

CITY OF RIO RANCHO

Lomas Encantadas Master Plan

AMENDED FEBRUARY 2020

Prepared by:
CONSENSUS PLANNING, INC.

Prepared for:
AMREP SOUTHWEST, INC.



LOMAS ENCANTADAS MASTER PLAN

Adopted: October 2004

Amended: February 12, 2020

Rio Rancho, New Mexico

PREPARED FOR:

AMREP Southwest, Inc

PREPARED BY:

Consensus Planning, Inc.

302 8th Street NW

Albuquerque, NM 87102

Huitt Zollars, Inc.

6501 Americas Parkway NE, Suite 830

Albuquerque, NM 87110

Original Plan prepared by: Community Sciences Corporation



**CITY OF RIO RANCHO
RESOLUTION**

RESOLUTION NO.11

ENACTMENT NO. 20-009

RESOLUTION AMENDING THE LOMAS ENCANTADAS MASTER PLAN

1
2
3 **WHEREAS:** the State of New Mexico has granted the City of Rio Rancho the power, authority,
4 jurisdiction and duty to enforce and carry out the provisions of law relating to
5 planning, platting, and zoning pursuant to 3-19-1, NMSA 1978; and
6

7 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted a Comprehensive Plan
8 that addresses land use in master planned communities via master plans; and
9

10 **WHEREAS:** the Governing Body of the City of Rio Rancho, State of New Mexico has the
11 authority to adopt, amend, extend and carry out a general municipal plan, Rio
12 Rancho Comprehensive Plan; and
13

14 **WHEREAS:** the Governing Body of the City of Rio Rancho approved the Lomas Encantadas
15 Master Plan on August 11, 2004 with Resolution No. 69, Enactment No. 04-068;
16 and
17

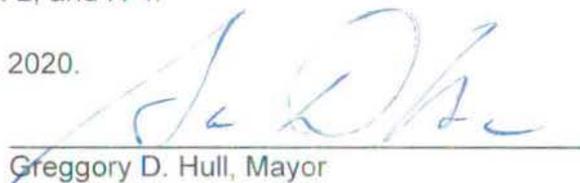
18 **WHEREAS:** the Governing Body of the City of Rio Rancho has reviewed the proposed
19 amendments to the Lomas Encantadas Master Plan and determined that the
20 amended Plan is in conformance with the City of Rio Rancho Comprehensive Plan.
21

22 **NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF RIO**
23 **RANCHO:**
24

25 That the Governing Body hereby approves the Resolution adopting amendments to the Lomas
26 Encantadas Master Plan and revised Land Use Map comprised of approximately 810 acres
27 located south of the Enchanted Hills community, north of Unit 20 and east of Chayote Road NE,
28 and west of Paseo del Volcan Boulevard NE.
29

- 30 A. The Lomas Encantadas Master Plan (Exhibit A) is revised and updated to reflect
31 expanded boundaries of the Plan, and land uses within the boundaries of the Master
32 Plan.
33
34 B. The Lomas Encantadas Master Plan is hereby adopted and accepted with the changes
35 outlined in the redline copy of the updated and proposed Master Plan, with the following
36 changes: Page 13: Proposed Zoning and Density, Medium Density Residential to allow
37 implementing zoning districts: R-1, R-2, and R-4.
38

39 ADOPTED THIS 12th DAY OF FEBRUARY, 2020.
40

41 
42 _____
43 Gregory D. Hull, Mayor

43 ATTEST:

44 
45 _____
46 Rebecca A. Martinez, City Clerk
47 (SEAL)

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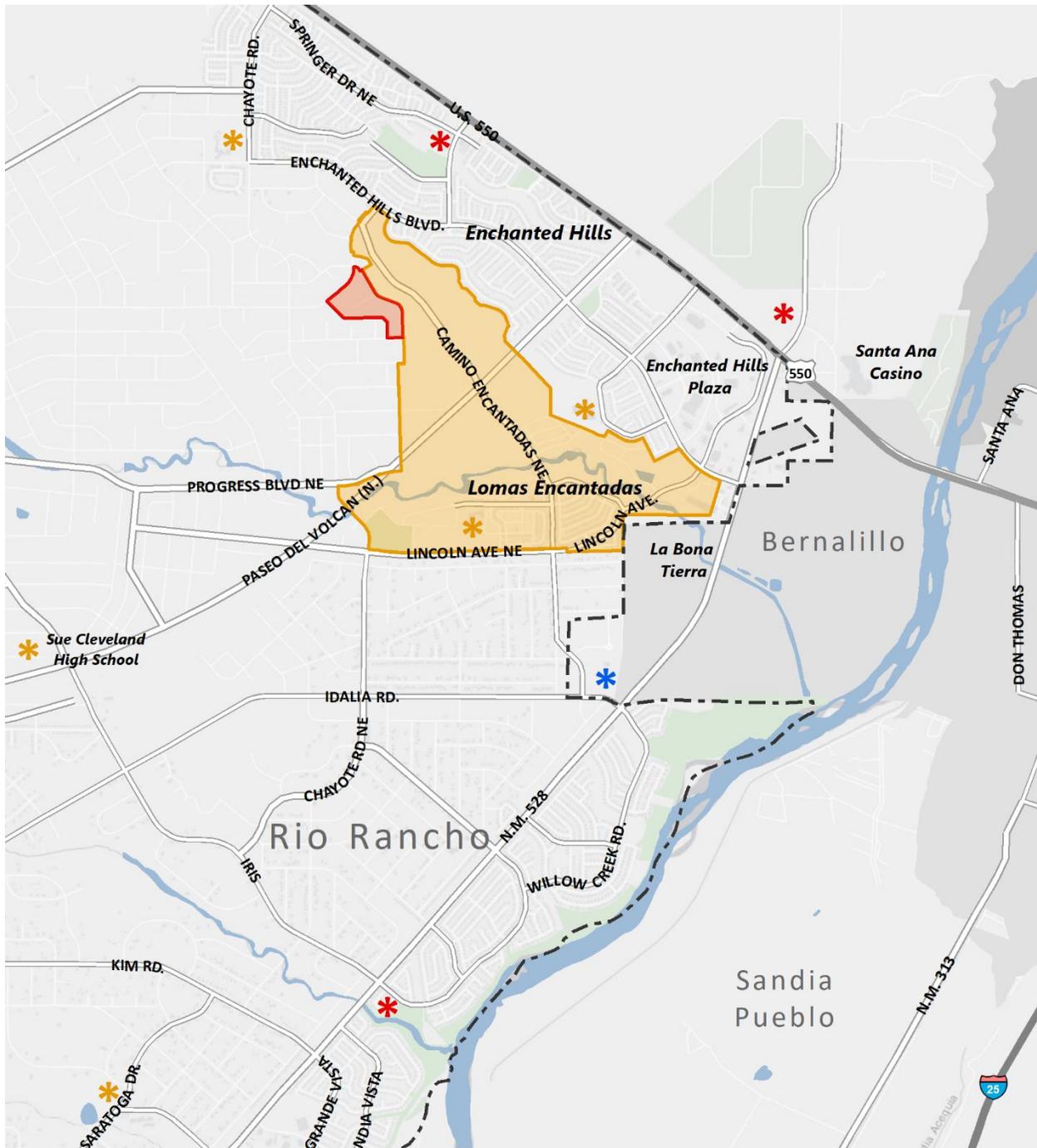
INTRODUCTION

Lomas Encantadas (formerly known as Enchanted Hills South) is designed as a mixed-use, predominantly residential, master-planned community in northern Rio Rancho. The 840-acre master plan area is bounded, generally, on the north by the established Enchanted Hills community, on the west by Chayote Road, on the south by Lincoln Road, and on east by NM 528 (see *FIGURE 1* below).

This document is a revision to the original Lomas Encantadas Master Plan that was adopted in October 2004. This revision includes an expansion of the planning boundaries to include additional lots in Block 155, Unit 20 of Rio Rancho Estates; a revision to the conceptual drainage master plan; an update of the land use plan; proposed changes to zoning for undeveloped portions of the planning area; and updates to the existing conditions sections to reflect development that has occurred since the Plan was first adopted. As an updated Master Plan, this document supports numerous goals and policies of the City of Rio Rancho's 2010 Comprehensive Plan and seeks to continue to develop Lomas Encantadas as one of Rio Rancho's most livable communities.

Overall, the Lomas Encantadas Master Plan seeks to enable the orderly development of the Lomas Encantadas Planning Area, by planning for the development of the urban infrastructure necessary to address site drainage and runoff issues, transportation needs, and other infrastructure needs. The Plan's approach has been tailored to the area's unique physical characteristics and will lead to the development of an attractive community for future residents.

Figure 1. Lomas Encantadas Location Map and Nearby Community Facilities



LOMAS ENCANTADAS CONTEXT

Master Plan Boundaries

- Original
- Expanded
- Rio Rancho City Limits

- School
- Fire Station
- Police/Sheriff Station



1 inch = 3,000 feet
 0 0.25 0.5 1 Miles

Planning Process & History

The planning process for Lomas Encantadas began in 1993 with the annexation of the area by the City of Rio Rancho (Resolution 160, Enactment 93-153) and the adoption of a Master Plan for the entire Enchanted Hills neighborhood. The Enchanted Hills Master Plan rezoned the Lomas Encantadas area to R-1 and included approximately 30 acres of open space along the Venada Arroyo. While that Master Plan was sufficient for the initial development of Enchanted Hills, it was not specifically developed or detailed enough to provide planning guidance for the area now known as Lomas Encantadas.

In 1996, Community Sciences Corporation (CSC) was hired by AMREP Southwest, Inc. to provide recommendations for lot configurations, serviceability by utilities, and a general strategy of implementation. That study concentrated on major arterial roads and the feasibility of creating either "large lot" subdivisions or the development of conventional single-family homes at an approximate density of 3 dwelling units (DUs) per acre.

In 1999, CSC was again retained to analyze the cost of alternative land use scenarios. At the time, the lowest density zoning district allowed in the City of Rio Rancho was R-1. Due to the existing zoning and the extreme costs for grading, drainage, and arroyo treatment, development was deemed infeasible at that time.

In 2001, the City's Integrated Comprehensive Plan (ICP) was adopted, providing general guidelines for the City of Rio Rancho. The ICP recognized the Enchanted Hills area as an existing "Level 4" Master Plan and a development growth node, which set the framework for more detailed planning and subsequent development activities. Shortly afterwards, the City of Rio Rancho approved amendments to the zoning code that created more zoning districts and general flexibility in the types and density of housing that could be developed.

Beginning in 2001, Huitt Zollars, Inc. was retained to review generalized land use, roadway connections, and to devise a strategy for drainage management that would work in conjunction with the goals and objectives of SCAFCFA. Following the development of a Master Drainage Plan for the area, Huitt Zollars, in conjunction with CSC and AMREP Southwest, Inc., developed the original Master Plan for Lomas Encantadas, which was adopted in 2004. The previous version of this plan laid the foundation for subsequent re-platting of AMREP Southwest properties. This in turn led to the rezoning of the southeastern half of the planning area, the construction of infrastructure and roadways, and the eventual development of several planned subdivisions. The overall proposed density was also increased slightly from the original land use plan developed in 1996.

