



CITY OF RIO RANCHO  
RESOLUTION

RESOLUTION NO.10

ENACTMENT NO. 20-008

RESOLUTION ADOPTING THE PAPILLON VILLAGE MASTER PLAN

1  
2  
3 **WHEREAS:** the State of New Mexico has granted the City of Rio Rancho the power,  
4 authority, jurisdiction and duty to enforce and carry out the provisions of  
5 law relating to planning, platting, zoning, and the power to adopt, amend,  
6 extend and carry out a general municipal or master plan which may be  
7 referred to as the general or master plan, all pursuant to 3-19-1, NMSA,  
8 1978; and  
9

10 **WHEREAS:** the Governing Body of the City of Rio Rancho has adopted a  
11 Comprehensive Plan that addresses and provides for specific goals,  
12 policies, and actions; proposes land use throughout the City; provides for  
13 adoption of specific area plans for specific area within the City; and also  
14 provides for land use in master planned communities via master plans;  
15 and  
16

17 **WHEREAS:** in accordance with that Comprehensive Plan, an application for a Master  
18 Plan has been submitted by AMREP Southwest, represented by  
19 Consensus Planning and assigned City Case No. 19-400-00002; and  
20

21 **WHEREAS:** the Planning and Zoning Board of the City of Rio Rancho, at their meeting  
22 held on October 8, 2019, November 12, 2019, and December 10, 2019,  
23 has reviewed the proposed Papillon Village Master Plan and have made  
24 recommendation to the Governing Body on the adoption of the proposed  
25 Plan; and  
26

27 **WHEREAS:** the Governing Body of the City of Rio Rancho, following a duly noticed  
28 public hearing on February 12, 2020, has reviewed the proposed Papillon  
29 Village Master Plan and determined that the Plan is in conformance with  
30 the City of Rio Rancho Comprehensive Plan.  
31

32 **NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY**  
33 **OF RIO RANCHO:**  
34

35 **Section 1.** The Governing Body hereby approves and adopts the Papillon Village  
36 Master Plan comprised of approximately 385 acres of property within Rio Rancho  
37 Estates Unit 25, and generally bounded on the north and west by the Mariposa  
38 development and Mariposa Parkway, on the south and east by Unser Boulevard, and to  
39 the southwest by an arroyo abutting Blocks 118, 116, and 113, and including any and all  
40 abutting rights of way. The Papillon Village Master Plan attached hereto as "Exhibit A"  
41 is hereby adopted with the following changes or conditions:

- 42 1. Rather than identify possible future land use identification for public  
43 schools "As redevelopment and subdivision occurs" [Page 22, last  
44 paragraph], modify the "Proposed Land Use" [Page 13, Figure 4] to

1 identify a location as a future school site, and include narrative to identify  
2 when such future school site may be "released" for other land uses and  
3 development.

- 4 2. Reassess the location of the "Future Park Area" identified in the  
5 "Proposed Land Use" Map [Page 13, Figure 4], to possibly provide better  
6 access to existing bike and trail networks.
- 7 3. Master Plan to identify or discuss alternate means of access for those  
8 lots in Block 110 that abut Unser Boulevard.
- 9 4. Applicant to revise Master Plan addressing Conditions 1-3 above and  
10 the Development Services Director is authorized to review and approve  
11 modifications to the plan necessary to implement those Conditions.

12  
13 **Section 2.** The Generalized Land Use Map will be updated to reflect changes to Land  
14 Use for the Papillon Village Master Plan area as depicted in the Plan.

15  
16 **Section 3. Effective Date:** This Resolution shall take effect immediately upon  
17 adoption.

18  
19  
20 ADOPTED THIS 12<sup>th</sup> DAY OF FEBRUARY, 2020.

21  
22  
23   
24 \_\_\_\_\_  
Greggory D. Hull, Mayor

25  
26 ATTEST:

27   
28 \_\_\_\_\_  
29 Rebecca A. Martinez, City Clerk  
30 (SEAL)

PAPILLON  
VILLAGE  
MASTER PLAN

RIO RANCHO, NEW MEXICO

Adopted February 12, 2020

# PAPILLON VILLAGE MASTER PLAN

Adopted 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.**

333 Rio Rancho Boulevard, Suite 101

Rio Rancho, NM 87124



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## CHAPTER 1

# INTRODUCTION

This document is a Master Plan for a new 389-acre residential community located within Rio Rancho, NM to the northwest of Unser Boulevard NW and southwest of Mariposa Parkway (see [FIGURE 1: CONTEXT MAP](#)). The community, Papillon Village, is planned to support families with a wide range of incomes and lifestyles. Future subdivisions in the planning area will offer a variety of housing options that appeal to existing and future residents of Rio Rancho. The purpose of this document is to outline the proposed future land uses for the area, identify the location of community amenities including parks and trails, develop a conceptual drainage plan, and address future infrastructure, transportation, and utility needs.

### Planning Process

The planning process was initiated in the Summer of 2018 by AMREP Southwest Inc., one of the major landholders in the area. AMREP Southwest hired two consultants, Consensus Planning, Inc. and Huitt Zollars, Inc. to prepare this master plan and supplemental information regarding future drainage solutions, transportation issues, infrastructure improvements, community facility needs, and land use.

Recommendations within the Plan were developed in coordination with the City of Rio Rancho's Development Services Department, Public Works Department, and Southern Sandoval County Flood Control Authority (SSCAFCA).

### Plan Boundary

The planning area was determined based, in part, on the predominant land ownership by the Applicant, AMREP Southwest, as well as multiple other factors. The largely uniform land ownership aids

with planning for such a large area with antiquated platting, as the majority landowner can implement the recommendations of the plan.

The proposed planning area is also well positioned for future growth. The Rio Rancho Comprehensive Plan designates the area around the Unser Boulevard and Mariposa Parkway intersection as a preferred growth node and this plan will help facilitate growth within that node. Adjacency to Mariposa also provides proximity to existing utilities and other infrastructure that affords economies of scale for installation and future maintenance of infrastructure resulting from development. More information about this is described in [CHAPTER 4: COMPREHENSIVE PLAN INTEGRATION](#) and [CHAPTER 9: CONCEPTUAL UTILITY PLAN](#).

In order to facilitate further growth within the designated growth node and meet the Goals and Policies of the Comprehensive Plan, this plan is necessary to designate land uses that may be

## INTRODUCTION

used as guidance for future applications for Zone Map Amendments, infrastructure improvements, subdivisions, and site plans. Without this planning process, this area of Unit 25 would remain with transitional zoning and be unable to develop with anything other than single homes on existing platted lots without adequate infrastructure. While growth in Rio Rancho has not reached pre-recession levels, there is a steady rate of new residential construction. Exploring opportunities such as Papillon Village will ensure that there is adequate land planned for those uses for the foreseeable future.

Once the general location for this plan was determined, specific boundaries were established based on physical characteristics and restraints in the planning area, as well as determining an area of a size appropriate for the potential funding mechanisms anticipated to be pursued for the provision of needed infrastructure. The chosen boundaries include two major roadways, Unser Boulevard on the south and east sides and Mariposa Parkway to the northeast. The northwestern boundary is also the boundary of the Mariposa community, which ensures that this plan does not overlap with the Mariposa Master Plan and includes all surrounding lots within a plan without a gap. Lastly, the southwestern edge is defined by a major branch of the Venada Arroyo, another physical restraint to growth in that direction now.

