

DOS AMIGOS SPECIFIC AREA PLAN



December 2007

Mayor Michael Williams

Governing Body:

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District 3: Delma Petruzzo
District 5: Larry Naranjo

District 2: Patricia A. Thomas
District 4: Howard W. Balmer
District 6: Marilyn Salzman

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District 3: P.J. Perry
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1.0 Introduction

1.1 Plan Purpose

The purpose of the *Dos Amigos Specific Area Plan* is to update and revise the *Dos Amigos Conceptual Redevelopment Plan* adopted in 2003. That plan anticipated the area would be condemned and redeveloped by the City under the state Metropolitan Redevelopment Act which existed at the time. New legislation prevents the City from redeveloping land unless there are clear health and safety issues present. Instead, private landholders have independently consolidated lots for development over the past several years. A recent proposal on 17.7 acres in the Plan area for a 77 lot subdivision and several pending zone map amendments has renewed an effort to revise the plan.

1.2 Plan Area

The property included with the boundaries of the *Dos Amigos Specific Area Plan* contains approximately 530 acres of land within the Rio Rancho city limits. The property is located on a flat to rolling upland surface within the City of Rio Rancho limits. It is roughly bounded by the area defined by Paseo del Volcan on the north, Unser Boulevard on the east, and the Los Montoyas Arroyo on the south and the west. It is legally described as Rio Rancho Estates, Unit 12, Blocks 2A, 3A, 4-6, 6A, 7-19, AA, EE, FF, K, All Lots and Tracts; and Cielo Grande, Blocks 1-6.

1.3 Plan Hierarchy

Comprehensive Plan:

The *Vision 2020 Integrated Comprehensive Plan*, adopted June, 2001, is a Level 1 general policy plan to direct current and future growth and physical development of the entire city. The Plan emphasizes patterns of development with mixed land uses and densities. The concept is characterized by Growth Nodes for new development, but also includes infill opportunities.

Specific Area Plans:

A specific area plan is a Level 5 plan that addresses uses, access, parking, streetscape, and other issues along a major thoroughfare or a specific geographic area. It may also address mixed uses, connectivity, character, community services, and other issues for a neighborhood or activity center in the city. Examples of corridor and specific area plans in the city are: Southern Blvd., Northern Blvd., Unser Blvd. North, and Golf Course Rd. Adoption of a specific area plan is an amendment to the ICP.

1.4 Plan Process

The Plan was routed to City departments for review and comment. The Plan was presented to the public at the following meetings:

- Planning and Zoning Board Public Meeting

Public meetings were held on October 30, 2007 and November 13, 2007. The public meeting was advertised by sending out letters to all property owners in the Plan area. The meeting was also posted on the City's website. The PZB makes a recommendation to the Governing Body.

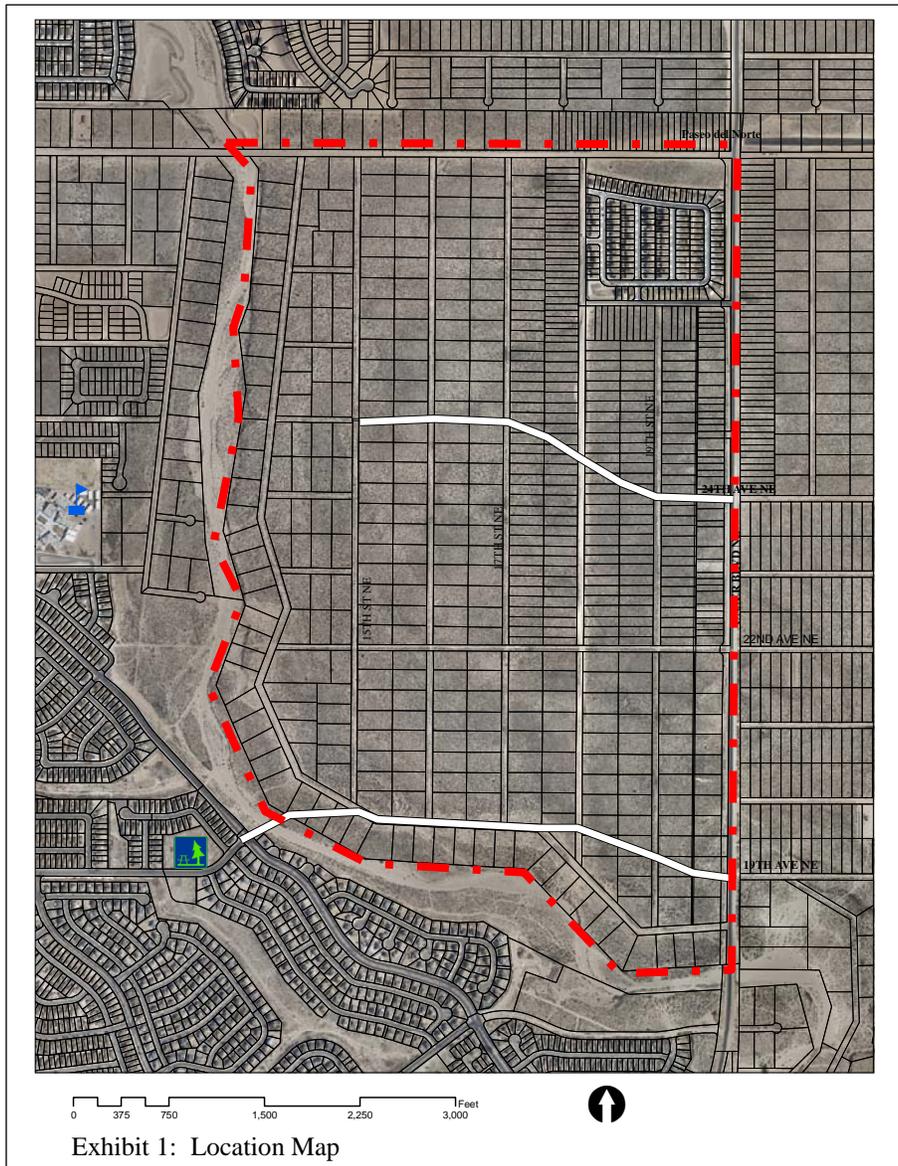


Exhibit 1: Location Map

- **Governing Body Public Hearing**

A public hearing date is scheduled for December 12, 2007. The public hearing has been advertised by sending out certified letters to all property owners in the Plan area. Notices will also be posted on the City's website. The Governing Body will adopt the specific area plan and any amendments.

1.5 Implementation

A specific area plan is typically implemented through one or more zone map amendments that may be initiated by the City of Rio Rancho or private landowners. Development standards may be established through the adoption of an overlay zone for all or part of the plan area. Recommended capital improvements will be implemented through the City's ICIP or as private development occurs.

2.0 Existing Conditions

Existing conditions for the Plan area described in this section include:

- Demographics
- Natural Environment
- Land Use
- Zoning
- Transportation
- Utilities
- Drainage

2.1 Demographics

Rio Rancho is the fastest growing municipality in New Mexico with an 18.5% growth rate in 2005. The City is expected to more than double in population over the next 20 years. Currently, only a small fraction of the city’s population lives in the Plan area. However, if the area builds out in the next 20 years under its current platting, the population could reach 1,650 people at the current household size.

Exhibit 2: Plan Area Population and Housing				
	2000	2007/08*	2015	2025
City of Rio Rancho				
Housing Units	20,209	27,778	41,403	61,410
Population	51,765	75,000	111,787	165,806
Plan Area				
Housing Units	0	138	305	610
Population	0	373	824	1,647
Notes: *Cielo Grande residents; 610 residentially zoned lots. Assumes full build-out by 2025. Avg. household size – 2.70 persons Source: US Census, 2000; Unser Blvd. EA, 2004				

The median age for residents of Rio Rancho was 35.1 years, slightly higher than the statewide figure of 34.6 years; however, the City has a higher percentage of residents under 18 than the state average. City residents 18 years or older accounted for 70.8 percent of the total population, compared with 72.0 percent for the state as a whole. Residents 62 years and older comprised 13.4 percent of the total population, compared with 14.0 percent statewide.

The average City of Rio Rancho household had 2.70 persons and the average family household had 3.14 persons, which is very similar to the statewide figures of 2.63 persons and 3.18 persons, respectively. Rio Rancho had a total of 18,995 households in 2000. Of these, 74.3 percent were family households (the members are related by blood or marriage) and 25.7 percent are non-family households. This ratio is fairly similar to that of the state as a whole, where 68.8 percent of households are family households and the remaining 31.2 percent are non-family households.

In 2000, 40.3 percent of all families had children under 18 years of age living in the house, which is somewhat higher than the statewide figure of 34.7 percent.

91% of the Rio Rancho population has a high school diploma. Of these, 29% have some college education, 5% an associate degree, 17% a bachelor degree, and 8% a graduate degree.

Rio Rancho is less ethnically diverse than the rest of the state. 78% of the population is white (28% of which is Hispanic); 4% multi-racial; 2% Native American; 3% Black; 1% Asian; and 11% unclassified.

The Rio Rancho labor force was comprised of 33,100 workers in 2006. The unemployment rate for the city is 3.5% which is lower than for Sandoval County (4.1%) and the Albuquerque metropolitan area (3.9%) as a whole. The City’s jobs-to-population ratio of .22 in 2005 will need to increase to .50 jobs-to-population to match the metro area over the next 20 years.

Over half of Rio Rancho’s households earned between \$40,000 and \$100,000 in 1999. The community is predominately middle class, unlike most of the state. The current average household income for the City is \$61,747 (Rio Rancho Economic Development Corp., 2007). At the same time, Rio Rancho is less expensive city to live in than its neighbors. The ACCRA Cost of Living Index for Rio Rancho is 97.6 (US = 100%, 4th Quarter 2006).

