

Broadmoor Heights

MASTER PLAN



CITY OF RIO RANCHO, NEW MEXICO

2017

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ADOPTING ORDINANCE

NOTICE OF DECISION

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RESOLUTION

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A. OVERVIEW

1. MASTER PLAN HISTORY

The Broadmoor Heights Master Plan (formerly Cuesta al Este) was amended by the Governing Body on June 26, 2013. In 2013, the Governing Body approved a zone change to R-4 for the Master Plan property with a stipulation that the total number of lots could not exceed 450 and the number of lots less than 50 feet wide could not exceed 140. The intent of the Master Plan was, and is, to provide flexibility in lot size enabling mixing and clustering unit types.

Since the 2013 approval, the developer has accomplished the following:

1. Added five one-acre "out parcels" to the Master Plan. Three of these parcels were added via a land trade agreement. The benefit to both parties was contiguous parcel ownership;
2. Modified the site plan to incorporate the five one-acre "out parcels" and remove the traded land; and
3. Performed a grading and engineering analysis, and modified the site plan accordingly.

2. INTRODUCTION

Broadmoor Heights is a planned community on a 115.20 acre site centrally located in the City of Rio Rancho. It is a community designed to fulfill the goals and objectives of the owner, homebuilders, future residents, and the City of Rio Rancho. Broadmoor Heights is a residential community with five distinct neighborhoods. The goal of the plan is to create a cohesive community rather than just a subdivision, with neighborhoods complemented with parks, trails, and open space.

The proposed Broadmoor Heights Master Plan is located within Unit 13 of Rio Rancho Estates, and includes portions of Blocks 38 through 41. The boundaries of the Master Plan are Kaiser Road to the north, Montezuma Boulevard to the south, Galahad Street to the east, and Broadmoor Boulevard to the west.

The properties included in this Master Plan are as follows:

- Unit 13, Block 38, Lots 2-15, 17-19, and 21-30
- Unit 13, Block 39, Lots 1-30
- Unit 13, Block 40, Lots 1-30
- Unit 13, Block 41, Lots 10-21 and portions of Lots 9, 22, 23, and 24

The objectives of the Master Plan are:

- Designate R-4 zoning for the subject site;
- Provide a flexible Master Plan that incorporates urban design standards that homebuilders can readily incorporate into a variety of housing products;
- Provide flexibility in lot sizes;
- Integrate land use, transportation, drainage, and utility planning into a comprehensive development plan for the property.
- Create a plan that engenders a sense of community. Some of the features of the plan that achieve this are:
 - The two access points into the community will be enhanced by entry features that establish a sense of arrival.
 - The access points will be connected by a main collector street, and a trail system that lead to a central park.
 - Entry into the five neighborhoods will be provided off the main collector.
 - Each neighborhood will contain a pocket park that is located within walking distance of virtually every resident within each neighborhood. The pocket park will include the neighborhood mail boxes, and will serve as a gathering place for each neighborhood.

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B. EXISTING CONDITIONS

1. INTRODUCTION

The existing conditions impacting this 115.20 acre site include the adjacent land use and zoning, platting pattern, transportation, infrastructure, and natural features. Analyzing the benefits and constraints of existing conditions helps to frame the discussion for the proposed Master Plan as they relate to the general goals, objectives, and policies of the Rio Rancho Comprehensive Plan.

2. LAND USE

Surrounding land uses impacting Broadmoor Heights are limited because adjacent lands are primarily vacant. Adjacent land to the north of the Plan Area is primarily zoned TZ with some CMU zoned land at Kaiser Road and Broadmoor Boulevard. The land to the east is primarily zoned TZ with some C-1 at the corner of Galahad Street and Montezuma Boulevard. Land to the south is primarily zoned R-1 with some C-1 on the southeast corner, and some CMU zoned land on the southwest corner of Montezuma Boulevard and Broadmoor Boulevard. There is a 20 acre site on the northwest corner of Montezuma Boulevard and Broadmoor Boulevard which is zoned R-4 and currently under development as the "Rock Ridge" subdivision. The City Center is approximately 1/2 mile northwest of Broadmoor Heights. The City Center is zoned CBD/Central Business District, which permits a mix of land uses such as retail commercial, government, recreational, office, and entertainment. Within one mile of the project area, there are two subdivisions; Mirador del Sol to the south, and High Range to the southeast, both zoned R-4. There is an 8-acre park located at the corner of Broadmoor Boulevard and Loma Colorado Boulevard.

3. ANTIQUATED PLATTING

The antiquated and diverse land ownership patterns are a common constraint faced within the City of Rio Rancho that can be handled by land assemblage. Antiquated platting makes orderly, harmonious and economically sound development impossible. The Comprehensive Plan recognizes the issue of antiquated platting as a major obstacle in the way of sound growth, and promotes land assemblage. In Rio Rancho, the problems associated with antiquated platting are: inadequate street and lot layout, lack of adequate infrastructure, diversity of ownership, and a threat to public health and safety.

At the time Unit 13 was platted, the common lot layout included rectilinear roadways, with rectangular one acre parcels perpendicular to the roadways. 1-acre lots are not a sustainable residential density. Broadmoor Heights is the outcome of efforts made to assemble parcels into sizeable areas to focus residential development for mixed densities, including a variety of single-family detached housing products.

4. TRANSPORTATION CORRIDORS

The north-south street serving this site is Broadmoor Boulevard. Paseo del Volcan, a major limited access arterial approximately 1/2 mile north of the site, will be the main east-west corridor. The east/west street serving the site is Montezuma Boulevard. Unser Boulevard, located approximately four miles west of Broadmoor Heights, is a principal arterial. Additional right-of-way will be required along Broadmoor Boulevard, and Montezuma Boulevard. For more detail on roadways, refer to Section F, Transportation Analysis.

With the new City Center developed at Unser Boulevard and Paseo del Volcan (28th Avenue), this area will serve as infill development and help provide the necessary rooftops to serve Rio Rancho's new retail development. These two roadways will provide excellent access to community amenities, and will help support planned development and future employment areas near the City Center, and Paseo Gateway Master Plan area.

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5. NEARBY EDUCATION and PHYSICAL ACTIVITY CENTERS

There are five existing schools within three miles of Broadmoor Heights, including Ernest Stapleton Elementary School, Eagle Ridge Middle School, Rio Rancho Mid-High School, Rio Rancho High School, and V. Sue Cleveland High School. The University of New Mexico West Side Campus and Central New Mexico Community College (CNM) are close to City Hall and the Santa Ana Event Center, north of Paseo del Volcan. Within three miles of the subdivision is the Loma Colorado Library and the aquatic center.

6. NATURAL FEATURES

The site is primarily rolling grassland with intermittent shrubs sparsely covering the surface. Indian ricegrass, blue grama, and ring and bush muhly are the dominant grasses. Cholla, prickly pear, and narrowleaf yucca are common. Fauna within the project area includes quail, cottontail rabbit, and jackrabbit. There is an existing drainage course that runs east and west across the site.

The site has a gentle slope from west to east, approximately 3.5%. Conceptual lot layout has been designed to fit within this site topography to the extent possible.

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C. PROPOSED LAND USE, ZONING, AND DENSITY

1. INTRODUCTION

This Master Plan includes residential zoning to establish a distinctive community that offers a choice of housing. The site is zoned R-4 as governed by the Rio Rancho with a stipulated maximum of 140 lots less than 50 feet in width and a maximum of 450 lots. Development Standards are addressed in Section E, Design Standards.

The following table includes the land use, acreage, number of lots, density, and the total lots and residents for the community. The exact number and sizes of the lots in each neighborhood are subject to change, as long as the maximum number of lots does not exceed 450 and the maximum number of lots under 50 feet wide does not exceed 140. The sequence for development of neighborhoods may vary; the neighborhood designation is not intended to suggest a specific order of development.

The table also includes the conceptual plan for the number of residents projected for Broadmoor Heights at full build-out in order to determine park dedication requirements. Household size is assumed to be 2.83 persons, regardless of the unit type. The City of Rio Rancho's level of service for parks is 3 acres per 1,000 population. Based on the maximum number of homes (450) and the resulting maximum number of residents, Broadmoor Heights will meet the public park dedication requirement of 3.8 acres. The project will also include approximately 1.5 acres of private park area, designed to function as community gathering spaces.

Land Use	Acreage	# of Lots	Density (du/ac)	# of Residents
RESIDENTIAL	71.3	450	6.31	1,274
Public Parks	4.0	N/A	N/A	N/A
Open Space/Pond/Private Parks	14.7	N/A	N/A	N/A
Roads	25.2	N/A	N/A	N/A
TOTAL MASTER PLAN	115.20	450*	6.13	1,274

The vacant 13-acres on the northeast corner of Broadmoor and Montezuma are planned for a neighborhood commercial center. The Conceptual Lot Layout provides sidewalk and trail access to the commercial site. The goal is for residents to be able to walk or ride bicycles to the center and not have to get in their cars.

2. LAND USE AND ZONING DESCRIPTIONS

This section provides a general description of the zone category in the Master Plan area (see Zoning Map on the following page).

All neighborhoods are zoned R-4 for moderate density single-family. In the Master Plan, the R-4 has an additional stipulation that the number of lots less than 50 feet wide in all neighborhoods combined (i.e. the entire Broadmoor Heights community) cannot exceed 140. The goal is to provide market flexibility regarding lot type by allowing either the mixing or clustering of unit types. The five neighborhoods will be phased on the basis of the efficient provision of infrastructure and development access.