### Plan Objectives

The objectives of this plan include:

- Designate future land uses to allow for medium density, single-family homes on smaller lots and commercial near the Unser and Mariposa Parkway intersection.
- Determine the best financing mechanism (such as a Special Assessment District or Public Improvement District) to provide water, sewer, and roadway improvements to all lots within the Master Planned Area.
- Coordinate development of drainage solutions with SSCAFCA including any proposed facilities in the immediate vicinity.

- Determine the ideal location and amenities to provide for future parks, open space areas, and trails.
- Develop a transportation plan that addresses future traffic, access, and connectivity within the planning area and to adjacent roadways utilizing only existing platted roadways.
- Consider the most cost-effective ways to provide the necessary water and sewer infrastructure for future development.

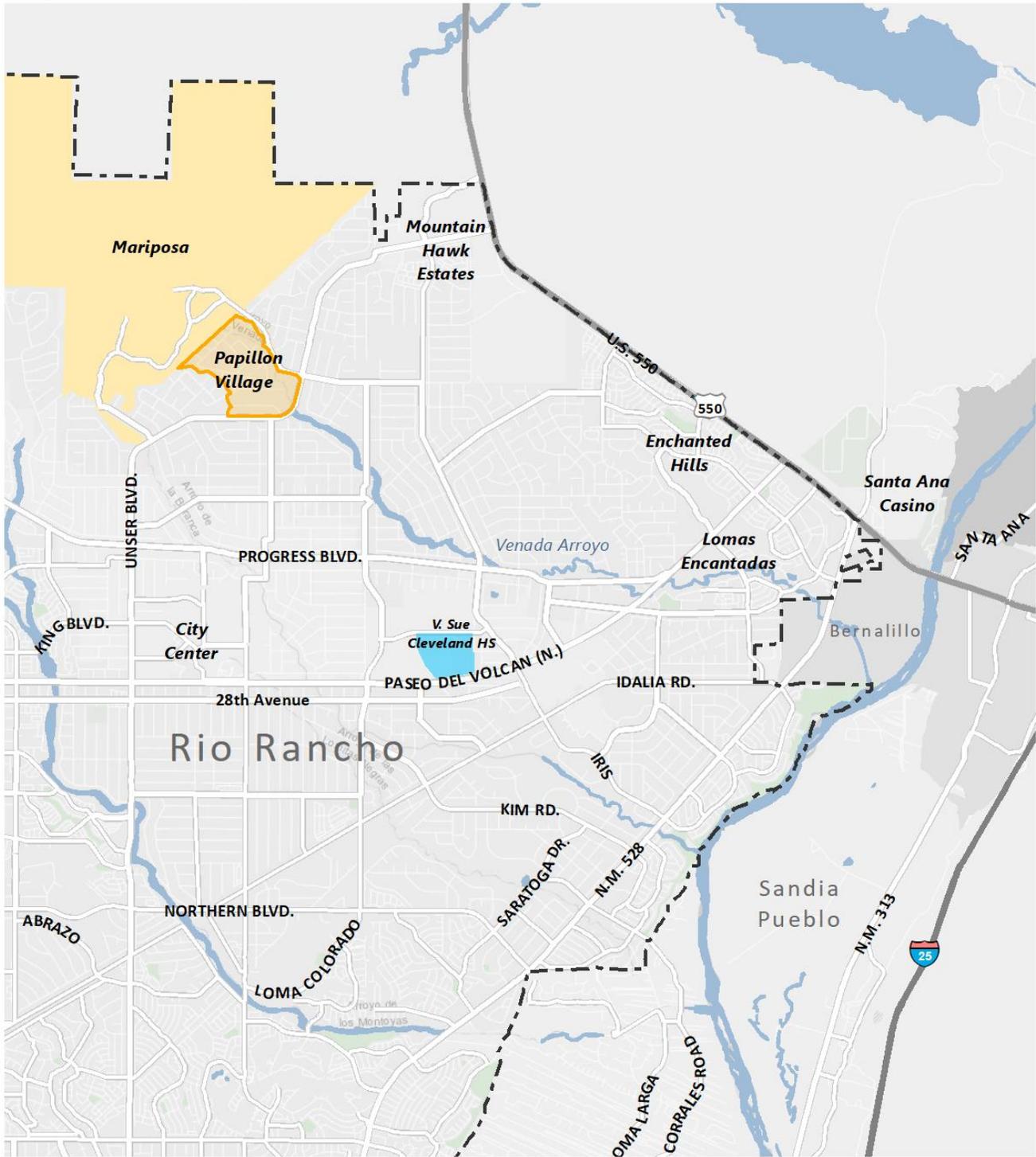
### Public Outreach

In order to provide sufficient information to area property owners, in addition to regular City of Rio Rancho notice, AMREP Southwest and Consensus Planning sent an informational letter and the proposed land use map to all property owners within and surrounding the Papillon Village planning area.

As a result, some out-of-state landowners contacted the planning team to better understand the proposed plan and how it might affect their lots.

AMREP Southwest also met with the Juniper Hills Neighborhood Association to discuss the plan. Papillon Village makes up a large part of the Juniper Hills Neighborhood Association area, and three residences fall within the plan boundaries.

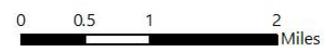
Figure 1. Context Map



Master Plan Context

Prepared for:  
AMREP Southwest, Inc.

Prepared by:  
Consensus Planning, Inc.  
Huitt Zollars, Inc.



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## CHAPTER 2

# EXISTING CONDITIONS

The 389 acres that make up the Master Plan Area are currently mostly undeveloped. There are a few single-family homes that have been constructed to the north of Patchogue Road. Excluding the residential neighborhoods in Mariposa to the north, the area within a 3-mile radius of the Planning Area is sparsely populated and had a 2016 estimated population of 2,400 people. Although relatively far away from the center of Rio Rancho, this area is well-positioned to support future growth, given its adjacency to Mariposa, access to Unser Boulevard, and proximity to existing utility connections.

### Location

Papillon Village is in northern Rio Rancho adjacent to Mariposa and bounded by Unser Boulevard and Mariposa Parkway. The planning area is approximately 3 miles southwest of Mountain Hawk Estates and U.S. 550, and 4 miles north of City Center. This location provides convenient access to major roadways for employment, schools, shopping, and leisure activities.

### Site Topography & Drainage

The topography of the planning area is generally flat (approximately 3% to 5% slopes), with small, gently rolling hills leading to the site's major drainage channels. Generally, the land slopes northwest to southeast from a high elevation of about 5,800 feet along the northwest boundary, to a low point of about 5,650 feet along the southern boundary.

The existing dirt road network has been graded following the existing 50-foot rights-of-way that were platted during the original subdivision process. Many of these roads have eroded or become

overgrown with vegetation over the years. In some cases, roadway alignments that were selected during the original platting may no longer offer the best access or connectivity due to the location of the arroyos described below. Site grading will need to be completed to accommodate future development.

Five intermittent, precursor channels of the Venada Arroyo run through the site from the northwest to the southeast. These arroyos vary in size from a few feet wide to approximately 100 feet wide in some locations. Due to continued erosion since the area was first platted, the arroyos have widened in recent years and will need to be addressed to mitigate the effects of storm water runoff. As described in more detail in the **CHAPTER 8: CONCEPTUAL DRAINAGE PLAN**, SSCAFCA owns land to the southeast along the Venada Arroyo and plans to build a water detention pond that will address stormwater flows from the multiple channels running through the site. This facility, along with plans to channelize and/or pipe



stormwater flows, will address the drainage issues for the site.

