

# PASEO GATEWAY

## ANNEXATION, ZONING, AND MASTER PLAN SUBMITTAL

PREPARED FOR  
NEW MEXICO STATE LAND OFFICE  
RIO RANCHO PUBLIC SCHOOLS  
& AMREP SOUTHWEST, INC.

PREPARED BY:  
CONSENSUS PLANNING, INC.

MAY 11, 2006



April 5, 2006

Mark Werkmeister, Chairman  
 Rio Rancho Planning and Zoning Board  
 3900 Southern Boulevard  
 Rio Rancho, New Mexico 87174

RE: Zone Map amendment and amendment to the 2020 ICP Preferred Scenario Map.

Dear Mr. Werkmeister:

Please accept this request for zone map amendment and amendment to the Vision 2020 Integrated Comprehensive Plan (ICP) Preferred Scenario Map to facilitate the establishment of the Paseo Gateway. This request helps to further the development of a growth node per the Vision 2020 ICP. Due to the many requests, and varied ownership of the subject sites, we have organized this justification in sections based on letter tracts for ease of explanation.

The following is a table of the effected areas, ownership, and requested actions:

Area	Ownership	Request
Area A	AMREP Southwest, Inc.	Zoning and Master Plan Approval
Area B	New Mexico State Land Office	Zoning and Master Plan Approval
Area C	New Mexico State Land Office and Rio Rancho Public Schools	Annexation, Zoning, and Master Plan Approval

Requested Zoning:

Area	Current Zoning	Proposed Zoning
Area A	R-1	R-2, R-3, R-6, C-1, SU (Mixed Use), OS
Area B	R-1	C-1, SU (Mixed Use), SU (Education Center)
Area C	No City Zoning (Sandoval County)	R-1, R-2, R-3, R-4, C-1, SU (Mixed Use), M-1, SU (Education Center), Community Center, OS

PRINCIPALS

Karen R. Marvate, AICP  
 James K. Sirozier, AICP  
 Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

Landscape Architecture  
 Urban Design  
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 Albuquerque, NM 87102

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## **SITE CHARACTERISTICS**

The subject site is located along the north side of Paseo del Volcan, which is at the geographic center of the City. The subject site is loosely bounded by the 40<sup>th</sup> Street N.E. alignment on the west, Iris on the east, and Progress Boulevard to the north. More specific descriptions are found below:

**Area A**—Area A is owned by the New Mexico State Land Office (NMSLO) and was traded to the NMSLO in exchange for land within the Town Center located to the west. Area A is approximately 143 acres in size and is immediately south of the AMREP Southwest, Inc. tract. Area A is identified on the Paseo Gateway Master Plan attached. Area A is located within the City Limits and is a growth node per the 2020 Preferred Scenario Map.

**Area B** – Area B consists of approximately 296.8 acres of land owned by AMREP Southwest, Inc. Area B is located north of Area A and east of Area C. The area is currently zoned R-1 and is within the City of Rio Rancho.

**Area C**—Area C is currently owned by the NMSLO and Rio Rancho Public Schools. The NMSLO recently transferred 140 acres located at the southeastern corner to Rio Rancho Public Schools (RRPS). The remaining approximately 450 acres remains under control the control of the NMSLO. Area C is not currently within the City of Rio Rancho, but is identified as an annexation area per the 2020 Preferred Scenario Map.

## **JUSTIFICATION FOR THE ANNEXATION**

The request for annexation applies to Area C (Section 32), which is currently under the jurisdiction of the NMSLO and RRPS. The NMSLO and RRPS recognize the need to plan development and provide appropriate urban services to this area that is identified as an annexation area on the 2020 Preferred Scenario Map. The area is surrounded by land that has previously been annexed into the City of Rio Rancho and the annexation will eliminate this County "island."

The annexation furthers the Vision 2020 ICP, specifically because:

- The annexation will provide for the development of a mixed use activity center within a growth node as identified by the Vision 2020 ICP.
- The annexation is accompanied by a master plan for the area and the area immediately to the east to ensure that growth takes place in an organized and planned manner.
- The annexation will result in the eventual development of commercial and employment uses that will contribute to the community through the creation of jobs and gross receipts tax.



- The annexation will facilitate development of the transportation network in the area in accordance with the Vision 2020 ICP.
- The annexation and accompanying master plan will ensure that infrastructure is developed to adequately serve the area.

**JUSTIFICATION FOR THE ZONE MAP AMENDMENTS**

A majority of the site (Area C) does not have zoning because the area has not yet been annexed into the City of Rio Rancho. The balance of the Master Plan area owned by the NMSLO and AMREP Southwest, Inc. is currently zoned R-1 (Single-Family Residential). The Vision 2020 ICP shows the area as suitable for single-family and multi-family residential, employment generating uses, parks and school sites. The following table summarizes the proposed zoning for the entire project site:

Zone/Land Use	Acres	% of Total Area
Residential (R-1)	39.8	3.9%
Residential (R-2)	223.1	21.7%
Residential (R-3)	111.0	10.8%
Residential (R-4)	71.6	6.9%
Residential (R-6)	30.1	2.9%
Commercial (C-1)	80.7	7.8%
Light Industrial (M-1)	40.3	3.9%
Education Center (SU)	172.6	16.8%
Community Center	2.0	0.2%
Open Space (OS)	37.4	3.6%
Mixed Use (SU)	96.4	9.4%
Right-of-Way	125.0	12.1%
<b>Totals</b>	<b>1030.0</b>	<b>100.0%</b>

As can be seen in the table, a wide variety of uses are proposed in the Master Plan. Approximately 46% (475.6 acres) of the site is residential (R-1, R-2, R-3, R-4 and R-6), 21% (217.8 acres) consists of commercial/employment uses (C-1, M-1, and SU mixed use), 17% (172.6 acres) is devoted to educational uses (SU education center), and 4% (39.4 acres) is open space and community uses (OS, Community Center). The remaining 12% (125 acres) of the site will be taken up by rights-of-way.

The proposed zone map amendments provide for:

- A mix of residential densities to meet the needs of different segments of the community.



- A mix of commercial and light industrial uses to provide employment for the community.
- Commercial activities that will serve the master plan area and the surrounding community.
- Open space to serve the nearby residential community.
- Land for educational facilities on land now owned by RRPS.

#### **CONFORMANCE TO THE RIO RANCHO COMPREHENSIVE PLAN**

Section 4 of the Paseo Gateway Master Plan specifically addresses how the Master Plan is consistent with the Vision 2020 ICP. The discussion in the Master Plan specifically addresses consistency with the Vision 2020 ICP's policies and actions concerning Land Use, Urban Design, Transportation, Infrastructure and Capital Facilities, Environmental Sustainability, Housing, Community Services and Public Facilities, and Economic Development. Rather than repeat the discussion here, please refer to the proposed Paseo Gateway Master Plan.

#### **CONCLUSION**

- The requested annexation will be beneficial to the City as it will eliminate a County 'island', provide significant lands for economic development, provide lands needed to provide for a variety of housing needs, and provide for City control of development of the land for infrastructure, land use planning, and facilities development.
- This requested zone map amendment is consistent with the Vision 2020 ICP in that it provides for a mix of residential densities, educational uses and employment generating land uses at a development node.
- The Paseo Gateway Master Plan will be beneficial to the City because it will result in development of a thoughtfully planned community with housing for different segments of the population, commercial and light industrial development that create jobs, commercial and education uses that will serve the project area and surrounding community, and open space for the residents, and the infrastructure to ensure adequate services area available to support the population.

Given the benefits of the project to the community and the project's consistency with the Vision 2020 Integrated Comprehensive Plan, we respectfully request that you recommend approval of this annexation, zone map amendment and the Paseo Gateway Master Plan.



Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier". The signature is fluid and cursive, with a large loop at the end.

James K. Strozier, AICP  
Principal



PATRICK H. LYONS  
COMMISSIONER

*State of New Mexico*  
*Commissioner of Public Lands*

310 OLD SANTA FE TRAIL  
P.O. BOX 1148  
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760  
Fax (505) 827-5766  
[www.nmstatelands.org](http://www.nmstatelands.org)

February 9, 2006

Mark Werkmeister, Chairman  
Rio Rancho Planning and Zoning Board  
3900 Southern Boulevard  
Rio Rancho, New Mexico 87174

Dear Chairman Werkmeister:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for annexation, establishment of zoning, and a zone map amendment. The annexation request and establishment of zoning is for Paseo Gateway Parcel A-1, a portion of Section 32, Township 13 North, Range 3 East, New Mexico Principal Meridian. I am the authorized agent for the New Mexico State Land Office for the above referenced properties, located off of Paseo Del Volcan between Terrene Road and Iris Road. The lands in question are part of the Paseo Gateway Master Plan request. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

  
Jerry King  
State Land Office



PATRICK H. LYONS  
COMMISSIONER

*State of New Mexico*  
*Commissioner of Public Lands*

310 OLD SANTA FE TRAIL  
P.O. BOX 1148  
SANTA FE, NEW MEXICO 87504-1148

COMMISSIONER'S OFFICE

Phone (505) 827-5760

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www.nmstatelands.org

**PETITION FOR ANNEXATION  
AND APPLICATION FOR ESTABLISHMENT OF ZONING**

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Pursuant to NMSA 1978, 3-7-17 (1998) and 3-7-18 (1965), the State Land Office hereby petitions the City of Rio Rancho for annexation of the properties situated in Sandoval County, as described and shown as Parcel "A-1" on the map and legal descriptions attached as Exhibit "A".