A fiscal impact study was performed for the original 1993 Enchanted Hills Plan and was updated for the 2004 Lomas Encantadas Plan. The 2004 fiscal impact study found that the development of Lomas Encantadas would have a positive impact on the City's General Fund when accounting for increased property taxes, construction gross receipts, impact fees, and the gross receipts associated with the development of the Enchanted Hills Commerce Center area.

Since the initial adoption of this plan in 2004, much of the southern portion of the planning area (south of Paseo del Volcan) has been re-platted and developed as single-family homes. Other improvements have also been completed, such as the construction of drainage and infrastructure improvements, the construction of new area schools, and the development of new commercial sites along NM 528. Some area to the south of the Venada Arroyo remains undeveloped, as well as the entire northern half of the planning area (to the northwest of Paseo del Volcan), which has not yet been developed.

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COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The City of Rio Rancho's Comprehensive Plan provides policy guidance on several planning elements that affect development of Lomas Encantadas. These include policies addressing land use, urban design, transportation, infrastructure development, parks and recreation, and community facilities. This Master Plan furthers several goals and policies of the Comprehensive Plan as described below.

Antiquated Platting

Given the large amount of prematurely platted land in Rio Rancho, the Comprehensive Plan has several adopted goals, policies, and actions to address this issue and facilitate development of prematurely platted areas. Specific provisions that this Master Plan furthers include:

- **GOAL A-1:** Eliminate antiquated platting with the City of Rio Rancho where desirable.
- **POLICY A-2:** Require appropriate development standards for infrastructure and environmental improvements for both newly platted lots and antiquated lots.
- **POLICY A-3:** Ensure that the City's land use and development regulations provide the specific and detailed provisions necessary to eliminate prematurely platted land when feasible.

The adopted Master Plan laid the groundwork to consolidate and re-plate prematurely developed lots in the planning area. This has led to the successful development of several new subdivisions since 2004. This plan update continues to address the issue of antiquated platting by adding additional lots within the expanded planning area to be consolidated within the revised planning boundaries and by proposing a new illustrative lot layout for the undeveloped northern portions of the site.

Natural Environment

As described in other chapters, the Master Plan seeks to preserve and enhance natural features whenever possible, especially regarding open space, natural drainage, and water use. The Plan furthers the following Comprehensive Plan goals and policies:

- **GOAL CON-5:** Meet federal, state, regional and local water quality standards through coordinated, long-term strategies that address the many contributors to water pollution.
- **POLICY CON-12:** Develop and protect a public open space network.

The drainage plan for the undeveloped northern portions of Lomas Encantadas (as outlined in the [CONCEPTUAL DRAINAGE PLAN CHAPTER](#)) is designed to create a series of smaller scale "micro-parks" that will address water quality and runoff issues within the northern portion of the planning area. These microparks will be part of the larger storm water management system that seeks to protect open space areas and connect community amenities together. Overall, open space accounts for about 17.5% of the planning area, which meets a need to provide both recreation opportunities while preserving the natural environment. In addition, the Master Plan meets new Federal requirements that are part of Section 404 of the Clean Water Act.

Land Use

As described in the [LAND USE CHAPTER](#), much of the planning area is proposed to be medium density single-family residential, with additional land set aside for parks, open space, and trails. The proposed land use furthers the following Comprehensive Plan goals and policies:

- **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, utilities, and building location and design in the master plan.
- **POLICY L-3:** Promote and support development that incorporates walkability.

As stated above, the Plan promotes the consolidation of existing lots and the development of new residential subdivisions that establish a community character. The site includes several internal trails and open space areas that promote walkability. The site is also well located for new residential development given to the proximity to large regional job centers and growth nodes, including V. Sue Cleveland High School, the Enchanted Hills Commerce Center, UNM Sandoval Regional Medical Center, and the City Center area. Several other sections of the plan address specific land use-related elements, including circulation, building location, lot layouts, trails, and building design.

Population and Housing

Rio Rancho has recovered from the Great Recession in 2008 and the subsequent downturn in the housing market. The City is once again poised to grow, which will require the development of a variety of new neighborhoods for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- **GOAL PH-2:** Maintain the strength, vitality, and stability of all residential neighborhoods and types.
- **GOAL PH-3:** Promote a variety of housing types to meet the needs of all members of the community.
- **GOAL PH-4:** To ensure that single-family and multifamily residential neighborhoods provide an attractive living environment.
- **POLICY PH-7:** Support residential developments with appropriate amenities for families with children.

Lomas Encantadas will add a significant number of new homes to the City of Rio Rancho at full build out. The development of these homes will provide additional housing options for families in Rio Rancho with a variety of incomes. In addition, the plan supports the development of new commuter-friendly subdivisions that include quality community amenities such as parks, open space areas, trails, and connections to transit.

Transportation

The transportation element of the Rio Rancho Comprehensive Plan seeks to develop a multi-modal transportation system that enables safe travel for all users, while also mitigating congestion and neighborhood traffic. An updated transportation plan and traffic impact assessment (included within the [TRANSPORTATION CHAPTER](#)) support many of the Comprehensive Plan's goals and policies including:

- **GOAL TR-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.
- **GOAL TR-2:** Transportation facilities designed and constructed in a manner to facilitate Rio Rancho's economic goals, enhance livability and meet Federal, State, regional and local requirements.
- **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-9:** Plan rights-of-way prior to development review and, where appropriate, officially secure them by dedication or reservation of property.
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in Lomas Encantadas will be constructed to respect surrounding land uses and meet local and state design requirements. An updated trip generation study was performed to ensure that increased trips from residential development do not negatively impact level of service on adjacent roadways. In addition, this Plan outlines key pedestrian, bicycle, and transit connections that connect to a larger regional transportation network. Additional planning for future roadways will be planned in coordination with the City during the time of subdivision platting.

Public Facilities

Along with addressing antiquated platting during the development process, the Comprehensive Plan seeks to ensure that new development occurs in areas with existing public facilities and proximity to existing infrastructure (to minimize costs associated with infrastructure expansion). This Plan supports the following Comprehensive Plan goals and policies:

- **GOAL PF-1:** Provide a broad range of services and public facilities that meet the needs of current and future City residents, e.g. libraries, water supply, water and sewer lines, etc.
- **POLICY PF-3:** Make land use recommendations based on the availability of adequate public facilities necessary to support a proposed land use.

The **INFRASTRUCTURE CHAPTER** of this plan outlines a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized. This plan builds on the existing infrastructure development that has occurred since the Plan was first adopted in 2004 and seeks to adequately meet the future demand as the northern portion of the planning area begins to develop. The site is located next to existing water service lines that run along Camino Encantadas NE, Enchanted Hills Boulevard, and Paseo del Volcan. Sanitary sewer lines are also available along Camino Encantadas and can be extended to serve future subdivisions north of Paseo del Volcan. Development in this area will create contiguous growth next to identified growth areas adjacent to Enchanted Hills and Paseo del Volcan.

Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new developments. This plan supports several Comprehensive Plan goals and policies to improve parks and recreation facilities including:

- **GOAL PR-1:** Establish new and maintain existing recreation and senior centers, parks, trails and open space that foster a quality community, support a strong economy, and meet the needs of current and future residents.
- **GOAL PR-2:** Be responsive to the recreational needs of the community.
- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

Lomas Encantadas will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 4 acres of park space per 1,000 residents). Approximately 60 acres of parks will

be provided, spread across eight developer dedicated parks and the existing Cibola Little League Fields and associated park area recently purchased by the City of Rio Rancho. In addition, the Master Plan proposes an integrated system of trails that will connect to regional trail facilities identified in the City's Bicycle and Pedestrian Transportation Master Plan.

Urban Design

The urban design element of the Comprehensive Plan seeks to ensure that development follows basic design standards that support community identity and create a sense of place. Lomas Encantadas furthers the following urban design goals of the Comprehensive Plan:

- **GOAL UD-1:** Create focused growth areas where existing public infrastructure can support higher density development.
- **GOAL UD-2:** Create traditional neighborhood patterns that support a sense of place.
- **GOAL UD-7:** Create subdivision linkages to open space recreational facilities.

Design features in Lomas Encantadas help establish a community identity through a system of trails, open space, park space, design standards (see *DEVELOPMENT CRITERIA*), that integrate with the larger regional landscape. In addition, the proposed residential subdivisions will seek to create distinct neighborhoods that support a sense of place.

Economic Development

The City of Rio Rancho has sought to diversify its economy and attract additional employers. In addition, the City has sought to increase the amount of local retail opportunities within Rio Rancho, as well as expand the overall tax base.

- **GOAL EDP-3:** Enhance the tax base.
- **GOAL EDP-4:** Improve the quality of life.

Ongoing residential development in Lomas Encantadas will expand the City's tax base through increased property taxes, gross receipt taxes from construction, and through spending by new residents.

EXISTING CONDITIONS

Population

The estimated population of Lomas Encantadas in 2018 was 1,750 residents spread among 625 households.¹ The population has almost doubled since 2010, when the population was 926 residents (89% growth since 2010). Including the remaining undeveloped areas in Lomas Encantadas, the entire Master Plan Area is planned to include up to 2,500 single family dwelling units and approximately 120 multi-family units. Given the 2018 average household size (2.8) and vacancy rate (7%) in Rio Rancho, Lomas Encantadas is expected to support a total population of approximately 6,000 to 7,000 residents after full build-out.

Topography

The primary topographical features within Lomas Encantadas are the two low-lying drainage channels that make up the Venada Arroyo. The main branch of the Venada Arroyo flows easterly, beginning near the western planning boundary and Paseo del Volcan and exiting the site at the La Bona Tierra Subdivision and NM 528. A smaller, secondary branch of the Venada Arroyo flows southward from the northern boundary of the planning area into a culvert at Paseo del Volcan and then connects to the main channel through an outfall near Quintana Place NE. This channel roughly follows the future alignment (currently unconstructed) of Camino Encantadas NE to the north of Paseo del Volcan. While secondary to the main branch, construction near this northern tributary will require careful attention for erosion, lateral migration, development constraints, and stormwater management. In addition, the primary drainage diversion in Enchanted Hills (Encantado Channel) intercepts stormwater runoff and carries flows to an existing ponding area near Paseo del Volcan.