Access: Two access points are provided to the Broadmoor Heights community. The Master Plan provides one access point each along Broadmoor Boulevard and Montezuma Boulevard due to their classification as arterials and the amount of traffic each are anticipated to carry.

Parks, Trails, and Open Space: Parks and trails are defining features at Broadmoor Heights. The main park is centrally located

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in the community, and has direct trail access. In addition to the main central park, several smaller neighborhood parks will be provided. Parks are intended to serve as neighborhood gathering places. Strategies for accomplishing this include placing them in strategic locations within the neighborhood and co-locating neighborhood necessities such as mailboxes, within these spaces.

The design and development timing of the main central park will be done in conjunction with the City Parks Staff and the Parks and Recreation Commission. The homeowners association(s) will be responsible for the maintenance of this public park for one year after construction, at which time it will be turned over to the City. The homeowners association(s) will be responsible for maintenance of the following park and landscape elements within the Master Plan: entryway and roundabout features, trails, private pocket parks, ROW landscaping, and the street tree and landscaping adjacent to the project on Montezuma and Broadmoor Boulevards.

Development of this public park is anticipated to begin when approximately 50% of the homes in Broadmoor Heights are built in conjunction with the adjacent neighborhood.

Maintenance of the smaller, neighborhood parks will remain the responsibility of the homeowners association and will not be turned over to the City.

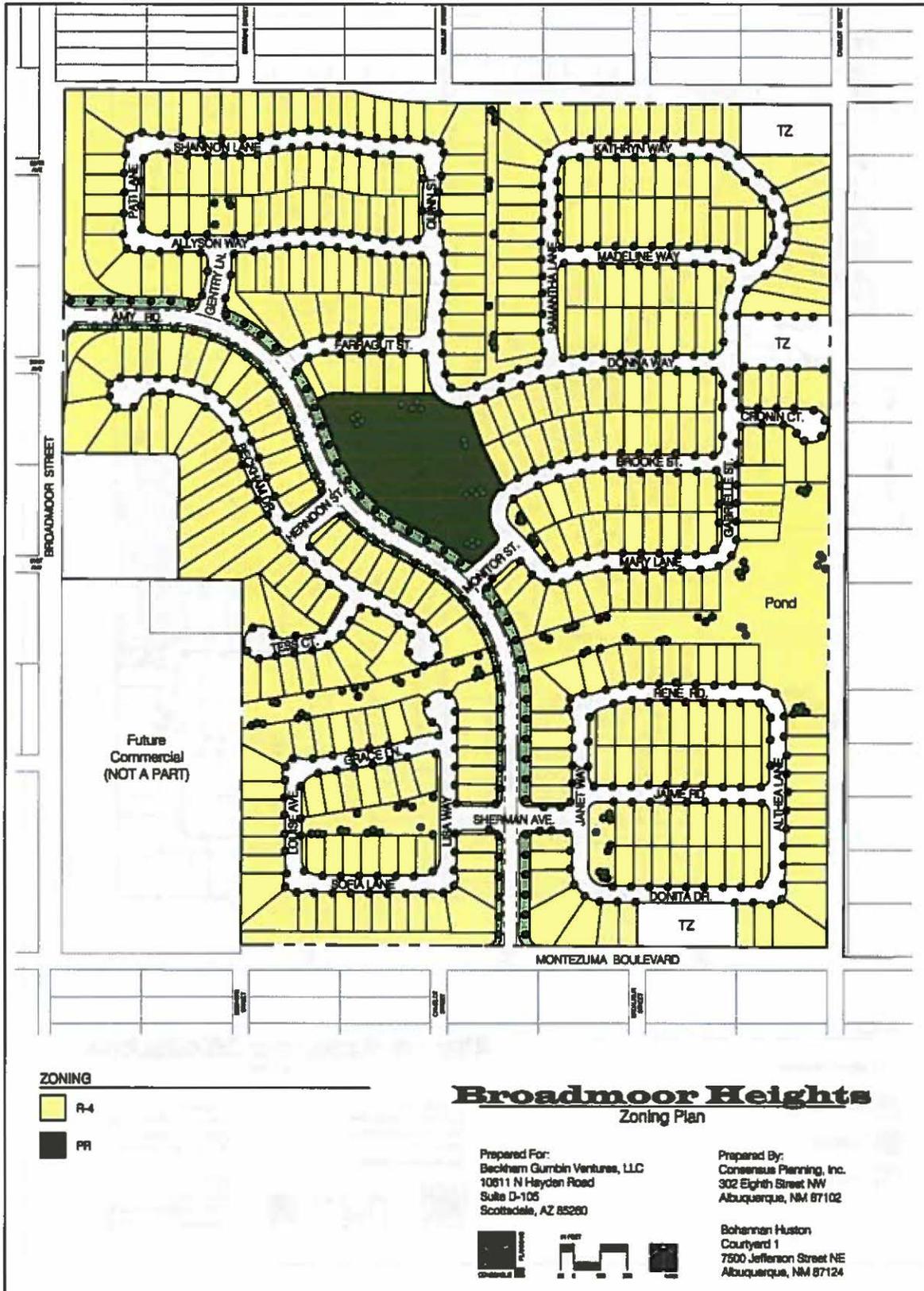
Trail corridors are provided along Montezuma Boulevards and along the main collector that runs through Broadmoor Heights (Amy Road). The trail corridors vary in width and all will contain 6 foot asphalt trails in accordance with City of Rio Rancho standards for paved trails. Access is provided to the trail system from each neighborhood via the sidewalk system.

Roads/Ponds/Open Space: The roads, open space, and pond account for 37.9 acres within the Broadmoor Heights Master Plan. Street trees will be provided along each right-of-way, and will be maintained by the individual homeowner. The pond will be designed in coordination with The Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA), and SSCAFCA will be responsible for maintenance of the pond.

D. CONFORMANCE WITH THE RIO RANCHO COMPREHENSIVE PLAN

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1. INTRODUCTION

The Broadmoor Heights Master Plan adheres to the Rio Rancho Comprehensive Plan. The Comprehensive Plan is a policy document which lays out broad goals, objectives, and policies to guide the growth and development of Rio Rancho. The Rio Rancho Comprehensive Plan is organized around eight fundamental principles, including:

- Conservation and the Natural Environment
- Land Use
- Population and Housing
- Transportation
- Public Facilities
- Parks and Recreation
- Urban Design
- Economic Development

The Broadmoor Heights Master Plan will help implement the principles of the Rio Rancho Comprehensive Plan. How the Plan meets the principles and intent of the policies and action statements is included below.

2. CONSERVATION AND THE NATURAL ENVIRONMENT

The intent of this principle is to ensure that sustainability is a key component of the City's growth. As development occurs, this principle is intended to ensure that concerns such as water quality, air quality, water conservation, geological features, and soil conditions are taken into consideration when development decisions are made.

The Conservation and Natural Environment Section of the Comprehensive Plan include some of the following goals, policies, and actions for achieving these objectives:

- Preserve water resources
- Reuse and recycle materials, and reduce waste
- Implement the use of low impact development techniques and green building practices
- Limit the use of turf in landscape areas in residential and commercial developments

The Broadmoor Heights Master Plan meets these objectives through the design standards that call for night sky compliant lighting, and xeriscape principles of landscape design. Builders in Broadmoor Heights are encouraged to participate in green building programs.

3. LAND USE, POPULATION AND HOUSING

The goals, policies, and actions for land use, population, and housing in Rio Rancho include the following:

- Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan
- Promote and support development that incorporates walkability
- Encourage adequate pedestrian connections to future transit facilities in all residential site development
- Maintain the strength, vitality, and stability of all residential neighborhoods and types
- Promote quality, community-friendly multi-family development, through features such as enhanced open space and pedestrian connectivity

The intent of this principle is to ensure a land use pattern that offers a diversity of housing, well designed residential development, provides park and open space amenities, and pedestrian connectivity. The land use concept for the Broadmoor Heights Master

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Plan accomplishes the intent of the principle by allowing a variety of lot sizes and five distinct neighborhoods. Master planning is one of the City's key action steps towards carrying out this principle. The Broadmoor Heights Master Plan shows residential densities classified by the R-4 designation, with a maximum of 140 lots less than 50 feet wide.

The Broadmoor Heights Master Plan outlines the framework for development that meets the intent of the Comprehensive Plan by providing pedestrian trails and sidewalks that connect to the major streets bounding the Plan Area and through the provision of park and open space within the Plan Area.

The Master Plan further meets the intent of the Comprehensive Plan through the assembly of prematurely platted properties into developable parcels. Increased property taxes derived from the homes developed within Broadmoor Heights will help to support the Rio Rancho School District.

Land uses include office, commercial, institutional, entertainment, and nearby residential. Broadmoor Heights is located approximately 1/2 mile south of the City Center. Residents living in the Broadmoor Heights community could possibly find employment in the commercial area of the City's downtown (when developed), City Hall, Santa Ana Star Event Center, other commercial areas, or at nearby schools.

The Broadmoor Heights Master Plan will utilize existing City of Rio Rancho zoning categories and development will conform with the design standards contained in those zoning categories and this Master Plan. Design standards created for Broadmoor Heights are designed to expand on the City's Zoning Ordinance and will provide unified streetscapes, unified signage design, perimeter wall and entry design, and a centrally located park and open space areas. Landscaping requirements shall apply to streetscapes, detention ponds, perimeter areas adjacent to perimeter walls, and buffer areas. See Section E, Design Standards for more detail on walls and landscape.

