



CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 72

ENACTMENT NO. 07-072

1 **A RESOLUTION APPROVING AN AMENDMENT TO THE CIELO NORTE MASTER**
2 **PLAN AND AMENDING THE VISION 2020-INTEGRATED COMPREHENSIVE PLAN,**
3 **PREFERRED GROWTH SCENARIO MAP.**

4
5 **WHEREAS:** The State of New Mexico has granted the City of Rio Rancho the power,
6 authority, jurisdiction and duty to enforce and carry out the provisions of law
7 relating to planning, platting and zoning pursuant to Section 3-19-1 et. seq.
8 NMSA 1978, as amended; and,
9

10 **WHEREAS:** The Governing Body of the City of Rio Rancho has adopted a
11 Comprehensive Plan that determines the Hierarchy of Plan Development. A
12 Level 5--Specific Area Plan considers a smaller geographic area of the City
13 (minimum of 20 acres, consistent with community-scaled development) and
14 usually addresses specific issues such as architectural control and design
15 guidelines or buffering or transportation access elements. These plans
16 generally detail principles, policies and actions identified within the *Vision*
17 *2020-Integrated Comprehensive Plan*; but specific to a small area within the
18 City; and,
19

20 **WHEREAS:** The Governing Body of the City of Rio Rancho recognizes the need for long
21 range, integrated comprehensive planning to direct future growth and
22 development of the City; and,
23

24 **WHEREAS:** *The Vision 2020-Integrated Comprehensive Plan* is intended to be used as a
25 living, breathing document and may be amended from time to time to reflect
26 changing conditions and/or the desires and directions of the Governing Body;
27 and
28

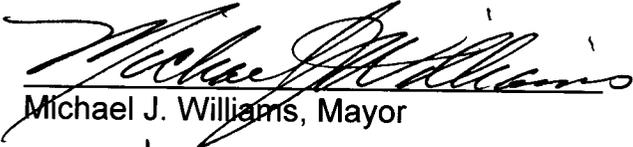
29 **WHEREAS:** The Governing Body of the City of Rio Rancho has determined that the
30 amendment to the *Cielo Norte Master Plan* is in conformance with the *Vision*
31 *2020-Integrated Comprehensive Plan*.
32

33 **NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF**
34 **RIO RANCHO:**

35
36 That the Governing Body hereby approves the amendment to the *Cielo Norte Master Plan*
37 that incorporates into the plan Rio Rancho Estates, Unit 12, Block 25, Lots 17 and 18, as
38 attached hereto as Exhibits A and B and incorporated herein by this reference, and an
39 amendment to the *Vision 2020-Integrated Comprehensive Plan, Preferred Growth*
40 *Scenario Map*.
41

42 ADOPTED THIS 8TH DAY OF AUGUST, 2007.
43
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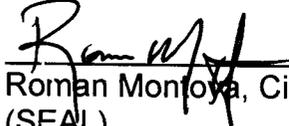
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Michael J. Williams, Mayor

8/12/07
Date

ATTEST:



Roman Montoya, City Clerk
(SEAL)



CITY OF RIO RANCHO
GOVERNING BODY
AGENDA BRIEFING MEMORANDUM

REFERENCE NO: R72

1
2 **AGENDA DATE:** August 8, 2007
3

4 **DEPARTMENT:** Development Services
5

6 **SUBJECT:** Master Plan Amendment
7

8 **CASE NO:** 07-410-00005
9

10 **PURPOSE:** The applicant requests to amend the *Cielo Norte Master Plan* for
11 the property legally described as Rio Rancho Estates, Unit 12,
12 Block 25, Lots 17 and 18 (also known as Cielo Norte, Phase IV),
13 1.82 acres generally located north of 26th Ave. and east of 10th St.
14

15 **PROPERTY:** Rio Rancho Estates, Unit 12, Block 25, Lots 17 and 18
16

17 **APPLICANT:** Drury Enterprises, LLC
18 6260 Riverside Plaza NW, Suite C
19 Albuquerque, NM 87120
20

21 **AGENT:** Consensus Planning, Inc.
22 302 8th St. NW
23 Albuquerque, NM 87102
24

25 **BACKGROUND AND ANALYSIS:**

26 The applicant, Drury Enterprises, LLC, controls 1.82 acres legally described as Rio
27 Rancho Estates, Unit 12, Block 25, Lots 17 and 18. On June 14, 2007, Consensus
28 Planning, Inc., on behalf of Drury Enterprises, LLC submitted an amendment to the
29 *Cielo Norte Master Plan* for the aforementioned properties.
30

31 The intent of this amendment to the *Cielo Norte Master Plan* is to establish
32 residential land uses in conformance with *Vision 2020* and a conceptual subdivision
33 layout that would, in turn, support a rezoning. To supplement this request, the
34 applicant has provided an application for master plan amendment approval, letter of
35 authorization, letter from agent with justification and supporting exhibits. The
36 applicant has also applied for a zone map amendment in conformance with this
37 master plan amendment (under separate application; Case No. 07-100-00041).
38 Staff has prepared a draft resolution for this master plan amendment.
39

40 **LAND USE:**

41 The majority of properties surrounding the subject properties are vacant. The
42 properties to the north and east within Block 25 (with the exception of Lot 9) are
43 within the *Cielo Norte Master Plan* area and are also known as Cielo Norte, Phase I.

1 While the *Cielo Norte Master Plan* did not specify land use designations for Phase I,
2 per se, it did support R-4, Single Family Residential zoning, which corresponds to a
3 medium density single family residential land use designation. Likewise, the
4 properties to the south and east within Block 26 (Lots 1-4 and 15-18 excluded) are
5 also within the *Cielo Norte Master Plan* area and are known as Cielo Norte, Phase II.
6 Phase II shares the same land use designation as Phase I. The out parcels within
7 Phase II, which are immediately south of the subject property, have no land use
8 designation per *Vision 2020*, but are owned by the Archdiocese of Santa Fe, which
9 received a conditional use permit for a church from the Planning and Zoning Board
10 on April 10, 2007. Even further south, Cielo Norte, Phase III, encompassing Block
11 27, Lots 1-11, shares the same land use designation as Phases I and II per the
12 *Cielo Norte Master Plan*. To the west, on the opposite side of the 10th St., are
13 scattered single family residential homes amidst vacant properties within Rio
14 Rancho Estates, Unit 12. *Vision 2020* notes no land use designation for this area.
15

