

ENCHANTED HILLS

Units 13A and 13B

Master Plan and Zoning Application

SUBMITTED TO:

***City of Rio Rancho
City Development Department
and
Planning and Zoning Commission***

Owner/Developer:

**AMREP SW, Inc.
333 Rio Rancho Blvd.
Rio Rancho, NM 87124**

Attention:

Mr. Mike Castillo

Prepared by:

**Community Sciences Corp.
P.O. Box 1328
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Attention:

Mr. Cliff Spirock

**Revised: June 4, 1999
With incorporated City Staff Recommendations
For City of Rio Rancho Governing Body Review – June 23, 1999**

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Enchanted Hills Units 12 & 13A/B Vicinity Map

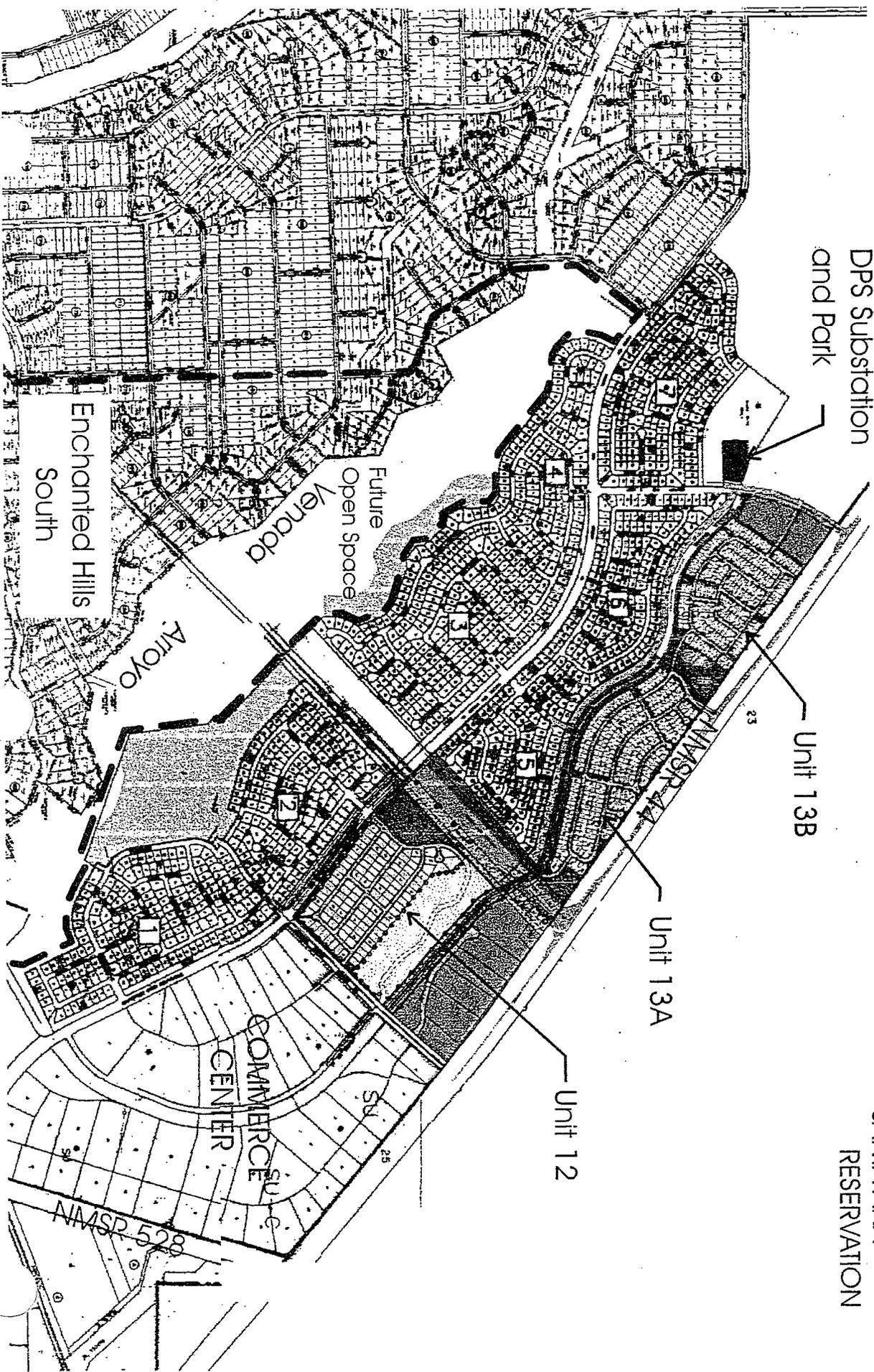
SANTA ANA
RESERVATION

DPS Substation
and Park

Unit 13B

Unit 13A

Unit 12



Enchanted Hills
South

Future
Open Space

Venada

Arroyo

COMMERCE
CENTER

NMSR 528

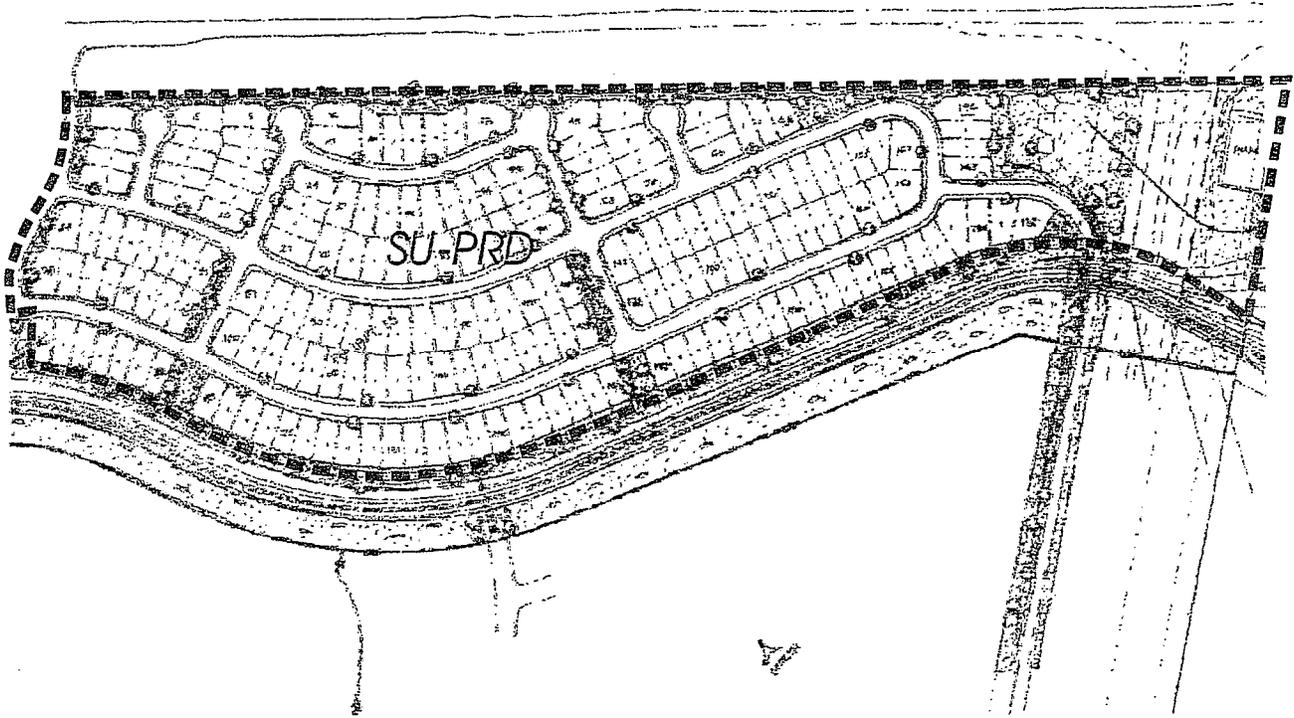
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Enchanted Hills Unit 13A Zone Change

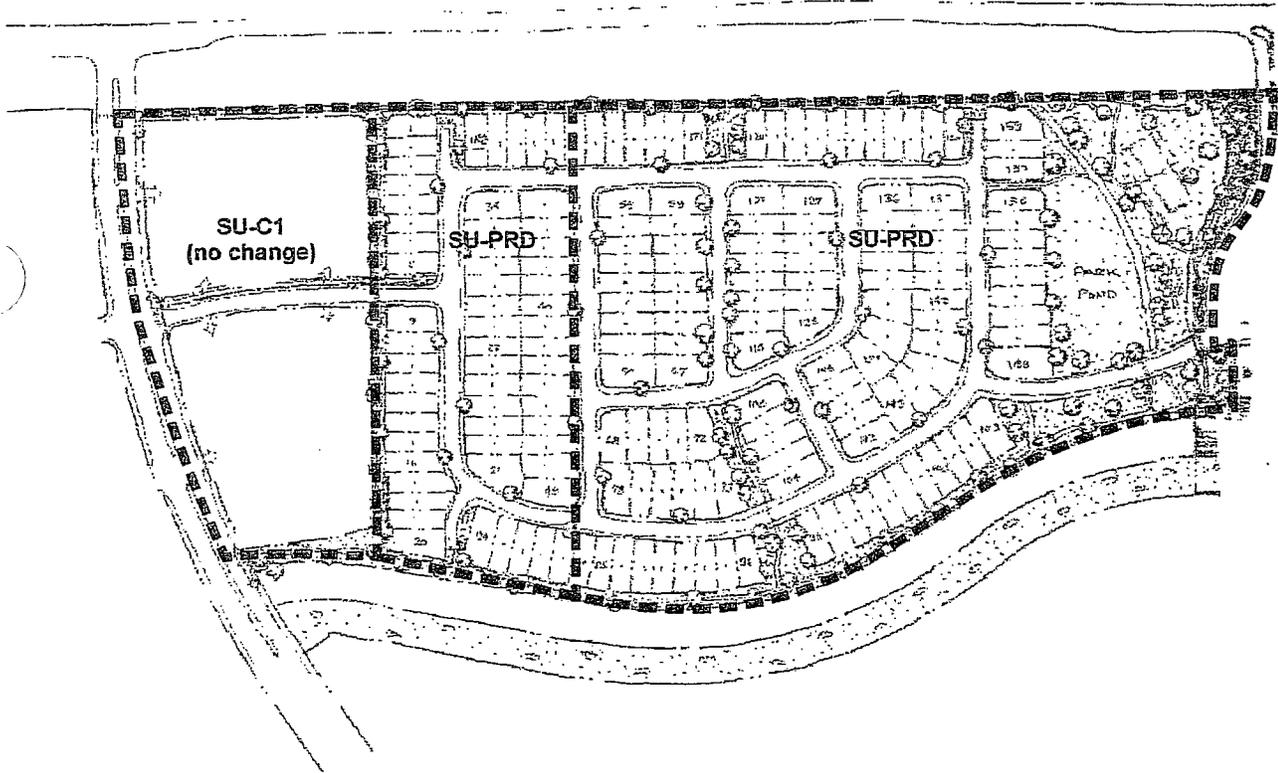


56.9 ACRES, Not to Exceed 200 D.U.





Enchanted Hills Unit 13B Zone Change



Total Residential 46.1 AC., Not to Exceed 200 D.U.



INTRODUCTION

Enchanted Hills Unit 13 rezoning requests are directly related to the needs and desires of homeowners in the immediate vicinity. AMREP SW, Inc. has undertaken to introduce housing types, retail/service convenience, useable open space and appearance improvements in the Unit 13 Master Plan that will balance and benefit nearby single-family neighborhoods.

The planned land area is 108.5 acres, bounded on the northwest by New Mexico State Route 44 (NMSR 44) between Santa Fe Trail Road and the proposed Paseo de Volcan right-of-way alignment which is under further study. The lower, southern boundary of Unit 13 is the SSCAFCA Channel, separating it from Enchanted Hills Units 5 and 6.

Special sensitivity is acknowledged for this parcel as a result of its long frontage exposure to highly trafficked NMSR 44. Likewise, the length of flood control channel is sought to be converted into a community asset rather than a potential liability from a visual standpoint. The Unit 13 Master Plan can serve to provide protection for Enchanted Hills interior neighborhoods by reducing penetration of through traffic. The Plan also affords open space and trail system amenities for the benefit of the greater community.