4. TRANSPORTATION

The transportation principle is intended to establish a long-range transportation network to meet local and regional circulation needs. A multi-modal transportation system to move people and goods is also encouraged. The Transportation Section of the Comprehensive Plan contains the following goals, policies, and actions which are relevant to the Broadmoor Heights Master Plan:

- A balanced transportation system that provides access to a variety of transportation options.

A Traffic Impact Analysis (TIA) was completed on May 1, 2013.

As illustrated in the paragraphs below, the Master Plan meets the objectives of providing access to a variety of transportation options through the creation of an internal transportation network that provides pedestrian and vehicular connectivity to and within each of the neighborhoods, in addition to providing connectivity and improvements to the adjacent transportation network.

There shall be two access points to the Broadmoor Heights Master Plan. The access points will be via Broadmoor and Montezuma Boulevards. A main collector street will run through the community, connecting at Broadmoor Boulevard and at Montezuma Boulevard. Five neighborhoods are accessed from this main collector.

Internal pedestrian circulation will be provided by sidewalks and trails along the interior roadways and open space easements to the residential neighborhoods. All internal roadways shall comply with City of Rio Rancho standards including width, sidewalks, signage, lighting, etc.

Improvements shall be made to Montezuma Boulevard adjacent to the Broadmoor Heights Master Plan according to Section F, Transportation Analysis.

5. PUBLIC FACILITIES

The intent of the Public Facilities element of the Comprehensive Plan is to minimize the difficulties, due to antiquated platting, of providing infrastructure within the City. The applicable policy is listed below.

- Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use

The Master Plan meets this intent and policy. The Master Plan is in an area of Rio Rancho that has existing development, existing infrastructure, and public facility capacity for the planned development.

6. PARKS AND RECREATION

The intent of the Parks and Recreation section of the Comprehensive Plan is to ensure that as the City of Rio Rancho develops, amenities such as parks and recreational facilities are provided for the growing population. The goals that are particularly applicable to the Master Plan are listed below:

- Be responsive to the recreational needs of the community
- Provide a variety of quality of life services to meet community needs, assuring that there are strong relationships with all sectors of the community and ample opportunities to foster human interaction.

The Master Plan meets the City of Rio Rancho requirement for park space, and additionally locates neighborhood facilities such as mailboxes in common open space areas, in order to foster interaction between neighbors.

7. URBAN DESIGN

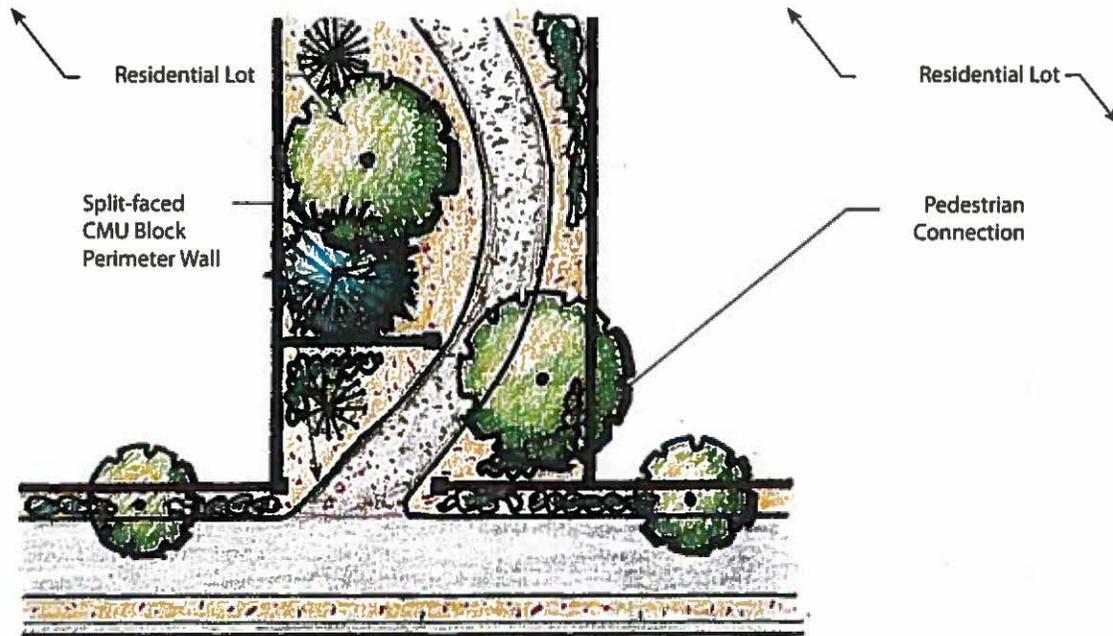
The intent of the Urban Design element of the Comprehensive Plan is to ensure that development follows design standards that help to achieve the creation of community identity and aesthetic quality. Some of the relevant goals, policies, and actions within this element include:

- Create safe developments that discourage crime
- Support development that links neighborhoods and encourages the use of all modes of transportation
- Embrace the use of xeriscape landscaping

The Broadmoor Heights Master Plan includes a Design Standard section which meets the intent of the Comprehensive Plan. Specifically, standards are included that provide pedestrian linkages within the plan area as well as to the major streets bounding the Plan Area.

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■ Pedestrian Connection @ Montezuma Blvd.

8. ECONOMIC DEVELOPMENT PRINCIPLE

The primary goal of the economic development principle is to expand employment opportunities, provide a mix of jobs, support existing retail and service needs as well as provide infrastructure to support and attract existing and new businesses.

Redevelopment and infill projects are encouraged. By providing residential infill development near the City Center, Broadmoor Heights residents will help serve the planned commercial retail centers. Retailers look for the number of roof tops within a given radius of new planned commercial areas; by providing additional residential development, new retailers can capture a greater market share.

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E. DESIGN STANDARDS

1. INTRODUCTION

The design standards are intended to support a sense of cohesiveness within the entire Broadmoor Heights community and provide a flexible framework for community design that encourages innovative and creative solutions, rather than setting a rigid set of requirements. These standards will help implement the Urban Design provisions of the City of Rio Rancho's Comprehensive Plan.

The standards are primarily intended as a generalized guide for end users/ builders that will participate in the development of Broadmoor Heights. Where these standards conflict with City of Rio Rancho ordinances or approved City standards, the more stringent shall apply.

2. SITE DESIGN

A primary focus for specific site design within Broadmoor Heights will be the creation of a pedestrian and bicycle oriented community. All individual neighborhoods should provide convenient pedestrian circulation through and between neighborhoods, to the external streets, and the proposed adjacent commercial development. The relationship of buildings to the street contributes to how the neighborhood environment is experienced and is an important design issue to consider in site planning.

General

- a. Sidewalk requirements shall be consistent with City of Rio Rancho standards, except along the main collector (Amy Road), where an asphalt trail is proposed on one side.
- b. Safe, convenient, and pleasant pedestrian circulation may be accomplished with sidewalks, trails, special pavings, and shade.
- c. Pedestrian walkways shall be designed to be handicapped accessible (see Americans with Disabilities Act Criteria for Barrier-Free Design).
- d. Concrete, asphalt, or compacted decomposed granite with stabilizer are acceptable materials for pedestrian walkways.
- e. Clear sight distances shall be maintained at all driveway locations and intersections per AASHTO design standards.
- f. Unfinished gray block walls, barbed wire, chain link, concertina wire, and wood or plastic/vinyl fencing are prohibited.

Single Family Residential

Each residential neighborhood within Broadmoor Heights is encouraged to have a unique identity that will be established through tailored design standards. This approach will enable Broadmoor Heights to carve out its own identity within the overall context of Rio Rancho.

- a. All development shall comply with the City of Rio Rancho Subdivision Ordinance.
- b. Setbacks shall be governed by City of Rio Rancho Zoning Code R-4 requirements.
- c. Single family units are prohibited from fronting or have driveway access to a collector or major local street.
- d. Proposed driveway locations shall be consistent with curb cut requirements identified in the Rio Rancho City Code.
- e. Lots that face streets at the front and rear shall be limited to one driveway at the front facing street. A solid wall shall be provided at the rear yard of the property to ensure limited access.

- f. To soften the horizontal mass of a continuous perimeter wall, along Montezuma and Broadmoor Boulevards, the wall along these streets shall be designed to:
 - ° contain a wall element with project identification at intervals not to exceed 3 lots (see page 22 and 23 for project identification details); and
 - ° have landscaping facing the public right-of-way covering a minimum of 25% of the wall surface. Maintenance of the landscaping shall be the responsibility of the homeowner's association.
- g. All perimeter block walls facing public rights-of-way shall include a continuous 4 inch cap.