16 According to *Vision 2020*, the subject properties also have no land use designation.
17 The applicant is proposing a medium density single family residential designation
18 with a corresponding gross density of roughly 5.5 units per acre that would support
19 R-4 zoning. This proposed density is consistent with the medium density single
20 family residential land uses within the existing *Cielo Norte Master Plan* area.
21

22 **ZONING:**

23 For a discussion of the current and proposed zoning of the subject and surrounding
24 properties, please see the "Zoning" section of the zone map amendment for the
25 subject properties (under separate application; Case No. 07-100-00041).
26

27 **ACCESS, DRAINAGE AND UTILITIES:**

28 This amendment to the *Cielo Norte Master Plan* addresses both vehicle and
29 pedestrian circulation. The principal access to the subdivision will be from 26th Ave.
30 via 10th St. Presently, 10th St. consists of a 30-foot wide paved section bordered by
31 an asphalt path to the east. In the future, 10th St. will be expanded to a collector
32 street (68-foot wide right-of-way). 26th Ave. will be constructed as a local street
33 with sidewalks on both sides as construction ensues with Phases I and II.
34

35 Additionally, the applicant proposes to drain stormwater from Phase IV through
36 detention facilities proposed within Phases I, II and III adjacent to Falda Rd. Water
37 and sewer services are proposed to extend from lines within 26th Ave. that would
38 connect to mains within 10th St.
39

40 **SUMMARY**

41 In addition to conforming to *Vision 2020* as noted below, this amendment to the
42 *Cielo Norte Master Plan* helps satisfy some of the City's primary needs by
43 assembling prematurely platted properties into more developable parcels and
44 improving the drainage infrastructure and rights-of-way.
45

1 **NOTIFICATIONS:**

2 Neighboring property owners were notified of this hearing by Certified Mail on July
3 17, 2007. Development Services staff also submitted a legal notice for publication
4 in the July 22, 2007 edition of the *Albuquerque Journal*. All notification
5 requirements for this hearing have been met.
6

7 **FINDINGS OF CONFORMANCE WITH CITY PLANS, POLICIES & REGULATIONS**

8
9 **CONFORMANCE WITH THE CITY ZONING ORDINANCE**

10 City policy requires that an applicant file a master plan amendment to the
11 Governing Body through the City Planning & Zoning Board.
12

13 **FINDING:** This application (Attachment I) fulfills this requirement.
14 **CONFORMS**
15

16 **CONFORMANCE WITH THE CITY COMPREHENSIVE PLAN**

17 *Vision 2020* implementation requires that all development proposals be evaluated
18 based on their level of conformance with *Vision 2020's* "Principles, Policies and
19 Actions." This amendment to the *Cielo Norte Master Plan* amends the *Vision 2020*
20 land use map and conforms to the following "Principles Policies and Actions":
21

- 22 1. The City of Rio Rancho shall develop as an independent, self-sustaining
23 community. Growth nodes are designated to capture a significant share of
24 the City's future jobs and housing (5.1.4).
- 25 2. Comprehensive master planning should assure compatible land uses,
26 encourage development guidelines according to predetermined design and
27 amenity standards, coordinate land uses with transportation systems, control
28 development phasing, and assure installation of adequate infrastructure
29 (5.1.5).
- 30 3. Encourage infill development of all undeveloped areas within the municipal
31 corporate boundary, particularly where vacant land has immediate access to
32 utilities (5.1.12).
- 33 4. Encourage a variety of housing types and densities in the City...(5.6.2).
- 34 5. Redevelopment and infill development shall be promoted to increase the
35 economic viability of areas where utilities are readily available. (p. 5.8.3).

36 **FINDING:** The land use designation proposed in this amendment to the *Cielo*
37 *Norte Master Plan* conforms to *Vision 2020's* "Principles, Policies
38 and Actions." **CONFORMS**
39
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1 **ALTERNATIVES:**

2 The Governing Body has four alternatives on the disposition of this request, and
3 may:

- 4 1. Approve the master plan;
5 2. Approve the master plan with additional conditions;
6 3. Deny the master plan;
7 4. Postpone its decision to allow for further review and consideration.
8

9 **REVIEWED BY:**

- | | | | |
|--|----------------------|--------------------------|-----------------------|
| 10 <input type="checkbox"/> | City Attorney | <input type="checkbox"/> | Fiscal Services |
| 11 <input type="checkbox"/> | Cultural Enrichment | <input type="checkbox"/> | Public Infrastructure |
| 12 <input checked="" type="checkbox"/> | Development Services | <input type="checkbox"/> | Public Safety |
| 13 <input type="checkbox"/> | RRPS | <input type="checkbox"/> | SSCAFCA |
- 14

15 **DEPARTMENT RECOMMENDATION:**

16 The Development Services Department recommends that the Governing Body
17 **APPROVE** this amendment to the *Cielo Norte Master Plan*.
18

19 **FINDINGS OF FACT:**

20
21 **GENERAL FINDINGS:**

- 22 1. The Governing Body has jurisdiction over the applicant's request for master
23 plan approval.
24 2. The property owner has authority to apply for a master plan.
25 3. The applicant and adjacent property owners received due process, as proper
26 notice and a full opportunity to present views were given.
27

28 **SPECIFIC FINDINGS IN SUPPORT OF THE GENERAL FINDINGS INCLUDE:**

- 29 1. This amendment to the *Cielo Norte Master Plan* supports the assemblage of
30 prematurely platted properties and improvements to the existing drainage and
31 transportation infrastructure.
32 2. This amendment to the *Cielo Norte Master Plan* supports infill in Rio Rancho
33 Estates, Unit 12 and is consistent with the "Principles, Policies and Actions"
34 recommended by *Vision 2020*.
35 3. This amendment to the *Cielo Norte Master Plan* supports development near
36 future infrastructure improvements that will be constructed as a part of Cielo
37 Norte, Phases I, II and III.
38

39 **OTHER DEPARTMENT/AGENCY RECOMMENDATION:**

40 Rio Rancho Public Schools, SSCAFCA and the departments of Cultural Enrichment,
41 Fire and Rescue, Public Infrastructure and Public Safety will provide comment on
42 Cielo Norte, Phase IV at preliminary platting.
43
44