Building permits for single family homes slowed in 2006 to 2,049 after exceeding 3,000 in 2005 and 2007 is on pace for about 1,500 permits. The long-term average number of building permits issued has been about 1,000 annually.

Housing is still more affordable in Rio Rancho than for the metropolitan area as a whole. The average sales price of an existing home in Rio Rancho was \$204,680 in 2006. The median price was \$177,000

New homes are averaging \$212,000 (Rio Rancho Economic Development Corp., 2006). Most new single family homes are currently being built in the Cabezon community and Northern Meadows subdivision.

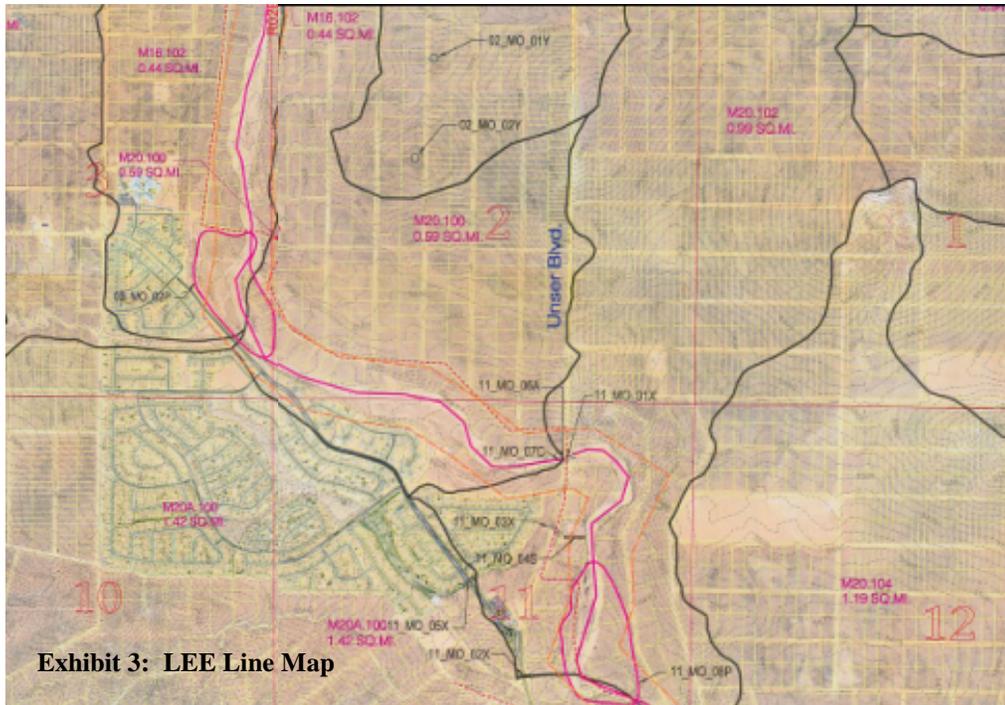
2.2 Natural Environment

The Plan area is consists largely of rolling topography cut by arroyos with occasional flat places. The Plan area slopes from northeast to southwest with elevations ranging from 5,500 feet at the Montoyas Arroyo to 5,650 feet above sea level at Unser Blvd. and Paseo del Volcan. The Montoyas Arroyo is considered a 100-year floodplain on the FEMA flood insurance rate maps.

Location	Existing Flow	Future Flow
King Blvd.	5,544 cfs	9,082 cfs
28 th Ave (Paseo del Volcan)	5,545 cfs	9,094 cfs
Unser Blvd	5,668 cfs	9,552 cfs

The Southern Sandoval County Arroyo and Flood Control Authority (SSCAFCA) applies a Lateral Erosion Envelope (LEE) line to the Montoyas Arroyo channel. LEE lines are based on the build-out of the Rio Rancho Estates subdivision. As shown in the Exhibit below, Block 19

lots of Unit 12 fall largely within the LEE line. Development is restricted within this area and SSCAFCA recommends a 100 ft. setback from LEE lines.



The Plan area is also characterized by the Plains-Mesa Sand Scrub vegetation community. Stands of sand sage intermixed with blue grama are the dominant vegetation with pockets of one-seed juniper, broom dalia, galleta grass, snakeweed, four-wing saltbush, and cane cholla.

The most common wildlife found in the Plan area are coyote, desert cottontail, black-tailed jackrabbits, ground squirrels, pocket gophers, whiptail snakes, and side-blotched lizards. Birds include the mourning dove, western kingbird, barn swallow, common raven, and scaled quail as well as rock doves and red-tailed hawks. A colony of western burrowing owls lives along the banks of the Montoyas Arroyo.

Sensitive, threatened and endangered species for the area include the black-footed ferret, western burrowing owl, Baird’s sparrow, mountain plover, peregrine falcons, gray vireo, and millipede.

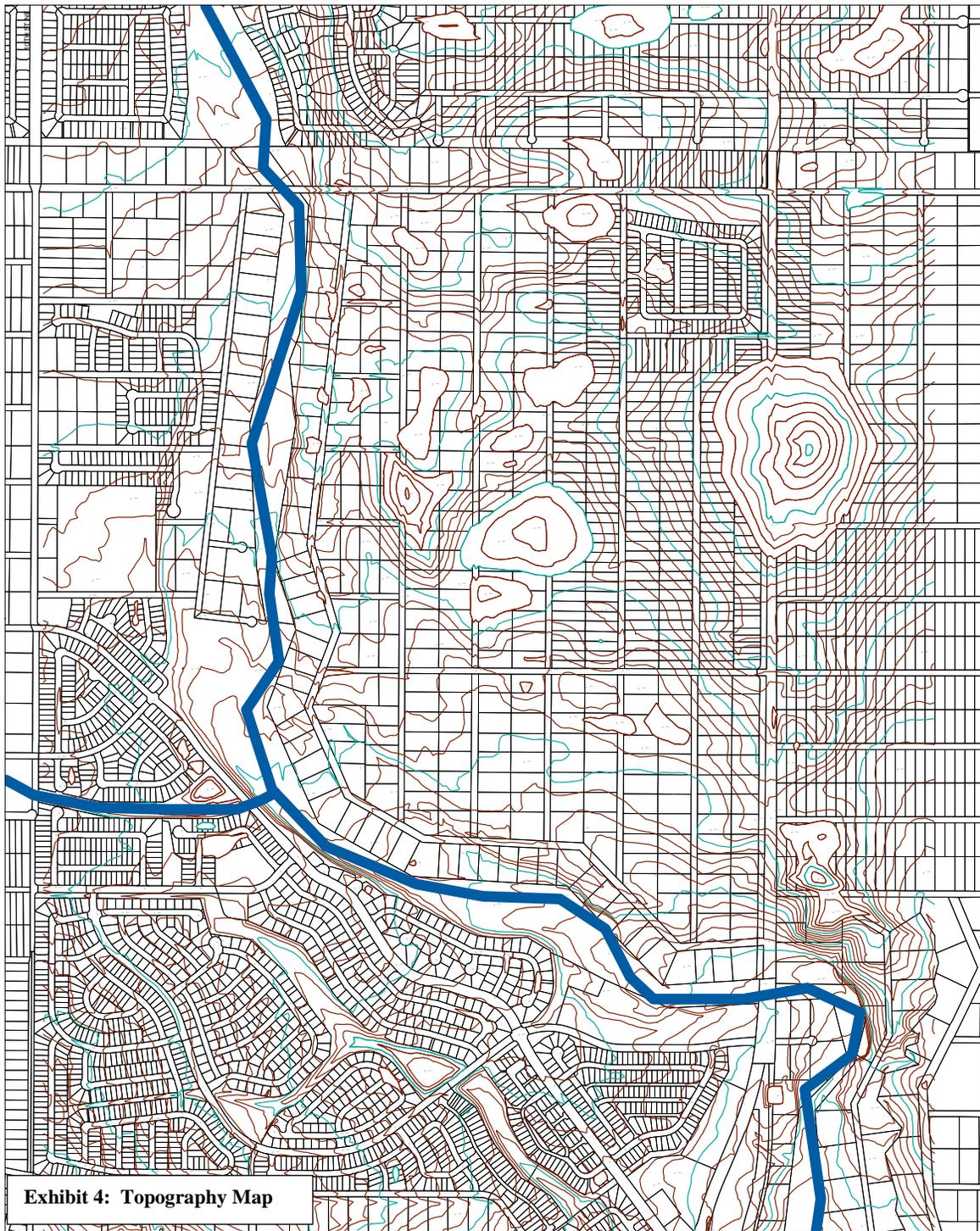
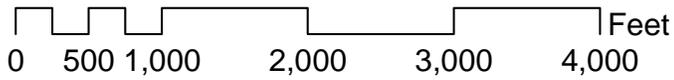


Exhibit 4: Topography Map



2.3 Land Use

There are 614 buildable lots currently platted in the Plan area. Thirty-five percent of lots are less than half an acre in size, including 138 lots in the Cielo Grande subdivision. Another third of lots are half an acre in area and a third are 1 acre in size. Land ownership is as follows:

Exhibit 5: Buildable Lots		%
.25 to .5 acre	215	35.0%
.5 acre	169	27.5%
.5 to 1 acre	30	4.9%
1 acre	200	32.6%
	614	100.0%

At present, *Dos Amigos Specific Area Plan* area includes the Cielo Grande subdivision with over 130 homes and one single family home by itself (Unit 12, Block 5, Lot 14, Rio Rancho Estates) accounting for 3% of the Plan area. Almost 80% of the Plan area is vacant land.



Exhibit 6: Existing Land Use	Acreage	% Total
Vacant	418.6	78.9
Residential	17.8	3.4
Commercial	0.0	0.0
Rights-of-Way, Drainage	93.6	17.7
Total	530.0	100%

2.4 Zoning

Most of the Plan area is zoned R-1 Single Family Residential. Cielo Grande subdivision is zoned R-4 Single Family Residential. Some properties along the west side of Unser Blvd. between 23rd and 24th Aves. are zoned C-1 Retail Commercial as well as lots at the northwest corner of 19th St. and 22nd Ave.

