

Unser PAVILION West

AMENDMENT TO THE UNSER PAVILION MASTER PLAN

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Landowners:*

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Unser Pavilion West – Amendment to the Unser Pavilion Master Plan
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1. HISTORY OF THE NEIGHBORING PROPERTIES & PROJECTS

In 2010, the City of Rio Rancho adopted an Integrated Comprehensive Plan (ICP) designed to be the guiding document for the City in its continuing development. Subsequently, the following applications have occurred in the area that influence the Unser Pavilion West - Master Plan Amendment application:

- The properties of Tom and Rose Willoughby requested a zone map amendment from R-1 to SU/C-1 zoning for approximately 6.1 acres. This application “joined” with that of VASA and other abutting property owners to comprise the Unser Gateway West Vicinity Plan, consisting of 31+ acres.
- In 2005, Mr. Franz Springer requested and received approval for a zone change from R-1 to C1 for approximately 7.6 acres located at southwest corner of Unser Boulevard and Westside.
- In 2008, Petroglyph Real Estate Development, LLC acquired property from the Springer Four, LLC thereby assembling an 18+ acre property for a master planned commercial development referred to as the Petroglyph Medical Plaza.
- In 2008, the Presbyterian Healthcare Services (“PHS”) purchased the tract of land across the street from Unser Blvd. PHS opened their regional medical facility in October of 2011.
- In 2009, the landowner of the southeast corner of Unser Blvd. and Westside Boulevard (Geringer) submitted a TIDD application in reliance on constructing a “lifestyle” center retail outdoor shopping center that includes plans for a movie theater and shopping uses.
- In 2012, Unser Road Equities obtained approval from the Governing Body for a Master Plan and rezoning for a 7.75- acre commercial development referred to as Unser Pavilion. Two of the most westerly acres in this master plan are now being incorporated into the proposed Unser Pavilion West development.
- In 2013, Springer 5 Investments obtained approval by the Governing Body to change the current zoning designation of ± 6.1 acres of property on the northwest corner of Unser Boulevard and Westside Boulevard from R-1/Single Family Residential to C-1/Retail Commercial District.
- In 2013, Curb Inc. and a consortium of applicants who owned lots in Block 28 requested and were granted a zone map amendment changing 15 lots located at Wellspring and Unser, now known as the Wellspring Commercial Area, from R-1 Residential and MU-A/Mixed Use to SU Special Use for C-1 Retail Commercial.

2. OVERVIEW AND VISION

Unser Pavilion West (hereafter “UPW”) is intended to be a 5-acre (+/-) commercial development in Rio Rancho’s Unser Gateway. The subject property is contiguous to the newly established Unser Pavilion, which is located on the southwest corner of Unser and Wellspring, across from Presbyterian Rust Medical Center. The 5-acre site will include commercial and employment opportunities for the surrounding community, with potential end users including retail, general office, and medical offices. The walking and biking options along Wellspring Ave will transition to the emerging streetscape design on Unser and connect neighborhoods to employment centers and the rapidly expanding commercial district.

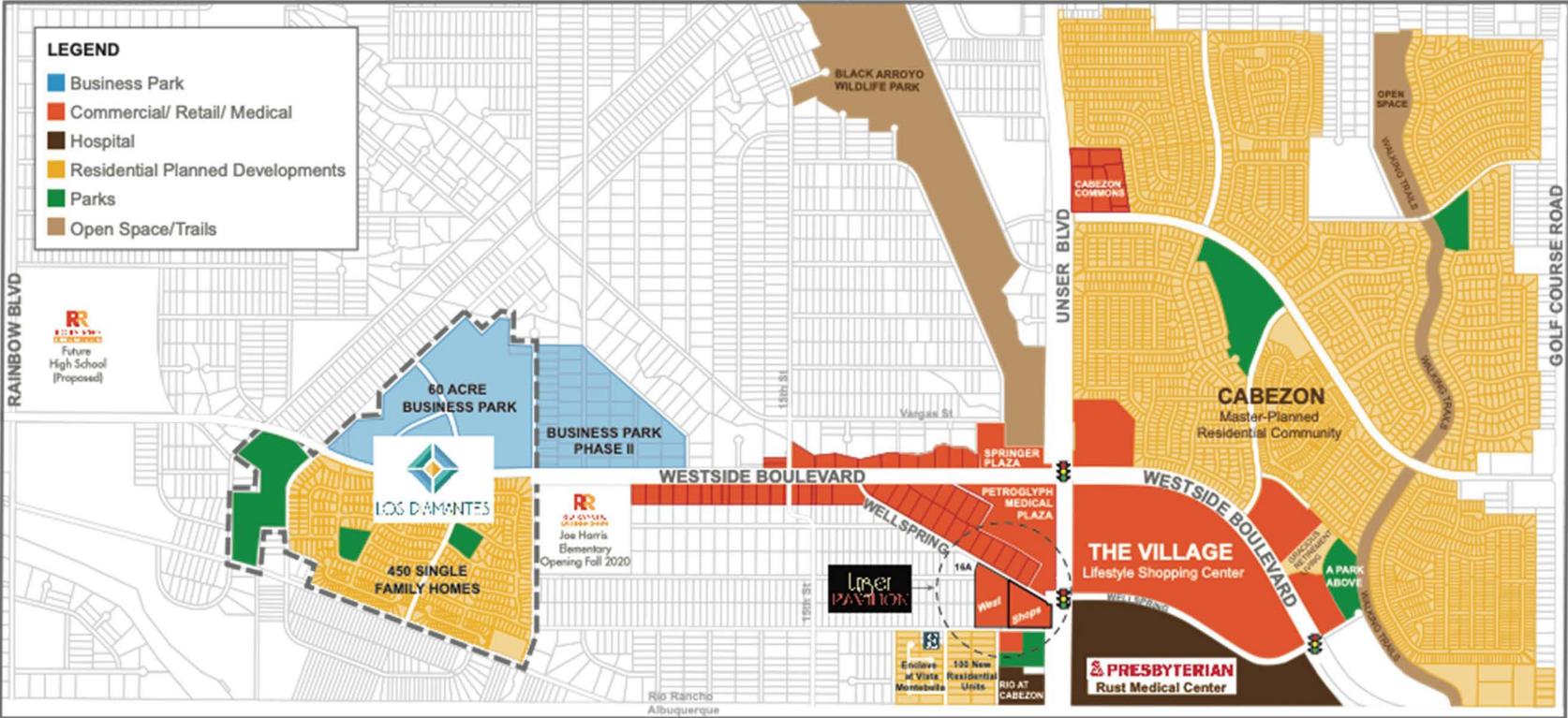
Additionally, the amendment includes a 1.4 AC Special Use (SU) for Neighborhood Commercial (N/C); senior transitional or senior living facility; or townhomes product to compliment the emerging Wellspring Ave commercial corridor. This corridor is seeing a rich activity of medical users desiring close proximity to the Rust Medical Center Campus.

The following are the objectives of the Unser Pavilion Master Plan Amendment:

- To comply with the City’s 2010 Comprehensive Plan
- To comply with the Unit 10 Specific Area Plan
- To provide a product that would attract an economic-based employment center or expanded retail or medical office users, bringing 200-300 new jobs to the district and driving daytime activity and new demands for housing and retail services.
- To offer a complimentary medical office, senior living or townhome product to the emerging Wellspring Commercial Corridor.
- To provide a distinct separation and predictable transition between the proposed non-residential subject property and the residential properties just west by means of landscaping, buffers, and a new residential road.
- To increase circulation within the local neighborhood by creating a new residential road which will connect 22nd Ave and Wellspring.
- To create specific design standards, which require an architectural design cohesive with the architectural styles of nearby Unser Pavilion, Cabezon, Petroglyph Plaza, the Presbyterian Rust Medical Center Hospital, and the adjacent residential properties.