1 **PLANNING & ZONING BOARD ACTION:**

2 This matter was brought before the Planning and Zoning Board at its regular
3 meeting held on July 10, 2007. The Planning and Zoning Board unanimously
4 recommended approval to the Governing Body per the attached minutes
5 (Attachment VIII).
6

7
8 **PREPARED BY:**  **DATE:** 7/27/07

9
10 **DEPARTMENT DIRECTOR:** Rob Anderson by  **DATE:** 7/27/07

11
12 **CITY MANAGER:**  **DATE:** 7/31/07
13

- 14 **ATTACHMENT I:** Application, 6/14/07
15 **ATTACHMENT II:** Letter of authorization, Drury Enterprises, LLC
16 **ATTACHMENT III:** Letter from agent, Consensus Planning, Inc.
17 **ATTACHMENT IV:** Zone atlas map
18 **ATTACHMENT V:** Letter of water and wastewater availability
19 **ATTACHMENT VI:** Proposed water and sewer layout
20 **ATTACHMENT VII:** Trip generation data
21 **ATTACHMENT VIII:** July 10, 2007 Planning and Zoning Board minutes
22 **ATTACHMENT IX:** Draft resolution
23 **ATTACHMENT X:** Exhibit A: *Cielo Norte Master Plan* conceptual layout
24 **ATTACHMENT XI:** Exhibit B: *Cielo Norte Master Plan* project phasing



City of Rio Rancho

Development Services

3900 Southern Boulevard, Ste 103
Rio Rancho, NM 87124
(505) 891-5005 Fax: (505) 896-8994

Master Plan and Sub-Plan Adoption Application

Please indicate the type of Master Plan or Sub-Plan to be adopted:

- Level 2: System and Facility Plan
 Level 3: Area Plan
 Level 4: Master Plan and Redevelopment Plan *Amendment*
 Level 5: Specific Plan and Corridor Plan
- Fee: \$400**

The applicant or agent must submit the completed application in person to the Development Services Department.

Applicant

Name (Print): Drury Enterprises, LLC

Address: 6260 Riverside Plaza NW, Suite C, Albuquerque, NM 87120

Phone: 505-821-5690 Email: riddrury@aol.com

Agent

Name (Print): Consensus Planning, Inc.

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone: 505-764-9801 Email: cp@consensusplanning.com

Legal Description of Property

Subdivision/Unit: 12 Block: 25 Lot: 17 and 18

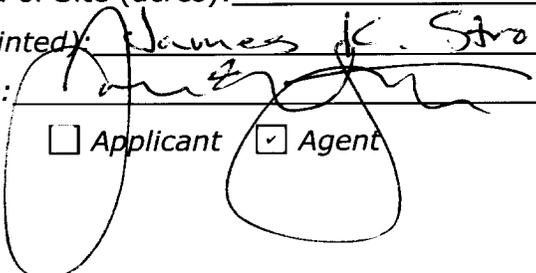
Tract/Parcel: _____ Zoning: R-1

Project Information

Project Description: Amending the Cielo Norte Master Plan to include Lot 17 and Lot 18, Block 25 of Unit 12.

Total Area of Site (acres): 1.82 acres

Name (Printed): James K. Strazier, AICP

Signature:  Date: 5/21/2007

Applicant
 Agent

For Office Use Only

H.T.E. Project # 07-41000005

Master Plan Checklist is complete Fee Paid

286430

Signature: Marty Rouse

Date: 6/14/07

Meeting Scheduled Date(s):

Pre-Application: _____

Development Review Committee (DRC): _____

Planning and Zoning Board (PZB): _____

Governing Body: _____

Master Plan and Sub-Plan Checklist

Existing and Future Conditions

- Natural Resources
 - Geology and Soils
 - Hydrology
 - Topography
 - Floodplains and Drainage
 - Vegetation and Wildlife
 - Cultural Resources
 - Air Quality
 - Noise
 - Night Skies

- Transportation
 - Circulation
 - Traffic Impact Analysis (TIA)
 - Pedestrian, Equestrian, and Bicycle Trails
 - Transit
 - Parking

- Infrastructure
 - Water
 - Wastewater
 - Electric and Natural Gas
 - Telecommunications
 - Stormwater

- Community Facilities and Services
 - Public Safety
 - Educational Facilities
 - Community Centers
 - Health Care Facilities
 - Recreational Facilities
 - Waste Management

Comprehensive Plan and Sub-Plan Checklist (continued)

- Land Uses
 - Single Family and Multi-Family Residential by Density
 - Commercial and Office
 - Public and Institutional
 - Manufacturing
 - Mixed Uses
 - Open Space

- Socio-Economic Impacts
 - Demographics
 - School Impacts
 - Employment
 - Market Conditions
 - Fiscal Analysis (if applicable)

II. Regulations

- Zoning
 - Residential Districts
 - Commercial Districts
 - Mixed Use Districts
 - Lot Size, Height, Setbacks, Density, Floor Area Ratio (FAR)

- Design Guidelines
 - Street Design
 - Grading and Drainage
 - Lighting
 - Parking
 - Landscaping
 - Signs
 - Walls and Fences
 - Courtyards, Plazas, and Public Spaces
 - Building Form

Homeowner and/ or Business Association

Development Agreement

Notes

1.

June 11, 2007

Pat D'Arco, Chairman
Rio Rancho Planning and Zoning Board
3900 Southern Boulevard
Rio Rancho, New Mexico 87174

RE: Unit 12, Block 25, Lots 17-18, Rio Rancho Estates

Dear Chairman D'Arco:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent regarding a zone map amendment, and an amendment to the Cielo Norte Master Plan. I am the owner of the aforementioned properties. We are seeking a zone map amendment from R-1 to R-4 consistent with the Cielo Norte Master Plan, and would request that these lots be included in the Master Plan. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,



Randy Drury
Drury Enterprises, LLC.



