ENCHANTED HILLS
Units 13A and 13B

Master Plan
and
Zoning Application

SUBMITTED TO:

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

Owner/Developer:
AMREP SW, Inc.
333 Rio Rancho Blvd.
Rio Rancho, NM 87124
Attention:
Mr. Mike Castillo

Prepared by:
Community Sciences Corp.
P.O. Box 1328
Corrales, NM 87048
Attention:
Mr. Cliff Spiroock

Revised: June 4, 1999
With incorporated City Staff Recommendations
For City of Rio Rancho Governing Body Review – June 23, 1999
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Enchanted Hills
Unit 13A
Zone Change

56.9 ACRES, Not to Exceed 200 D.U.
Enchanted Hills
Unit 13B
Zone Change

Total Residential 46.1 A.C., Not to Exceed 200 D.U.
INTRODUCTION
Enchanted Hills Unit 13 rezoning requests are directly related to the needs and desires of homeowners in the immediate vicinity. AMREP SW, Inc. has undertaken to introduce housing types, retail/service convenience, useable open space and appearance improvements in the Unit 13 Master Plan that will balance and benefit nearby single-family neighborhoods.

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

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

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

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

A. PHYSICAL CONDITIONS
The SSCAFCA Channel is the area’s predominant physical feature. A broad curving swath, approximately 165’ in width includes design for installing an improved channel, a parallel 12’ maintenance road and an area for slope stabilization on its far side. This broad band separates Units 13 A and B from larger lot residential developments in Enchanted Hills Units 5 and 6.
Planned or built factors impacting Unit 13’s status include: 1) the reserved transportation corridor land at the eastern edge (Paseo del Volcan alignment, currently on “hold”); 2) the PNM sub-station, offsite, across the corridor in Unit 12 which will have been successfully moved to a less-obtrusive location; and 3) restricted areas available for on-site stormwater retention.

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

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

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

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

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

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

**C. VEHICULAR ACCESS**
A landscaped, boulevard entrance road is designed near the mid-point of Unit 13’s frontage on to NMSR 44. This ingress/egress is planned for right in-right out turns only in regard to traffic flow on the highway. Local street access is provided at the western end of 13B, separating the commercial pads for intersection with Santa Fe Hills Boulevard.
Two additional roadway aspects influence circulation for Units 13A and 13B as well as the greater Enchanted Hills vicinity. First, the revised plan eliminates a previously designed penetration, across the SSCAFCA Channel, which would have encouraged disturbing through traffic incursion into this neighborhood — as well as generating trips from 13-A as incursions into Enchanted Hills Unit 5.

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

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

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

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

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

An open space neighborhood is created with clustered housing set amid useable open space. Convenience shopping may be reached on foot or bicycle. Unit 13 edges — highway, flood channel, major streets — are softened by landscaped tracts and visual separations to present an attractive image for Enchanted Hills.
IV. ZONING CONCEPTS
The proposed land use pattern adopted for the Unit 13 area is intended to create pleasing community design while introducing a new single-family housing alternative to the Enchanted Hills area. Numerous allotments of common open spaces highlight the master planned nature of Enchanted Hills Units 13A and 13B; ensuring that the proposed, compact lots result in residential densities that are still low. Recreational and open space amenities distributed throughout Unit 13, are effectively linked via pedestrian trails.

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

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

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

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

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

Completion of the larger central park feature, SSCAFCA channel trails and additional pedestrian paths occur during the construction of homes in Unit 13B. The Unit's total buildup is expected to be accomplished relatively rapidly, because of demand for its proposed land uses. The overall effect of this site's development is to create an attractive, landscaped residential window into the Enchanted Hills Master Planned Community interior.
VI. LAND IMPROVEMENT STANDARDS
The changes proposed by this application process are relatively modest in their composition. The Unit 13 residential areas that were originally outlined as R-1 have now been reconfigured into more compact, affordable, home sites. AMREP and their planners conferred with neighborhood homeowners represented by the Enchanted Hills Homeowners Association (EHHOA) to design a preferred subdivision layout that include extensive open space, trails and parks in an attractive setting that accommodates starter home stock and a ‘move up’ market.