THE UNSER GATEWAY

Rio Rancho, NM



3. SITE LOCATIONS AND PROPERTY INFORMATION

The Legal Description of the subject properties within the Amended Master Plan Area is comprised of:

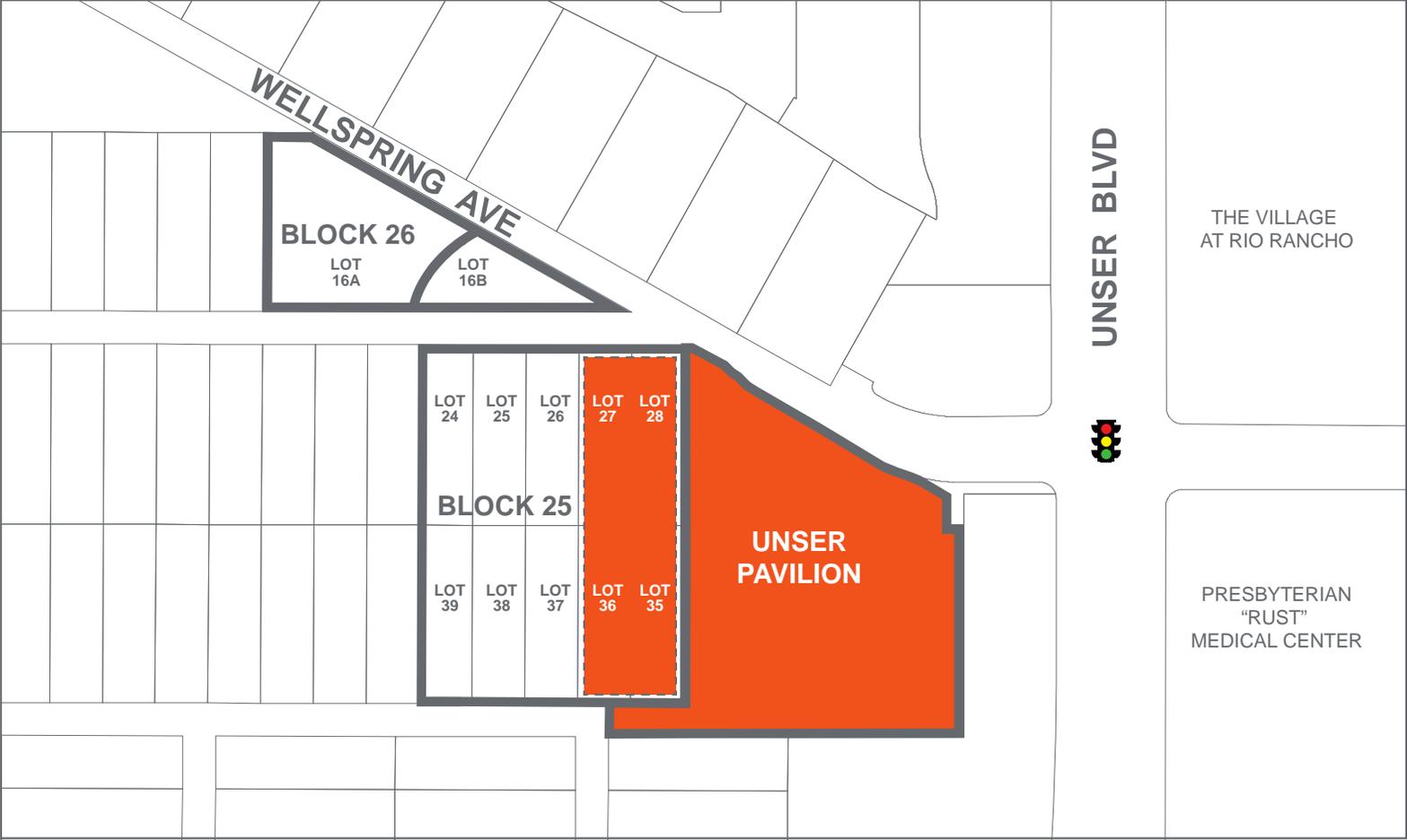
- **Lots 24, 25, 26, 27, 28, 35, 36, 37, 38 and 39/ Block 25/ Unit 10, Rio Rancho Estates**
- **Lot 16A, Lot 16B/ Block 26/ Unit 10, Rio Rancho Estates**

The current ownership, zoning and property information of Unser Pavilion WEST is contained in the Property Information table below.

Property Information table prior to Master Plan and Re-platting

Lot #	Acreage	Ownership	Zoning	Contracted Party
24	0.5	Eric J. Springer	R-1	
25	0.5	Patricia Springer IRA	R-1	
26	0.5	White Rock Investments (Jim Achen, Mg Partner)	R-1	EPJ Land, LP
27	0.5	Jean Springer Knight IRA	C-1 SU	
28	0.5	Jean Springer Knight IRA	C-1 SU	
35	0.5	Jean Springer Knight IRA	C-1 SU	
36	0.5	Jean Springer Knight IRA	C-1 SU	
37	0.5	Jean Springer Knight IRA	R-1	
38	0.5	Jean Springer Knight IRA	R-1	
39	0.5	Knight Equities, LLC	R-1	
16A	1.6	Rose Willoughby	R-1	EPJ Land, LP
16B	.3	Eric j. Springer, Trustee for the Eric J. Springer Trust and EPJ Land, LP	R-1	

Location Map



4. MASTER PLAN AND ZONING PROCESS

Purpose of Master Plan Amendment

- This is a Master Plan Amendment to the currently adopted Unser Pavilion Master Plan. The Applicant is requesting approval of a master plan amendment and a zone map amendment from two zoning districts (R-1, and C-1 Special Use) to C-1/Commercial (UPW) and Special Use (SU) for Neighborhood Commercial (N/C); Senior Transitional or Senior Living Facility; and Townhomes (16A) as defined in the City of Rio Rancho’s Municipal Code. The primary purpose of the proposed master plan and zone map amendments is to provide predictability and assurances to the City of Rio Rancho and the Applicant during the four entitlement steps outlined below:

Master Plan Amendment
Zone Map Amendment
Platting Actions
Right -of -Way Exchange Agreement

- Rio Rancho Estates U10, Block 25, Lots 27, 28, 35 and 36 are incorporated into the “*Unser Pavilion Master Plan*”, although no development has occurred on those lots to date. Every attempt has been made to ensure the provisions of the Unser Pavilion West area are consistent with the approved “*Unser Pavilion Master Plan*”. Where property contained in the Unser Pavilion West overlaps with the currently adopted “*Unser Pavilion Master Plan*”, this Master Plan Amendment will govern all of the proposed future site development plan applications within this Master Plan Amendment boundary.

