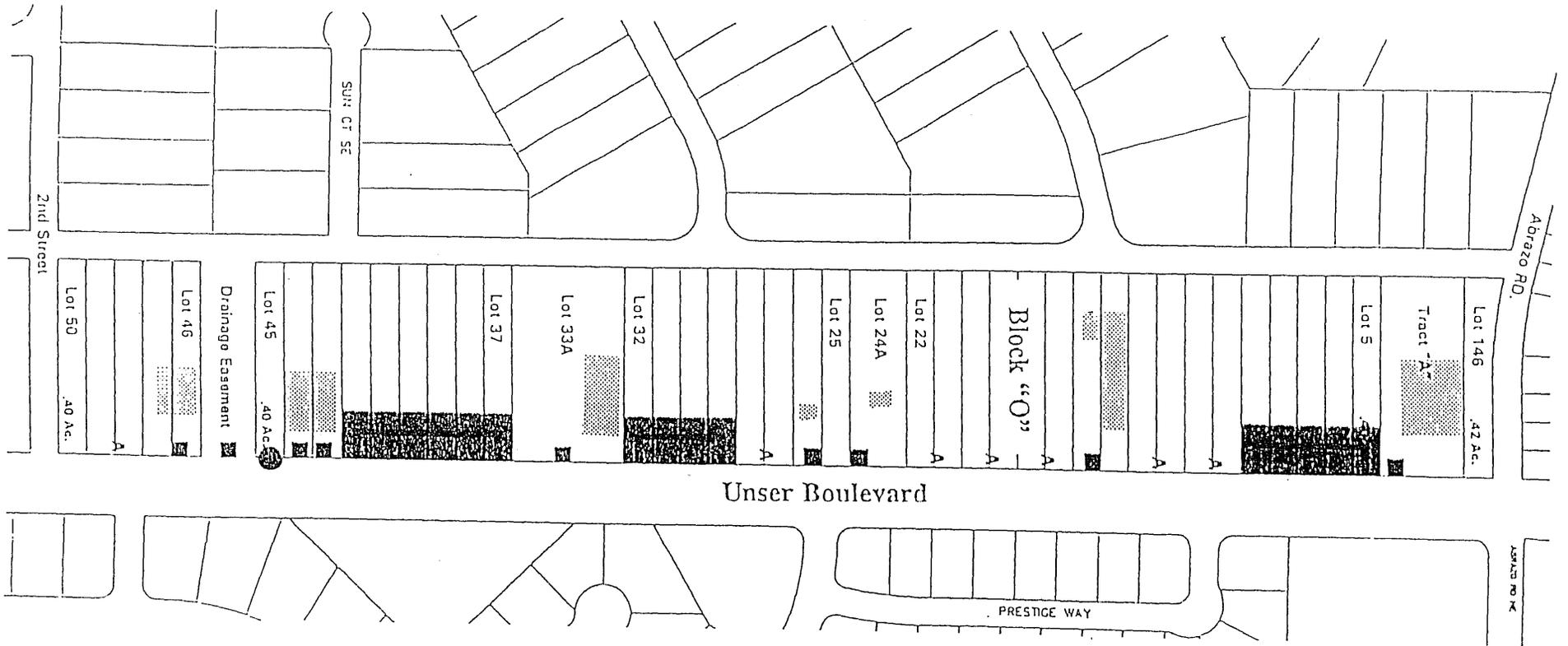


FIGURE 7.1 -
ACCESS & SITE CIRCULATION PLAN

LEGEND

-  - Reciprocal Access Easement
-  - Existing Access Point
-  - Proposed Single Lot Access
-  - Existing Structures
-  - Proposed Joint Use Access Point

Specifically, the joint use access points do not share the same construction constraints due to construction perpendicular (through the constraining slope) to Unser Boulevard.

The successful implementation of proposed access scenarios is based on one or a combination of the following to occur:

- City acquisition and construction of 100% of the proposed access alternatives;
- Private dedication and construction of the proposed access alternatives; or
- Use of a Special Assessment District combining both public and private financing efforts.

8.0 BUILDING DESIGN STANDARDS

8.1 Building Setbacks

Building setbacks shall be determined in accordance with the City's Zoning Ordinance. Minimum setbacks may be exceeded (distance from property line) for the purpose of achieving maximum design and aesthetic potential. Construction may not occur across lot lines. In some instances, replatting may be required to accommodate the necessary setbacks.

8.2 Building Height

The Plan Area is restricted to a maximum building height of eighteen (18') feet or one story as per Ordinance No. 84-116. The following uses, exclusive of communications towers, are allowed and exempt from the height restrictions: flagpoles, antennas, spires, belfries, or other accessory objects usually required to be placed above the roof level and not intended for human occupancy.

8.3 Construction Materials

No metal panel or prefabricate buildings or components of buildings shall be allowed to face either Unser Boulevard or the adjacent residential properties. Buildings utilizing exterior metal panels or concrete block must present an elevation to Unser Boulevard which consists primarily of decorative wood, concrete or masonry or other approved treatment.

9.0 ON-SITE DESIGN STANDARDS

9.1 Landscape Treatment

The proposed landscape treatment promotes water conservation by encouraging the use of drought tolerant plant materials and xeriscape principles effected by the use of native plant species. The landscaping design for each individual project shall be subject to the review and approval of the City Development Department. Appropriate landscaping shall be provided for visual relief along the frontage of the parcel, provided that no less than ten (10%) percent of the lot shall be landscaped, and no less than

SECTION 2.1 PLANT LIST

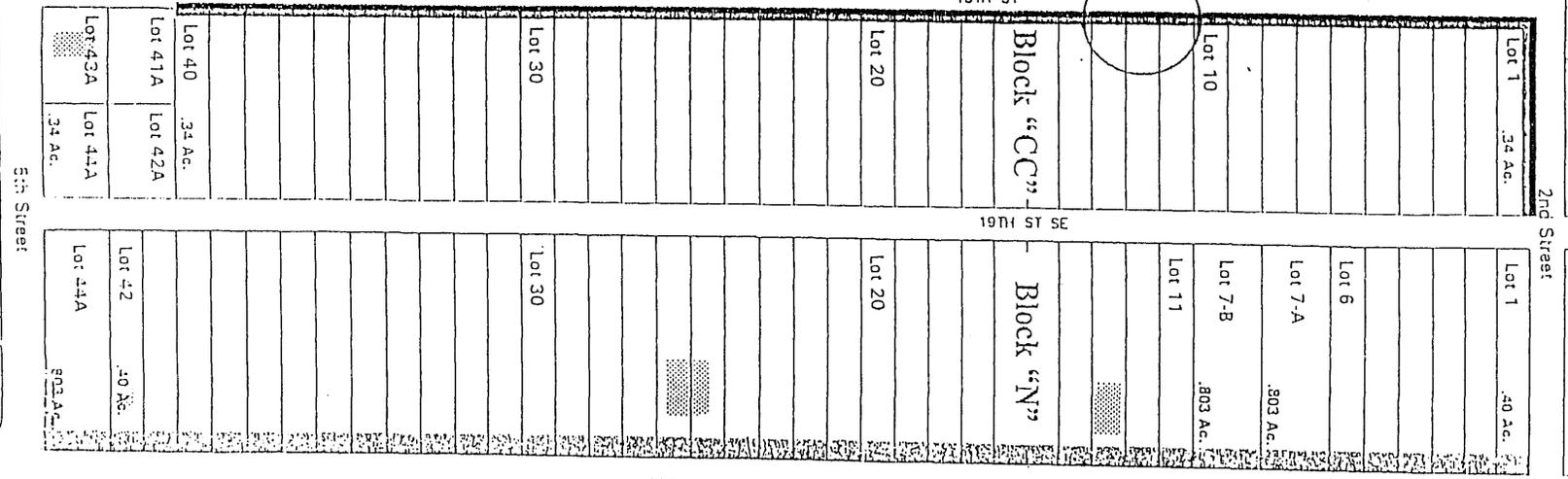
- Trees: One-seed Juniper, Arizona Cypress, Desert Willow & Honey Mesquite
- Shrubs & Accents: Apache Plume, Beargrass, Bird of Paradise, Chamisa, Creosote Bush, Mormon Tea & Three-leaf Sumac
- Perennials & Ground Covers: Blackfoot Daisy, Bush Morning Glory, Chocolate Flower, Gray Santolina, Paperflower & Palmer Penstemon

FRANK RD

17TH ST

- See "Buffer Detail" Below

18TH ST

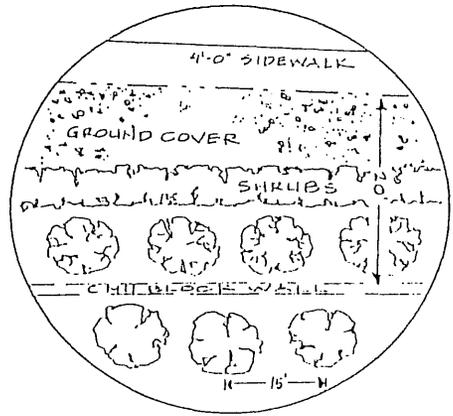


Unser Boulevard

**FIGURE 9.1 -
LANDSCAPE & BUFFER TREATMENT PLAN**

LEGEND

- Landscape Treatment Area
- Landscape Buffer Area



9.5 Parking Design

All off-street parking spaces shall be designed to accommodate both customers and employees. The design of the Plan Area prohibits parking within the east/west reciprocal access easement. Otherwise, parking areas and the reciprocal access easement shall be paved and meet the specific parking requirements as per the City of Rio Rancho's Zoning Ordinance.