3. ARCHITECTURE

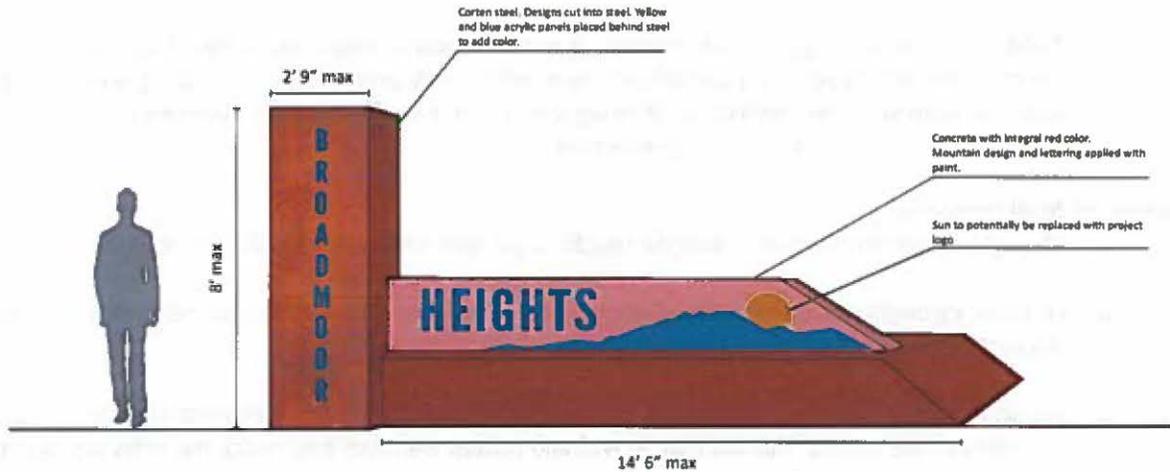
The architectural standards are intended to describe the general characteristics of the project. While all of the buildings will reflect these standards, it is not the intent of these design standards to prohibit a certain amount of individual expression and creativity. The use of various architectural details and materials shall be consistent when used on various elevations.

Residential

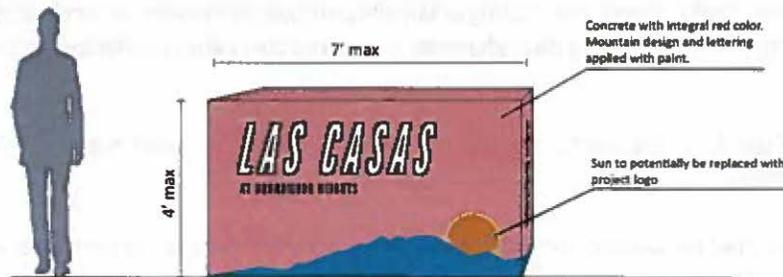
- a. Broadmoor Heights neighborhood design shall conform to City of Rio Rancho Zoning Code Chapter 154.08 for Single Family R-4 Districts.
- b. Building height on houses with pitched roofs shall not exceed 32 feet to the highest point of the pitch. Building height on houses with flat roofs shall not exceed 26 feet.
- c. Stucco shall be the primary building material. Stone, tile, or brick accents are allowed.
- d. Home stucco colors shall be limited to shades of brown, tan, sage green, ochre, slate, spruce, ivory and sand. Bright colors as the dominant exterior color are prohibited.
- e. The use of accent colors in entry portals, front door, window frames and trim, and other incidental elements is encouraged.
- f. The maximum area of the second story of a single-family house, including heated spaces and covered porches, shall be no more than 75% of the area of the first floor, including heated spaces, covered porches, and garage. In situations where the top of roof (or parapet wall) associated with a first-floor room exceeds 18 feet from finished floor, then such area shall be considered as a second-story for determining the 75% ratio.
- g. Front porches, entryways, and/or portals, if used, shall have a minimum 5 foot depth, and shall be permitted within the front yard setback.
- h. Garages that front the street shall be constructed with a "shadow box" containing a minimum depth of eight inches.
- i. Antennae or solar collector equipment, if used, shall be installed so as to minimize its visibility from any public street or adjacent lot and shall not exceed 10 feet above maximum height limit.

4. SIGNAGE

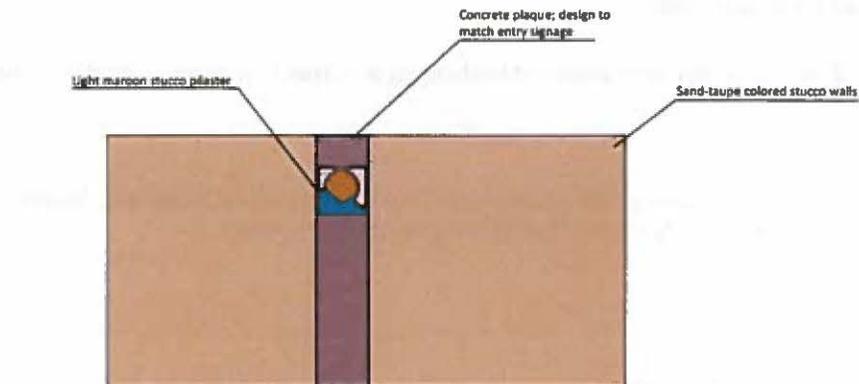
Signage should enhance the overall character of the community, as well as provide information and direction to residents and visitors. A common design theme for signage within Broadmoor Heights will enhance the community image. The placement of signs should be considered an integral part of the site development process.



Community Entry Sign



Neighborhood Entry Sign



Pilaster Detail with Project Identification

General

- a. Signs shall be designed, sited, and installed to avoid disruption of vehicular sightlines, as well as conform to existing Rio Rancho sign regulations.
- b. Prohibited permanent signs include banners, pennants, ribbons, streamers, strings of light bulbs and spinners (except during holiday season or special thematic event); brashly colored signs with moving or flashing lights; signs which are animated in any manner; portable signs; off-premise signs referring to a business or merchant not doing business on the premise where the sign is displayed.

Residential Neighborhoods

- a. All neighborhood entries shall include the specific subdivision name and "Broadmoor Heights".
- b. Freestanding neighborhood entry signs shall be monument style as shown in the detail below. The maximum height shall not exceed 5 feet.
- c. The signage program at Broadmoor Heights will include project identification graphics in key locations along the perimeter of the project. This will include wall and pilaster elements that match the entry signage colors and materials as shown on page 23.

5. LIGHTING

The objective of the lighting standards is to preserve the "dark sky" while providing lighting that enhances the safety, security, and visual aesthetics of the area. Careful attention to lighting detail will contribute to the sense of a cohesive community image. Additional restrictions on lighting may be imposed through privately enforced covenants, conditions, and restrictions (CC&Rs).

General

- a. Light fixtures and standards shall conform to City of Rio Rancho Municipal Code Chapter 159 for Outdoor Lighting Ordinance regulations.
- b. Street lights shall be per Rio Rancho and Public Service Company of New Mexico standards, which require street lights at all intersections, cul-de-sacs, and curves in the roadway.
- c. All lighting shall be in compliance with the State of New Mexico Night Sky Act. Outdoor site lighting must be hooded, shielded, and aimed downward. Any light falling onto adjacent property or streets that results in nuisance glare or disabling glare shall not be permitted.
- d. Lighting layout shall be coordinated with proposed landscaping and trees to maximize light distribution and avoid conflicts.
- e. Bollard lights shall be used at pedestrian connections. The fixtures shall be fitted with louvers, diffusers, or shields as necessary to eliminate glare on adjacent roadways and properties.

6. LANDSCAPE AND STREETSCAPE

The environmental, as well as aesthetic, value of landscaping in an arid region cannot be overstated. Landscaping should be used to buffer attenuate noise or block undesirable views, 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. Street trees are intended to soften and break-up the streetscape to avoid a canyon-like appearance. Recognizing the increased public awareness of water conservation, these standards promote the use of native and naturalized plant species that perform well in an arid environment.

General

- a. Landscape plans shall comply with the City's Water Conservation Ordinance and Zoning Code.
- b. Landscaping in accordance with an approved plan must be installed in a timely manner in accordance with the CC&Rs.
- c. Turf shall not be used within the street R.O.W. or within the landscape area between the curb and sidewalk. Plantings in these areas will be shrubs and trees.
- d. A clear sight triangle must be maintained in any landscape area per AASHTO sight distance standards.
- e. A fully automated irrigation system shall be provided for all landscaped areas. The system shall be designed to avoid overspraying walks, buildings, fences, etc.
- f. Undeveloped areas held in reserve for future building or pavement should be stabilized with an acceptable polymer based agent or seeded with a mixture of native grasses/wildflowers.
- g. Coverage of the common landscape areas with living vegetative material will be governed by existing City regulations.
- h. Street trees shall be planted within 15 feet of the back of curb.

Residential

- a. Street trees should be provided at a rate of 1 tree per residential lot frontage along roads throughout the Broadmoor Heights area.
- b. Street trees shall be provided at a rate of one tree per 30 linear feet along subdivision perimeter and where lots back up to roadways. Those trees will be located in the HOA tracts and shall be maintained by the Homeowner's Association. Tree species shall be as follows:
 - Neighborhood 1: Chitalpa, Honey Mesquite
 - Neighborhood 2: Mexican Elder, Desert Willow
 - Neighborhood 3: Honey Locust, New Mexico Olive
 - Neighborhood 4: Washington Hawthorn, Catalpa
 - Neighborhood 5: Honey Mesquite, Golden Raintree

- c. Homebuilders shall provide front yard landscaping for each residential lot. This requirement is in addition to the street tree in front of the residence. The minimum plant quantities shall be as follows:
- Trees - One deciduous shade or evergreen tree, 2 inch caliper or 10 - 12 feet in height shall be a street tree within 15 feet of back of curb.
 - Shrubs / Groundcovers - Six 1-gallon and five 5-gallon shrubs
 - Turf - if provided, turf shall be warm season, drought tolerant species
 - Irrigation - all front yard landscape and the street tree in front of the residence shall have automatic irrigation with a timer
 - Mulch - Gravel mulch
- d. Irrigation and maintenance of front yard landscape and street trees along internal neighborhood streets shall be the responsibility of the individual homeowner.
- e. Gravel, colored rock, and similar materials are acceptable as a top dressing for landscape areas, however, they shall not be considered a focal landscape element.
- f. Steel, brick, or equivalent landscape headers shall be used to separate any turf and shrub / groundcover areas.
- g. Plant palette. The following plant palette has been developed as a general guide for development at Broadmoor Heights. They have been chosen for their ability to withstand a variety of planting conditions, have lower water requirements, and are based upon the City of Albuquerque's Plant List. Substitutions are allowed in cases where plant species or sizes are not available.

