

## PLANNING & ZONING LAND USE APPLICATION

Please check appropriate box

(Fees are listed on the back)

Administrative Permit	Plan	Subdivision	Zoning
<input type="checkbox"/> Community Residential Care Facility	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Annexation
<input type="checkbox"/> Development Review Committee (DRC)	<input type="checkbox"/> Corridor Plan Amendment	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Appeal
<input type="checkbox"/> Hobby Breeder	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Summary Plat	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Master Plan Amendment	<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Master Sign Plan
<input type="checkbox"/> Model Home / Sales Office	<input type="checkbox"/> Specific Area Plan Amendment	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Residential Child Care Facility 6 or <	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Subdivision Interpretation	<input type="checkbox"/> Special Exception
<input type="checkbox"/> Sign Permit		<input type="checkbox"/> Subdivision Variance	<input type="checkbox"/> Variance
<input type="checkbox"/> Other			<input checked="" type="checkbox"/> Zone Map Amendment
			<input type="checkbox"/> Zoning Certification
			<input type="checkbox"/> Zoning Interpretation

**Please Print In Ink Only or Type**

**Application must be complete. Please attach the appropriate checklist for the action you are requesting, if applicable.**

### APPLICANT/AGENT INFORMATION

Applicant Name: DBG Properties, LLC		Phone: 503-956-4355
Address: 2164 SW Park Place		E-Mail: sgridahl@dbgpropertiesllc.com
City: Portland	State: Oregon	Zip: 201911
Proprietary Interest: Purchase Contract		List Owners: 500 Partners, LLC
Deed or Ownership Verification Provided: (Initials) Authorization letter included		Letter of Authorization Provided: (Initials) Auth. letter included
Agent Name: James K. Strozier, FAICP, Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 8th St NW		E-Mail: cp@consensusplanning.com
City: Albuquerque	State: New Mexico	ZIP Code: 87102

### DESCRIPTION OF REQUEST: (PLEASE ADD ADDITIONAL SHEET(S) IF NECESSARY)

Special Use Zone Map Amendment to include R-6/Multi-Family Residential to the current SU/Commercial and Industrial zoning for a residential and senior transitional living and care facility use. Applicant proposes to develop an age restricted, independent living, senior multi-family complex.

### SITE INFORMATION: (PLEASE PROVIDE ACCURATE LEGAL DESCRIPTION)

Subdivision/Unit : Enchanted Hills Unit #12 TRPH3	Block(s): N/A	Lot(s): N/A
Existing Zoning: SU/Commercial and Industrial; R-6/Multi-Family	Proposed Zoning: SU/Commercial, Industrial, and R-6/Multi-Family Residential	
No. of existing lots: 1	No. of proposed lots: 1 additional	Total area of site (acres) ~5.8 acres

### ACKNOWLEDGEMENT

**I hereby acknowledge that I have read this entire application and affirm that all information provided is correct. I agree to comply with the requirements of the City of Rio Rancho as outlined in all applicable laws, ordinances and regulations.**

Print Name: James K. Strozier, FAICP	Applicant: DBG Properties, LLC	Agent: Consensus Planning, Inc
Signature: 		Date: 4/28/2020

### FOR OFFICIAL USE ONLY

H.T.E. PROJECT #	FEE	RECEIPT #

**APPLICATION ACCEPTED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

April 9, 2020

Chair, Planning and Zoning Board  
City of Rio Rancho  
3200 Civic Center Circle NE  
Rio Rancho, NM, 87144

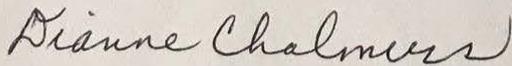
RE: Master Plan and Special Use Zone Map Amendment,  
Southeast corner of Paseo Del Volcan and US 550

To Whom It May Concern:

Consensus Planning, Inc. is hereby authorized to represent 500 Partners, LLC in all matters related to the entitlement services for the site legally described as EH12, TR PH3 (23.72 acres). Entitlement services include the amendment to the Enchanted Hills Unit #12 Master Plan and Enchanted Hills Unit #20 Master Plan and amendment to the Special Use Zone. The Special Use Zone Map Amendment will impact an approximate 5.8-acre portion of the property.

The purpose of these entitlements is to allow for DBG Properties to develop a new senior apartment project. Please do not hesitate to contact me if you have any questions.