Exhibit 7: Existing Zoning	Density/ Intensity	Acreage	% Total
R-1 Single Family Residential	6.2	397.8	75.1
R-1/ OZ Single Family Residential	6.2	18.3	34.5
R-4 Single Family Residential	10.9	17.8	3.4
C-1 Retail Commercial	med	2.4	.5
Rights-of-Way, Drainage		93.6	17.7
Total		530	100.0
Note: As of April 2007.			

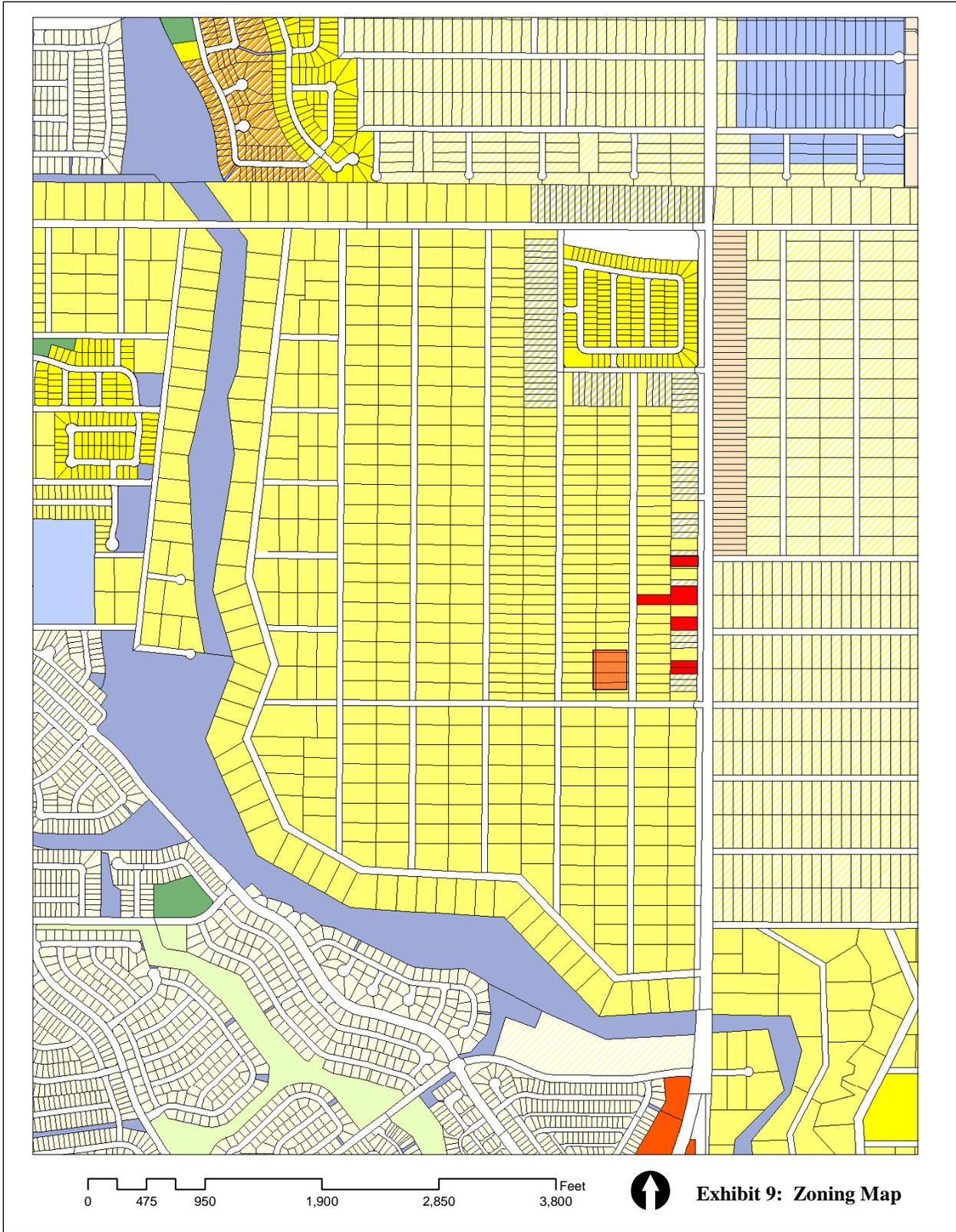
▪ *Overlay Zones*

An existing overlay zone is in place along Unser Blvd. in the Plan area for Block AA, EE, and K. Regulations of the overlay zone are as follows:

- All R-1 contiguous 50 ft. minimum frontage lots in the same ownership shall be deemed merged for zoning and building purposes.
- Any division of lots merged by this ordinance shall be reviewed by Development Services Department pursuant to the City's Subdivision Ordinance.
- Lots replatted to a minimum frontage width of 70 ft. or larger are excluded from the requirements.

Pending ZMA and subdivision cases in the Dos Amigos Plan area:

Exhibit 8: Pending Cases (revised)			Zoning	
Case No.	Legal Description	Location	Existing	Proposed
06-100-00010	Unit 12, Block 5, Lots 88, 90, 91	W side 19 th St. 700 ft. N 22 nd Ave.	R-1	C-1
06-100-00024	Unit 12, Block 9, Lots 23-26; Block 10, Lots 24-26	S side 28 th Ave. between 15 th & 17 th St.	R-1	C-1
06-100-00041	Unit 12, Block 5, Lot 6	E side 18 th St., 400 ft. N 22 nd Ave.	R-1	C-1
06-100-00042	Unit 12, Block 5, Lot 4	E side 18 th St., 250 ft. N 22 nd Ave.	R-1	C-1
06-100-00044	Unit 12, Block 5, Lot 89	W side of 19 th St., 600 ft. N 22 nd Ave.	R-1	C-1
06-100-00045	Unit 12, Block 5, Lot 5	E side 18 th St., 300 ft. N 22 nd Ave.	R-1	C-1
07-100-00002	Unit 12, Block 5, Lot 96	NWC 22 nd Ave and 19 th St.	R-1	C-1
07-100-00071	Unit 12, Block 19, Lots 48-49	SEC Unser Blvd. and Farol Rd.	R-1	C-1



Recent zone map amendments approved in the Dos Amigos Plan area include:

Exhibit 10: Approved ZMAs			
Legal Description	Location	Plan Designation	Zoning
Unit 12, Block 5, Lots 92-95	NW corner 22 nd Ave. and 19 th St.	Mixed Use	C-1
Unit 12, Block K, Lots 31A, 36A, 41A	W side Unser Blvd. btwn 23 rd Ave and 24 th Ave.	Commercial	C-1
Unit 12, Block K, Lots 48-49	W side Unser Blvd. btwn 22 nd Ave and 23 rd Ave	Mixed Use	C-1
Unit 12, Block 2A, Lot 11	E side 19 th St. south 24 th St. if extended	Commercial	C-1
Cielo Grande Subdivision	SW corner Paseo del Volcan and Unser Blvd.	Medium Density Residential	R-4

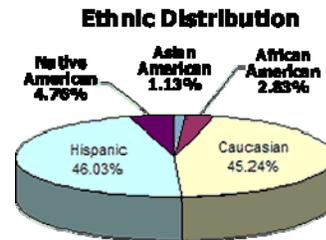
2.5 Community Facilities

- **Colinas Del Norte Elementary School** (near Plan area)

Rio Rancho Public Schools has 1,500 students in 13 school facilities (8 are elementary schools). Colinas del Norte is the nearest school.

- Founded: 1995, as the first new school built by the Rio Rancho district
- Enrollment: 1,037 (September 2006)
- Percent Special Education students: 15.6% (May 2006)
- Percent Free/reduced meal students: 57.9% (August 2006)
- Grade levels served: K-5 with special programs
- Primary areas served: Northwestern North Hills, Northern Meadows, and portions of Units 7 and 11

- Staff: 108, including:
 - o 62 teachers
 - o 40 instructional support staff
 - o 6 non-instructional support staff
- AYP Status (2006): Meets AYP



- **North Hills Park and Open Space** (south of the Plan area)

North Hills Park on 19th St. is approximately 5 acres and has two play structures, a shade structure, a basket ball court, and playing field. Proposed facilities include a future small dog park and/or horse shoe pit. North Hills Open Space on 17th St. (the "Canyon") is approximately 10 acres and includes a drainage channel with wetlands in the middle. It currently has a parking lot and grassy area. Proposed facilities include a frisbee course, benches and tables and a play structure to be completed by next summer.

- **North Hills Fire Station** (south of the Plan area)

The City operates a fire station at Cherry Rd. and Unser Blvd. to serve the northwestern part of Rio Rancho including North Hills, Northern Meadows, and City Center.



2.6 Infrastructure

- **Drainage:**

Existing drainage on this desert grassland site trends from the northeast to the southwest ultimately discharging to the Montoyas Arroyo which borders the entire western border of the area. Developed condition flows will be conveyed in pipes or open channels at a rate consistent with requirements in the *Montoyas Arroyo Watershed Management Plan*. Specific improvements have been constructed to the upstream watershed in conjunction with the Northern Meadows, which is immediately upstream from this project. These improvements should mitigate any negative impacts to the lots immediately adjacent to the Los Montoyas Arroyo. As a part of the planning process a meeting was held with SSCAFCA staff to review the conceptual plan. A conceptual drainage plan to support the development is underway based on SSCAFCA recommendations. Lots immediately adjacent to the Montoyas Arroyo will require special design consideration given their location within the LEE line.