June 11, 2007

Landscape Architecture
Urban Design
Planning Services

Joseph Schmitz, Planning Manager
Community Development Department, City of Rio Rancho
3900 Southern Boulevard
Rio Rancho, New Mexico 87174

Dear Mr. Schmitz:

302 Eighth St. NW
Albuquerque, NM 87102

RE: Amendment to Cielo Norte Master Plan

(505) 764-9801

Fax 842-5495

cp@consensusplanning.com

www.consensusplanning.com

Please accept this letter as an amendment to the Cielo Norte Master Plan. On April 13, 2005 the Governing Body approved the Resolution No. 05-026, Cielo Norte Master Plan, specifically Unit 12, Block 25, Lot 1-8 and 10-16; Block 26, Lot 5-14; and Block 27, Lot 3-11, and approved Ordinance 05-17 which rezoned the property from R-1/Single Family Residential to R-4/Single Family Residential. On May 25, 2005, the Governing Body approved Ordinance 05-22 which amended the Plan to include Unit 12, Block 27, Lots 1 and 2, an additional two acres. Currently the Master Plan area is 36.56 acres.

The applicant, Drury Enterprises, LLC, has acquired Lots 17 and Lot 18, in Block 25 of Unit 12, and requests a zone map amendment to rezone the property from R-1 to R-4. In addition, the applicant requests an amendment to the approved Cielo Norte Master Plan to include those parcels, as well as, an amendment to the Vision 2020 Integrated Comprehensive Plan. The addition of two lots will increase the Master Plan by 1.82 acres, totaling 37.38 acres.

1. **Zone Map Amendment:** The Zone Map Amendment has been submitted in conjunction with this request to rezone Lot 17 and Lot 18 from R-1/Single Family Residential to R-4/Single Family Residential district. As per this amendment, the zoning should be amended to R-4 and platting shall be in accordance with the Cielo Norte Master Plan and updated Master Plan graphic. Lot size minimums for the Master Plan are 5,000 square feet versus the 4,000 square feet required in the R-4 district. Setbacks shall conform to the R-4 district.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

2. Master Plan: The Master Plan now includes a total of 37.38 acres, and 182 single family R-4 lots with a lot size not less than 5,000 square feet. A new Master Plan graphic is attached.

CIELO MASTER PLAN, UNIT 12

Plan Units	Acreage	No. of Lots
Unit 1 – Block 25	14.22	72
Unit 2 – Block 26	10.14	54
Unit 3 – Block 27	11.20	46
Unit 4 – Block 25*	1.82*	10*
Total	37.38	182

*Shows the proposed addition to the Master Plan

3. Drainage Master Plan Update:

A Master Drainage Plan was done for Units I, II, and III. The Master Plan was approved in conjunction with the Preliminary Plat approvals for Units I, II, and III. The storm drain system for Units I, II, and III is interconnected. Each unit has a detention pond. Eventually, all three units discharge through the Unit III pond to the Montoyas Arroyo.

A small portion at the eastern end of Units I, II, and III is in the 100 Year Flood Plain. A CLOMR has been approved that modifies the Flood Plain in these locations. The Master Drainage Plan, with the approved CLOMR, the ponds and infrastructure shall be constructed to serve the entire project.

The Master Drainage Plan also covered the area of Unit IV. At the time of the Master Drainage Plan, it was not known that Unit IV would be acquired. The storm system was designed with Unit IV being under "As-Platted Conditions". Unit IV will be redesigned for "Developed Conditions". The increase in flows between these two conditions is minimal. The additional flow from Unit IV will drain into the storm system for Units I, II, and III. The storm system has capacity for Unit IV in the "Developed Conditions". Unit IV can freely discharge into this system without negatively impacting the storm system for Units I, II, and III. The details of this will be provided in a Grading and Drainage Report for Unit IV that will be contained within the Preliminary Plat submittal for Unit IV.

4. Utilities Master Plan Update:

Please see the attached Proposed Water and Sanitary Sewer exhibit. A 10-inch water line is looping through all three units. Unit I, II, and III each have sanitary sewer connection into the existing sanitary sewer in Falda Road.

We are proposing to have Unit IV water and sanitary sewer connect into the respective systems for Unit I. Additional stub-outs to unassociated properties near Cielo Norte have been provided at the City's request.

After submitting a Water and Sewer Availability Request, the original recommendation was received from Wilson and Company on April 11, 2005 for 157 lots. An updated recommendation was received from Wilson and Company on August 10, 2006 for 15 additional lots, totaling 172 lots. Recently another updated request was submitted for a revised letter of availability to account for 10 the additional lots proposed in Unit IV, making the Master Plan area a total of 182 lots.

5. Transportation Analysis:

Please see attached Trip Generation Data. The data states "The additional 10 lots constitute about a 5% to 6% increase in trip generation rates for the project. The increase is not significant and will not adversely impact the adjacent transportation system".

6. Phasing Plan Update:

Please see the attached phasing exhibit. The construction of the project will generally follow the order of the phasing. The storm system for Units I, II, and III is interconnected. As a result, most of the storm system for all of Cielo Norte is being constructed with Unit I. This includes all the ponds and most of the storm pipes and inlets for Units I, II, and III. Falda Road is also a part of this construction since it carries a large amount of the offsite drainage.

In summary, this request is for an Amendment to the Cielo Norte Master Plan. The request is to increase the acreage of the Plan from 35.56 acres to 37.38 acres. All of the original design standards approved in the Master Plan shall remain and will apply to the additional acreage.

We thank you for your consideration and for your assistance with this project. Please call Joyce Jordan or Jim Strozier at 764-9801 with any questions or for additional information.