For descriptive purposes, Unit 13 has been partitioned into sub-sectors 13A (56.9 acres) and 13B (51.6 acres), brought together by a neighborhood park and drainage facility adjacent to the entrance roadway from NMSR 44 to the combined tracts. Unit 13-A, the easterly portion, is characterized by compact homesites with typical lot sizes of 45' X 105', completely surrounded by pedestrian trails and a park that will be designed to serve as a joint use drainage/recreational facility. Unit 13-B, to the west abutting Santa Fe Hills Boulevard entrance into Enchanted Hills, is also planned for compact lots of similar dimension. Commercial use of 5.5 acres (reduced from earlier zoning approval 17.5 acres) is proposed along the Santa Fe Hills frontage. Proposed pedestrian pathways encircle the proposed residential neighborhood, with direct connections from the interior parks to the commercial sites and areas beyond in the larger Enchanted Hills area.

II. LAND USE RELATIONSHIPS

Unit 13 represents a highly-visible window into Enchanted Hills. Development of this area must relate to relatively intense non-residential use, the Enchanted Hills Commerce Center, to the east; as well to adjacent residential neighborhoods to the south and west. The SU classification has set the stage for careful master planning on Unit 13.

A. PHYSICAL CONDITIONS

The SSCAFCA Channel is the area's predominant physical feature. A broad curving swath, approximately 165' in width includes design for installing an improved channel, a parallel 12' maintenance road and an area for slope stabilization on its far side. This broad band separates Units 13 A and B from larger lot residential developments in Enchanted Hills Units 5 and 6.

Planned or built factors impacting Unit 13's status include: 1) the reserved transportation corridor land at the eastern edge (Paseo del Volcan alignment, currently on "hold"); 2) the PNM sub-station, offsite, across the corridor in Unit 12 which will have been successfully moved to a less-obtrusive location; and 3) restricted areas available for on-site stormwater retention.

1. Specific Physical Characteristics of area 13A

The land area for Enchanted Hills 13A consists of the property north of the platted subdivision of Enchanted Hills Unit 5, extending to NMSR 44. It includes a portion of the land "reserve" for Paseo de Volcan, PNM Electric Transmission Line Easement and the proposed "Encantado Channel".

The land area has been pre-graded and is relatively flat, draining gently to the south to the proposed drainage channel. There is a relatively gentle slope between Enchanted Hills Units 5 and 6, extending northerly and downward to an earthen channel that has been graded in preparation for future Encantado Channel improvements (a SSCAFCA facility).

2. Specific Physical Characteristics of area 13B

The existing site consists of an ungraded natural condition terrain that slopes from NMSR 44 southerly to the proposed SSCAFCA Channel (extended). From the channel, there is a slope of approximately 4:1 rise to the existing subdivision development of Enchanted Hills Unit 6. It is envisioned that, in a post-grading condition, the land will slope gently from the northwest to the southeast and will appear similar to Enchanted Hills 13A, adjacent to the east.

There are drainage culverts and diversion under NMSR 44 which traverses the Enchanted Hills 13B land area at its easterly end. It is proposed that this drainage feature will be redesigned to incorporate a restricted access sedimentation feature surrounded by a fully accessible drainage detention area that serves as a joint use facility.

At the western edge, along Santa Fe Hills Boulevard, there is an existing DPS substation and proposed public park. It is intended that these facilities will be connected to the major circulation system by both surface street and trail access.

B. EXISTING UTILITIES

All utilities are available to Units 13A and 13B from adjacent, developed portions of Enchanted Hills. Easements for utility corridors are utilized, along NMSR 44 and the SSCAFCA Channel, as landscaped trails connections to recreational facilities and shopping.

C. VEHICULAR ACCESS

A landscaped, boulevard entrance road is designed near the mid-point of Unit 13's frontage on to NMSR 44. This ingress/egress is planned for right in-right out turns only in regard to traffic flow on the highway. Local street access is provided at the western end of 13B, separating the commercial pads for intersection with Santa Fe Hills Boulevard.

Two additional roadway aspects influence circulation for Units 13A and 13B as well as the greater Enchanted Hills vicinity. First, the revised plan eliminates a previously designed penetration, across the SSCAFCA Channel, which would have encouraged disturbing through traffic incursion into this neighborhood -- as well as generating trips from 13-A as incursions into Enchanted Hills Unit 5.

III. NEIGHBORHOOD/COMPREHENSIVE PLAN RESPONSE

The conceptual site plan for updating the Unit 13 development approach has been reviewed with the Enchanted Hills neighborhood on several occasions over an eight month period. Presentations at four Homeowner Association meetings and several additional planning workshops with the EHHOA development liaison team of interested residents have enabled a community-based plan.

Neighborhood participants have commended the Enchanted Hills Commerce Center development plan; and, especially, AMREP responsiveness to community appearance concerns. Expressly to the reshaping of Unit 13, there has been strong support for the proposed open space amenities, including neighborhood parks and trails encircling the proposed residential development. Homeowners from other Enchanted Hills neighborhoods also favor the intended streetscape improvements -- to be installed by AMREP and maintained through a Landscape Maintenance Trust (LMT).

Most significant from a neighborhood planning standpoint are the recommendations for preventing traffic congestion. EHHOA representatives approved both the reduction of through-traffic from Unit 13 into Unit 5 and the frontage road design in a wide, landscaped buffer.

There was also support for compact lot development, area residents favoring the trade-off for open space. Dwelling unit densities were acceptable in that Unit 13 serves as a transition from the busy highway to the quieter, larger lot Enchanted Hills units to the south.

The development concept fits, as well, with the City's Vision 2020 comprehensive planning update. First, Unit 13 is a master planned component of a successful, developing community master plan. Second, the plan adjusts commercial acreage downward to accommodate a greater variety of affordable housing types. Third, accessible open space and connecting pathways are designed within a short distance from every dwelling. Fourth, traffic flow is planned so as to avoid conflicts and congestion with other residential areas.

An open space neighborhood is created with clustered housing set amid useable open space. Convenience shopping may be reached on foot or bicycle. Unit 13 edges -- highway, flood channel, major streets -- are softened by landscaped tracts and visual separations to present an attractive image for Enchanted Hills.

IV. ZONING CONCEPTS

The proposed land use pattern adopted for the Unit 13 area is intended to create pleasing community design while introducing a new single-family housing alternative to the Enchanted Hills area. Numerous allotments of common open spaces highlight the master planned nature of Enchanted Hills Units 13A and 13B; ensuring that the proposed, compact lots result in residential densities that are still low. Recreational and open space amenities distributed throughout Unit 13, are effectively linked via pedestrian trails.

To achieve this innovation in design, it is necessary to customize the City's current zoning code designations. This proposal endeavors to make the necessary changes to the City's current R-1 zoning with a Special Use (SU) for Planned Residential Development (PRD) designation. The new SU-PRD zoning creates a residential community design that fosters affordable single-family living, extensive parks and open space and integration of nearby commercial land use.

The proposed, reduced SU1-C-1 area does not require zone change. A 12 acre portion of the existing designated 17.5 acre commercial area has, however, been recommended for transfer into the SU-PRD zone classification.

V. SITE DEVELOPMENT PHASING

Staging of development improvements for Unit 13 is intended to begin in the easterly, 13A portion, establishing, next, the Santa Fe Hills Boulevard entry point; and then building out 13B housing and recreational facilities.

Housing opportunities are created in Unit 13A, surrounded by the encircling lineal open space theme. Installation of the entrance at NMSR 44 establishes the residential street pattern. The pond/park in the Unit's northeast corner and tree-lined northern perimeter paths highlight attractive visibility from NMSR 44.

Retail/service commercial pads are developed for various shopping, food and personal services convenience needs of the entire Enchanted Hills community. Landscape themes at the Santa Fe Hills entry and local street access road frame the entire neighborhood of Unit 13B.

Completion of the larger central park feature, SSCAFCA channel trails and additional pedestrian paths occur during the construction of homes in Unit 13B. The Unit's total buildout is expected to be accomplished relatively rapidly, because of demand for its proposed land uses. The overall effect of this site's development is to create an attractive, landscaped residential window into the Enchanted Hills Master Planned Community interior.

VI. LAND IMPROVEMENT STANDARDS

The changes proposed by this application process are relatively modest in their composition. The Unit 13 residential areas that were originally outlined as R-1 have now been reconfigured into more compact, affordable, home sites. AMREP and their planners conferred with neighborhood homeowners represented by the Enchanted Hills Homeowners Association (EHHOA) to design a preferred subdivision layout that include extensive open space, trails and parks in an attractive setting that accommodates starter home stock and a 'move up' market.

Numerous design features were agreed upon as amenities that would ultimately make the entire site plan pleasing to surrounding residents. Among those features proposed:

- Construction of pedestrian and landscaped open space along SSCAFCA Channel during the first phase of development.
- Entry and buffer landscaping along roadway leading to NMSR 44.
- Landscape Maintenance Trust ownership of and Trustee administration of landscaped open space areas, trails and parks.
- A landscaped buffer with pedestrian trail paralleling the west side of the Paseo del Volcan right-of-way.
- Restricted width access road onto commercial properties with continuation into residential areas that discourages non-resident through-traffic.
- Tree lined pedestrian connections along internal streets

A descriptive break-down of the various land uses and resulting building densities for this property are provided on the following page.

A. Build-out Land Use Summary and Densities

UNIT 13A

<u>Existing Zoning Designation for Unit 13A:</u>	
R-1, Residential	= 56.9 acres
<u>Proposed Zoning Designation for Unit 13A:</u>	
SU – PRD (Planned Residential Development)	= 56.9 acres
<u>Land Use Allocations within Unit 13A SU – PRD Property:</u>	
Residential	= 33.6 acres
Open Space,	= 5.9 acres
Arterial Road and PNM substation	= 4.3 acres
Parks and Trails	= 6.5 acres
SSCAFCA Drainage	= 6.6 acres
TOTAL	= 56.9 acres
Gross Planning Area for Unit 13A SU-PRD Property	= 46 acres
Maximum dwellings in Unit 13A:	= 200
<u>Overall building density for Unit 13A:</u>	<u>= 4.3 du/ac</u>

UNIT 13B

<u>Existing Zoning Designations for Unit 13B:</u>	
R-1, Residential	= 34.1 acres
SU for C-1, Commercial	= 17.5 acres
TOTAL	= 51.6 acres
<u>Proposed Zoning Designations for Unit 13B:</u>	
SU – PRD (Planned Residential Development)	= 46.1 acres
SU for C-1, Commercial	= 5.5 acres
TOTAL	= 51.6 acres
<u>Land Use Allocations within Unit 13B SU – PRD Property:</u>	
Residential	= 26.6 acres
Open Space	= 5.3 acres
Parks and Trails	= 11 acres
SSCAFCA Drainage (not included in density calc.)	= 3.2 acres
TOTAL	= 46.1 acres
Gross Planning Area for Unit 13B SU-PRD Property	= 42.9 acres
Maximum dwellings in Unit 13B:	= 200
<u>Overall building density for Unit 13B:</u>	<u>= 4.7 du/ac</u>

UNITS 13A and 13B COMBINED TOTALS

Total Acreage	(56.9 + 51.6)	= 108.5 acres
Total Gross Planning Area for SU – PRD Properties		= 89 acres
Total Maximum Allowed Residences		= 400
<i>Overall building density for 13A and 13B Combined</i>		<i>= 4.5 du/ac</i>

VII. PRELIMINARY ENGINEERING ANALYSIS

The following discussion provides a summary of the current preparedness for anticipated development improvements to the site.

A. Water Supply

The water system will be connected to the same water zone surveying Enchanted Hills Unit 5. Sewage discharge will generally be to the south and east connecting to the facilities installed for the Enchanted Hills Commerce Center collection system.

B. Wastewater Treatment

All sewerage outfall generated on site will be conducted easterly toward the Commerce Center and treated at Sewage Treatment Plan No. 3.