- **Water:**

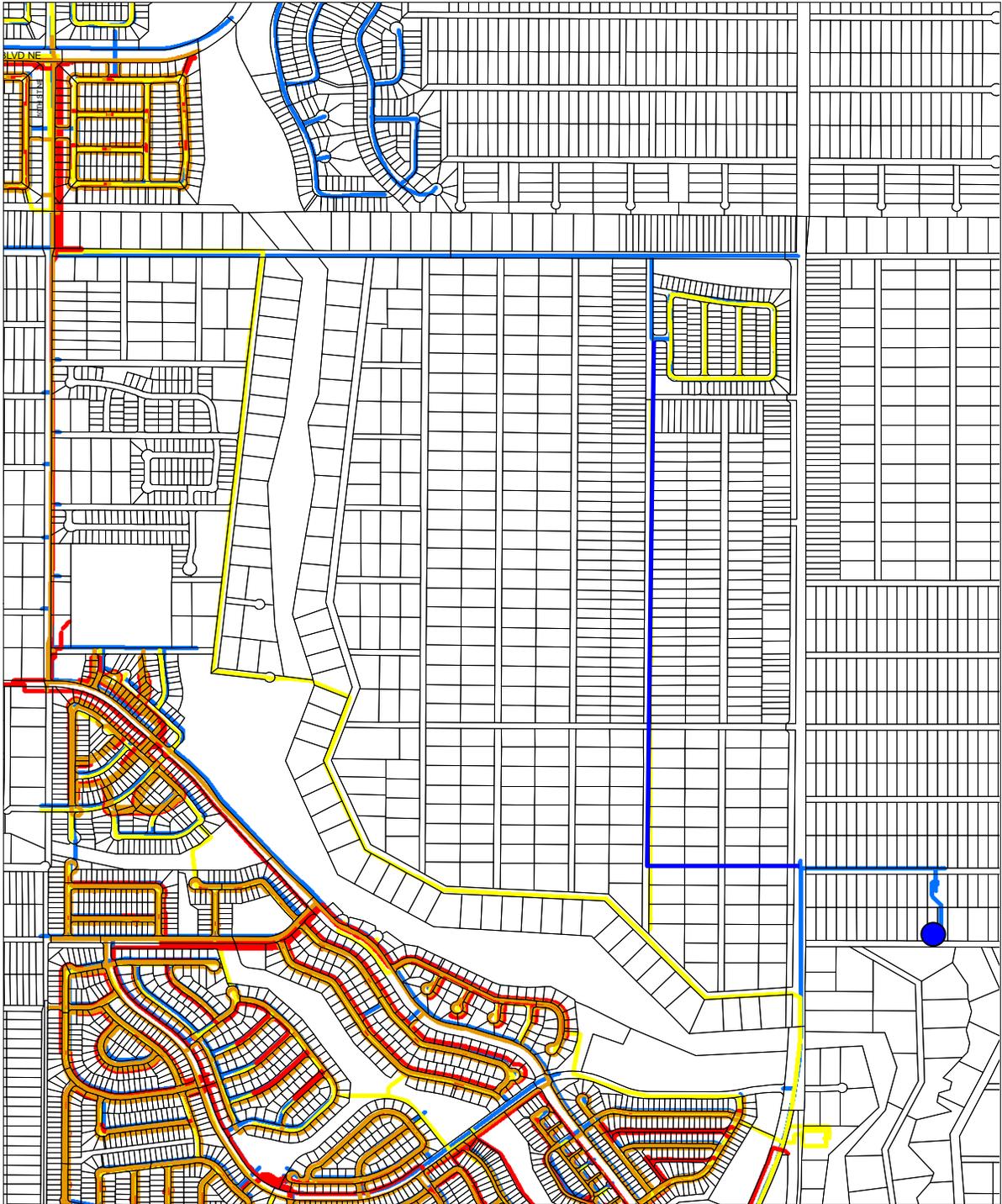
Water service is available along Paseo del Volcano as far as Unser Blvd. and extends down 18th St. to serve Cielo Grande subdivision. A water line also extends south along Unser Blvd. from a well/ water tank at 20th Ave and along 19th St. up to Cielo Grande subdivision. A future well and reservoir site is proposed at 24th Ave. and 27th St. to the east of the Plan area.

- **Sewer:**

Sewer conveyance runs south along 18th St. to a main sewer line on the east side of Montoyas Arroyo. This main line eventually discharges to Wastewater Treatment Plant #2.

- **Gas, Electric, Phone and Cable:**

All of these dry utilities are available from existing lines at the intersection of Paseo del Volcan and 10th Street. Construction of extensions from this area, eastward to the development area are possible. Crossing the Los Montoyas Arroyo at the western boundary is necessary to reach the site.



0 490 980 1,960 2,940 3,920 Feet

Exhibit 11: Utilities Map



2.6 Transportation

• Street System

The street system to serve the Plan area includes the following functional classification:

Expressway (future):

An expressway right-of-way is 400 ft.

- Paseo del Volcan

Arterials:

A principal arterial requires a minimum right-of-way of 156 ft.

A minor arterial requires a minimum right-of-way of 106 ft.

- Unser Blvd.
- 19th Avenue

Collectors:

A collector street requires a minimum right-of-way of 68 ft.

- 24th Avenue
- 28th Avenue (Frontage Rd.)
- 15th Street
- 19th Street

Local:

A local street requires a minimum right-of-way of 50 ft.

- 20th Avenue
- 21st Avenue
- 22nd Avenue
- 23rd Avenue
- 25th Avenue
- 26th Avenue
- Farol Rd.
- 16th Street
- 17th Street
- 18th Street
- Mesa Grande Loop
- Cielo Azul Dr.
- Solano del Sol Dr.



• Addressing

As part of the City's on-going addressing project, numeric street names are to be replaced with non-numeric street names. For example, 19th Avenue, an arterial street, will be renamed to Montezuma Blvd., and 24th Avenue, 15th and 19th Streets, collectors, will also be renamed.

• Access

Access to individual lots on the west side of Unser Blvd. between Farol Rd. and Block FF will be provided via a 24 ft. access easement or 50 ft. right-of-way at the rear of the properties fronting Unser Blvd. An access management plan is recommended for the Unser Blvd. corridor in Section 5.0.

- **Traffic**

Unser Blvd. Traffic Volumes	2006:	2030:
• @ Northern Blvd.	12,700	42,538
• @ Cherry Rd.	4,900	32,570
• @ Paseo del Volcan	7,000	28,782
Source: Mid-Region Council of Governments, 2006; Unser Corridor Study, 2007		

Traffic volumes along Unser Blvd. are projected to increase by 300% to 600% in the next 20+ years as development occurs. Signalized intersections may be required on Unser Blvd. and can be analyzed in more detail during the design phase. The access onto Unser Blvd. includes a potential signalized intersection at 24th Avenue and at 19th Avenue. Due to the Montoyas Arroyo, there will only be access to the west from 19th Avenue.

Exhibit 12: Access	2003 Plan Designation	Long Range Street Plan	NCAP Designation	Unser EA (revised)	Proposed Designation	Comment
East-West						
26 th Avenue	collector	-	-	Partial access	-	ROW past 18 th St. non-existent
24 th Avenue	-	-	collector	<u>Full access</u>	collector	ROW non-existent; will need to follow contours
23 rd Avenue	collector	-	-	No access	-	ROW non-existent.
22 nd Avenue	-	-	-	No access	-	
20 th Avenue	-	-	arterial	<u>No access</u>	-	
19 th Avenue	collector	arterial	-	<u>Full access</u>	<u>arterial</u>	<u>extend west over Montoyas Arroyo;</u>
North-South						
Farol Rd.	-	-	-	<u>No access</u>	-	Possibly w/i the LEE line
15 th Street	collector	-	-	-	collector	
18 th Street	collector	-	-	-	-	
19 th Street	-	-	-	-	collector	Between 20 th & 24 th Ave.

- **Transit**

Rio Transit operates a paratransit system serving seniors and eligible disabled adults. Funding is provided through FTA 5310 and the city of Rio Rancho general fund. Riders must be residents of the City of Rio Rancho. Trips are available for any purpose in Rio Rancho and are limited to medical, educational, or work purposes in Albuquerque, Placitas, Bernalillo, and Corrales. ABQ Ride is studying regional high capacity transit corridors for possible service to Rio Rancho in the future, including Unser Blvd. and NM 528. No local City bus service is yet planned.

- **Trails**

Department of Public Infrastructure designates Unser Blvd. for a bike route in their long-range plan. SCAFCFA and the city's *Parks and Recreation Master Plan* designate a pedestrian trail along the Montoyas Arroyo.



- **ICIP**

- Long Range Transportation Plan*

All municipalities prepare an Infrastructure Capital Improvements Plan (ICIP) and submit it to the state annually. The ICIP is a plan that establishes planning priorities for all anticipated capital projects and identifies funding sources for a period of 5 years. The ICIP may be used to procure state appropriations and to seek other funding sources such as bonds, loans, and grants.

The 2007-11 ICIP lists \$372.4 million in capital projects for parks,

public safety, drainage, transportation, utilities, equipment, and vehicles. Transportation projects total \$70.2 million city-wide over the 5 year period and include the following project within the Plan area:

- Unser Blvd. Widening (Middle Section), Farol Rd. to Progress Blvd., Reconstruct and widen to 4 lane divided road including bike lane - \$10,350,000.

The *2030 Metropolitan Transportation Plan* (MTP) prepared by the Mid-Region Council of Governments (MRCOG) identifies projects that will be programmed in the 5 year State Transportation Improvement Plan (STIP) if federal funding becomes available. Projects identified in the MTP and STIP in the Plan area include:

- Montoyas Arroyo Trail from Unser Blvd. to NM 528 - \$3.6 million.
- Unser Blvd. Widening (Middle Section), Farol Rd. to Progress Blvd., Reconstruct and widen to 4 lane divided road including bike lane - \$10,350,000.
- Cherry Rd. Safety Project, Unser Blvd. to 10th St., Pedestrian crossing improvements, bike lane addition, ADA ramps and other safety features - \$166,000.