9.6 Communications Towers

Communications towers are prohibited in any residential zoned property within the Plan Area. Communications towers shall be conditional uses in all properties within the Plan Area subject to the conditions and exceptions noted hereafter, imposed elsewhere in this subsection, imposed elsewhere in the City's Zoning Ordinance, imposed elsewhere, and subject to the following:

- A minimum setback of a distance equaling the height of the tower. The setback shall be measured from the base of the tower to the boundary line of the property owned, leased, or controlled by easement by the applicant.
- A maximum height shall be equivalent to the permissive building structure height of eighteen (18') feet as measured from the mid-elevation of the property.
- Subject to site plan approval by the Planning and Zoning Commission.

9.7 Outdoor Storage

If outdoor storage is required, it shall be fully screened both vertically and horizontally from adjacent properties and rights-of-way, i.e., Unser Boulevard or 19th Street with the use of a decorative wall and/or roof cover. The height of outdoor storage structures shall not exceed the height of the primary structure.

9.8 Vacant Land Treatment

A large proportion of land within the Plan Area is vacant. The land has been used for illegal dumping and is subject to erosion and wind-driven distribution of dust. The property shall be considered by the Zoning & Code Enforcement Division of the City Development Department as an area subject to the application of the nuisance ordinance. Strict application of the City's zoning code shall attempt to mitigate the negative impacts associated with vacant property.

10.0 CONSTRUCTION OBLIGATIONS AND FINANCING MECHANISMS

The developer of any commercial or multi-family projects will be required to maintain those design objectives specified within this Plan and referenced laws, regulations and ordinances. Site development is subject to construction plan review and approval, to ensure that a sound and attractive

development is achieved and that the development is properly integrated into the City's Comprehensive Plan.

Although public finances, in the form of Special Assessment Districts, have been considered, it is anticipated that all improvements and associated maintenance contemplated within this Plan are funded by the property developer. All details associated with any proposed public financing mechanisms shall be specifically reviewed and approved by the Governing Body.

11.0 OFF-SITE IMPROVEMENTS

11.1 Sidewalk Requirements

A sidewalk is a required improvement along Unser Boulevard within the right-of-way as development of the Unser Boulevard Reconstruction (*TPU-4081(2), CN 2927*) Project progresses. The construction of the sidewalk within the westerly right-of-way was designed by the City Engineer and reviewed and approved by the New Mexico Department of Transportation (*Figure 11.1a-g*).

11.2 Bike Path Requirements

A bike path is a required improvement along Unser Boulevard within the right-of-way as development of the Unser Boulevard Reconstruction (*TPU-4081(2), CN 2927*) Project progresses. The design and construction of the bike path along the easterly right-of-way of Unser Boulevard is in accordance with the City of Rio Rancho's Bikeways Master Plan. The construction of the sidewalk within the westerly right-of-way was designed by the City Engineer and reviewed and approved by the New Mexico Department of Transportation (*Figure 11.1a-g*).

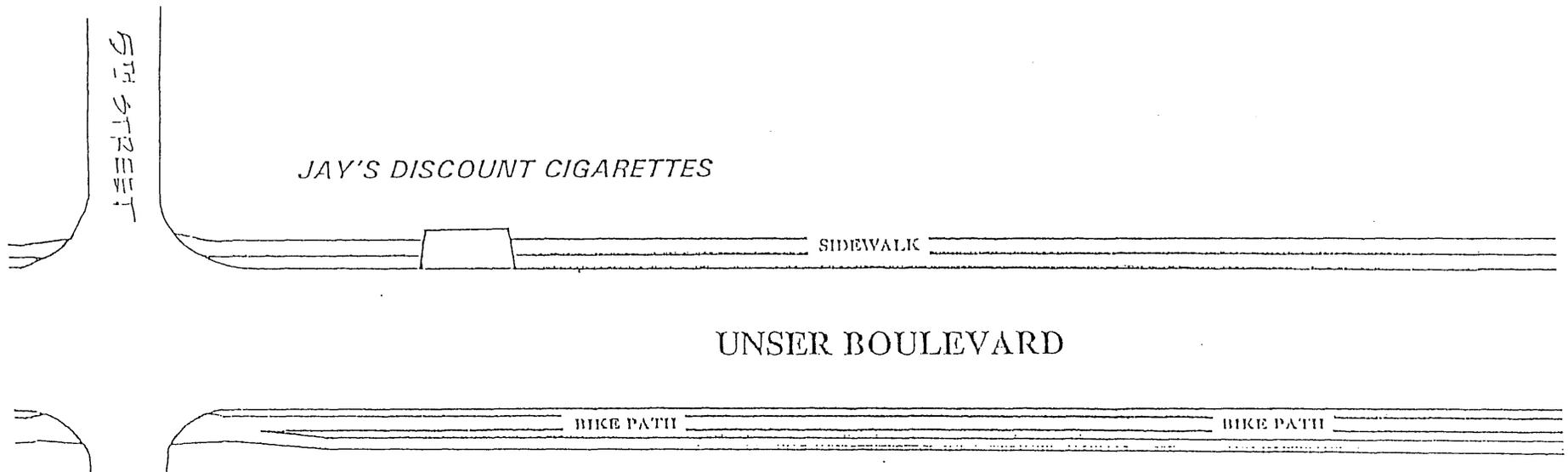
11.3 Unser Boulevard Construction

Unser Boulevard functions as a limited access, principal arterial and is classified as such on the *Long Range Major Street Plan for the Albuquerque Urban Area*. In 1996, Unser Boulevard accommodated approximately 11,500 vehicles per day, during the average weekday. It is anticipated that Unser Boulevard will accommodate approximately 20,000 vehicles per day, during the average weekday by the year 2015.

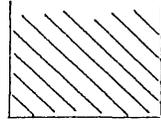
The Unser Boulevard Reconstruction Project is currently completed. The reconstruction consisted of widening Unser Boulevard from two lanes to four lanes and includes a continuous left-turn lane/median, curb and gutter, a bicycle path, sidewalks, streetlights and drainage improvements.

11.4 Utility Improvements

Given the predominantly undeveloped nature of the Plan Area, several utility improvements are necessary. Consultation with the participating utility companies has revealed that all utilities are present within or are adjacent to the Plan Area. All utilities may be extended to anticipated individual projects



*FIGURE 11.1a -
LANDSCAPE & BUFFER TREATMENT PLAN
(This illustration identifies the placement of sidewalks and bike path in relation to the
4-lane road, drive pads & some structures.)*



ANCHOR INN

BCL ENTERPRISES



UNSER BOULEVARD

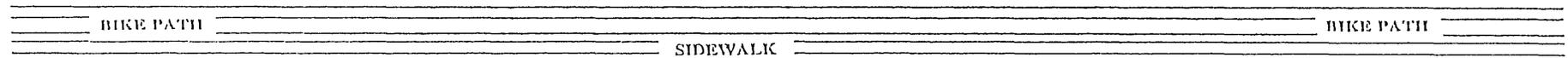
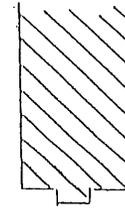


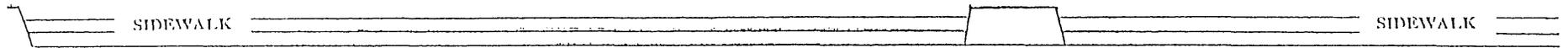
FIGURE 11.1b -

LANDSCAPE & BUFFER TREATMENT PLAN

(This illustration identifies the placement of sidewalks and bike path in relation to the 4-lane road, drive pads & some structures.)