C. Drainage

Negotiations are underway with SSCAFCA and the City of Rio Rancho Parks Department personnel for the proposed channel cross section design. It has been recognized in the Enchanted Hills Commerce Center Business Park that an east-west trail connecting residential populations to the employment base is desirable. Accordingly, it is proposed that the drainage channel be "narrowed" for the purpose of the dedication of right-of-way to SSCAFCA and an adjacent pedestrian trail system, a minimum of 35' in width, be established for the trail system. This leaves approximately 165' for the improved SSCAFCA channel and the adjacent slope to the existing Enchanted Hills residential lots. It is proposed that this slope area be "overlayed" with an easement that would allow a Landscape Maintenance Trust (LMT) for Enchanted Hills Units 13A and 13B to maintain native vegetation, buffer landscaping and "stabilization". This technique also provides open space which is desirable for the increased densities requested for this community.

D. Other Site Infrastructure

All other utilities including street lighting and power/telephone service is envisioned to be conventional installations with underground requirements.

VIII. SPECIAL SITE CONDITIONS and CONSIDERATIONS

In conjunction with this zoning application, there will be certain overtures expressed to the Rio Rancho City Governing Body regarding improvements along Enchanted Hills Boulevard.

With this subdivision and proposal allowances, the following have been discussed and proposed:

- The elimination of a public access point, midway, that would cross the Encantado Channel and generate increased vehicular impact on the existing Enchanted Hills community. This roadway, as currently platted, will terminate into a pedestrian crossing; connecting the Enchanted Hills Community with the east-west trail that will parallel the north side of the drainageway.
- The central access point, on NMSR 44 would provide vehicular circulation and an entrance that would not impact the existing residential base.

- A landscaped buffer area will be installed along the west side of the proposed Paseo del Volcan right-of-way. The buffer space will incorporate a pedestrian trail that provides access to the open space areas further south in the Enchanted Hills area.
- The creation of HOA owned and maintained parklands as well as improved trails, with landscaping, is a critical enhancement to the entire neighborhood. Since the City of Rio Rancho is reluctant to approve additional public parklands for the existing community, it is felt that these park and trail facilities will be accessible by the general public and will be installed and constructed in conjunction with the proposed Enchanted Hills Units 13A and 13B project.
- Relocation of a PNM substation at the northeast corner of proposed Unit 13A is currently being undertaken in cooperation with the utility provider. This substation has been relocated further from residential impact and will be landscaped and walled in an aesthetic fashion.
- Proposed densities for the zoning within the Enchanted Hills Unit 13A project has been balanced with a generous amount of open space, parkland, trails and other amenities to justify the requested density. Overall, a maximum density of 5DU per acre has been discussed with the association. The proposed lotting schematics show a lesser intensity (approx 25% open space, 4.3 DU/AC estimated gross density).
- The central park / pond and landscaped entrance way will provide a creative access to NMSR 44 without distributing traffic through the existing Enchanted Hills Unit 5 & 6 community;
- The east – west critical trail element will continue the pedestrian and bicycle access concept to provide mobility between the industrial / commercial business center (Enchanted Hills Commerce Center) through and connecting with the proposed City of Rio Rancho park and existing DPS substation west of Santa Fe Hills Boulevard.
- The amount of open space, landscaped and Landscape Trust maintained areas, together with the more “natural” open space adjacent to the channel will provide not only a buffer from the existing residential platting, but also provide a reasonable “balance” to allow for the smaller residential lots envisioned.

IX. PUBLIC FACILITIES and SERVICES

Enchanted Hills Unit 13, combining subparcels A and B, represents an integral link to the overall infrastructure and services systems designed for the master planned community. It is designed to facilitate NMSR 44's limited access traffic management and to accommodate, even enhance, the SSCAFCA flood control channel regional facility

Development of this area adds to the economies of scale in City of Rio Rancho municipal services provided to the growing Enchanted Hills Master Planned Community. Public amenities, such as recreational open space and boulevard

landscaping treatments, are introduced to an even greater degree than in preceding development units in direct response to area residents' suggestions.

A. Public Safety

Emergency response access is provided through the entry roadway from NMSR 44 that assures direct approach to all residential streets in 13A and 13B and, thereby, to each individual homesite. Commercial parcels at the western end of 13B are directly accessible from Santa Fe Hills Boulevard, which intersects with NMSR 44. Driveways from Santa Fe Hills allow multiple entry points to business development as does the local street access road through the commercial tract as secondary access to 13B residences. Secondary access to 13A is provided via the planned frontage roadway at the eastern edge, adjacent to the reserved Paseo de Volcan right-of-way.

B. Schools

Future sites for schools are indicated, generally, in the Enchanted Hills Master Plan. Specific classroom needs generated by the proposed residential development will be ascertained through consultation with the Rio Rancho School System well in advance of actual construction.

Estimated numbers of school age children residing in the Unit 13 neighborhoods are considered well within the range of school facility capacity programmed for the Enchanted Hills area. Although there is a somewhat higher density of dwelling units and 12 acres of additional residential land (resulting from Unit 13B commercial site reduction), the target markets for these residences – younger families and “empty-nesters” – would not be expected to generate significantly greater demand for school construction.

C. Open Space

Open space provided in the eastern, 13A, portion comprises 5.9 acres, or nearly fifteen percent of its developable land. In the 13B portion, 5.3 acres of open space constitute approximately thirteen percent of the designated residential area. Seventeen-plus acres of parks, trails and landscaped space in Unit 13 calculates to 15% of the total land area, including commercial use; one-sixth (17%) of the area devoted to residential development.

The park areas, paseos and pathway/trails establish linkages to community recreation facilities within a short distance of each residential lot. These recreation amenities are to be installed by the developer and later maintained through a Landscape Maintenance Trust (LMT), administered by an appointed Trustee.

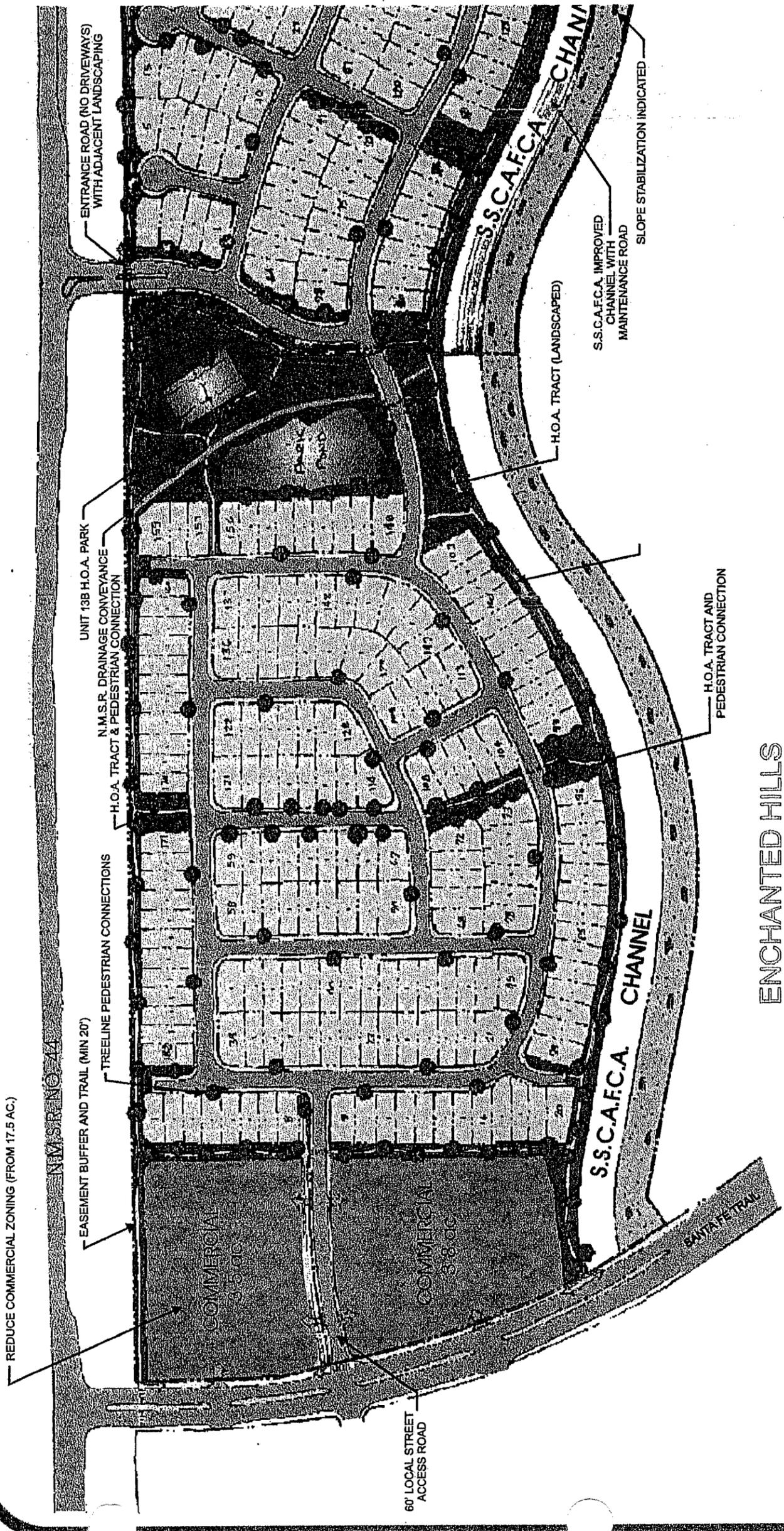
If acceptable, and meeting all requirements, any appropriate recreational facilities within the development, such as public parks and trails, may be deeded to the City of Rio Rancho for ownership and maintenance as a part of its larger parks and recreation system.

X. APPENDICES

A. *Conceptual Site Plans for Units 13A and 13B*

B. *Site Plans for Subdivision Purposes for Units 13A and 13B*

Enchanted Hills Unit 13B

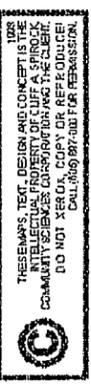


ENCHANTED HILLS UNIT 6

CONCEPT SITE PLAN

NOTE: This Conceptual Site Plan graphic has NOT been altered to reflect the changes that have been incorporated into the Enchanted Hills Units 13A and 13B Master Plan and Zoning Application document. Upon receipt of Approval from the Rio Rancho Governing Body, this and all other relevant Site Plan graphics will be revised in cooperation with the Director of City Development.

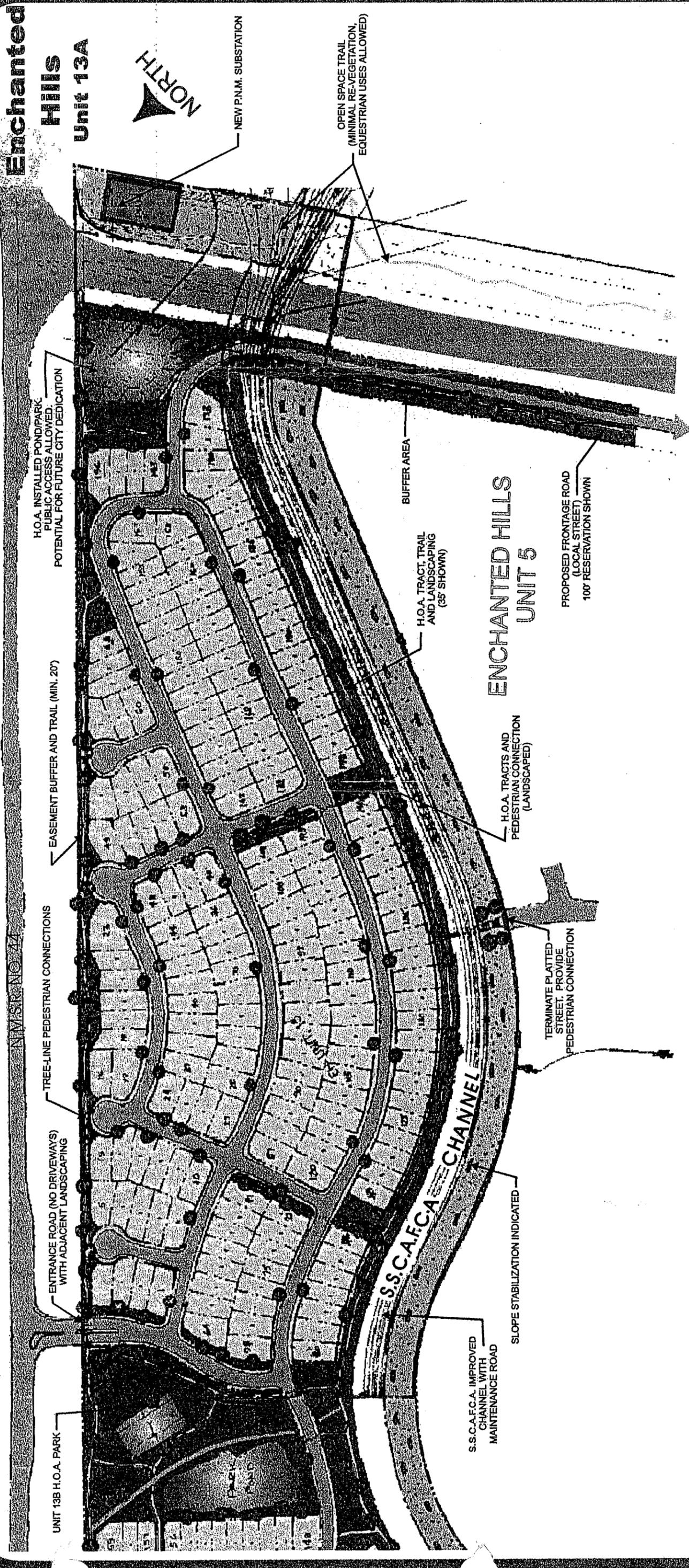
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CORRALES NEW MEXICO 87048
(505) 897-0000