Trees

Washington Hawthorn / *Crataegus phaenopyrum*
Purple Robe Locust / *Robinia ambigua* 'Purple Robe'
Western Catalpa / *Catalpa speciosa*
Desert Willow / *Chilopsis linearis*
New Mexico Locust / *Robinia neomexicana* Southern Live Oak / *Quercus virginiana*
Scotch Pine / *Pinus sylvestris*
Afghan Pine / *Pinus eldarica*
New Mexico Olive / *Forestiera neomexicana*
Honeylocust / *Gleditsia triacanthos*

Shrubs and Groundcovers

Apache Plume / *Fallugia paradoxa* Autumn Sage / *Salvia greggii*
Big Sage / *Artemisia tridentata*
Blue Leadwort / *Ceratostigma plumbaginoides* Blue Mist Spirea / *Caryopteris x clandonensis* Claret Cup
/ *Echinocerus triglochidiatus*
Crape Myrtle / *Lagerstroemia*
Creeping Rosemary / *Rosmarinus off. pro.*
Mugo Pine / *Pinus mugo*
Parry Agave / *Agave parryi*
Red Yucca / *Hesperaloe parviflora*
Rosewood / *Vaquelinia*

Broadmoor Heights

MASTER PLAN

Shrubby Cinquefoil / *Potentilla fruticosa* Soft Blade Yucca / *Yucca recurvifolia* Spanish Bayonet / *Yucca baccata*
Three Leaf Sumac / *Rhus trilobata*
Winterfat / *Ceratoides lanata*

Ornamental Grasses

Maiden Grass / *Miscanthus sinensis* 'Gracillimus' Bear Grass / *Nolina microcarpa*
Blue Fescue / *Festuca ovina* 'Glauca' Sand Dropseed / *Sporobolus cryptandrus* Regal Mist / *Muhlenbergia capillaris*

- j. Minimum plant sizes at time of installation shall be as follows:
 - Trees - 2 inch caliper, or 10 to 12 feet in height
 - Shrubs & Groundcovers - 1 or 5 gallon
 - Turf grasses shall provide complete ground coverage within 1 growing season after installation.

7. SITE UTILITIES

The purpose of these standards is to promote the coordinated development of utilities to minimize utility costs and visual impacts associated with utility structures.

General

- a. All permanent utilities shall be located underground.
- b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way as practical and as allowed by the utility providers.
- c. When an above-ground backflow prevention device is required by the City of Rio Rancho, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.

Broadmoor Heights

■
MASTER PLAN

F. TRANSPORTATION ANALYSIS

The entrances into Broadmoor Heights will be from Broadmoor Blvd and Montezuma Blvd. These entrances, and the intersections within the development, will comply with AASHTO sight distance standards.

The development will include an internal collector road (Amy Road) that will connect Broadmoor Blvd to Montezuma Blvd. This collector will have through movements at every intersection in the development, with a traffic calming device (such as a roundabout) midway through.

Right-of-way dedications and off-site roadway improvements are graphically depicted on the following page.

A full traffic impact analysis has been completed and approved by City Staff. The following table is the trip generation for the land use within the development, assuming the maximum 450 lots are developed.

Dwelling Units	24 HR	A.M. PEAK HOUR		P.M. PEAK HOUR	
	Volume	Enter	Exit	Enter	Exit
450	4190	82	244	256	151

ITE Trip Generation, 6th Edition, Code 210

Note: The current plan shows 392 homes. The plan for each neighborhood will be refined during the platting process. The maximum number of homes shall be 450, and the maximum number of lots less than 50 feet wide shall be 140.

Preliminary plat submittals will include traffic control signs, signals, pedestrian safety measures, street lights, intersections, cul-de-sacs, curves in the roadway, and street widths.

Sidewalks will be provided per City of Rio Rancho standards.

G. CONCEPTUAL DRAINAGE PLAN

The intent of the conceptual drainage plan for Broadmoor Heights is to provide the initial structure for a drainage solution within the Lomitas Negras watershed. The plan will consider existing conditions within the watershed and adhere to the land treatments laid out in the "Montoyas Arroyo Watershed Management Plan" (MAWMP), dated July 2002. The recommendations within the drainage plan are intended to establish a framework for development throughout the subdivision. The Broadmoor Heights Master Plan will fall within the jurisdiction of the City of Rio Rancho and the Southern Sandoval County Arroyo Flood Control Authority (SSCAFCA). A full drainage report will be completed at the first construction plan submittal.

1. PLAN AREA DESCRIPTION

The Broadmoor Heights Master Plan consists of 115.20 acres. The Broadmoor Heights Master Plan will consist of a maximum of 450 lots at an overall maximum density of 3.91 dwelling units/acre.

2. FLOOD ZONE

Per FEMA FIRM Panel 35043C1900D dated March 18, 2008, the Broadmoor Heights Master Plan does not fall within a designated flood plain. Refer to FIRM Panel included at the end of this section.

3. EXISTING CONDITIONS

The existing drainage basin (L2.102 and L2a.100 from MAWMP) consists of a total of 1260.80 acres. The existing platting consists of ½ and 1 acre lots. Land treatments for existing conditions will be calculated at 100% Type 'A'.

The existing drainage basin L2.102 goes through approximately 1/3 of the northern portion of the master plan. Basin L2a.100 cuts through the southern 2/3 of the master plan combining with L2.102 just south of Idalia Road. The southern portion of basin L2.102 storm water flow will be conveyed down Winchester Avenue/Kaiser Road and continue to the Lomitas Negras Arroyo. Most of the northern portion will bypass Broadmoor Heights continuing to the arroyo. Basin L2a.100 sheet flows through the bottom half of the master plan from northwest to southeast continuing southeast to the Lomitas Negras Arroyo. See the basins as shown in the Montoyas Arroyo Watershed Management Plan.

4. DEVELOPED CONDITIONS

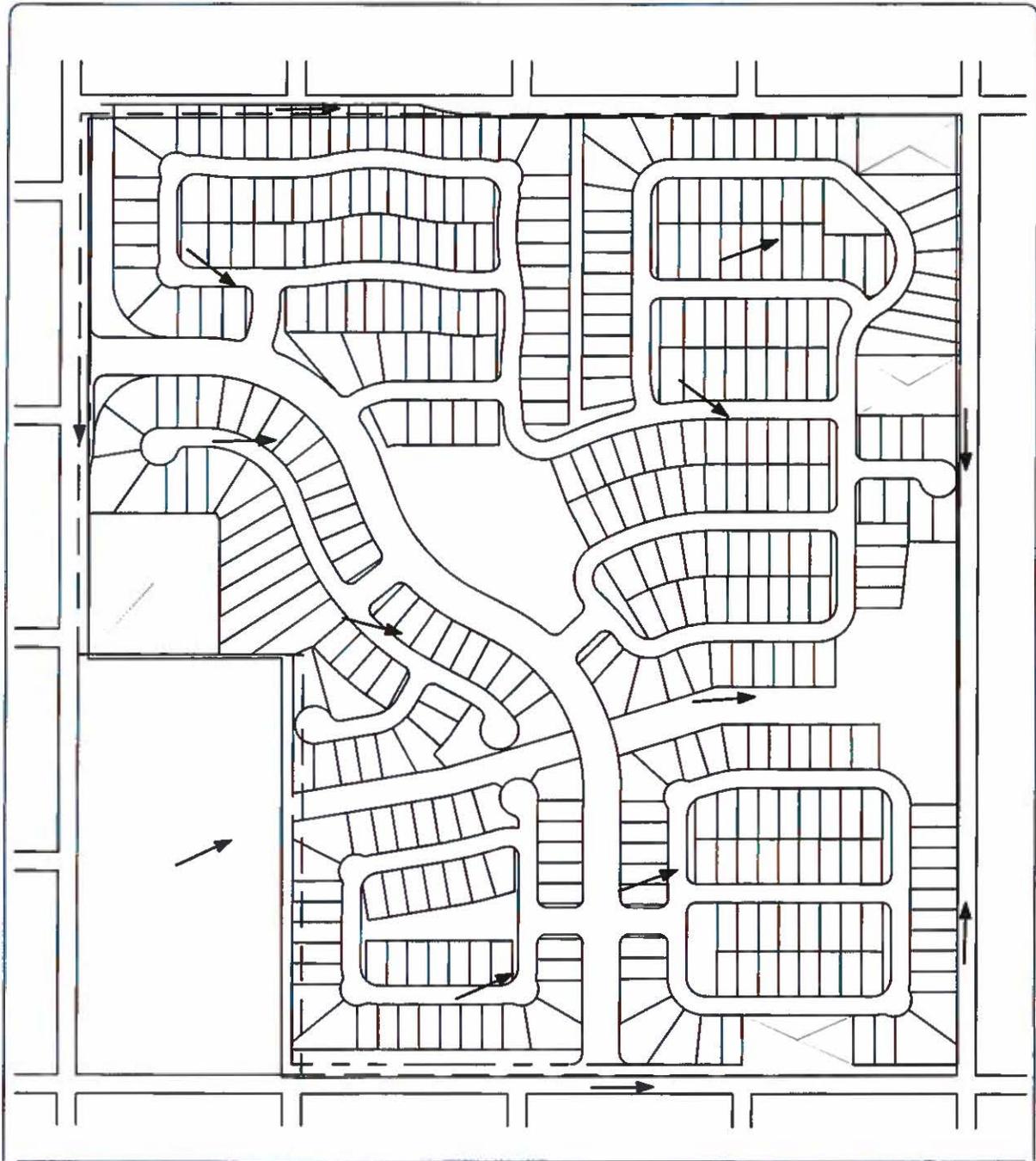
Developer shall design and construct its storm drain system in a manner that will: 1) Continue to accept storm water flows from properties whose storm water has historically drained onto the Broadmoor Heights Property, at the flow rates that exist and are projected to exist from those properties in their current condition as of the date of this Master Plan. 2) Continue to discharge storm water flows from the Broadmoor Heights Property at the flow rates that exist as of the date of this Master Plan. The design shall cause most or all of the storm water drainage from the Property to be discharged from the Broadmoor Heights Property onto the ground surface (not in pipes) of the existing 30-foot drainage easement as identified on the existing plat of the Property, entitled "N.E. Portion of Unit 13, Rio Rancho Estates," recorded in Vol. 1, Folio 48 on April 22, 1963 in the real estate records of Sandoval County, New Mexico. Broadmoor Heights will not be required to construct or contribute to any downstream drainage improvements, including but not limited to storm drains, channels/arroyos, and ponds. See the proposed Drainage Patterns exhibit for more information.