In support of the petition, the State Land Office states:

1. The State Land Office is the owner of 449.88 acres, more or less, shown on the attached map with the legal description of Paseo Gate Way Parcel A-1, a portion of Section 32, T13 North, R3 East, Sandoval County.
2. The State Land Office, as the owner of the Properties, is the sole owner of the number of acres within the Properties for which it seeks annexation.
3. The Properties are contiguous to and surrounded by the municipal boundaries of the City of Rio Rancho.
4. The State Land Office requests that, contemporaneously with the annexation of the Properties, the City establish zoning as shown in the Paseo Gateway Master Plan, attached as Exhibit "B" and in the tables, designated as Land Use and Zoning for the Paseo Gateway Master Plan, attached as Exhibit "C".
5. Annexation of the Properties provides for master planning opportunities to further the goals and the policies the City of Rio Rancho Vision 2020 Integrated Comprehensive Plan.
6. The address, phone number and fax number for the State Land Office are as follows: State of New Mexico Commissioner of Public Lands, 310 Old Santa Fe Trail, P.O. Box 1148, Santa Fe, New Mexico 87504-1148, Telephone: 505-827-5760, Fax: 505-827-5766.

Respectfully submitted,  
New Mexico State Land Office

A handwritten signature in cursive script, appearing to read "Patrick H. Lyons" with a flourish at the end.

Jerry King, Assistant Commissioner  
for Commissioner Patrick H. Lyons



## RIO RANCHO PUBLIC SCHOOLS

500 Laser Road NE  
Rio Rancho, New Mexico 87124

Principal's Office

(505) 503-0037  
Fax (505) 596-0602

March 21, 2006

Mark Werkmeister, Chairman  
Rio Rancho Planning and Zoning Board  
3900 Southern Boulevard  
Rio Rancho, New Mexico 87174

Dear Chairman Werkmeister:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for annexation, establishment of zoning, and a zone map amendment. The annexation request and establishment of zoning is for Paseo Gateway Parcel B-1, a portion of Section 32, Township 13 North, Range 3 East, New Mexico Principal Meridian.

I am the authorized agent for Rio Rancho Public Schools for the above referenced properties, located off of Paseo Del Volcan between Terrene Road and Iris Road. The lands in question are part of the Paseo Gateway Master Plan request. Please feel free to call Jim Strozier, Principal at Consensus Planning, at 764-9801 with any questions or concerns.

Sincerely,

V. Sue Cleveland, Ed.D.  
Superintendent of Schools





**PETITION FOR ANNEXATION  
AND APPLICATION FOR ESTABLISHMENT OF ZONING  
March 21, 2006**

Pursuant to NMSA 1978, 3-7-17 (1998) and 3-7-18 (1965), Rio Rancho Public Schools hereby petitions the City of Rio Rancho for annexation of the properties situated in Sandoval County, as described and shown as Parcel "B-1" on the plat and legal descriptions attached as Exhibit "A".

In support of the petition, Rio Rancho Public Schools states:

1. Rio Rancho Public Schools is the owner of 140.00 acres, more or less, shown on the attached map with the legal description of Paseo Gate Way Parcel B-1, a portion of Section 32, T13 North, R3 East, Sandoval County.
2. Rio Rancho Public Schools, as the owner of the Properties, is the sole owner of the number of acres within the Properties for which it seeks annexation.
3. The Properties are contiguous to and surrounded by the municipal boundaries of the City of Rio Rancho and other properties included in the petition.
4. Rio Rancho Public Schools requests that, contemporaneously with the annexation of the Properties, the City establish zoning as shown in the Paseo Gateway Master Plan, attached as Exhibit "B" and in the tables, designated as Land Use and Zoning for the Paseo Gateway Master Plan, attached as Exhibit "C".
5. Annexation of the Properties provides for master planning opportunities to further the goals and the policies the City of Rio Rancho Vision 2020 Integrated Comprehensive Plan.
6. The address, phone number and fax number for Rio Rancho Public Schools Office are as follows: Rio Rancho Public Schools, 500 Laser Road, Rio Rancho, New Mexico 87124, Telephone: 505-896-0667, Fax: 505-896-0662.

Respectfully submitted,

V. Sue Cleveland, Ed.D.  
Superintendent of Schools



March 10, 2006

Mr. Rob Anderson  
Director  
Development Services Department  
City of Rio Rancho  
3900 Southern Blvd.  
Rio Rancho, New Mexico 87124

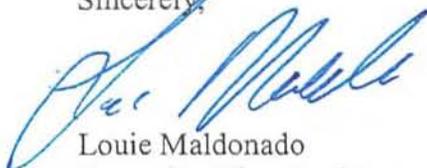
RE: Paseo Gateway

Dear Mr. Anderson:

The purpose of this letter is to authorize Consensus Planning Inc. to act as agent for AMREP SW Inc. for the purpose of planning for the referenced development area.

If you have any questions or concerns regarding this letter, please do not hesitate to contact me. Thank you for your cooperation in this effort.

Sincerely,



Louie Maldonado  
Executive Vice-President

Cc: Jim Strozier, Consensus Planning





**CLAIM OF EXEMPTION PLAT  
 PARCELS A-1 AND B-1  
 PASEO GATE WAY**  
 (BEING A REPLAT OF PARCELS A AND B, PASEO GATE WAY)  
 WITHIN  
 SECTION 32, TOWNSHIP 13 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF RIO RANCHO  
 SANDOVAL COUNTY, NEW MEXICO  
 NOVEMBER, 2005

This plat is an exempt land division under Article 3 of the Sandoval County Subdivision Regulations as a division of land resulting only in the alteration of parcel boundaries where parcels are altered for the purpose of increasing or reducing the size of contiguous parcels and where the number of parcels is not increased.