MARCH 1999

Enchanted Hills

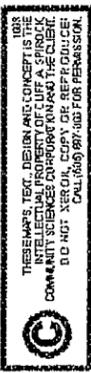
Unit 13A



CONCEPTUAL SITE PLAN

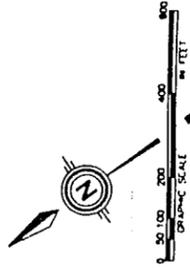
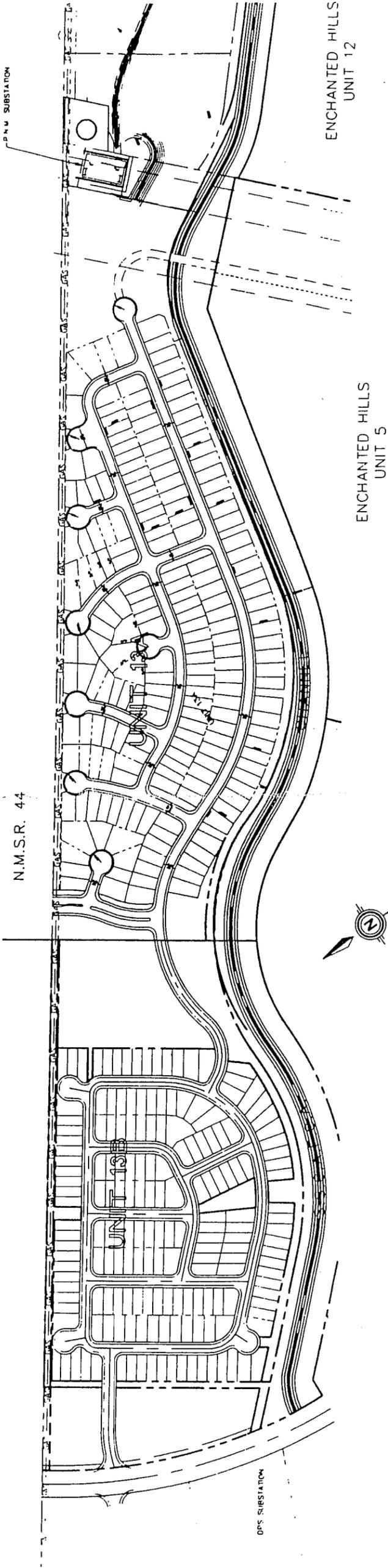
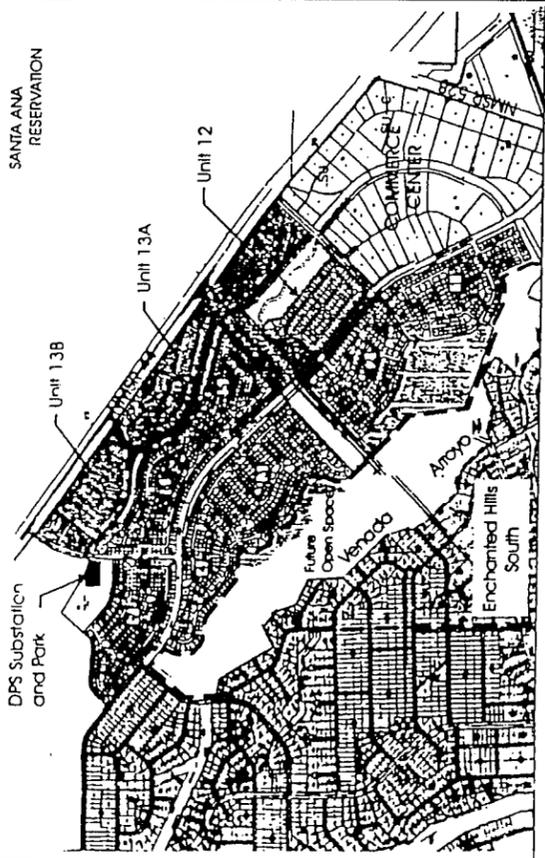
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PREPARED BY:
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 P.O. BOX 1328,
 CORRALES NEW MEXICO 87048
 (505) 897-0000



MARCH 1999

ENCHANTED HILLS
 UNITS 13A AND 13B
 CONCEPTUAL SITE DEVELOPMENT PLAN



UNITS 13A AND 13B

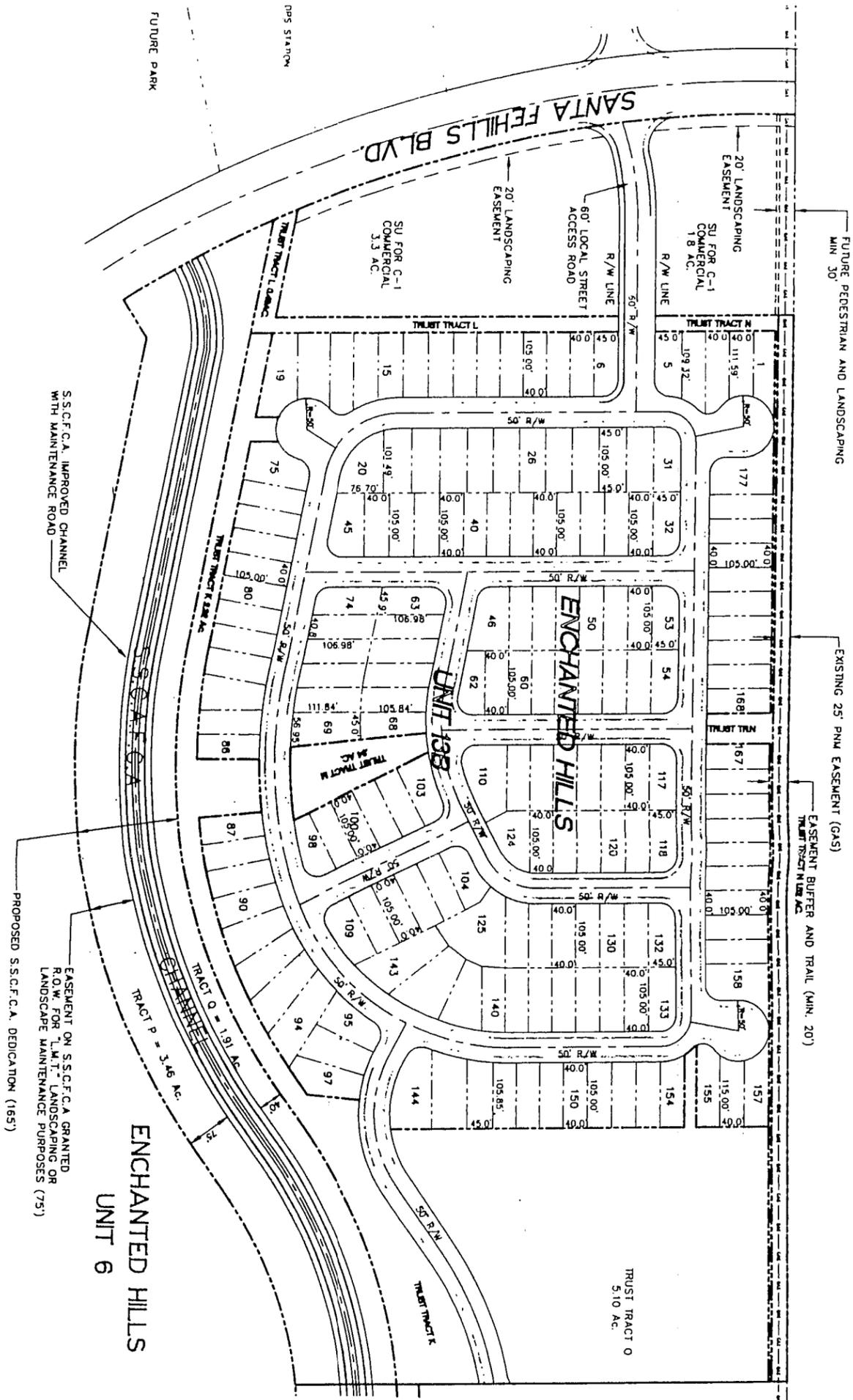
DIRECTOR CITY DEVELOPMENT
 DEPARTMENT CITY OF RIO RANCHO

DATE

COMMUNITY SCIENCES CORPORATION

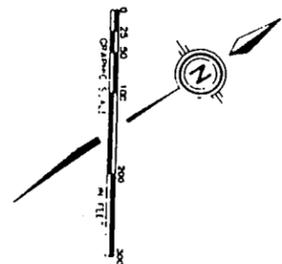
N.M.S.R. 44

ENCHANTED HILLS
UNITS 13A AND 13B
CONCEPTUAL SITE DEVELOPMENT PLAN



LAND USE SUMMARY

COMMERCIAL	5.02 AC
CITY OF 5.00 105' NOMINAL	18.83 AC
S.S.C.F.C.A. RANCHO RIGHT-OF-WAY DEDICATION	7.94 AC
TRUST TRACT	7.48 AC
IMPROV. AREA	8.88 AC
	48.97 AC



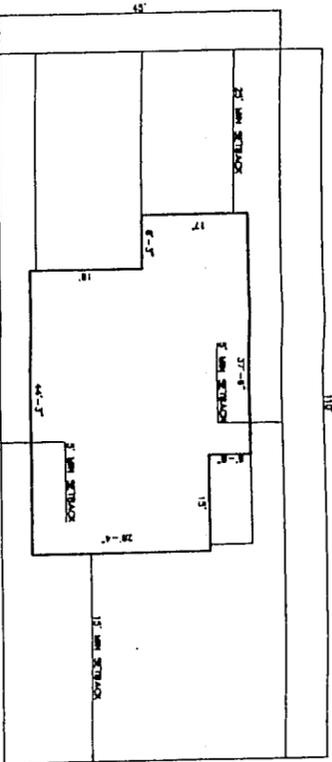
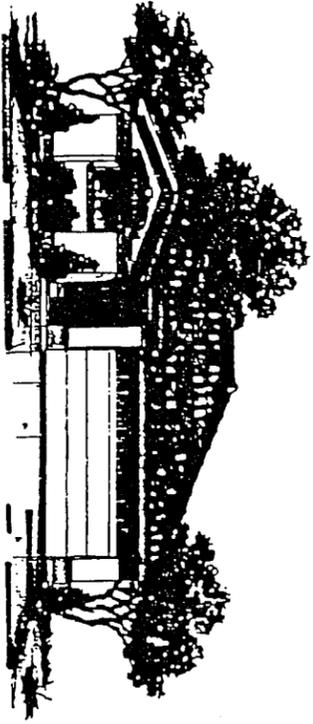
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DEPARTMENT CITY OF RIO RANCHO