Purpose of Zone Map Amendment

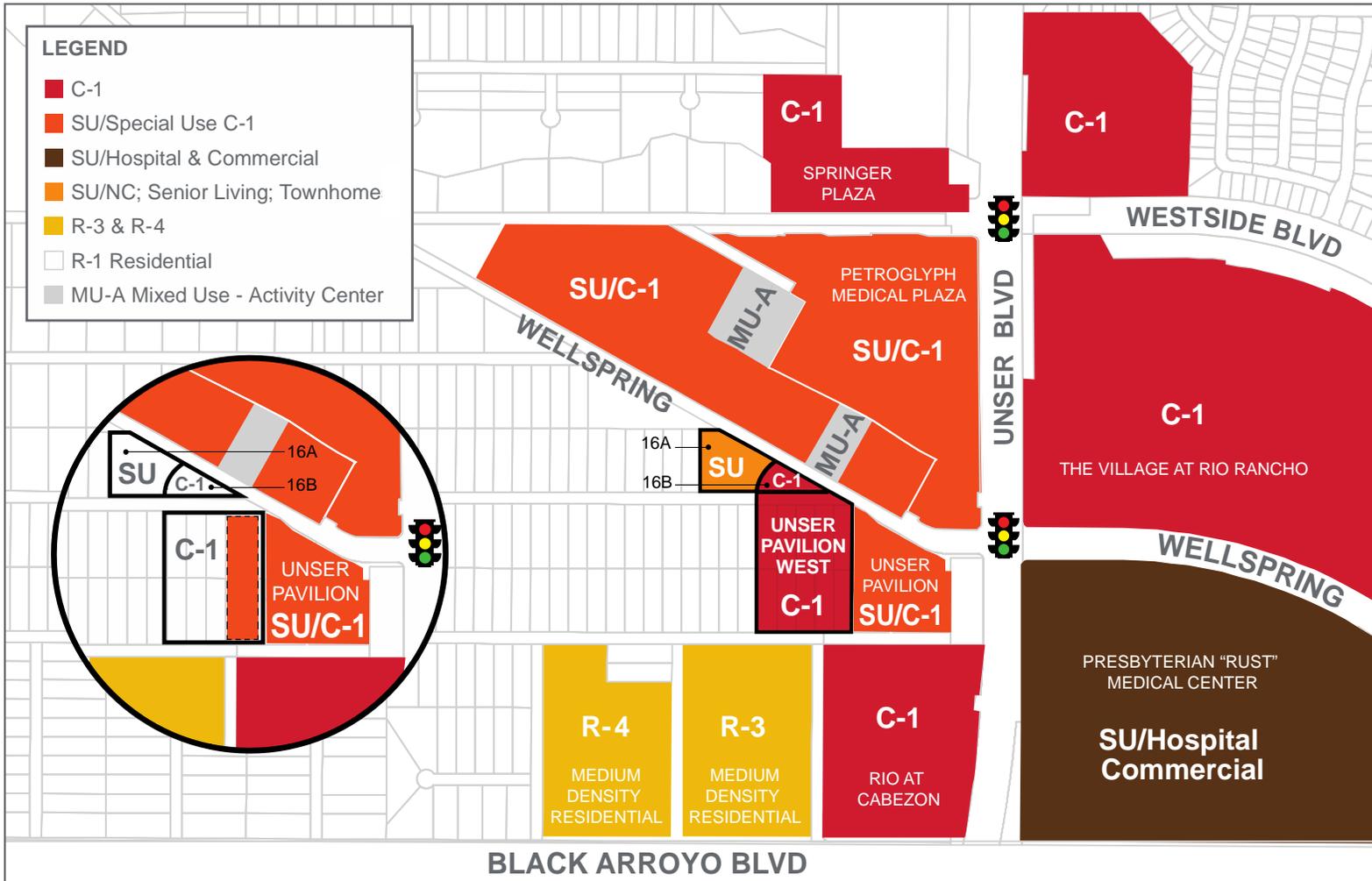
The subject properties abut the existing Unser Pavilion development and are adjacent to the Wellspring Commercial Corridor. Located in the same proximity is Petroglyph Medical Plaza. All three development areas are zoned SU/ Special Use for commercial land uses. The areas in this vicinity, identified as the Unser Gateway, have all been designated for commercial use in the recently approved Generalized Land Use Map for Unit 10. Concerning the subject lots:

- Lots 27, 28, 35 and 36 are currently zoned SU/ Special Use for C-1. Upon approval of the Master Plan Amendment, the Zone Map Amendment will request these four lots, along with the westerly Lots 37-39, 24-26, and the newly created 16B be rezoned to C-1 for Retail Commercial District.
- Additionally, the Applicant is asking Lot 16A to be rezoned to Special Use (SU) for Neighborhood Commercial (N/C); Senior Transitional or Senior Living Facility; and Townhomes

Unser Gateway - Current Zoning



Unser Gateway - Proposed Rezoning



5. DEVELOPMENT AGREEMENT ELEMENTS

Re-platting – upon approval of the Zone Map Amendment the following two steps will take place:

Step 1

The City of Rio Rancho has requested the new residential road be realigned to create a full intersection with the medical office building north of Wellspring. Lot 16A and Lot 16B will be re-platted to reflect this new realignment. Lot 16A and 16B will be re-platted immediately following the Zone Map Amendment and will include dedication of the portion of Lot 16B which will comprise the North Section of the new residential road.

- Lot 16A had evolved to a stand -alone lot and will be programmed for Special Use (SU) for Neighborhood Commercial (N/C); Senior Transitional or Senior Living Facility; and Townhomes.
- Lot 16B will remain in Unser Pavilion West and provide the driveway access to Wellspring. This lot will continue to include the future Tract and/or right of way, which will be dedicated at a future date as part of the new residential road.

Step 2

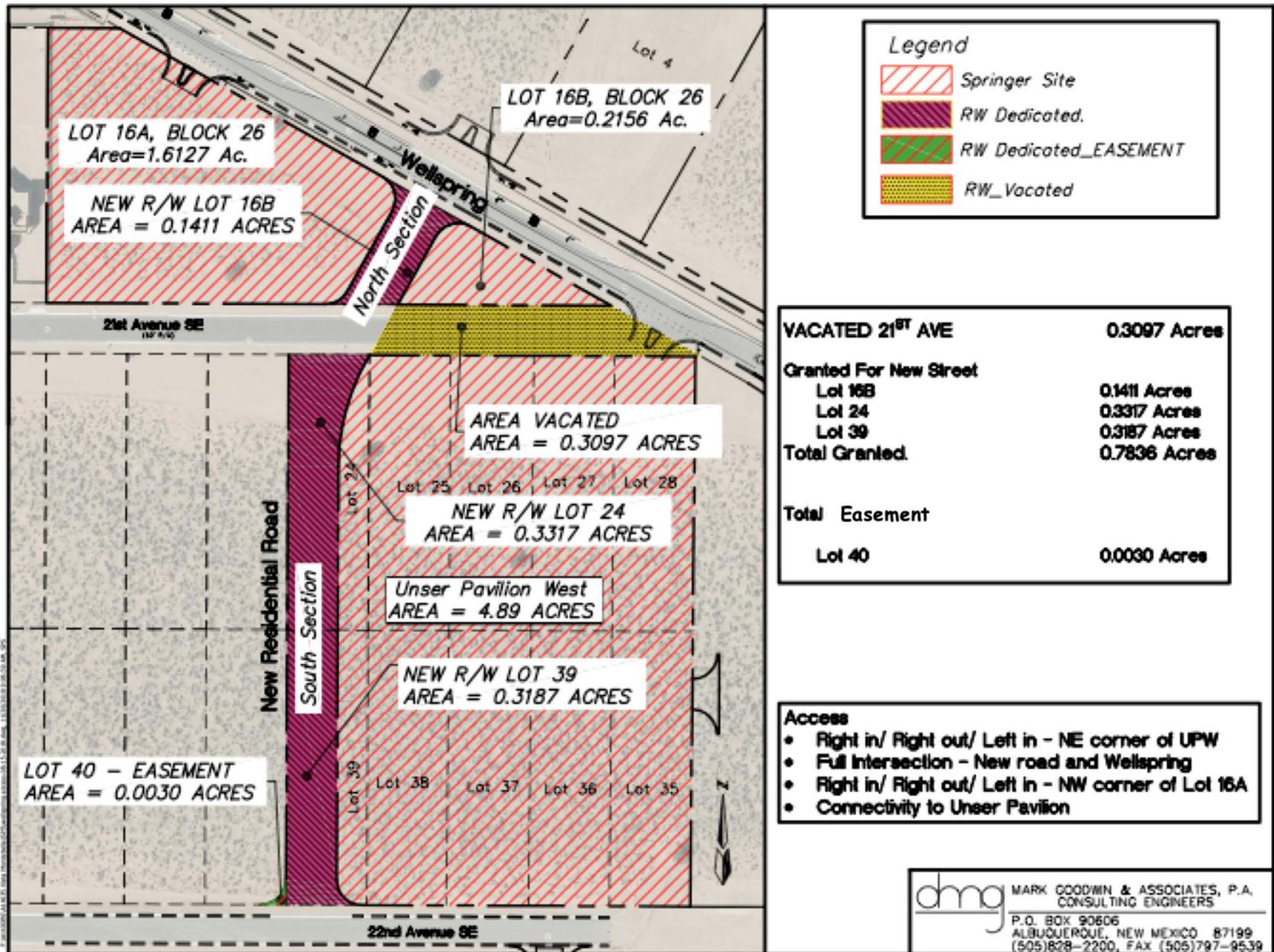
The Applicant will be negotiating a formal Exchange Agreement with the City of Rio Rancho facilitating the necessary dedication and vacation of ROW and utility easements to secure land for a new residential road. Concurrently, the Applicant will submit a summary plat, consolidating the eight lots (25, 26, 27, 28, 35, 36, 37 and 38), *along with a vacation plat to vacate City of Rio Rancho right-of-way (portion of 21st Ave.)* with the newly created 16B, and the Springer land dedicated for the new residential road (portions of lot 24 and 39, and Tract A) as shown below. An easement has been granted from the owner of Lot 40 to the City of Rio Rancho to allow the proper curvature of the new residential road.