### Soils and Vegetation

The primary soil type in the planning is *Grieta-Sheppard loamy fine sands*. These soils will generally support development, with few limitations for the construction of buildings or roadways (due to slope, drainage properties, or soil stability). However, these soils are rated as “somewhat limited” for paths and trails due to the sandy composition of the soil that requires additional trail stabilization.

Vegetation in the planning area consists of several grass, shrub, and small tree species typical to this part of New Mexico. These include one-seed juniper, piñon, and cedar, along with sage, snake-weed, dwarf chamisa, apache plume, saltbrush, and several forms of cacti, among others.

### Antiquated Platting

Antiquated platting is one of the primary issues throughout the undeveloped portions of north-western Rio Rancho. Starting in the 1960s, land was platted into multiple half-acre lots, with an underlying roadway network composed of 50-

foot rights-of-way. These areas were platted before subdivision controls within the City of Rio Rancho required certain improvements and dedications, including parks and open space, and, in many cases, the construction of roadway and access improvements. This has made development difficult in some areas due to a poorly connected roadway network and unusual or inefficient lot layouts, as well as issues with site access, a lack of infrastructure, and a general lack of a cohesive land use plan. To alleviate the antiquated platting in this area, this Plan supports and facilitates the reconfiguration of the existing lots into a more standard-sized layout for development and the installation of needed infrastructure.

### Existing Zoning

Existing zoning for the site is T-Z: Transitional Zoning. As stated in the Rio Rancho Municipal Code, the T-Z district permits low density residential uses on an “...interim basis for newly annexed areas. All provisions of the R-1 District shall apply to those areas zoned T-Z.” In addition, no further subdivision is allowed except for consolidation of the existing lots. Because the T-Z zone only allows for very low-density residential development, the area’s zoning will need to be changed in the future to allow for medium density single-family development to occur, as well as commercial uses

## EXISTING CONDITIONS

anticipated near the Unser Boulevard and Mariposa Parkway intersection. Some areas may also be dedicated as parks or open space in the future, which may require additional zoning changes.

According to the City of Rio Rancho zoning map, some property in the plan area is also zoned OS: Open Space District. This zoning was established during adoption of the Mariposa Master Plan. It should be noted that it is not a part of Mariposa, nor is it owned for open space purposes by the City of Rio Rancho or other public entity. It is privately owned, and a different zone district is appropriate as described later in this Master Plan.

Adjacent zoning within Mariposa allows for medium density single-family homes (R-4), along with lower density single-family residential uses (R-1 and E-1), and higher intensity, mixed use areas (MU-A). The Mariposa Master Plan also identifies several designated open space areas that follow existing arroyos and terrain, as well as the general location for future schools and community facilities.

### Existing Infrastructure & Roadways

Most of the Planning Area is currently not served by utilities. The exception is lots located along Patchogue Road NE that have access to an existing water line that runs between a water tank located to the east along Unser Boulevard and a City-owned utility site at the corner of Patchogue Road and Ema Court NE. The closest sanitary

sewer line is located along the southern boundary of Mariposa. A conceptual layout for future infrastructure improvements, along with financing mechanisms, are laid out in [CHAPTER 9: CONCEPTUAL UTILITY PLAN](#), and [CHAPTER 10: IMPLEMENTATION & PHASING](#).

As discussed above, existing roadways in the Planning Area are unpaved, although most have been graded to allow access to existing lots. Because of erosion, these roadways will most likely need to be regraded during any future lot consolidation or subdivision process. Additional information on future transportation improvements can be found in [CHAPTER 7: TRANSPORTATION PLAN](#).



## CHAPTER 3

# PROPOSED LAND USE

The Generalized Land Use Plan for the City of Rio Rancho shows the Planning Area as belonging to a “Future Planning” area, with no land use designation for the site. As a result, the area is currently zoned “T-Z: Transitional Zone,” which is a zoning district that converts to R-1 for the purposes of development. To provide guidance for the future land use, this Plan proposes the land use mix shown in [Table 1](#) and [Figure 4](#), which show the location of the anticipated land use area and the land use percentages.

### Projected Population

Based on the American Community Survey’s estimated 2016 average household size (2.74 people) and the potential number of future residential lots, the Master Plan Area is projected to have a population of approximately 3,000 residents after full build-out. Using the household size estimates from the City of Rio Rancho Code of Ordinances (2.83 people), up to 3,135 people could call Papillon Village home.

Overall, single-family land uses account for a majority (319 acres or 83%) of the site, followed by 37 acres (10%) for open space and drainage, approximately 17 acres (4.5%) of commercial, and about 10 acres (3%) for parks.

### Medium Density Residential

The majority of the Planning Area will consist of single-family homes on lot sizes generally ranging between 3,000 and 5,000 square feet. This is equivalent to the R-2, R-3, and R-4 zone districts from the City of Rio Rancho Zoning Code. Multi-family residential uses are not a planned component. Rezoning of this area to allow for medium

density residential will facilitate the redevelopment of the antiquated platting with new subdivisions and related infrastructure that otherwise does not exist and may not for a long time.

### Low Density Residential

Along the northwestern boundary of the plan area, several lots are proposed as low density residential. This area northwest of Patchogue Road already contains single-family homes on the existing large lots, so keeping this area low density helps protect the character of the existing development with a transition across the roadway to the medium density residential rather than building on smaller lots immediately adjacent to these homes.

Low density residential is also proposed for the southern portion of the plan area between the Venada Arroyo and Unser Boulevard. AMREP Southwest does not own many of these lots, so the proposed land use reflects the existing ownership and likely development pattern. It is anticipated to continue to correspond to the densities and uses allowed by its existing zoning unless a developer or landowner purchases additional lots

## PROPOSED LAND USE

in a consolidation effort. The current zone allows for low density single-family homes, with a density of about 4 DUs/acre or less, although the average gross density is generally much lower.

### Commercial, Office, and Mixed-Use

A small, approximately 17-acre section of the planning area along Unser Boulevard near Mariposa Parkway is proposed to support commercial, office, or mixed-use development. A portion of this area is currently zoned OS: Open Space District. This zoning appears to have been established in conjunction with the adoption of the Mariposa Master Plan, but the property was not included in the Mariposa development. The subdivision plat dedicating the right-of-way for Mariposa Parkway includes the allowance for an entry with curb returns to this property, which is consistent with additional roadway access or a commercial driveway. Due to its location with access to the major roadways, commercial, office, or mixed uses are appropriate.

### Parks

As described in more detail in **CHAPTER 6: COMMUNITY AMENITIES**, the Planning Area will have ample parks space that will be integrated into the system of regional trails and open space areas. Given the expected number of lots after full build out, approximately 10 acres of park space (3%)

will be dedicated to support the estimated 3,000+ residents in accordance with City of Rio Rancho standards.