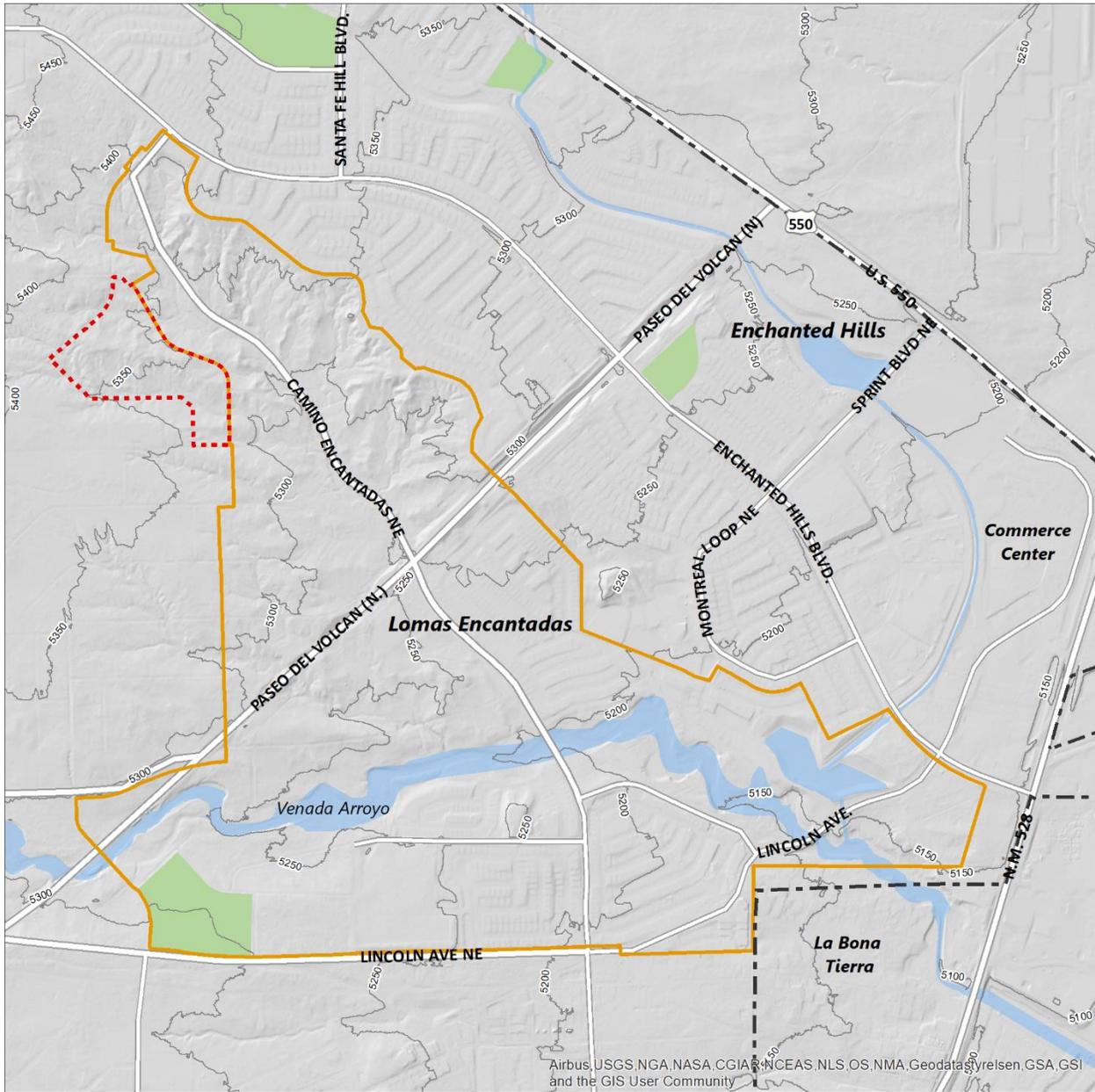
Most of the developed portions of Lomas Encantadas are relatively flat, with grades between 1% and 5%. About half of the undeveloped areas in the southeastern portions of the planning area have been mass-graded to support eventual re-platting and construction. The undeveloped northwestern side of the planning area has steeper grades and has not been mass graded. Along the western side of Lomas Encantadas, the bluff area between the existing development of Enchanted Hills and northeast planning boundary contain steep grades. The drainage pattern formed by stormwater runoff in this area contributes to the two branches of the Venada Arroyo and creates a development challenge. This drainage area was originally zoned as open space for ongoing preservation and this plan continues to maintain an open space buffer along this edge as described later in the plan.



Existing Topography of Undeveloped Portion of the Planning Area North of Paseo del Volcan

¹ ESRI Business Analyst Data, 2018

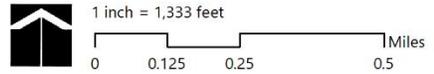
Figure 2. Existing Topography



LOMAS ENCANTADAS TOPOGRAPHY

Master Plan Boundaries

-  Original
-  Expanded
-  Flood Zone (Zone A)
-  Existing Parks



Vegetation

The most noticeable characteristic about vegetation within northern Rio Rancho is the variety of grass species, which include a total of 17 identified species of grasses. Other vegetation in the planning area consists of smaller shrub and small tree species typical to this climate including one-seed juniper, piñon, and cedar, along with sage, snakeweed, dwarf chamisa, apache plume, saltbrush, and several forms of cacti, among others:

Grasses

- Blue, Black, Hairy and Side oats Gama;
- Galleta;
- Indian Rice grass;
- Squirrel Tail;
- Vine-Mesquite;
- Three (3) Drop seed grasses;
- Three-awn;
- Fluff grass;
- Little Bluestem;
- Ring Muhly;
- Prairie Sage;
- Antelope Sage;
- Dyssodia;
- Silvery Sophora;
- White Prairie Clover;
- Globe Mallow;
- Prairie Evening Primrose;
- Lavenderleaf Sundrops;
- Yellow Hiddenflower;

Herbaceous plants

- Wormwood;
- Scapose Bitterweed;
- Fendler Bladder pod;
- Spectacle Pod;
- Bastard Toadflax;
- Gaura;
- Stemless Evening Primrose;
- Carpet Phlox;
- Bow-Nut Cryptantha;

Dominate Trees

- One-seed Juniper;
- Cedar (scrub);
- Pinon;

Cacti

- New Mexican Beehive;
- Club Challa;
- Prickly Pear (4 different varieties min.);
- Sclerocactus;
- Claret Cup;
- Tree Cholla;

Shrubs and Sub-Shrubs

- Snakeweed;
- Dwarf Chamisa;
- Apache-plume;
- Threadleaf;
- Sage;
- Black Sage;
- Wormwood;
- Joint fir;
- Blackfoot Daisy;
- Skunkbrush;
- Winterfat;
- Dune Broom;
- Soapweed Yucca;
- Wild Buckwheat;
- Mountain Mahogany;
- Feather Dalea;
- Banana Yucca;
- Four-wing Saltbrush;

Wildlife

According to the State of New Mexico Game and Fish Department's, Biota Information System of New Mexico (BISONM), there are no endangered or threatened species that inhabit the site.

Cultural Resources

A cultural resources inventory was performed for the original draft of this plan in 2004. At the time, reports indicated that some areas of Lomas Encantadas contained archaeological artifacts representing mostly surface use areas by early pueblo tribes. While important, none of these sites indicated the presence of sub-surface pueblos, kivas, or other cultural resources that would require extensive mitigation or excavation. Since 2004, development of the lots in Lomas Encantadas has resulted in the proper removal of any remaining shards, remnants, and/or use-areas that remained.

Open Space

In addition to the topographic constraints of Lomas Encantadas, the City of Rio Rancho indicated in the Master Plan for Enchanted Hills that a minimum of 30 acres of open space be preserved. This preservation is intended to maintain the natural vegetation on the northwestern portion of Enchanted Hills where there is a higher concentration of vegetative cover than is found in other areas of Rio Rancho. Lomas Encantadas has approximately 150 acres of open space land including approximately 120 acres along the Venada Arroyo. In addition, over 30 acres of open space are planned to be preserved in the northern portion of the site along the eastern border that is shared with Enchanted Hills. This open space area has been identified for future open space enhancements, which include the construction of a walking path and trail enhancements that will integrate with the surrounding housing development.



Open Space along the Venada Arroyo

Adjacent Land Uses

To the northeast of Lomas Encantadas is Enchanted Hills, a large master planned community consisting of several thousand homes on land zoned R-1 and Special Use (SU). The Enchanted Hills community is an established growth node for the City. Residential units 1-14 (platted and approved) constitute the initial residential portion together with the "Enchanted Hills Commerce Center." In accordance with the early Master Plan for the area adopted in 1993, the direction has been set for an integration of employment and housing within proximity to employment centers. Although primarily residential, other land uses within Enchanted Hills include commercial and industrial uses, park land, and an existing elementary school site with open space buffering. A considerable portion (200 acres) of the development of Enchanted Hills is zoned for commercial, industrial, and other non-residential uses.

Immediately southeast of Lomas Encantadas, fronting NM 528, is a previously platted development known as La Bona Tierra Subdivision, within the Town of Bernalillo. This development is comprised of dirt roads, mobile homes, a building truss manufacturing facility, and mixed-use properties. The principal impact of this area on the Lomas Encantadas Master Plan involves the connectivity challenges with existing platted City of Rio Rancho roadways, and managing drainage flows from the main branch of the Venada Arroyo that discharges through culverts under NM 528.

Lands to the south and southeast of the planning boundary are primarily low-density residential uses, with a combination of large lot custom homes and undeveloped parcels. Areas to the immediate west and northwest are undeveloped, and zoned R-1.

Existing Zoning

Existing zoning in Lomas Encantadas consists of R-1 (single family residential), R-4 (single family residential), R-6 (multi-family residential), C-1 (commercial), OS (Open Space), and PR (Parks and Recreation) zones, as envisioned in the original adopted plan from 2004. Currently, the R-4 district is the primary residential zoning on the southeastern side of the planning area. There is a small section of R-6 at the intersection of Enchanted Hills Boulevard and Lincoln Avenue. The northern side of the planning area (north of Paseo del Volcan) is currently zoned R-1, but a zone map amendment request has been submitted to rezone this portion to R-4 and R-2, following the other R-4 residential areas to the south of Paseo del Volcan. Commercially zoned areas are limited to a few smaller parcels at Lincoln Avenue and Camino Encantadas. Two currently undeveloped locations have been zoned for parks: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Large tracts of open space areas follow the Venada Arroyo.

Proposed Zoning & Density

Proposed land use and zoning districts within Lomas Encantadas will continue to consist primarily of residential uses, with a small increase in density from the zoning approved in the 2004 version of this Plan. Instead of the three different types of R-1 zoning included in the 2004 Plan ("Terrain Fitted," "Estate," and "Standard"), the proposed land use and zoning districts are simplified to include R-1, R-2, R-4, and R-6 as described below:

Residential

R-1 Low Density Single Family Residential

Lot Density: 2 to 5 dwelling units per acre.

Zoning: R-1

Description: Single-family residential dwellings and associated uses. These areas include R-1 zoned land to the north of Lincoln Avenue near Sandia Vista Elementary School and along Aldan Drive NE.