3.0 Goals, Objectives, and Policies

3.1 Conformance with the Comprehensive Plan

Within the *Vision 2020 ICP*, the principles, policies and action statements for the City of Rio Rancho provide general development guidelines to which all development must adhere. The *Vision 2020 ICP* is organized around eight fundamental principles or areas of concern to future development in the community: Land Use-Fiscal Analysis; Urban Design; Transportation & Circulation; Infrastructure & Capital Facilities; Environmental Sustainability; Housing; Community Services & Public Facilities; and Economic Development. This Plan is consistent with the eight general principles of the *Vision 2020 ICP*, and is consistent with policies and action statements of the *Vision 2020 ICP* noted below:

- Page 5.1.4, Land Use Principle: Encouraging the development of a variety of distinctive neighborhoods offering a maximum choice of housing, employment, and open space is recognized as a City priority. *The Plan includes a variety of land uses and helps to create additional neighborhoods (needed for future retail development), recognizes the importance of the major arroyos as components of the open space network, a choice of housing, and commercial and office/mixed use areas for employment opportunities.*
- Page 5.1.4, General Land Use Policy: Promote development of high-density, mixed use activity centers within master planned growth nodes to curb low density, single use and strip commercial sprawl development. Growth nodes should be designed to capture a significant share of the City's future jobs and housing. *Commercial development has been clustered into nodes rather than strips and has been located where future access to the adjoining streets (limited access) can occur, and mixed uses are promoted within the Plan rather than single use development. Through this mixing of uses, a more balanced job and housing ratio can be achieved, and a live/work/play/shop environment can be created.*
- Page 5.1.6, Land Assemblage: The City should promote the (private) assembly of prematurely platted properties into developable parcels using the following techniques. *The Plan provides for continuity of the street and open space network and results in the creation of developable parcels that provide a sound growth pattern and economic health for the community.*
- Page 5.1.111, Allow residential density increases for projects that offer mixed uses with a diversity of housing opportunities including the provision of affordable housing. *This Plan provides for a diversity of housing opportunities by providing for multiple builders on lots of varying sizes, and will include affordable housing choices. Higher density single and multi-family housing can also be provided within the mixed-use areas described in this Plan.*
- Map 5.11, Preferred Scenario Map: The *Comprehensive Plan* shows the Plan area as blank (white background color) so this map should be amended to show future development at Dos Amigos in accordance with this Plan. *An amendment of the Preferred Scenario Map has been anticipated and is being proposed by City staff in conjunction with this Plan.*
- Figure 5.21, Urban Design Framework Plan: Shows open space and trails along arroyos consistent with Master Plan, and also shows a proposed growth node at the intersection of

Northern and Unser. *This Plan is consistent with the Urban Design Framework Plan through its inclusion of an open space network.*

- Page 5.6.1, Housing Principle: Encourage the development of a variety of high quality housing types, densities, and locations in order to provide a range of housing choices to meet the needs of present and future Rio Rancho residents. *Providing diversity in housing types is a cornerstone of this Plan. It is anticipated that multiple builders will be involved in the single family home development contemplated by this Plan.*
- Page 5.6.1, Housing Policies - Encourage the creation and maintenance of quality residential and neighborhood environments while ensuring the availability of necessary service and quality of life amenities. *This Plan creates a variety of neighborhoods with access to open space, parks, and a variety of neighborhood services.*
- Page 5.6.1, Actions: Promote housing construction within expansion and infill development areas in proximity to utilities, services, and amenities. *The development of this Plan will provide for the logical expansion of utilities, services, and amenities. Expansion of Utilities for the initial phase of development will provide for additional development within the Conceptual Redevelopment Plan area.*
- Page 5.6.2, Encourage a variety of housing types and densities in the City, including high-density multi-family housing adjacent to activity centers in growth nodes or housing combined with compatible mixed uses in master planned developments. *Multi-family housing will be permissive in the mixed use areas of the Plan and are located central to the area in close proximity to parks, community uses, neighborhood services, and have excellent access to Unser Boulevard. A variety of housing types and densities will be provided within this Plan.*
- Page 5.6.2, Encourage the planning, designing, and construction of neo-traditional development promoting a mix of uses, services, facilities, and amenities on a pedestrian scale. *This Plan is consistent with neo-traditional concepts through sound planning principles implemented through its mix of land uses, and its clustering of services, parks, and neighborhoods within a pedestrian framework.*
- Page 5.6.2, Encourage home ownership opportunities that enable lower-income families to purchase homes at an affordable price and that contribute to the stabilization and revitalization of lower income neighborhoods. *Some affordable housing opportunities will be provided within the planning area, typically within the smaller homes on smaller lots. These affordable housing areas will be mixed in with neighborhoods that include all income ranges and houses of varying sizes for stabilization of the neighborhoods.*
- Page 5.8.2, Expand the City's gross receipts tax base by supporting existing and recruiting additional local retail and office uses. *There are 21 acres of commercial development contemplated within this Plan, as well as 37 acres of Mixed Use areas (allowing both commercial and office development). The commercial and mixed-use acreage is intended to*

ensure that the City's gross receipts tax base will be enhanced by the development of the Plan.

- Page 5.8.2, Make the City a place where one can live, work, shop, and play without leaving the City. *This Plan provides for commercial, office, recreational, and residential land uses within the boundaries of the Plan to allow for this type of environment.*
- Page 5.8.3, Redevelopment and infill efforts shall be promoted to increase the economic viability of areas where utilities are readily available. *Redevelopment and infill efforts will be promoted through the approval of this Plan and the future expansion of the existing infrastructure in the area.*



4.0 Proposed Land Use

4.1 Comprehensive Plan

The *Dos Amigos Specific Area Plan* contains proposed land use categories that are consistent with and promote the goals and policies of the *Vision 2020 – Integrated Comprehensive Plan*. The land use policies and provisions of the 2020 ICP encourage the development of uses other than single-family residential uses. The 2020 ICP also encourages nodal development rather than strip development styles, and promotes the mixing of a variety of land uses within master planned areas. The 2020 ICP also promotes a variety of lot sizes and a range of housing prices within the community.

4.2 Proposed Land Use Categories

The purpose of creating these land use categories, or sectors, is to identify a range of land use options that would be considered as appropriate within these sectors. The six land use sectors identified in this plan are:

- Community Center
- Neighborhood Center
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Park.

As noted in the Existing Zoning section of this plan, the Dos Amigos Plan area is predominantly zoned for R-1 single family residential uses. The number of zone map amendments approved previously, as well as the number of zone map amendments currently pending, suggests that the existing zoning may no longer be appropriate in certain locations within the plan area. For this reason, the Plan is being pursued to identify appropriate land uses within this area to guide future decisions regarding proposed zone map amendments and to promote orderly development and access management along the corridors within the plan area.

4.2.1 Community Center

Purpose: The Community Center is intended to provide city-wide opportunities for housing, shopping, employment, and industry. Community centers are generally located 2 to 5 miles apart and potentially serve major discount retailers. Community centers include one- to five-story non-residential and multi-family residential buildings. Multi-family homes are permitted at the perimeter of the district. Parking accommodations are made with tree-shaded and screened, surface parking lots broken into small areas.

Acreage: 46.7

Allowable Uses in the following zoning districts:

- C-1 Retail Commercial District; Min. Lot Size: 21,780 SF, 35 ft. setback, 32 ft. height
- C-2 Wholesale and Warehouse Commercial District; Min. Area: 10,890 SF, 35 ft. setback, 32 ft. height
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front

- MU/A Mixed Use Activity Center District, 20-100 acres, 48 ft. height, Max. footprint: 15,000 SF, 15 ft. front, 10 ft. rear setback. Master plan approval is required.
- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include live-work units, multi-family, office, and retail commercial either side-by-side or within the same building. Retail and office uses should comprise at least 51% of the subdivision, property, or building. Site plan approval by the Planning and Zoning Board is required.
- R-6 Multi-Family Residential District
Min. Lot Size: 10,000 SF, High Density: 35.6 DU/A, 72 ft. height.
- R-3 Multi-Family Residential District; Min. Lot Size; 1,200 SF (Townhouses) to 10,000 SF (Apartments), 32 ft. height; High Density: 29.0 DU/A

4.2.2 Neighborhood Center

Purpose: The Neighborhood Center is intended to provide multiple opportunities to neighborhood residents for housing, shopping, employment, and recreation. The neighborhood center includes one- to two-story, non-residential and multi-family residential buildings. Neighborhood centers are generally 1 to 2 miles apart and potentially serve as grocery-anchored retail centers. Multi-family homes are permitted at the perimeter of the district. Parking accommodations are made with on-street parking and landscaped, shared surface parking lots located behind buildings.

Acreage: 31.1

Allowable Uses in the following zoning districts:

- CMU Mixed Use (Neighborhood) Commercial District; Min. Lot Size: 10,890 SF, 35 ft. setback, 32 ft. height
- O-1 Office/ Institutional District; Min. Lot Size: 10,890 SF, 25 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 20 ft. height, 15% lot landscaped, 50% in front
- O-2 Office/ Institutional District; Min. Lot Size: 21,780 SF, 35 ft. front setback, 1 ft. setback per 1 ft. height side and rear, 32 ft. height, 15% lot landscaped, 50% in front
- MU/A Mixed Use Activity Center District, 10-20 acres, 26 ft. height, Max. footprint: 6,000 SF, 15 ft. front, 10 ft. rear setback. Master plan approval is required.
- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include multi-family, office, and retail commercial either side by side or within the same building. Retail and office uses should comprise at least 51% of the subdivision, property, or building. Site plan approval by the Planning and Zoning Board is required.
- R-3 Multi-Family Residential District; Min. Lot Size; 1,200 SF (Townhouses) to 10,000 SF (Apartments), 32 ft. height; High Density: 29.0 DU/A

Community Uses:

- Public Safety substations
- Senior and Community Center branches
- Parks and recreational facilities (PR and OS zone districts)
- Schools and churches.