VETERANS OF FOREIGN WARS



UNSER BOULEVARD

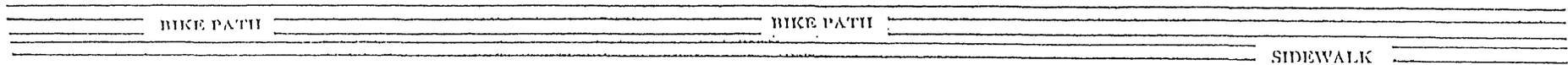


FIGURE 11.1e -

LANDSCAPE & BUFFER TREATMENT PLAN

(This illustration identifies the placement of sidewalks and bike path in relation to the 4-lane road, drive pads & some structures.)

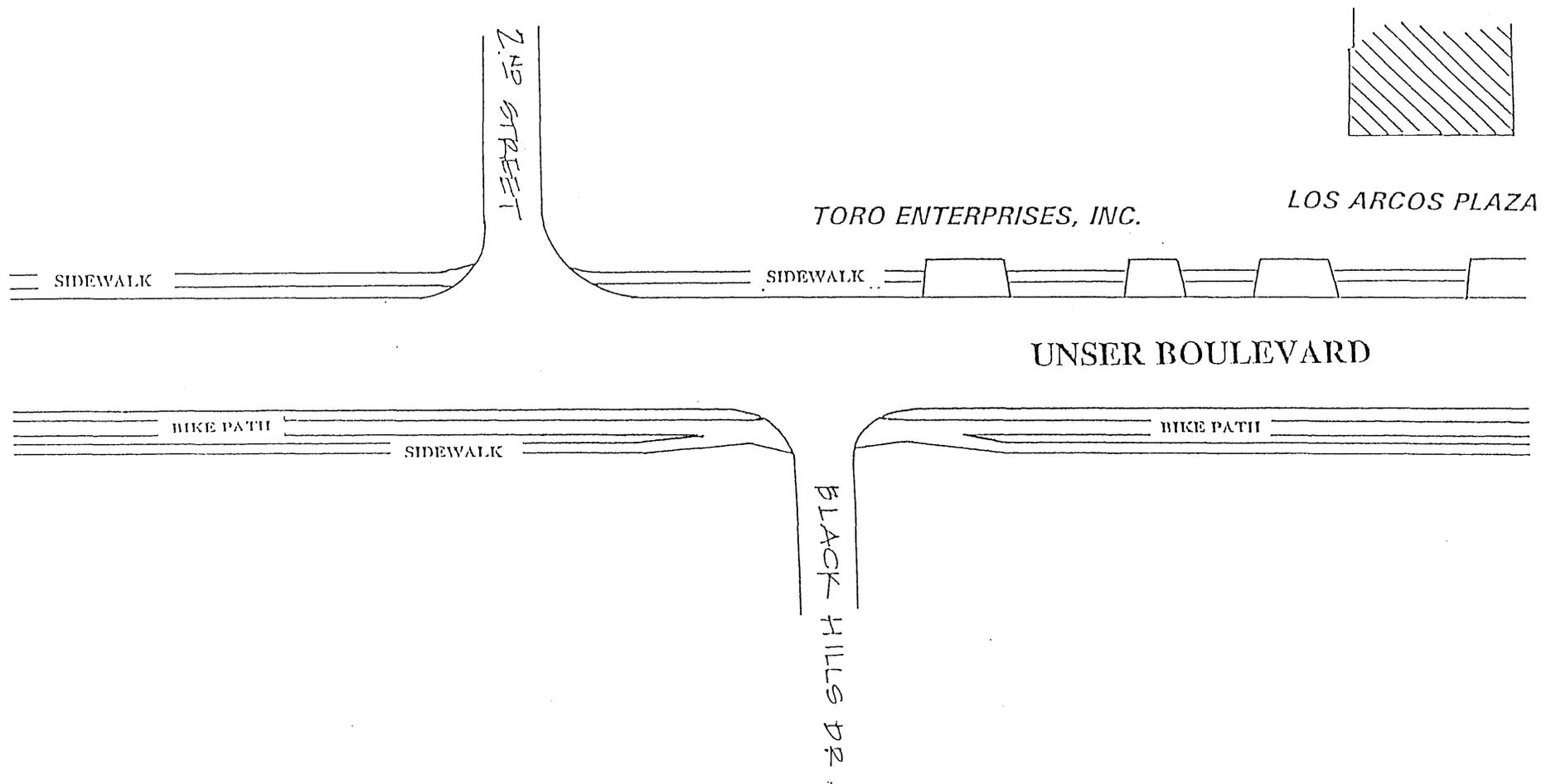
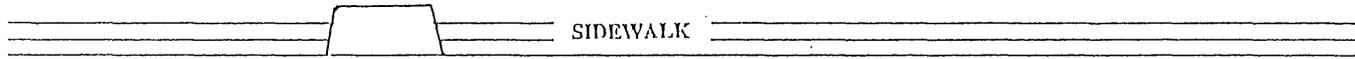


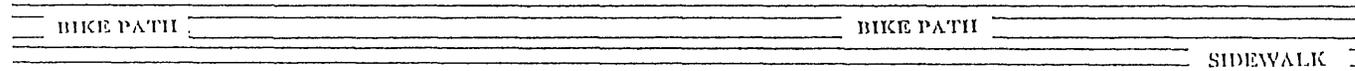
FIGURE 11.1d -
LANDSCAPE & BUFFER TREATMENT PLAN
(This illustration identifies the placement of sidewalks and bike path in relation to the 4-lane road, drive pads & some structures.)

8
8

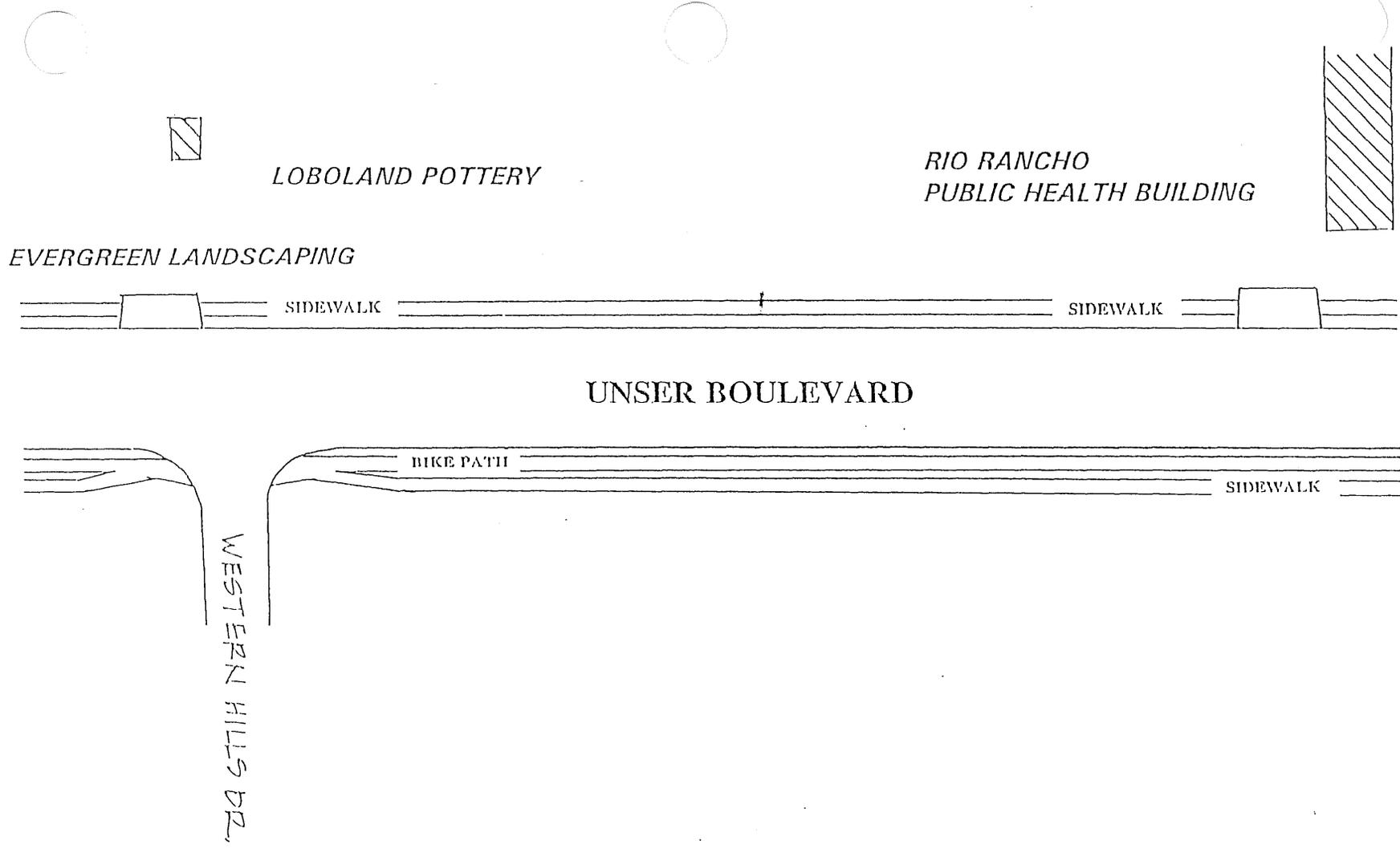
PUTT PUTT/BATTING CAGES



UNSER BOULEVARD



*FIGURE 11.1c -
LANDSCAPE & BUFFER TREATMENT PLAN
(This illustration identifies the placement of sidewalks and bike path in relation to the
4-lane road, drive pads & some structures.)*