R-1, R-2, and R-4 Medium Density Single Family Residential

Lot Density: 4 to 6 dwelling units per acre

Zoning: R-1, R-2, and R-4

Description: Single-family residential dwellings and associated uses on medium sized lots. These areas include the existing developed neighborhoods south of Paseo del Volcan and areas designated to the northwest of Paseo del Volcan that encompass the currently undeveloped portion of Lomas Encantadas.

R-6 High Density Multi-Family Residential

Lot Density: 10 to 25 dwelling units per acre.

Zoning: R-6

Description: High-density multi-family residential. These areas are limited to a single parcel at the intersection of Lincoln Avenue and Enchanted Hills Boulevard.

Commercial

C-1 Commercial

Use Allowance: All uses allowed in C-1 district subject to zoning district limitations.

Open Space & Parks

OS Open Space

Use Allowance: All uses allowed in OS district subject to zoning district limitations.

PK Parks and Recreation

Use Allowance: All uses allowed in PK district subject to zoning district limitations.

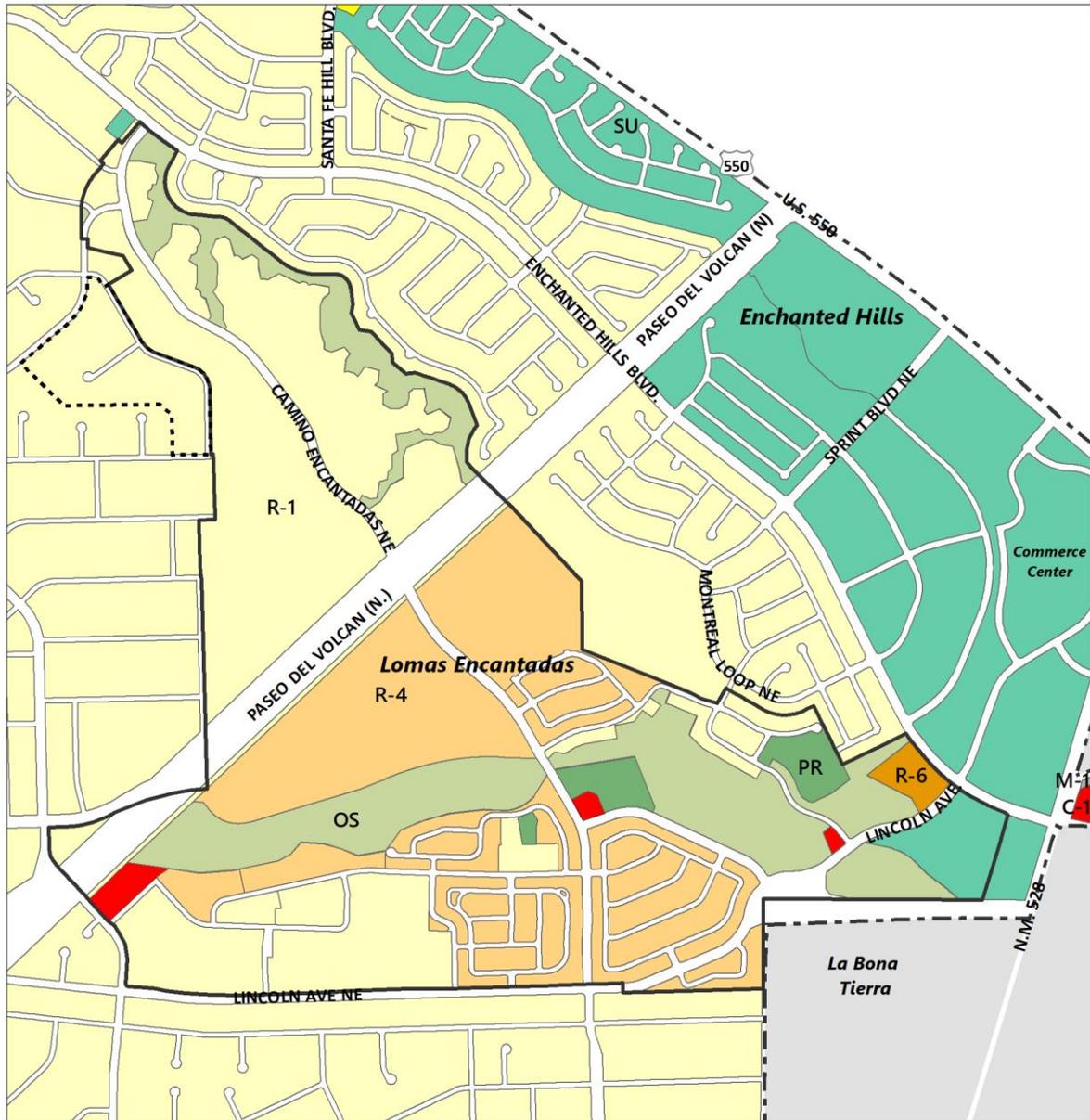
The area south of Paseo del Volcan has largely developed under the 2004 Master Plan, and this revised plan does not propose additional changes to those areas. The primary changes are proposed to the north of Paseo del Volcan where the original 2004 plan resulted in R-1 zoning and this revision expands the plan boundary. The revised land use plan also identifies additional residential density that supports needed drainage and infrastructure improvements. The following table highlights the differences between the estimated dwelling units available in this area according to the 2004 zoning and the anticipated number of dwelling units based on the increased density contemplated by this revised plan:

Table 1. Overview of Estimated Number of Housing Units North of Paseo del Volcan

LAND USE	TOTAL ACRES	ESTIMATED R-1 UNITS (4.5 DUs/ACRE)	ANTICIPATED UNITS (5.5 DUs/ACRE)
North of Camino Encantadas	66	301	363
South of Camino Encantadas	100	450	550
Expansion Area	32	144	176
Open Space & Drainage (OS)	36	N/A	N/A
Totals	234	895	1089

Approximately 1,089 dwellings may be accommodated to the north of Paseo del Volcan compared to the 895 that could be developed under the R-1 zoning. This amounts to an approximately 18 percent increase in residential dwellings in the area located to the north of Paseo del Volcan based on the revised land use plan. As discussed in more detail elsewhere in the plan, there are approximately 35 acres of land currently zoned for open space in this part of the planning area abutting existing residential development in Enchanted Hills. As shown, this area will be reconfigured under the revised plan and increased slightly to provide an enhanced buffer to existing residences in Enchanted Hills. Approximately 8 acres of open space is provided for a drainage pond that is also designated as an open space land use. This additional open space ensures that the average open space provided per dwelling unit and resident in this plan remains consistent with prior approvals and exceeds the minimums desired by the City of Rio Rancho.

Figure 3. Existing Zoning

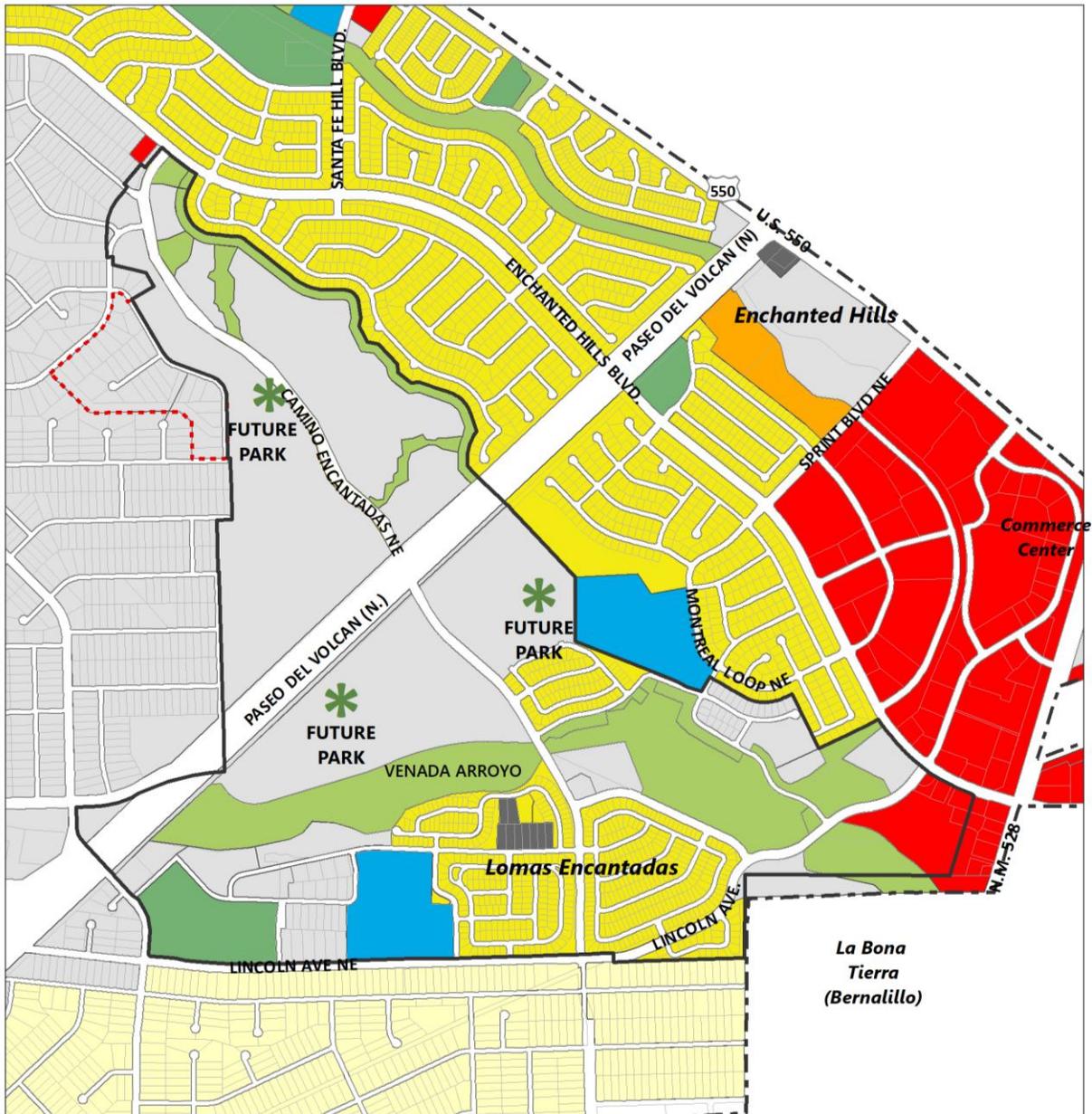


LOMAS ENCANTADAS EXISTING ZONING

- | Zoning | Master Plan Boundaries |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| R-1 | Original |
| R-3 | Expanded |
| R-4 | |
| R-6 | |
| C-1 | |
| M-1 | |
| SU | |
| PR | |
| OS | |



Figure 4. Existing Land Use



LOMAS ENCANTADAS EXISTING LAND USE

- | | |
|-----------------------------|-------------------------------|
| Land Use | Master Plan Boundaries |
| Low Density Residential | Original |
| Medium Density Residential | Expanded |
| High Density Residential | |
| Commercial | |
| Institutional | |
| Parks | |
| Open Space/Drainage | |
| Utilities | |
| Vacant/Future Planning Area | |