Access

Access will be provided off of Wellspring Ave as follows:

- Right in/ Right out/ Left in – Northeast corner of UPW
- Full Intersection – New Residential Road intersection to Wellspring
- Right in/ Right out/ Left in – Northwest corner of Lot 16A

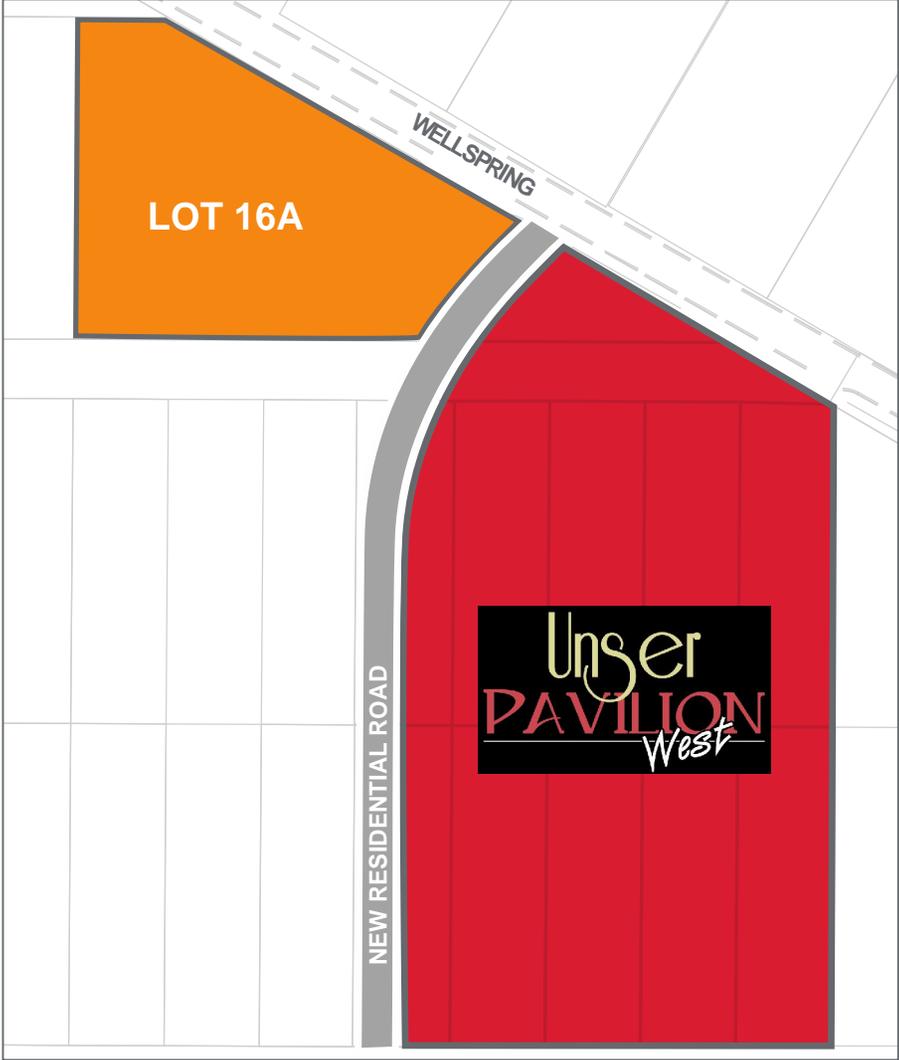
In addition, full connectivity will be provided to Unser Pavilion.



Unser Pavilion West and Lot 16 - Replatted



LAND • RETAIL • OFFICE • INVESTMENTS



Right-of-Way Exchange Agreement

Upon approval of the Master Plan Amendment and Zone Map Amendment, the Applicant will begin negotiations on the development of a formal Exchange Agreement with the City of Rio Rancho. This agreement will facilitate the necessary dedication and vacation of ROW to secure a new residential road intended to enhance the circulation for the local neighborhood.

ROW Exchange Information Table

Right of Way	Acreage	Ownership	Zoning	Contract Buyer
21 st Avenue	0.31	City of Rio Rancho	R-1	Vacation
New Residential Road	0.78	Springer	R-1	Dedication

The Applicant has agreed to dedicate (subject to survey) the following land only, as identified in the exhibit on page 12, toward the new residential road:

- 0.1411 AC of Lot 16B
- 0.3238 AC of Lot 24
- 0.3187 AC of Lot 39

The City of Rio Rancho has agreed to vacate (subject to survey) the following land in exchange:

- 0.3097 AC of 21st Ave

The Applicant is proposing to dedicate three parcels of roadway in Lots 16B, 24 and 39 in exchange for the City of Rio Rancho vacating a section of 21st Ave. All roadway dedications will occur concurrent with any vacation of the 21st Ave segment. □The result will be to construct a future roadway that will provide Unit 10 residents, living between Black Arroyo and 22nd Ave, needed access to travel north or south on Unser by way of Wellspring Ave. The current access problem is caused primarily by the limited access at the non-signalized intersection of Unser and Black Arroyo. This intersection only allows Right In/Right Out access. Whereas, Unser and Wellspring is a full access, signalized intersection. The vacated section of 21st Ave will be absorbed into the Unser Pavilion West land assembly and serve as a buffer between non-residential and residential zoned lots.

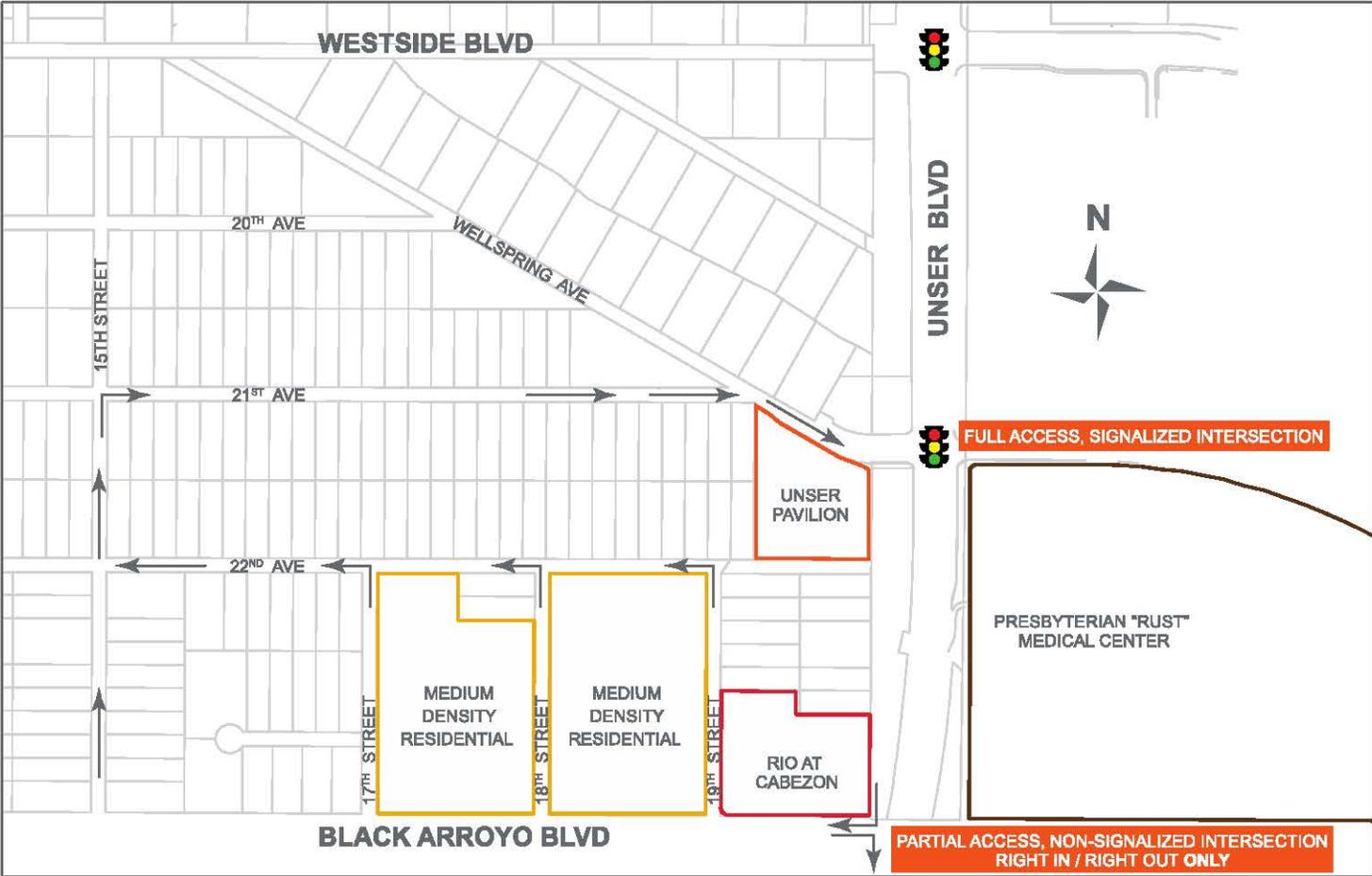
Furthermore, any future improvements to develop, design, engineer, and construct the new road (between Wellspring Ave. and 22nd Ave.) will be the developer's cost and responsibility. The new road shall be completed and accepted by the City of Rio Rancho (prior to a Certificate of Occupancy is issued for any development) within Unser Pavilion West. Further details will be outlined in the future site development plan and development agreement and will adhere to City standards. Any infrastructure improvements deemed system level improvements and not project specific will be covered in a separate impact fee agreement.