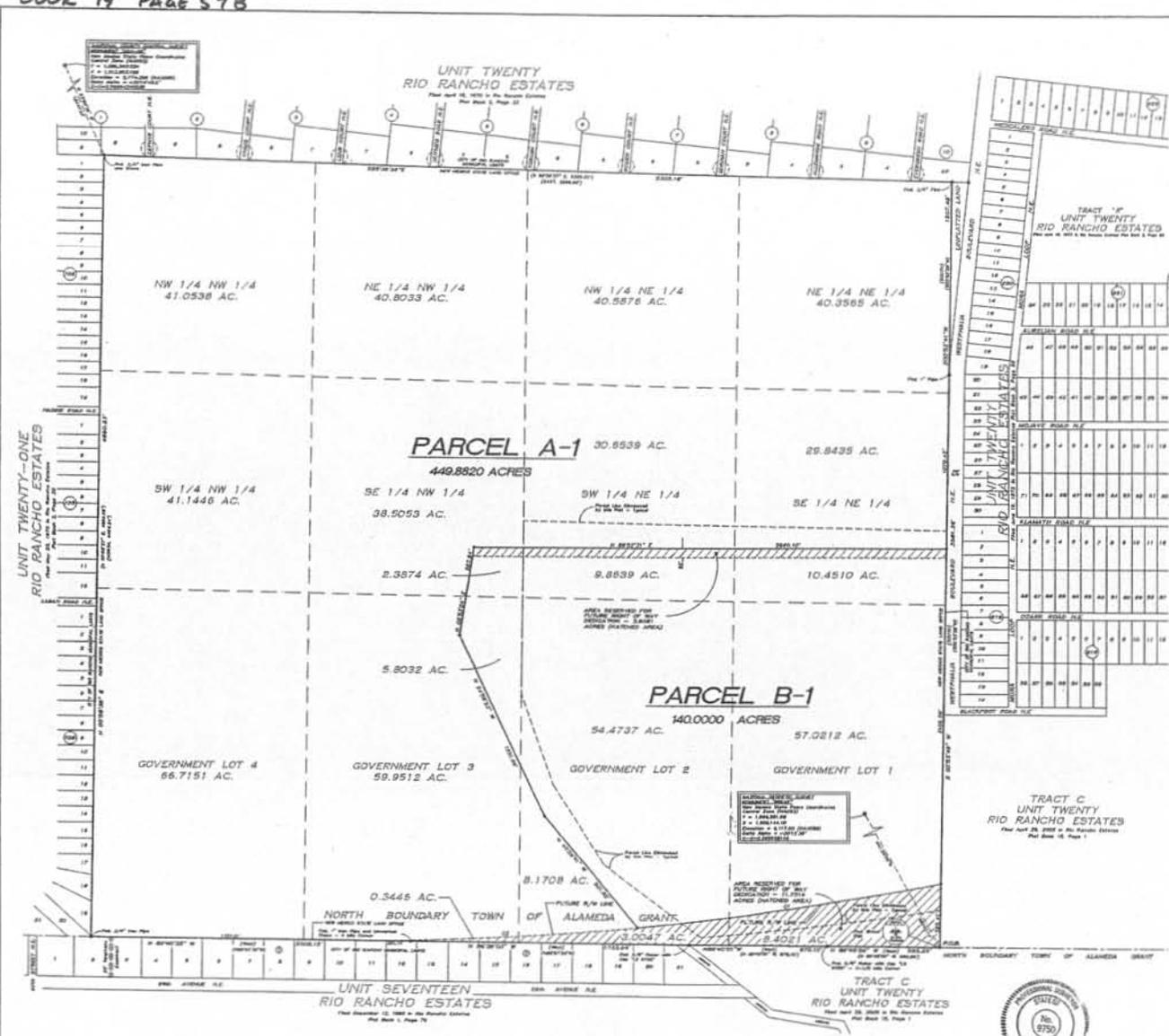


**CURVE TABLE**

CURVE LENGTH	CHORD	TANGENT	CHORD BEARING	DELTA
10.1825	9.9900	99.75	120.71°	59.29°
10.5641	10.3500	103.45	123.61°	56.39°

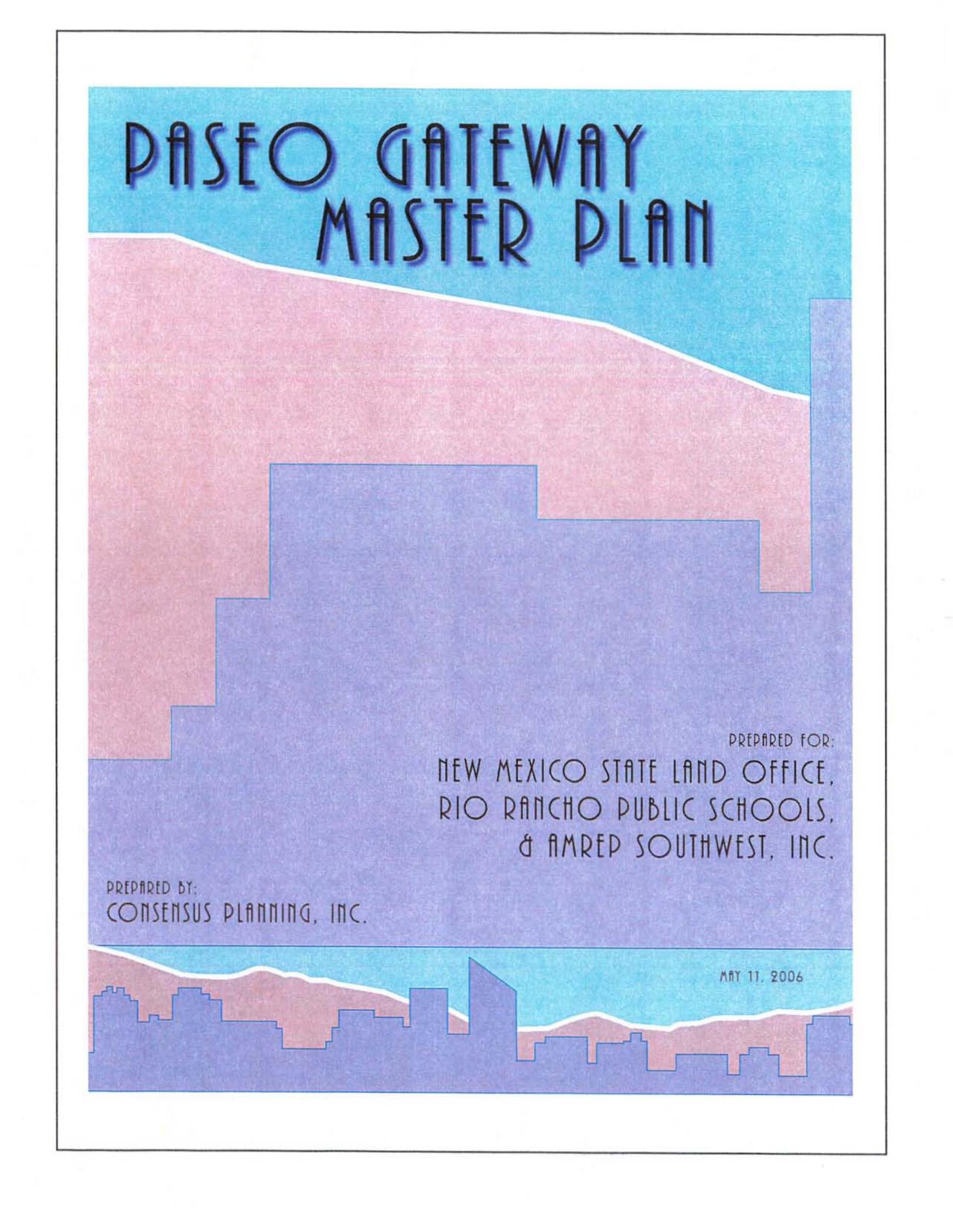
- CORNER LEGEND**
- SET 5.0" PIPES OF CONCRETE HAS WITH
  - ▲ CAP OR BRASS DISK MARKED "1600 13 870"
  - FOUND PROPERTY OWNER AS INDICATED

**NOTE**  
 Record plat bearings and distances when they differ from those measured by the field survey are shown in parentheses ( ). Bearings and distances shown in brackets [ ] are from the plat of the Precinct Township 13 North, Range 3 East New Mexico Principal Meridian, approved March 2, 1902, records of the Bureau of Land Management.





# PASEO GATEWAY MASTER PLAN



PREPARED FOR:  
NEW MEXICO STATE LAND OFFICE,  
RIO RANCHO PUBLIC SCHOOLS,  
& AMREP SOUTHWEST, INC.

PREPARED BY:  
CONSENSUS PLANNING, INC.

MAY 11, 2006

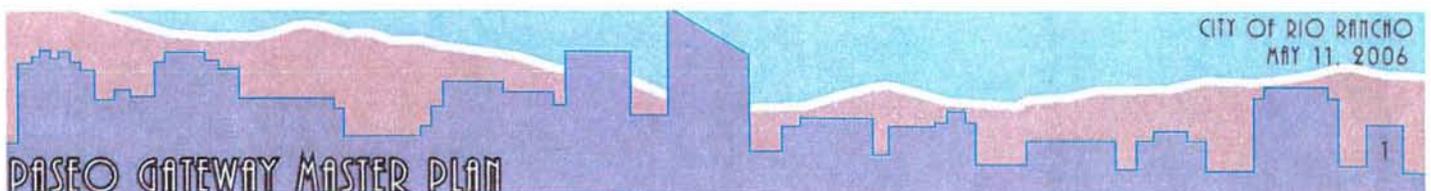
## 1. Introduction

This document is prepared as a Master Plan for the area known as the Paseo Gateway, located in central Rio Rancho, in Sandoval County. The Paseo Gateway Master Plan area is comprised of approximately 1,030 acres of lands owned by the New Mexico State Land Office (“State” or “Commissioner”), Rio Rancho Public Schools, and AMREP Southwest. Five hundred ninety acres (590) are owned by the State and Rio Rancho Public Schools and includes all of Township 13N, Range 3E, Section 32 (the section contains less acreage than the standard 640 acre section) that are currently in Sandoval County and have not been annexed into the City. The State recently transferred the 140 acres to the Rio Rancho Public Schools for a new high school. The remaining 440 acres of lands are located east of and adjacent to Section 32 and are owned by the State and AMREP Southwest. The goal of this Master Plan is to identify land uses, zoning, and transportation corridors. The following are the objectives of the Master Plan:

- To allow for flexibility and change on the property as more in-depth planning and infrastructure studies are conducted and as end users/developers are identified;
- To follow City guidelines for land use and zoning;
- To correspond to existing transportation corridors identified in the City’s 2004 Transportation Policy;
- To complement the land uses and public facilities proposed for the City Centre development to the west;
- To comply with the City’s Vision 2020 Integrated Comprehensive Plan; and
- To facilitate the Commissioner’s fulfillment of his constitutional fiduciary obligation to optimize revenue to the trust created for the benefit of the public schools and other beneficiary institutions.

### Master Planning Process

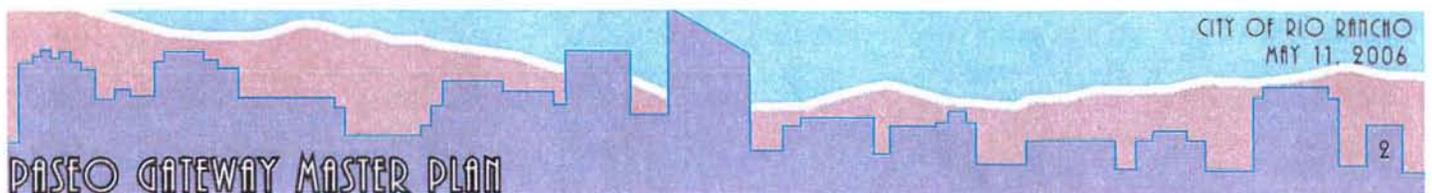
This Master Plan was accomplished in collaboration with City of Rio Rancho Community Development Department, the Commissioner, AMREP Southwest, and Consensus Planning, Inc. Petitions for annexation and establishment of zoning, as well as, a zone map amendment request are also included in conjunction with this Master Plan approval request. After the Master Plan is approved, there may be a bulk platting process to conform to the land use and zoning layout. Subsequent approvals of Specific Area Plans will be required to implement the specific portions of the Paseo Gateway plan area contained herein.