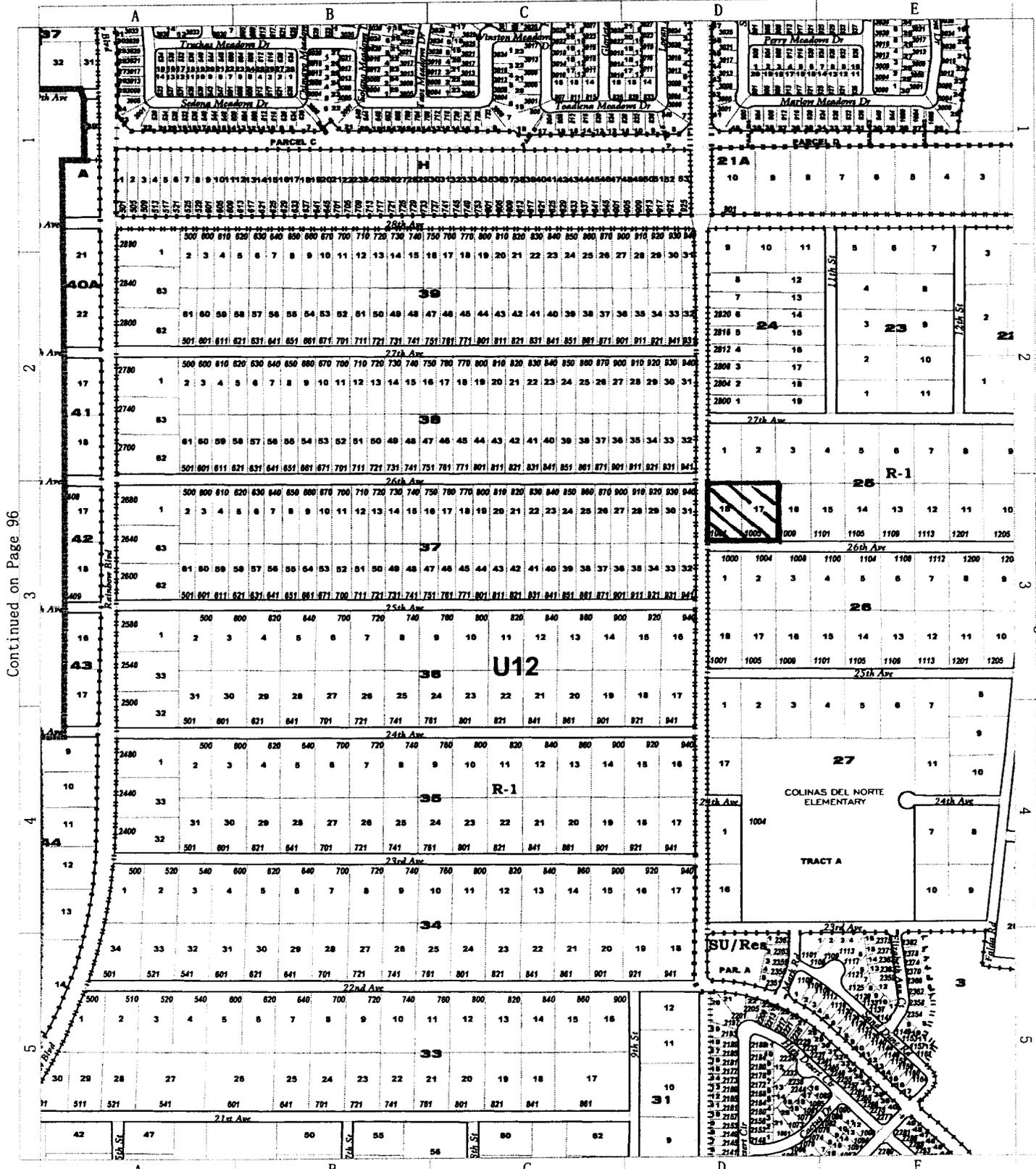
Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier', with a long horizontal flourish extending to the right.

James K. Strozier, AICP
Principal

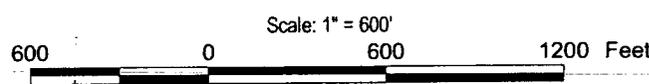
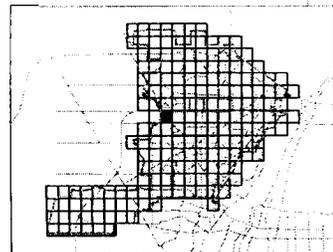
Attachments: Letter of Authorization
Master Plan Application
Zone Map Amendment Application
Zoning Justification
Zone Atlas Page
Site Vicinity
Amended Master Plan graphic dated
Request for Water and Sewer Availability
Proposed Water and Sanitary Sewer System
Trip Generation Letter and Data
Phasing

c: Fred Arfman, Isaacson and Arfman
Randy Drury, Drury Enterprises, LLC.



Continued on Page 96

Continued on Page 98



CITY DEVELOPMENT DEPT.
 PLANNING DIVISION
 Prepared by: Clifford R. LeQuieu

Confirmation of Zoning must be
 obtained from the Zoning Division
 of the City Development Dept.





City of Rio Rancho
Department of Public
Infrastructure

3900 Southern Blvd.
Rio Rancho, New Mexico 87124
(505) 896-8715

May 23, 2007

Ms. Amy L. D. Niese, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

Re: Letter Granting Water and Wastewater Availability
Notice of Approval by Steve Gallegos, Utilities System Engineer
Cielo Norte Subdivision, Units I, II, III, and IV