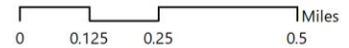
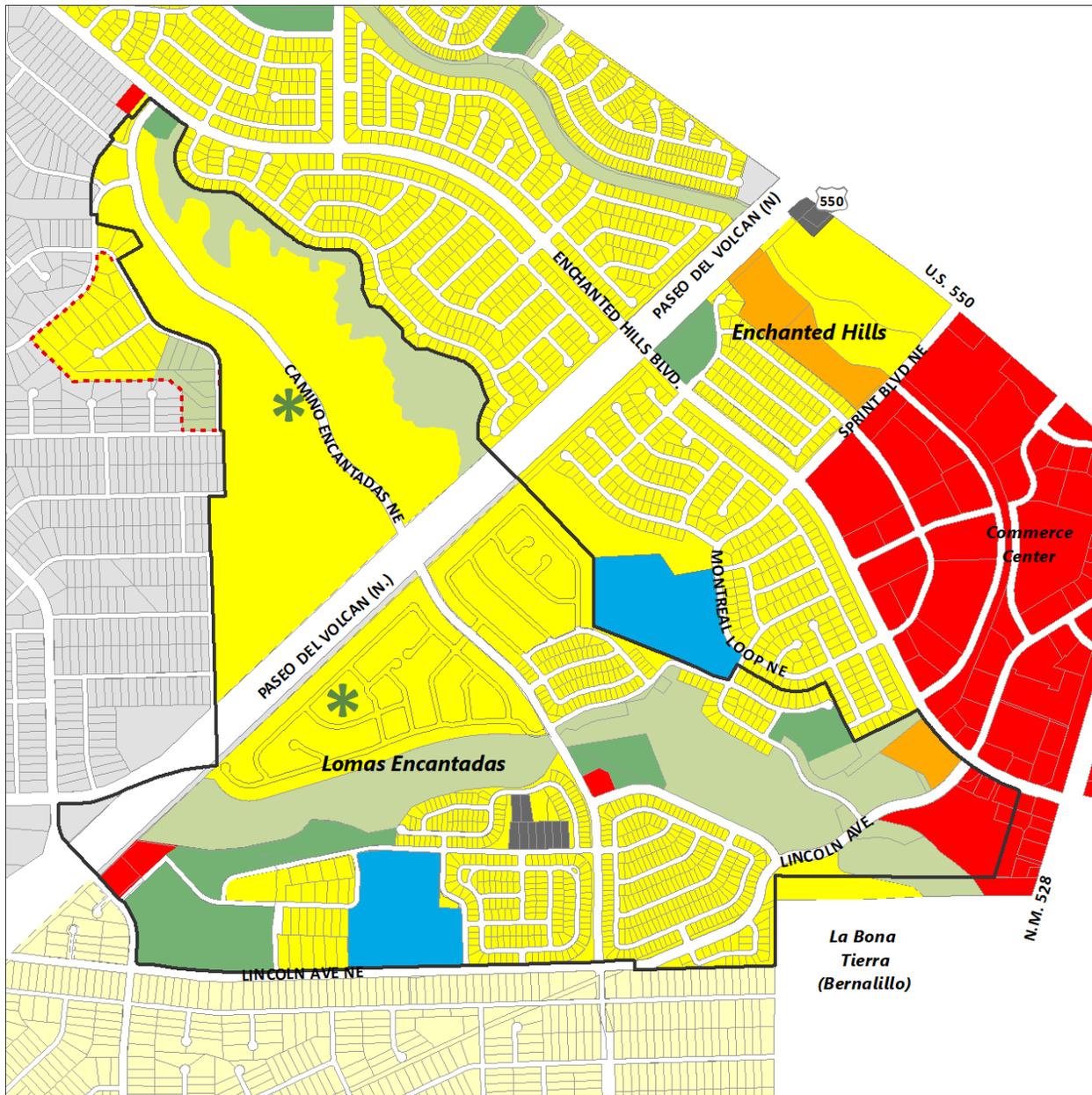
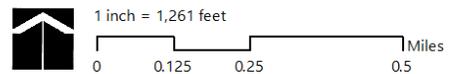


Figure 5. Proposed Land Use



LOMAS ENCANTADAS PROPOSED LAND USE

- | | |
|----------------------------|-------------------------------|
| Land Use | Master Plan Boundaries |
| Low Density Residential | Original |
| Medium Density Residential | Expanded |
| High Density Residential | Proposed Park |
| Commercial | |
| Institutional | |
| Parks | |
| Open Space/Drainage | |
| Utilities | |
| Vacant | |



Note: Street network in northern portions of Plan Area is for illustrative purposes only.

DEVELOPMENT CRITERIA

City of Rio Rancho Design Standards

Design guidelines and Covenants, Conditions and Restrictions (CC&Rs) for Lomas Encantadas were established by the Master Developer coincidentally with the approval of the Lomas Encantadas Master Plan in 2004. Subsequent modifications to the CC&Rs are to be made by the Master Developer or each parcel developer for Lomas Encantadas. Residences, buildings, structures, landscaping and other improvements will not be allowed to be constructed or installed on any lot without the prior written approval of the Master Developer or the Architectural Review Committee.

All design guidelines are subject to City codes, ordinances and adopted policies of the City of Rio Rancho. The following are general guidelines for development in Lomas Encantadas, and update the original standards developed for the original adopted plan in 2004.

Landscape Design

Lomas Encantadas' objective is to provide a unique community rich with the preservation and integration of native vegetation and materials that protect the character of the site. This objective provides habitat enhancement and will ultimately reduce the potential water requirements for landscaping within residential developments and open space areas. General guidelines for landscape design include:

- Disturbed areas will require natural re-vegetation;
- Approved plant palette listed in the Standards and Guidelines shall be used on all plant material choices except for interior walled areas;
- Exotic ornamental plants shall be prohibited except in predetermined areas such as backyards, courtyards, etc.;
- Site landscaping must be installed in a timely manner and be approved by the Architectural Review Committee for Lomas Encantadas;
- Xeriscape landscapes shall be utilized for public rights-of-way and conservation areas; and
- Water harvesting principles will be employed in public and private detention areas.

Development will repair and restore disturbed land as quickly as possible. Certain situations where disturbed land is along the perimeter or adjacent to open space may require seed mixtures and/or installation methods to restore natural plant densities. Drip irrigation systems may be employed to minimize runoff and evaporation while providing water to natural landscapes. Long-term water requirements will be considered to prevent the destabilization of the soil. In some areas, irrigation will be employed for plant establishment-to be abandoned upon stability of installed drought-tolerant species. All entryway and right-of-way landscaping will be maintained by the Homeowners Association.

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Major Roadways

Lomas Encantadas' roadways have been designed to create a safe, accessible, and multi-modal street network that connect the Master Plan Area to adjacent communities. Major roads within the planning area include Camino Encantadas NE, Paseo del Volcan, and Lincoln Avenue NE. Camino Encantadas is the primary north/south collector roadway through the planning area, which provides access to existing and planned subdivisions. The roadway currently ends at Paseo del Volcan but is planned to extend northward through the Paseo del Volcan underpass and connect to Enchanted Hills Boulevard. Paseo del Volcan is a limited access principal arterial roadway that bisects Lomas Encantadas into southern and northern halves. Direct access to the roadway is limited from Lomas Encantadas, with the nearest access points at US 550 and Iris Road. Lincoln Avenue is planned to extend to the east to Paseo del Volcan in the future as a minor arterial road. Lincoln Avenue NE and Aldan Drive NE provide direct connections to Enchanted Hills. The remaining streets in the planning area are local roads designed to serve the existing and planned residential subdivisions.



Camino Encantadas Roadway Heading North

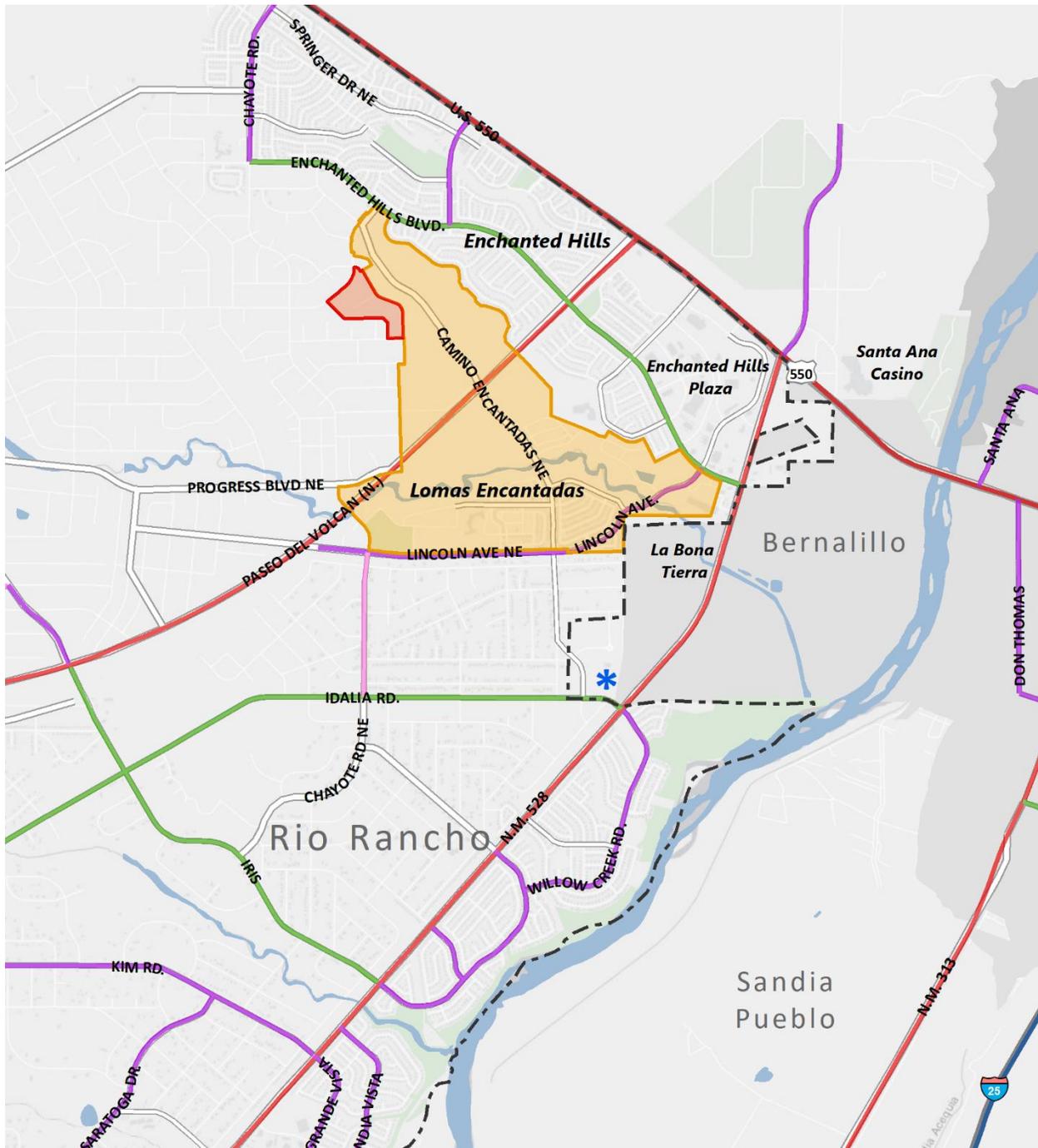
Street Design Guidelines

All City of Rio Rancho street design and right-of-way standards will be met except for certain cul-de-sacs which are planned to be greater than 500 feet long. In these cases, the right-of-way will be expanded to 60 feet and the radius of the bulb will be expanded to a 120-foot diameter. It is requested that sidewalks not be required on the side of a street where recreational trails will be installed. Streets within Lomas Encantadas will be constructed by the developer and dedicated to the City of Rio Rancho for maintenance upon completion and acceptance.