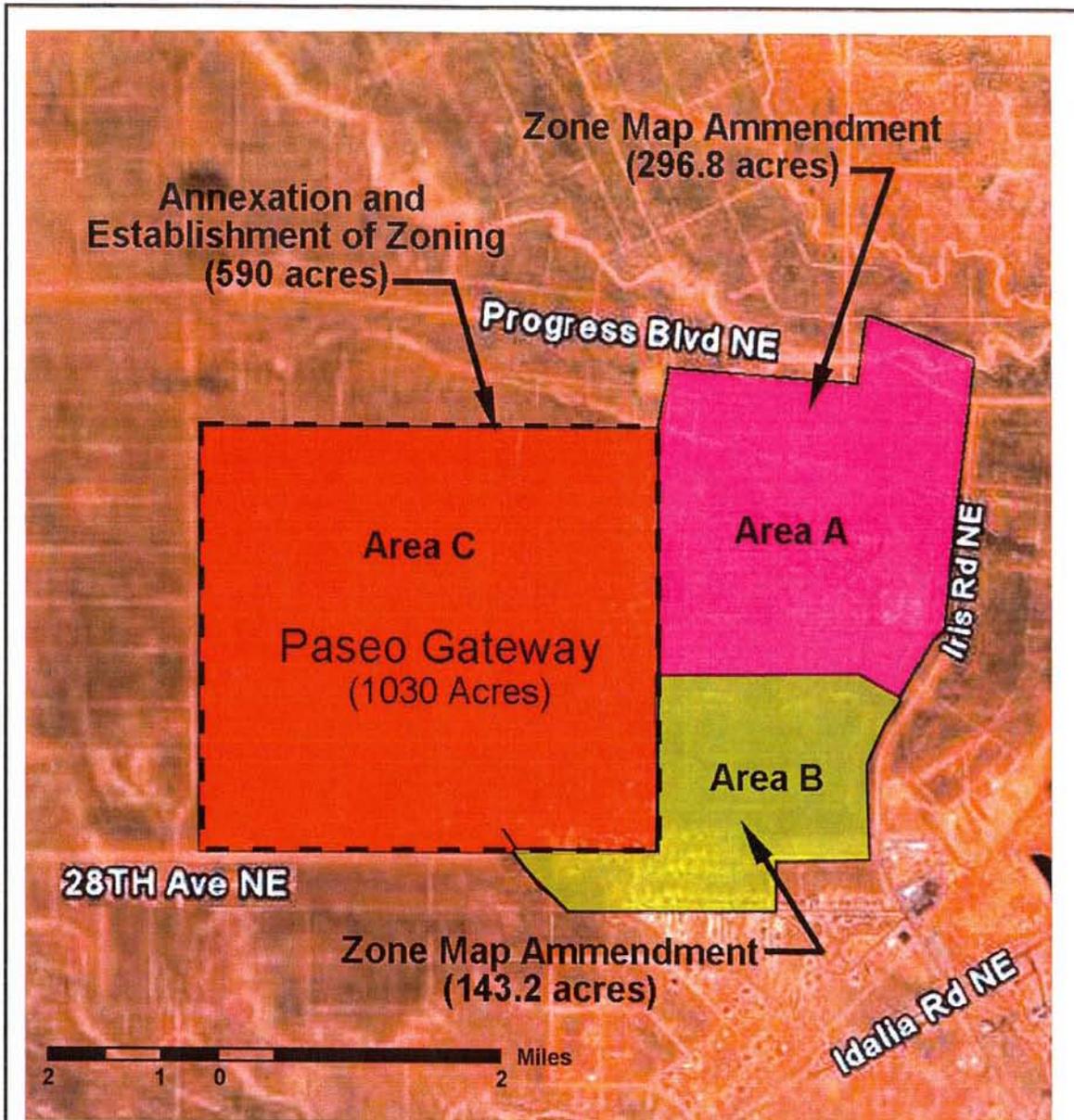


### Requested Actions

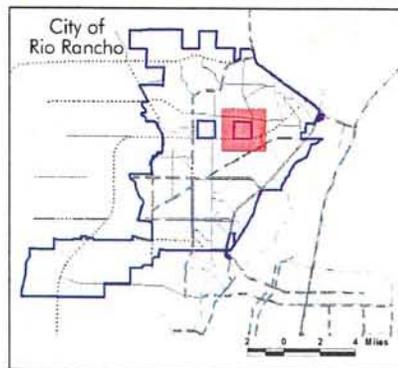
There are three separate subareas (A-C) contained within the Master Plan. These subareas are shown on the site vicinity exhibit following this section. Actions requested as part of this comprehensive request include:

1. Amending the Vision 2020 Preferred Scenario Map
2. Annexation and establishment of zoning for 590 acres owned by the State Land Office and Rio Rancho Public schools. (Area C)
3. Zone map amendment for 440 acres of R-1 to various districts per the Paseo Gateway Land Use and Zoning exhibit (Areas A and B)
4. Approval of this Master Plan (all Areas)





**Paseo Gateway  
Master Plan  
Site Vicinity**



**Legend**

- Proposed Roads
- Roads
- Rio Rancho City Limits



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 e-mail: cp@consensusplanning.com

## 2. EXISTING CONDITIONS

The existing conditions impacting this 1,030-acre site consider the surrounding land use pattern, zoning, transportation, infrastructure, and any other site issues that impact development. Analyzing the benefits and constraints of existing conditions helps to provide insight into the application of planning principles to this site as it relates to the general goals, objectives and policies of the City of Rio Rancho's 2020 Integrated Comprehensive Plan.

Descriptions of the subject sites, ownership and acreage follows (please see the ownership exhibit for a graphic depiction):

Area A - Owned by AMREP Southwest and consists of 296.8 acres (already annexed into the City).

Area B - Owned by the State and consists of 143.2 acres (commonly referred to as "the Trade Lands" and already annexed into the City).

Area C - Owned by the State and Rio Rancho Public Schools and consists of 590 acres (needs to be annexed).

### Ownership - New Mexico State Land Office

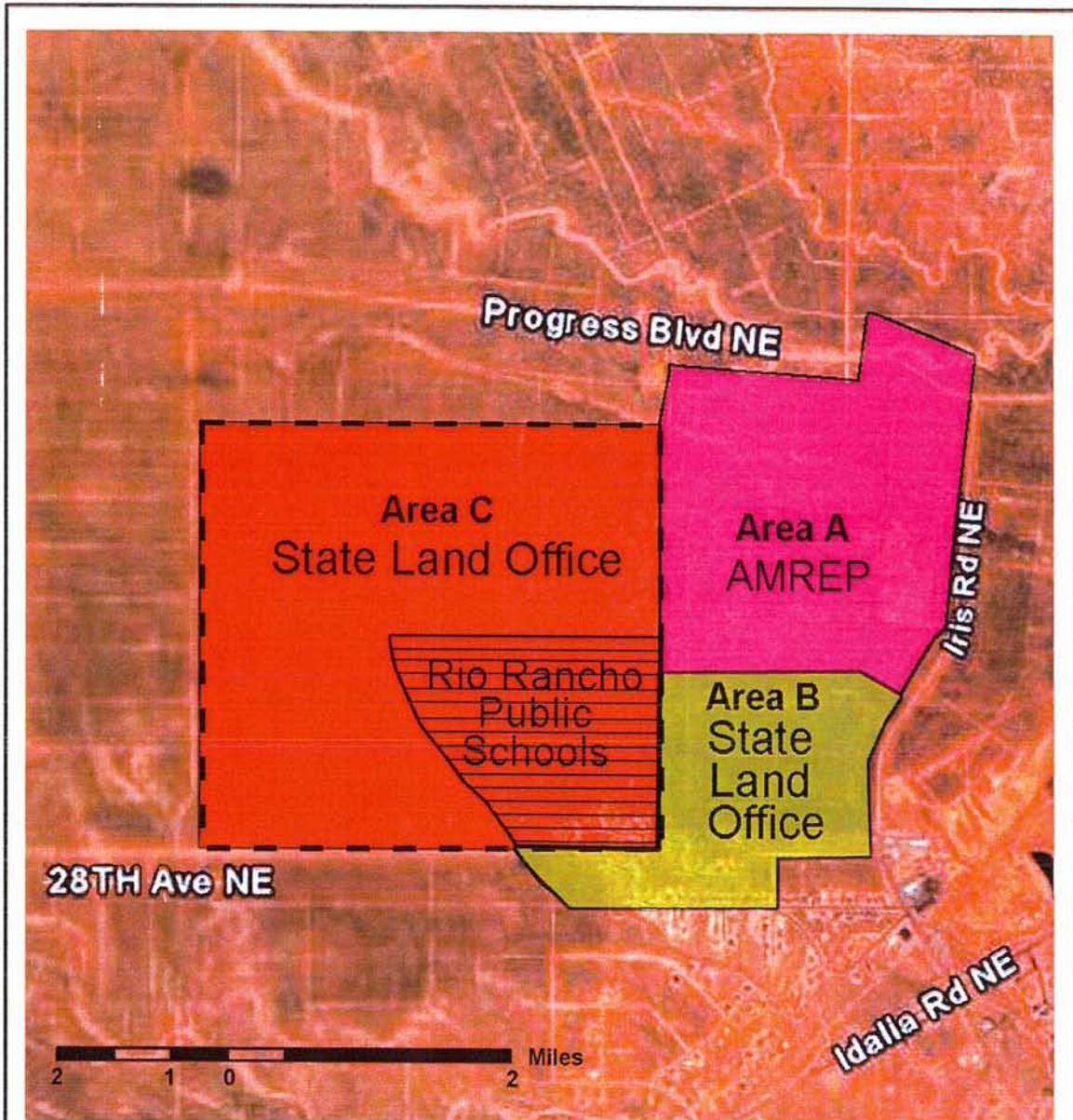
A unique aspect impacting the majority of this property is its ownership. The majority of Area C and all of Area B is held in trust as public land and managed by the Commissioner of Public Lands through the State Land Office. Due to its location in the geographic heart of the City, these 593 acres of State Land is prime for master planning for the community's benefit. The highest and best use for these lands is mixed use, with land dedicated to residential, commercial, and industrial. 140 acres was recently transferred to the Rio Rancho Public Schools for a new high school. The land uses proposed are in accordance with the policies of the City's Vision 2020 Integrated Comprehensive Plan.