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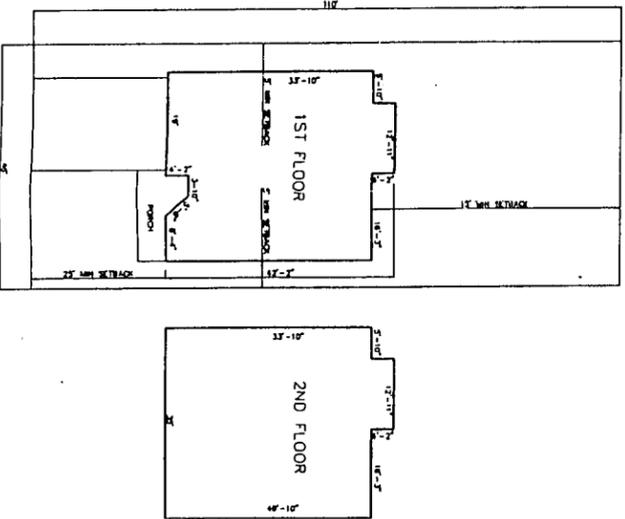
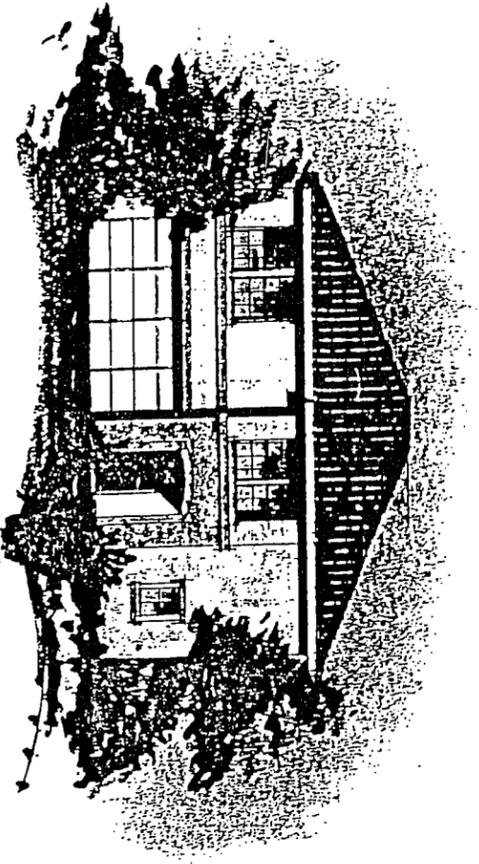
UNIT 13B
PRELIMINARY SKETCH PLAT
ENCHANTED HILLS

DATE	JUNE 1999	community sciences corporation	3
BY	AS SHOWN		
DATE	7-27-03	6	

1: BCDP.DWG
2: REPORT BORDER
3: REPORT SITE13B-1.DWG
4: REPORT FNHILLSBM.DWG



ONE STORY HOME



TWO STORY HOME

45' X 110' LOTS

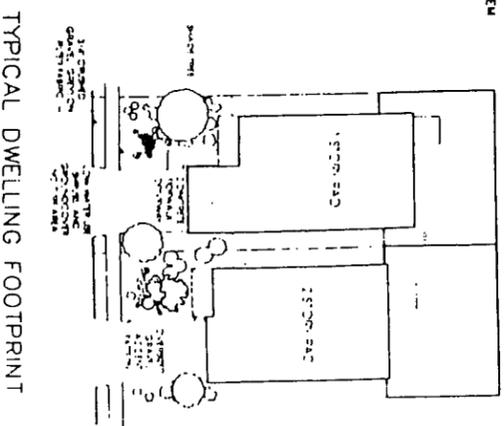
ENCHANTED HILLS
UNITS 13A AND 13B
CONCEPTUAL SITE DEVELOPMENT PLAN

ENCHANTED HILLS UNITS 13A AND 13B ZONED SPECIAL USE FOR
PLANNED RESIDENTIAL DEVELOPMENT (SU-P20)

RESIDENTIAL ARCHITECTURAL RECOMMENDATIONS:

1. HEIGHT: NO STRUCTURES WILL EXCEED 32 FEET IN HEIGHT FROM THE HIGH POINT OF THE FACING CURB NO HOME WILL BE HIGHER THAN TWO STOREYS
2. MINIMUM SETBACKS:
FRONT YARD: 25ft.
REAR YARD: 15ft.
SIDE YARD: 5ft.
SIDE STREET: 7.5ft.
3. HOME CONSTRUCTION:
• ALL HOMES ARE OF WOOD FRAME CONSTRUCTION.
• EXTERIORS ARE FINISHED IN STUCCO SEVERAL FEET FROM STUCCO CO. INC. OF MACHONIA #127
FARM #117
SANDWOOD #21
NAVAJO WHITE #101
ADOBE #116
PALMING #118
• NO SAME COLOR EXTERIOR ELEVATIONS ARE TO BE CONSTRUCTED SIDE-BY-SIDE
• ROOFS WILL BE FINISHED WITH CONCRETE "SPANISH" TILE OR ASPHALT SHINGLE

4. LANDSCAPING:
 - A. IRRIGATION PACKAGE:
 - FRONT YARD ALLOWANCES:
 - DRIP IRRIGATION
 - 3/4" SANTA ANA TAN OR GRAY
 - CORNICE STONE ACCENTS
 - (1) 15-GALLON SHADE TREE
 - (4) 5-GALLON SHRUBS
 - B. GRASS PACKAGE:
 - FRONT YARD ALLOWANCES:
 - MANUAL SPRINKLER SYSTEM
 - (200) BLUEGRASS SOO
 - PLASTIC EDGING TAN OR GRAY
 - 3/4" SANTA ANA TAN OR GRAY
 - (1) 15-GALLON SHADE TREE
 - (4) 5-GALLON SHRUBS
 - C. OPTIONS:
 - AUTOMATIC SPRINKLER SYSTEM
 - 1-GALLON SHRUBS
 - 5-GALLON SHRUBS
 - 15-GALLON SHADE TREES

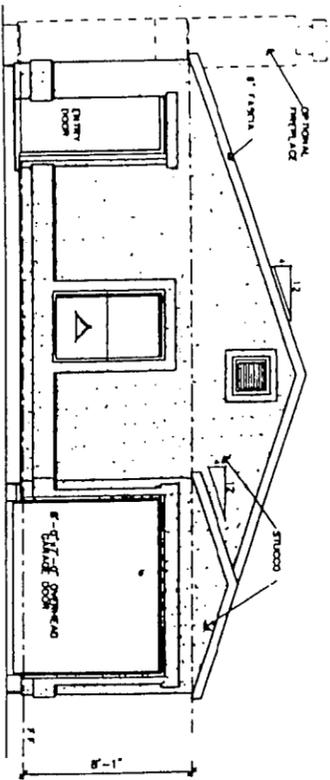


TYPICAL DWELLING FOOTPRINT

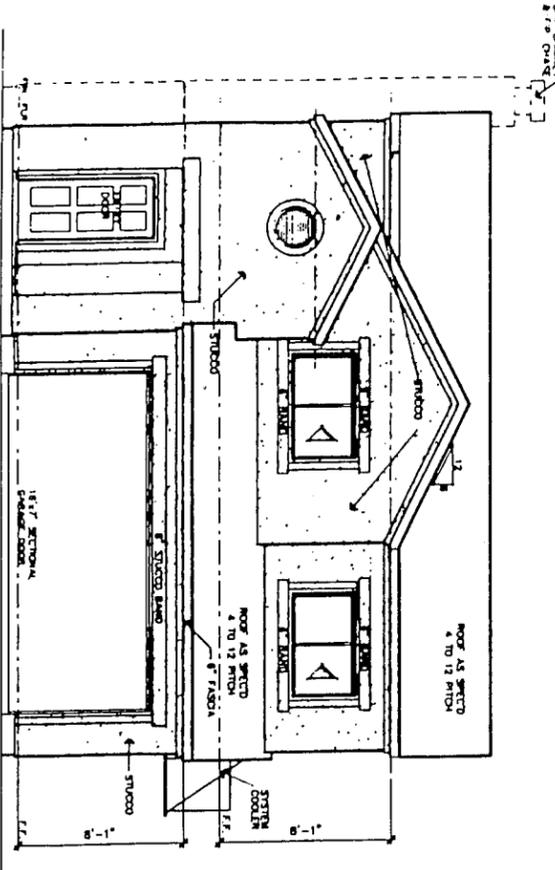
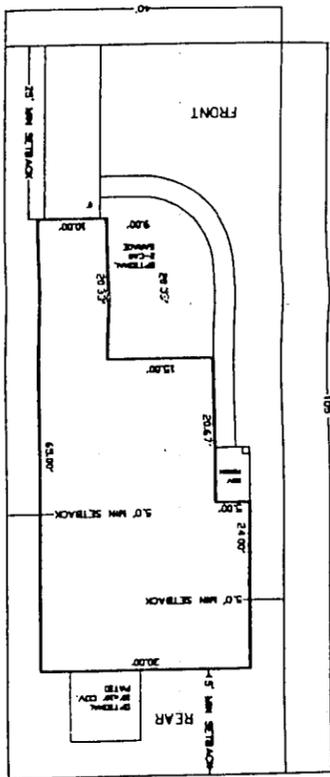
EXAMPLES OF HOMES BY
KAUFMAN
BROAD

DIRECTOR CITY DEV. DEPT. C.O.R.R. _____ DATE _____

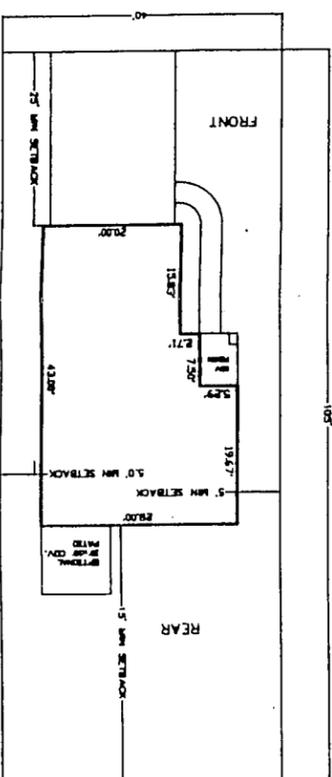
community sciences corporation
4 of 6



FRONT ELEVATION



FRONT ELEVATION



40' X 105' LOTS

ENCHANTED HILLS
UNITS 13A AND 13B
CONCEPTUAL SITE DEVELOPMENT PLAN

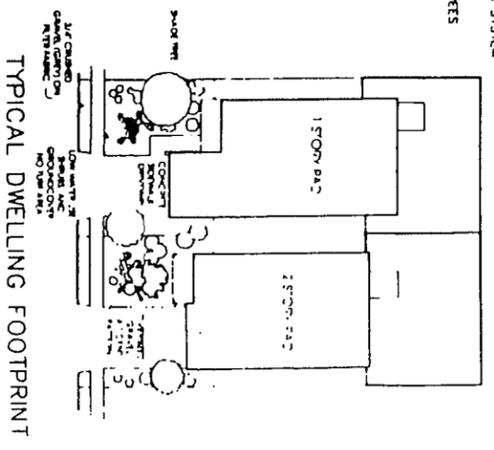
ENCHANTED HILLS UNITS 13A AND 13B ZONED SPECIAL USE FOR PLANNED RESIDENTIAL DEVELOPMENT (SU-PRO)

RESIDENTIAL ARCHITECTURAL RECOMMENDATIONS:

1. HEIGHT: NO STRUCTURES WILL EXCEED 32 FEET IN HEIGHT FROM THE HIGH POINT OF THE YARDING CURB. NO HOME WILL BE HIGHER THAN TWO STORIES.
2. MINIMUM SETBACKS:
FRONT YARD: 25ft
REAR YARD: 15ft
SIDE YARD: 5ft
SIDE STREET: 7.5ft
3. HOME CONSTRUCTION:
• ALL HOMES ARE OF WOOD FRAME CONSTRUCTION.
• EXTERIORS ARE FINISHED IN STUCCO. SEVERAL "EL NERO" BRAND STUCCO COLORS WILL BE AVAILABLE FOR RESIDENCES.
• HAENDOLA #127
• FAWN #117
• SANDALWOOD #121
• NAVAJA WHITE #101
• PALMING #118
• ADOBE #118
• NO SHADE COLOR EXTERIOR ELEVATIONS ARE TO BE CONSTRUCTED SPEC-B* SPEC
• ROOFS WILL BE FINISHED WITH CONCRETE "SPANISH" TILE OR ASPHALT SHINGLE

4. LANDSCAPING:

- A. XERISCAPE PACKAGE:
FRONT YARD PLANTINGS:
• 3/4" SANTA ANA TAN OR GRAY
• CORNET STONE ACCENTS
• (1) 15-GALLON SHADE TREE
• (4) 5-GALLON SHRUBS
- B. GRASS PACKAGE:
FRONT YARD PLANTINGS:
• MANUAL SPRINKLER SYSTEM
• (200) BLUEGRASS 500
• (200) BUDENGRASS 500
• 3/4" SANTA ANA TAN OR GRAY
• (1) 15-GALLON SHADE TREE
• (4) 5-GALLON SHRUBS
- C. OPTIONS:
• AUTOMATIC SPRINKLER SYSTEM
• 1-GALLON SHRUBS
• 5-GALLON SHRUBS
• 15-GALLON SHADE TREES



TYPICAL DWELLING FOOTPRINT

EXAMPLES OF HOMES BY
KAUFMAN
BROAD

DIRECTOR CITY DEV. DEPT. C.O.R.R. DATE

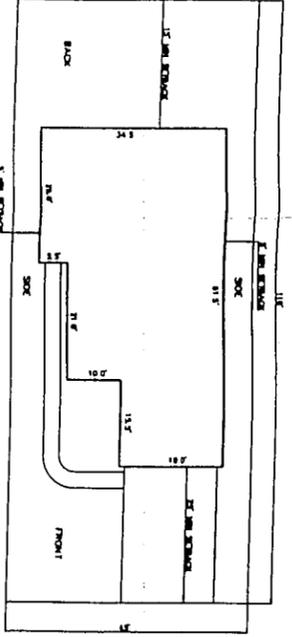
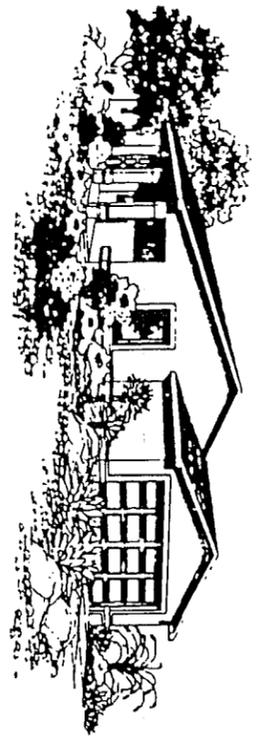
DATE	JULY 1993	community sciences corporation	5
SCALE	AS SHOWN		
BY	JLM/PJA		
DATE	71-37-013		6

ENCHANTED HILLS
 UNITS 13A AND 13B
 CONCEPTUAL SITE DEVELOPMENT PLAN

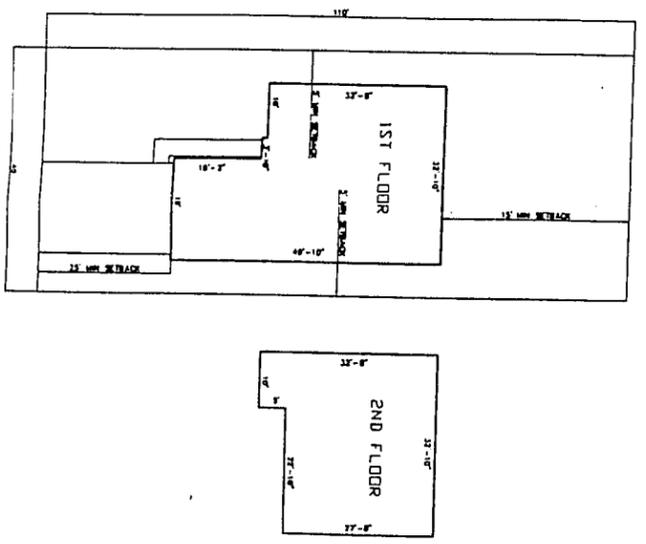
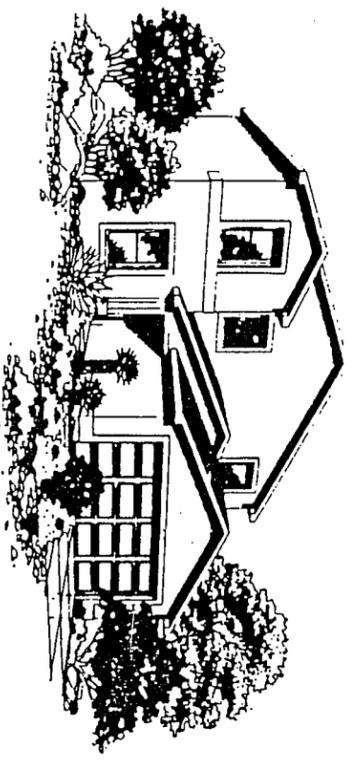
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 SIDE STREET: 7.5 FT.
3. HOME CONSTRUCTION:
 • ALL HOMES ARE OF WOOD FRAME CONSTRUCTION.
 • EXTERIORS ARE FINISHED IN STUCCO SEVERAL FEET ABOVE GRADE.
 • AVAILABLE FOR RESIDENCES:
 HACONDA #127
 FARM #117
 SANDLEWOOD #121
 SANDLEWOOD WHITE #101
 ACORSE #118
 PALMWOOD #119
 • NO STAIR CASE OR EXTERIOR ELEVATORS ARE TO BE CONSTRUCTED SIDE-BY-SIDE.
 • ROOFS WILL BE FINISHED WITH CONCRETE "SPANISH" TILE OR ASPHALT SHINGLE.

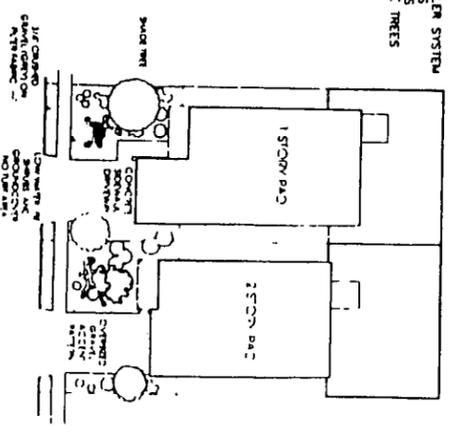


ONE STORY HOME



TWO STORY HOME

TYPICAL DWELLING FOOTPRINT



4. LANDSCAPING:
 - A. XERISCAPE PACKAGE:
 FRONT YARD ALDORANGES
 • DRIP IRRIGATION
 • 3/4" SANTA ANA TAN OR GRAY
 • CORNICE STONE ACCENTS
 • (1) 15-GALLON SHADE TREE
 • (4) 5-GALLON SHRUBS
 - B. GRASS PACKAGE:
 FRONT YARD ALDORANGES
 • MANUAL SPRINKLER SYSTEM
 • (200) BLUEGRASS SOO.
 • PLASTIC EDGING
 • 3/4" SANTA ANA TAN OR GRAY
 • (1) 15-GALLON SHADE TREE
 • (4) 5-GALLON SHRUBS
 - C. OPTIONS:
 AUTOMATIC SPRINKLER SYSTEM
 • 1-GALLON SHRUBS
 • 5-GALLON SHRUBS
 • 15-GALLON SHADE TREES

EXAMPLES OF OTHER HOMES
 SUITABLE TO LOT SIZES

DIRECTOR CITY DEV. DEPT. C.O.R.R. _____ DATE _____

DATE: MAY 1979	Community Sciences Corporation	6 of 6
SCALE: AS SHOWN		
BY: J.M./M.A.		
DATE: 7-1-79		

Community Sciences Corporation

P.O. Box 13
Corrales, New Mexico 87048
(505) 897-0000 Fax (505) 898-5195

Mayor John Jennings
City of Rio Rancho
3900 Southern Blvd.
P.O. Box 15550
Rio Rancho, NM 87174-0550

September 8, 1999

Dear Mr. Mayor,

The materials contained in the accompanying supplemental package are respectfully submitted to the City's Governing Body for review and consideration of the *Enchanted Hills Units 12 and 13A/B Master Plans and Zoning Applications*. These additional materials are made available as a result of the urging by the City Attorney during the recent Study Session of the Governing Body (Monday August 23, 1999). Notably, the materials contained herein are reproductions of the presentation materials that were used by Community Science Corp. at that Study Session. As may be deemed necessary, the original display boards employed for that purpose shall be submitted to the City Attorney for his further consideration.

In addition to these materials, it had been the request of the Governing Body that it be furnished supplemental information regarding the styles, variety and mixing of homes intended for the Enchanted Hills Unit 13A/B development. Consequently, the prospective homebuilder is currently preparing materials to address these concerns. They will be presented to the Governing Body under separate cover at a later date.

Until which time the prospective homebuilder produces the afore-mentioned materials, the *Conceptual Site Development Plan for Enchanted Hills Units 13A and 13B* has been included in this package for your review. These Plans have been submitted to the Director of City Development for review and signed approval. These same Plans were submitted as a courtesy to the Rio Rancho Planning and Zoning Commission for its consideration as an August 10, 1999 staff report study aide.

Thank you for your careful consideration of this matter and the accompanying information. I trust that the enclosed materials will provide ample background assistance on this development project.

Sincerely,



Peter A. Arena
Project Planner

- ATTACHMENTS:
- A.) Enchanted Hills Proposed Zoning Designations and Acreages for Units 12 and 13
 - B.) Enchanted Hills Existing Zoning Designations and Acreages for Units 12 and 13
 - C.) Zone Change Approvals Process flow chart
 - D.) Letter of recommendation and support from Enchanted Hills Homeowners' Association
 - E.) Conceptual Site Development Plan for Enchanted Hills Units 13A and 13B

Also Under Separate Cover:

- 1.) Excerpted graphics from Enchanted Hills Commerce Center Master Plan and Design Guidelines
- 2.) Concept sketch overlays for Enchanted Hills Units 12 and 13 (3 overlay composite)

ENCHANTED HILLS HOMEOWNERS ASSOCIATION

P.O. Box 44907
Rio Rancho, NM. 87124
(505) 867-3120

May 16, 1999

To Who it may Concern,

A mile stone has been reached in regards to community development, a cooperative effort made by AMREP South West and the Enchanted Hills Homeowners Association has resulted in the first community involved master planned development. The Enchanted Hills Homeowners Association has spent well over 9 months working with AMREP to help develop this community so that it will meet the needs of present as well as future homeowners and residents in our area.

This partnership has agreed upon many key items affecting our neighborhood such as "flex" housing, apartments that are strategically placed to prevent crime, reduce traffic congestion, and not become an "eyesore" to the community. Also developer created parks, trails, and bike paths.

While no plan is perfect the Homeowners Association feels that this proposal allows for a balanced, safe, and productive community. We support the proposed zoning request change and the development of those areas as per the proposal before the P&Z committee

We have shown that it is possible to have a "give and take" relationship between the citizens and the Developers and we hope that the City of Rio Rancho and others will use this partnership as a model for future large scale community development.

Sincerely,



Fred Hawkins
President
Enchanted Hills Homeowners Association

THE ZONE CHANGE APPROVALS PROCESS

COMMUNITY AND HOMEOWNER CONTRIBUTION TO PLANNING PROCESS

WORK SESSIONS WITH INTERESTED MEMBERS OF COMMUNITY

A PLAN IS WRITTEN

DEVELOPER/APPLICANT SUBMITS ZONE CHANGE APPLICATION TO THE CITY DEVELOPMENT DEPT.