LOBOLAND POTTERY

RIO RANCHO
PUBLIC HEALTH BUILDING

EVERGREEN LANDSCAPING

SIDEWALK

SIDEWALK

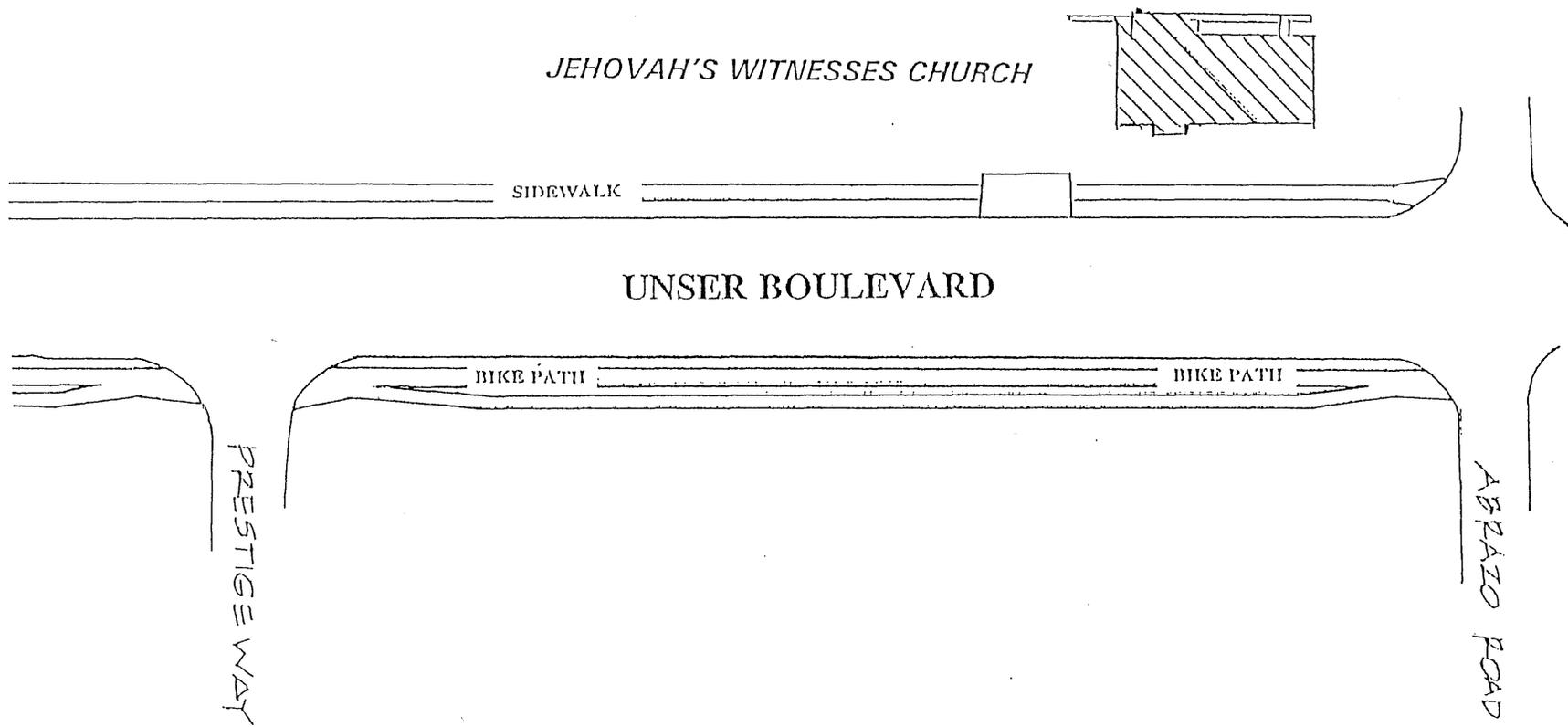
UNSER BOULEVARD

BIKE PATH

SIDEWALK

WESTERN HILLS DR.

**FIGURE 11.1f -
LANDSCAPE & BUFFER TREATMENT PLAN**
(This illustration identifies the placement of sidewalks and bike path in relation to the 4-lane road, drive pads & some structures.)



JEHOVAH'S WITNESSES CHURCH

SIDEWALK

UNSER BOULEVARD

BIKE PATH

BIKE PATH

PRESTIGE WAY

ARRAZO ROAD

FIGURE 11.1g -

LANDSCAPE & BUFFER TREATMENT PLAN

(This illustration identifies the placement of sidewalks and bike path in relation to the 4-lane road, drive pads & some structures.)

within the Plan Area. The extension and associated costs and possible cost recoupment shall be coordinated with the applicable utility agency.

Utility Owners within the Plan Area include the following:

- CableOne - cable television
- Public Service Company of New Mexico - gas & electric
- City of Rio Rancho - water & sanitary sewer
- U.S. West Communications - telephone

12.0 IMPLEMENTATION

The purpose of this section is to evaluate the availability of funding resources to assist in the cost of construction of the proposed buffer improvements, i.e., landscaping and block wall. It is contemplated that the adoption of uniform construction materials and the synchronous construction along the entire project length will maintain a consistent visual design along the seam between residential and nonresidential land uses.

The recommended buffer improvements associated with this Plan, may be financed through Federal, State, County, Local or Private sources, or a combination thereof as described below:

TABLE 12.1
Unser Boulevard North Specific Plan "Buffer" Financing Sources

Financing Source	% of Total \$	Availability
City of Rio Rancho	100%	Antidonation Ramifications
Sandoval County	100%	Antidonation Ramifications
State of New Mexico	Source Not Known	
Federal, i.e., ISTEAs	Source Unavailable	
Public/Private - S.A.D.	City or County - % / Private - %	City or County - Financing for any portion (%) - Source Unavailable for Private Property (See Notes Below)
Private	100%	

NOTES:

1. *Public/Private - S.A.D.* - At present (FY98), funds are not available for this project by either the City or County. Any future authorization of funds would require prior Governing Body and/or County Commission approval. Additionally, in accordance with Chapter 3, Article 33 NMSA 1978, the establishment of a Special Assessment District ("S.A.D.") generally requires that the proposed improvements be located within public

property, i.e., right-of-way or public utility easement. Hence, the construction of the proposed buffer improvements located entirely within private property may not benefit from the establishment of a public S.A.D. Another concern is whether the appraised value of the property is enhanced to the extent of the cost of improvements. If not, the deficit must be funded by the public sector.

If the improvements are to be made entirely on public property, i.e., within street right-of-way, then a S.A.D. may be established and financed by all the property which the Governing Body (as recommended by the City Engineer) determines is benefited by the improvements. However, the recommended buffer width of approximately twenty feet (20') would not be achieved as the typical right-of-way width would only allow approximately eight and one-half (8.5') feet between back of curb and property line.

2. *Private* - Due to the nature and location of the proposed buffer improvements, the responsibility for the cost of construction is held by the property owner. Benefits to the property owner to finance the synchronous construction of the project include the possibility of achieving a reduced cost associated with sharing construction cost(s) with several other property owners. Additionally, it is anticipated that the cost of construction will only continue to increase with time as the cost relates to "Present Value vs. Future Value."

APPENDICES

UNSER BLVD. NORTH AREA PLAN
June 29, 1996 - Citizen Participation Summary

• ACCESS -

Encourage non-residential traffic to utilize Unser Blvd. as opposed to the local streets i.e., 2nd, 5th, 18th and 19th Streets.