### Transportation Corridors

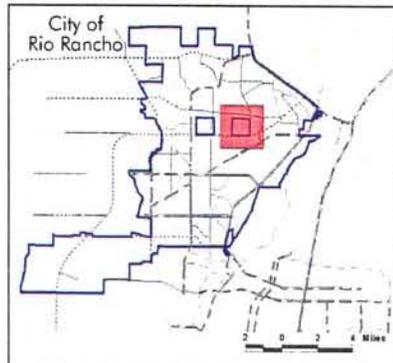
The main transportation corridor serving this property is Paseo del Volcan, a principal arterial planned to extend from 528 west to Unser and beyond. Paseo del Volcan will provide excellent access to Interstate 25 and 40, which will help this area to attract employers helping to increase the job base in the City. Other existing transportation corridors include primary north-south corridors such as Unser Boulevard, 30th, 40th, Westphalia Boulevard, and Iris. The property is primarily served by 40th Street and Iris/Westphalia Boulevard as the primary north/south arterials. Serving the subject property via east-west corridors, other than Paseo del Volcan is Progress Boulevard to the north. Please see the location map on the previous page to identify transportation corridors serving the property.

### Land Use

Surrounding land uses impacting the property are minimal. Currently, the property is vacant and the surrounding land uses are also vacant. The State parcels are subject to a State Land Office planning lease that is held by Paseo Gateway LLC. Northern Meadows and North Hills to the west and southwest respectively are the closest residential land uses to the property. There are a few existing residences located south of Paseo del Volcan in the vicinity.



**Paseo Gateway  
Master Plan**  
*Current Ownership*



**Legend**

- Proposed Roads
- Roads
- Rio Rancho City Limits



**CONSENSUS PLANNING, INC.**  
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 e-mail: cp@consensusplanning.com

### 3. LAND USE AND ZONING

Per the petition for annexation and establishment of zoning request, and the zone map amendment requests, certain zoning is sought to accrue to the benefit of all of the parties. With residential, commercial and employment areas clustered together, walkability is enhanced. With enhanced walkability, safety improves and traffic congestion lessens.

Section 32 and the 440 acres to the east are programmed to be a growth node according to the Vision 2020 ICP. The following pages include the land use and zoning plans for the Master Plan. The table below includes the acreage and zoning requested: (The land use and zoning exhibit is on page 9.)

Table One: Land Use and Zoning for Paseo Gateway plan area

Paseo Gateway		
Land Use/ Zoning	Size (acres)	% of Total
Residential (R-1)	39.8	3.9%
Residential (R-2)	223.1	21.7%
Residential (R-3)	111.0	10.8%
Residential (R-4)	71.6	6.9%
Residential (R-6)	30.1	2.9%
Commercial (C-1)	80.7	7.8%
Light Industrial (M-1)	40.3	3.9%
Education Center (SU)	172.6	16.8%
Community Center	2.0	0.2%
Open Space (OS)	37.4	3.6%
Mixed Use (SU)	96.4	9.4%
Right-of-Way	125.0	12.1%
<b>Totals</b>	<b>1030.0</b>	<b>100.0%</b>

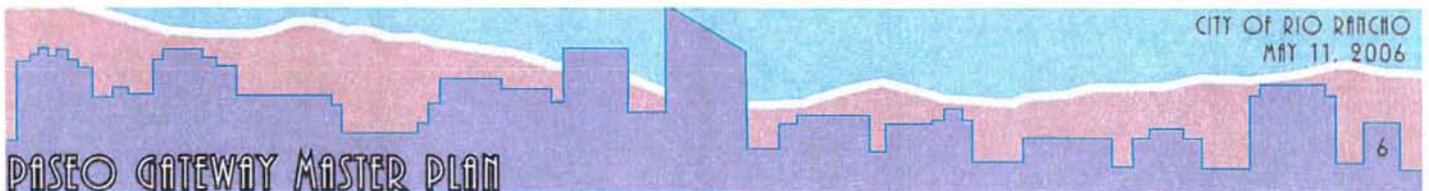
### Land Use and Zoning Descriptions

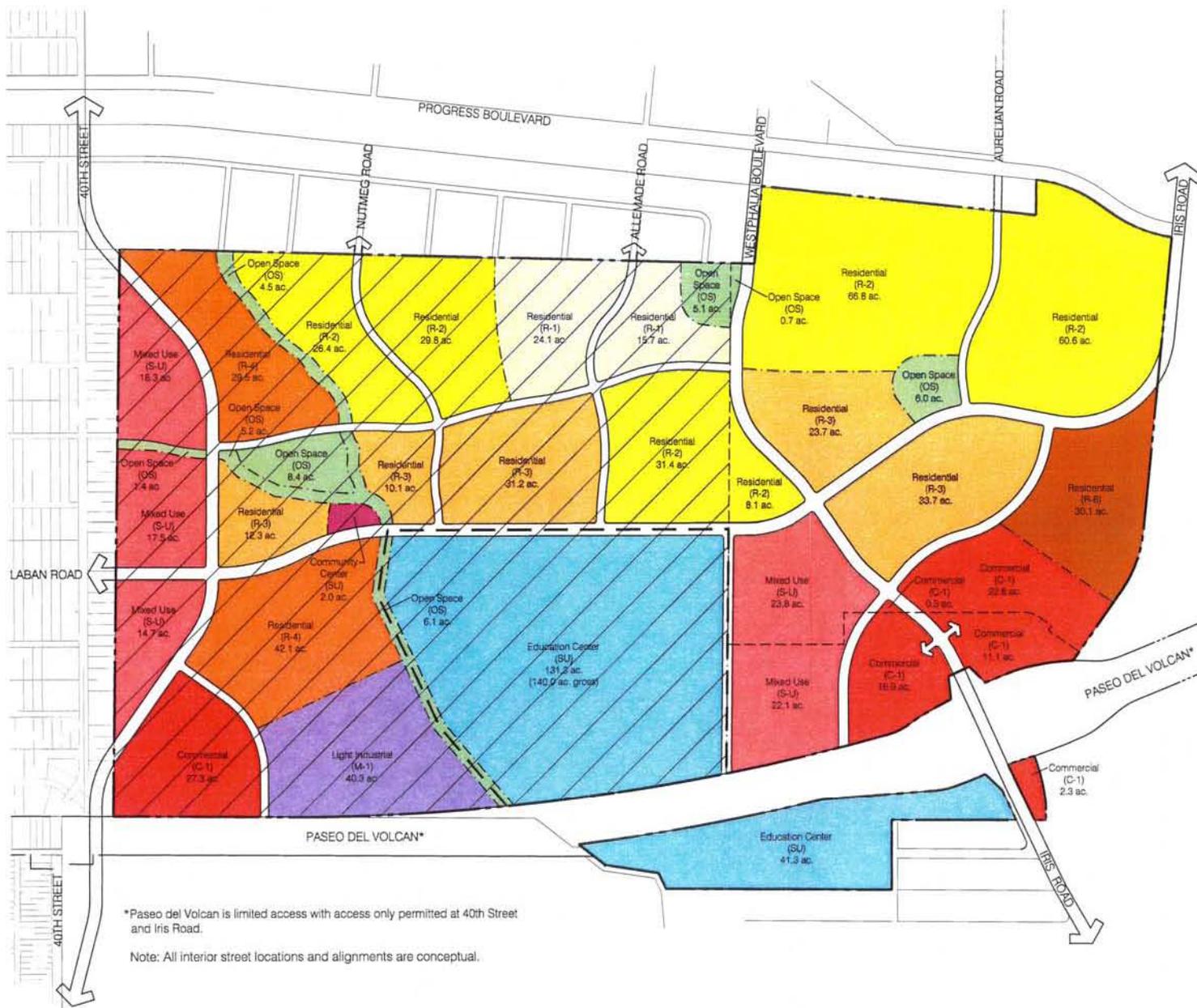
#### A. Area A - AMREP Southwest

Recommended land uses and zoning for Area A addresses the 296.8 acres of land owned by AMREP Southwest. The following districts are proposed for Area A:

#### R-2

R-2 is the residential zone district that allows for a minimum lot size of 5,000 square feet. R-2 is a relatively new zoning category in Rio Rancho and responds to a need for a medium density residential zone. There are 135.5 acres planned for R-2 within Area A.





- Residential (R-1)
- Residential (R-2)
- Residential (R-3)
- Residential (R-4)
- Residential (R-6)
- Mixed Used (SU)
- Commercial (C-1)
- Light Industrial (M-1)
- Education Center (SU)
- Community Center (SU)
- Open Space (OS)
- Annexation Area
- AMREP/State Land Office Ownership Boundary

# PASEO GATEWAY

## LAND USE / ZONING

Prepared For: Rio Rancho Public Schools  
New Mexico State Land Office  
GSL Properties, Inc.  
AMREP Southwest

Prepared By: Consensus Planning, Inc.  
Hult-Zollars, Inc.

\*Paseo del Volcan is limited access with access only permitted at 40th Street and Iris Road.

Note: All interior street locations and alignments are conceptual.