Parking

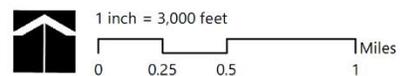
On street parking and parking lots within Lomas Encantadas shall follow the City of Rio Rancho Zoning Ordinance with screened parking lots, which may include low walls, fences and/or landscaped berms. Shared parking opportunities will be provided where feasible for non-residential uses and recreational centers.

Figure 6. Transportation Network by Functional Classification



LOMAS ENCANTADAS ROADWAY CLASSES

- | | |
|------------------------|------------------------|
| Rio Rancho City Limits | 1 - Interstate |
| Original | 3 - Principal Arterial |
| Expanded | 4 - Minor Arterial |
| | 5 - Major Collector |
| | 6 - Minor Collector |



CONCEPTUAL DRAINAGE PLAN

Drainage Management

There has been a change in the Army Corps of Engineers 404 Permit requirements under the Clean Water Act, which necessitate the creation of a new Drainage Management Plan (DMP) for the undeveloped, northern half of Lomas Encantadas. The revised Drainage Management Plan will incorporate the fundamental drainage management concepts presented in the previously approved "Enchanted Hills South DMP." The revised DMP will include a discussion of the existing and proposed developed drainage patterns for this area and the infrastructure required to convey runoff through existing and planned subdivisions.

The design parameters for drainage management will follow the Venada Arroyo Watershed Management Plan (VEWMP) from November 2002. The VEWMP states that the management strategy for this watershed is to "Manage the watershed to restrict flows in the lower end of the Venada Arroyo to existing facility capacities and approximately existing conditions flow rates. This establishes a watershed management objective of 3100 cfs in the lower reach. This includes the existing NM 528 crossing and the constructed facilities downstream and immediately upstream of NM 528."

The drainage management concept for the updated Lomas Encantadas Master Plan will be guided by four key concepts:

- 100-Year Peak Flow Management
- Storm Water Quality
- Offsite Flow Management
- Arroyo/Open Space Mitigation

100-Year Peak Flow Management

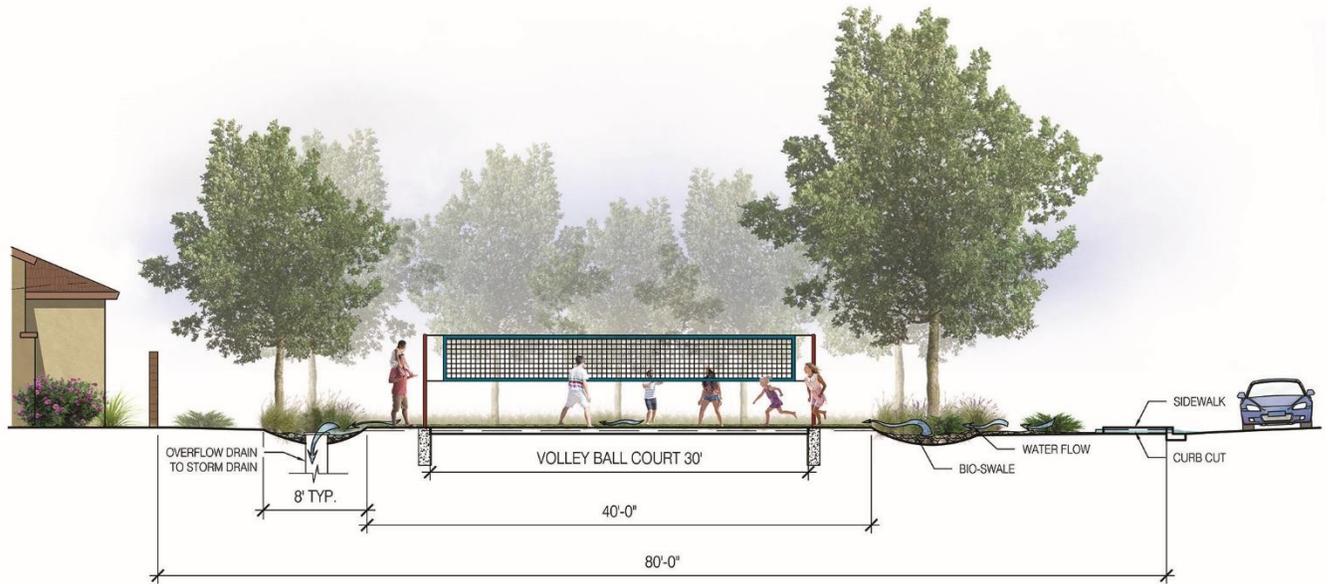
The backbone drainage infrastructure that will serve the northern portion of Lomas Encantadas has been constructed by the Lomas Encantadas development to date. Large diameter reinforced concrete pipes 7 and 8 feet in diameter have been constructed from the Venada Arroyo outfall northward in the Camino Encantadas Roadway corridor, ending north of the Paseo del Volcan Corridor in order to allow connection and accept flows from the upper portion of Lomas Encantadas. The revised DMP will provide analysis to ensure that the infrastructure can manage the intended design flows per SSCAFCA and City of Rio Rancho drainage policies for the 100-year event flows.

Storm Water Quality

Micro-parks with landscaped grassy surfacing will be designed and constructed with each unit of development. Street surface flows conveyed by curb and gutter will flow into grassy swale areas, which will serve as multi-function micro-parks. Each micro-park will feature an activity area, which may include individual standalone activity locations (volleyball courts, tetherball parks, playgrounds) or exercise stations incorporated into neighborhood fitness loops. Storm water quality will be bio-swale oriented and these parks will be maintained by future Homeowners' Association(s). Individual micro-park water quality features are shown in Figure 7 and the plan Appendix. Final locations and design will occur with each unit of development. Bat boxes can be installed at each micro-park to mitigate mosquito populations (a single bat is capable of eating over 1000 mosquitos per night).



Figure 7. Conceptual Micropark Section Showing Waterflow Through Micropark



Note: Graphic is for illustrative purposes only.

Offsite Flow Management

Offsite flows coming into Lomas Encantadas will be mitigated to reduce flowrates and to manage sediment. Designed structures at the incoming arroyos will be designed and detailed with each unit.

Arroyo/Open Space Mitigation

Since the Master Plan update process began, the U.S. Army Corps Clean Water Section 404 Individual permit has been renewed and development in Lomas Encantadas will comply with the approved permit.

INFRASTRUCTURE & UTILITIES

Water and Wastewater Availability

Lomas Encantadas' water supply will utilize connections to existing infrastructure to the north of the Master Plan area. Individual requests to the City of Rio Rancho for Water and Wastewater availability will be submitted during the platting and final design process of each phase of Lomas Encantadas.

Additionally, Lomas Encantadas intends to make use of an internal wastewater collection system that will discharge into a lift station near the Venada Arroyo (Lift Station #15).

Utilities

An existing power transmission facility bisects Lomas Encantadas. This primary utility corridor contains 115 Kv (and lower) Public Service Company of New Mexico transmission high lines and Plains Electric Cooperative transmission facilities. There are also underground gas utilities located within historic easements that must be respected in the platting and construction considerations.

Electric and Natural Gas

Electric and gas utilities are provided by the Public Service Company of New Mexico (PNM). Bundling of utility and technology services must include negotiations with PNM. PNM's long-range planning is for two (2) substations within the area bounded approximately by Progress Boulevard, US 550 and the limits of the City of Rio Rancho. Additionally, a new 115Kv transmission line loop is planned to connect to these proposed substations and the existing power grid. Natural gas facilities serving the National Guard Patriot Missile Battalion and Enchanted Hills exist and can be extended to serve Lomas Encantadas.

Internet and Telephone Service

Internet service is provided by Comcast, Cable One, and smaller providers that deliver high speed internet with speeds up to 1 Gbps. Conventional telephone services are provided by CenturyLink.

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COMMUNITY FACILITIES & SERVICES

A self-sufficient planned community should provide on-site services, employment opportunities and recreational amenities. Lomas Encantadas has integrated these components into this Master Plan through a public improvement district (PID), which outlines plans to create parks, trails, sidewalks, and other public improvements within Lomas Encantadas (see [FIGURE 8](#), on next page). These improvements, along with a discussion of community services are discussed below.

Parks and Open Space

Preserving the natural conditions of Lomas Encantadas' open space is a primary focus of the plan. Large tracts of open space areas have been dedicated along the Venada Arroyo, as well as a significant open space buffer along the northeastern boundary of the plan area where it abuts existing residential development in Enchanted Hills.

The plan gives special consideration to this open space buffer. The proposed open space protects an area of steep slopes and mitigates the impact of the proposed development of Lomas Encantadas by providing separation between new homes and the existing homes in Enchanted Hills (see [FIGURE 5](#)). Overall, the original 2004 Master Plan resulted in approximately 35.6 acres zoned for open space north of Paseo del Volcan. The revised plan adjusts the open space location and widths in order to follow existing contours while allowing for necessary utility installation and development densities. However, the plan increases the acreage of open space area to approximately 36.8 acres and concentrates it near existing residents. The proposed open space boundary is conceptual in nature and may be defined in greater detail as future subdivisions are developed following this general configuration and acreage. Trails are also planned for this open space and will include a variety of amenities to area residents.

Neighborhood and community parks have also been identified for the planning area. These include two larger parks that have already been zoned for future park development: one at the corner of Camino Encantadas and Camino Venada, and one adjacent to Aldan Drive NE (south of existing homes in Enchanted Hills). Five smaller parks have been identified for the area between the Venada Arroyo and Paseo del Volcan. In addition, a larger, neighborhood park is planned for the undeveloped area to the north of Paseo del Volcan. The microparks discussed in the Conceptual Drainage Chapter will provide additional recreation opportunities.