Dear Ms. Niese,

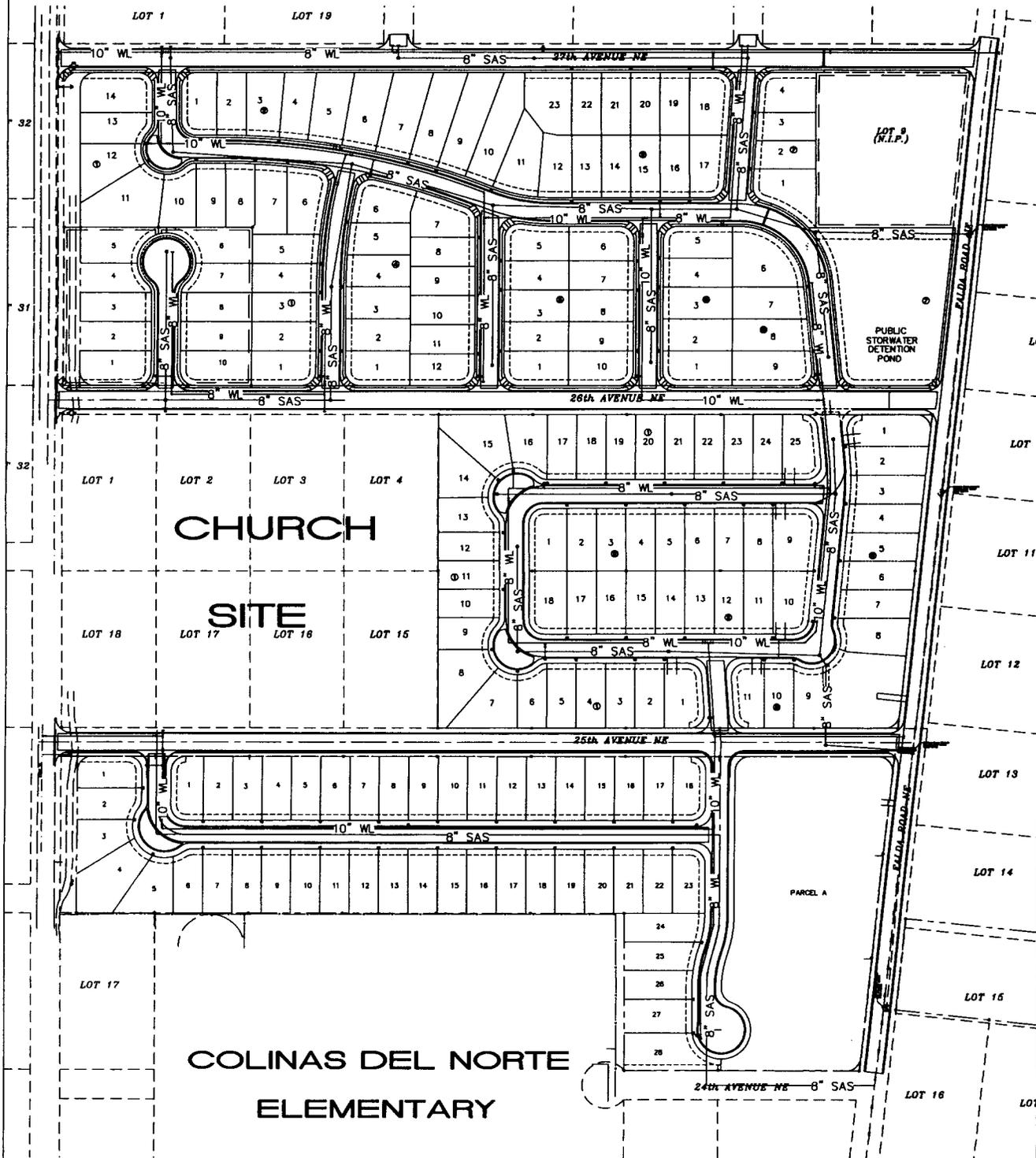
The Utilities System Engineer has reviewed and approved the granting of this Water and Wastewater Availability Statement renewal for the proposed Cielo Norte Subdivision project. As part of this renewal, Unit IV has been added to the original project and the overall lot count for the subdivision has increased from 172 to 182 (10 additional lots).

Approval of this availability statement does not imply or suggest approval of zoning changes, construction plans, conceptual layouts, or any other requirements that may be conditions of approval for this development. This statement merely represents a commitment from the City that, if all other necessary approvals are obtained and the proposed water and wastewater system improvements are completed, this development will be allowed to be served by the City's water and wastewater systems as described in the attached recommendation letters prepared by Wilson & Company, Inc. and dated April 11, 2005 and August 10, 2006.

Also, in accordance with the *Utility Commission Policy Statement*, this Availability Statement will expire unless construction starts within 1 year of approval by the Commission and is complete within 3 years of approval. If you have questions regarding this Availability Statement or the Utility Commission Policy Statement, please contact Elaine Allen, Utilities Administrative Assistant, at (505) 896-8715 or myself at (505) 891-5046.

Sincerely,

Steve Gallegos,
Utilities System Engineer



**UNITS I, II, III, & IV
PROPOSED WATER AND SANITARY SEWER**



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1375EXH-WATER&SEWER Revised May 30, 2002

Terry O. Brown, P.E.

P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 - Voice
(505) 212-0267 - FAX
e-mail: tobe@swcp.com



Monday, June 11, 2007

Joyce Jordan
Planning Assistant
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Re: Cielo Norte Development – Rio Rancho (10th St. / 27th Ave.)

Dear Joyce:

Previous approval for the proposed Cielo Norte Development included 172 residential lots (single-family detached homes). With the addition of the 1.82 acres in Block 25, Unit 4, the total number of lots will increase by 10. Therefore, the total number of lots proposed will be 182 as summarized in the following table:

CIELO MASTER PLAN, UNIT 12

Plan Units	Acreage	No. of Lots
Unit 1 – Block 25	14.22	72
Unit 2 – Block 26	10.14	54
Unit 3 – Block 27	11.20	46
Unit 4 – Block 25*	1.82*	10*
Total	37.38	182

The Trip Generation Comparison Table for the two scenarios (existing and with 10 additional lots) is shown below:

Cielo Norte Development - Rio Rancho (10th St. / 27th Ave.)

Trip Generation Data

USE (ITE CODE)	DESCRIPTION	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
			GROSS	ENTER	EXIT	ENTER
Summary Sheet	Units					
Single-Family Detached Housing (210)	172.00	1,707	32	97	112	63
Single-Family Detached Housing (210)	182.00	1,798	34	103	118	66
Increase (Decrease) in Trips Generated		91	2	6	6	3
% Increase (Decrease) in Trips Generated by Development		5.3%	6.3%	6.2%	5.4%	4.8%

Page 2 of 2

Joyce Jordan

Monday, June 11, 2007

Re: Cielo Norte Development – Rio Rancho (10th St. / 27th Ave.)

Generally, it appears that the additional 10 lots constitute about a 5% to 6% increase in trip generation rates for the project. It is my opinion that this increase is not significant and will not adversely impact the adjacent transportation system. Attached are the trip generation worksheets for the two cases for your use.

Please call me if you have questions or if you need additional information.

Sincerely Yours,

A handwritten signature in cursive script that reads "Terry O. Brown". The signature is written in black ink and is positioned above the printed name.

Terry O. Brown

attachments as noted

Cielo Norte Development - Rio Rancho (10th St. / 27th Ave.) Trip Generation Data

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
Single-Family Detached Housing (210)	1,707	32	97	112	63	

Units

172.00

Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$\ln(T) = 0.92 \ln(X) + 2.707$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 0.7 (X) + 9.477$$

25% Enter, 75% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.901 \ln(X) + 0.527$$

64% Enter, 36% Exit

Comments:
Tract No.

Based on ITE Trip Generation Manual - 7th Edition

Cielo Norte Development - Rio Rancho (10th St. / 27th Ave.) Trip Generation Data

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
Single-Family Detached Housing (210)	1,798	34	103	118	66	

Units

182.00
Dwelling Units

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$\ln(T) = 0.92 \ln(X) + 2.707$$

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Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 0.7 (X) + 9.477$$

25% Enter, 75% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$\ln(T) = 0.901 \ln(X) + 0.527$$

64% Enter, 36% Exit

Comments:
Tract No.