Sincerely,



Managing Member  
500 Partners, LLC



April 9, 2020

Chair, Planning and Zoning Board  
City of Rio Rancho  
3200 Civic Center Circle NE  
Rio Rancho, NM, 87144

RE: Master Plan and Special Use Zone Map Amendment, Southeast corner of Paseo Del Volcan and US 550

To Whom It May Concern:

Consensus Planning, Inc. is hereby authorized to represent DBG Properties LLC in all matters related to the entitlement services for the site legally described as EH12, TR PH3 (23.72 acres). Entitlement services include the amendment to the Enchanted Hills Unit #12 Master Plan and Enchanted Hills Unit #20 Master Plan and amendment to the Special Use Zone. The Special Use Zone Map Amendment will impact an approximate 5.8-acre portion of the property.

The purpose of these entitlements is to allow for the development of a new senior apartment project. Please do not hesitate to contact me if you have any questions.

Sincerely,

Skip Grodahl  
DBG Properties LLC



April 28, 2020

Planning and Zoning Board  
City of Rio Rancho  
3200 Civic Center Circle NE  
Rio Rancho, NM 87144

*Re: Request for a Special Use Zone Map Amendment*

Dear Planning and Zoning Board:

Consensus Planning is pleased to present this proposed amendment to the Enchanted Hills Unit #12 Master Plan and Enchanted Hills Unit #20 Master Plan for a land use and Special Use Zone Map Amendment (ZMA). The Special Use Zone Map and Master Plan Amendment request is for an approximately 5.8-acre portion of the property located at the southeast corner of Paseo del Volcan and U.S. 550 (See Figure 1). The currently platted property is shown by the black dashed line and the portion that is the subject of this request is highlighted in blue. The legal description for the property is EH12, TR PH3. The entire property (outlined in black) is 23.72 acres and is currently zoned SU/Commercial and Industrial and R-6/Multi-Family Residential.

This Special Use Zone Map Amendment request is to modify the existing Special Use zone for approximately 5.8 acres at the southeast edge of the property adjacent to Safelite Boulevard to add R-6/Multi-family residential and senior transitional living and care facility as permissive uses. This request also includes a proposed special parking requirement in response to the unique needs of a senior, age-restricted apartment project that are not addressed by the City's parking standards. A 144-unit senior independent living apartment complex is proposed to be constructed on the site with the approval of this Special Use Zone Map Amendment request. The apartment mix proposed for the senior independent living complex is  $\frac{3}{4}$  1-bedroom and  $\frac{1}{4}$  2-bedroom units. Furthermore, a Plat will be processed to create the 5.8-acre parcel, the multi-family tract (recently rezoned to R-6), the future commercial development parcel, and the roadway connection from US 550 to Safelite Boulevard. This platting action will enable the entire mixed-use development to move forward.

Figure 1: Site Location



Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP



## OWNERSHIP

The site is owned by 500 Partners LLC. DBG Properties, LLC is the contract purchaser of the property and will be the developer of the proposed senior apartment project. The proposed Special Use Zone Map Amendment has been coordinated with and approved by 500 Partners LLC and DBG Properties, LLC. Consensus Planning, Inc. is the authorized Agent for this request.

## SITE HISTORY

The site is in the Enchanted Hills Unit #12 Master Plan and the Enchanted Hills Unit #20 Master Plan and is zoned as SU/Commercial and Industrial and R-6/Multi-Family Residential.

The Enchanted Hills Unit #12 Master Plan is an amendment to the Enchanted Hills Unit #20 Master Plan. The Unit #20 Plan was adopted in 1992 pursuant to Resolution No. 105 Enactment No. 92-107. The ordinance that governs the subject property is Ordinance No.24 Enactment No. 92-023. This ordinance describes the uses permitted under the SU/Commercial and Industrial designation. In 2019, a portion of the property was rezoned to R-6 to facilitate the development of an apartment project. The property remains vacant.

The area surrounding the site has undergone significant changes. In 1999, the south tracts of land—directly adjacent to the Encantada Drainage Channel—underwent a zone map amendment to SU/Multi-Family Residential for the development of an apartment complex on 40 acres and SU/Single-Family Residential on 24 acres. The development brought a park, detention pond, and trail to the area. The trail is an east-west trail on the north side of the Encantada Channel adjacent to the subject property.

Currently, the property is vacant with the exception of a PNM power line easement along the western edge of the property line, an easement for the Town of Bernalillo Water Tank, and a PNM substation on the northwest corner of the property.