### Open Space & Drainage

As described in the **CHAPTER 2: EXISTING CONDITIONS**, and **CHAPTER 9: CONCEPTUAL DRAINAGE PLAN**, there are five drainage channels on site that feed into the Venada Arroyo to the southeast. Some of these channels will be retained as open space areas that will continue to direct stormwater to a proposed SSCAFCA ponding facility on the southeast edge of the planning area. Approximately 37 acres, or 10% percent of the Master Plan Area will be dedicated to open space and drainage areas. If needed for additional ponding, a portion of the medium density residential just north of the proposed Unser Dam location could accommodate that expansion.

### Future Zoning

Future rezoning will be initiated after consolidation of the site's antiquated platting is complete. Replatted parcels will then be rezoned through the City's Zone Map Amendment process, which requires justification for the requested change. This chapter, along with the general land use map, supports the rezoning request for medium density housing, as well as commercial, office, and mixed-use near the Mariposa Parkway and Unser Boulevard intersection.

Table 1. Overview of Land Uses and Estimated Number of Housing Units

LAND USE	ANTICIPATED DUs/ACRE	TOTAL ACRES	PERCENT TOTAL	ANTICIPATED UNITS
Low Density Residential (LD)	1.5	70	18%	107
Medium Density Residential (MD)*	4.1	249	65%	1000
Commercial, Office, Mixed-Use (C)	N/A	17	4.5%	N/A
Parks (P)	N/A	10	3%	N/A
Open Space & Drainage (OS)	N/A	37	10%	N/A
Utility (U)	N/A	1.5	0.5%	N/A
<b>Totals</b>	<b>3.2</b>	<b>384.5</b>	<b>101%</b>	<b>1107</b>

Notes: Totals may not add to 100% due to rounding. \*Includes roads, right-of-way, and additional drainage features.

PROPOSED LAND USE

Figure 3. Existing Land Use



Land Use

- |                               |            |               |
|-------------------------------|------------|---------------|
| <b>Land Use</b>               | Parks      | Planning Area |
| Low Density Residential       | Open Space |               |
| Medium Density Residential    | Drainage   |               |
| Commercial, Office, Mixed-Use | Utilities  |               |
| Institutional                 | Vacant     |               |

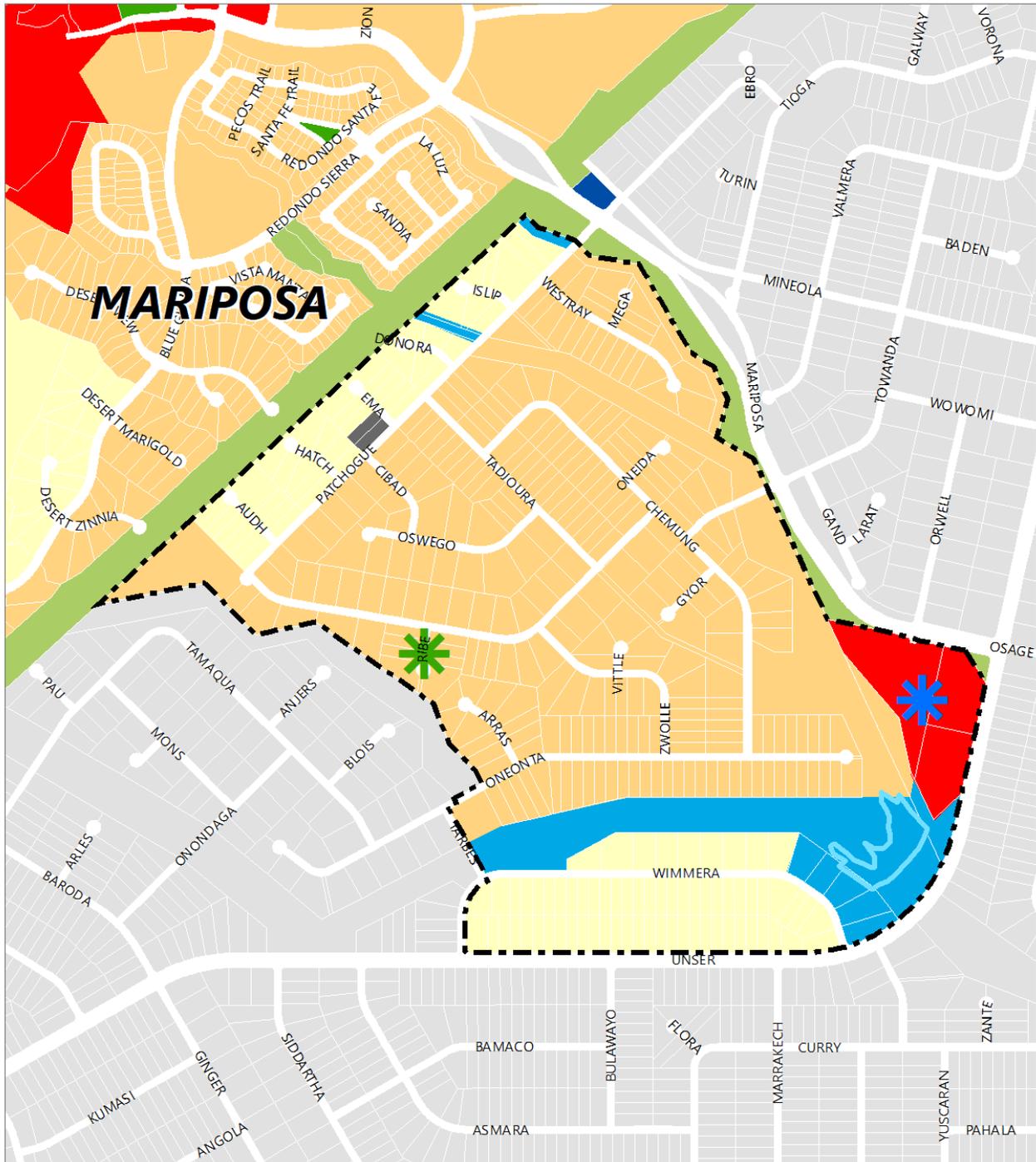
Prepared for:  
AMREP Southwest, Inc.

Prepared by:  
Consensus Planning, Inc.  
Huitt Zollars, Inc.



PROPOSED LAND USE

Figure 4. Proposed Land Use



Proposed Land Use

- Low Density Residential
- Medium Density Residential
- Commercial, Office, Mixed-Use
- Institutional
- Parks
- Open Space
- Drainage
- Utilities
- Vacant/Future Planning Area

- Planning Area
- Future Unser Dam Location
- Future Park Location
- Potential School Site

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## CHAPTER 4

# COMPREHENSIVE PLAN INTEGRATION

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

### Antiquated Platting

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

- **GOAL A-1:** Eliminate antiquated platting within 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 Master Plan proposes to facilitate the replatting process by planning the infrastructure necessary to develop the additional lots available under the proposed zoning. Doing so will help eliminate

antiquated platting issues in this part of the City by making the parcels more developable and sized appropriately to the proposed medium density residential land uses.

### 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:

- **POLICY CON-12:** Develop and protect a public open space network.
- **ACTION CON-10:** Utilize SCCAFCA’s flood control and arroyo features as a part of the City’s open space network.

The conceptual drainage plan (see **FIGURE 6**, page 23) retains the primary channel of the Venada Arroyo leading to SSCAFCA’s Unser Dam. Open space directly adjacent to major flood control facilities accounts for about 11% of the site, which meets a need to provide both recrea-

tion opportunities for future residents while preserving the natural environment.