In addition, no development may commence without a properly executed Exchange Agreement, Development Agreement, and Site Development Plan between the developer and the City of Rio Rancho.

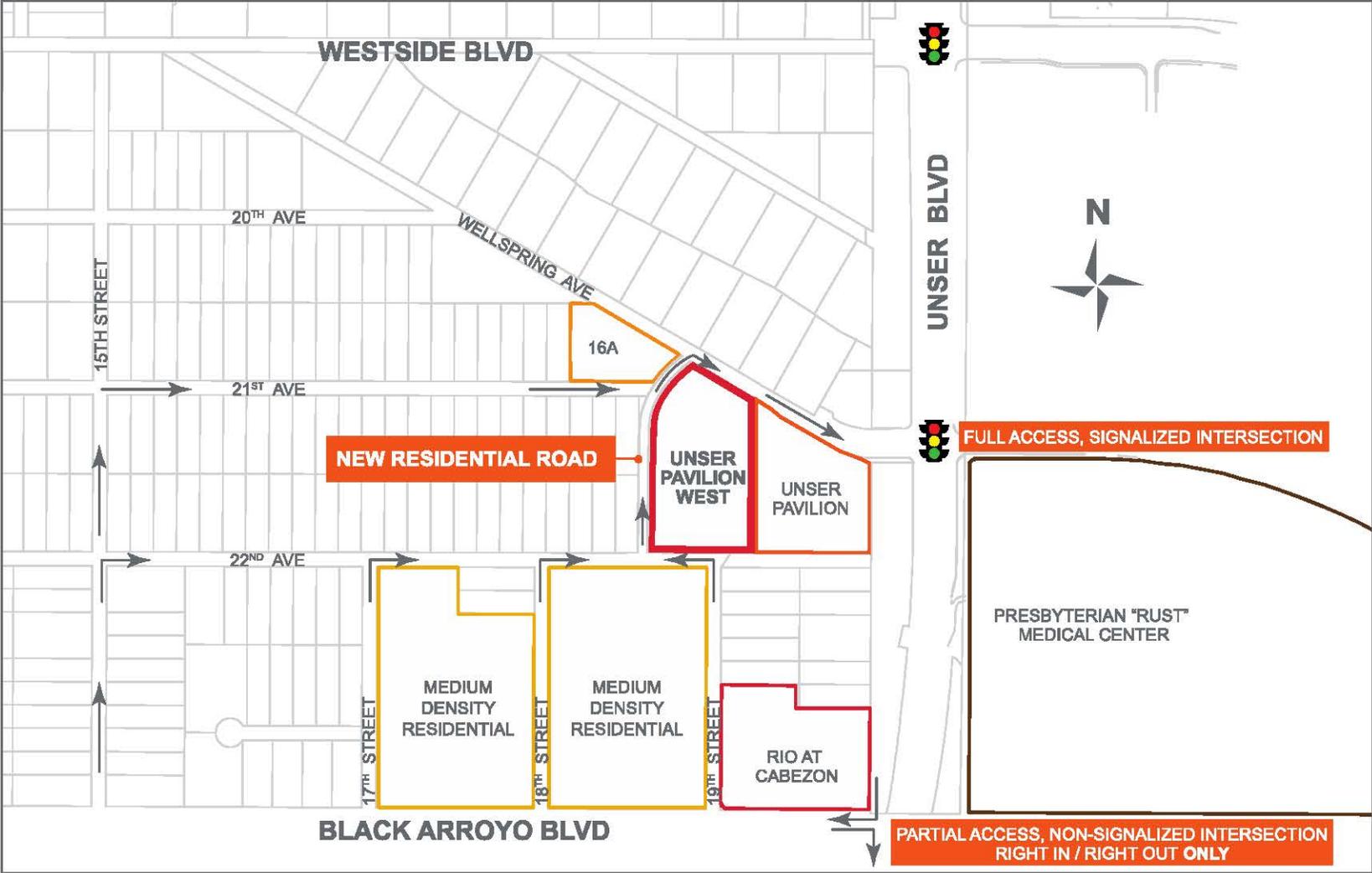
The New Residential Road will be designated as having a North and South component. The North section shall be considered to extend from Wellspring to 21st Ave. The South shall run from 21st Ave to 22nd Ave.

- If Lot 16A is developed first, the owners of 16A and 16B shall pay their prorata share to construct the North segment of the new road to City standards. Along with this, the negotiated Exchange Agreement with the City of Rio Rancho and the owners of UPW will be implemented.
- If UPW is developed first, the developer and/or owner of UPW will construct the entire new road (from Wellspring Ave. to 22nd Ave.), with the owners of lot 16A and 16B paying their prorata share of the North segment (outlined in a private agreement between property owners of UPW, Lot 16A and 16B) of the new road construction. Again the negotiated Exchange Agreement will be implemented at this time.

Current Access to Unser Blvd



Future Access to Unser Blvd



6. MASTER PLAN COMPLIANCE WITH ICP AND COMPREHENSIVE PLAN

In August 2001, the City of Rio Rancho adopted an Integrated Comprehensive Plan (ICP), which was revised in 2010 and now referred to as the Comprehensive Plan. Planning for the overall future growth and development of the City is the core function of the Comprehensive Plan. Within the Comprehensive Plan, the principles, policies and action statements for the City of Rio Rancho provide general development guidelines to which all development must adhere.

The Unser Pavilion Master Plan Amendment serves to implement the goals and actions of the following elements:

Land Use Element

Transportation Element

Urban Design Element

Population and Housing Element

Economic Development

2010 Comprehensive Plan Conformance

Land Use Element, 5.6.2, 5.6.3

- *Goal L-2: Encourage consolidation of lots to promote a variety of land uses in a planned manner.*
- *Goal L-3: Maintain a balance of land uses throughout the City.*
- *Policy L-1: Encourage the master planning of developments that establish a community character that considers circulation, landscaping, open space, storm drainage, and building location and design in the master plan.*
- *Action L-4: Offer incentives to land owners that have contiguous lots totaling at least five acres to consolidate their lots*

Unser Pavilion West is an assembled 5 - acre (+/-), commercial development contiguous to Unser Pavilion. The intent is to attract an employment center or further the expansion of retail and medical office use. This project will support the overall goals of the Unser Gateway in advocating a “live, work, play” community with nearby employment, walkable/ bicycle-friendly land use, neighborhood schools, complete streets, and a range of housing choices.

The proposed amendment combines two acres of undeveloped commercially- zoned parcels from Unser Pavilion with an additional three acres to create a 5 - acre assemblage. The development consolidated ten (10) contiguous lots and an adjacent lot into a single tract. Given the antiquated platting challenges the City faces, Unser Pavilion West will provide a product that is in high demand for attracting new employers or future retail and medical users.