CITY STAFF REVIEW:

- City Development Department
- Department of Public Works
- Parks and Recreation Department
- Department of Public Safety
- Fire Department
- Utilities Division

APPLICANT/DEVELOPER ADDRESSES ALL CITY DEPARTMENTAL COMMENTS & CONCERNS

ADDENDUM SUBMITTED TO CITY FOR ATTACHMENT TO PLANNING and ZONING COMMISSION PACKETS

PLANNING and ZONING COMMISSION REVIEW and APPROVAL

CITY GOVERNING BODY APPROVES PLAN FOR ZONE MAP AMENDMENT

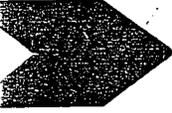
APPLICANT REVISES PLAN and APPLICATION TO REFLECT CITY RECOMMENDATIONS

FINAL REVISED SITE PLAN COMPOSED WITH INPUT AND COMMENTS FROM CITY DEVELOPMENT DIRECTOR

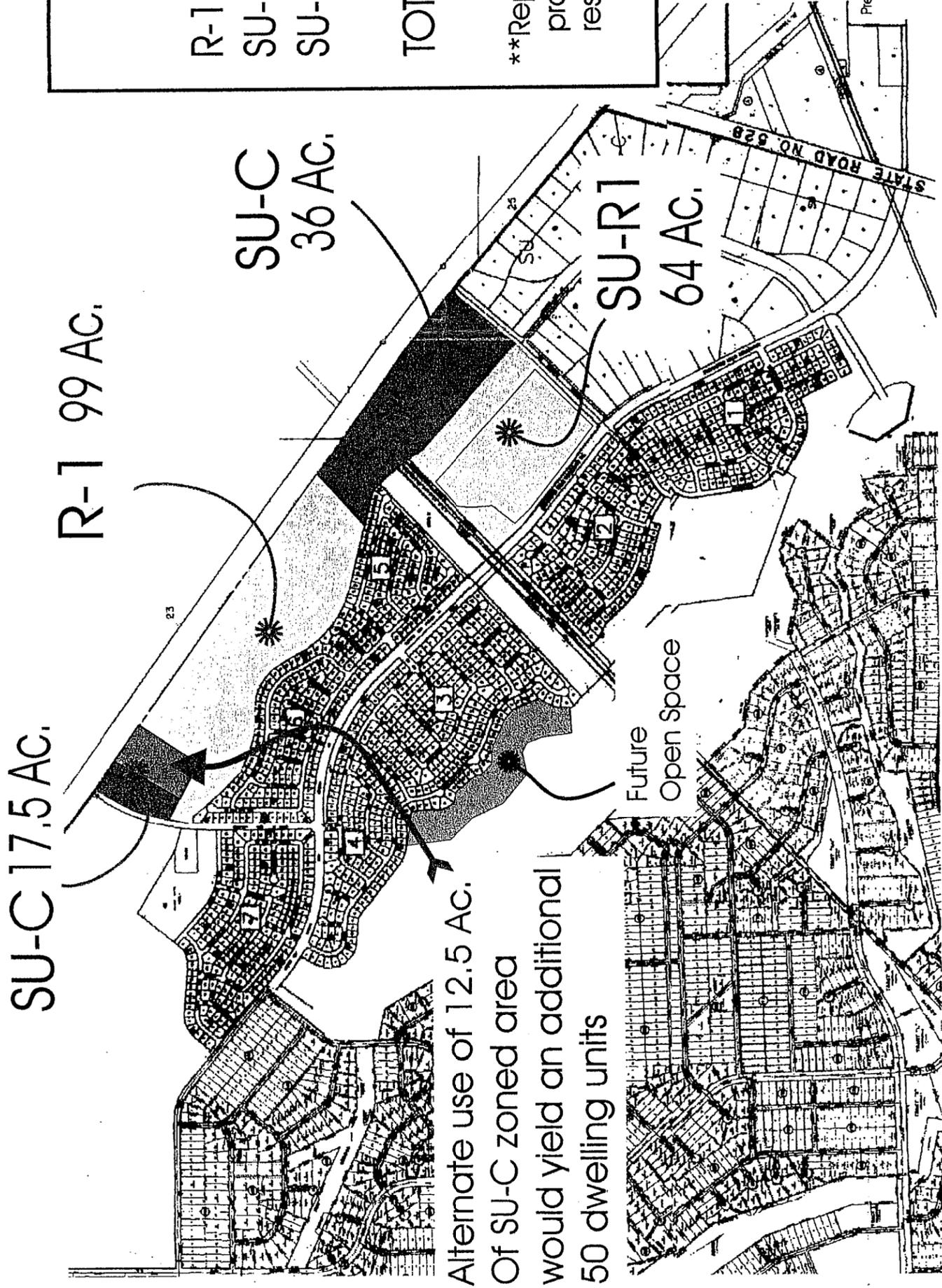
SUBDIVISION APPROVALS PROCESS

APPLICANT ASSEMBLES:

- Water and Wastewater Plans
- Plat of Site Geometry
- Utilities Plan
- Streets and Sidewalks Plan
- Landscaping Plan
- Drainage Master Plan



ENCHANTED HILLS EXISTING ZONING DESIGNATIONS AND ACREAGES FOR UNITS 12 & 13



Alternate use of 12.5 AC. Of SU-C zoned area would yield an additional 50 dwelling units

CURRENT ALLOWED DWELLING UNITS

R-1 @ 4 du/ac	=	396 du
SU-R1 @ 5.5 du/ac	=	352 du
SU-C @ 4 du/ac	=	50 du**

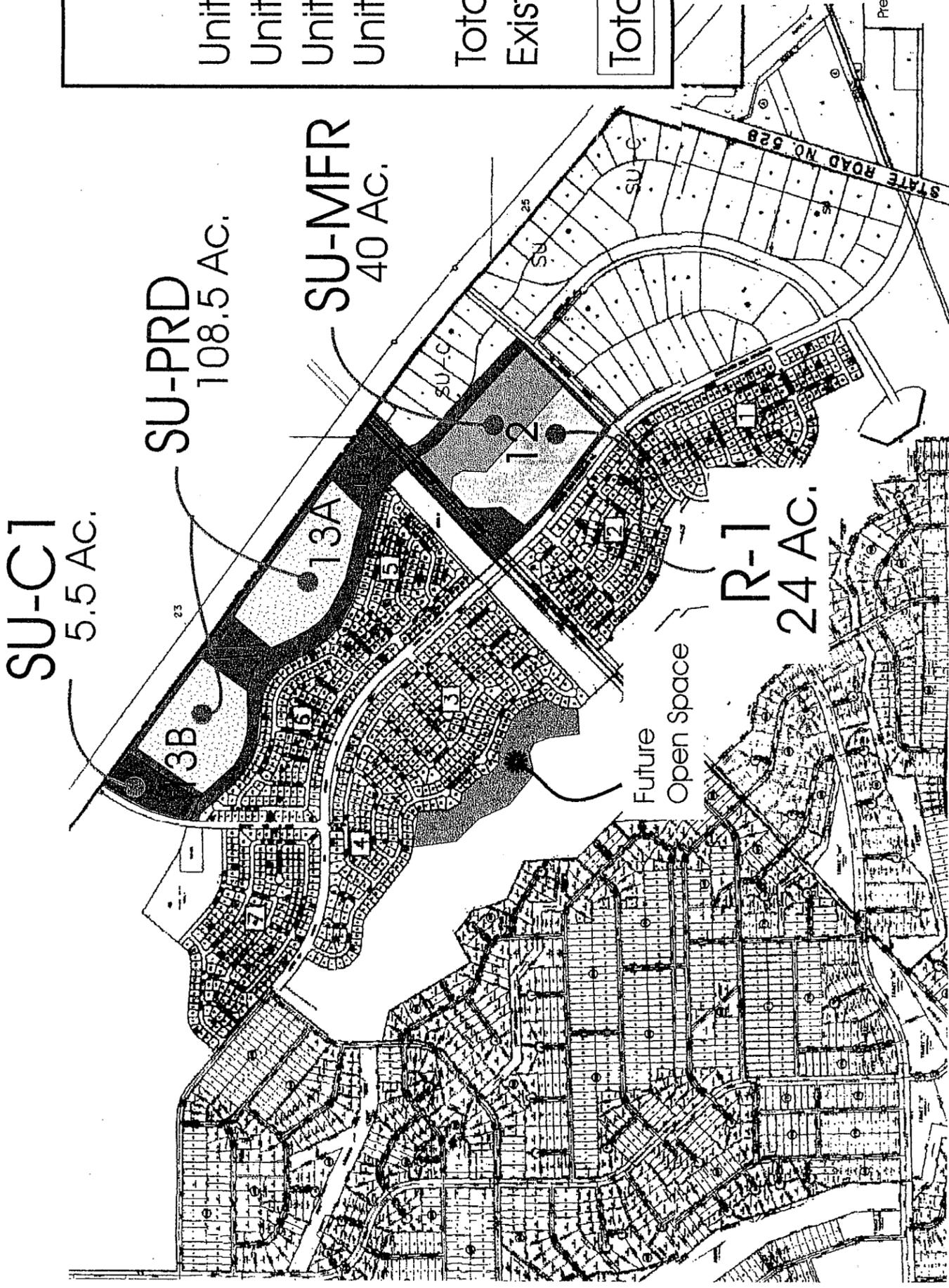
TOTAL DWELLINGS = 798 du

**Represents that portion of Commercially zoned property that could potentially develop in residential if unmarketable as commercial

Prepared By:
Community Sciences Corp.
P.O. Box 1328
Corrales, NM 87048
(505) 897-0000
Cliff A. Spirock, AICP

For:
AMREP Southwest Inc.
333 Rio Rancho Blvd.
Rio Rancho, NM 87124
(505) 892-9200
ATTN: Mike Castillo
Louie Maldonado

ENCHANTED HILLS PROPOSED ZONING DESIGNATIONS AND ACREAGES FOR UNITS 12 & 13



PROPOSED ZONING

DWELLING COUNT

Unit 13A	SU-PRD	=	200 du (max.)
Unit 13B	SU-PRD	=	200 du (max.)
Unit 12	R-1	=	110 du
Unit 12	SU-MFR	=	400 du (max.)

Total Dwellings = 910 du

Existing Expected = 798 du

Total Increase = 112 du

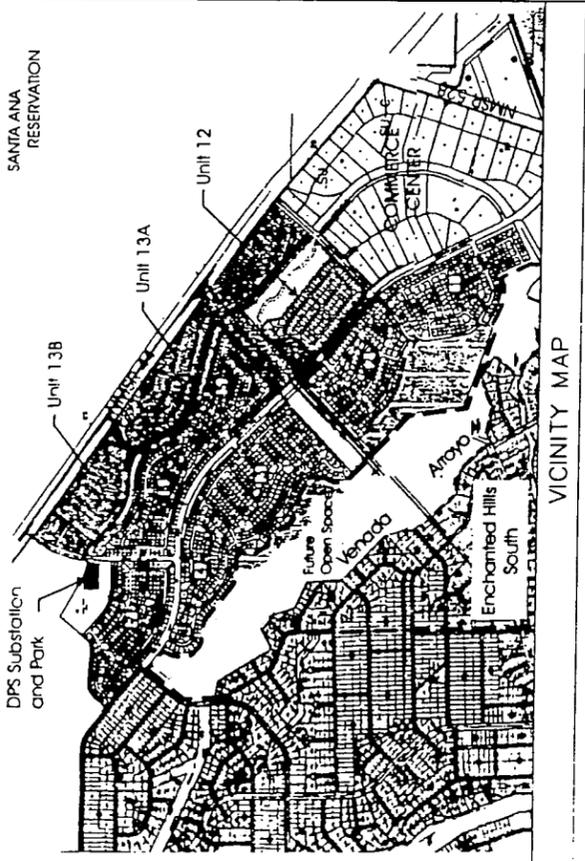
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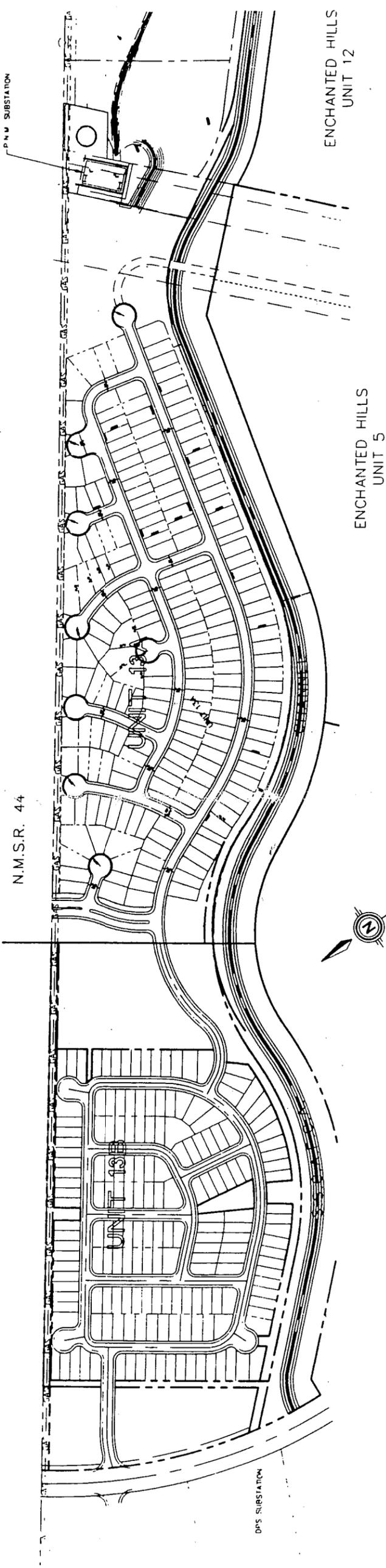
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ENCHANTED HILLS
UNITS 13A AND 13B
CONCEPTUAL SITE DEVELOPMENT PLAN