Individual drainage reports will be prepared for each phase, as part of the preliminary plat submittal for the Broadmoor Heights Master Plan. Each report will outline specifics pertaining to the internal storm drain system and inlet locations.

The Broadmoor Heights Master Plan is in an area being serviced by the City of Rio Rancho Utilities Department. There is a 24" waterline within Broadmoor Boulevard and 12" and 20" waterlines within Montezuma Boulevard that will service Broadmoor Heights.

Broadmoor Heights

MASTER PLAN



Design: []

EXISTING DRAINAGE PATTERNS
BROADMOOR HEIGHTS SUBDIVISION

Bohannon & Huston
Engineering
Spatial Data
Advanced Technologies

Broadmoor Heights

MASTER PLAN



(X) KEYED NOTES:

1. Broadmoor Boulevard improvements redirect historic flows via a swale on the west side of Broadmoor Boulevard right of way. Swale directs those flows to low point culvert crossing that aligns with the existing 30' drainage easement on the property. Historic flows are conveyed to a proposed retention pond that Broadmoor Heights will construct on the east side of the property.
2. Surface drainage through existing platted 30' drainage easement
3. Flows conveyed via storm drain to retention pond.
4. Release storm water into the existing platted 30' drainage easement that extends east of the property.
5. Existing platted 30' drainage easement

Note: The on-site storm water drainage system within Broadmoor Heights is conceptual and will be engineered with each subdivision drainage report.

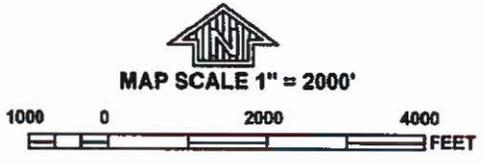
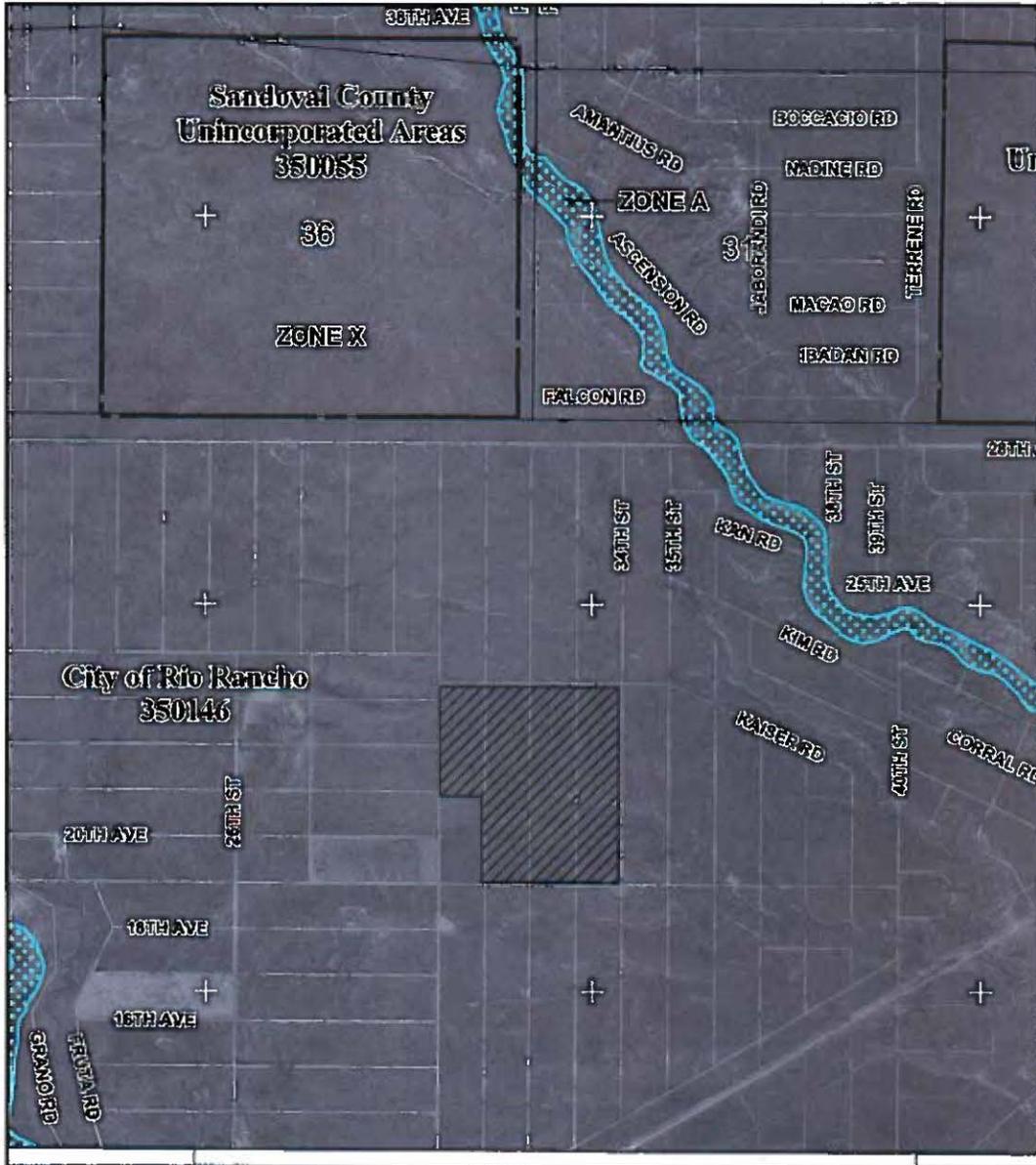
Designed by

PROPOSED DRAINAGE PATTERNS

BROADMOOR HEIGHTS SUBDIVISION

Bohannon & Huston

Engineering
Special Data
Advanced Technologies



PANEL 1900D

FIRM
FLOOD INSURANCE RATE MAP
SANDOVAL COUNTY,
NEW MEXICO
AND INCORPORATED AREAS

PANEL 1900 OF 2225
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
RIO RANCHO, CITY OF	350146	1900	D
SANDOVAL COUNTY UNINCORPORATED AREAS	350055	1900	D

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
35043C1900D

MAP REVISED
MARCH 18, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Broadmoor Heights

MASTER PLAN

H. CONCEPTUAL UTILITY PLAN

1. DOMESTIC WATER

Water service will be provided from the water mains within Montezuma Boulevard. A secondary connection will be made to the 24" water main within Broadmoor Boulevard. A 10" water line in the collector road will provide service to the individual subdivisions and connect to the water lines in Montezuma Boulevard and Broadmoor Boulevard. All lines internal to the subdivisions will be 8" lines. All new homes will have service connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.