Transportation Element, 7.8.2/ 7.8.3

- *Goal TR-3: A balanced transportation system that provides access to a variety of transportation options (automobile, transit, bus rapid transit, rail, bicycle, and pedestrian facilities)*
- *Policy TR-2: Advocate for Rio Metro RTD to implement transit improvements concurrent with roadway improvements to improve access and frequency of service and to increase ridership potential and service area. Encourage development of regional high capacity transit including light rail and bus rapid transit.*

Unser Boulevard has been cited for inclusion in the City of Rio Rancho’s “Complete Streets Program”. The street design specifies multi-modal transportation including bicycle lanes, sidewalks separated from vehicle travel lanes, safe pedestrian crossings, and a well- landscaped median. It is likely Wellspring Ave, and a new major collector, will also have similar requirements as it feeds to Unser. The applicant is dedicating land to create a new residential road that will increase the circulation of the local neighborhood and drive more traffic to the fully signalized intersection of Unser and Wellspring. Neighbors and new workers to the area will benefit from these multi modal options.

In addition to enhancing circulation for this growing neighborhood, the new roadway will create a clear, distinct separation and predictable transition between the non- residential and residential properties in this area.

Additionally, the City is promoting land use that will support Bus Rapid Transit at the Unser/ Wellspring intersection. As reported by Rio Metro RTD, the Unser Corridor has been identified as the preferred alternative in their Paseo Del Norte High Capacity Transit Study. According to the study, BRT can have a positive effect on residential property values and be a catalyst to adjacent commercial development.

Urban Design Element, 10.4.1, 10.4.2

- *Goal UD-1: Create focused growth area where existing public infrastructure can support higher density development.*
- *Goal UD -6: Support development that links neighborhoods and encourages the use of all modes of transportation*
- *Policy UD-1: Identify specific areas within the city where growth should be focused.*

Unser Pavilion West is located in one of the City’s major growth nodes and will effectively leverage the newly constructed public and private infrastructure of the adjacent developments. The conceptual site plan is designed to add connectivity to the emerging Unser Gateway area residents to employment centers, retail and medical services.

Additionally, the City is promoting a “Complete Street” design for Unser Blvd. Wellspring Ave will continue to emerge as a key connector to this major arterial, supporting walkways, bikeways, safe pedestrian crossings and a future Bus Rapid Transit platform stop at the Unser/ Wellspring intersection.

Population and Housing Element, 6.4.2, 6.4.3

- *Policy PH-4: Establish site and building design guidelines to create an effective transition, or necessary buffer, between substantially different land uses and densities.*

The Unit 10 Specific Area Plan (SAP) identifies specific standards and requirements in regards to buffers and the landscaping required in the buffer area. These help create an effective transition between non-residential subject property and residential properties, and will be applied to UPW and Lot 16A. Through these design standards, the developers of Unser Pavilion West and Lot 16A will be encouraged to create an Architectural Design that is cohesive with the architectural design styles of nearby Cabezon, Petroglyph Plaza, Unser Pavilion, Presbyterian Rust Medical Center Hospital and adjacent residential properties.

Economic Development Element, 11.23.2, 11.23.3

- *Goal EDP-1: Create jobs.*
- *Goal EDP-3: Enhance the tax base.*
- *Goal EDP-4: Improve the quality of life.*
- *Goal EDR-1: Expand the economic base of Rio Rancho.*
- *Goal EDR-2: Reduce retail sales leakage to other New Mexico cities.*

In developing Unser Pavilion West, the City of Rio Rancho will see the first of many employment centers locating to the thriving community now called the Unser Gateway. An estimated 200-300 new employees working in the area will create a demand for local housing, retail, restaurants, medical and other in-demand commercial services.

Creating jobs would have a dramatic effect on the daytime population in the area. Today, the Unser Gateway's 20,000 daytime population is competing with other sub-markets in the Metro Area that sees closer to 35,000- 40,000 in daytime activity. Daytime population = incremental retail and services demand. (See CBRE daytime activity submarket attachments)

The fiscal impact of Unser Pavilion West would realize an increase in gross receipts tax revenue and property tax to the City of Rio Rancho and Sandoval County. There will also be incremental sales taxes generated with the sales of goods for services utilized by the new employee base.

Finally, the new retail activity created by the new employment base of Unser Pavilion West will help to reduce retail sales leakage outside of the community and contribute to the job creation and retention goals of the Comprehensive Plan. Clustered neighborhood commercial services, new medical services, and new jobs all help expand the economic base which will improve the quality of life for residents of Rio Rancho.

7. LAND USE AND ZONING

The subject lots are currently vacant.

- East: Unser Pavilion, zoned SU/Special Use C-1 is partially developed, and Rust Medical Center zoned SU/Hospital and related uses and SU/Commercial.
- Northeast: Wellspring Commercial Area zoned SU/Special Use C-1 & MU-A and is currently vacant.
- South: Property across 22nd Ave is zoned R-3 for moderate density and is currently vacant
- Southeast: Three vacant lots zoned C-1 Retail Commercial
- West: Residential zoned R1

The Master Plan Amendment is being submitted in conjunction with a Zone Map Amendment requesting rezoning of lots comprising Unser Pavilion West and Lot 16A:

- Unser Pavilion West - rezoned as follows:
 - Lots 27, 28, 35 and 36, currently zoned SU/ Special Use for C-1, rezoned to C-1 Retail Commercial
 - Lots 37-39, 24-26, and the newly created 16B, currently zoned R-1: Single Family Residential, rezoned to C-1 for Retail Commercial.
 - All standards from Chapter 154.24 C-1 Retail Commercial will apply.
- Lot 16A – rezoned to Special Use (SU) for Neighborhood Commercial (N/C); Senior Transitional or Senior Living Facility; and Townhomes with the following requirements:
 - *Neighborhood Commercial Standards:*
 - Lot 16A will comply with all permissive or conditional uses as outlined in Chapter 154.22 of the City of Rio Rancho Municipal Code except permissive use #12 - veterinarians with overnight kenneling for medical purposes only (no boarding kennels
 - Height maximum of 35 feet.
 - *Senior Transitional: Senior Living Facility: Townhome Standards:*
 - All setbacks, lot sizes, and heights listed in Chapter 154.50 Table/Residential concerning R-3
 - Attached/Detached/M-F residential facilities will apply with the following exception: R-3 M-F will be restricted to 32 feet in height.
 - All properties abutting public rights-of-way will be considered front yards for setback purposes.

- *Stepbacks*: All step back requirements envisioned in the Unit 10 Specific Area Plan shall be enforced.
- A Special Use Ordinance and supplemental design overlay guidelines are required by for the properties along the north side of Wellspring Ave to create a consistent design theme through the Wellspring Ave corridor. □To maintain the theme and consistency on the south side of Wellspring Ave, the following will be enforced for Lot 16A:
 - Front setback a maximum of 20 feet, for setbacks greater than 20 feet, at least 80% of the property width adjacent to (all) public right-of-way and parking areas shall be screen with a minimum 3 foot height solid structure, wall or architectural feature to minimize glare and visual impacts to residential properties are public right-of-way.
- *Landscaping*: Each SU will follow the requirements cited under Design Standards in Chapter 165.60 in addition to landscaping specific to buffers cited by the Unit 10 Special Area Plan:
 - Senior Transitional or Senior Living Facility: Townhomes: Chapter 154.60 Section E
 - Neighborhood Commercial – Chapter 154.61
 - A 15-foot landscaped buffer shall be enforced along the residential lot line to the west of Lot 16A.
- *Trash containers and compactors*: Per Chapter 154.61, Section A: shall be enclosed by a decorative wall or enclosure, which will be at least 2 feet higher than the container. When located adjacent to land zoned residential, it shall be at least 15 feet from the property line.
- *Parking*: Chapter 154.76 Section 1 will be followed for each use. However, there shall be no on street parking along the entire length of the new road to be constructed.