4.2.3 High Density Residential

Purpose: To provide an area set aside for multi-family housing near the neighborhood's activity centers with convenient access to shopping and employment. Community uses, e.g., parks, schools, and churches are also to be located in this area.

Acreage: 26.3

Allowable Uses in the following zoning districts:

- R-3 Multi-Family Residential District; Min. Lot Size: 1,200 SF (Townhouses) to 10,000 SF (Apartments), High Density: 29.0 DU/A
- R-6 Multi-Family Residential District
Min. Lot Size: 10,000 SF, High Density: 35.6 DU/A, 72 ft. height.
- MU/A Mixed Use Activity Center: 10-20 acres, 26 ft. height, Max. footprint: 6,000 SF, 15 ft. front, 10 ft. rear setback. Master Plan approval is required.
- SU/ MU Special Use District for Mixed Uses: May be a combination of 2 or more land uses to include multi-family, office, and retail commercial either side by side or within the same building. Multi-family uses should comprise at least 51% of the subdivision, property, or building. Site plan approval by the Planning and Zoning Board is required.

Community uses are allowed with a conditional use permit:

- Parks (PR and OS zone districts)
- Schools
- Churches.

4.2.4 Medium Density Residential

Purpose: To provide a range of medium density single family residential uses and associated community uses, e.g. schools, parks, and churches, integral to a complete neighborhood. No more than 25% of the area may contain townhomes and multi-plex units.

Acreage: 174.7

Allowable Uses in the following zoning districts:

- R-4 Single Family Residential District
Min. Lot Size: 4,000 SF, Density: 10.89 DU/A
- R-5 Single Family Residential District
Min. Lot Size: 2,500 SF, Density: 17.42 DU/A.
- SU/R-3 Special District for Townhomes and Plex Units
(No more than 25% of subdivision, property, or building located on a collector or arterial street; must provide landscape buffering to adjacent single family homes)
Min. Lot Size: 1,200 SF for townhomes and 10,000 SF for Plex Units
Density: 26 DU/A for Townhomes and 36 DU/A for Plex Units

Community uses are allowed with a conditional use permit:

- Parks (PR and OS zone districts)
- Schools
- Churches.

4.2.5 Low Density Residential

Purpose: To provide a range of low density single family residential uses and associated community uses, e.g. schools, parks, and churches, integral to a complete neighborhood. No more than 25% of the area may contain townhomes and multi-plex units.

Acreage: 127.9

Allowable Uses in the following zoning districts:

- R-1 Single Family Residential District
Min. Lot Size: 7,000 SF, Density: 6.22 DU/A
- R-2 Single Family Residential District
Min. Lot Size: 5,000 SF, Density: 8.71 DU/A
- SU/R-3 Special District for Townhomes and Plex Units
(No more than 25% of subdivision, property, or building located on a collector or arterial street; must provide landscape buffering to adjacent single family homes)
Min. Lot Size: 1,200 SF for townhomes and 10,000 SF for Plex Units
Density: 26 DU/A for Townhomes and 36 DU/A for Plex Units

Community uses are allowed with a conditional use permit:

- Parks (PR and OS zone districts)
- Schools
- Churches.

4.2.6 Neighborhood Park

Purpose: To provide for parks, open space, natural areas, and recreational facilities to serve the Dos Amigos neighborhood. The parks will provide typical neighborhood amenities such as play equipment, open play areas, and benches/picnic facilities. A 15-acre park has been located near the Neighborhood Center so it will be accessible to all residents of the area. The Plan has also designated an open space connection from the park to the Montoyas Arroyo. The property is well situated with regards to trails along the arroyo and bikeways along Unser Blvd. In addition, general locations have been identified for two additional parks, a 10-acre park north of 24th Ave. at 19th St. and a five-acre park north of 19th Ave. at 19th St.

Acreage: 30.0

Allowable Uses in the following zoning districts:

- PR Parks and Recreation District
- OS Open Space District

Public utilities are allowed with a conditional use permit.

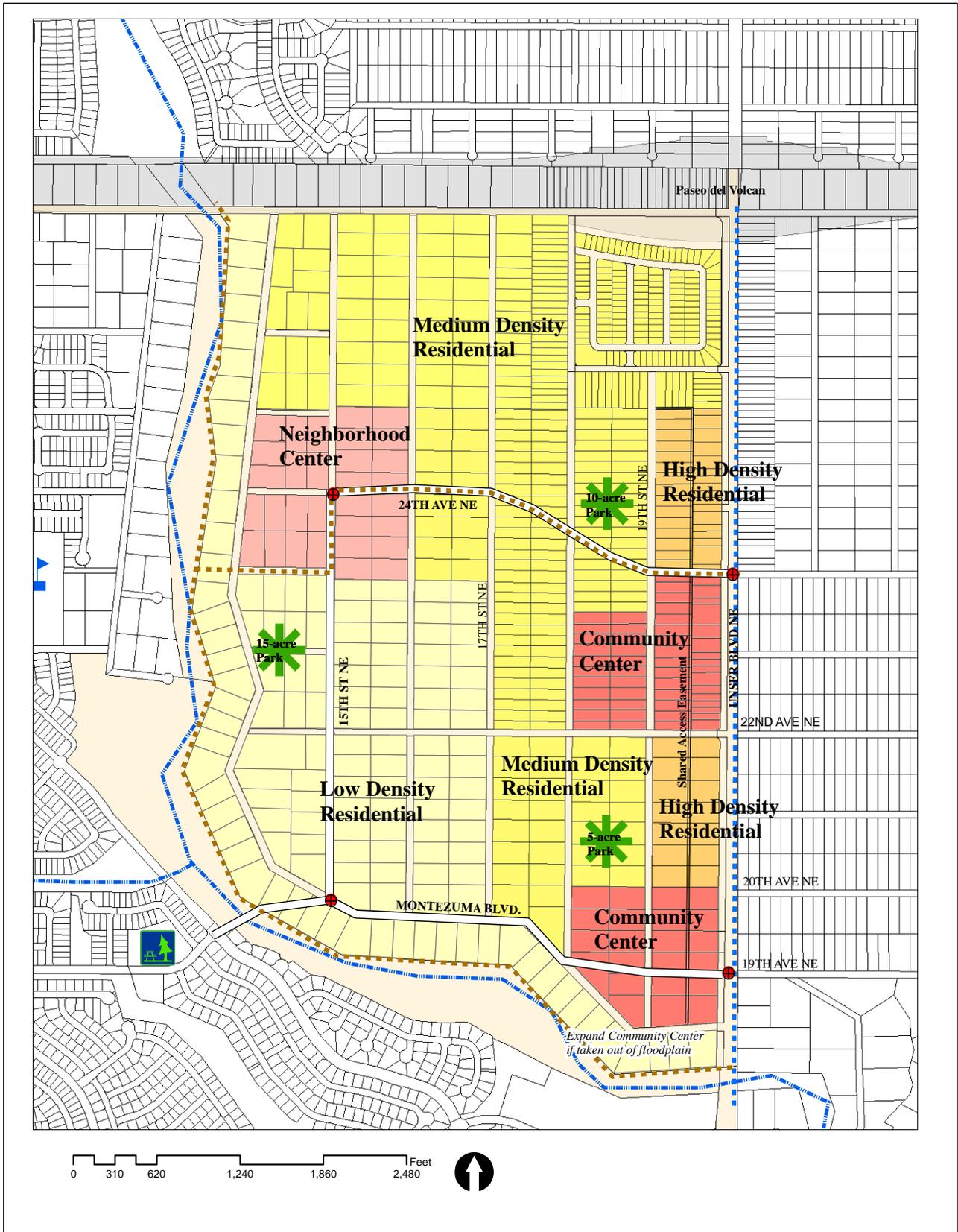
4.3 Future Land Use Map

Future land use planned for the Plan area is shown in Exhibit 14 below and acreages in Exhibit 13. Land uses are distributed between Low Density Residential (24.1%), Medium Density Residential (35.8%), High Density Residential (4.9%), Community Center (7.7%), and Neighborhood Center (5.1%).

These zoning categories are existing land use options within the City of Rio Rancho Zoning Ordinance. The standard lot size, height, and setback requirements of that ordinance will apply. However, the SU/ MU and MU/A zoning designations require detailed site plan approval, prior to development under any circumstances.

Exhibit 13 (revised): Future Land Use Table	Zoning Districts	Acreage	%	Avg. Density	Population
Community Center	C-1, C-2, O-2, SU/MU, MU/A, R-6	46.7	8.8	-	-
Neighborhood Center	CMU, O-1, O-2, SU/ MU, MU/A, R-3	31.1	5.9	-	-
High Density Residential	R-6, R-3, SU/ MU	26.3	4.9	32.3	849
Medium Density Residential	R-4, R-5, * <u>SU/R-3</u>	<u>174.7</u>	<u>32.9</u>	<u>21.5</u>	<u>3,756</u>
Low Density Residential	R-1, R-2, * <u>SU/R-3</u>	127.9	24.1	<u>8.9</u>	<u>1,138</u>
Neighborhood Park	OS, PR	<u>30.0</u>	<u>5.7</u>	-	-
Streets, Utility, Drainage ROW	-	93.6	17.7	-	-
Total	-	530.0	100.0	-	<u>5,743</u>

Notes: Avg. household size is 2.70 persons; * No more than 25% of subdivision, property, or building.



5.0 Proposed Access

Obsolete platting along Unser Blvd. has created narrow lots 50 feet in width that are difficult to develop individually and present major access issues. Allowing every lot to have its own individual access off of arterial streets creates major traffic hazards. Vehicles turning in and out of businesses, and across lanes from the opposite direction, is unsafe and impedes traffic flow. Additionally, lots with individual driveways force traffic movement to use the arterial street which adds more local traffic to the roadway and takes away capacity that could be used by through traffic.