**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 754-9801 Fax 842-5485  
e-mail: cp@consensusplanning.com



**R-3**

R-3 is the City's medium density, multi-family district that allows for multi-family residential up to six units per dwelling. R-3 requires that each lot be at least 10,000 square feet. Single-family detached residential dwellings are also permitted, and must have an area of at least 4,000 square feet. There are 57.4 acres planned for R-3 within Area A.

**R-6**

R-6 is the City's high density, multi-family district that allows for multi-family residential up to 32 dwelling units per acre. R-6 will allow for townhome development, lofts, and other innovative products with minimum lot sizes appropriate for fee simple attached housing. Single-family detached residential dwellings are not permitted in this district. There are 30.1 acres planned for R-6 within Area A.

**C-1**

Moderately intense commercial uses are permissive in the C-1 district. C-1 allows for retail, restaurants, banks and churches, as well as professional offices and public facilities. There are 23.1 acres planned for C-1.

**Mixed Use (SU)**

The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 23.8 acres dedicated to Mixed Use within the AMREP property.

**OS**

The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 6.7 acres of OS in Area A.

*Table Three: Land Use and Zoning Acreage and Distribution for Area A*

Area A		
Land Use/Zoning	Size (acres)	% of Total
Residential (R-2)	135.5	45.7%
Residential (R-3)	57.4	19.3%
Residential (R-6)	30.1	10.1%
Commercial (C-1)	23.1	7.8%
Mixed Use (SU)	23.8	8.0%
Open Space (OS)	6.7	2.3%
Right-of-Way	20.2	6.8%
<b>Totals</b>	<b>296.8</b>	<b>100.0%</b>

**B. Area B - New Mexico State Land Office**

Recommended land uses and zoning for Area B addresses 143.2 acres of land owned by the State that has already been annexed into the City of Rio Rancho. The following districts are proposed for Area B:

**C-1**

There are 30.3 acres planned for C-1 in Area B. Due to the proximity of Area B to Paseo del Volcan, the C-1 lands provide a logical transition from a principal arterial north to medium and low density residential development. C-1 allows for retail, restaurants, banks and churches, as well as professional offices and public facilities.

**Mixed Use (SU)**

The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 22.1 acres dedicated to Mixed Use within Area B.

**Educational Center (SU)**

Schools, recreational facilities, administrative offices, parks, and maintenance and storage facilities are permissible in the Educational Center district. Advanced education and elementary educational facilities are able to be located in this district to serve a localized or regional educational objective. 41.3 acres are designated as Educational Center in Area B

*Table Four: Land Use and Zoning Acreage and Distribution for Area B*

<b>Area B</b>		
<b>Land Use/Zoning</b>	<b>Size (acres)</b>	<b>% of Total</b>
Commercial (C-1)	30.3	21.2%
Mixed Use (SU)	22.1	15.4%
Education Center (SU)	41.3	28.9%
Right-of-Way	49.5	34.5%
<b>Totals</b>	<b>143.2</b>	<b>100.0%</b>

**C. Area C - New Mexico State Land Office and Rio Rancho Public Schools.**

Recommended land uses and zoning for Area C addresses the 590 acres of land owned by the State and Rio Rancho Public Schools and requires annexation into the City. The following districts are proposed for Area C:

**R-1**

R-1 is a low density single-family zone district for detached housing that allows for a minimum lot size of 7,000 square feet. There are 39.8 acres planned for R-1 within Area C.

**R-2**

R-2 is the residential zone district that allows for a minimum lot size of 5,000 square feet. R-2 is a relatively new zoning category in Rio Rancho and responds to a need for a medium density residential zone. There are 87.6 acres planned for R-2 within Area C.

**R-3**

R-3 is the City's medium density, multi-family district that allows for multi-family residential up to six units per dwelling. R-3 requires that each lot be at least 10,000 square feet. Single-family detached residential dwellings are also permitted, and must have an area of at least 4,000 square feet. There are 53.6 acres planned for R-3 within Area C.

**R-4**

R-4 is a high density residential zone district for detached single-family housing and a minimum lot size of 4,000 square feet. There are 71.6 acres planned for R-4 within Area C.

**C-1**

There are 27.3 acres planned for C-1 in Area C. The C-1 lands provide easily accessible services for the nearby residential and business areas. C-1 allows for retail, restaurants, banks and churches, as well as professional offices and public facilities.

**Mixed Use (SU)**

The Mixed Use designation provides flexibility to provide a mix of higher density residential and commercial/office uses. The Mixed Use district supplies employment and housing opportunities for the community. The uses may be integrated vertically or adjacent to each other with appropriate buffering. There are 50.5 acres dedicated to Mixed Use within the Area C.

**M-1**

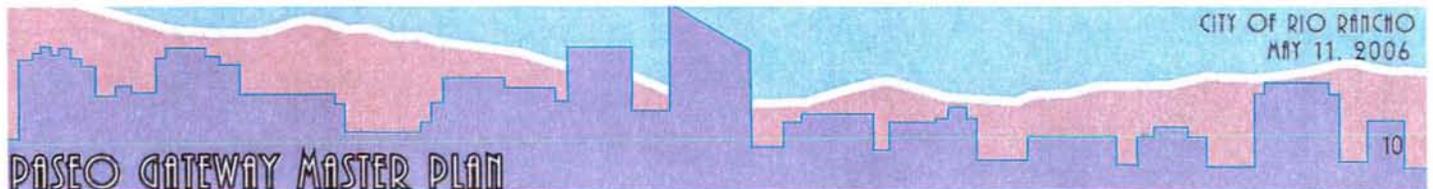
Office, light industrial, manufacturing, and business park facilities are appropriate uses in the M-1. The intent of the employment zone is to provide a location for area employers to locate in an area served by principal arterial transportation corridors with excellent accessibility and existing infrastructure. Adequate employment land is vital to securing a community's job retention and job attraction capabilities. Uses that create nuisances such as smoke, noise, vibration, and odor are not appropriate for the M-1 district in this area. 40.3 acres has been designated for M-1 in Area C.

**Educational Center (SU)**

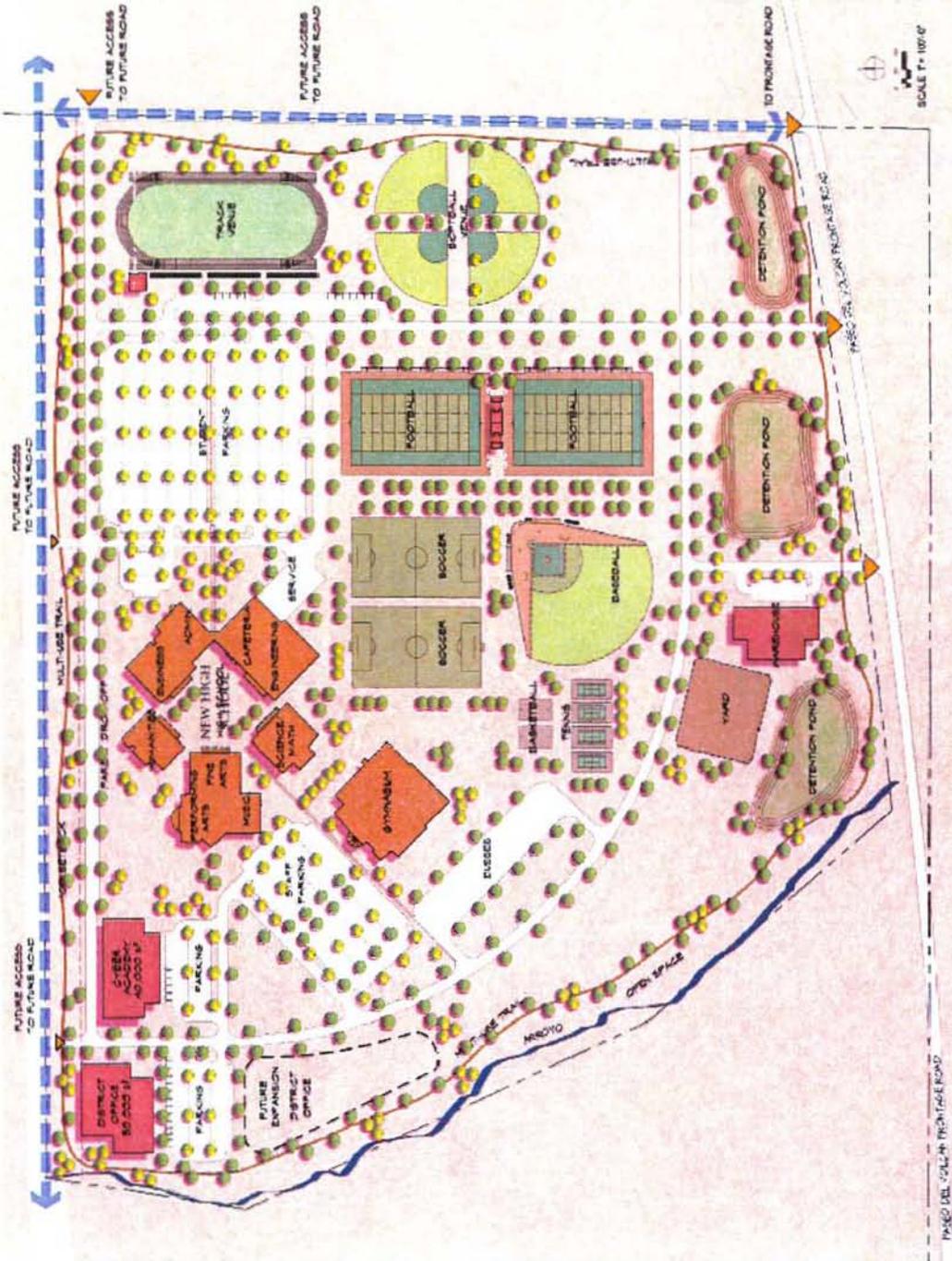
Schools, recreational facilities, administrative offices, parks, and maintenance and storage facilities are permissible in the Educational Center district. Advanced education and elementary educational facilities are able to be located in this district to serve a localized or regional educational objective. The 140.0 (gross) acres designated for Educational Facilities was recently transferred from the State Lands Office to Rio Rancho Public Schools. A preliminary conceptual plan for a new high school has been included in this master plan.