Re-Zoning Table following land exchange, ROW exchange, and subdivision of Lot 16

Lot #	Acreage	Ownership	Current Zoning	New Zoning
16A	1.6	Rose Willoughby under contract with EPJ Land, LP	R-1	Special Use (SU) for Neighborhood Commercial (N/C); Senior Transitional or Senior Living Facility; and Townhomes.
24	0.5	Eric Springer	R-1	C-1
25	0.5	Patricia Springer	R-1	C-1
26	0.5	White Rock Investments	R-1	C-1
27	0.5	Jeanie Springer Knight	C-1 SU	C-1
28	0.5	Jeanie Springer Knight	C-1 SU	C-1
35	0.5	Jeanie Springer Knight	C-1 SU	C-1
36	0.5	Jeanie Springer Knight	C-1 SU	C-1
37	0.5	Jeanie Springer Knight	R-1	C-1
38	0.5	Jeanie Springer Knight	R-1	C-1
39	0.5	Jeanie Springer Knight	R-1	C-1
16B	0.3	Eric J. Springer, Trustee for the Eric J Springer Trust and EPJ Land , LP	R-1	C-1

8. EXISTING AND FUTURE CONDITIONS

1. Natural Resources:

- a. *Geology and Soils*** - The existing site contains well-drained sandy soils covered by sagebrush, four-winged saltbush and related native grasses.
- b. *Hydrology*** - Generally, the area slopes gently from the NW corner (Lot 24) to the SE, towards Lot 35. There is a drainage inlet on Lot 34 of Unser Pavilion that currently captures off site water flows from Lots 24 – 28 and Lots 34 – 39 of Unser Pavilion West (UPW). Developers will submit a Grading and Drainage plan with the Site Development Plans during the permitting process.
- c. *Topography*** - The topography of the Unser Pavilion West project is generally flat with a gentle slope of approximately 2 ½% from NW to SE. Developers will submit a Grading and Drainage Plan with the Site Development Plans during the permitting process.
- d. *Floodplains and Drainage*** - The land surface slopes down from northwest to southeast at a grade of approximately two and one-half percent. The site's existing, undeveloped runoff now collects in a low-point along Lot 35 where it then flows into a stormwater drainage inlet at the west end of Lot 34 of Unser Pavilion. This drainage inlet eventually flows the water down to the SAD 7A storm drain facility on the west side of Unser Blvd. Developers will submit a Grading and Drainage plan with the Site Development Plans during the permitting process.
- e. *Vegetation and Wildlife*** - The vegetation is sagebrush, four-winged Saltbush, tumbleweeds and related native grasses. The wildlife is jack rabbits, snakes and an occasional stray dog.
- f. *Cultural Resources*** - The cultural resource development objectives contained with this Master Plan are centered around the promotion of the Southwestern Design Style, with earth toned stucco colors, native low water use landscaping, sun light control methods, mass dominated forms, and sidewalks that encourage walkability & open spaces both within the site and connecting the site to adjacent buildings. The developers of Unser Pavilion West are to create an architectural design that is cohesive with the architectural design styles of nearby Cabezon, Petroglyph Medical Plaza, Unser Pavilion and the Presbyterian Rust Medical Center Hospital.

g. Air Quality - The Air Quality of the Master Planned area is that of an employment center such as a retail center, a medical office center, or a call center. Vehicles will be utilizing driveways on Wellspring, 22nd Ave, and the new residential road. Vehicles will only be parking within the designated areas of UPW.

h. Noise - Any equipment operating at greater than seventy (70) decibels at a seventy-foot distance shall only run Monday through Friday from 7:00 am to 5:00 PM.

i. Night Skies - The Applicant is committed to utilizing outdoor lighting fixtures that adhere to the City of Rio Rancho Outdoor Lighting Ordinance S159 that cast light down and away from adjacent properties.

2. Conservation Measures:

a. EG Leed & LID - The Applicant will attempt to utilize the latest lighting technology available within the master planned area.

b. H2O Harvesting - The Applicant will not be utilizing any water harvesting measures.

c. Recycling - The Applicant will incorporate recycling measures available through Waste Management Corporation and others to capture recyclables such as boxes, paper, aluminum cans, plastic etc. from going into the landfill.

3. Infrastructure:

All infrastructure that will be required by the City of Rio Rancho shall be included and negotiated in any subsequent site development plan and development agreement between the developer and the City. It shall be constructed to City standards as required by the City of Rio Rancho.

a. Water and Wastewater - There is a 10” SAD constructed water line within Wellspring Ave and 21st Ave running west of Unser Blvd. The SAD also extended an 8” sanitary sewer line west, up Wellspring and also up 21st Ave from the west side of Unser Blvd. Currently, lots 24, 25, 26, 27 and 28 all have a 4” sewer lines stubbed into them as part of the SAD. These may eventually be eliminated to install larger sewer lines for anticipated commercial use. There also exists a new 12” sewer line on the south side of Lots 35, 35 and 37 that runs through Unser Pavilion (via 22nd Ave) and then turns north and empties into the sewer line near Wellspring Ave. The sanitary sewer for the new Unser Pavilion West development will be able to drain to either of the SAD lines (in Wellspring Ave or 21st Ave) or into the new sanitary sewer feeding Lots 35, 36 and 37. Additional new lines to accommodate the proposed new buildings will be extended further into the site from either of these recently install sewer lines. Water lines will also be extended into the project area by tapping into the new 10” SAD water

lines on Wellspring Ave and 21st Ave or at 22nd Ave south of Lots 35, 36 and 37. The developer shall work with the Rio Rancho Fire and Rescue Department to ensure adequate water lines for fire flow and the inclusion of the required fire hydrants within the site.

b. Electric, Natural Gas and Telecommunications - Currently, Lots 16, 24, 25, 26, 27 and 28 have single-phase power, gas and telecommunications running to them by means of the SAD improvements. The Applicant installed 4” conduits and a pull box from the Unser Pavilion drive entrance to the NE corner of Lot 28 in anticipation of a requirement for 3- phase power for UPW. Recent commercial construction activity on the north side of Wellspring has brought the installation of 3- phase power along the north side of Lots 16a and 16b. There is a 2” high-pressure gas line running through Wellspring and 21st Ave that is available to tap into for the benefit of UPW and Lot 16A. Century Link and Cable One presently have telecommunication lines running through the north side of Lots 24, 25, 26, 27 and 28 as part of the SAD build out. Century Link has informed the Applicant that these lines can be removed /modified to bring in necessary telecommunication lines to serve a commercial user.

c. Stormwater - There are currently concrete reinforced storm water pipes and drainage inlets installed in Wellspring, 21st Ave and 22nd Ave that are available for Unser Pavilion West to tap into for stormwater drainage that flow into the existing SAD 7A Storm Drain Pond. The current drainage inlets located on the east end of 21st Ave will be removed and relocated to the west in the vicinity of the new intersection of 21st Ave and the “new residential road”. There is also a drainage inlet that was installed in Unser Pavilion on the west end of Lot 34 that is currently accepting offsite flows from the bare acreage of Unser Pavilion West. The developer will submit a Grading and Drainage Plan with the Site Development Plans during the permitting process.

d. New Residential Road Dedication/Vacation - The Applicant is proposing to dedicate three parcels of roadway in Lots 16B, 24 and 39 as a dedication in exchange for the City of Rio Rancho vacating a section of 21st Ave. Please see Page 13 of the Master Plan for a map of the three parcels the Applicant desires to dedicate in exchange for the City of Rio Rancho vacation of a section of 21st Ave. The new residential road will provide a buffer between UPW and existing single family residential and will provide needed access for residents in Unit 10 located between Black Arroyo and 22nd Ave over to Wellspring Ave. The applicant seeks to enter into a Dedication/Vacation of Right-of-Way Exchange Agreement with the City of Rio Rancho that will follow the approval of the UPW Master Plan and the Zone Map Amendment.

4. Transportation

a. Circulation - The new, main entrance into UPW will be from Wellspring Ave. The proposed UPW plan will have internal traffic circulation within the site.

b. Traffic Impact Analysis (TIA) - A TIA Study will be submitted when required.

c. Public Transit

The Master Plan will provide pedestrian facilities that will connect and access public transit and public right-of-way.

5. Land Uses

The Master Plan will have both C-1 and Special Use for Neighborhood Commercial or Senior Transitional/Senior Living or Townhome elements as defined in the City of Rio Rancho Municipal Code.