## Land Use

As described in **CHAPTER 3: LAND USE**, much of the planning area is proposed to support medium density single-family residential uses, with additional land set aside for commercial near the Mariposa Parkway and Unser Boulevard intersection, as well as parks, open space, and trails. The proposed land uses further 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.
- **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 consolidation of existing lots and the development of new single-family homes at a density that respects the natural environment. Adding commercial at the intersection of Unser and Mariposa Parkway will also provide useful services to future residents of Papillon Village, as well those already living in Mariposa or Mountain Hawk Estates to the northeast. Several other sections of the Plan address specific land use-related elements, including circulation, building locations, and lot layouts.

## 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 additional housing units for new families. This Plan supports several housing goals of the Comprehensive Plan including:

- **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.

The Master Plan proposes to add a significant number of housing units at full build out. The development of these homes will provide another housing option for families in Rio Rancho and take advantage of existing and planned community amenities that will be developed for the planning area.

## 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 supporting mass transit. The proposed transportation plan described in **CHAPTER 7** supports many of the Comprehensive Plan's goals and policies including:

- **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.
- **POLICY TR-10:** Support the design of streets and highways to respect surrounding land uses, natural features and community amenities.

Roadways in the Planning Area will be constructed to respect surrounding land uses, natural features, and meet local and state requirements. A trip generation study was performed to ensure that trips from the residential development do not negatively impact level of service on adjacent roadways.

## 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). The Master 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.

### CHAPTER 9: CONCEPTUAL UTILITY PLAN and CHAPTER 10: IMPLEMENTATION & PHASING

outline a clear plan for future infrastructure development and financing to ensure that costs to the City of Rio Rancho are minimized.

## Parks and Recreation

The Comprehensive Plan identified improving the City's parks and recreation facilities as a clear need, especially in new master planned communities. 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.
- **POLICY PR-1:** Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, and education, employment and retail centers.

- **POLICY PR-2:** Establish a coordinated and connected system of open space throughout the city that preserves natural systems, protects wildlife habitat and corridors, and provides land for low impact recreation.

The Master Plan Area will include parks and open space areas that meet or exceed the City's Parks and Recreation standards (currently 3 acres of park space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, including trails in the adjacent Mariposa development.

## 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. The Master Plan 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-7:** Create subdivision linkages to open space recreational facilities.
- **POLICY UD-1:** Identify specific areas within the city where growth should be focused.

Design features in future residential subdivisions will help establish a community identity through its system of trails, open space, park space that effectively integrate within the larger regional landscape. Future subdivisions will be developed by a variety of homebuilders in order to offer a wide range of housing types for a diverse number of families.

## 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.

Development of the Master Plan Area will expand the City's tax base through both increased property taxes, and by supporting population growth and associated spending by new residents.

## CHAPTER 5

## DEVELOPMENT GUIDELINES

Papillon Village is uniquely situated in proximity to the Mariposa Master Planned Community with assets such as the natural terrain and views of the Sandia Mountains. In order to take advantage of the location and assets, the Papillon Village Master Plan proposes design standards and concepts as laid out in this section to guide future development. These guidelines will promote cohesive development, but they are meant to be flexible and operate as a general framework to be considered during the development process. All development will be subject to the City of Rio Rancho Zoning Code and Subdivision Standards. If additional requirements are determined necessary for specific development proposals, restrictive covenants set up by the developer and enforced through a homeowner's association and/or architectural review committee may be utilized.

### Community Amenities

As described in more detail in [CHAPTER 6](#), a neighborhood park, as well as several pocket parks are proposed in Papillon Village. Residential development will have easy access to these amenities. Potential trails can be built along area arroyos along the edges of the plan area, which are left open in accordance with the overall drainage plan. These trails, along with sidewalks constructed throughout the residential neighborhoods will connect pedestrians out to other publicly accessible trails along Mariposa Parkway and in the Mariposa community.

### Street Lighting

Consistent with neighboring development and to preserve night views and dark skies, street lighting must be night sky compliant and comply with the City of Rio Rancho's Outdoor Lighting Ordinance. Where required, street lighting will be installed for public safety purposes, such as

near major intersections. Fixtures will be fully shielded and downlit to limit light pollution and minimize impacts such as light trespass.

### Landscape Design

The landscape of this area is an important element to create a livable community. Landscaping creates buffers, provides shade, helps control erosion, and enhances the pedestrian experience. Xeriscape principles of design and native or naturalized plants should be utilized. Other guidelines for landscape design include:

- Landscaping shall comply with the City's Water Conservation Ordinance and Zoning Code;
- New homes will include front yard landscaping, as provided for in the Rio Rancho Code of Ordinances;
- Accent materials such as cobble and boulders are encouraged;

## DEVELOPMENT GUIDELINES

- Areas disturbed by grading activities shall be re-vegetated with native species;
- Site landscaping must be installed in a timely manner after development occurs;
- To maintain balance with the on-lot landscape architecture, xeriscape landscapes shall be utilized for public rights-of-way and areas maintained by any future homeowner's association(s); and
- Water harvesting principles will be employed in public and private detention areas, to the maximum extent practical.

### Residential Design

In order to promote consistency within Papillon Village and with surrounding development, including Mariposa, homes should have similar external appearances and materials. Stucco will be the predominant finish on residences in the Master Plan area. Stone accents are encouraged.

If perimeter walls are proposed during future development, pedestrian openings will be provided where appropriate at the end of cul-de-sacs and stub streets to promote connectivity

between individual subdivisions, access to trails, and improved circulation throughout the Master Plan area.

### Commercial and Mixed Use

The corner of Unser Boulevard and Mariposa Parkway has been reserved for future commercial, office, and mixed-use development. Future development shall have consistent site amenities such as benches, walkways, pedestrian-scale lighting, bicycle parking, etc. Alternative paving materials for pedestrian walkways and plazas is encouraged. Adequate pedestrian connections should be provided through parking areas, especially larger ones. Pedestrian and bicycle connections should also be made between this higher-intensity node and the remainder of Papillon Village via sidewalks and trails through open space and drainage areas.

In order to promote a better pedestrian realm, where parking is located adjacent to sidewalks and roadways, a combination of landscaping and low walls approximately 3 to 4 feet tall should be installed for screening and safety purposes.

## CHAPTER 6

## COMMUNITY AMENITIES

The Master Plan Area will include parks and open space areas that meet or exceed the City of Rio Rancho’s Parks and Recreation standards (currently 3 acres of park space per 1,000 residents). In addition, the Master Plan proposes an integrated system of trails that connects to regional trail facilities, which includes trails located in Mariposa to the northwest of Papillon Village.

### Parks

At full build out, the total population in the Planning Area could reach approximately 3,135 people. This translates to about 10 acres of required park space per the City’s Subdivision Ordinance.

The primary park in the Master Plan Area will be in the western part of the development with easy access via Patchogue Road. The generalized location for such a park is shown on Figure 4 in **CHAPTER 3: LAND USE**. The identified location near the middle of the planning area along Patchogue Road and adjacent to an arroyo that could be utilized for a trail connection provides great accessibility for the residents of Papillon Village, as well as others to the north and west. The 5 to 10-acre park will be considered a neighborhood-scale park with these amenities. Several smaller “pocket” parks will also be created – some of which will be tied into the proposed trail network and open space system outlined below. A Homeowner’s Association, which will be established along with future redevelopment of the Papillon Village area, will be responsible for maintenance of these microparks that will be scattered throughout the development and add to the

overall acreage of parkland provided for residents.