**Community Center**

Two acres is designated within Area C for development of a community center to serve nearby residential neighborhoods. Typical uses include meeting rooms, exercise facilities, play grounds with equipment, and similar uses.



# Conceptual High School Site Plan



**NEW RIO RANCHO HIGH SCHOOL**  
 RIO RANCHO, NM / 05/11/06 / CONCEPTUAL SITE PLAN

**Baker Perich Salasini**  
 ARCHITECTS  
 1000 N. ...  
 ...

**OS**

The OS or Open Space zone shall allow for active and passive recreational amenities, natural open space areas for wildlife habitat and cultural and natural resource preservation. There are 30.7 acres of OS in Area C.

*Table Five: Land Use and Zoning Acreage and Distribution for Area C*

<b>Area C</b>		
<b>Land Use/Zoning</b>	<b>Size (acres)</b>	<b>% of Total</b>
Residential (R-1)	39.8	6.8%
Residential (R-2)	87.6	14.8%
Residential (R-3)	53.6	9.1%
Residential (R-4)	71.6	12.1%
Commercial (C-1)	27.3	4.6%
Mixed Use (SU)	50.5	8.6%
Light Industrial (M-1)	40.3	6.8%
Educational Center (SU)	131.3 (140 acres gross)	22.3%
Community Center	2.0	0.3%
Open Space (OS)	30.7	5.2%
Right-of-Way	55.3	9.4%
<b>Totals</b>	<b>590.0</b>	<b>100.0%</b>

## 4. INFRASTRUCTURE

The following briefly describes the general infrastructure for the Master Plan area. Detailed plans will be prepared as development occurs.

### A. Water

Water service to the Paseo Gateway area will be initially provided by extending an existing water line that serves the City Center area. The 24" water line would be extended along the Paseo del Volcan right-of-way to 40th Street, and into the Paseo gateway development area. There is a 4MG storage reservoir being constructed by the City northwest of the King Blvd. and Unser intersection which will provide nearby storage capacity. This reservoir is presently fed from reservoir #8, which has approximately 7MG of storage capacity, which can be fed by several City wells.

The City is planning the construction of future permitted wells (S24, S27, and S28) in the general area which would be available to supplement water supply. Additional storage is anticipated at both the City Center reservoir and reservoir 15, location of future storage capacity is being reviewed by the City's consultant for water master planning.

### B. Sewer

Sewer service to the Paseo Gateway area is proposed to be provided by constructing a new sewer interceptor along the Barrancas Arroyo, starting at WWTF #3 and extending west along the arroyo to Paseo del Volcan. For the initial planning purposes a 15" - 18" sewer is anticipated. Sewer lines west of PDV would be constructed within platted right-of-way as part of the development.

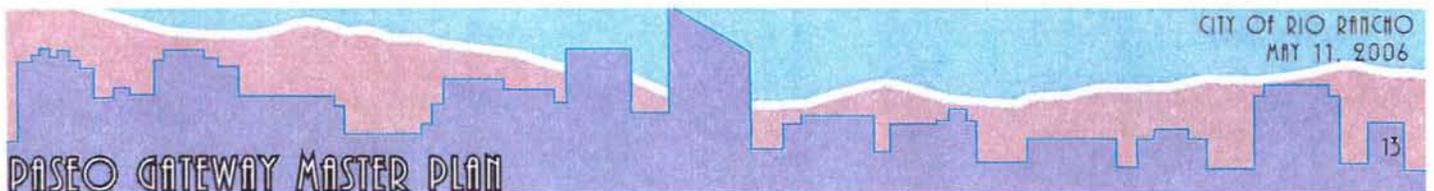
Wastewater would flow to WWTF #3, where it could be treated, or pumped using the existing wastewater lift station to WWTF #2.

### C. Drainage

An overall Drainage Management Plan is being developed for the Paseo Gateway development and will incorporate the new High School site. The overall site will be required to limit drainage flows to historic rates, based on the sizing for culverts under Paseo del Volcan. Therefore, the required detention ponds will be constructed as part of this development and in conjunction with Rio Rancho Public Schools.

### D. Roadways

Paseo Gateway is generally bounded on the south by Paseo del Volcan, on the north by Progress Blvd., and on the east by 40th St. Primary access to the Paseo Gateway area would be provided by realigning and extending 40th Street across and north of PDV, and extending Iris Rd. through the proposed PDV intersection and northwest through the proposed development area.



## 5. VISION 2020 INTEGRATED COMPREHENSIVE PLAN

The Paseo Gateway Master Plan adheres to the Rio Rancho 2020 Integrated Comprehensive Plan (2020 ICP). The 2020 ICP is a policy document that lays out broad goals, objectives and policies to guide the growth and development of Rio Rancho. General development policies provide guidelines that all development must adhere. The 2020 ICP is organized around eight fundamental principles, including:

- Land Use-Fiscal Analysis
- Urban Design
- Transportation and Circulation
- Infrastructure and Capital Facilities
- Environmental Sustainability
- Housing
- Community Services and Public Facilities
- Economic Development

The Paseo Gateway Master Plan will help to carry out the principles of the 2020 ICP. How the Plans meet the overall principle and intent of the policies and action statements is included below.

### Land Use-Fiscal Analysis

The land use principle calls for “the development of high density, mixed-use activity centers within master planned growth nodes...master planned growth nodes are meant to capture a significant share of the City’s future jobs and housing.” Master Planning is one of the City’s key action steps towards carrying out this Land Use Principal.

The Paseo Gateway Master Plan has been developed through a collaborative process between the State Land Office, City of Rio Rancho Community Development Department, Rio Rancho Public Schools, AMREP Southwest and Consensus Planning. The Plan provides the necessary land uses devoted to residential, commercial, educational and employment areas.

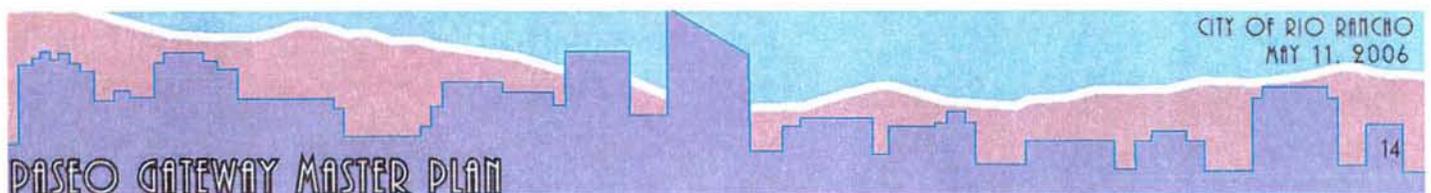
### Urban Design

Design features within the Paseo Gateway Master Plan will highlight streetscapes, multi-use paths, perimeter walls, gateways, and pedestrian connections at the Specific Area Plan and Site Planning stage. It is anticipated that a more detailed level of planning will be required for these properties to ensure adherence with the overall land use plans, transportation corridors and open space network. Future Specific Area Plans and Site Plans shall include landscaping requirements for streetscapes, arroyos and retention/detention ponds, walls and screening patterns. Native and xeric plant species shall be encouraged and water harvesting and irrigation requirements shall be included in any future landscape plans.

### Transportation

The transportation principle hopes to establish a long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is encouraged.

The road network is designed to accommodate the 2020 ICP Preferred Land Use Scenario. Prior to development, or as requirements for Specific Area Plans, Traffic Impact Analyses shall be provided



to ensure that new residential development will not compromise the existing transportation network. Walkways and pedestrian corridors shall be provided both as sidewalks along the roadways and within Open Space corridors. Pedestrian and bicycle connections may be considered for arterial and collector roadways, or within trail corridors.

**Infrastructure and Capital Facilities Principle**

The infrastructure and capital facilities principle aims to promote public health, safety and general welfare, and to preserve and enhance the natural systems that contribute to a safe and efficient water supply.

Planning and design of infrastructure within the Paseo Gateway Master Plan shall minimize the alteration of natural flood plains, stream channels and natural protective barriers. Flooding, grading and development activities shall be managed to prevent flood or erosion damage. A Drainage Master Plan shall be required for future Specific Area Plans.

**Environmental Sustainability Principle**

The basic tenet of the environmental sustainability principle is to maintain and improve natural resources in Rio Rancho for generations to come. Ways to achieve this, as suggested by the 2020 ICP, are through the support for recycling, water conservation and recycling, low-impact transportation alternatives, and the use of renewable resources.

Night sky compliant lighting shall be required within the Paseo Gateway Master Plan. Drought tolerant and native landscaping materials are encouraged. Finally, a coordinated pedestrian network is preferred throughout the Plan Area to help foster non-vehicular mobility and accessibility.

**Housing Principle**

Providing adequate and affordable housing, with a variety of housing options and projects is the intent of the housing principle. Quality residential neighborhoods are encouraged. Service and quality of life amenities are provided. Residential neighborhoods must be appropriately sited and protected from incompatible land uses.