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

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

A descriptive break-down of the various land uses and resulting building densities for this property are provided on the following page.
A. Build-out Land Use Summary and Densities

UNIT 13A

Existing Zoning Designation for Unit 13A:
R-1, Residential = 56.9 acres

Proposed Zoning Designation for Unit 13A:
SU – PRD (Planned Residential Development) = 56.9 acres

Land Use Allocations within Unit 13A SU – PRD Property:
Residential = 33.6 acres
Open Space, = 5.9 acres
Arterial Road and PNM substation = 4.3 acres
Parks and Trails = 6.5 acres
SSCAFCA Drainage = 6.6 acres
TOTAL = 56.9 acres

Gross Planning Area for Unit 13A SU-PRD Property = 46 acres
Maximum dwellings in Unit 13A: = 200

Overall building density for Unit 13A: = 4.3 du/ac

UNIT 13B

Existing Zoning Designations for Unit 13B:
R-1, Residential = 34.1 acres
SU for C-1, Commercial = 17.5 acres
TOTAL = 51.6 acres

Proposed Zoning Designations for Unit 13B:
SU – PRD (Planned Residential Development) = 46.1 acres
SU for C-1, Commercial = 5.5 acres
TOTAL = 51.6 acres

Land Use Allocations within Unit 13B SU – PRD Property:
Residential = 26.6 acres
Open Space = 5.3 acres
Parks and Trails = 11 acres
SSCAFCA Drainage (not included in density calc.) = 3.2 acres
TOTAL = 46.1 acres

Gross Planning Area for Unit 13B SU-PRD Property = 42.9 acres
Maximum dwellings in Unit 13B: = 200

Overall building density for Unit 13B: = 4.7 du/ac

UNITS 13A and 13B COMBINED TOTALS

Total Acreage (56.9 + 51.6) = 108.5 acres
Total Gross Planning Area for SU – PRD Properties = 89 acres
Total Maximum Allowed Residences = 400

Overall building density for 13A and 13B Combined = 4.5 du/ac
VII. PRELIMINARY ENGINEERING ANALYSIS
The following discussion provides a summary of the current preparedness for anticipated development improvements to the site.

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

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

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

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

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

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

- The elimination of a public access point, midway, that would cross the Encantado Channel and generate increased vehicular impact on the existing Enchanted Hills community. This roadway, as currently platted, will terminate into a pedestrian crossing; connecting the Enchanted Hills Community with the east-west trail that will parallel the north side of the drainageway.

- The central access point, on NMSR 44 would provide vehicular circulation and an entrance that would not impact the existing residential base.
• A landscaped buffer area will be installed along the west side of the proposed Paseo del Volcan right-of-way. The buffer space will incorporate a pedestrian trail that provides access to the open space areas further south in the Enchanted Hills area.

• The creation of HOA owned and maintained parklands as well as improved trails, with landscaping, is a critical enhancement to the entire neighborhood. Since the City of Rio Rancho is reluctant to approve additional public parklands for the existing community, it is felt that these park and trail facilities will be accessible by the general public and will be installed and constructed in conjunction with the proposed Enchanted Hills Units 13A and 13B project.

• Relocation of a PNM substation at the northeast corner of proposed Unit 13A is currently being undertaken in cooperation with the utility provider. This substation has been relocated further from residential impact and will be landscaped and walled in an aesthetic fashion.

• Proposed densities for the zoning within the Enchanted Hills Unit 13A project has been balanced with a generous amount of open space, parkland, trails and other amenities to justify the requested density. Overall, a maximum density of 5 DU per acre has been discussed with the association. The proposed lotting schematics show a lesser intensity (approx 25% open space, 4.3 DU/AC estimated gross density).

• The central park/pond and landscaped entrance way will provide a creative access to NMSR 44 without distributing traffic through the existing Enchanted Hills Unit 5 & 6 community.

• The east - west critical trail element will continue the pedestrian and bicycle access concept to provide mobility between the industrial / commercial business center (Enchanted Hills Commerce Center) through and connecting with the proposed City of Rio Rancho park and existing DPS substation west of Santa Fe Hills Boulevard.

• The amount of open space, landscaped and Landscape Trust maintained areas, together with the more “natural” open space adjacent to the channel will provide not only a buffer from the existing residential platting, but also provide a reasonable “balance” to allow for the smaller residential lots envisioned.

**IX. PUBLIC FACILITIES and SERVICES**

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

Development of this area adds to the economies of scale in City of Rio Rancho municipal services provided to the growing Enchanted Hills Master Planned Community. Public amenities, such as recreational open space and boulevard...
landscaping treatments, are introduced to an even greater degree than in preceding
development units in direct response to area residents' suggestions.