### Open Space and Trails

Open space will follow the existing arroyo channels on the edges of the planning area and will have a dual use function as active open space and stormwater management. This translates to about 37 acres of open space – far exceeding the City’s Comprehensive Plan goal of 3 acres of open space per 1,000 residents.

Trails are planned to follow the proposed open space area in the south of the Master Plan area. These trails will connect to the existing multi-use trail on the eastern boundary of the Planning Area that runs parallel to Mariposa Parkway, which then connects to a second multi-use trail that runs along the southern boundary of Mariposa along the northern boundary of Papillon Village. Access to these trails from individual residences and subdivisions will be via a sidewalk network that is part of the overall infrastructure and roadway development proposed. There may also be an opportunity to further connect to the Mariposa trails and create a larger network for the area, including future planning of other arroyo corridors nearby.

## COMMUNITY AMENITIES

Trails will be constructed to follow City of Rio Rancho standards, with a minimum width of 10 feet, 2-foot buffer (“recovery zone”) on each side, signage, and pavement markings.

### Schools

Given that most of the area surrounding the site is sparsely populated, there are currently few nearby schools to serve residents. The closest schools include:

- Vista Grande Elementary School, 3.3 miles to the east;
- Cielo Azul Elementary School 2.9 to the south;
- Colinas del Norte Elementary School 4.3 miles to the south;
- Sandia Vista Elementary 4.8 miles to the;
- Mountain View Middle School 5.3 to the east;
- Sue Cleveland High School 3.10 miles to the southeast.

The Mariposa Master Plan (first adopted in 2002) includes a proposal for the construction of two

elementary schools and one middle school to serve the population as the area continues to grow. These schools have not yet been constructed, given the slow growth at Mariposa. With a projected population of 3,135 people, and approximately 20% of the population made up of school-age children between the ages 5 to 18 years, there may be an additional 500 students that will need to be served by area schools after full build out.

This Master Plan identifies a potential school site shown on Figure 4 in **CHAPTER 3: LAND USE**. As development and subdivision occurs within Papillon Village and the neighboring Mariposa Community, coordination shall occur with the Rio Rancho Public School District to determine the need to utilize this location and those within the Mariposa Master Planned Community. If such coordination results in a determination that use of the identified site is not necessary, or if no decision is made by January 1, 2030, said site shall be released for development purposes in accordance with the underlying land use designation.



## CHAPTER 7

## TRANSPORTATION PLAN

This chapter outlines the major transportation elements to support the proposed development of the area, including access, internal circulation, and the results of a trip generation study. The Planning Area is adjacent to Mariposa Parkway, which will function as the primary access road to the development. Two other entrances, described below, will also enable access to the neighborhood in addition to the primary entrance off Mariposa Parkway.

### Major Roadways

The primary roads that create access to the Master Plan Area are Mariposa Parkway and Unser Boulevard. Mariposa Parkway, along the northeastern boundary of the Plan Area, is a four-lane minor arterial road that had an average weekday traffic volume of 731 cars per day in 2017. The roadway has bike lanes on both sides and a trail along the western side that connects to the trail network within Mariposa. Unser Boulevard is currently a two-lane regional principal arterial that had an average weekday traffic volume of 1,558 cars per day in 2017. Both roads are currently well below the design capacity based on the functional classification. Additionally, Blue Gramma Road to the north is a major collector as determined by the Middle Rio Grande Council of Governments. The roadway network surrounding Papillon exists and access is available without adverse traffic impacts.

For its principal access route, Papillon Village will rely upon Mariposa Parkway which has previously been constructed to the ultimate typical section. Future improvements to Unser Boulevard include flattening the horizontal curve immediately south

of the Mariposa Parkway entrance and long-range Unser Boulevard improvements include a 4-lane urban typical section with raised median plus bicycle and pedestrian facilities. Future Blue Gramma Road improvements include a roadway extension to Unser Boulevard. It should be noted that the extended portion of Blue Gramma Road shall be classified as a Minor Arterial. Blue Gramma is unlikely to directly serve residents within Papillon Village and is not intended as such. It is shown as a critical element of the future network for the surrounding area. While Papillon Village and Mariposa residents currently all share Mariposa Parkway, as the area develops and the connection from Blue Gramma to Unser Boulevard is made, a significant number of trips from within Mariposa may be diverted off Mariposa Parkway to Blue Gramma and that second access to Unser.

The Unser Boulevard and Mariposa Parkway intersection shall be signalized as traffic patterns exceed the current stop condition threshold. Additionally, the future Blue Gramma Road extension to Unser Boulevard may warrant signalization at future time.

## Subdivision Access & Entryways

As mentioned above, the principal access route to Papillon Village is via Mariposa Parkway. There are currently three entrances to the Planning Area, of which, two are from Mariposa Parkway and only one at Patchogue Road is currently paved with signage indicating the access point. The other access points are not currently paved or improved with signage or signalization.

The second access point off Mariposa Parkway (connected to Towanda Road) leads sharply downward into an existing arroyo channel and will need to be improved in the future to allow for vehicular access.

Finally, the last access point to the planning area is off Unser via unpaved local roads, including Wimmera Road and Tarbes/Arras Lane connecting to Oneonta Road. This access directly to Unser is an important relief from all traffic otherwise traveling on Mariposa Parkway.

Each of these access points ultimately connects to Unser Boulevard and will similarly need to be improved in the future to create clear entrances into the new development. As these access points are developed, the State Access Management Manual should be utilized to ensure proper intersection spacing on Unser, as it is anticipated to have access restrictions as a regional principal arterial.

## Trip Generation Study

A trip generation study was conducted by Huitt-Zollars, Inc. as part of the Planning Process based on 1,000 single family residences and approximately 20 acres of commercial. The largest traffic impacts result from the proposed commercial uses, which are located at the Mariposa Parkway and Unser Boulevard intersection, where the additional traffic can be handled without adverse impacts.

The traffic counts at the three proposed access points to the residential component of Papillon Village range from 680 AWDT to 1240 AWDT,

which will be managed through the improvements expected during development of the planning area.

Full Traffic Impact Analyses will be performed later as development is pursued to ensure the correct solutions are implemented based on specific needs.

## Proposed Local Roads

No new rights-of-way are proposed for Papillon Village at this time. Existing platted roadways within Papillon will be improved to City of Rio Rancho Standards as phased development occurs. Should future development or subdivision applications consider platting additional rights-of-way or creating new subdivision entrances off from existing roadways, those proposal will be evaluated at that time and shall meet City of Rio Rancho standards for design and spacing.

Specific pedestrian amenities such as wider meandering pathways, enhanced landscapes, and decorative walls shall be proposed and evaluated with future development submittals.

## Unser Boulevard Access Management

Unser Boulevard is a Regional Principal intended for limited access and likely will eventually include a median dividing direction of traffic. Presently, obsolete platting in Block 110 has created narrow lots that could potentially develop individually. Allowing every lot to have its own access from Unser Boulevard would create major traffic hazards. Rio Rancho follows the NMDOT State Access Management Manual for access spacing standards, which shall be followed for future development in Papillon Village. Generally, full access intersection spacing is allowed every ¼-mile and in this location will likely be limited existing platted street locations. These locations should be coordinated by the City between the north and south sides of Unser Boulevard, including Marrakech Road, which is designated as a future north-south minor arterial connecting Unser Boulevard to Broadmoor Boulevard in the City Center area and

## TRANSPORTATION PLAN

Wimmera Road, located within the Planning Area, which provides access to the larger Papillon Village development area.