Based on ITE Trip Generation Manual - 7th Edition



Planning and Zoning Board
of the
City of Rio Rancho

DRAFT MINUTES

July 10, 2007
7:00 PM
Council Chambers, City Hall

David Heil, District 1; Mark Werkmeister, District 2; P.J. Perry, District 3; John Paulson, District 4 Pat D'Arco, District 5, Chairman; Todd Rastorfer, District 6; Karl Wiese, At Large

MEMBERS PRESENT:

Karl Wiese, At Large
Pat D'Arco, Chairman, District 5
Todd Rastorfer, District 6
David Heil, District 1
PJ Perry, District 3

STAFF PRESENT:

Joe Schmitz, Manager
Grant Brodehl, Planner
Richard Meadows, Planner

-
- E. **MASTER PLAN AMENDMENT:** The applicant requests to amend the Cielo Norte Master Plan for 1.82 acres legally described as Rio Rancho Estates, Unit 12, Block 25, Lots 17 and 18 (Cielo Norte, Phase IV) Rio Rancho Estates located north of 26th Avenue and east of 10th Street. Case No.: 07-410-00005 Applicant: Drury Enterprises, LLC Agent: Consensus Planning, Inc. Staff Contact: Grant Brodehl Staff Recommendation: Approval

Mr. Grant Brodehl, Staff, presented the Staff Report for this item. In Spring of 2005 there was a series of master plan and zone map amendments that approved the Cielo Norte Master Plan and established R-4 zoning in a portion of Unit 12 east of 10th Street and to the north and south of 25th and 26th Avenues.

Phase I of Cielo Norte is located on the north end of the project between 26th and 27th Avenues. Phase II is located in the central portion and south is Phase III. All phases have received preliminary plat approval and are in the final plat approval stage currently.

Following the original approval of the Master Plan, the developer acquired lots 17 and 18 in Block 25 of Unit 12, located at the northeast corner of 10th Street and 26th Avenue. The developer is requesting that these lots, totaling 1.82 acres, be designated as a Medium-Density Single Family Residential use, and a concurrent R-4 zoning, to match the adjacent Phase I zoning.

The surrounding properties to the west, across 10th Street, are scattered residential homes with an R-1 zoning designation. Immediately south of Phase IV, between 25th and 26th Avenues, the Archdiocese of Santa Fe owns 8 lots and has already received a conditional use permit for a church facility. South of Phase III is Colinas del Norte Elementary, and to the east is the Montoyas Arroyo and a series of lots that are, primarily, in a flood plain.

The adoption of the of the Master Plan Amendment and subsequent zone map amendment would permit Medium-Density Single Family Residential and R-4 zoning on the subject properties. Access to Phase IV would be provided off of 26th Avenue from 10th Street. Drainage for the

Phase IV properties would be routed through the existing infrastructure in Phase II and Phase III, and pass through to the Montoyas Arroyo. All infrastructure improvements that Phase IV will be dependent upon are being currently being constructed. Staff then stood for questions.

Attachment PZB071007-5E: ABM

Mr. Jim Strozier, 302 8th Street NW, Albuquerque NM, agreed with Staff and added that the minimum lot size for the Cielo Norte subdivision is 5,000 square feet, even though they are requesting R-4 zoning.

David Heil, District 1 moved to approve **Item PZB071007-5E: To amend the Cielo Norte Master Plan for 1.82 acres legally described as Rio Rancho Estates, Unit 12, Block 25, Lots 17 and 18 (Cielo Norte, Phase IV) Rio Rancho Estates located north of 26th Avenue and east of 10th Street.**

Seconded by Karl Wiese, At Large

The motion carried by a vote of 5 FOR and 0 AGAINST.

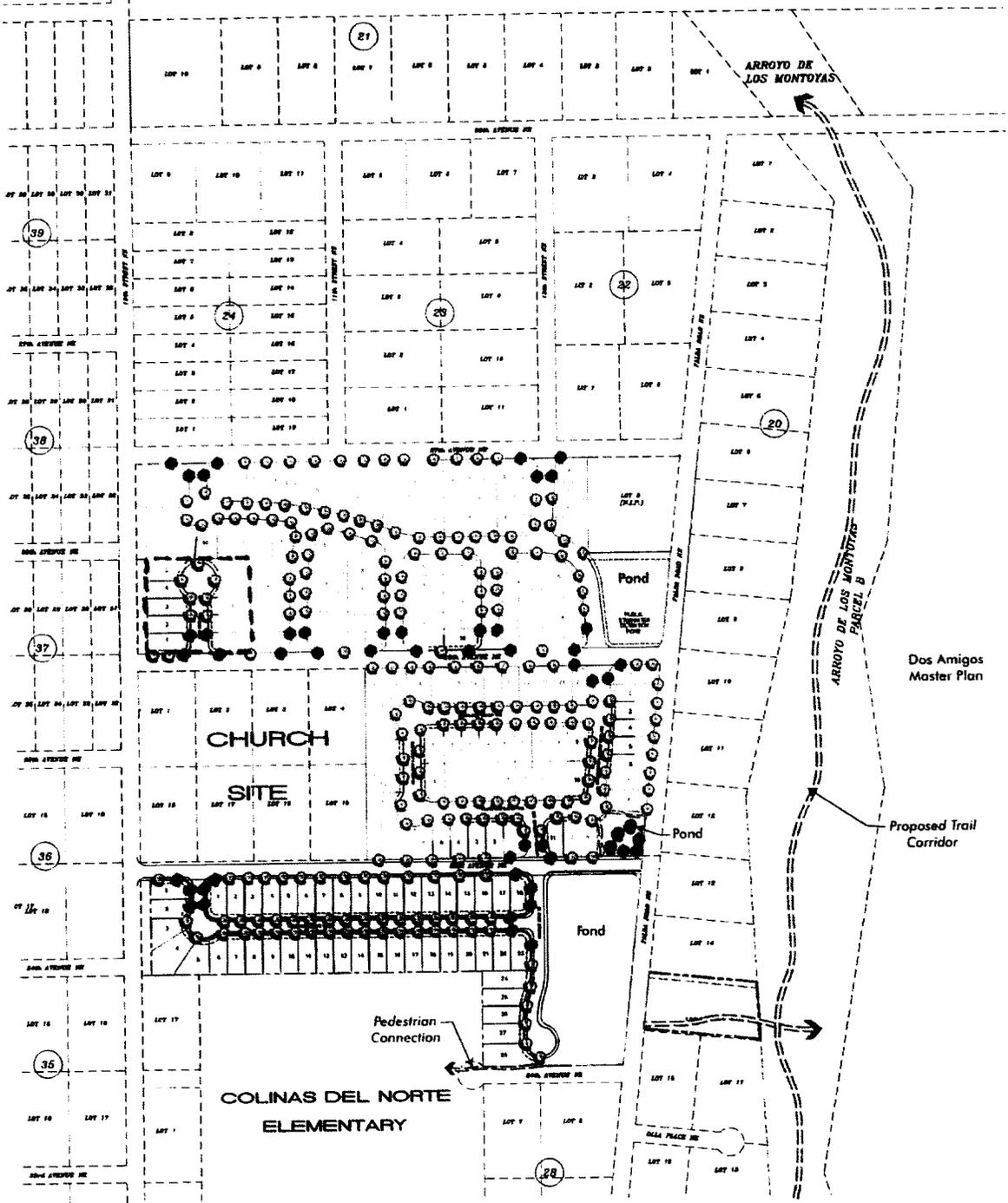
YES: Karl Wiese, Pat D'Arco, Todd Rastorfer, David Heil, and PJ Perry.