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

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

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

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

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

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

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

CONCEPTUAL SITE PLAN

PREPARED BY:
COMMUNITY SCIENCES CORPORATION
P.O. BOX 1328,
CORRALES NEW MEXICO 87048
(505) 997-0000

MARCH 1999
CONCEPTUAL SITE DEVELOPMENT PLAN
UNIT 12A AND 12B
ENCHANTED HILLS
Mayor John Jennings  
City of Rio Rancho  
3900 Southern Blvd.  
P.O. Box 15550  
Rio Rancho, NM 87174-0550

Dear Mr. Mayor,

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

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

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

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

Sincerely,

[Signature]

Peter A. Arena  
Project Planner

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

Also Under Separate Cover:  
1.) Excerpted graphics from *Enchanted Hills Commerce Center Master Plan and Design Guidelines*  
2.) Concept sketch overlays for Enchanted Hills Units 12 and 13 (3 overlay composite)
P.O. Box 44907
Rio Rancho, NM. 87124
(505) 867-3120

May 16, 1999

To Who it may Concern,

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

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

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

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

Sincerely,

Fred Hawkins
President
Enchanted Hills Homeowners Association
THE ZONE CHANGE APPROVALS PROCESS

COMMUNITY AND HOMEOWNER CONTRIBUTION TO PLANNING PROCESS

A PLAN IS WRITTEN

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

CITY STAFF REVIEW:
- City Development Department
- Department of Public Works
- Parks and Recreation Department
- Department of Public Safety
- Fire Department
- Utilities Division

APPLICANT/DEVELOPER ADDRESSES ALL CITY DEPARTMENTAL COMMENTS & CONCERNS

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

PLANNING and ZONING COMMISSION REVIEW and APPROVAL

CITY GOVERNING BODY APPROVES PLAN FOR ZONE MAP AMENDMENT

APPLICANT REVISIONS PLAN and APPLICATION TO REFLECT CITY RECOMMENDATIONS

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

SUBDIVISION APPROVALS PROCESS

APPLICANT ASSEMBLES:
- Water and Wastewater Plans
- Plat of Site Geometry
- Utilities Plan
- Streets and Sidewalks Plan
- Landscaping Plan
- Drainage Master Plan
ENCHANTED HILLS

EXISTING ZONING DESIGNATIONS
AND ACREAGES FOR UNITS 12 & 13

R-1 99 Ac.
SU-C 36 Ac.
SU-R1 64 Ac.
SU-C 17.5 Ac.

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

CURRENT ALLOWED
DWELLING UNITS

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

TOTAL DWELLINGS = 798 du

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

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Cliff A. Spilock, AICP

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

September 1999
ENCHANTED HILLS

PROPOSED ZONING DESIGNATIONS
AND ACREAGES FOR UNITS 12 & 13

PROPOSED ZONING
DWELLING COUNT

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

Total Dwellings = 910 du
Existing Expected = 798 du

Total Increase = 112 du

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

September 1999
ENCHANTED HILLS
UNITS 13A AND 13B
CONCEPTUAL SITE DEVELOPMENT PLAN

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

RESIDENTIAL ARCHITETURAL RECOMMENDATIONS

1. HEIGHT: NO STRUCTURES WILL EXCEED 30 FEET IN HEIGHT FROM THE HIGH POINT OF THE
   FACING SUBLOT NOR HOME WILL BE LOCATED LESS THAN 12' ABOVE

2. MINIMUM SETBACKS:
   FRONT: 20'
   SIDE: 15'
   REAR: 15'

3. HOME CONSTRUCTION:
   a. ALL HOMES ARE OF MIDDLE PRICE/CONSTRUCTION
   b. EXTERIORS ARE TREATED IN SIMILAR CONSTRUCTION TO ADDITIONAL SPACE UNIT.
   c. KITCHEN, BATHROOMS
   d. ENTRANCE TO HOME
   e. ROOFING MATERIAL
   f. ENTRANCE TO HOME
   g. SB 16.3:
   h. BUILDING ELEVATIONS ARE TO BE DRAWN IN SIDE-BY-SIDE
   i. ROOFS WILL BE FINISHED WITH CONCRETE "SPIRIL" ALL OF NORMAL SHAPE.

4. LANDSCAPING:
   a. FRONTAGE:
      24" CEMENT PATH
      8" CEMENT EDGES
      4" CEMENT GRADING
      4" CEMENT GRADE RAILING
      4" CEMENT GRADE GRADING
      4" CEMENT GRADE BRIDGES
   b. GRADE HIGHER:
      4" CEMENT GRADE RAILING
      4" CEMENT GRADE BRIDGES
      4" CEMENT GRADE RAILING
      4" CEMENT GRADE BRIDGES
      4" CEMENT GRADE RAILING
      4" CEMENT GRADE BRIDGES
   c. GRADE LOWER:
      4" CEMENT GRADE RAILING
      4" CEMENT GRADE BRIDGES
      4" CEMENT GRADE RAILING
      4" CEMENT GRADE BRIDGES
      4" CEMENT GRADE RAILING
      4" CEMENT GRADE BRIDGES

EXAMPLES OF HOMES BY
KAUFMAN BROAD

45' X 110' LOTS

TYPICAL DWELLING FOOTPRINT

DIRECTOR CITY DEV. DEPT. CORR. DATE

COMMUNITY SCIENCES CORPORATION 6