To reduce individual driveway access to Unser, the following guidance should be utilized during future lot development:

1. Existing lots are encouraged to share access points with easements and agreements allowing adjoining properties to share such access;
2. Lots may be consolidated to reduce the number of access points; or
3. A frontage road or alley access may be constructed to provide access to all lots fronting Block 110 along Unser Boulevard.

The third option is the preferred alternative, if provided by the City of Rio Rancho as part of a larger Unser Boulevard roadway widening, or by a developer if the lots in Block 110 are consolidated and subject to a larger subdivision development process.

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Figure 5. Transportation Conditions & Site Access



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Designed For:

## PAPILLON MASTER PLAN

### ROAD NETWORK PLAN

Designed By:

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## CHAPTER 8

# CONCEPTUAL DRAINAGE PLAN

This chapter outlines the proposed conceptual drainage solution for Papillon Village. The drainage plan was discussed with SSCAFCA to ensure that proposed improvements support the agency's Quality of Life Master Plan and the upcoming stormwater management projects in the immediate area.

### **Stormwater Management**

The Papillon Village Master Plan is located within the Venada Arroyo Watershed. Offsite flows from Mariposa Subdivision will be intercepted from existing detention ponds through proposed storm drains and routed through the project site. Offsite flows from the north and south sides are intercepted by existing tributaries of the Venada Arroyo and directed into the storm drainage system. All offsite flows are assumed to be restricted to historical flowrates. First flush flow for the entire site shall be managed by Unser Dam. Developed onsite flows will be collected by an internal storm drain system and discharge into a proposed detention pond known as Unser Dam. The Unser Dam will collect onsite and offsite flows with a total watershed area of 1.8 square miles. It will discharge toward existing culverts in Unser Boulevard with an existing capacity of 500 CFS. Based on the preliminary design (Easterling, 2013 & 2014), Unser Dam will be a non-jurisdictional earthen dam with a 100-year runoff volume of 46 acre- feet.

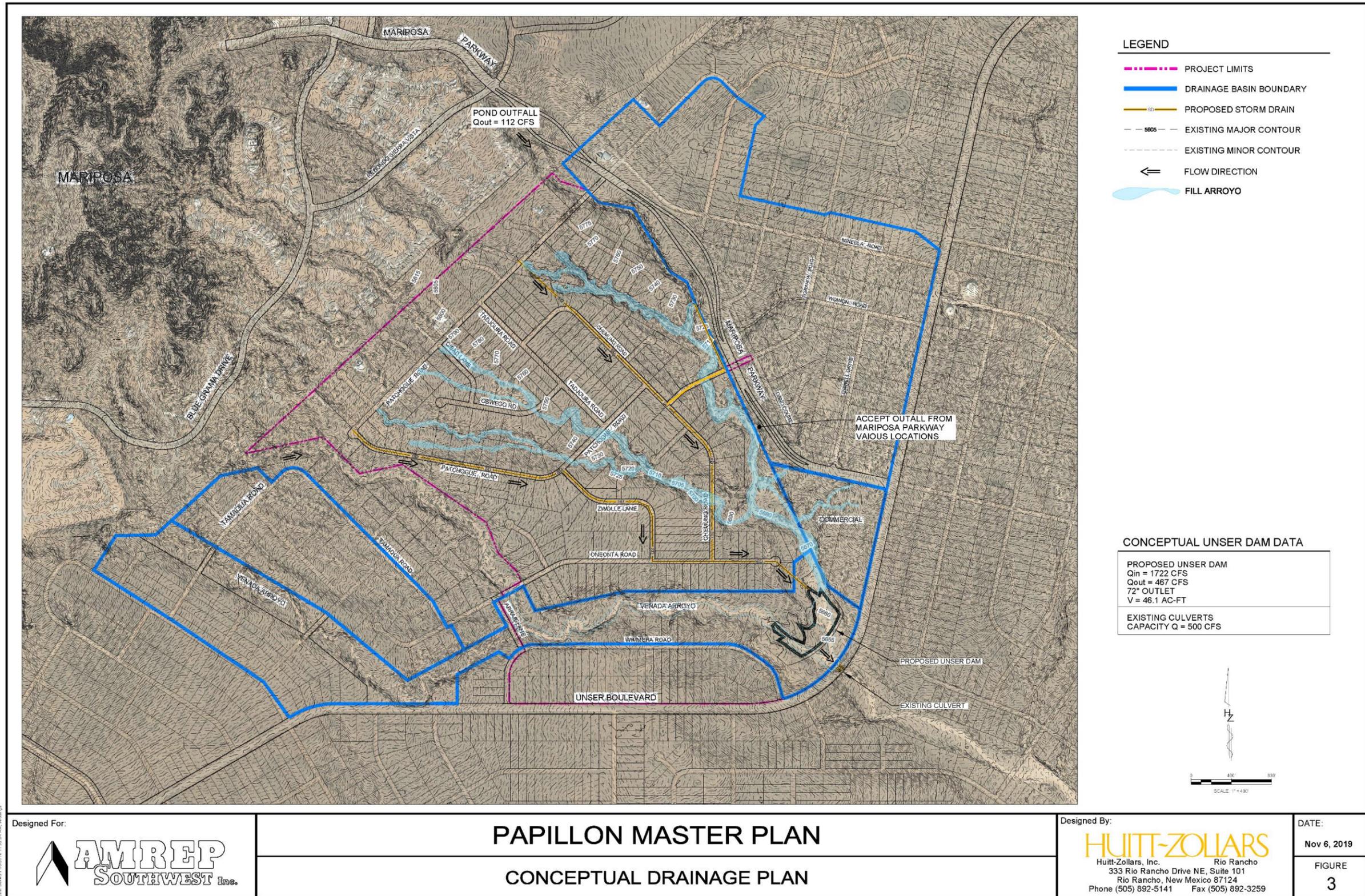
### **Floodplains**

Although there are five existing arroyos running through the site, Papillon Village is not encumbered by any existing floodplains as designated by FEMA. Many of these arroyos crossing through the planning area are proposed to be filled and the existing flows directed into storm drains as described above and shown in Figure 6.

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CONCEPTUAL DRAINAGE PLAN

Figure 6. Conceptual Drainage Plan



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 PROJECT: PAPILLON MASTER PLAN CONCEPTUAL DRAINAGE PLAN 2019  
 DATE: 11/22/19

Designed For:

**PAPILLON MASTER PLAN**  
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## CHAPTER 9

# CONCEPTUAL UTILITY PLAN

This chapter provides an overview of planned infrastructure improvements to serve future residents of Papillon Village. This includes a conceptual utility plan to address water, sanitary sewer, and private utilities improvements that will be required before development can occur.

### Water

The proposed development is west of Unser Boulevard and south of Mariposa Parkway in northwest Rio Rancho, New Mexico. The development is generally bounded by Patchogue Road to the north, Mariposa Parkway to the east, Unser Boulevard to the south, and open space to the west.

The property slopes from the west to the east/southeast ranging in elevation from approximately 5830' to 5670'.