This Special Use Zone Map Amendment is a companion request to the 2019 Zone Map Amendment approved with Ordinance 19-37 O-42. This was an approval to rezone 11.28 acres of SU/Commercial and Industrial to R-6/Multi-Family Residential.

DBG Properties has a successful track record of developing family oriented multi-family projects adjacent to a smaller senior apartment project. Their intention is to continue this success at this location providing the City of Rio Rancho with expanded housing opportunities.

## SENIOR HOUSING BENEFITS

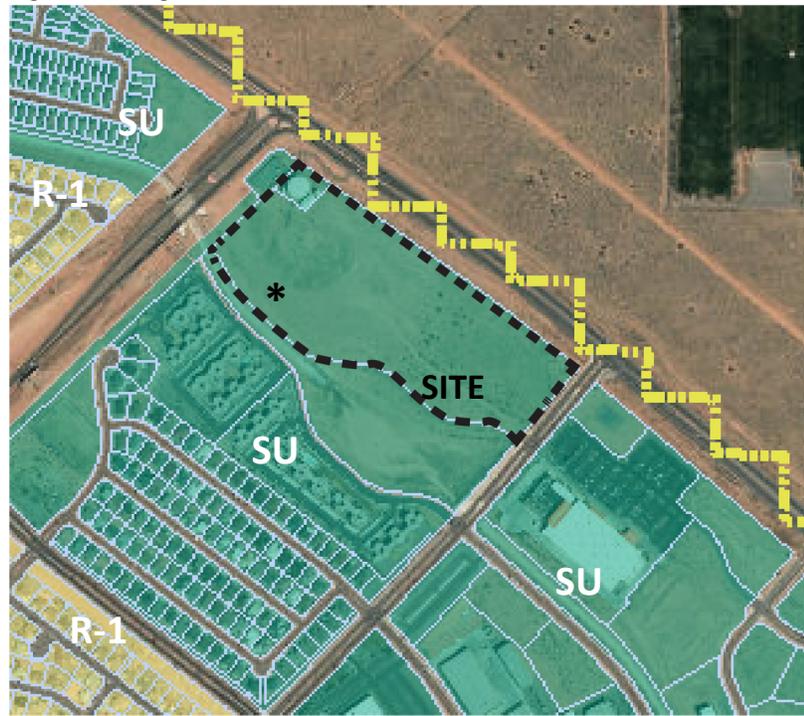
There are a number of community benefits that are unique to senior housing projects. In addition to providing another type of housing, senior housing does not impact the local schools; has less traffic overall; does not place an additional strain on peak hour traffic; and seniors often bring economic benefits into communities by bringing in outside dollars (retirement dollars).

**ZONE MAP AND MASTER PLAN AMENDMENT REQUEST**

The purpose of the Special Use Zone Map Amendment request is to modify the zoning of 5.8 acres of the SU/Commercial and Industrial to include R-6/Multi-Family Residential to allow senior independent living, assisted living, and transitional care facility. The subject property is located within the Enchanted Hills Unit #12 Master Plan and the Enchanted Hills #20 Master Plan (see Exhibits A and B). Currently the 5.8 acres is part of a larger 23.72-acre tract zoned as SU/Commercial and Industrial and R6/Multi-Family Residential. The table below illustrates the proposed change to the current zoning of the property.

LAND USE AND ZONING	CURRENT	PROPOSED	% OF CURRENT TRACT (PROPOSED)
<b>SU/Commercial, Industrial, and Multi-Family Residential (R-6) with Senior Housing</b>	<b>0 acres</b>	<b>5.8 acres</b>	<b>24.5 %</b>
R-6/Multi-Family Residential	11.6 acres	0 acres	48.9 %
SU/Commercial and Industrial	23.72 acres	6.32 acres	26.6 %

Figure 2: Zoning



\*City of Rio Rancho GIS has not been updated to reflect the Zone Map Amendment (Ordinance 19-37 O-42) for R-6/Multi-Family Residential

**PARKING REQUIREMENT DEVIATION REQUEST**

A parking deviation request accompanies this Special Use Zone Map Amendment request. The proposed age restricted, independent living, senior multi-family project requests a deviation to the standard parking to a total number of parking spaces to be 177 spaces or a ratio of 1.23 spaces per dwelling unit. This will provide adequate parking for the residents and their guests. A separate



request for the parking deviation has been submitted to the City Development Services Director in support of this application.