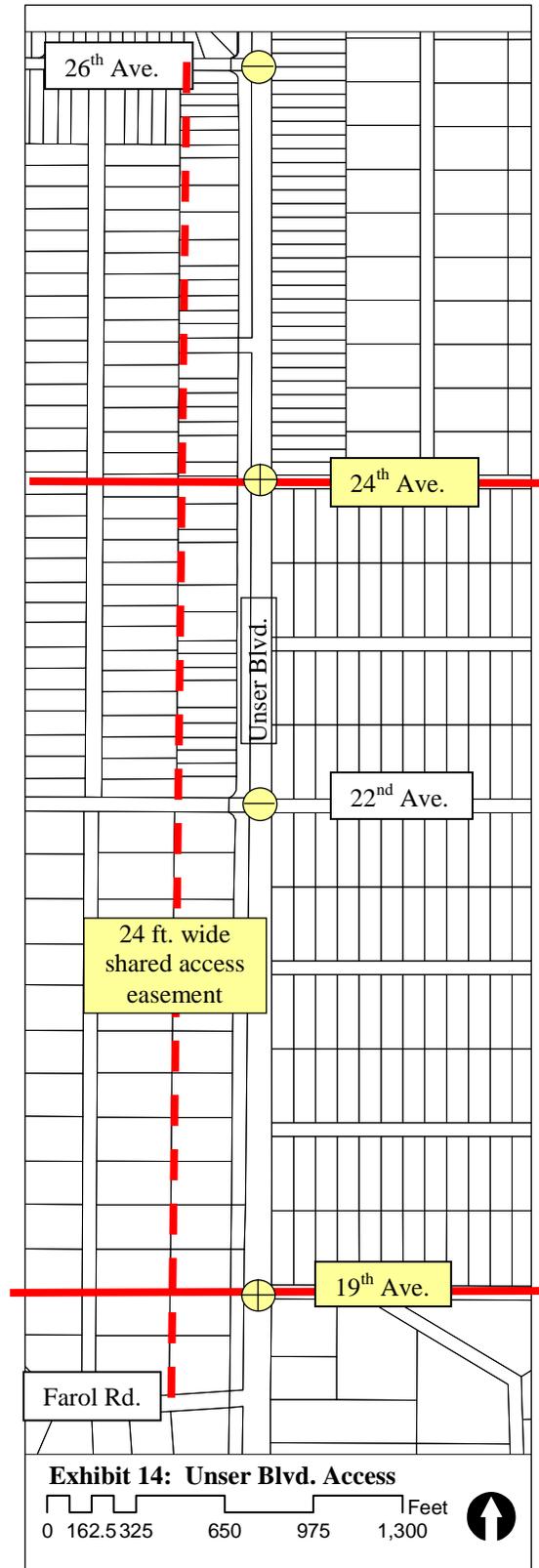
The City follows New Mexico Department of Transportation (NMDOT) access spacing standards. The standards are based on the size of the roadway and its speed. Unser Blvd. is classified as an urban principal arterial (UPA), non-traversable (divided) median with partial access (median turn outs at street intersections), and speeds 40 miles per hour (mph). The recommended access standard for an UPA is no closer than 325 feet for partial access (right-in, right-out) and 1,320 for full access.

A 24 ft. wide north-south easement is proposed along the rear of properties on Unser Blvd. between Farol Rd. and Block FF, but not connecting to 26th Ave. Alternatively, the City may also consider acquisition of a 50 ft. wide right-of-way along the rear of these properties.

A 50 ft. right-of-way frontage road eventually will be built along the south side of Paseo del Volcan along the existing 28th Ave. right-of-way. Access from the frontage road to PDV will only be possible at interchanges a mile apart, including one at Unser Blvd. Access from local streets, including Farol Rd., 15th St., and 16th St., to the frontage road will be permitted. Driveways along the frontage road will not be permitted. The frontage road will feed into an off-ramp to Unser Blvd. 18th St. may be connected to 17th St. immediately south of the frontage road. It is possible 15th St. as a collector street, could be extended north to tie into the frontage road.

In addition, the City is proposing a new access policy as part of this Plan. Before an applicant may rezone property or receive a building permit, he/she must meet the following access requirements:

1. Replat multiple narrow lots into a single piece of property (required by the Overlay Zone),
2. Plat property showing access easement and reciprocal agreements regarding, improvement and notice, or otherwise provide such easements or agreements; and,
3. Provide shared access driveways.



6.0 Design Standards

Landscaping should be used to frame views, as a buffer from noise or undesirable views, to break up large expanses of parking, to provide wind protection, shade, and relief from the heat and glare generated by development, to control soil erosion, and enhance pedestrian and vehicular traffic and safety.

Recognizing the increased public awareness of water conservation, this Plan promotes the use of native and naturalized plant species that perform well in an arid environment. Significant landscaping and street trees will be used in conjunction with walls to provide a buffer between residential land uses and commercial ones along Unser Boulevard. Special attention shall be given to landscaping the major entries. Plant materials should be used to highlight these key areas with the intent of reinforcing the community image.

Streetscape design is another key factor in determining neighborhood quality and livability. Providing streetscape amenities such as landscaping and street trees, benches, bus shelters, bike racks, and pedestrian lighting will help create an attractive community for residents and visitors. Plazas, courtyards, and other open areas are promoted to create public gathering spaces near neighborhood and community centers. Parking is encouraged to be placed in the back or side of businesses or, alternatively, to provide a low wall to screen cars and reinforce the street edge.

A consistent landscape theme in residential areas will reinforce community identity. Providing large canopied street trees in residential areas will soften the streetscape and provide the feeling of an established neighborhood as the trees reach maturity.

Walls and fences will serve to provide security, screening of unsightly areas, visual relief, and buffering between of land uses. A consistent approach to wall design will provide an element of visual continuity. Walls within the residential areas and at the perimeter shall be considered an integral part of the site design.

6.1 Common Landscape Areas:

- Gross total – 10%
- Frontage – 25% (50% may be located in the public right-of-way)
- Parking Spaces – 1 shade tree per 10 spaces
- Parking Island – Minimum 36 square feet
- Tree caliper —Commercial: 3” or 30” boxed and 12 ft. high
- Shrubs – 5 gallons in size
- Live plants – 75% of landscaped area at maturity
- Irrigation system required with backflow prevention device
- Bufferyard –10 ft. wide with an evergreen tree planted every 25 ft.
- Screening Wall –6 ft. masonry minimum
- Screen outdoor storage horizontally and vertically with wall or hedge
- Screen mechanical equipment from view to the maximum extent possible
- Refer to City’s xeric plant list
- Courtyards, plazas, and public spaces count towards landscaping requirement

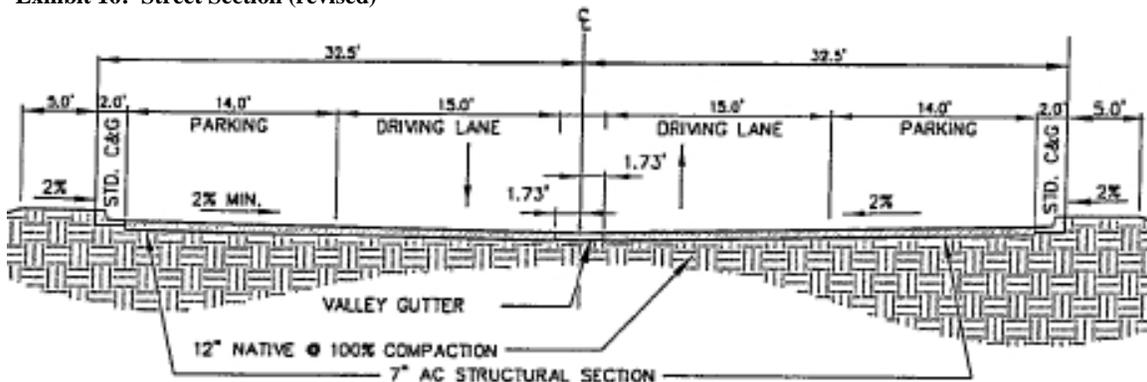
6.2 Streetscape:

- Shade tree spacing – 1 every 33 ft. along street frontage
- Setbacks to allow for future right-of-way on collector and arterial streets
- Traffic signals or four-way stops shall be installed or roundabouts constructed, where warranted
- Bus shelters shall be placed at the signalized intersections (when transit service is established)
- All underground utilities
- Community water and sewer system (no well or septic, except on a temporary basis)

6.3 Parking

- Parking shall be provided as per the Zoning Ordinance requirements for the planned use of the property
- On-street parking will be allowed in Neighborhood Center along 15th St. and 24th Ave.
- Bike racks are required for all multi-family, office, and commercial development (10% of total parking requirement).
- Place behind building or on side unless accessed by shared easement at the front of the property; landscaping should be located within the front setback area.
- Break parking up into smaller areas – 30 spaces or less

Exhibit 16: Street Section (revised)



6.4 Walls:

- More than 10 ft. long, broken up by trees and shrubs; or indented, or offset, or serpentine
- Low wall or hedge (3 ft min. – 4ft. max.) in front setback area to screen parking
- Wall materials:
 - Textured, ribbed or concrete stucco over CMU
 - Interlock block or split block
 - Adobe, brick or tan masonry
 - No grey CMU.
 - Brick, wood, stone or ornamental iron may be used as an accent feature.
- Perimeter walls shall be set back 10 ft. from the adjacent sidewalk with the space left between the wall and sidewalk used for landscaping.

6.3 Signs

- Freestanding – monument signs (Max. 2, 3 if intersection, 75 ft. apart)
- Maximum Size – 7 ft. x 8 ft. x 24 in.
- Building – 1 sign facing each street; 12% building face.