Well 15 and the Mariposa Booster Station are located at the intersection of Patchogue Road and Ema Court. A 16-inch water line connects Well 15 to Tank 15N. The Mariposa Booster Station is also connected to the existing 16-inch waterline. The booster station draws water from the 16-inch waterline and pumps to the Mariposa Tank via a 14-inch waterline. A new 12-inch waterline will connect to the 14-inch waterline on the high pressure side of the booster station in Ema Court. The new 12-inch waterline will provide service to the Papillon Village area. A new pressure reducing valve (PRV) will be installed immediately downstream of the connection in Ema Court due to the high pressure in this portion

of the system. A new 8-inch waterline will serve Ema Court from the low-pressure side of the PRV. The proposed 12-inch waterline will continue south in Ema Court to Patchogue Road where it turns northeast and continues to Tadjoura Road. The Conceptual Utility Plan (Figure 7) shows the continuation of the 12-inch waterline extending south to Oneonta Road. A new 10-inch waterline will extend along the north portion of Patchogue Road connecting to the 12-inch waterline. Two additional PRVs will be required to reduce pressure to the lower portion of the subdivision and allow service to be provided directly from Tank 15N. A new 12-inch waterline will connect to the existing 16-inch waterline that connects Well 15 with Tank 15N. The connection will be at Mineola Road and the line will extend down Towanda Road crossing Mariposa Parkway and connecting to the proposed 8-inch waterline in Chemung Road.

The waterline diameters required to bring water to Papillon take into consideration the City's Master Plan for future growth. In the future, it is intended for supply from the lower pressure zones to potentially be pumped up to the higher zones for redundancy. It is important for utilities such as this large diameter pipe, to be taken into

## CONCEPTUAL UTILITY PLAN

consideration as well as the other utilities needed to serve this development during the planning stage.

The piping around the Papillion development takes into consideration the City's Master Plan. A minimum 8-inch diameter pipe is proposed internal to the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning.

### **Sewer**

Sewer service for Papillion and all properties within the Venada Basin will require construction of a new sanitary sewer lift station. Internally, 8-inch diameter sanitary sewer collection lines are proposed to service the development with all lines to be sized to accommodate the potential build out of the property per the proposed zoning. Several collectors will be constructed north and west, ultimately providing service to the remainder of the basin in the future. The lift station will be designed to accommodate the proposed Papillion sewer flows as well as all future flows; however, the ultimate construction of the lift station will be performed in phases based on future growth within the basin as flows increase.

The Lift Station and associated force main will convey flows to the existing 18-inch sanitary sewer line northwest of Papillion as shown on Exhibit 7. The 18-inch sanitary sewer line discharges into the City's Mariposa Waster Water Plant (WWTP 5).



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## CHAPTER 10

## IMPLEMENTATION &amp; PHASING

The implementation of the Papillon Village Master Plan will occur during future replatting, through zone map amendments, and through the establishment of a Special Assessment District (SAD) or Public Improvement District (PID). It is probably most realistic that these actions will occur over the next decade, with much dependent on market conditions. During that time, the following implementation actions can serve as a guide to facilitate the full build-out of the Planning Area.

### Implementation Actions

1. The majority property owner will pursue the establishment of a SAD or PID to provide financing for infrastructure improvements.
2. Construction of infrastructure and transportation improvements will be planned in coordination with the City of Rio Rancho Department of Public Works, Department of Development Services, Public Safety, and PNM.
3. The developer will coordinate construction of stormwater management solutions with SSCAFCA, including additional trails along arroyos, detention ponds, or low impact development solutions (LID).
4. Prior to replatting or any development, the majority property owners will initiate rezoning of affected parcels to follow the adopted land use plan.
5. To address antiquated platting, the majority property owner will seek to replat owned lots within Unit 25 into smaller, more developable parcels that support the land use plan outlined in [CHAPTER 3](#).
6. Incorporation of any design standards into future CC&R's will be enforced by a new Homeowner's Association (HOA).

### Phasing

Development of the Planning Area will occur in approximately three phases over the next several years, with several actions taking place before each phase is accomplished.

**Phase 1:** Establishment of a financing mechanism for infrastructure improvements.

**Phase 2:** Construction of major infrastructure, drainage, and transportation improvements.

**Phase 3:** Rezoning of the land and replatting of existing lots into new layout.

**Phase 4:** Home building and community development.

### Infrastructure Financing Mechanisms

Financing of public improvements (roadways, water and sewer, and parks and recreation space) in the Master Plan may be financed through either a Special Assessment District or Public Improvement District. These two mechanisms are described below.

## IMPLEMENTATION & PHASING

These two methods share some similarities. Both involve assessments that are paid by the property owner(s) within the district who benefit from the infrastructure improvements to be constructed. However, they also differ and offer pros and cons that need to be evaluated by the property owner(s) and ultimately a policy decision will need to be made by the City of Rio Rancho Governing Body, as they have authority to approve of such districts.

**Public Improvement Districts (PIDs):** Public Improvement Districts are one of the primary ways to finance infrastructure improvements in a master planned area. PIDs may be used to construct all required public improvements in a new subdivision, including utilities and public facilities (community centers, schools, etc.). PIDs can be especially beneficial if public facilities are particularly needed among the improvements to be funded by the debt and assessments whereas SADs are more limited in scope.

PIDs are typically financed through bonds issued by the PID on behalf of property owners, who then pay for the debt service on these bonds through a property tax assessment, special levy, or through charges to use a facility (i.e., member fees to use a community center).

Establishing a PID involves a petition and hearing process, followed by a unanimous consent procedure or approval through the election of property owners within the proposed PID. A General Plan and design of infrastructure follow formation in order to determine the costs and debt to be issued for installation of infrastructure identified.

**Special Assessment Districts:** Special Assessment Districts (SADs) are another tool that may be used to fund infrastructure improvements including roadways, water and sewer, and community amenities. SADs are created in accordance with New Mexico State Law, Chapter 3, Article 33 NMSA, 1978 Improvement Districts, which requires agreement of landowners possessing at least 66.67% of the area's assessed value to agree to establish the SAD. The Governing Body can

also initiate a SAD if it determines that the creation of the district is necessary for the health, safety, and welfare of the community.

In addition to state regulations, the City of Rio Rancho has an adoption process that involves five resolutions that must be passed by the Governing Body. This adoption process delineates the boundaries of the SAD, prepares preliminary plans and cost estimates, and creates an assessment rate for each affected property. Depending on the level and proximity of improvements, the assessment rate may vary between properties in different parts of the SAD.

The formation of a SAD may be initiated by a property owner requesting improvements – usually a larger landholder or developer.

Infrastructure to be developed by SADs is limited to street right-of-way, drainage, park and open space, and utilities. Often this tool is specifically used to bring antiquated subdivisions up to more current standards. Improvements within the SADs must be shown to specially benefit the properties paying assessments. In the case of Papillon Village, improvements are anticipated to be those needed to correct the issues surrounding the antiquated subdivision by providing infrastructure to existing and future lots rather than building infrastructure as part of a larger master-planned community such as Mariposa or Cabezon.

If approved, the creation of a SAD allows the City to issue bonds to finance the improvements and property owners reimburse the City through the assessments on their properties.

# APPENDICES

## Appendix A. Trip Generation Study

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Appendix A. Trip Generation Study



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## PAPILLON MASTER PLAN

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