COMMISSIONER DISCUSSION:

Commissioner Rastorfer asked Staff whose responsibility it will be to take care of the rather large ponds that are in place. Mr. Brodehl informed the Commissioner that there properties will be donated to the city and SSCAFCA for maintenance.

Commissioner Rastorfer then asked if Cultural Enrichment has been involved in discussions with this area, as the area itself is very large and he sees the possibility for a park as well as the drainage.

Mr. Brodehl stated that Cultural Enrichment has not been involved as of yet with that area, and the plan does provide for some areas to connect to the Montoyas Arroyo in the future. He added that as the trail system is developed perhaps then Cultural Enrichment can be involved in developing a multi-use facility for the area.

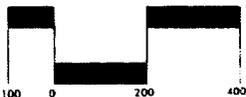


Cielo Norte Master Plan

Prepared By:



Scale: 1" = 200'

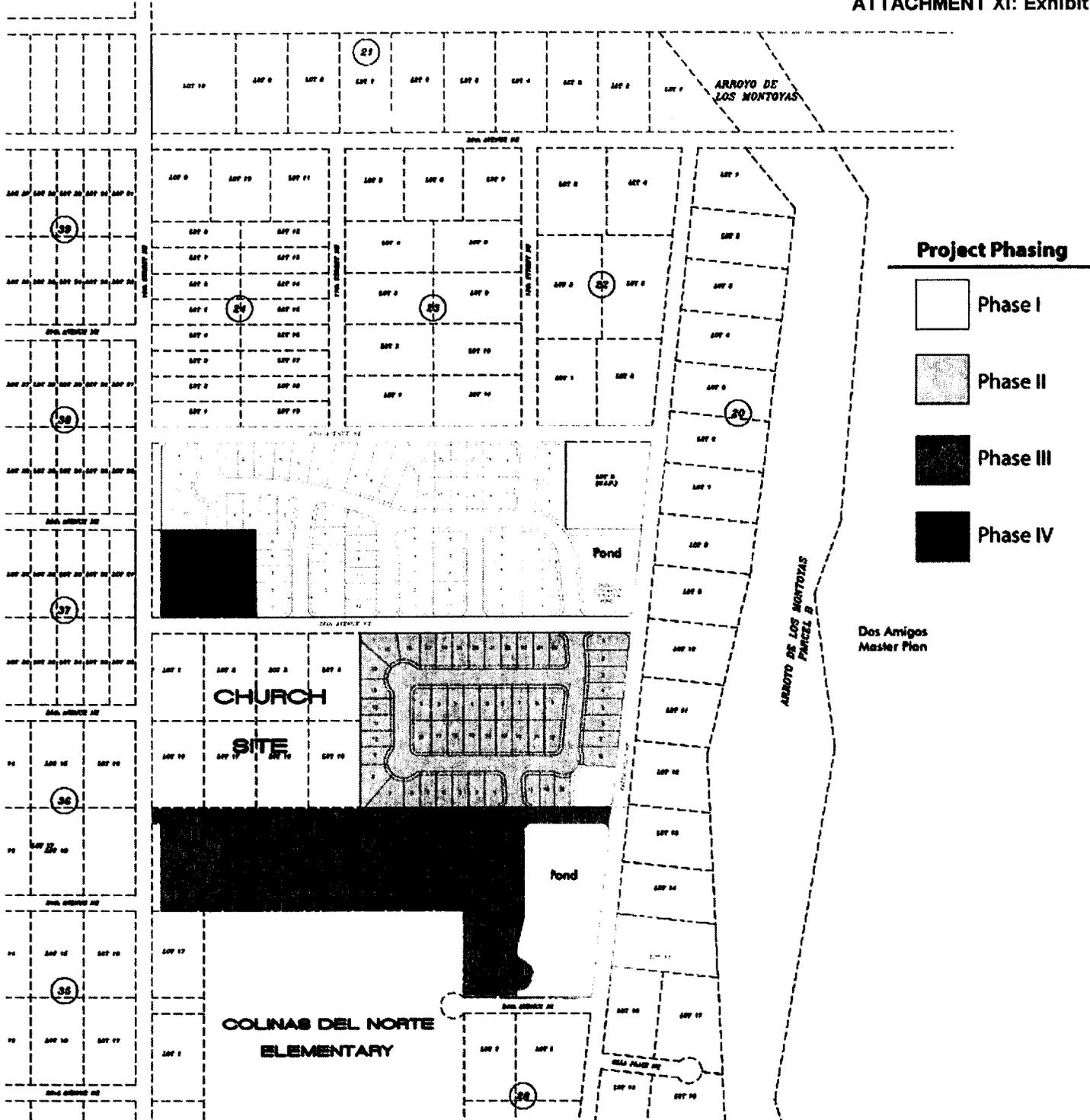


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April 30, 2007

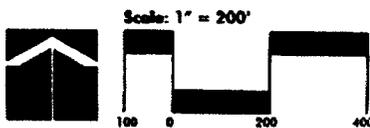


Cielo Norte Master Plan

Drury Enterprises, LLC.

Prepared By:

May 2007



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 P: 704.267.9628 Fax: 704.267.8822



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