2. SANITARY SEWER

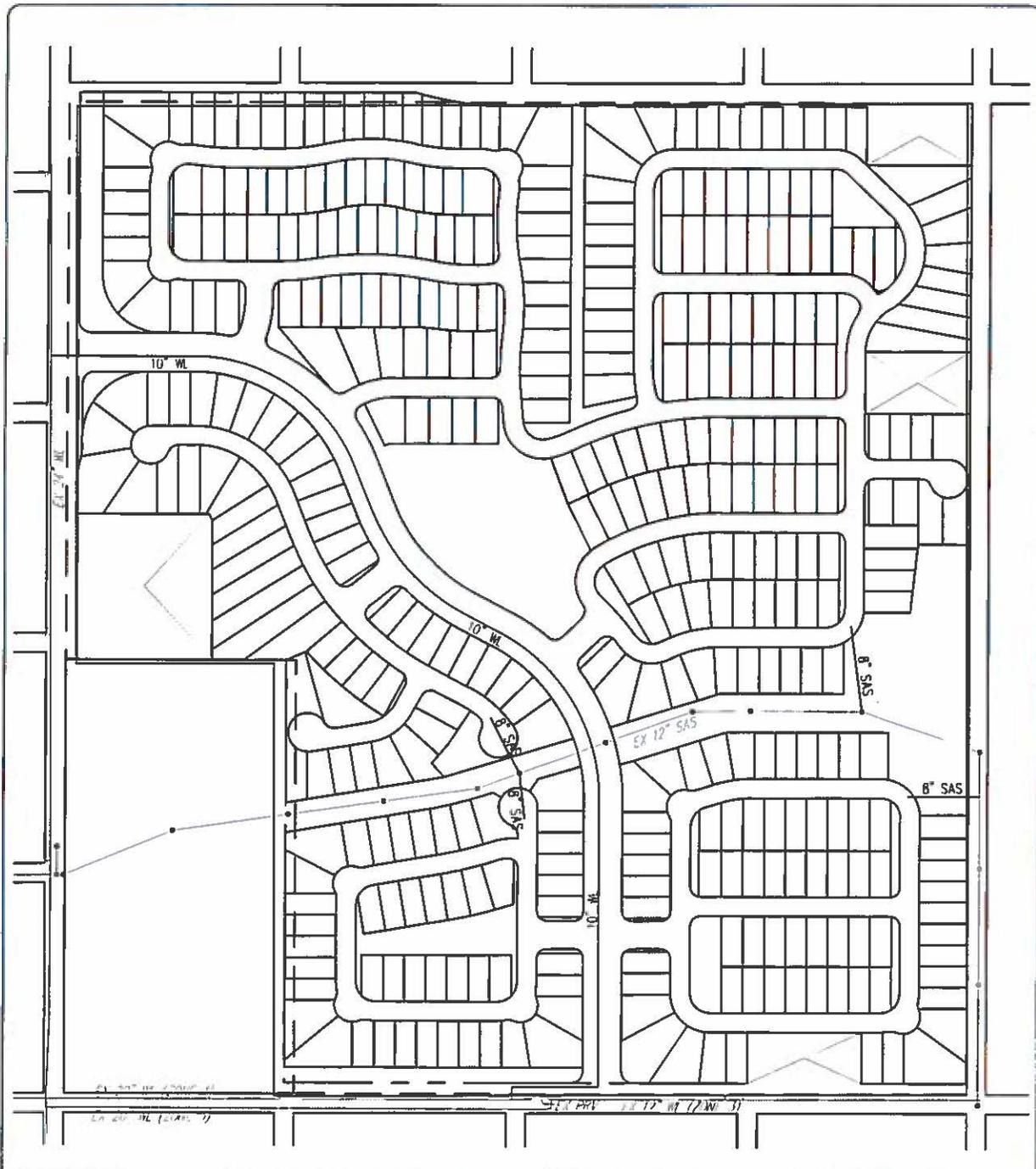
Sewer service will be provided through the 12" line within the utility easement that runs through the subdivision. The 12" line travels from Rock Ridge Subdivision through Broadmoor Heights to the 12" pipe that extends east along Montezuma Boulevard to the High Range Subdivision with ultimate flow into the 15" City Centre/Lomas Negras Arroyo Interceptor and Lift Station 22. The model results indicate that the 15" City Centre/Lomas Negras Arroyo Interceptor is adequately sized to accept the additional flow from the proposed subdivision. The existing sewer line through Broadmoor Heights will require slight adjustments in the alignment to accommodate proposed layout.

The drainage basin for the area includes a total of 2 square miles. This development is at the upper end of the watershed. Several assumptions were made while sizing the sewer lines for this development. The watershed was assumed to develop at a 5 dwelling units / acre rate. This would yield a total of 6,300 homes in the area. This assumption places the basin between the typical R-1 and R-4 zoning for dwelling units per acre.

Using the "Guidelines for Issuing Water & Wastewater Letters of Availability", dated May 17, 2000, it has been determined that the basin will produce 3.3 mgd. This flow results in an outfall pipe size of 12" at a slope of 0.5%. All other internal roadways within the subdivision will have 8" lines. All new homes will have 4" lateral connections per the City of Rio Rancho standards. See Utility Layout Plan on the following page for line locations and sizes.

Broadmoor Heights

MASTER PLAN



Designed for:

UTILITY LAYOUT
BROADMOOR HEIGHTS SUBDIVISION

Bohannon & Huston
Engineering
Spatial Data
Advanced Technologies

I. IMPLEMENTATION

The implementation of the Broadmoor Heights Master Plan shall occur at the time of zone map amendment and at the time of platting.

1. All land use decisions shall be in compliance with the adopted Broadmoor Heights Master Plan and in accordance with City Public Infrastructure Department approval; this includes zone map amendments, platting, and right-of-way acquisition.
2. All infrastructure shall be planned and coordinated with City of Rio Rancho Public Infrastructure, City of Rio Rancho Departments of Public Safety and Transportation, PNM, and any other established entities working with Sandoval County and the City of Rio Rancho.
3. National standards for emergency response times shall be upheld, therefore, facility planning shall be coordinated as subdivisions occur.
4. All developments should provide convenient pedestrian circulation through and between parcels, and to open space corridors. Safe, convenient and pleasant pedestrian circulation may be accomplished with sidewalks, and bike paths.
5. The developer shall ensure that all open spaces, entryways, linear walkways, rights-of-way, and other landscaped areas will meet City standards as shown on landscape and irrigation plans that shall be approved by the City of Rio Rancho prior to final plat.
6. Open space and linear walkways shall be developed and a portion of which shall count towards the parks requirements established by the City of Rio Rancho.
7. Design Guidelines included in this Master Plan shall be incorporated into the CC&Rs for residential subdivisions within Broadmoor Heights.
8. Impact fee credits shall be pursued for all system level improvements, including open space, trails, roads (such as Montezuma Boulevard), and public safety (if applicable).

Broadmoor Heights

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MASTER PLAN

APPENDIX A: WATER AND WASTEWATER AVAILABILITY



April 24, 2013

Attn: Scott Steffen P.E.
Vice President
Community Development and Planning
Bohannon Huston Inc.
Courtyard I
7500 Jefferson St. N.E.
Albuquerque, NM 87109-4335

Re: Water/Wastewater Availability Approval for 450 DU's Cuesta Al Este
Subdivision. Unit 13, Blocks 38 through 41, Lots Various.

Dear Mr. Steffen:

The Utilities Commission approves the granting of this Water and Wastewater Availability Statement.

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 completion of the proposed water system improvements, this development will be allowed to be served by the City's water and wastewater systems as described above.

If a fire flow test is performed for the site, results are to be turned into the Utilities Engineer and Fire Marshall or designee. The test is to be coordinated with the System Maintenance Crews at 975-1560. The System Maintenance Crews are the only personnel authorized to operate valves in the City of Rio Rancho. The developer is responsible for paying for a fire flow test from a certified tester.

Please refer to the City of Rio Rancho Web Site for additional water and sewer information. Design Criteria and Standard Details are located on the following web address: <http://ci.riorancho.nm.us/index.asp?NID=482> Departments, Public Works, Design Criteria and Standards Details, Water and Wastewater.

Contacts for additional information and guidance: Development Services: 505-891-5005

Broadmoor Heights

MASTER PLAN

Engineering Division: 505-891-5016 Environmental: Backflow Prevention 505-896-8816, Industrial Pollution Pretreatment Program (Commercial Wastewater Survey and Grease Interceptors) 505-891-5017. Line extensions may qualify for reimbursement from "benefitted properties" in accordance with 51.24 Main Extension Policy, Including Subdivisions. Please contact Pro Rata (Preliminary and Final Pro Rata's) 505-891-5061 for more information regarding line extensions/ Pro Rata. All preliminary Pro Rata agreements are to be finalized prior to the start of Construction. Water pressure will need to be verified by the developer. If water pressure exceeds 80 psi, individual pressure reducing valves will be needed on the homes or business at the cost and responsibility of the customers.

Also, in accordance with the *Utility Commission Policy Statement*, this Availability Statement will expire unless construction starts within 18 months of approval by the Utilities Commission or Utilities Division 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 891-5046.