DBG Properties has developed and continues to own and manage several similar age-restricted multi-family projects in the Metro Area. Some of the projects have significantly less parking than the standard City of Rio Rancho requirements and they have not experienced any issues. In addition, other cities have implemented similar parking ratios for independent living and senior multi-family projects.

#### ZONE MAP AMENDMENT JUSTIFICATION: RIO RANCHO COMPREHENSIVE PLAN

DBG Properties, LLC recognizes the importance of bringing forth development that furthers Rio Rancho's desired growth scenario. The Rio Rancho Comprehensive Plan was consulted to ensure the Special Use Zone Map request furthers multiple goals and policies as expressed in the plan. Presented below is an analysis of how the zone map amendment to SU/Commercial, Industrial, and R-6/Multi-Family Residential to allow senior independent living, assisted living, and transitional care facility complies with and furthers multiple Land Use, Transportation, Urban Design, and Economic Development goals and policies.

1. Land Use Goal 1: Encourage mixed uses - retail, office, and residential centered on pedestrian-oriented developments along principal arterial roads.

**Applicant Response:** The proposed Special Use Zone Map Amendment supports Land Use Goal 1 in two ways. The opportunity for mixed-use development will remain since the current tract is zoned SU/Commercial and Industrial and R-6/Multi-Family Residential, and this development is requesting the addition of R-6/Multi-Family Residential for 5.8 acres of the already zoned SU/Commercial and Industrial; 6.32 acres will be left zoned as SU/Commercial and Industrial, and 11.6 acres zoned R-6/Multi-Family Residential. The mix of uses in proximity to each other will further the pedestrian-oriented development desired by the Land Use Goal 1. The property is adjacent to an existing trail that provides a non-vehicular connection to the balance of the tract.

2. Land Use Policy 3: Promote and support development that incorporates walkability.

**Applicant Response:** The zone map amendment provides the opportunity for the City to continue fulfilling this policy to promote and support development that incorporate walkability, as the senior independent living facility is located adjacent to the existing trail along the Encantada Drainage Channel. The channel trail leads users to a network of additional recreational trails and takes users east towards goods and services (approximately a 1.5-mile walk on designated pedestrian walkways to the nearest grocery store).

As the adjacent SU/Commercial and Industrial tracts develop, residents of the senior independent living complex will also have



direct and immediate access to the goods and services by foot and/or bicycle, further supporting development that incorporates walkability in the future.

3. Population and Housing Goal 3: Promote a variety of housing types to meet the needs of all members of the community.

**Applicant Response:** The proposed Special Use Zone Map Amendment for a senior independent living apartment complex meets the goal of having a city with a variety of housing types to meet the needs of all community members. The Enchanted Hills area is predominantly single family. The property is adjacent to an existing apartment complex and future multi-family (non-age restricted) and commercial development. Adding the senior independent living housing type to this mixed use area will make the area more robust and present the opportunity for senior community members to choose a housing situation that fits their lifestyle best while still living in the City of Rio Rancho and the desirable Enchanted Hills neighborhood. The addition of an age restricted multi-family development will “increase residential densities in order to provide efficient services and affordable housing” (City of Rio Rancho Comprehensive Plan).

4. Population and Housing Policy 13: Plan for housing for people with special needs throughout the City.

**Applicant Response:** The request facilitates the development of a senior independent living facility within the City. The Housing and Population section 6.3.2.5 states, “there is a limited number of housing opportunities for older adults.” The independent living facility would increase the opportunity for the senior population to find housing for their unique needs and to remain or move to Rio Rancho.

5. Transportation Goal 1: Encourage development that effectively mixes land uses to create an efficient transportation system that reduces congestion, improves air quality and creates opportunities to build Rio Rancho’s economy.

**Applicant Response:** The location of the site is fulfilling Transportation Goal 2 in multiple ways. The location is within 1.5 miles of large commercial development with necessary goods and services. The senior independent living complex creates the opportunity for residents to live closer to necessary goods and services and shortens the associated travel distances for access. This will reduce vehicle miles travelled, resulting in reduced traffic congestion. The site is located along Paseo del Volcan and close to the Pat D’Arco Highway, both thoroughfares that move traffic longer distances and connect people with other commercial services and recreation and tourism opportunities.