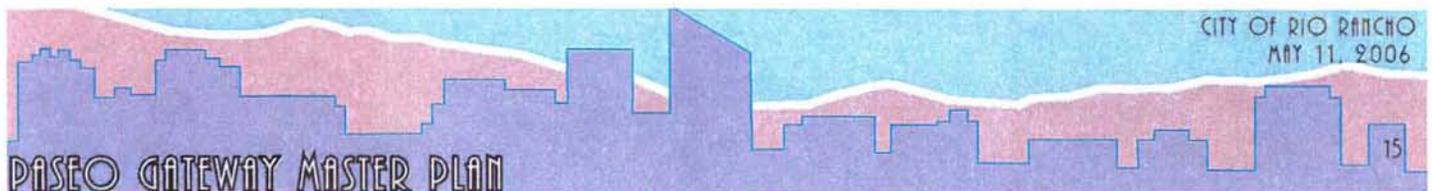
The Paseo Gateway Master Plan calls for a mix of land uses that can accommodate a diversity of housing options for residents. High-end and move-up housing will be available as well as attached and detached residential options.

**Community Services and Public Facilities Principle**

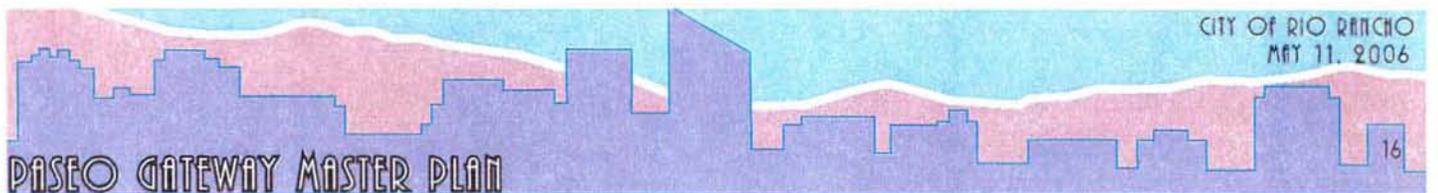
All residents should be assured proper access to police, fire and emergency services. Police, fire and emergency rescue services impacts should be considered in development plans according to the 2020 ICP. Coordination with the Department of Public Safety shall be a requirement for future Specific Area Plans to ensure federal standards are met for emergency response times.

**Economic Development Principle**

The primary goal of the economic development principle is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses, while with respect to the State parcels, also benefiting the public schools of New Mexico by optimizing revenue to the trust administered by the Commissioner.



The land use plan for the Paseo Gateway area provides for an appropriate mix of residential, commercial and employment uses. The intent of the land use plan is to provide ample space for a wide variety of potential employers and new industry to locate in Rio Rancho. With accessibility to Paseo del Volcan, NMSR 528 and Interstate 25, it is expected that this area will be desirable for future employers. The City may consider development incentives to attract employers to the Paseo Gateway by providing an expedited development review process.

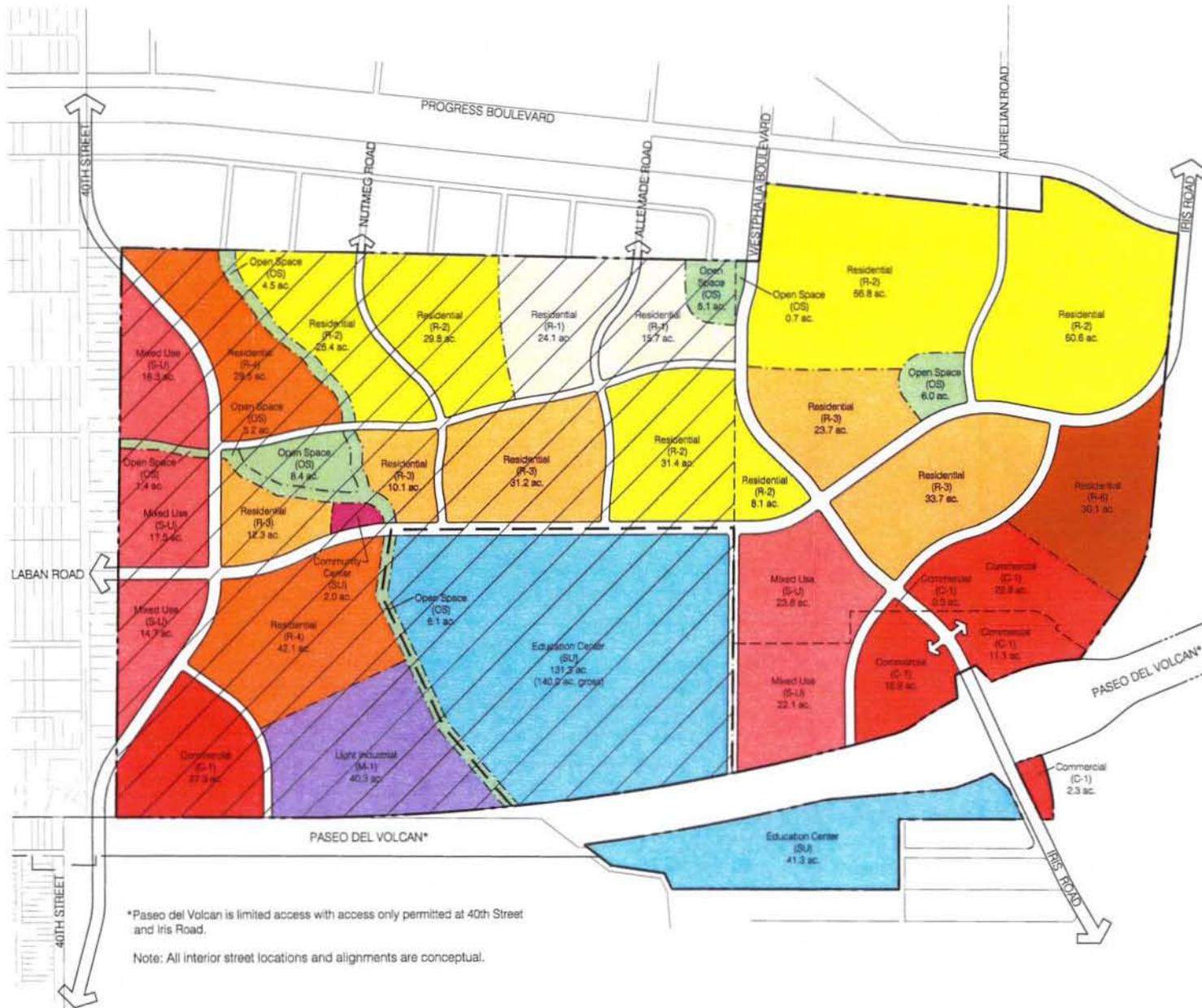


## 6. Implementation

The implementation of the Paseo Gateway Master Plan shall occur as subplans, infrastructure planning and subdivisions are platted.

1. All land use decisions shall be in compliance with the adopted Paseo Gateway Master Plan, this includes zone map amendments, platting, and right-of-way acquisition in coordination with the Department of Public Infrastructure.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Department of Public Infrastructure, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. National standards for emergency response times shall be upheld; therefore DPS facility planning shall be coordinated as subdivisions occur.
4. Access to Paseo Del Volcan will be restricted to 40th Street and Iris Road. A frontage road will provide for east-west travel along the southern boundary of the Specific Plan. Roads other than 40th Street and Iris Road that are shown intersecting Paseo Del Volcan, will be accessing a frontage road for east-west travel.
5. All interior streets locations and alignment are conceptual. Final location and alignment of internal streets shall be determined at the time of subdivision.
6. All major streets shall be dedicated upon request by the City during the subdivision process.
7. Trail corridors and linear parks shall be developed as part of the Master Plan and these areas shall count towards the parks requirements established by the City of Rio Rancho.
8. In addition to our request for Master Plan approval a 25% rule is established for administrative amendments to the Paseo Gateway Master Plan. As residential projects get farther along in the design process, it is typical for minor readjustments to occur. Therefore we propose that any change that is less than 25% of the Master Plan area shall be processed administratively by the Planning Director. Changes that exceed 25% of the plan area will return to the Planning and Zoning Board and Governing Body for approval.
9. Future plans may be required to address specific issues such as design guidelines, coordination of infrastructure, transportation corridors.
10. It is anticipated that following annexation, master plan, and zoning approval, that a Bulk Plat shall be prepared for the entire property (Areas A-C). In conjunction with the Bulk Plat, a Development Agreement shall also be prepared outlining infrastructure costs and requirements for the development.





- Residential (R-1)
- Residential (R-2)
- Residential (R-3)
- Residential (R-4)
- Residential (R-6)
- Mixed Used (SU)
- Commercial (C-1)
- Light Industrial (M-1)
- Education Center (SU)
- Community Center (SU)
- Open Space (OS)
- Annexation Area
- AMREP/State Land Office Ownership Boundary

# PASEO GATEWAY

## LAND USE / ZONING

Prepared For: Rio Rancho Public Schools  
 New Mexico State Land Office  
 GSL Properties, Inc.  
 AMREP Southwest

Prepared By: Consensus Planning, Inc.  
 Hult-Zollars, Inc.

\*Paseo del Volcan is limited access with access only permitted at 40th Street and Iris Road.  
 Note: All interior street locations and alignments are conceptual.

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May 11, 2006