Encourage the use of fewer non-residential access points along Unser Blvd.

Identify Unser Boulevard as a "Truck Route".

• STORAGE -

Screen all non-residential outdoor storage of materials and equipment.

• BUFFER -

Create a "buffer" between residential, multi-family and non-residential properties.

Define a "buffer" as a wall, shrubs, trees & groundcover.

Establish uniform "buffer" criteria for walls, shrubs, trees & groundcover so as to maintain consistency along the seam between residential and non-residential land use.

Determine height of "buffer" wall in relation to existing topography.

Gateway North used as an example of good buffer techniques.

• INFRASTRUCTURE -

Maintain and improve existing, constructed roadways to address deterioration of asphalt.

Design and construct unimproved roadways.

Provide and install "Load Limit" signs to prevent premature destruction of roadways.

Utilize traffic control devices such as signage and speed humps in addition to enhanced enforcement to address speeding and other traffic related safety issues.

Identify signalization location, sidewalk and bikepath locations.

Discuss the potential for the installation of sidewalks adjacent to multi-family and commercial property. Additionally, address the financing of such improvements i.e., private vs. S.A.D. vs. public

Address Unser Blvd. public notice efforts.

- **DUST & EROSION CONTROL -**

Establish standards i.e., refer to existing Ordinance, for both improved and unimproved properties.

Identify current schedule of Public Works road maintenance and "clean-up" schedule.

- **ZONING & CODE ENFORCEMENT-**

Encourage O-1 zoning on property presently zoned C-1 immediately adjacent to single-family residential property.

Investigate or document previous Code Enforcement remedies/actions to concerns regarding TORO Enterprises i.e., height of machinery.

Limit the height of outdoor storage of equipment, materials and machinery on non-residential properties.

Presently area is comprised of three (3) zones; commercial-retail, R-2 Multi-family & R-1 Single-family.

Seek potential for establishing an Overlay zone within the commercial zoning.

Utilize existing Overlay zone to establish height restrictions of multi-family residential structures to one (1) story and 18' in height.

Establish architectural controls/standards addressing such things as metal buildings and metal-roofed structures to avoid negative impacts associated with the reflection of light.

Identify zoning of AMREP tract property just west of 18th Street.

- **LAND USE -**

Identify existing business structure and driveway locations to non-residential properties.

- **MISCELLANEOUS -**

Within the Plan identify phone numbers for commonly asked questions and concerns i.e., D.P.S. for law enforcement, Zoning & Code Enforcement for illegal dumping, Public Works for road maintenance etc.

Future public hearings shall include letter notifications to adjacent and affected property owners plus those properties located within Sun Ct.

Plan adoption is expected to be August/September of 1996

Appendix D

UNSER BLVD. NORTH AREA PLAN
August 15, 1996 - Citizen Participation Summary

• ACCESS -

Concept of "shared access" was discussed in so far as describing the potential for reciprocal access easements to be utilized to reduce total number of access points to Unser Boulevard.

Identified location of curb cuts associated with new Unser Blvd. widening project. All existing development shall have a curb cut and drive pad as per P.W. Engineering drawings.

• STORAGE -

• BUFFER WALL & LANDSCAPING -

Description and definition thereof.

Recommended drought tolerant landscaping as the predominant form of landscaping.

Suggestion made that the City purchase the rear buffer zone and provide maintenance thereof.

Question regarding necessity of wall. Look into wall height variation.

Define specific location of buffer wall. Between multi-family and commercial properties?

• INFRASTRUCTURE -

It was stated on numerous occasions that growth is "stunted" as a result of lack of available infrastructure.

When, where and what type of infrastructure improvements being planned and constructed? (Sidewalks, sewer, water etc.)

How will infrastructure improvements be paid for? - S.A.D.?

Any reimbursement for private extensions available?

City staff shall include within the plan a description of all existing utilities.

The importance of obtaining utilities to encourage future development was stressed.

• DUST & EROSION CONTROL -

• ZONING & CODE ENFORCEMENT-

Concerns were raised regarding zoning C-1 to O-1 and the potential resultant negative economic impacts i.e., possible decrease in land value.

Issues related to Overlay Zone (18' height & 50' setback requirements) were discussed. Possibly consider "view sheds" from access roads through commercial and multi-family lots as an alternative to the Overlay Zone.

Development may be "stunted" as a result of the Overlay Zone's restrictive height and setback requirements.

Identify adjacent multi-family zoning outside the project area.

- LAND USE -

Briefly discussed non-conforming land use issues.

- MISCELLANEOUS -

A local, "vest-pocket" park for existing neighborhood residents within the vicinity of the project area was requested (near 2nd & Eventide).

CDD staff determined that an ownership review shall be completed as a part of the project i.e., # of lots owned by individual property owners and in-state vs. out-of-state ownership.

Define the project time line to G.B. adoption date.

Plan shall include an "Implementation Plan"

Future public meetings will involve the notification of all property owners (affected and adjacent).

• April 8, 1997, Planning & Zoning Commission Minutes

1 Joe Guerrero, wished to remind that Commission that one year ago they made an applicant cut his hill down
2 because of it.

5 PZC0408974G: COMMISSIONER DRAKE MOVED THAT THE REQUEST FOR A
6 VARIANCE TO THE 32' HEIGHT RESTRICTION TO ALLOW A HEIGHT
7 OF 36' ON THE PROPERTY LEGALLY DESCRIBED AS UNIT 10, BLOCK
8 8, LOT 20 BE DENIED. SECONDED BY COMMISSIONER HEIL. MOTION
9 CARRIED BY A VOTE OF 5 FOR AND 1 AGAINST.

10 YES: BLOMBERG, CUNNINGHAM, DRAKE, HALLADAY, HEIL
11 NO: GAHL
12 ABSENT: WILLIAMS
13

14 H. RESOLUTION: Discuss and table Unser Boulevard Area Plan
15

16 Mr. Corsie stated it is his intention to get comments and answer questions.
17

18 Commissioner Blomberg stated he read through the plan and there were graphics missing in there.
19

20 Commission Halladay asked how many people attended the meeting prior to this item coming before the
21 Commission. Mr. Corsie stated he can not give an accurate number, but added he was pleased with the outcome.
22

23 Judy Twomey, stated she owns property on Unser and stated she has been waiting to see a proposal for what is
24 planned for Unser. Ms. Twomey also stated she will have a driveway on her property and would like to know
25 if there will be a wall in the back of the property.
26

27 Mr. Corsie stated that one of the primary plans is to develop a buffer that will be acceptable to those who live
28 in the area.
29

30 Commissioner Gahl asked if Ms. Twomey will have a driveway on her property. Mr. Corsie stated access is one
31 of the issues that will be addressed in the plan, adding that there will be some shared access. Ms. Twomey stated
32 she was assured that there is a driveway on her property. Mr. Corsie stated there will be an intricate plan
33 developed, and added he can not assure Ms. Twomey that she will get a driveway but will have access.
34

35 Chuck Lands, representing the VFW on Unser, stated his concern is the development of the property without a
36 sewer. Commissioner Blomberg stated that will be addressed in the plan.
37

38 Tom Nelson, 548 Star Villa, stated he is concerned with the homes that back up to Unser at this time and
39 requested that the wall be raised. Mr. Nelson stated he has a petition from neighbors for the walls to be raised
40 to 8', and also asked if a stop light will be placed.
41

42 Commissioner Gahl asked if the City will put in a sound wall with the road improvements. Mr. Corsie stated he
43 is not sure.
44

45 Commissioner Halladay asked if this can be compared to what is happening on Broadmoor. Mr. Corsie stated
46 there will be some similarities and differences, and added this may be something that can be looked into.
47

48 Jesse Par, 550 Star Villa, stated he is very concerned with the noise pollution and the cost of adding to the
49 existing wall.
50

April 8, 1997, Planning & Zoning Commission Minutes

Mr. Corsie stated it is standard that when commercial development comes in to an area, the developer will pay for a buffer wall when backing up against residential development.

Marilyn Anderson asked if the businesses that are already there will be required to comply. Mr. Corsie stated yes, but it will have to be determined what a reasonable amount of time is for compliance.

PZC0408974H: COMMISSIONER CUNNINGHAM MOVED THAT THE DISCUSSION OF THE UNSER BOULEVARD AREA PLAN BE TABLED UNTIL FURTHER NOTICE.