6. Urban Design Goal 6: Support development that links neighborhoods and encourages the use of all modes of transportation.

**Applicant Response:** The development of the senior independent living complex, with existing access to the trail, will support a variety of transportation modes for residents. Residents will be able to walk,



bicycle, or drive to goods and services, community amenities such as parks, and other nodes in the Enchanted Hills neighborhood.

7. Economic Development Goal 3: Enhance the tax base.

Economic Development Goal EDR 2: Reduce retail sales leakage to other New Mexico cities.

**Applicant Response:** The Special Use Zone Map amendment and proposed senior independent living complex enhances the tax base by locating residents near commercial centers where residents can easily support Rio Rancho's tax base. Residents will have the opportunity to purchase their goods and services in the neighboring businesses. The availability of rental housing lowers housing costs and increases the spending power of residents. Proximity of the proposed senior independent living complex to existing goods and services will reduce leakage of Gross Receipts Tax to other neighboring cities.

The development will serve as a catalyst for vacant commercial land to develop. The increase of residents the independent living complex will bring to the Enchanted Hills neighborhood will be a desirable factor for future commercial development and businesses. Tenants of the commercial development will support the expansion of the city's tax base.

Construction of this project will add needed gross receipts tax revenue to the City and provide valuable construction jobs for community residents.

### ZONE MAP AMENDMENT POLICY COMPLIANCE

(D) The following policies for deciding zone map change applications pursuant to the City Zoning Code are:

1. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

**Applicant Response:** The proposed zone map amendment is consistent with the health, safety, morals, and general welfare of the City through the creation of development conditions necessary for a new multi-family age restricted neighborhood and locate residents closer to goods and services, make the remaining land more viable for development commercial use, and will provide expanded housing choices for aging residents.

2. Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

**Applicant Response:** If granted, the Special Use Zone Map Amendment will have a positive effect on the stability of land use and zoning. The proposed zoning will provide development that is more compatible with



surrounding uses, such as the current apartment complex, Encantada Drainage Channel Trail, the neighborhood park to the south, and the commercial development to the east. The site has remained undeveloped for 20+ years and the influx of more people in the area will serve as an incentive for commercial development to build on the remaining vacant portion of the property. Furthermore, Residents will have multi-modal (pedestrian, bicycle, and vehicular) and easier access to goods, services, and recreational opportunities.

The addition of R-6/Multi-Family Residential to the current Special Use (SU) designation is more appropriate than the SU/Commercial and Industrial designation because the development seeks to enhance the current character of the area and not change it. Provided this amendment is approved, the required site plan for a Special Use Zone Map Amendment will be submitted to Development Services for review and approval and will be required to follow the design guidelines designated in the Enchanted Hills Unit #12 Master Plan along with the requested modification to the City's standard parking requirements. The addition of senior apartments provides the appropriate permissive uses the project will require to ensure an efficient development process.

3. A proposed change shall generally be consistent with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans which have been adopted by the City.

**Applicant Response:** The proposed Master Plan and Special Use Zone Map Amendment is consistent with the City of Rio Rancho Comprehensive Plan. It furthers principles of the Comprehensive Plan in the following ways: it ensures a land use pattern that encourages mixed-uses as the area within ½ radius would be characterized as SU/Commercial and Industrial, SU/Residential, Single-Family, and R-6/Multi-Family Residential (previous approval Ordinance 19-37 O-42) that will create a more pedestrian-oriented development that incorporates walkability and multi-modal options since the site is located in close proximity to goods and services that residents can access by way of trails; promotes multi-modal transportation as residents can rely on other forms of transportation such as walking and bicycling to get to goods and services or employment centers; links neighborhoods as the site is located adjacent to major thoroughfares that aid in accessing other areas of Rio Rancho; and enhances the tax base by locating residents in close proximity to goods and services within Rio Rancho, providing gross receipts tax for the construction, and construction jobs.

4. The applicant must demonstrate the existing zoning is inappropriate because:
  - a) there was an error, mistake or is necessary to correct an injustice that occurred when the existing zone map pattern was created, antiquated plat filed before the City's incorporation and adoption of its own Zoning Code or on land annexed by the City or
  - b) changed neighborhood or community conditions justify the change, or



- c) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply. Applicant's reliance on this provision requires proof that (a) there is a public need for a change of the kind in question, and (b) that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

**Applicant Response:** In this case, b and c apply. The conditions of the site have changed dramatically since the adoption of the Enchanted Hills Unit #12 Master Plan and Enchanted Hills Unit #20 Master Plan. Paseo del Volcan has been constructed affecting the access to the property, the character has changed to various housing types with the rezoning and construction of the apartment complex to the south and single family residential, the approval of R-6/Multi-Family Residential in 2019, national trends of declining retail have decreased the demand for commercial real estate acreage, and the City of Rio Rancho has since then updated their zoning code and comprehensive plan to better reflect the values and growth needs of the community.