Trails

Future trails and bikeways will provide access to other recreational facilities in accordance with the City Comprehensive Plan and the City's Bicycle and Pedestrian Transportation Master Plan. Trails will be located within the OS (Open Space) zoning along the planning area's arroyos, northeastern boundary, and along sections of the western boundary. The Bicycle and Pedestrian Master Plan identifies a proposed bicycle trail along the Venada Arroyo, as well as along both sides of Paseo del Volcan. Bike lanes are also identified along Camino Encantadas, Chayote Road NE, Idalia Road NE, and Lincoln Ave NE.

Educational Facilities

Lomas Encantadas is served by an existing elementary and middle school, both of which were recently constructed. Sandia Vista Elementary School is located immediately to the southwest of the planning area, and Mountain View Middle School is located along the northwestern planning boundary. It is likely that

these schools can continue to be utilized in conjunction with possible future proposed school sites to accommodate the short-term growth in Lomas Encantadas and the surrounding area. Longer term, a second elementary school may need to be constructed north of Paseo del Volcan to support a large number of new households in future subdivisions northwest the planning area.

Community Centers

There are no existing or planned community centers in Lomas Encantadas or the immediate area. The Cabazon Community Center 10 miles to the south and Sabana Grande Recreation Center 7 miles to the south are the closest centers. The Sabana Grande Recreation Center has an art center and offers art, music, and sports classes for children and seniors.

Public Safety

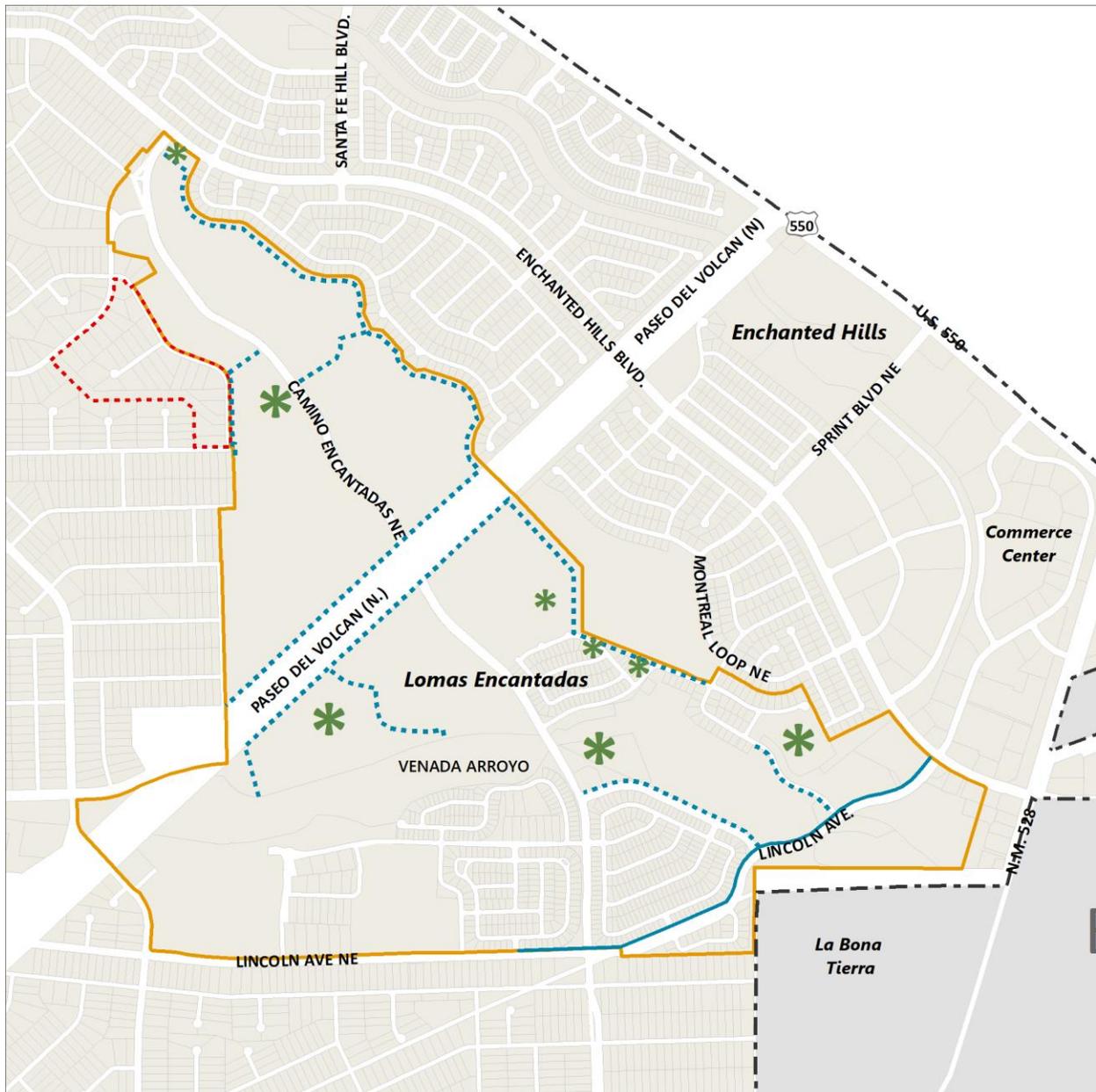
There is an existing fire station in Enchanted Hills (Fire Station #5) along Santa Fe Hills Boulevard. This is the primary fire station covering the Lomas Encantadas area, with a secondary Sandoval County Fire Station 21 located along US 550 and Tamaya Boulevard to the northeast. There are no existing or planned police substations in Lomas Encantadas. However, the City's Comprehensive Plan discusses a goal to increase the number of community facilities (including police substations) over time.

Other Public Facilities & Services

The following list of public facilities is intended to provide guidance for future projects within the area if deemed appropriate by the City. This list does not require the developer to provide these services.

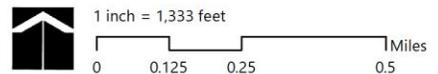
- **Libraries** - Should be located near regional activity centers within Lomas Encantadas.
- **Cemeteries** - None are planned or designated.
- **Solid Waste** - Waste Management, Inc. is the primary refuse collector for the entire city. This along with waste handling systems for internal collection such as refuse, recycling, composting, external collection equipment, transportation and disposal will handle Lomas Encantadas' solid waste.
- **Recycling** - Utilization of existing and private recycling programs within the City of Rio Rancho will allow for a variety of programs to be implemented within Lomas Encantadas.

Figure 8. Planned Community Facilities, from PID



LOMAS ENCANTADAS PUBLIC IMPROVEMENTS

- | | |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Community Amenities | Master Plan Boundaries |
| <ul style="list-style-type: none"> --- Proposed Trail — Existing Trail * Future Park | <ul style="list-style-type: none"> — Original - - - Expanded ▭ Rio Rancho City Bounds |



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IMPLEMENTATION & PHASING

Implementation

The implementation of the Lomas Encantadas Master Plan began with the adoption of the original Plan in 2004. Since then, several new residential subdivisions to the southeast have been built out, following the specifications and policies outlined in this Plan. Future implementation of the Lomas Encantadas Master Plan will occur through replatting of parcels that have been added to the plan boundaries; through a zone map amendment to rezone portions of the site to support medium density residential uses; by securing private funding to finance public infrastructure improvements; and through the future construction of agreed upon public improvements, including roadways, drainage facilities, community amenities, and trails.

Phasing

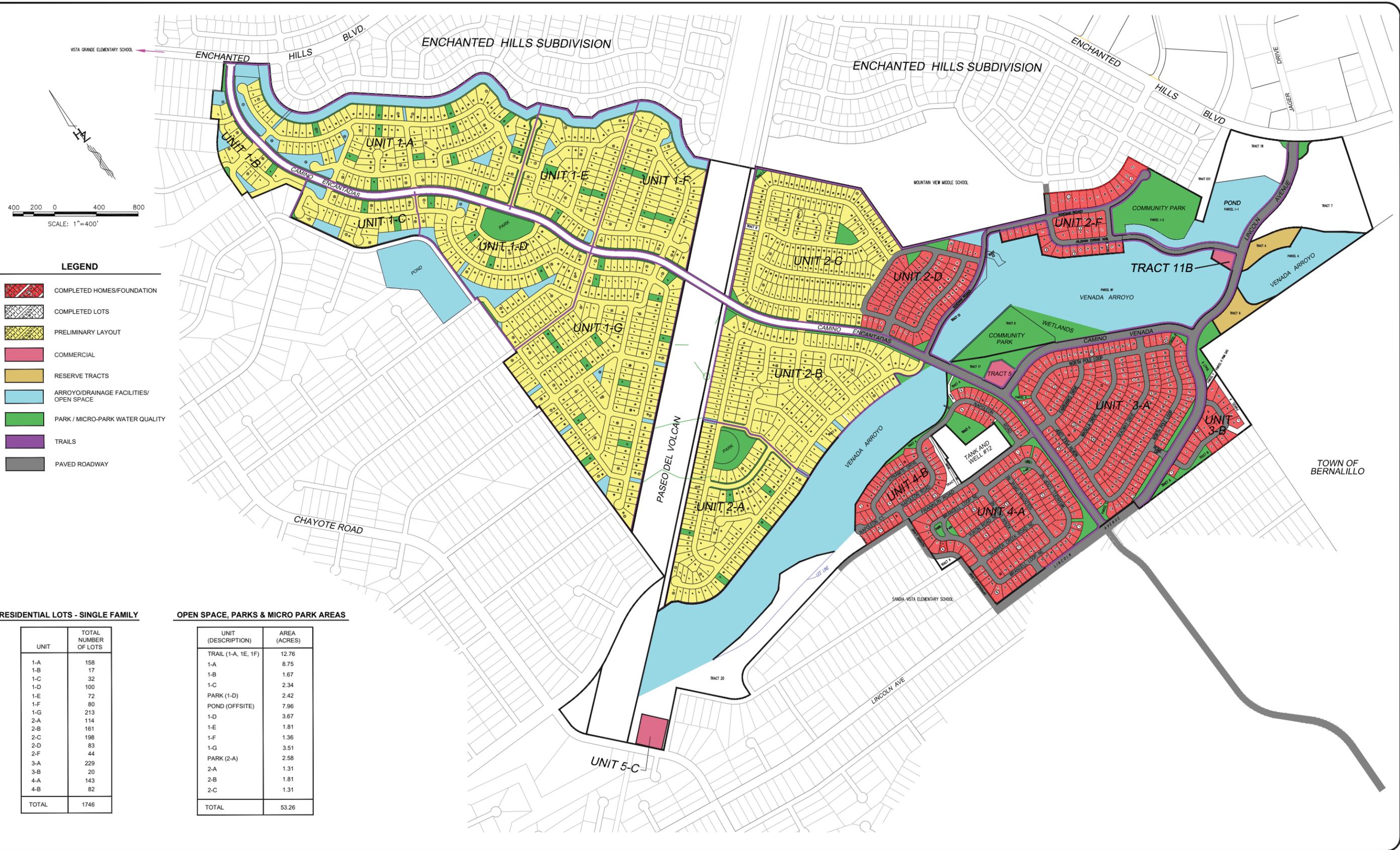
Since adoption of this plan in 2004, much of the southeastern side of Lomas Encantadas has developed, following the original proposed phasing. Phase 1 entailed construction of the initial infrastructure (roadways, access points, drainage facilities, and utilities) within the southeastern portion of the Master Plan. Phase 1 was designed to support the first round of residential homebuilding.