YES: BLOMBERG, CUNNINGHAM, DRAKE, GAHL, HALLADAY, HEIL
ABSENT: WILLIAMS

I. RESOLUTION: Discuss and table NMSR 528 Corridor Plan

Eric LaBrie, Community Sciences, discussed the Corridor Plan with residents of the area.

Floyd Martinez, Unit 17, stated he would like to make a point about the word of this getting out.

Commissioner Halladay stated that Sandoval County is proposing development of the area now known as Prices Dairy and feels that when this Corridor Plan is being worked on, that will be taken into consideration, as far as the increase in traffic, etc.

Mr. Corsie stated he feels that the applicant should be given some input from the Commission.

Commissioner Halladay stated he feels that input should also come from the residents in the area.

Commissioner Blomberg asked if the staff can put an ad in the paper. Mr. Corsie stated the Department can attempt a press release.

PZC0408974I: COMMISSIONER HEIL MOVED THAT THE DISCUSSION OF THE NMSR 528 CORRIDOR PLAN BE TABLED. SECONDED BY COMMISSIONER DRAKE. MOTION CARRIED BY A VOTE OF 6 FOR AND 0 AGAINST.

YES: BLOMBERG, CUNNINGHAM, DRAKE, GAHL, HALLADAY, HEIL
ABSENT: WILLIAMS

J. ZONE MAP AMENDMENT: Applicant requests a zone map amendment from R-1\Single Family Residential to C-1\Retail Commercial on the property legally described as Unit 17, Block 131, Lots 33-40, located on the northwest corner of NMSR 528 and Obregon Rd. Applicant: AMREP Southwest Inc. Agent: Community Sciences Corp.
DISCUSS AND TABLE TO 4/29/97

Eric LaBrie, Community Science Corp. stated he would like to request instead of C-1 straight zoning more of an SU zoning because what is proposed for the Obregon area is something that falls under the corridor plan, and added he has met more stringent guidelines for development. Mr. LaBrie also stated he has outlined those areas and their level of intensity in the Plan, as well as giving up greater setbacks, more landscaping, and has identified trips generated per acre and addressed all of the things that make up intensity. Mr. LaBrie added he tried to take a development and show how a specific plan falls under the corridor plan, and also added he has lowered the building heights and moved landscaping closer to the residential areas. Mr. LaBrie stated he is asking for

July 8, 1997. Planning & Zoning Commission Minutes

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

E. RESOLUTION: The Department requests a recommendation to the Governing Body on the Unser Boulevard North Specific Plan.

Steve Tollefson, City Development, stated that pursuant to a review and comments received from the City Attorneys office, there are some access issues that need to be addressed and attempts are being made to resolve them, and asked the Commission how they would like to proceed.

Commissioner Blomberg stated they would like to discuss this item. Commissioner Blomberg asked if the access on the access and site circulation plan, with reference to lots 44A and 42, were to have joint access in the past for a project that was to take place at that location. Mr. Corsie stated he did not know. Mr. Tollefson stated that information has possibly been withdrawn and would need to be investigated further.

Commissioner Blomberg referenced Page 19, On-site lighting, and stated he feels that a sentence should be included stating that no lights shall be above the main structure.

Commissioner Heil referenced figure 7-1 and asked if the space noted in front of lots 1 - 11 facing Unser Boulevard were all common easement. Mr. Tollefson stated that is correct, adding that this issue is presently being addressed with the City Attorneys office. Mr. Tollefson also stated that the area in question is the reciprocal access easement between lot 2 and lot 12 as a part of the development agreement, and that specific issue needs to be addressed further before proceeding to the Governing Body.

Commissioner Heil asked if there is some concern about the Commission requiring a common easement. Mr. Tollefson stated that is correct. Commissioner Heil asked if that is the same issue with the lots 14 - 23, and added he feels there are too many access points on that road. Mr. Tollefson stated that the overall site for the purpose of reducing the number of access points onto Unser Boulevard which is designated in the Albuquerque Metropolitan Areas Long Range Major Street Plan as a limited access principal arterial. Mr. Tollefson stated that in the areas identified by the letter "A" are joint access areas between two property areas, basically one drive way running perpendicular to the slope that exists. Mr. Tollefson also stated that he would like to reduce the total number of access points to zero in terms of the lot access and would prefer to see side street access to 2nd Street and 5th Street or Abrazo to the north, but at this time each individual lot has direct access to Unser Boulevard. Mr. Tollefson stated that in the text, it has been identified that the total number of access points has been reduced by 48% if the City proceeds with the reciprocal access easement.

Commissioner Drake referenced Appendix A/Zoning and Code Enforcement, sentence 5, and asked what the ending to that sentence should be. Mr. Tollefson stated he believes that is a thought that has not been completely expressed. Commissioner Drake stated that as each lot develops she would assume that they will tap into the utilities that are under or on the opposite side of the street and asked if they will need to break the street each time commercial development occurs. Mr. Tollefson stated that Steve Makowski, Public Works, has indicated that the utilities are being placed on the western side of the street. Monte Bingham, Cinfran Engineering concurred with statment on placement of the utilities.

1 Mr. Corsie stated he would recommend that the Commission make a motion to postpone until the August
2 12, 1997 meeting.

4 PZC0708974E: COMMISSIONER CUNNINGHAM MOVED THAT THE DEPARTMENT
5 REQUEST FOR A RECOMMENDATION TO THE GOVERNING BODY
6 N THE UNSER BOULEVARD NORTH SPECIFIC PLAN BE POSTPONED
7 UNTIL THE MEETING OF AUGUST 12, 1997. SECONDED BY
8 COMMISSIONER DRAKE. MOTION CARRIED BY A VOTE OF 5 FOR
9 AND 0 AGAINST.

10 YES: BLOMBERG, CUNNINGHAM, DRAKE, HEIL, WILLIAMS
11 ABSENT: HALLADAY
12
13

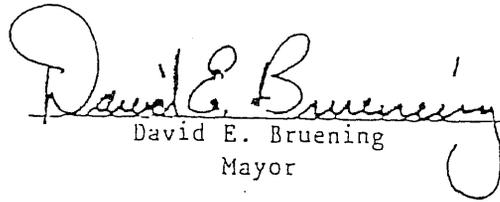
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

AMENDMENT NO. 83-89
AMENDING ZONING ORDINANCE #81-15
OVERLAY ZONE

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO THAT
the following Overlay Zones, described more accurately
as the RP, Residential Protection, LB, Landscape Buffer
and RIE, Restricted Ingress and Egress Overlay Zones,
shall be added as amendments to the existing Planning
and Zoning Ordinance,

and further that,
the needs of the community are such that the Governing
Body believes these Overlay Zones are necessary for the
general health, welfare and safety of the community.

PRESENTED AND APPROVED THIS 14th DAY OF December, 1983



David E. Bruening
Mayor

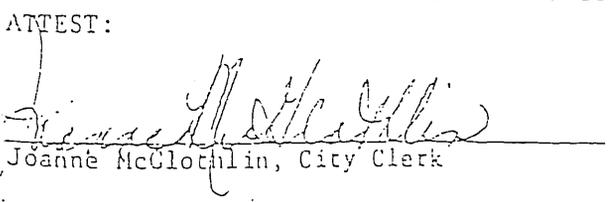
ATTEST: 

City Clerk

EMERGENCY CLAUSE INVOKED, ORDINANCE EFFECTIVE IMMEDIATELY THIS DAY OF
DECEMBER 14, 1983.



David E. Bruening, Mayor

ATTEST:


Joanne McClothlin, City Clerk

ORDINANCE NO. 84-116

AMENDING ORDINANCE NO. 83-89

OVERLAY ZONES

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO, NEW MEXICO, THE FOLLOWING AMENDMENT TO THE OVERLAY ZONE AMENDMENT ORDINANCE NO. 83-89 IS HEREBY APPROVED:

Section 9, Item J, "Residential Protection Overlay Zone"

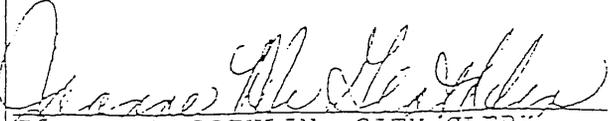
- 1. General. This overlay zone may be considered for land placed adjacent to, or in, any residential zone, where, due to special planning considerations or external influences, buildings of limited height are reasonable and proper. Close proximity of commercial zones to residential areas can be a determining factor in establishment of the overlay zone.
- 2. Control. No buildings in an RP Overlay Zone shall be higher than eighteen feet from the mid-elevation of the property.
- 3. Procedure. The RP Overlay Zone shall be mapped through the regular zone map amendment procedures.

PASSED AND APPROVED THIS 24th DAY OF OCTOBER, 1984.