DBG Properties, LLC feels the requested use category is more advantageous to the community of Rio Rancho for the following reasons:

- a. The request fulfills a community need articulated in the comprehensive plan. Within the Population and Housing element in the Comprehensive Plan, under section 6.3.2.6 Community Development Block Grant, the document states the following:

“– to attract and create well-planned high-quality, stable, residential, commercial and industrial development, as the second goal of the City's Strategic Plan directs, we need to create a mix of housing opportunities” (PH-6).

The plan implies a mix of housing opportunities will aid the stability of other zones. In this case, the addition of multi-family and senior housing to the current SU/Commercial and Industrial designation is more advantageous because the senior housing will add to the variety of housing desired by to support the senior population of the City and support the future development of neighboring commercial and industrial by increasing the number of patrons to the establishments and potential employees.

- b. Limited access from major corridors negatively impacts commercial and industrial development. The site has limited access from U.S. 550 and no access from Paseo del Volcan providing for difficult traffic circulation for commercial or industrial development that will need efficient circulation to move higher volumes of traffic and have an easy accessibility point. The apartment development will have lower volumes of traffic dispersed at different points in the day. The traffic can easily flow onto the adjacent arterial roadway, Safelite Boulevard.

- c. The site has remained vacant for 20+ years. The local demand for retail development has decreased, mirroring the national trend of declining brick and mortar-based commerce. The addition of more residents combined with a more concentrated SU/Commercial and Industrial parcel will provide better conditions for remaining commercial development to thrive.
- d. Requested zoning creates concentrated and efficient growth nodes. The subject site is in an ideal location to support age restricted multi-family residential development due to its proximity to existing commercial development east of Safelite Boulevard. Future commercial development on the property will also benefit from the proximity of the independent senior living complex as residents will likely make use of nearby goods and services.

(E) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

**Applicant Response:** The cost of land or other economic considerations are not the determining factor behind this request. However, market data reflects that the need for large commercial properties has been reduced due to changing shopping trends and the addition of senior housing will not only promote the development of vacant land but increase the viability of the remaining commercial corner.

(F) Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

**Applicant Response:** The purpose for the request for Special Use Zone Map Amendment request to include R-6/Multi-Family Residential and senior transitional living and care facility to the current SU/Commercial and Industrial zoning is that it will provide compatible land uses for existing SU/Commercial and Industrial, and commercial goods and services to the east. The subject property facilitates easy access to necessary goods and services for the senior population.

(G) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive plan and any applicable adopted sector development plan or area development plan;

**Or**

2. The area of the proposed zone change is different from surrounding land because it will function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of the structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

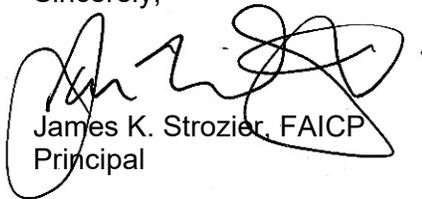


**Applicant Response:** This request to include R-6/Multi-Family Residential and senior transitional living and care facility in the current SU/Commercial and Industrial creates a land use that is the same as the land use directly to the south (on the south end of the Encantada Drainage Channel) and R-6/Multi-Family Residential directly to the west (on the same parcel). The south development is zoned SU/Multi-Family Residential within the Enchanted Hills Unit #12 Master Plan.

The requested Special Use Zone Map and Master Plan amendment will further support the mix of uses that are currently developed in the Master Plan area and expand the range of residential housing types for the aging population. Based upon the justification provided, we respectfully request that the Rio Rancho Planning and Zoning Board recommend approval of this request for a Special Use Zone Map Amendment and associated amendments to the Enchanted Hills Unit #12 Master Plan and the Enchanted Hills Unit #20 Master Plan.

Please feel free to contact me at (505) 764-9801 with any questions that you might have.

Sincerely,



James K. Strozier, FAICP  
Principal