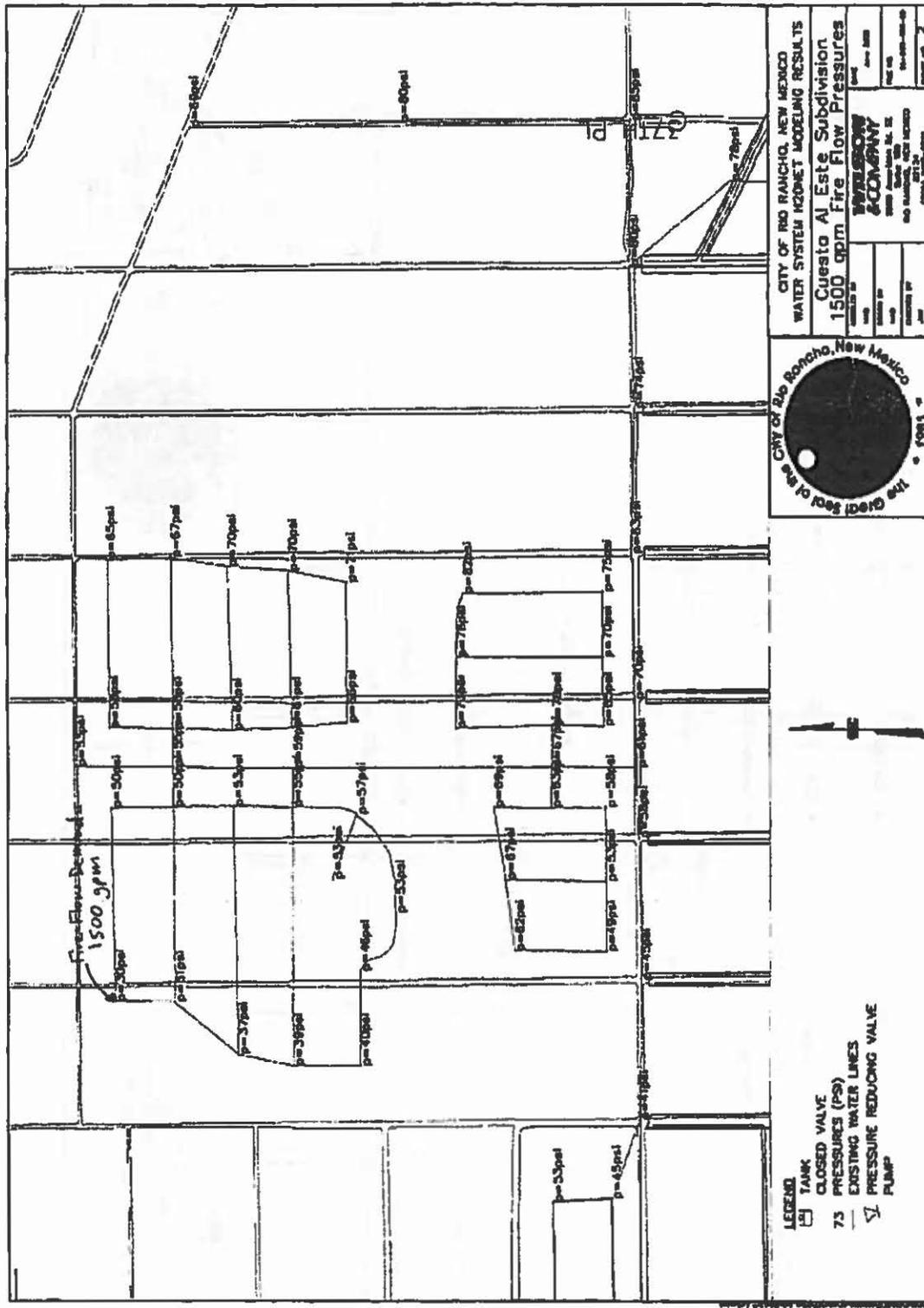
Sincerely,



Steve Gallegos,
Utilities Systems Engineer

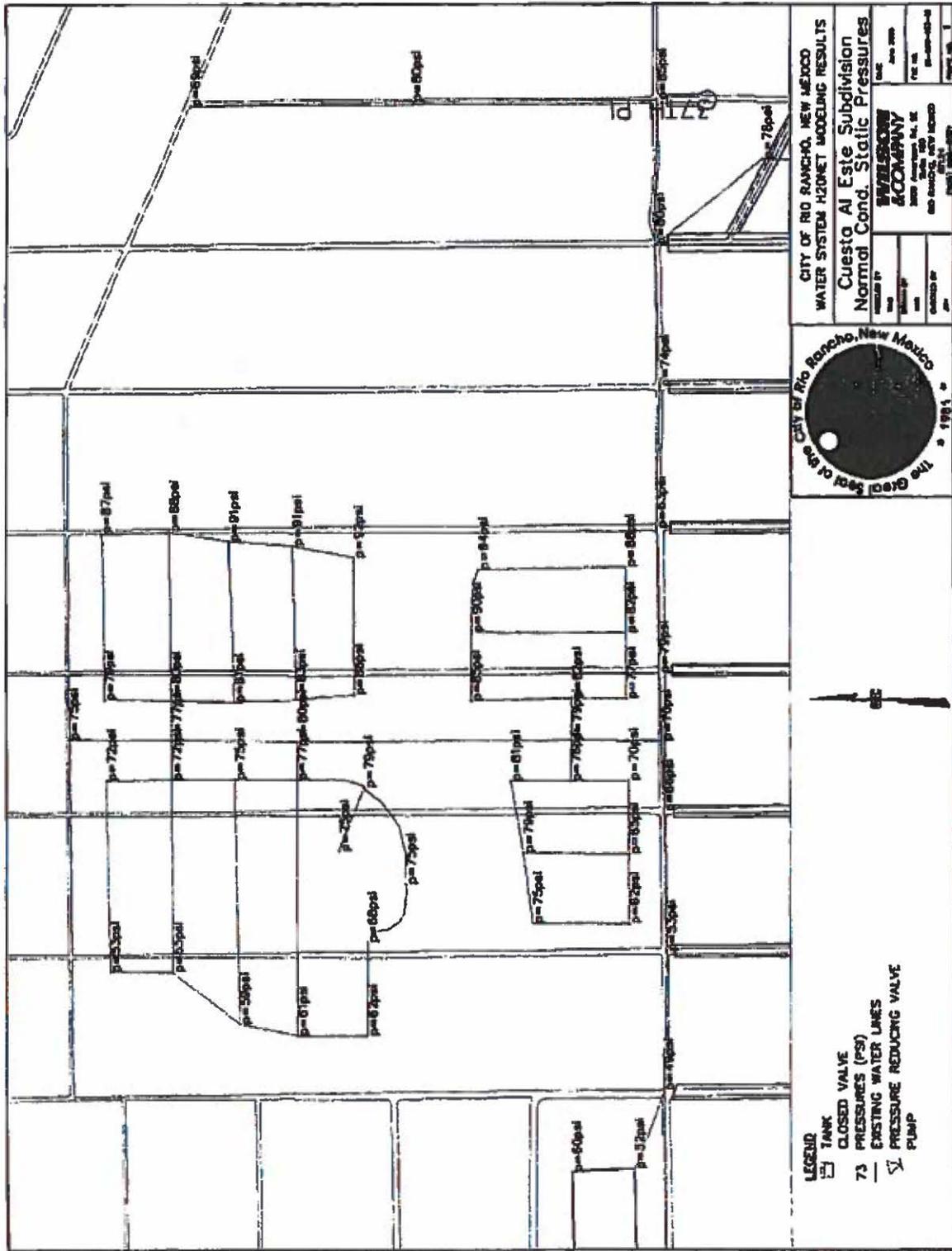
Broadmoor Heights

MASTER PLAN



Broadmoor Heights

MASTER PLAN





CITY OF RIO RANCHO
RESOLUTION

RESOLUTION NO. 53

ENACTMENT NO. 17-053

RESOLUTION AMENDING THE CUESTA AL ESTE MASTER PLAN

WHEREAS: the State of New Mexico has granted the City of Rio Rancho the power, authority, jurisdiction and duty to enforce and carry out the provisions of law relating to planning, platting, and zoning pursuant to 3-19-1, NMSA, 1978; and

WHEREAS: the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan that addresses land use in master planned communities via master plans; and

WHEREAS: the Governing Body of the City of Rio Rancho, State of New Mexico has the authority to adopt, amend, extend and carry out a general municipal plan, Rio Rancho Comprehensive Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho adopted the Cuesta al Este Master Plan on July 9, 2008 pursuant to Resolution No. 59, Enactment 08-054:

WHEREAS: the Governing Body of the City of Rio Rancho amended the Cuesta al Este Master Plan on June 26, 2013 (Resolution No. 30, Enactment No. 13-041); and

WHEREAS: an application has been submitted to the City of Rio Rancho requesting further amendments to the Cuesta al Este Master Plan and assigned Case No. 17-410-0001; and

WHEREAS: the Planning and Zoning Board, at their meeting held on August 22, 2017, reviewed and recommended approval of the amendments to the Cuesta al Este Master Plan; and

WHEREAS: the Governing Body of the City of Rio Rancho has reviewed the proposed amendments to the Cuesta al Este Master Plan (to be renamed Broadmoor Heights Master Plan) and based on the recommendation of the Planning and Zoning Board of Case 17-410-00001, determined that the amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.

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

That the Governing Body hereby approves the Resolution adopting amendments to the Cuesta al Este Master Plan (renamed Broadmoor Heights Master Plan) comprised of properties known legally as Unit 13, Block 38, Lots 2-15, 17-19, and 21-30; Block 39, Lots 1-30; Block 40, Lots 1-30; and Block 41, Lots 10-21 and portions of Lots 9, 22, 23, and 24. The boundaries of the Master Plan are Kaiser Road to the north, Montezuma Boulevard to the south, Galahad Street to the east, and Broadmoor Boulevard to the west.

The Cuesta al Este Master Plan (to be known as Broadmoor Heights Master Plan, 2017) attached hereto as "Exhibit A" is hereby adopted and accepted with the following changes:

- 1) The name of the Plan is changed to Broadmoor Heights Master Plan (BHMP);
- 2) Incorporate newly acquired parcels (Unit 13, Block 38, Lots 14 and 23; Block 39, Lots 3 and 17; and Block 40, Lot 28) into the BHMP;

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- 3) Remove parcels (Unit 13, Block 41, Lots 7 and 8, and portion of Lots 9, 22, 23 and 24) from the BHMP;
- 4) On Montezuma Boulevard, adjacent to BHMP, the property owner shall dedicate 28 feet and construct a half street of a four (4) lane minor arterial to occur during the implementation phase of development;
- 5) On Kaiser Road, from Broadmoor Boulevard to west of Camelot Street, the City will vacate the south 25 feet of Kaiser Road to BHMP to occur during the implementation phase of development.

ADOPTED THIS 27TH DAY OF SEPTEMBER, 2017.



Greggory D. Hull, Mayor

ATTEST:


Stephen J. Ruger, City Clerk
(S E A L)