 DAVID A. BRUENING, MAYOR

ATTEST:



 JOANNE MCGOHLIN, CITY CLERK

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

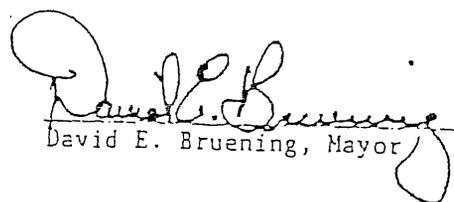
ORDINANCE NO. 84-111

AN ORDINANCE TO REMOVE THE RESIDENTIAL PROTECTION OVERLAY ZONE FROM
BLOCK P AND N OF UNIT 11.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO NEW MEXICO
THAT:

The RIE, Restricted Ingress and Egress Overlay Zone
shall be removed from Blocks P and N of Unit 11 and
that Blocks P and N shall revert to the ingress and
egress policy which previously applied to that area.

PASSED AND APPROVED THIS 12th DAY OF September 1984,



David E. Bruening, Mayor

ATTEST:



Joanne McGlothlin, City Clerk

ORDINANCE NO. 83-90

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO THAT:

the following Overlay Zones shall be added to the Zoning Map of the City of Rio Rancho on blocks N, O & P of Unit 11, Book 1, Page 60, Rio Rancho Estates, Town of Alameda Grant, registered with the County Clerk of Sandoval County on May 26, 1964,

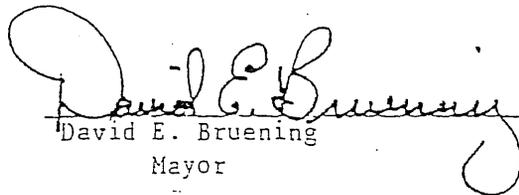
AND FURTHER,

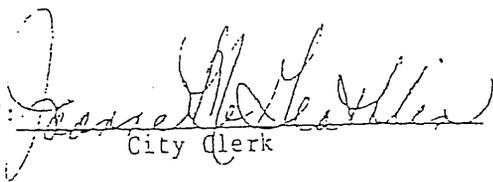
that the following Overlay Zones shall become an addition to the existing zoning on the property described above, but shall not change the existing zoning classification of that property in any way, except that the provisions of the overlay zone, where they are more or less strict than the provisions of the existing zone, shall apply.

The Overlay Zones which apply to the property described above are:

RP, Residential Protection Overlay Zone and the RIE, Restricted Ingress and Egress Overlay Zone

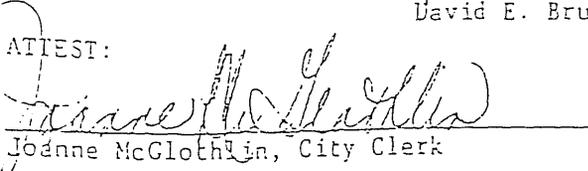
PRESENTED AND APPROVED THIS 14th DAY OF December, 1983.


David E. Bruening
Mayor

ATTEST: 
Joanne McGlothlin
City Clerk

EMERGENCY CLAUSE INVOKED, ORDINANCE EFFECTIVE IMMEDIATELY THIS DAY OF DECEMBER 14, 1983.


David E. Bruening, Mayor

ATTEST: 
Joanne McGlothlin, City Clerk

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

OVERLAY ZONE - Page 2

3. Procedures. The LB Overlay Zone shall be mapped through the regular zone map amendment procedure.

RIE Restricted Ingress and Egress Overlay Zone

1. General. This overlay zone may be used where traffic patterns into residential districts, or districts which because of a difference in zoning have differing needs and abilities to handle medium to heavy traffic, are determined by the City Administration to be detrimental to the residential areas, or to the areas of lighter zone, or where the width, turning curve, or physical composition of certain streets is determined to be inadequate to handle heavy traffic flows, either by weight or by volumn.

2. Control. All new street entrances and exits in this overlay zone which create a new traffic pattern, whether actual curb cuts or not, shall be subject to approval or rejection by the City Administration.

Prior to final plan approval, pursuant to Rio Rancho Ordinance 82-33, a traffic plan must be submitted to the City administration for approval. Such traffic plan shall show volumns, expected flow, width of streets, angle of turns necessary for trucks and cars, and shall generally follow the check list provided through the City Administration for traffic plans.

Should the ingress or egress be approved, a Certificate of Traffic Allowance shall be issued to the property owner, a copy of which shall be placed on file in the office of the City Clerk.

3. Procedures. The RIE overlay zone shall be mapped through the regular zone map amendment procedures.

1 SECTION 9-Item J-Overlay Zones

2

3 The use of Overlay Zones in certain areas of the City of Rio Rancho will
4 be used as a planning and zoning tool to buffer one zone from another,
and to modify certain conditions which may cause undue hardship and/or
specific problems to a particular area of the City.

5 Overlay Zones shall apply to areas where they are mapped in addition to
6 the provisions of another zone. Where the provisions of an Overlay Zone
are more or less restrictive than another section of this ordinance, the
provisions of the Overlay Zone shall prevail.

7

RP Residential Protection Overlay Zone

8 1. General. This overlay zone may be considered for land placed
9 adjacent to, or in any, residential zone, where, due to special planning
10 considerations or external influences, buildings of limited height are
reasonable and proper. Close proximity of commercial zones to residential
areas can be a determining factor in establishment of the overlay zone.

11 2. Control. No buildings in an RP Overlay Zone shall be higher than
eighteen (18) feet above the Facing Curb.

12 3. Procedure. The RP Overlay Zone shall be mapped through the regular
13 zone map amendment procedures.

14 LB Landscape Buffer Overlay Zone

15 1. General. This overlay zone may be used for areas which, due to the
16 close proximity of two distinctly different types of zoning, one or
more of the zones may be enhanced by the addition of a wide belt of
vegetation, including but not limited to, trees, shrubs and plantings of
various types.

17 2. Control. A strip no less than six (6) feet in width shall be placed
18 along the property line or lines closest to an abutting zone. Prior to
19 final plan approval, pursuant to Rio Rancho Ordinance 82-33, a landscaping
plan for each strip shall be submitted to the City Administration for
approval.

20 Such landscaping plan shall show the types, locations, size, height and
21 approximate of intended trees, shrubs and plantings. Such landscaping
plan shall further show maintenance equipment to be installed with the
plantings.

22 This landscaping plan must be approved by the City Administration prior
23 to final approval of building plans.

24 After initial planting, any landscaping buffer strip which is allowed to
25 die or deteriorate to a degree greater than one third (1/3) of the area
of the strip shall be considered a violation of this ordinance, punishable
as provided in Section _____ herein.

1
4 D. **RESOLUTION:** Recommend approval of a Resolution approving the Unser
5 Boulevard North Specific Plan. Applicant: City of Rio Rancho
6

7 Steve Tollefson, City Development, stated that the Plan has been reviewed prior by the Commission
8 and postponed for approval with recommendations to address sewer lines and access easements,
9 along with the affected and adjacent property owners. He added that he had prepared an access plan
10 with hopes to gain compliance through the use of the City's powers to enforce the access plan which
11 is addressed in Section 7. He also added that he would recommend the utilization of reciprocal
12 access easements and a joint access easement, therefore reducing the total number of access points
13 onto Unser by about 47 percent.
14

15 Mr. Tollefson stated that in order to effect the plan, the City would need to utilize its police powers,
16 acquire the property and build the necessary improvements. He added that another alternative is to
17 seek private development of the access improvement, and a third alternative is to implement a
18 special assessment district in the combined private/public funding of those improvements.
19

20 Commissioner Nelson asked Mr. Tollefson to give an explanation of the term "police powers". Mr.
21 Tollefson stated that one scenario is that the City exercise their powers of eminent domain, have the
22 property appraised to determine the value and seek to work out an arrangement with the property
23 owners to acquire that property and construct those improvements necessary with public money.
24 The second is to have it completely paid for by the private property owners or third, a combination
25 of a special assessment district.
26

27 Commissioner Drake asked if the option of special assessment district will need to come voluntarily
28 from the citizens or if the City could require that. Mr. Tollefson stated that 66 and 2/3 percent of
29 the property owners effected would have to agree on a special assessment district.
30

31 Commissioner Halladay asked if the front setbacks will be the same for the entire section or will
32 those that have an access road in their front yard be penalized for losing some of their building
33 space. Mr. Tollefson stated that if they attempt to maintain the reciprocal access easement, if their
34 lot is effected, they would need to increase their setback to accommodate that. Commissioner
35 Halladay stated he is concerned that they will be penalized unless they are compensated in some way
36 for giving up some of their property for a common easement. Mr. Corsie stated that what they may
37 lose in direct access, they gain in less liability from accidents of those who come and go from their
38 building. He added there are other opportunities perhaps to provide credits to their impact fees for
39 improvements to Unser Boulevard. Commissioner Halladay asked if their is a minimum lot width
40 size restriction for commercial. Mr. Corsie stated there is not a front lot width restriction, but there
41 is a lot size restriction, which is 1/2 an acre.
42

43 Commissioner Nelson suggested the possibility of creating an overlay zone to address the number
44 of drive accesses and reciprocal access. Commissioner Nelson also stated that possibly the lot

1 owners could come together and replat the area. Mr. Corsie stated that Commissioner Heil tried to
accomplish that with the residential 50 foot lots to no avail.