6.4 Materials/ Architecture

- No metal buildings (except for metal roofs), wood siding, or prefabricated panels, unless treated not to appear as these materials
- Use elements of Southwestern architecture (Pueblo-Spanish Revival, Territorial, Northern New Mexico, etc.) such as: materials (stucco, stone, brick, and tile), color and texture, shade (portales, overhangs, and recesses), outdoor spaces and courtyards, and solar orientation.

6.6 Lighting

- Low level, hooded or shielded
- Shine away from residences
- 25 ft. high maximum
- Meet Night Sky Protection Act.

6.7 Park Standards

Exhibit 17: Park Design Standards

	Population Base	Acreage	Play Equipment: 2-5 YO	Play Equipment: 5-12 YO	Other Equipment/ Facilities:
Neighborhood (Small)	1 per 2,000	<u>3 acres per 1000 population</u> <u>(7 acres per 1000 population preferred)</u>	1 slide 1 transfer station 3 accessible ground level 2 bay swing	1 slide 1 transfer station 3 accessible ground level 2 swings 2 bay swing	Benches (8 users) Tables (12 users) Shade structure (400 SF) Water fountain, Trash receptacle Turf play area Basketball goal Skate & bike ADA paths and parking Shade trees (8) Shrubs (25) Irrigation system
Community (Large Neighborhood)	1 per 20,000	<u>10+</u>	1 slide 1 transfer station 5 ground level 2 bay swing	1 slide 1 transfer station 10 ground level 2 swings 2 bay swing	Benches (16 users) Tables (24 users) Trash receptacles Shade structure Turf play area Basketball goal Skate & bike obstacles Parking (8-12 spaces) Shade trees (20), shrubs (50) Irrigation system
Regional	1 per 20,000	11-30	Designed on a case-by-case basis		
Swimming Pool	1 per 20,000				
Recreation Center	1 per 20,000				
Senior Center	1 per 30,000				
Sports Complex	1 per 30,000	30-80			
IPEMA certified, meet all requirements of ASTM, SPSC, and ADA					

7.0 Implementation

This section presents those actions that can be taken by departmental staff, Planning and Zoning Board, and the Governing Body to implement the recommendations in this Plan. Actions include those involving zone map amendments, development review process, capital improvements program, and special assessment districts.

7.1 Zoning

- Adopt an Overlay Zone for commercial districts within the Plan area with design and access standards specified in Section 5.0 and 6.0. See Exhibit 18. Overlay zones do not rezone the underlying property. The property will still need to be rezoned by the owner.
- Adopt an Overlay Zone to preserve future rights-of-way for major transportation corridors. Residences and businesses shall be setback further from the street to allow for widening, except where City or public property exists along the right-of-way and may be substituted:
 - Collector street – setback 34 ft. from centerline plus zoning district setback
 - Minor arterial street – setback 53 ft. from centerline plus zoning district setback
 - Principal arterial street – setback 78 ft. from centerline plus zoning district setback.
- Adopt an Overlay Zone to enforce 100 ft. setbacks from the Montoyas Arroyo LEE lines.
- Change the CMU Commercial Mixed Use District to a NC Neighborhood Commercial District.
- Commercial Bonuses:
 - Provide: parking behind building; Receive: reduced front setback by 10 ft. in C-1, C-2, and CMU districts
 - Provide: parking broken into smaller areas – 30 spaces or less; Receive: reduced front setback by 10 ft. in C-1, C-2, and CMU districts
 - Provide: connect parking areas to street sidewalk and building entrances with walkways; Receive: reduced front setback by 10 ft. in C-1, C-2, and CMU districts
- Development Services Department may initiate strategic zone map amendments to follow the Plan.

7.2 Development Review Process

- Development Services staff will evaluate new development projects in the Plan area in terms of their connectivity to roads, bikeways, sidewalks and trails:
 - New cul-de-sac streets must provide pedestrian easements.
 - New blocks shall not be longer than 600 ft.
- Before a building permit is approved by Development Services Department the applicant must demonstrate compliance with access management plan by providing an access easement agreement with adjacent property owners as provided in Section 5.0
- New construction permits and site plan approvals by Development Services Department will be subject to the design standards required in Section 6.0:
 - Landscaping/ Buffers
 - Signs
 - Materials/ Architecture
 - Parking
 - Fences/ Walls
 - Transportation

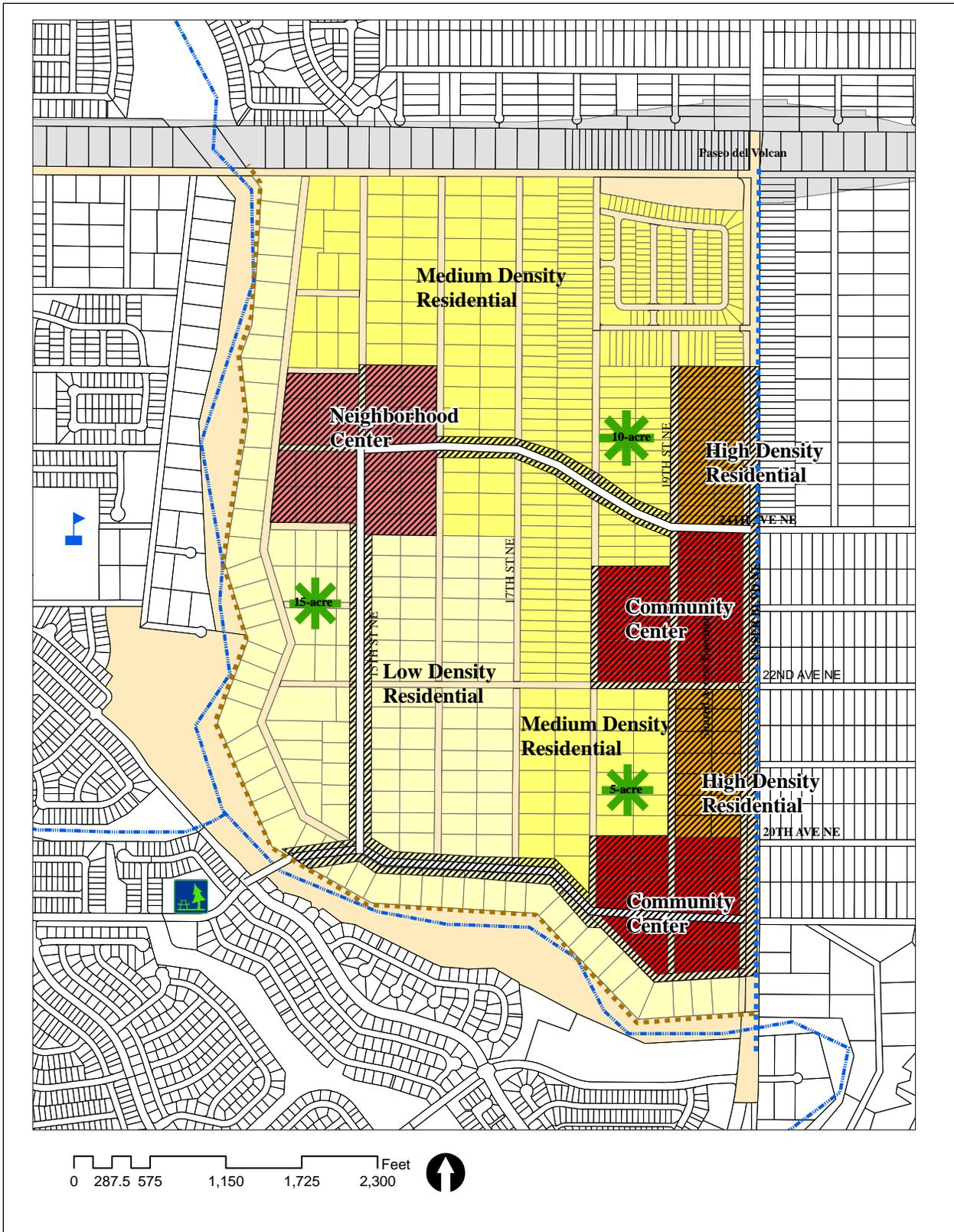
- Infrastructure
- Lighting
- Bikeways/ Sidewalks

7.3 ICIP

- Department of Public Works will program roadway, bikeway, and pedestrian trail projects in the ICIP to be built to City standards as funds become available
 - 19th Avenue right-of-way acquisition and arterial and bridge construction
 - 24th Avenue right-of-way acquisition and collector construction
 - 15th Street collector construction
 - 19th Street collector construction
- Department of Public Works will widen Unser Blvd. along the east side of the Plan area to a six lane divided, restricted access roadway with a landscaped median. A landscaped buffer will be included in the project, constructed along the west side of the road adjacent to Cielo Grande subdivision.
- Departments of Parks and Recreation and Public Works will program median landscaping projects as funds become available
- Department of Parks and Recreation and Community Services will program and fund future parks, recreational, and other community facilities to serve the Plan area through its ICIP process.
 - Acquire property and construct a neighborhood park at 15th St. between 22nd Ave. and 24th Ave.
 - Acquire property to construct 2 neighborhood parks, a 5-acre park north of 19th Ave. and a 10-acre park north of 24th Ave., both west of 19th St.
- The City will program and fund utility infrastructure improvements to serve the Plan area.

7.4 Land Assembly

- The City will work with private developers to assemble land by providing incentives such as a streamlined approval process.
- The City may initiate redevelopment of obsolete or premature platting in the Plan area through formation of Special Assessment Districts (SADs).



References:

Dos Amigos Conceptual Redevelopment Plan, City of Rio Rancho, 2003

Unser Blvd. Alignment Study Environmental Assessment, City of Rio Rancho, 2004; revised 2007

North Central Area Plan (draft), City of Rio Rancho, 2006

Parks and Recreation Master Plan, City of Rio Rancho, 2004

Montoyas Arroyo Watershed Management Plan, SSCAFCA, 2002

Quality of Life Master Plan, SSCAFCA, 2006