6. Socio-Economic Impacts:

a. Demographics - The demographics targeted for the proposed commercial and office uses within the Unser Pavilion West project will be men and women of all ages. There may be multiple large pad sites for a possible restaurant, call center, a mixture of retail or medical offices. It is anticipated that it will provide employment for medical professionals, retail employment or call center professionals. The uses will be accessible for all families, business professionals, and older groups alike.

b. School Impacts - - It is anticipated that this project may have a small impact on surrounding schools due to the fact that there is a townhome component to the Special Use request.

c. Employment - From the start of construction, this project will create numerous jobs. Building the structures will serve to employ people in all fields of construction - from architectural design, civil, mechanical and electrical engineering, to actual construction of buildings which will employ the following subcontractors: utility, electrical, plumbing, landscaping, road construction, drywall, painters, steel erectors, finished carpenters, concrete/asphalt and roofers, to name a few. Once the building(s) are in place UPW will provide several new businesses the opportunity to locate within Rio Rancho. It could open up opportunities for several jobs in the call center industry, retail employment, business professionals such as attorneys and accountants and medical professionals. There may also be opportunities in the restaurant industry including wait staff, hosts, cooks, and management. The office opportunities could provide new administrative jobs, opportunities for call center employees, clerical positions, as well as possibilities for positions for highly trained medical doctors, nurses, and technicians (if it is used as a Medical Office). We believe there will be the creation of “net new jobs” in this project due to the impact these prospective employment centers will bring to the City of Rio Rancho.

d. Market Conditions - The project will lend a hand in helping stimulate economic and market activity by creating the employment as mentioned above. This will create a sense of economic well-being and will give people a sense of security. The Market data demonstrates

that the Rio Rancho area is underserved for commercial uses as well as a need for “close by” health care options. More often than not, the trip calculation data demonstrates that Rio Rancho citizens have to “cross the river” for services. The Market Conditions provide for a clear opportunity for health care providers, health care professionals call centers and other business related employment centers to create jobs for the City of Rio Rancho.

e. Fiscal Analysis - The financial analysis for the Project demonstrates that the project is feasible. The overall financial impact of the development will provide much needed Gross Receipts Taxes and Property Taxes to the City of Rio Rancho and Sandoval County.

9. DESIGN STANDARDS

At all times the Unit 10 Specific Area Plan shall apply or the City of Rio Rancho municipal code as deemed appropriate. The applicant seeks to provide a comprehensive plan that is harmonious with the surrounding community while preserving the flexibility to accommodate development that may require standards required by national companies.

a. Street Design- The street design, width and quality, shall comply with the City of Rio Rancho Development Process Manual (DPM) and applicable Pavement and Street Section Details.

b. Grading and Drainage- The grading and drainage plan will be submitted with the Site Development Plan during the permitting process and shall comply with the City of Rio Rancho Development Code and Building Code. The site should utilize existing underground storm water pipes to distribute the storm water to the SAD 7A Storm Drain Facility to the south and east of the Unser Pavilion.

c. Lighting- Exterior lighting shall comply with the New Mexico Night Sky Protection Act (HB 39) and Chapter 159 of the City of Rio Rancho Outdoor Lighting Ordinance.

d. Parking- The intent of the standards for the development of parking areas is to: minimize the visual impact of parking areas; provide accessible, safe circulation within and adjacent to the parking areas; and follow the Specific Area Plan concerning buffering and parking areas. ADA-compliant parking shall be located adjacent to main building entries. There shall be no parking allowed on the new local/residential road.

e. Landscaping- All landscaping for UPW shall comply with the appropriate C-1 landscaping requirements as stated in 154.61, of the City’s Municipal Code. For lot 16A, all landscape listed in Chapter 154.60, Section E pertaining to Town homes, Senior Living Facilities and Senior Transitional will be enforced except for those enforced by the Unit 10 Special Area Plan.

Suggested Plant Palette: The requirements in the Unit 10 Specific Area Plan shall apply and were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

f. Sign- All signs, including monument signs shall comply with Chapter 156 Sign Regulation and require an approved sign permit from the City of Rio Rancho.

g. Walls and Fences

All of the walls and fences constructed within the Unser Pavilion West Master Plan shall comply with the City of Rio Rancho Development Code and Building Code. All trash enclosures shall be closed in with masonry block walls using colored block or stucco to match building colors to buffer the views and must conform to the Rio Rancho Building Codes.

Attachment A – Letter of Authorizations

LETTER OF AUTHORIZATION

LETTER OF AUTHORIZATION

Date: July 15, 2018

RE: Unser Pavilion West Master Plan and Zone Change
Rio Rancho Estates
Unit 10 Block 26 Lot 16 B

To Whom It May Concern,

As the owner of record of the above referenced lot, I support the inclusion into the Unser Pavilion West Master Plan. Please allow this letter to hereby allow Howard Balmer and/or Springer 5 Investments to act as my agent and representative in all matters related to the Unser Pavilion West Master Plan for the above referenced lot.

Respectfully,

By: [Signature]
Eric J. Springer

Its: Owner 8/16/18

By: [Signature]
Jean Springer Knight U
EPJ Land Limited, an Alaska limited liability co

Its: Partner

Date: Aug 20, 2018

RE: Unser Pavilion West Master Plan and Zone Change
Rio Rancho Estates
Unit 10 Block 26 Lot 16 A

To Whom It May Concern,

As the owner of record of the above referenced lot, I support the inclusion into the Unser Pavilion West Master Plan. Please allow this letter to hereby allow Howard Balmer and/or Springer5 Investments to act as my agent and representative in all matters related to the Unser Pavilion West Master Plan for the above referenced lot.

Respectfully,

By: [Signature]
Rose Willoughby

Its: owner

LETTER OF AUTHORIZATION

Date: July 13, 2018

RE: Unser Pavilion West Master Plan and Zone Change
Rio Rancho Estates
Unit 10 Block 25 Lots 27, 28, 35-38

To Whom It May Concern,

As the IRA owner of record of the above referenced lot, I support the inclusion into the Unser Pavilion West Master Plan. Please allow this letter to hereby allow Howard Balmer to act as my agent and representative in all matters related to the Unser Pavilion West Master Plan for the above referenced lot.

Respectfully,
Jean Springer Knight IRA/ Real Party in Interest

By: Jean Springer Knight
Jean Springer Knight, IRA Owner

Acknowledged By:
Shelly Robinson, Staff
ZIA Trust, Inc
Custodian for Jean Springer Knight IRA

LETTER OF AUTHORIZATION

Date: July 13, 2018

RE: Unser Pavilion West Master Plan and Zone Change
Rio Rancho Estates
Unit 10 Block 25 Lot 25

To Whom It May Concern,

As the IRA owner of record of the above referenced lot, I support the inclusion into the Unser Pavilion West Master Plan. Please allow this letter to hereby allow Howard Balmer to act as my agent and representative in all matters related to the Unser Pavilion West Master Plan for the above referenced lot.

Respectfully,
Patricia Springer IRA/ Real Party in Interest

By: Patricia Springer
Patricia Springer, IRA Owner

Acknowledged By:
Howard Balmer, Esq.
ZIA Trust, Inc
Custodian for Patricia Springer IRA

LETTER OF AUTHORIZATION

June 28, 2018

RE: Unser Pavilion West Master Plan and Zone Change

Rio Rancho Estates

Unit 10 Block 25 Lot 26

To Whom It May Concern,

As the owner of record of the above referenced lot, I support the inclusion into the Unser Pavilion West master plan. Please allow this letter to hereby allow Howard Balmer and/or Springer5 Investments to act as my agent and representative in all matters related to the Unser Pavilion West Master Plan for the above referenced lot.

Respectfully,



Jim Achen

LETTER OF AUTHORIZATION

Date July 16, 2018

RE: Unser Pavilion West Master Plan and Zone Change
Rio Rancho Estates
Unit 10 Block 25 Lot 39

To Whom It May Concern,

As the owner of record of the above referenced lot, I support the inclusion into the Unser Pavilion West Master Plan. Please allow this letter to hereby allow Howard Balmer and/or Springer 5 Investments to act as my agent and representative in all matters related to the Unser Pavilion West Master Plan for the above referenced lot.

Respectfully,
Knight Equities, LLC a New Mexico Limited Liability Co

By: Jean Springer Knight
Jean Springer Knight

Its: Partner

By: Judd D. Knight
Judd D. Knight

Its: Partner