Phase 2 involved the construction of the first series of residential subdivisions to the south of the Venada Arroyo, as well as the completion of additional collector roads and infrastructure improvements within the new subdivisions. This phase has been substantially completed as of 2018.

Phase 3 envisioned continued development of the residential lots south of the Paseo del Volcan and the creation of the entire street network and the construction of a direct connection to Enchanted Hills Boulevard and the Enchanted Hills neighborhood.

Phases 1 through 3 have been substantially completed and much of the land within the southeast of Lomas Encantadas has been built out. However, there are still several larger areas to the north of the Venada Arroyo and Paseo del Volcan that remain undeveloped as of the end of 2019. Phase 4 of the implementation of this plan will involve land preparation, infrastructure development, drainage improvements, and the eventual construction of residential subdivisions to the northwest of Paseo del Volcan. Phase 4 will also involve the construction of planned community amenities including the proposed parks, trails, and open space areas.

Drainage Management Plan
Conceptual Micropark Diagram
Roadway Cross-sections



LEGEND

- COMPLETED HOMES/FOUNDATION
- COMPLETED LOTS
- PRELIMINARY LAYOUT
- COMMERCIAL
- RESERVE TRACTS
- ARROYO/DRAINAGE FACILITIES/ OPEN SPACE
- PARK / MICRO-PARK WATER QUALITY
- TRAILS
- PAVED ROADWAY

RESIDENTIAL LOTS - SINGLE FAMILY

UNIT	TOTAL NUMBER OF LOTS
1-A	158
1-B	17
1-C	32
1-D	100
1-E	72
1-F	80
1-G	213
2-A	114
2-B	161
2-C	198
2-D	83
2-F	44
3-A	229
3-B	20
4-A	143
4-B	82
TOTAL	1746

OPEN SPACE, PARKS & MICRO PARK AREAS

UNIT (DESCRIPTION)	AREA (ACRES)
TRAIL (1-A, 1E, 1F)	12.76
1-A	8.75
1-B	1.67
1-C	2.34
PARK (1-D)	2.42
POND (OFFSITE)	7.96
1-D	3.67
1-E	1.81
1-F	1.36
1-G	3.51
PARK (2-A)	2.58
2-A	1.31
2-B	1.81
2-C	1.31
TOTAL	53.26

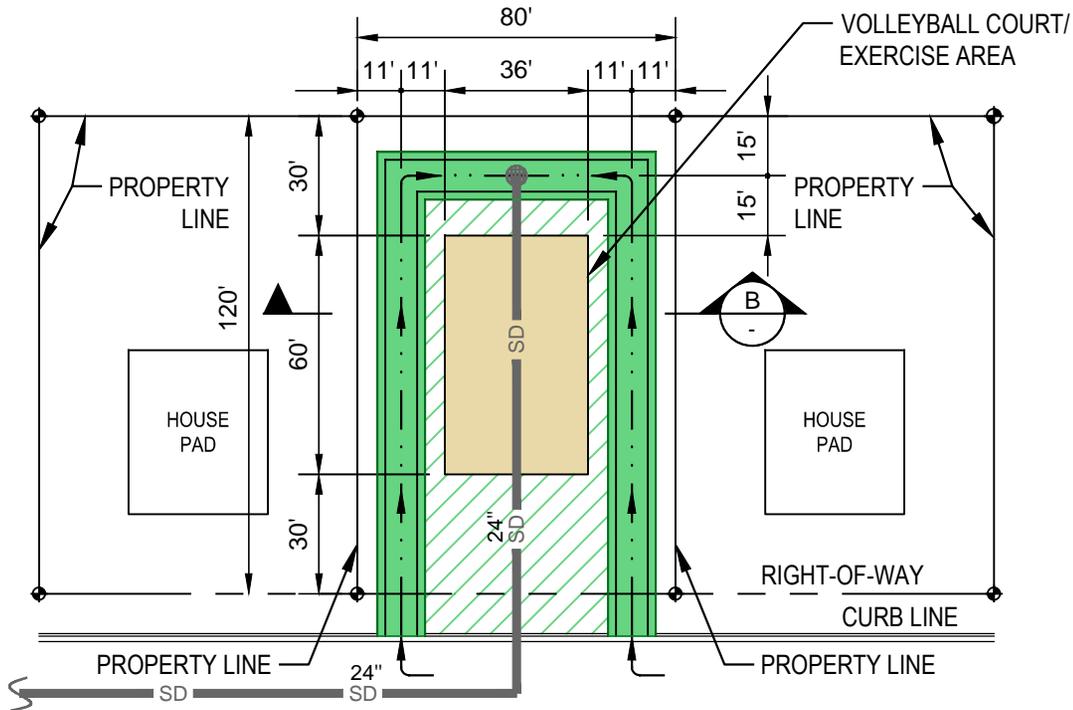
Plot: 12/14/2018 12:24:38 PM, By: Kresnak, Yvonne, Vista
 User: 104 Permitted Design/DOB: 2/MAY/16/LEARNED JUN-2018.dwg
 Last Saved: 12/13/2018 5:20:52 PM, Vista

Designed For:

LOMAS ENCANTADAS
 DRAINAGE MASTER PLAN
 DECEMBER 2018

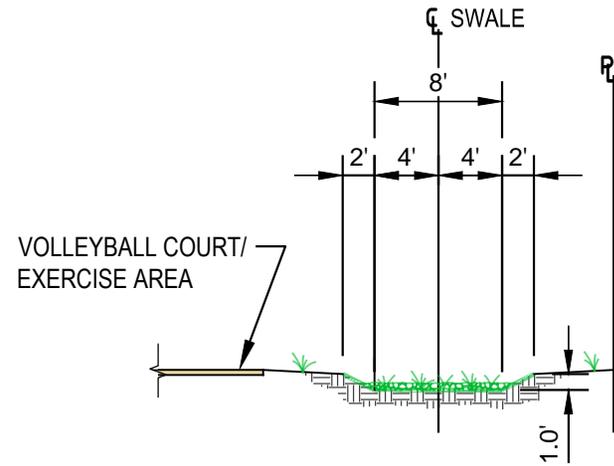
Designed By:

Huitt-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259



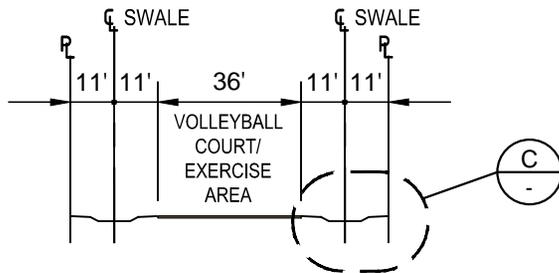
TYPICAL MICRO PARK LOT GRADING PLAN

SCALE: 1/4"=1'-0"



SWALE SECTION

SCALE: 1"=1'-0"



TYPICAL MICRO PARK LOT SECTION

SCALE: 1/4"=1'-0"



Designed For:

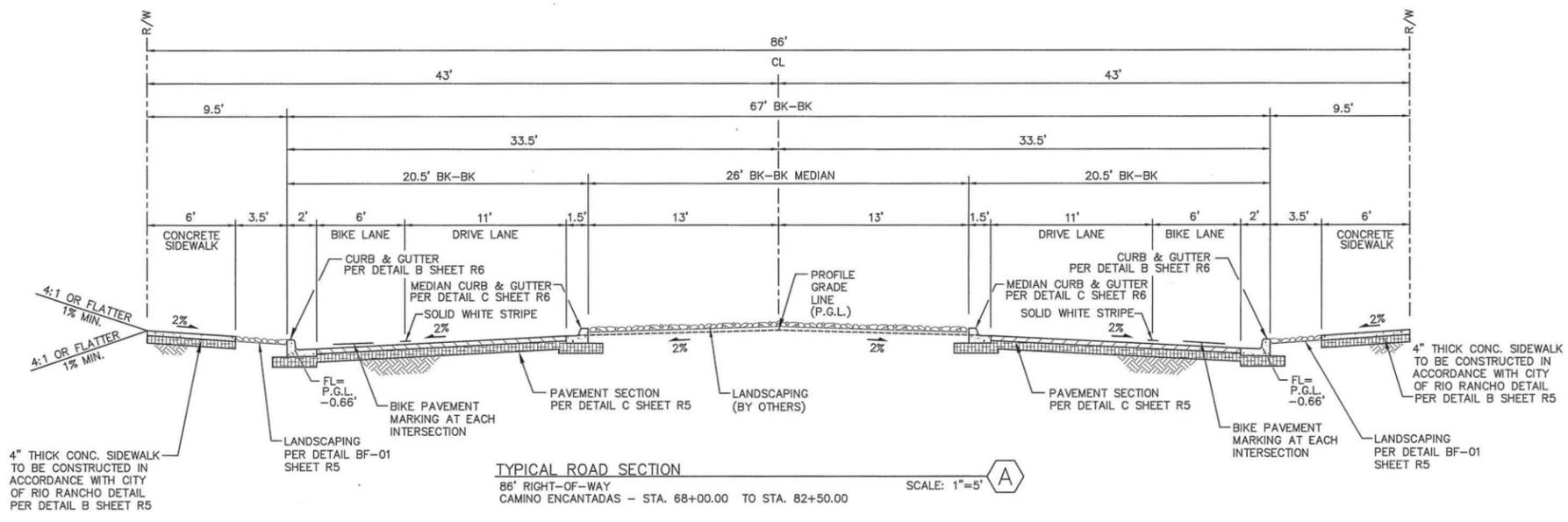
LOT GRADING DETAILS

**LOMAS ENCANTADAS - DRAINAGE MASTER PLAN
 DECEMBER 2018**

Designed By:

HUIT-ZOLLARS

Huit-Zollars, Inc. Rio Rancho
 333 Rio Rancho Drive NE, Suite 101
 Rio Rancho, New Mexico 87124
 Phone (505) 892-5141 Fax (505) 892-3259



NO.	REVISION	DATE

Designed By
HUIT-ZOLIARS
 333 Rio Rancho Drive NE, Suite 01
 Rio Rancho, New Mexico 87124

Designed For
ZIMBREP
 SOUTHWEST

TYPICAL ROAD SECTIONS

**LOMAS ENCANTADAS
 OFFSITE - PHASE 3B**

12/5/17

DATE: DECEMBER 5, 2017
 DRAWN: KG
 DESIGNED: GM
 CHECKED: JDL
 PROJ. NO.: R304200.01

SHEET: **R4**
 DE