4 Commissioner Drake asked if there is an option to create an overlay zone that may impose some
5 restrictions on lengths between access openings. Mr. Corsie stated that is basically what was done
6 on Southern Boulevard, adding that this is general practice; not an overlay zone.

7
8 Commissioner Heil asked how the Commission can insure consistency of the landscape buffer. Mr.
9 Tollefson stated that he has attempted to be very specific with respect to the landscape materials and
10 the block wall materials, but in terms of enforcement; it would be up to the plan review process.

11
12 Commissioner Halladay stated that he feels that any delivery service to the business would hamper
13 any other access to and from the businesses. He also asked if there are specific requirements for
14 access around the buildings for fire department. Mr. Tollefson stated that approval of access to the
15 rear of the buildings is something that would occur during site development review process.
16 Commissioner Halladay also stated he feels that if there is approval to recommend this plan to the
17 Governing Body, it may create more problems. Mr. Corsie stated they are trying to solve more
18 problems.

19
20 Commissioner Nelson asked if there is a figure to what this would cost if a special assessment
21 district is formed. Mr. Corsie stated that there is no figure at this time. Commissioner Nelson stated
22 he feels that there should be price points established.

23
24 Commissioner Heil stated that typically an SAD cost 30% more than if improvements are done
25 privately, and added that the City would have to sell the homeowner on the benefits

26
27 Jack Thomas, 200 Lisbon Avenue, stated he is concerned with the buffer zone along 19th Street.

28
29 Marilyn Anderson, 201 19th Street, stated she is concerned with the buffer wall along 19th Street.
30 She also asked how will the City get those who have buildings on their property to comply with the
31 construction of the buffer wall. Mr. Corsie stated the existing circumstances would be non-
32 conforming, but added that they would need to come into conformance as things change on their
33 properties and they require additional permits.

34
35 Doctor Zelibre, 1800 Sun Court, thanked Steve Tollefson and David Branch for reviewing the
36 petition that was sent from those in her neighborhood. She also is concerned with the appearance
37 of the landscaping, buffer wall and lighting. Mr. Tollefson stated the lighting shall not exceed the
38 height of the primary structure and shall not reflect off the property.

39
40 Commissioner Nelson stated he feels that development will occur consistently if there is a sewer line
41 which would serve the lots along Unser Boulevard.

42
43 Commissioner Heil stated that would also be of benefit to the landowners.

1 Commissioner Drake stated she would encourage the Commission that if they do approve to forward
this plan, that they recommend the alternative of a SAD be looked at and also look at the
requirements of minimum lengths between driveways.

4
5 Commissioner Heil stated he would like to recommend that the buffer be complied with by existing
6 property owners within the defined period of time, not to exceed 5 years.

7
8 Commissioner Cunningham agreed with the comments of the Commissioners referencing the buffer.
9 He also added that this will be a profitable stretch of highway and does not feel anyone will have
10 a hardship in supporting an SAD.

11
12 PZC0210984D1: COMMISSIONER DRAKE MOVED THAT THE COMMISSION
13 FORWARD THE UNSER BOULEVARD NORTH SPECIFIC PLAN
14 DRAFT TO THE GOVERNING BODY AND RECOMMEND THAT
15 THEY CONSIDER SAD, ADDRESS CONCERNS OF BUFFER,
16 ACCESS EASEMENTS AND SEWER LINES. SECONDED BY
17 COMMISSIONER NELSON.

18
19 PZC0210984DA: COMMISSIONER NELSON AMENDED THE MOTION TO
20 RECOMMEND THE GOVERNING BODY APPROVE THE
21 RESOLUTION TO ADDRESS IDENTIFICATION OF
22 PRELIMINARY COSTS FOR PROPOSED AMENDMENTS
23 INCLUDING A SANITARY SEWER WITHIN THE GEOGRAPHIC
24 BOUNDARIES. SECONDED BY COMMISSIONER HEIL.

25
26 PZC0210984DW1: COMMISSIONER DRAKE MOVED TO WITHDRAW THE MOTION
27 BECAUSE OF UNCLEAR WORDING. MOTION TO WITHDRAW
28 SECONDED BY COMMISSIONER NELSON.

29
30 PZC0210984DWA: COMMISSIONER NELSON MOVED TO WITHDRAW THE
31 AMENDED MOTION BECAUSE OF UNCLEAR WORDING.
32 MOTION TO WITHDRAW SECONDED BY COMMISSIONER HEIL.

33
34 PZC0210984D2: COMMISSIONER DRAKE MOVED THAT THE COMMISSION
35 FORWARD THE UNSER BOULEVARD NORTH SPECIFIC PLAN
36 DRAFT TO THE GOVERNING BODY AND RECOMMEND THAT
37 THEY ADOPT THE ENGINEERING AND DESIGN STANDARDS
38 REFLECTED IN THE PLAN. THE COMMISSION HAS FIVE
39 RECOMMENDATIONS FOR THE GOVERNING BODY'S
40 CONSIDERATION OF ALTERNATIVES TO ADDRESS ISSUES OF
41 CONCERN: 1) ALTERNATIVE OF SPECIAL ASSESSMENT
42 DISTRICT VERSUS THE ALTERNATIVE OF A PRIVATE WORKS
43 CONTRACTS APPROACH VERSUS THE EMINENT DOMAIN
44 APPROACH; 2) THE IDENTIFICATION OF PRELIMINARY
45 COSTING FOR SCHEDULED IMPROVEMENTS INCLUDING A

1 SANITARY SEWER LINE ALONG UNSER BOULEVARD TO
2 SERVE THESE LOTS; 3) THE REQUIREMENT FOR HOOKUP TO
3 SANITARY SEWER PRIOR TO DEVELOPMENT TO THESE LOTS;
4 4) MINIMUM SPACING BETWEEN DRIVEWAYS AND MAXIMUM
5 USAGE OF RECIPROCAL ACCESS EASEMENTS WHERE
6 FEASIBLE; 5) REQUIREMENT FOR CONSTRUCTION OF BUFFER
7 WALLS AND LANDSCAPING FOR NON-CONFORMING
8 PROPERTIES WITHIN FIVE YEARS. SECONDED BY
9 COMMISSIONER NELSON. MOTION CARRIED BY A VOTE OF
10 5 FOR AND 1 AGAINST.

11 YES: BLOMBERG, CUNNINGHAM, DRAKE, HEIL, NELSON
12 NO: HALLADAY
13 ABSENT: WILLIAMS
14
15

CITY OF RIO RANCHO



RESOLUTION NO. 22

ENACTMENT NO. 98-028

ADOPTING THE UNSER BOULEVARD NORTH SPECIFIC PLAN.

WHEREAS: The Governing Body of the City of Rio Rancho recognizes the need for land use management mechanisms to effectively buffer residential and non-residential properties; and

WHEREAS: The Unser Boulevard North Specific Plan encompasses approximately 52.98 acres located along Unser Boulevard between 5th Street and Abrazo Road NE; and

WHEREAS: The Unser Boulevard North Specific Plan comprises an area legally described as, all Lots in Blocks N, O & CC of Unit #11; and

WHEREAS: Development within the proposed Specific Plan Area shall be in conformance with said Plan; and

WHEREAS: The Planning and Zoning Board recommends approval of this Specific Plan to the Governing Body of the City of Rio Rancho.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO RANCHO:

That the Unser Boulevard North Specific Plan as incorporated herein Exhibit "A" is hereby adopted.

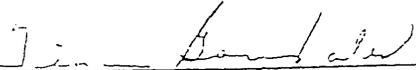
ADOPTED THIS 27TH DAY OF MAY 1998



John M. Jennings, Mayor
5-27-98

Date

ATTEST:



Tina Gonzales, City Clerk
[SEAL]