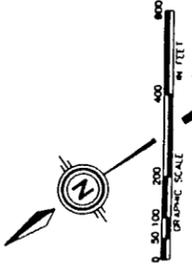
VICINITY MAP



ENCHANTED HILLS
UNIT 6

ENCHANTED HILLS
UNIT 5

ENCHANTED HILLS
UNIT 12



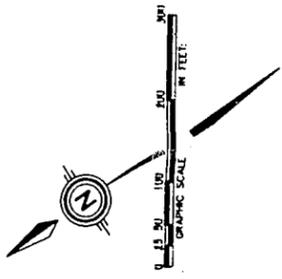
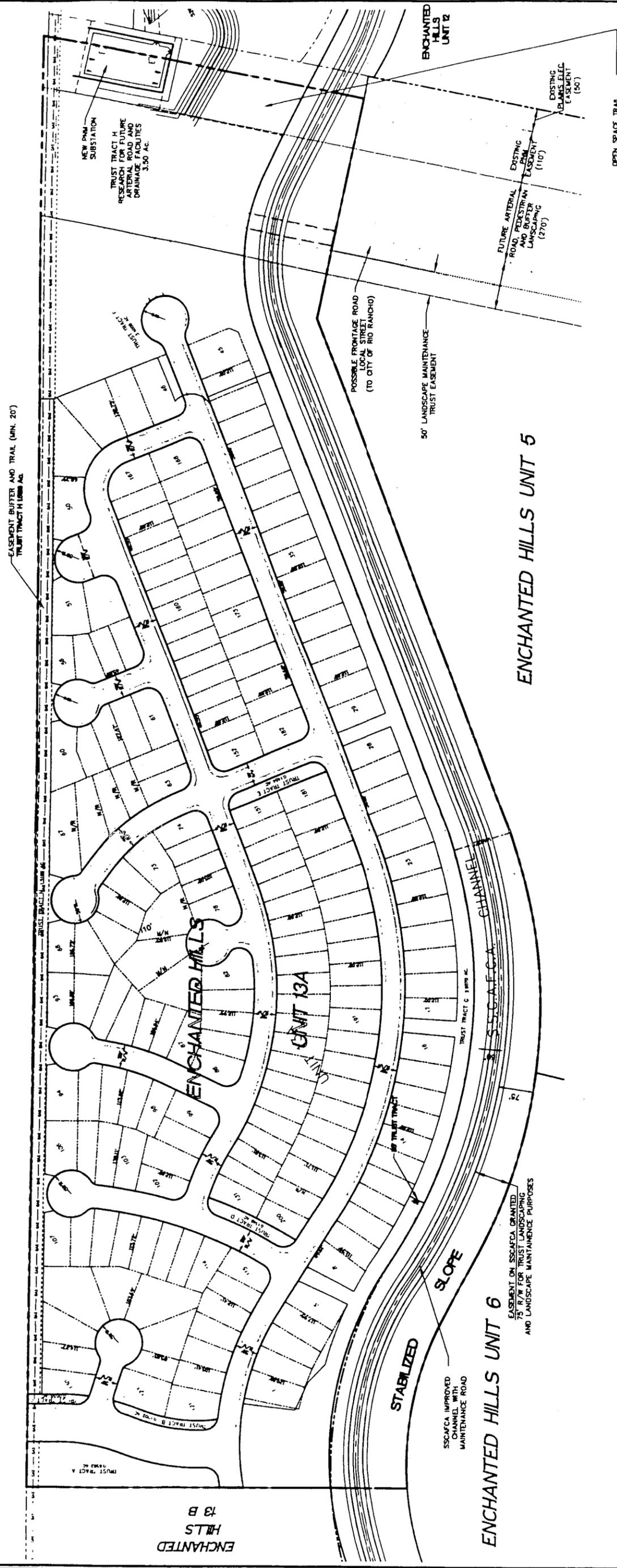
UNITS 13A AND 13B

DATE _____
community sciences corporation

DIRECTOR CITY DEVELOPMENT
DEPARTMENT CITY OF RIO RANCIHO

ENCHANTED HILLS
UNITS 13A AND 13B
CONCEPTUAL SITE DEVELOPMENT PLAN

N.M.S.R. 44



LAND USE SUMMARY

COMMERCIAL (P.N.M. SUBSTATION)	1.72 AC.
200 LOTS, 45'x110' NOMINAL AVERAGE	25.08 AC.
CITY OF RIO RANCHO RIGHT-OF-WAY DEDICATION	8.88 AC.
S.S.C.A.F.C.A. RIGHT-OF-WAY DEDICATION	14.14 AC.
TRUST TRACTS	8.87 AC.
	58.87 AC.
GROSS AREA	
LOT COUNT	200
MINIMUM 50' WIDE	125
MINIMUM 40' WIDE	200

UNIT 13A
PRELIMINARY SKETCH PLAT
ENCHANTED HILLS

community sciences corporation

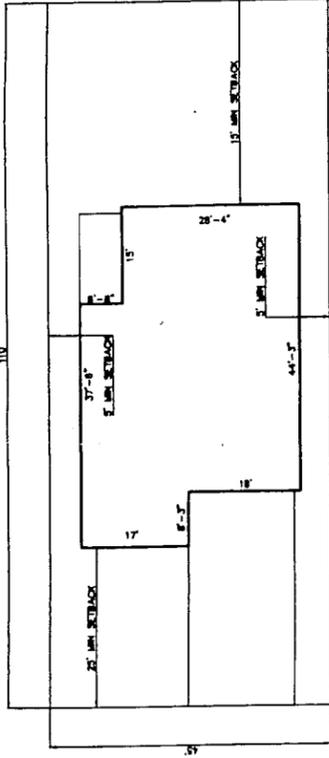
DATE _____

DIRECTOR, CITY DEVELOPMENT
DEPARTMENT CITY OF RIO RANCHO

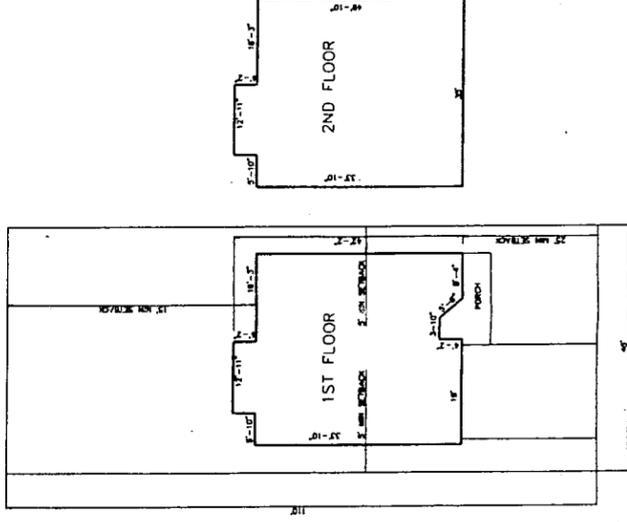
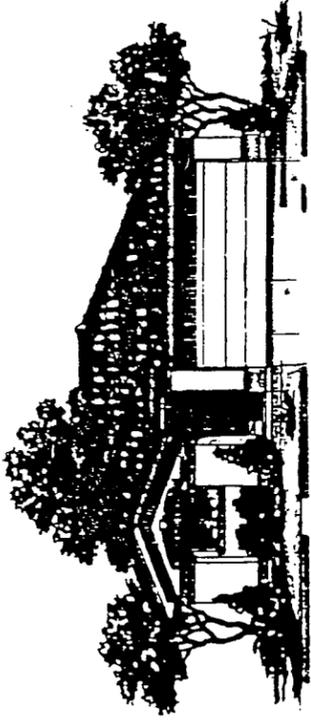
JULY 1999
DATE AS SHOWN
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DATE
DATE

2 of 6

ENCHANTED HILLS UNITS 13A AND 13B CONCEPTUAL SITE DEVELOPMENT PLAN

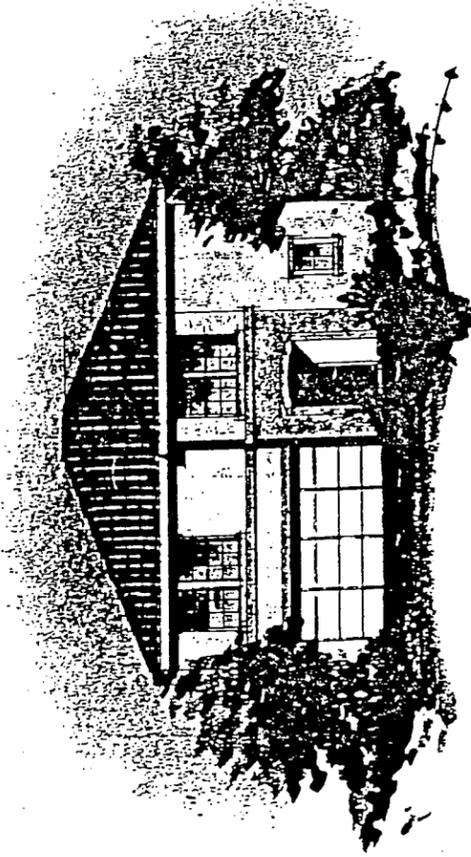


ONE STORY HOME



TWO STORY HOME

45' X 110' LOTS



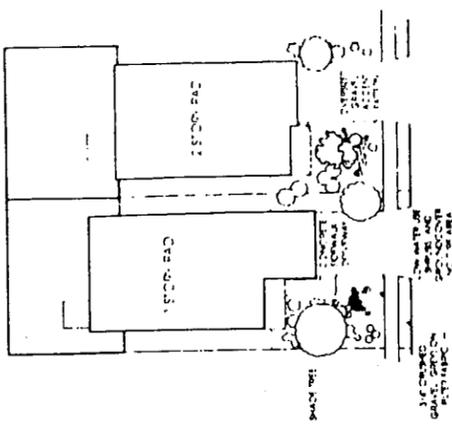
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SANGRE DE TORO #121
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PALMADO #119
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4. LANDSCAPING:

- LANDSCAPE PACKAGE:
FRONT YARD ALLOWANCES:
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• 3/4" SANTA ANA TAN OR GRAY
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TYPICAL DWELLING FOOTPRINT

EXAMPLES OF HOMES BY

KAUFMAN  **BROAD**

DIRECTOR CITY DEV. DEPT. C.O.R.R. _____ DATE _____

community sciences corporation

DATE: JULY, 1999
DRAWN BY: AS SHOWN
CHECKED BY: M/P/AA
SCALE: D.W.
JOB NO.: 71-37-03

